

# 40

GRACECHURCH  
STEC3

**6<sup>TH</sup> FLOOR**  
**12,718 SQ FT**  
**GRADE A**  
**OFFICE SPACE**  
**TO LET**

40

40



**12,718 SQ FT GRADE A OFFICE SPACE TO LET**



40 Gracechurch Street is a high quality, central city office building that was recently redeveloped behind its existing facade. The available accommodation located on the 6th floor and comprises 12,718 sq ft plus 813 sq ft of basement storage space.

## SPECIFICATION

The floor provides a high standard of 'plug and play' space. Amenities include:

Fan coil air conditioning

Metal tile suspended ceiling

LG7 compliant lighting

Raised floors

4 x 17 person passenger lifts

Showers

Cycle storage

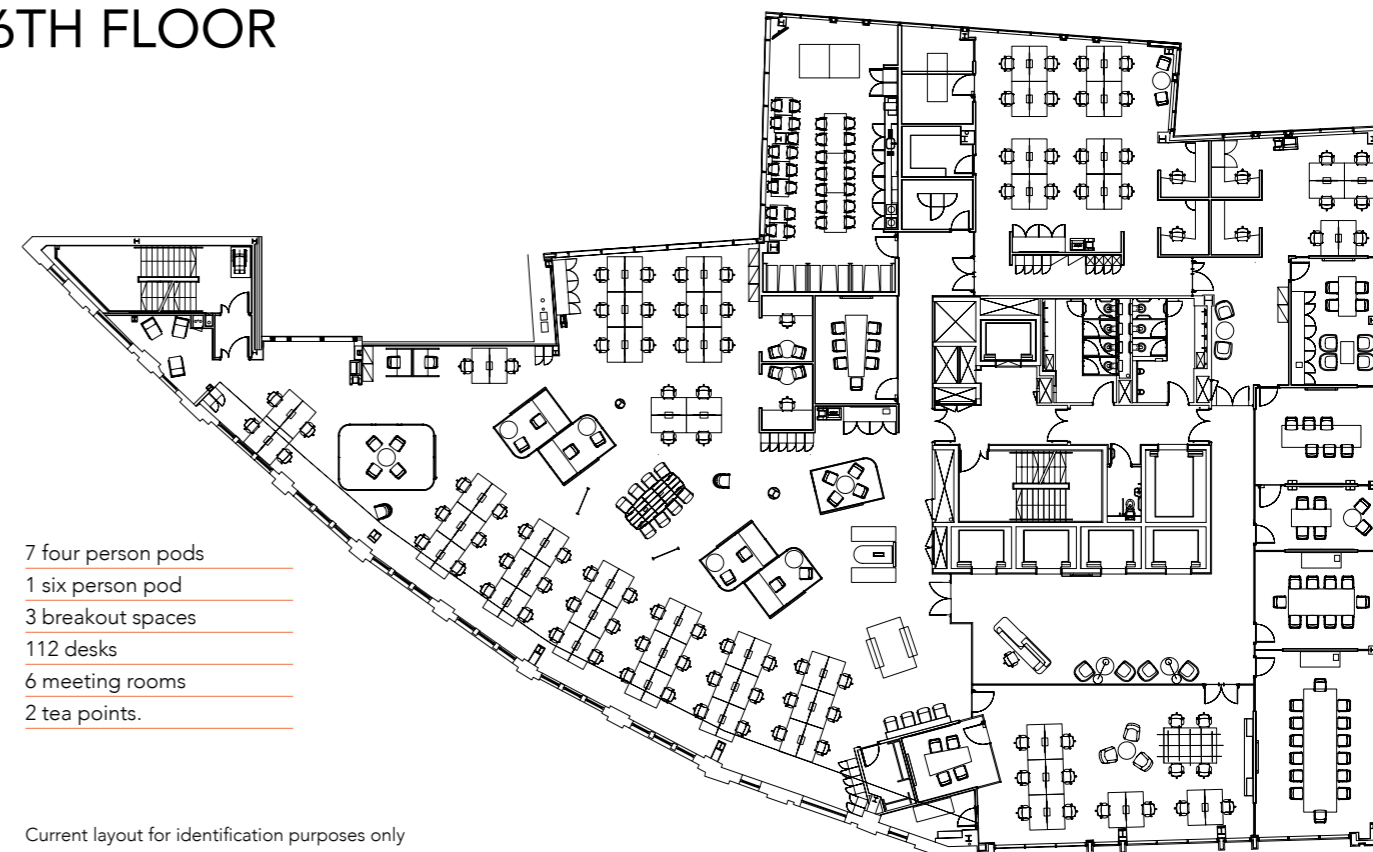
'Very Good' BREEAM rating

Basement storage space

Impressive reception



## 6TH FLOOR



7 four person pods

