

**LAST FLOOR
REMAINING**

2
**WOOD
STREET**
EC2

1ST FLOOR - OFFICE SPACE TO LET
12,885 SQ.FT (1,197 SQM)

DeVoncresa 
COMMERCIAL PROPERTY CONSULTANTS



INTRODUCTION

Forming part of the landmark 55 Gresham Street redevelopment; this space is offered with the benefit of shared sub-tenant reception located at 20 Wood Street.

This Fletcher Priest Architects designed building was completed in November 2018 and was pre let in full to Ninety One (formerly Investec Asset Management).

DeVono Cresa are instructed to market the remaining 12,885 sq.ft which is located on the 1st floor and is available by way of flexible sub-lease.



FLOOR	SQ.FT	SQM	QUOTING RENT (PER SQ.FT)
1st	12,885	1,197	Upon Application



FULLY
REDEVELOPED
PROPERTY
WITH A
DEDICATED
SUB-TENANT'S
ENTRANCE

SPECIFICATION & BUILDING AMENITY



HQ BUILDING
completed in 2018



BICYCLE
secure storage onsite



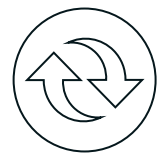
SHOWERS
and lockers available



SUB-TENANT'S
own dedicated entrance



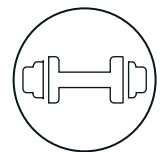
LOCAL AMENITIES
within walking distance



FLEXIBLE
terms



4X PASSENGER LIFTS
within the building



GYM
onsite



SECURITY
control 24hr



GREAT TRANSPORT
links to the property



LOCATION

Situated on one of the most prestigious streets in the square mile with both St Paul's and Bank underground stations just a short distance away.

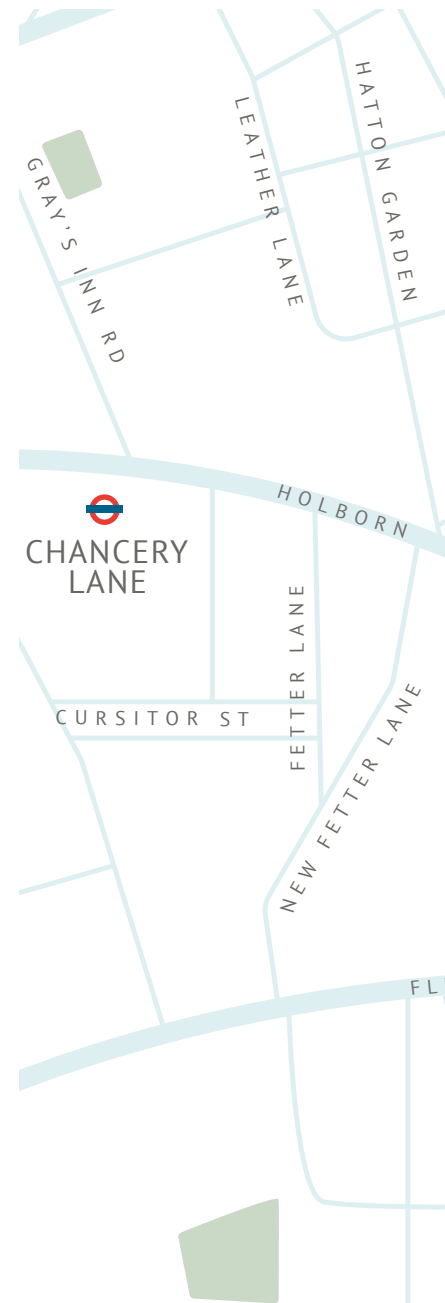
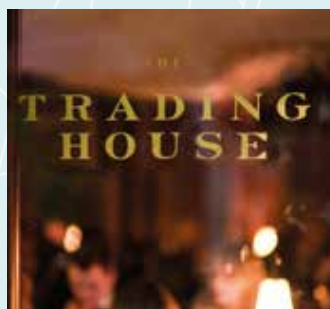
The building will also significantly benefit from the introduction of Crossrail with Farringdon East Station to the northwest and Moorgate to the east.



