

**fisher
german**

120 Leman Street

Leasehold | Offices

London, E1 8EU

2,833 - 27,946 Sq.ft (263 - 5,596 Sq.m)



To let | £49.50 - £52.50 psf pa excl.



120 Leaman Street

2,833 - 27,946 Sq.ft (263 - 2,596 Sq.m)

Description

The property comprises an office building over eight floors, with the common parts and ground floor reception having been recently refurbished. The individually available floors offer contemporary workspace with exposed services and impressive views over London's skyline. The property has new metal floors and exposed steels, excellent natural light and WC's on each floor.

Location

Located in the heart of Aldgate, on the corner and Leaman Street and Chamber Street. Offering access easy access to Tower Hill, Tower Gateway, Aldgate East and Aldgate. Providing access to the District, Hammersmith & City, Circle, Metropolitan and DLR lines, as well as being in close proximity to Fenchurch Street and Liverpool Street mainline rail services.

Amenities



Air Con



Floor to Ceiling Windows



LED Lights



Car Parking



Efficient Floor Plates



End of Journey Facilities

Key information



Rent

£49.50 - £52.50
(per sq ft pa excl.)



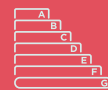
Business Rates

Est. £16.60-£21.36
(per sq ft pa (ye April 2026))



Service charge

£12.00
(per sq ft pa excl.)



EPC rating

D

Further information

Lease Terms

The accommodation is available to let on terms to be agreed. The quoting rent and terms can be made available on request to the letting agent Fisher German LLP.

Rent

£49.50 - £52.50 per sq ft pa excl.

Business Rates

Estimated at £16.60 - £21.36 per sq ft pa for the rating year April 2025 to April 2026. All parties are advised to make their own enquiries with the rating authority.

Service Charge

The current on account service charge is £12.00 per sq ft pa excl.

EPC

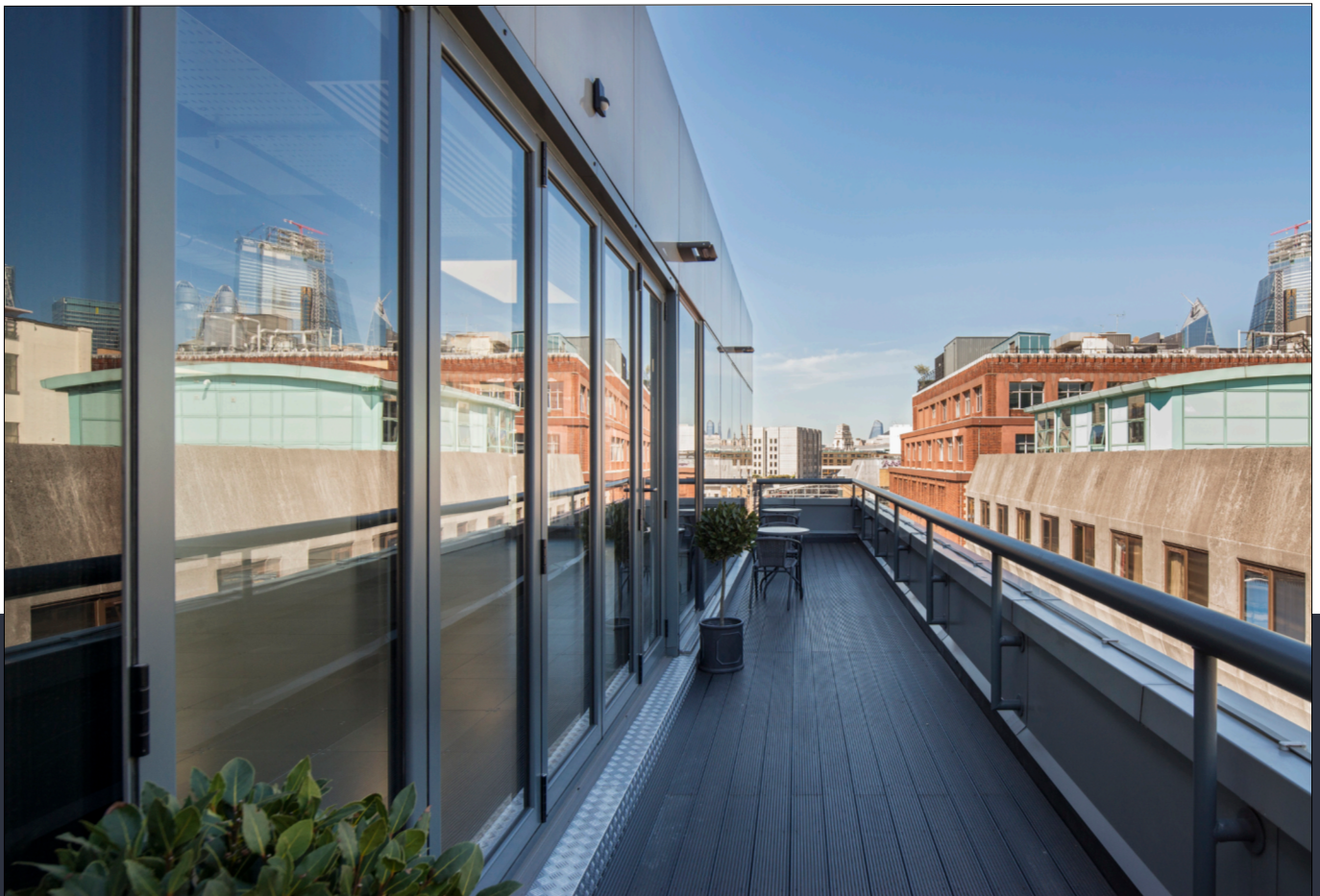
The EPC rating is D.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewings

Strictly by arrangement through sole agents Fisher German LLP.



