

Daniel Watney

23 Great Winchester Street, EC2

Offices to let on flexible terms from £20.00 per sq ft inclusive of service charge

946 SQ M / 10,184 SQ FT



danielwatney.co.uk



The Building

23 Great Winchester Street is available now on a short term, flexible lease until 2025 for a single occupier. Set across four floors, the building benefits from one 8-person passenger lift and multiple small office spaces.

Building Highlights



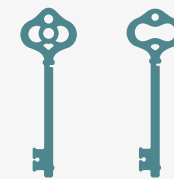
Air conditioning



Good natural light



Integrated Lighting



Grand Entrance



Period Building



4 mins to Liverpool Street

Floor	Room	Sq m	Sq ft
3rd	Office 1	58.9	634
	Office 2	57.3	617
	Office 3	45.9	494
	Office 4	27.0	291
	Office 5	32.7	352
Sub-Total		221.8	2,388
2nd	Office 1	59.2	637
	Office 2	75.0	807
	Office 3	68.7	739
	Office 4	56.4	607
	Office 5	22.1	238
	Office 6	34.6	373
Sub-Total		316.0	3,401
1st	Office 1	53.6	577
	Office 2	21.0	226
	Office 3	26.3	283
	Office 4	52.5	565
	Office 5	17.3	187
	Office 6	60.9	655
	Office 7	23.0	248
	Office 8	18.3	196
Sub-Total		272.9	2,937
Ground	Office	135.5	1,458
Sub-Total		135.5	1,458
TOTAL		946.1	10,184

Location

23 Great Winchester Street is located between Liverpool Street, Moorgate and Bank; ideally positioned to benefit from the variety of cafés, bars, restaurants, gyms, and retail opportunities the City has to offer.

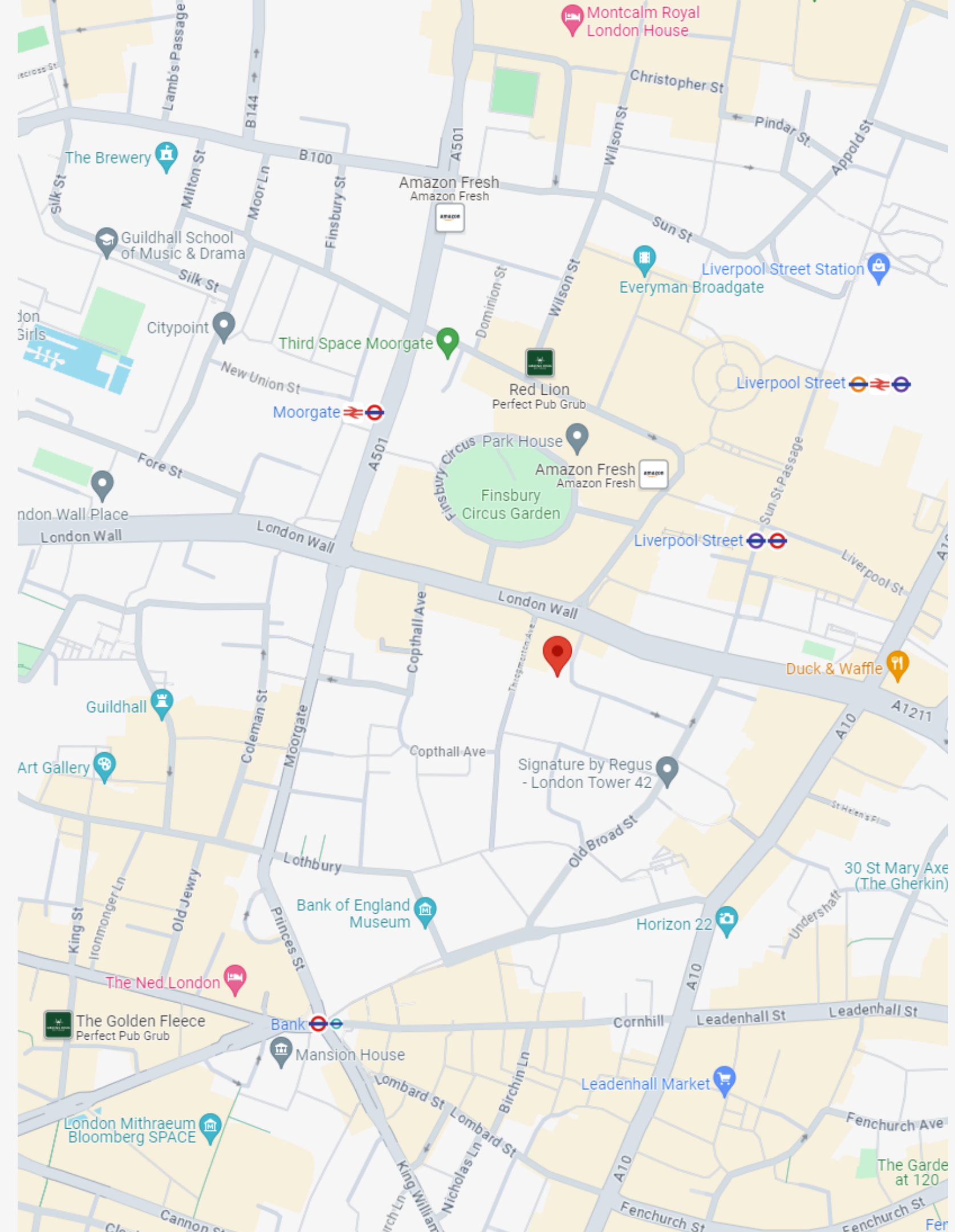
A four minute walk from Liverpool Street and a short walk to Bank and Moorgate, the location of the building offers excellent connectivity.



Liverpool Street 4 mins
Bank 5 mins
Moorgate 4 mins



Canary Wharf 16 mins
Soho 20 mins
Heathrow 65 mins



Further Information

Tenure

Short term, flexible leases until 2025

Rent

£20 psf

Business Rates

£15.52 psf (estimated 2023/24)

Use

Use Class E of the Town and Country Planning (Use Classes) Order 2020

EPC

The property has an EPC rating of E



Viewings and Contacts

Daniel Watney

Viewings

Viewings must be arranged directly with the sole agents.

To arrange a viewing or for more information please contact:

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