Bank Crossrail entrance which is anticipated to be delivered in 2021

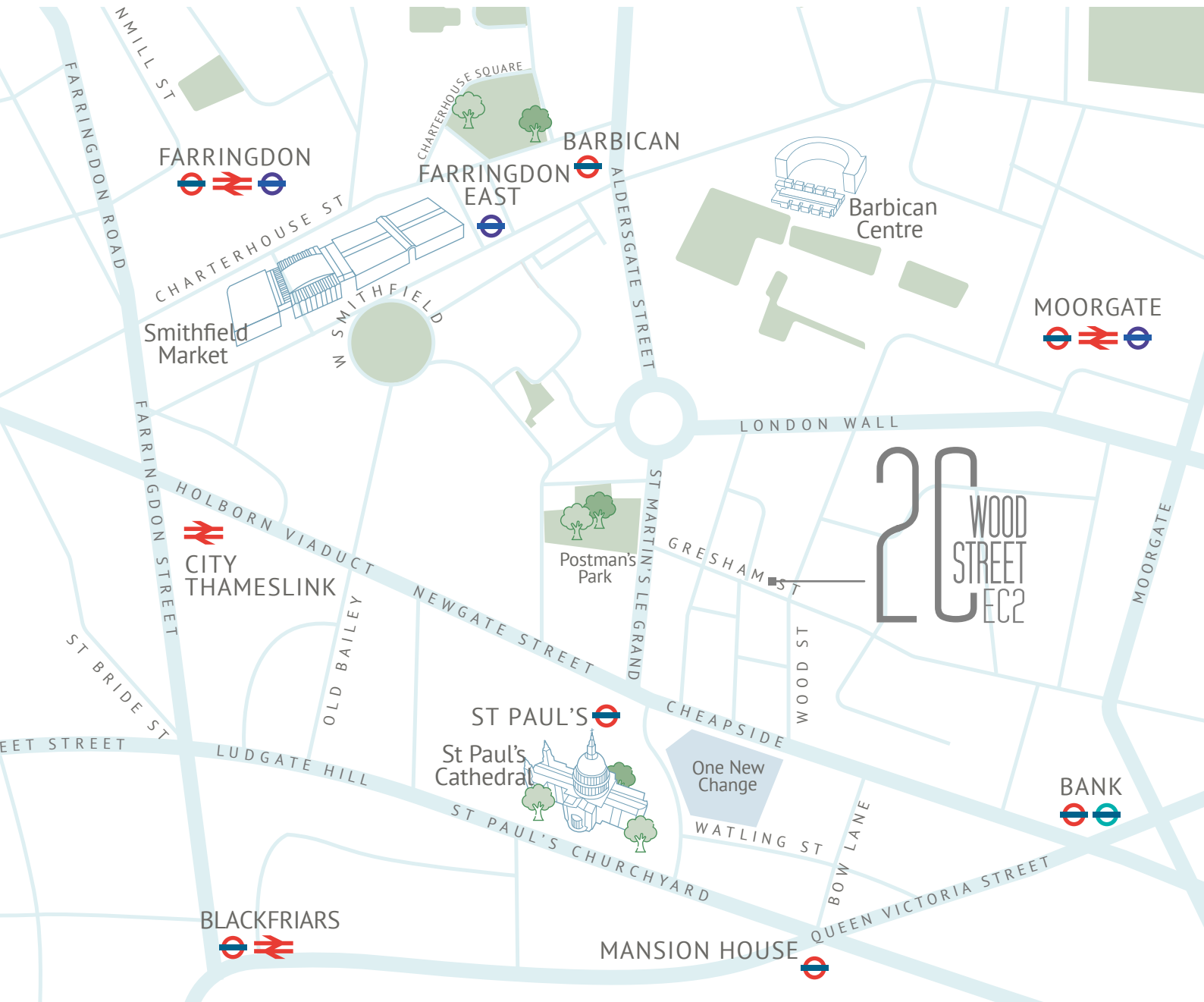
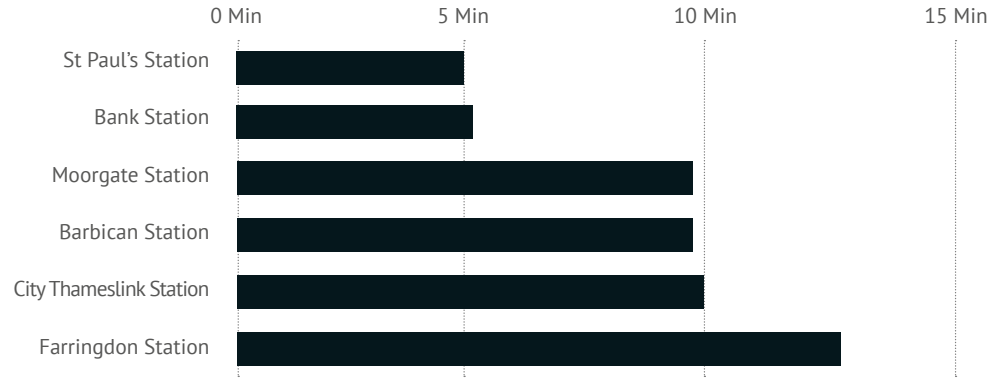


