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40 GRACECHURCH STREET

LONDON EC3

SPACE THAT DELIVERS

Located in the heart of the City, 40 Gracechurch Street offers a rare opportunity to secure high-quality office space in one of London's most established business districts.

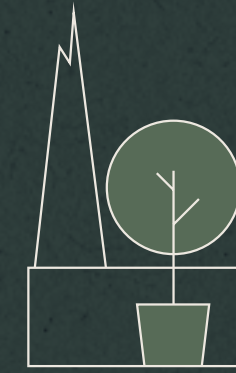
The building offers 9,810 to 33,995 sq ft of flexible workspace arranged across three floors, with the 4th and 8th floors featuring a refurbished CAT A fit-out. With excellent connectivity, immediate access to a wide range of amenities and a prestigious City address, the building provides an ideal environment for businesses.





RECEPTION

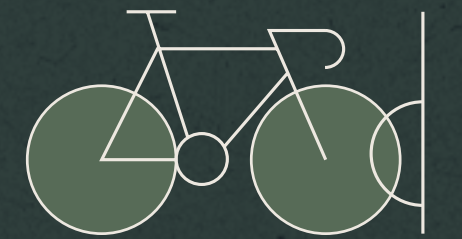
40 Gracechurch features an impressive entrance, with each available floor benefitting from access to its own terrace, offering impressive views and generous outdoor space.



PRIVATE
ROOF TERRACES



5 STATIONS WITHIN
A 10 MINUTE WALK



HIGH QUALITY
END OF TRIP AMENITY



8TH FLOOR TERRACE

EVERYTHING IN
ONE PLACE

EQUIPPED FOR BUSINESS

The building provides a high-quality specification designed to meet modern occupier requirements and enhance the overall working environment.

