

THE WALBROOK BUILDING

PART 2ND FLOOR FITTED
10,000-15,000 SQ.FT (929-1,394 SQM)



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DeVono cresa 
COMMERCIAL PROPERTY CONSULTANTS

INTRODUCTION

DeVono Cresa, on behalf of GSMA, are delighted to offer the part 2nd floor of The Walbrook building which provides 10,000 – 15,000 SQ.FT of grade A office space.

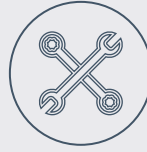
The space is available with the benefit of an in-situ fit out and on flexible lease terms. This landmark scheme was designed by Foster & Partners, and completed in 2010. The part 2nd floor will offer a fitted solution arranged in open plan layout complete with meeting rooms and kitchenette.

The space shall provide:

- ✓ 5 meeting rooms
- ✓ Kitchen and tea point
- ✓ 2 Boardrooms
- ✓ Patching cabinet and server rack in air-conditioned computer room
- ✓ The space is available by way of a flexible sublease

KEY SPECS

FLOOR	SQ.FT	SQM	QUOTING RENT (PER SQFT)
Part 2nd	10,000-15,000	929-1,394	Upon Application



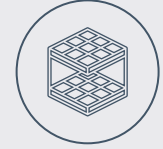
FITTED OUT
plug and play



PASSENGER LIFTS
x10



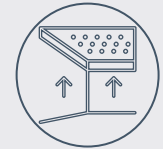
KITCHENETTE
onsite



RAISED FLOOR
fully accessible



FAN COIL UNITS
with heater



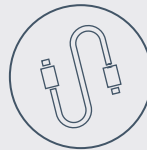
FLOOR TO CEILING
3m height



SHOWERS
onsite



BREEAM
excellent



CABLING
in situ



LEASE
flexibility



Clockwise from left: Main office space, breakout area, meeting room



LOCATION

The building is situated moments away from Cannon Street Station which provides access to the Circle & District Line and National Rail Services and also Bank Station (Central, Northern, Waterloo & City Lines and DLR).

The property is also served by Monument (District & Circle Lines), Mansion House (District & Circle Lines) and Blackfriars (District & Circle Line and National Rail Services).

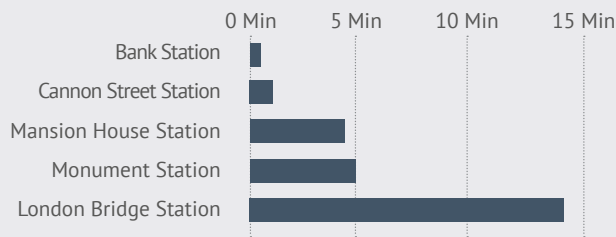
The property is situated in close proximity to a wide array of bars and restaurants in the vicinity including the excellent Bloomberg Arcade.

TERMS

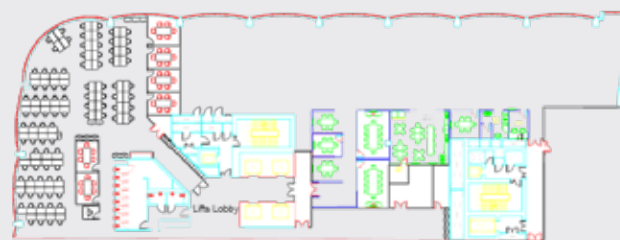
Lease: Available by way of a new sublease for a flexible term by arrangement.

Quoting Rent	Upon application
Building Rates	£21.66 per SQ.FT
Service Charge	£10.96 per SQ.FT

WALKING DISTANCES



TYPICAL FLOOR PLAN*



*Floor plan not to scale

EPC

Rating: Rating B



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

CONTACT

Viewings strictly by appointment with the sole letting agents, DeVono Cresa.

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