IDEALLY LOCATED NEAR BARS & RESTAURANTS WITH LINKS TO CROSSRAIL





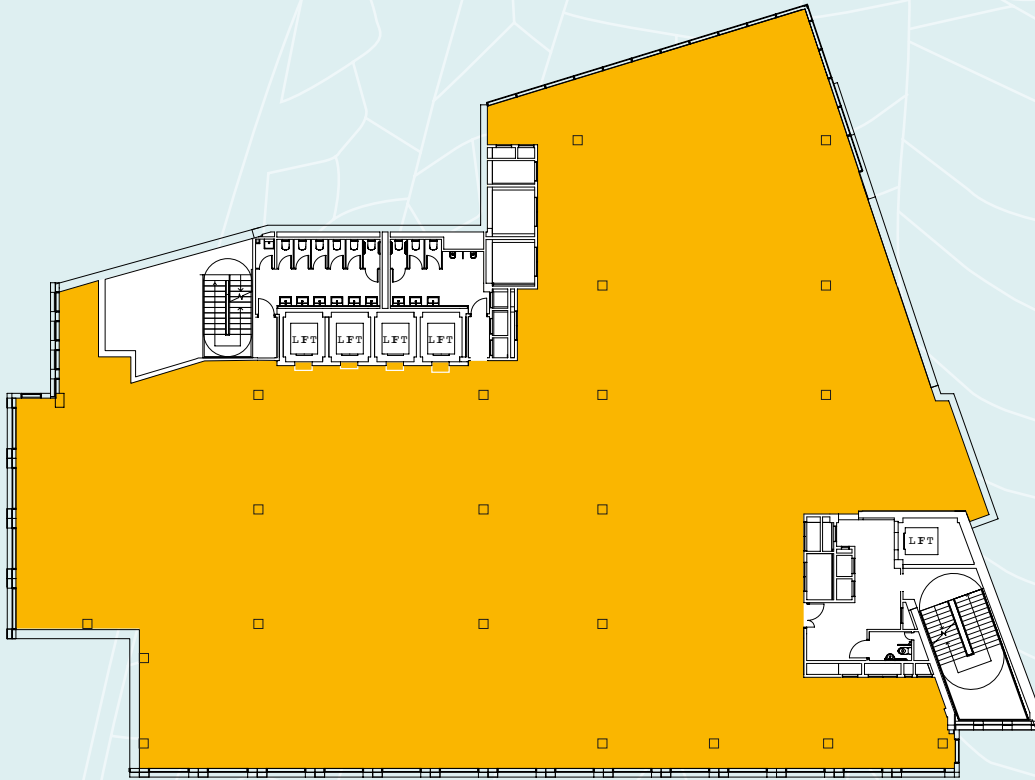
WALKING DISTANCES





ACCOMMODATION

1ST FLOOR



**Indicative floor plan, not to scale.*

TERMS

Lease: Flexible sub-lease for a term by arrangement.

