

# YORK HOUSE, 78 QUEEN VICTORIA STREET

LONDON, EC4



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

York House is a highly prominent Grade II listed building. The 2nd and 3rd floors are available and provide 1,048 sq ft and 1,003 sq ft respectively. Both floors are fitted and benefit from excellent natural light on all elevations.

## ACCOMMODATION

### FLOOR

	AREA
3rd	1,003 sq ft
2nd	1,048 sq ft

### TOTAL

2,051 sq ft

Floor area subject to measurement

## LOCATION

York House is situated on Queen Victoria Street in the heart of the City of London, only a stones throw away from Mansion House Station and a short walk to Cannon Street, Bank and St Paul's stations.

## SPECIFICATION/AMENITIES

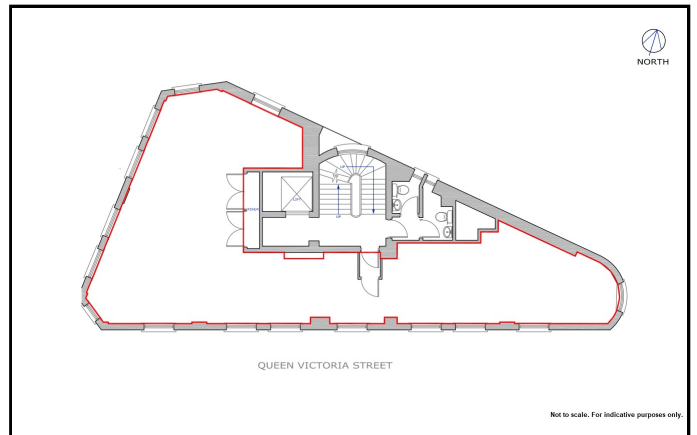
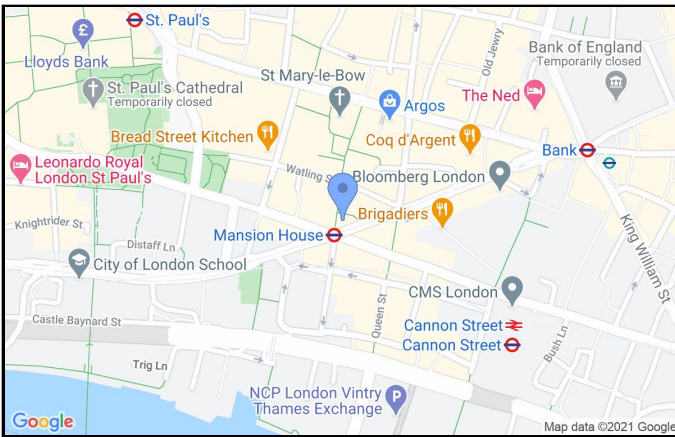
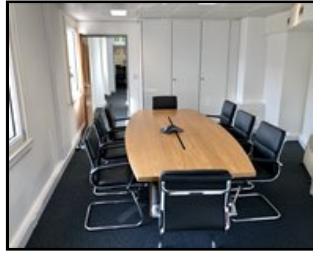
- Fully fitted
- Newly refurbished common parts
- Meetings rooms
- Kitchens
- Excellent natural light
- Air conditioning
- Passenger lift
- EPC - D82

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## TERMS

### LEASE

Flexible by arrangement

### RENT

£52.50 per sq ft p.a.x.

### RATES

£21.07 per sq ft (2019/20 est.)

### SERVICE CHARGE

£18.19 per sq ft (est.)

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the sole agent:

### COLIN HARGREAVES

0203 440 9804

colin.hargreaves@gryphonpropertypartners.com

### JAMIE MAJOR

0203 440 9809

jamie.major@gryphonpropertypartners.com

### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. February 2021