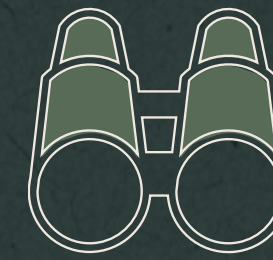
40 GRACECHURCH STREET



VIEW SOUTH EAST



EPC RATING B



STUNNING CITY VIEWS



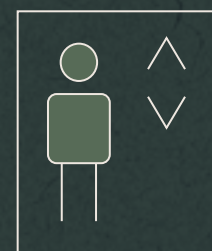
OCCUPANCY RATE OF 1:10 M²



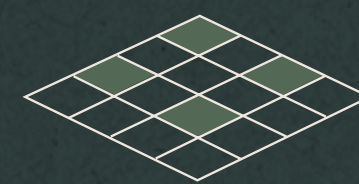
LG7 COMPLIANT LIGHTING



FOUR PIPE FAN COIL AIR CONDITIONING



FOUR X 17 PERSON PASSENGER LIFTS



METAL TILE SUSPENDED CEILINGS



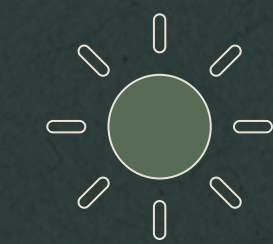
150MM RAISED FLOORS



FLOOR TO CEILING HEIGHTS 2.6M



SHOWERS AND CYCLE STORAGE