1 six person pod

3 breakout spaces

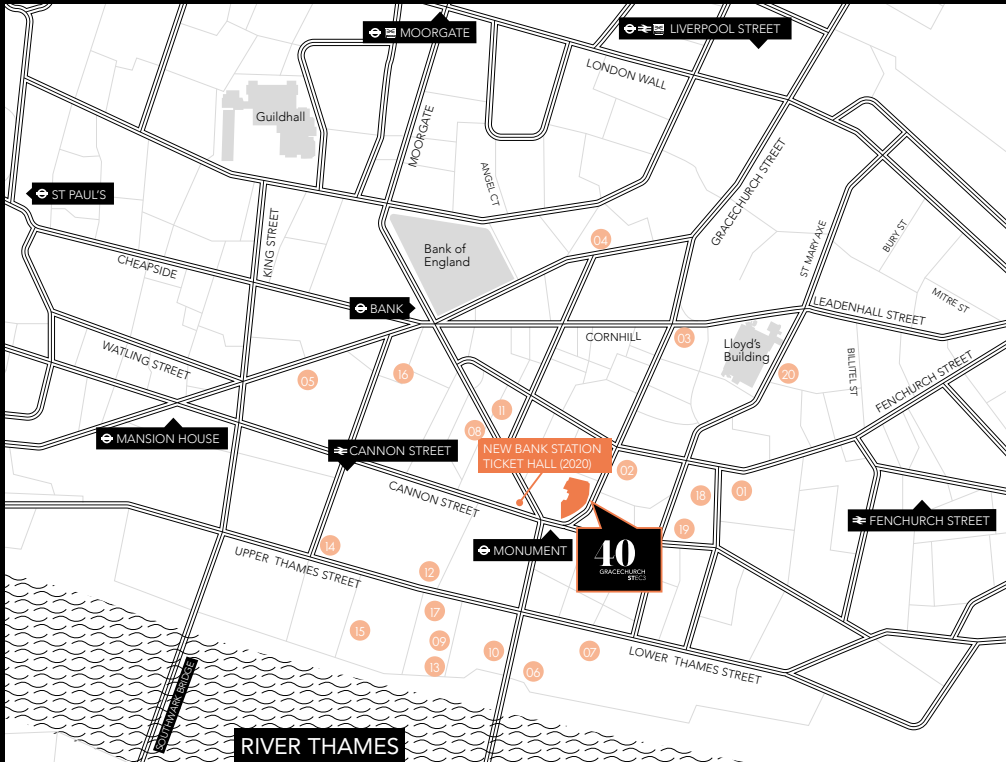
112 desks

6 meeting rooms

2 tea points.

Current layout for identification purposes only

# LOCATION



01. Accenture
02. Allianz
03. Amazon (from 2015)
04. Axa
05. Bloomberg (from 2017)
06. BLP
07. Clarksons
08. Daiwa Securities
09. Field Fisher Waterhouse
10. Groupon
11. ICBC
12. M&G
13. Man Group
14. Natixis
15. Nomura
16. Rothschild Group
17. Royal Bank of Canada
18. RSA
19. Tokio Marine Kiln
20. Willis

300m  
from the  
Bank of  
England



3 tube  
stations  
within  
7 mins



## TERMS

On application

## VIEWING

For further information or to arrange a viewing, please contact us on:

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**CUSHMAN & WAKEFIELD**

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