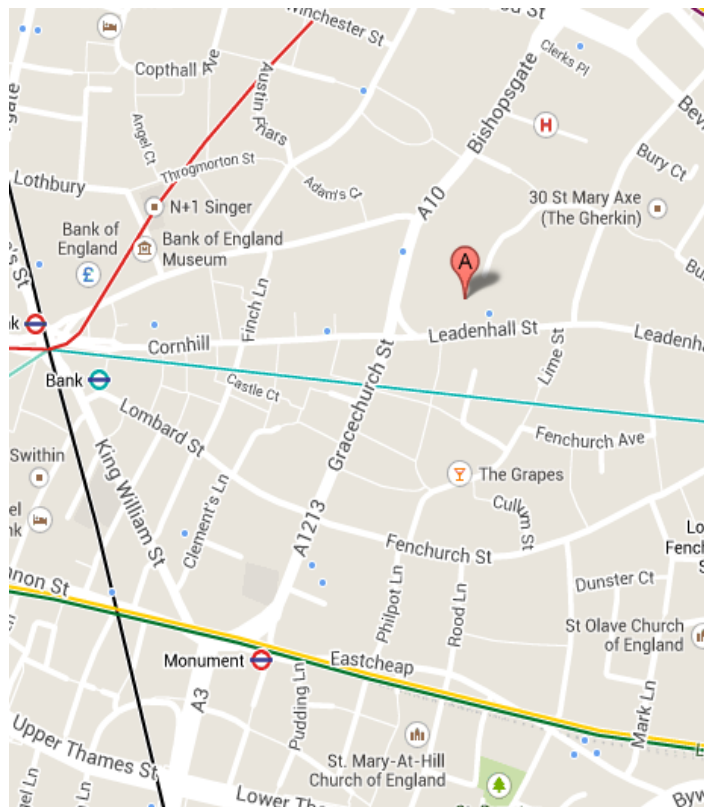


## Offices to Let 1,289 – 6,680 sq ft

145 Leadenhall Street, London EC3



### Description

The property comprises an office building arranged over ten floors that was constructed in the early 1990s. The property has traditional style Portland stone facade and double height glazed frontage at street level. The available floors have undergone a full refurbishment including new metal tile suspended ceiling with new LED lighting, fully raised floors and a new fan coil air conditioning system.

| FLOOR           | SQ FT        | STATUS    |
|-----------------|--------------|-----------|
| 7 <sup>th</sup> | 1,289        | Available |
| 4 <sup>th</sup> | 1,730        | LET       |
| 2 <sup>nd</sup> | 1,731        | Available |
| 1 <sup>st</sup> | 1,930        | LET       |
| <b>Total</b>    | <b>6,680</b> |           |

### Location

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 preeminent Global insurance market.

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

Contact us BBG Real Estate Advisers



Ben Hodder  
+44 7880 242 178  
ben.hodder@bbgreal.com



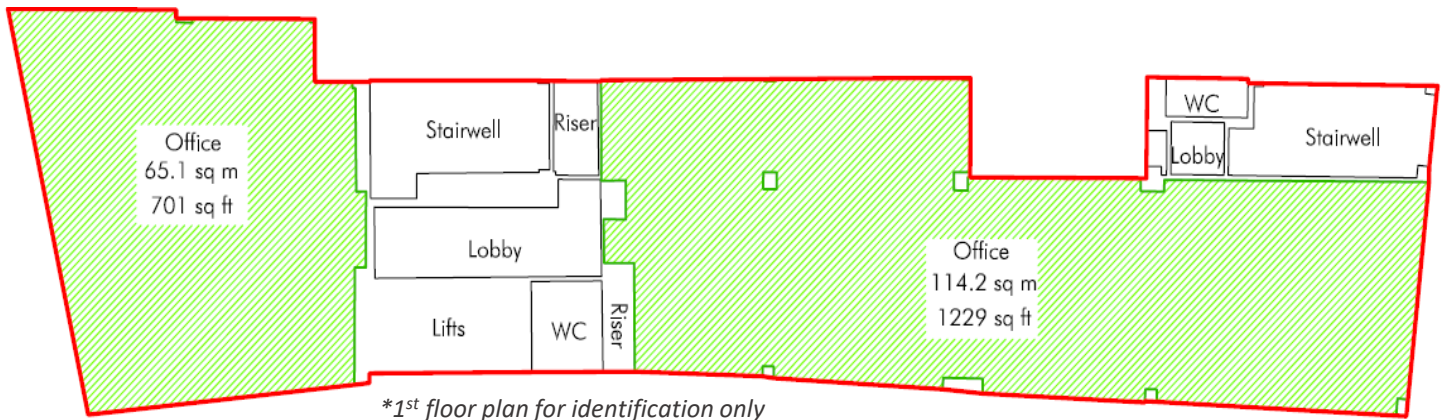
Daisy Walder  
+44 7701 364 755  
daisy.walder@bbgreal.com



Tom Boggis  
+44 7795 070 676  
tom.boggis@bbgreal.com

## Amenities *Virtual Tours Available on Request*

- Prime location in the Insurance district
- Fully raised floors
- 2 x passenger lifts
- Refurbished CAT A floors
- Suspended ceilings with LED Lighting
- Showers and bike racks in basement
- Fan coil air conditioning system
- Manned reception



**TERM:** The floors are available by way of a new lease for term to be arranged, outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II (as amended).

**RENT:** £58.50 per sq ft p.a.  
**RATES:** £19.41 - £20.07 per sq ft p.a (est 22/23)  
**S/CHARGE:** £15.23 per sq ft p.a. (est.)  
**VAT:** The property is elected for VAT purposes.  
**EPC:** Full EPC available on request.