ABUNDANCE OF NATURAL LIGHT



4TH FLOOR TERRACE



CYCLE STORAGE

EXPANSIVE AND FLEXIBLE WORKSPACE

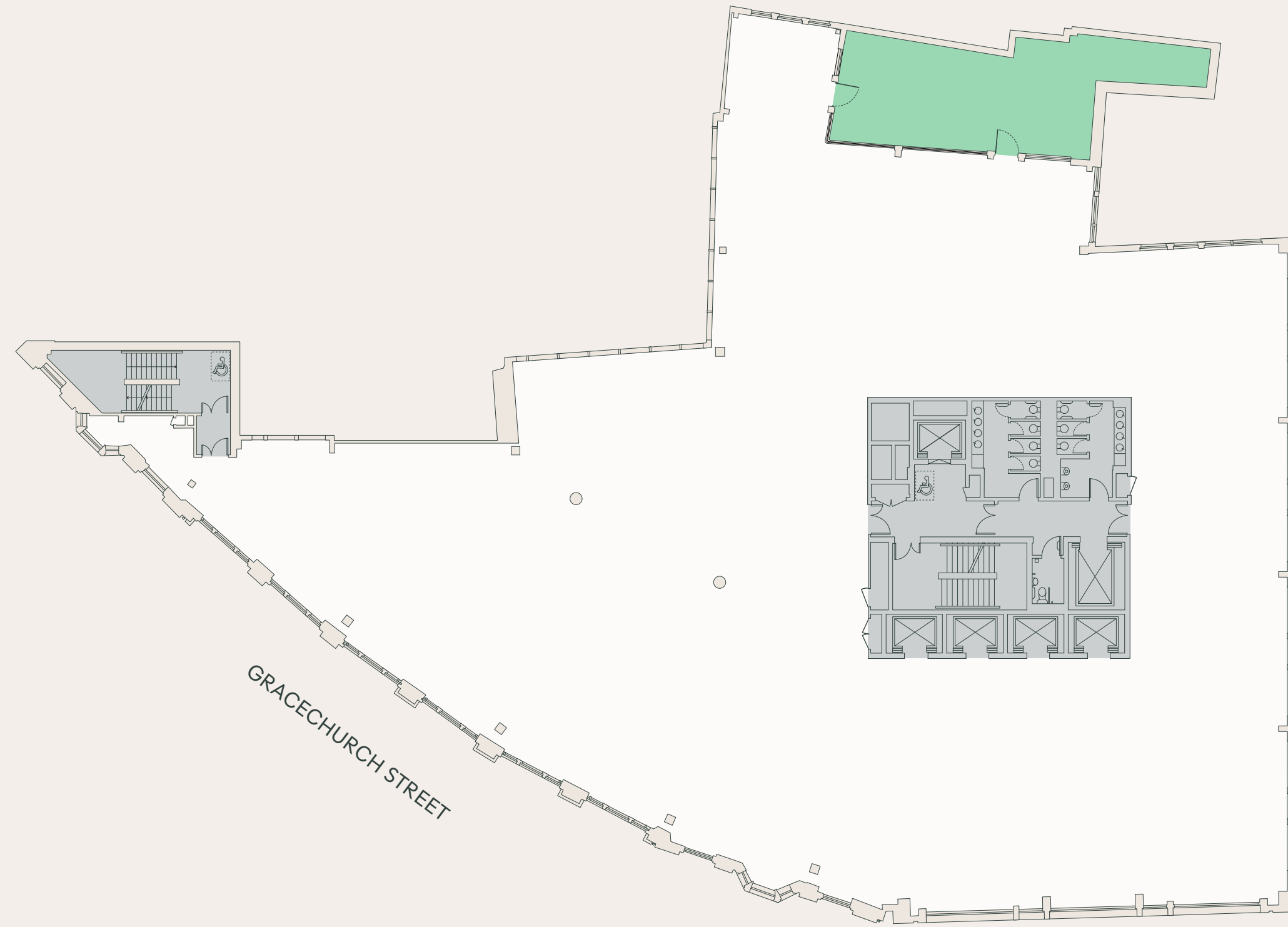
FLOOR PLANS

FLOOR	SQ M	SQ FT
8TH	911	9,810
7TH	1,038	11,171
4TH	1,205	12,974
TOTAL (NIA)	3,154	33,955

40 GRACECHURCH STREET

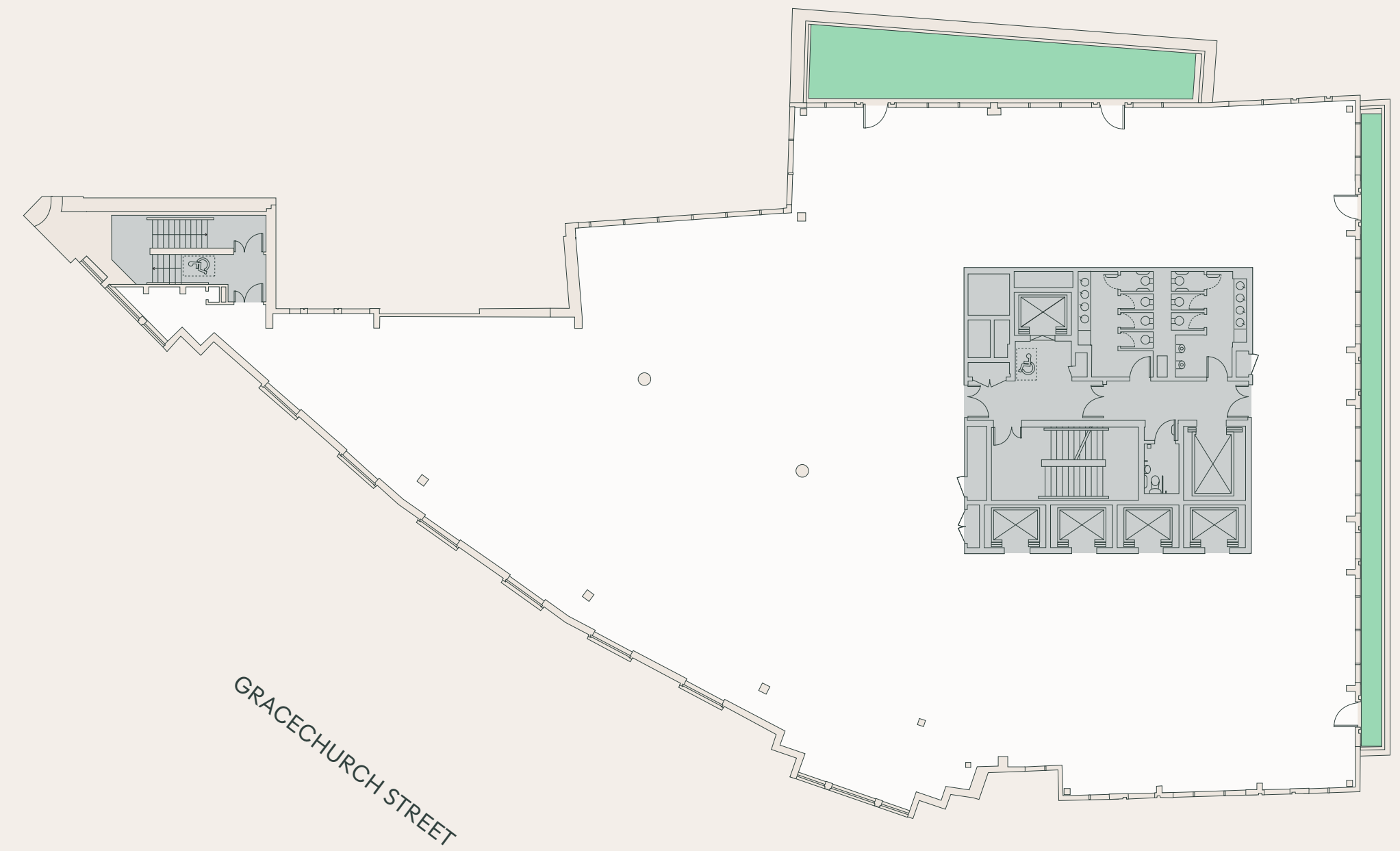
4TH FLOOR

12,974 SQ FT | 1,205 SQ M



8TH FLOOR

9,810 SQ FT | 911 SQ M



KEY

- Office
- Terrace
- Core



Plans not to scale. For indicative purposes only.

