



145

Leadenhall Street
LONDON EC3

High quality refurbished City
offices opposite Lloyd's of London

1,289 – 6,680 sq ft to let

Premium office behind a period facade



145 Leadenhall Street comprises an office building arranged over ten floors that was constructed in the early 1990s. The property has a traditional style Portland stone facade and double height glazed frontage at street level.

The entrance hall, common parts, WCs and available office space have undergone a recent refurbishment resulting in top quality refurbished offices in an enviable City location.



CGI showing indicative layout



CGI showing indicative kitchen layout



CGI showing indicative layout



Photo of existing Cat A 1st floor



Ground floor reception



CGI showing indicative layout

Specification



Prime insurance district location



Refurbished CAT A floors



Suspended ceiling with LED lighting



Manned reception



Fan coil air conditioning



Fully raised floors



2 x passenger lift



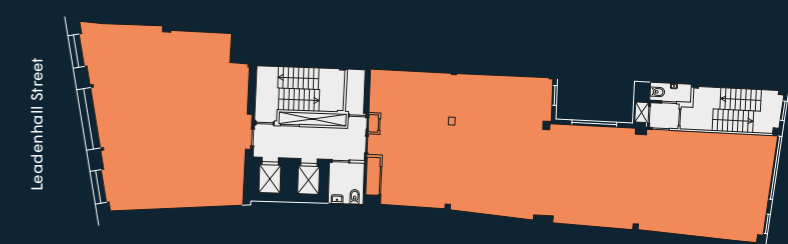
Showers and bike racks in basement

Efficient, bright office floors

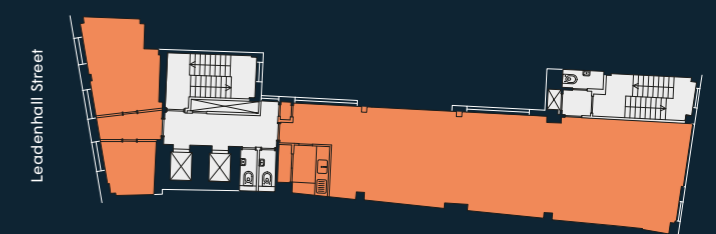
Accommodation

Floor	Sq Ft	Sq M	Status
7th	1,289	119.8	Available Oct 21
4th	1,730	160.7	Available Oct 21
2nd	1,731	160.8	Available
1st	1,930	179.3	Available
Total	6,680	620.6	

1st Floor Plan – 1,930 Sq Ft (179.3 Sq M)



7th Floor Plan – 1,289 Sq Ft (119.8 Sq M)



Virtual tour of 1st floor with indicative fit out

(NB floor is available in CAT A condition)

Plans not to scale, for indicative purposes only.

Positioned in the heart of the City

145 Leadenhall Street occupies a prominent location in the heart of the City close to the junction of the main thoroughfares of Leadenhall Street, Bishopsgate, Cornhill and Gracechurch Street. It is situated opposite the Lloyd's building which houses Lloyd's of London, the epicentre of the London Insurance Market.

The property also benefits from excellent transport links with Bank and Monument (Waterloo & City, Northern, Central, Circle and District lines and DLR Services) stations and Liverpool Street (Central, Circle, District and Metropolitan lines and Crossrail) station being close by. The National Rail Stations at Liverpool Street, Fenchurch Street and Cannon Street are all within easy walking distance.



Connections



Terms

Upon application.

Viewings

Strictly through sole letting agents.

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