Rent	Upon Application
Rates	£29.00 Per SQ.FT
Service Charge	£14.00 Per SQ.FT

EPC

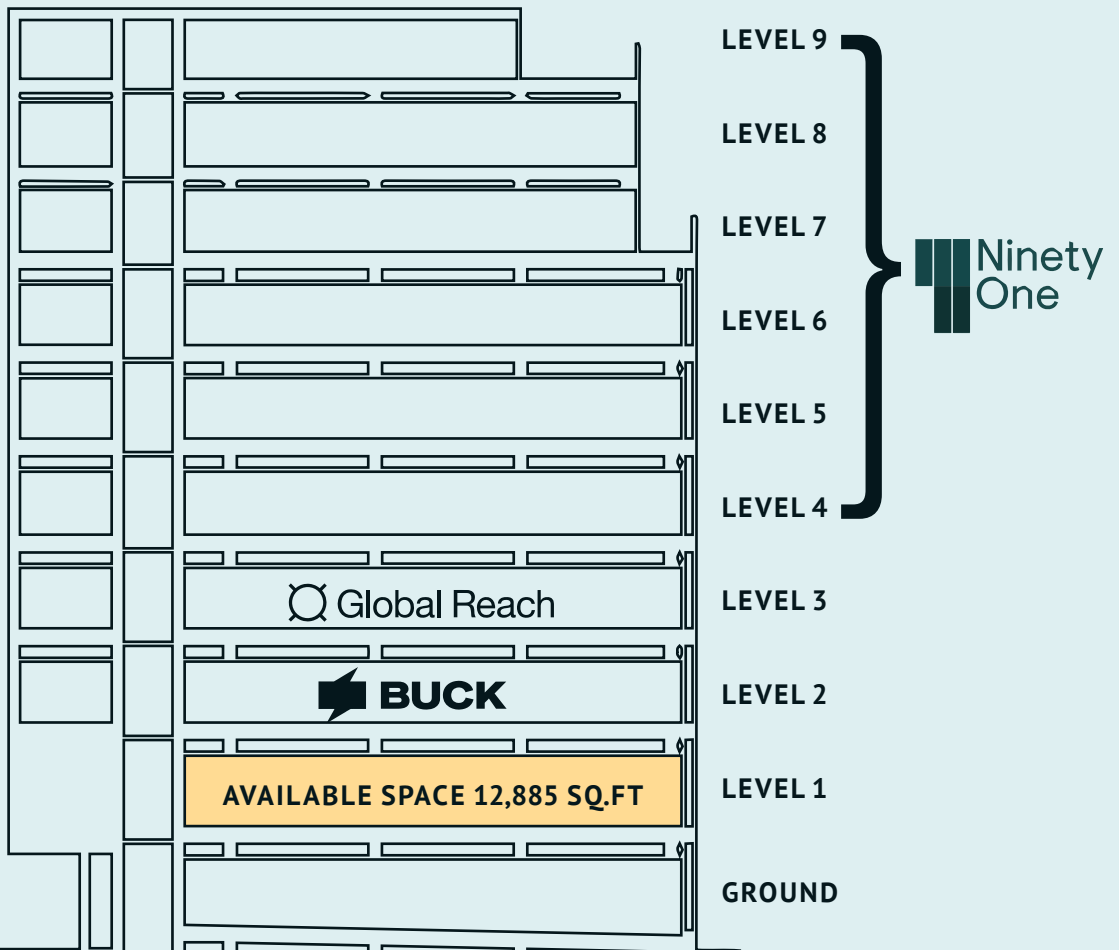
Rating: B (Anticipated)



MISREPRESENTATION ACT

These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness.

SUBJECT TO CONTRACT



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