SPACE PLANS

KEY

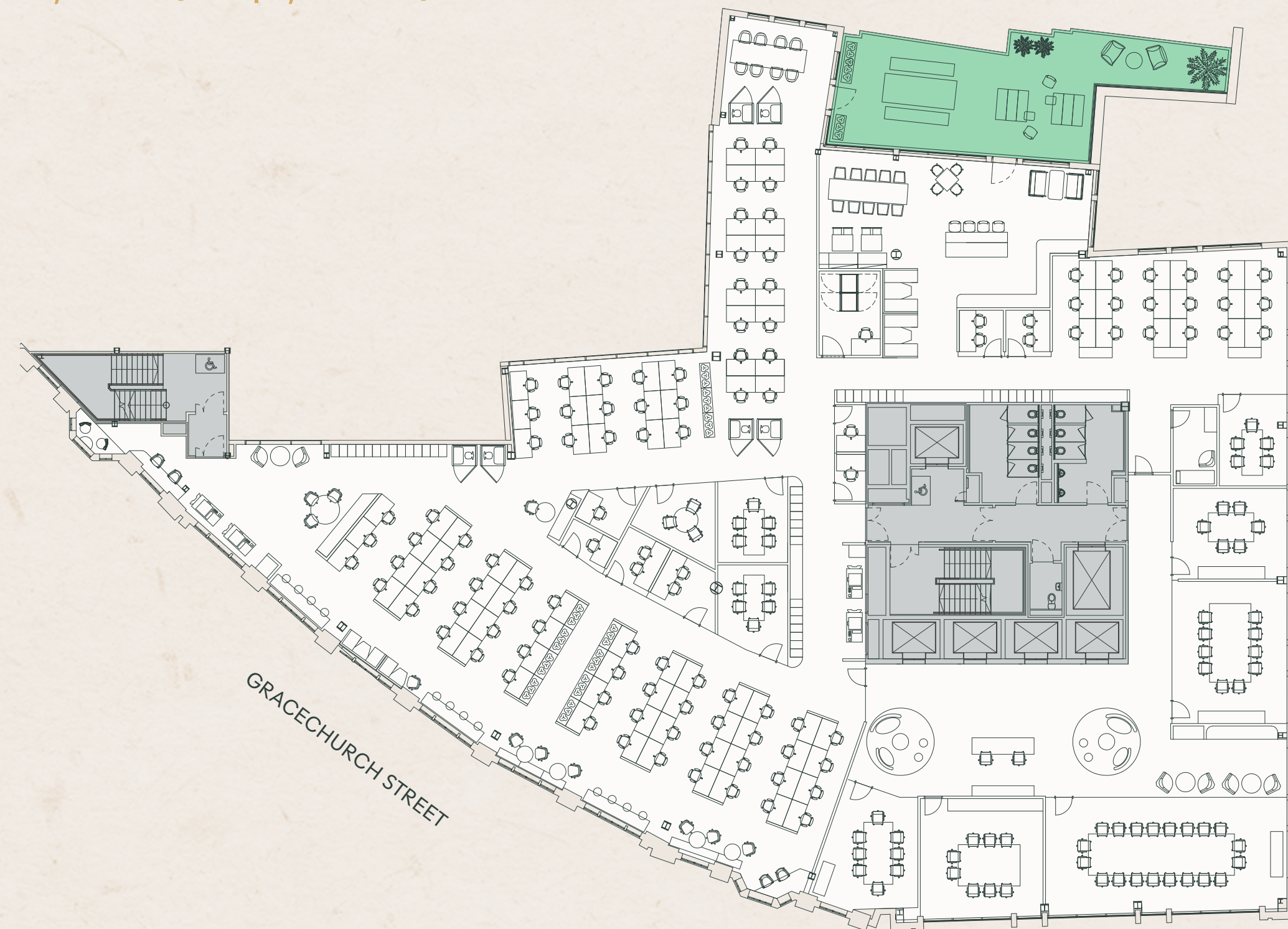
- Office
- Terrace
- Core



Plans not to scale. For indicative purposes only.

