



## ONE GEORGE YARD, EC3

### OVERVIEW

Impressive fitted workspace located in the heart of the City of London. One George Yard is a boutique and discreet building overlooking St Michael's Church.

Recently fitted out by the current occupier to an exceptional standard.

Available for immediate occupation, benefiting from existing fixtures and fittings

### AMENITIES

High quality fit out in situ

Excellent natural light

Air conditioning

Manned reception

2 passenger lifts

Showers and cycle storage

High-speed fibre in situ





## TERMS

Flexible by arrangement

## SUMMARY

Available Size	2,640 sq ft
Floor:Third	2,640 sq ft
Price	£59.50 per sq ft.
Lease	Sub-lease or assignment until August 2027. Alternatively, a new lease may be available from the landlord.
Business Rates	£25.86
Service Charge	£27.82
VAT	Elected

## VIEWING & FURTHER INFORMATION

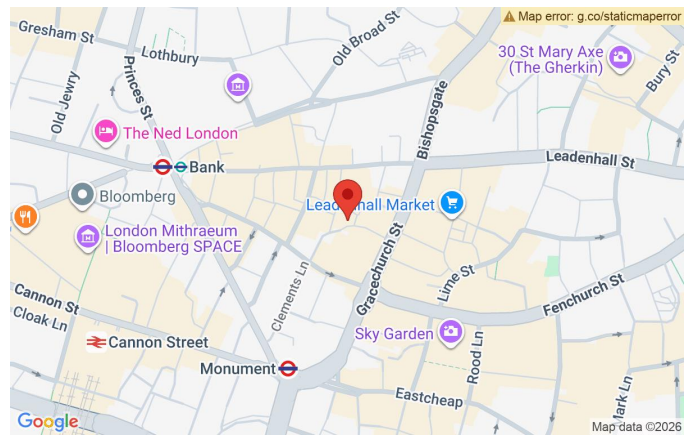
Viewing strictly by prior appointment with the sole agent:

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## LOCATION

The location benefits from excellent connectivity, with Bank, Monument and Cannon Street stations all within a short walk, providing rapid access across the capital.

Surrounded by an excellent mix of cafés, bars and restaurants, occupiers are moments from popular spots such as The Ned, Black Sheep Coffee and Coq d'Argent