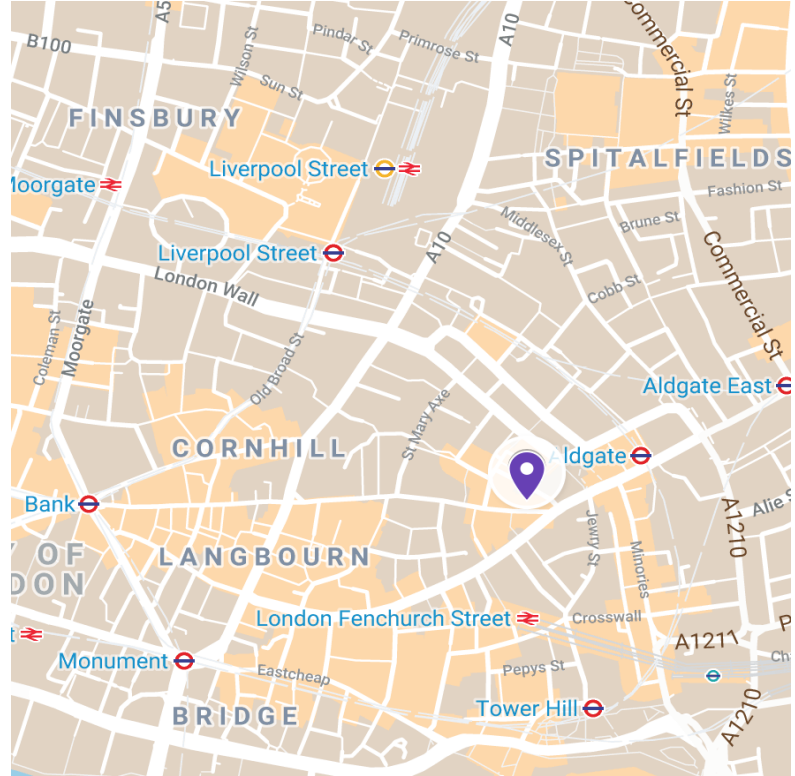




Offices to Let 4th floor - 2,122 sq ft

Fully refurbished office space with a private terrace overlooking The Gherkin

78-79 Leadenhall Street, EC3



Description

The building is arranged over 7 floors of concrete frame construction. It benefits from a manned reception with 2 x10 person passenger lifts giving direct access onto the floors.

The available space has been refurbished to a CAT A specification and benefits from on floor male and female W/Cs as well as a new demised shower room with lockers.

Floor	Sq Ft	Status
4 th	2,122	Available October 2020
Total	2,122	

Location

The building is located on the north side of Leadenhall Street, conveniently between Creechurch Lane and Aldgate in the heart of the insurance district in EC3, c.250 metres from Lloyd’s of London.

It is in close proximity to Aldgate (Metropolitan and Circle underground), Bank (DLR, Central and Northern) and Liverpool Street stations (National Rail, Central, Metropolitan, Hammersmith and City, Circle and Elizabeth Line which will come in 2021). Fenchurch Street (National Rail) is also in close proximity

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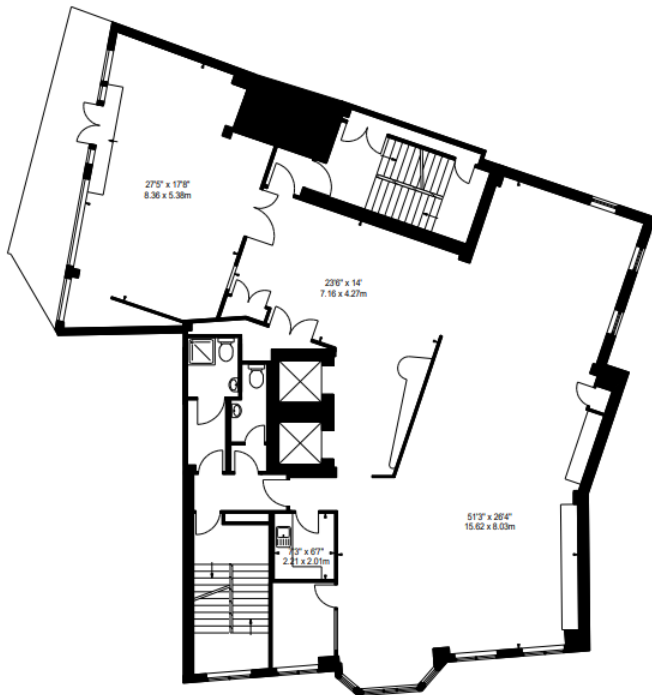




Amenities

- Fully refurbished floor
- Excellent natural light
- Private terrace overlooking St Katharine Cree Church Yard
- New fan coil air conditioning system
- New metal tiled suspended ceiling
- Fully accessible raised floors
- Refurbished on floor male/female W/Cs
- New Shower/wet room
- Manned reception
- 2 x 10 person passenger lifts
- 24 hour access

Floor Plans



Floor Plan: 4th Floor (Not to scale)

TERMS:

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

RENT:

£52.50 per sq ft

RATES:

£19.54 per sq ft p.a (est 20/21)

S/CHARGE:

£12.50 per sq ft p.a. (est.)

VAT:

The property is elected for VAT purposes.

EPC:

Full EPC available on request.