4TH FLOOR

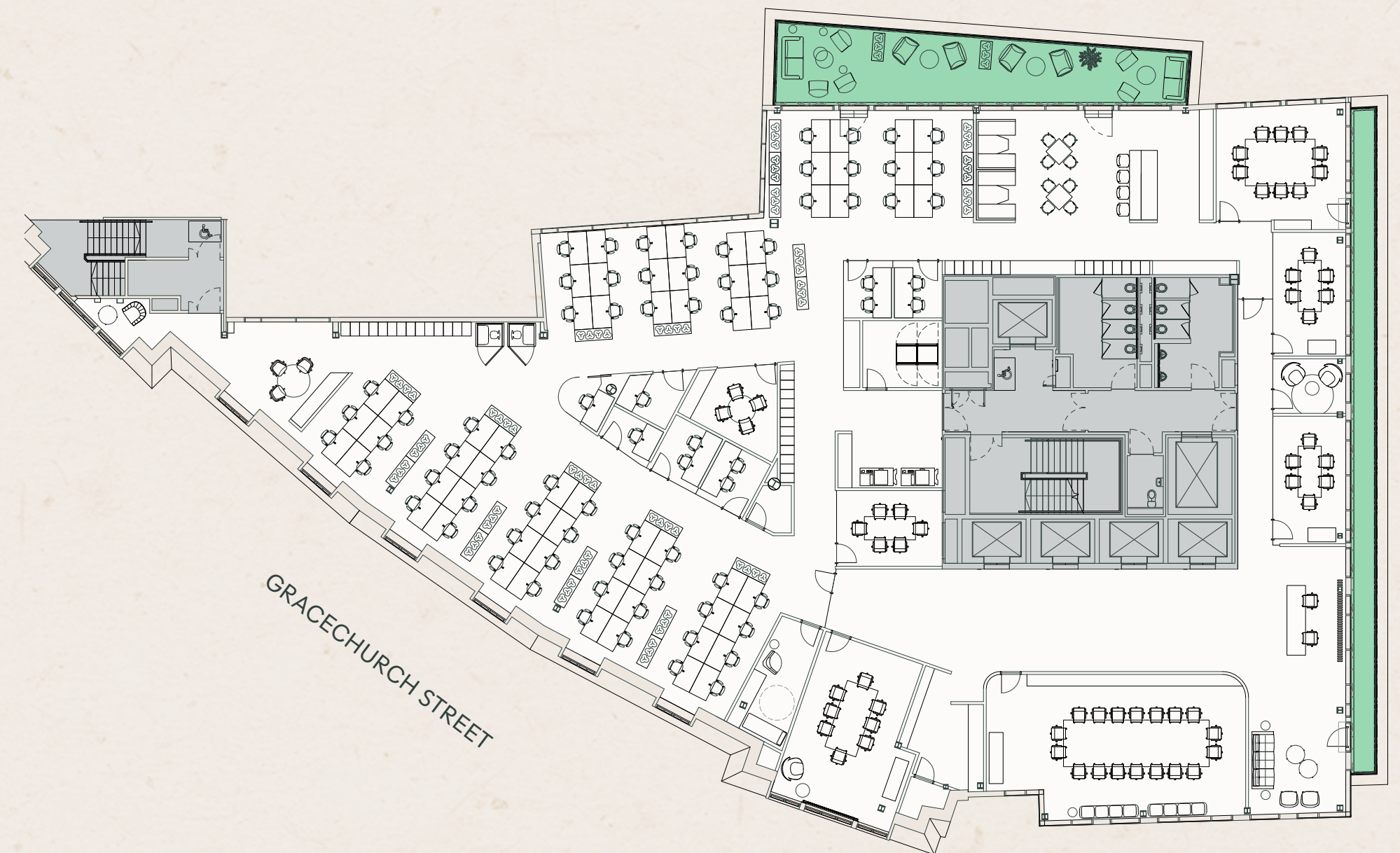
12,974 SQ FT | 1,205 SQ M



Open plan desk	100	Focus rooms	6	6 person meeting room	1
Wellness room	1	Kitchenette/tea point	2	8 person meeting room	2
Call pods	4	Terrace	1	10 person meeting room	1
Call rooms	4	3 person meeting room	1	20 person boardroom	1
Collab/breakout spaces	3	5 person meeting room	3		

8TH FLOOR

9,810 SQ FT | 911 SQ M



Open plan desk	68	Focus rooms	2	6 person meeting room	3
Wellness room	1	Kitchenette/tea point	1	8 person meeting room	1
Call rooms	5	Terrace	2	10 person meeting room	1
Call pods	2	2 person meeting room	1	20 person boardroom	1
Collab/breakout spaces	2	4 person meeting room	1		

SPACES FILLED WITH LIGHT



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CITY LIFESTYLE

THE LOCATION

STEP OUT



AND EXPLORE

40 Gracechurch Street sits in the heart of the City, surrounded by a wide range of restaurants, cafés, bars and everyday amenities.

Just a short walk away, London Bridge offers an even broader mix of food, retail and leisure destinations, including the renowned Borough Market. From casual street food to well-known dining spots, the area provides a vibrant setting for lunch breaks, after-work drinks and client entertaining.



THE LOCATION

ON THE DOORSTEP



LOCAL AMENITIES

1. Leadenhall Market
2. 14 Hills
3. Blank Street Coffee
4. Eastcheap Records
5. Blacklock
6. Vagabond
7. The Wolseley City
8. Farmer J
9. The Oyster Shed
10. Rosslyn
11. Joe & the Juice
12. The Royal Exchange
13. The Engel
14. Burger & Lobster
15. The Ned
16. Bloomberg Arcade
17. Brigadiers
18. Bao
19. Lina Stores
20. One New Change
21. Ivy Asia
22. Street Pizza
23. Bread Street Kitchen
24. Borough Yards
25. Everyman Cinema
26. OMA
27. Agora
28. Berenjak

40 GRACECHURCH STREET

Excellent transport connections are within easy walking distance, including Bank and London Bridge stations, providing convenient access across the City and beyond.

WALKING TIMES



MONUMENT



BANK



CANNON STREET



LONDON BRIDGE



FENCHURCH STREET



LIVERPOOL STREET



TUBE LINES

- Central
- District
- Circle
- Hammersmith & City
- Waterloo & City
- Metropolitan
- Jubilee
- Northern

FURTHER INFO

VIEWINGS

Strictly through the
sole letting agents:



ARTIE TAYLOR
07866 203 403
artie.taylor@savills.com

SOPHIE WATTS
07812 686 390
sophie.watts@savills.com

TERMS

Upon application.

STUART LAWSON
07870 555 930
slawson@savills.com

Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. April 2026.

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