Accommodation

The approximate Net Internal Areas comprise:

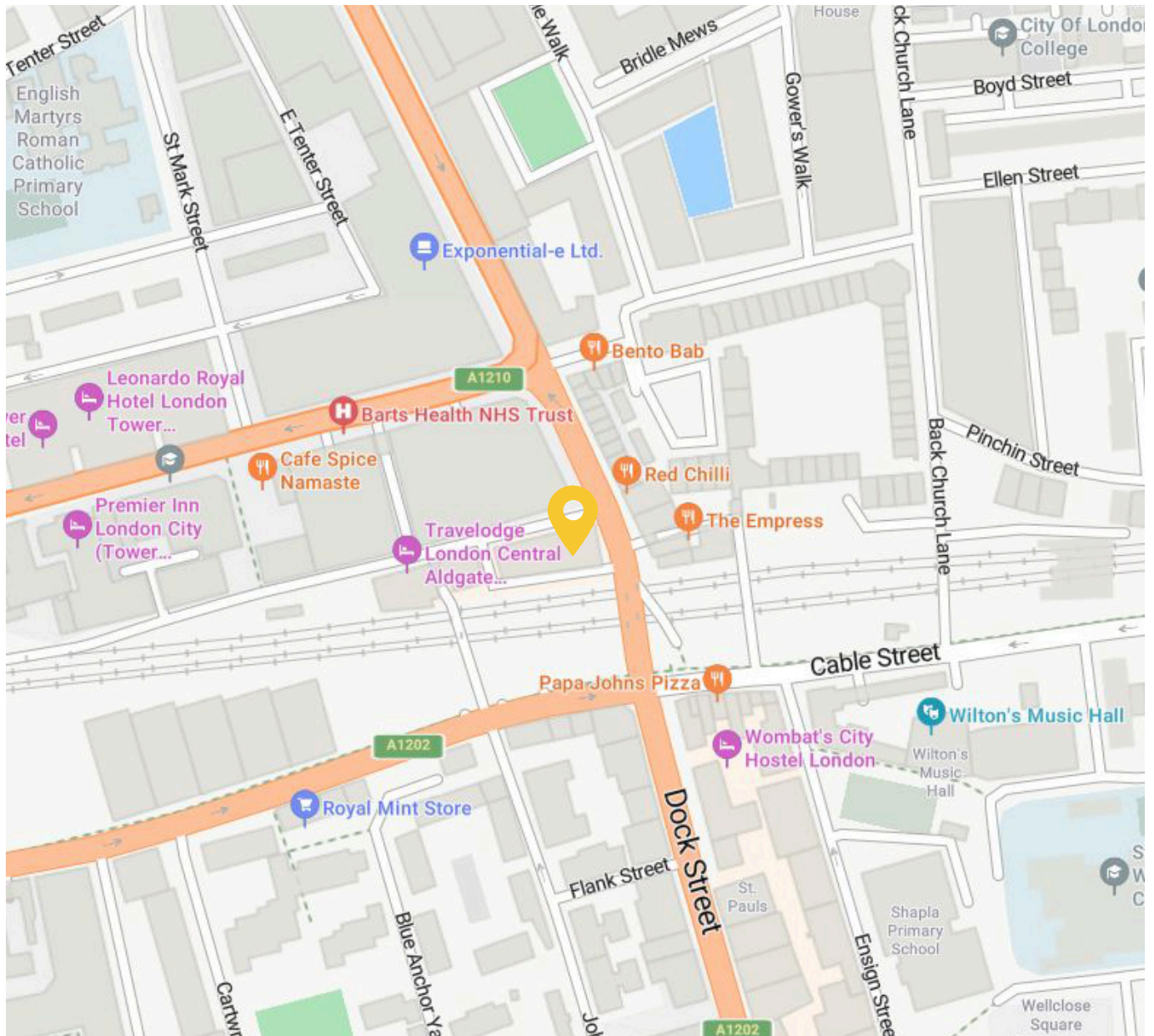
| Floor | Sq.ft | Sq.m |
|---|---------------|--------------|
| Sixth - Landlord CAT A | 4,806 | 446 |
| Fifth - Tenant Fit Out | 5,812 | 540 |
| Fourth - Landlord CAT A | 5,818 | 542 |
| Third - Landlord CAT B | 5,814 | 540 |
| Ground - Shell and Core | 2,833 | 263 |
| Ground (Storage) - Shell and Core | 254 | 24 |
| Lower Ground - Shell and Core | 2,863 | 266 |
| Lower Ground (Storage) - Shell and Core | 430 | 40 |
| Total | 28,630 | 2,661 |







Location Map



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Nearest Station

Aldgate Underground: 8 min walk

Aldgate East Underground: 4 min walk

Fenchurch Street Commuter Rail: 8 min walk

Liverpool Street Commuter Rail: 13 min walk

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated September 2025. Photographs dated March 2024.

