

THE SCALPEL

52 Lime Street



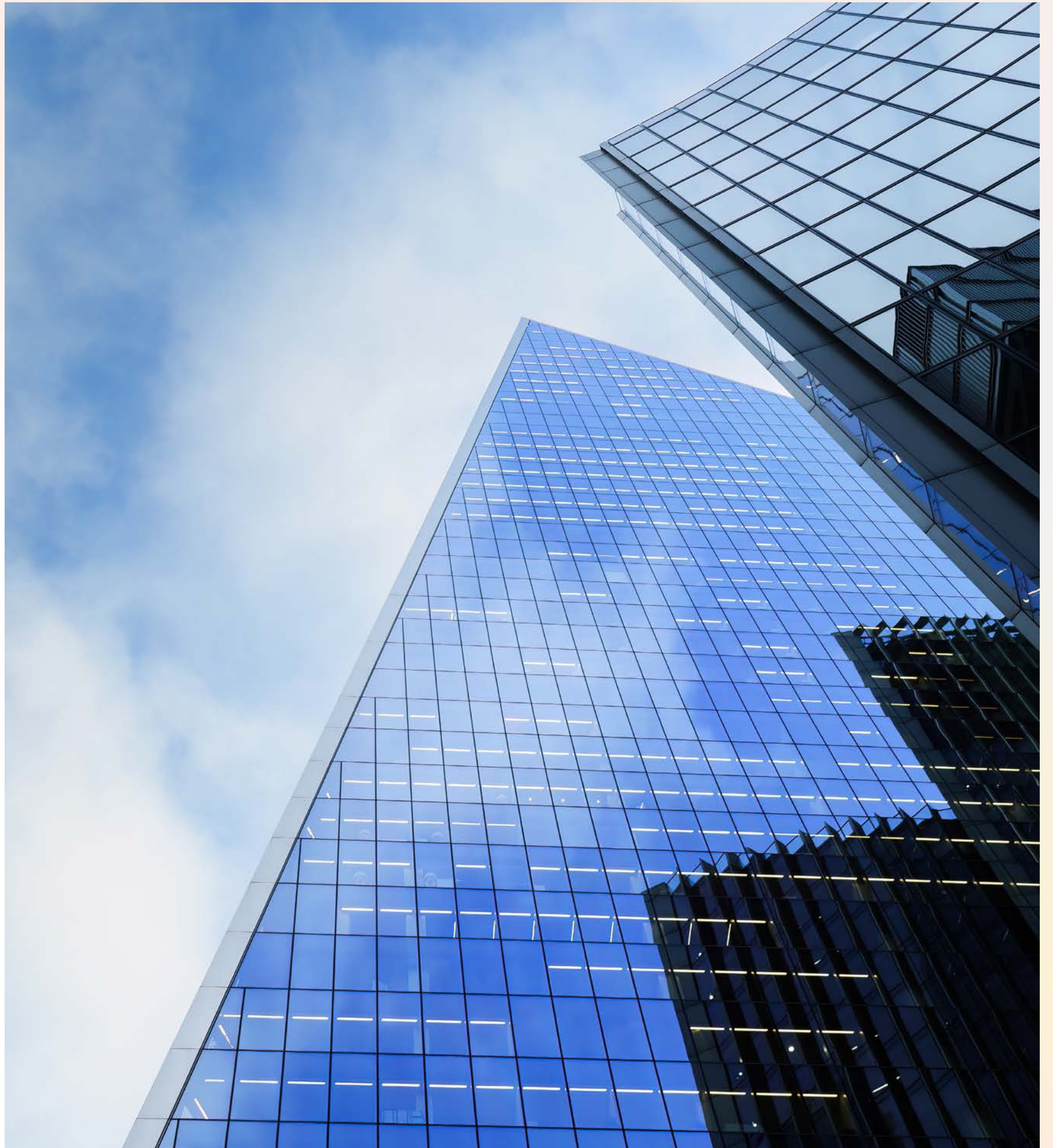
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A TRULY UNIQUE OPPORTUNITY

The Scalpel is one of the City's most prominent and distinctive towers. Situated at the corner of Lime Street and Leadenhall Street, the building is an award-winning design by KPF, rising to 35 floors.

Guests are welcomed into a stunning triple-height reception, and currently the 30th and the 31st floors are available to businesses individually or as a whole.

Both floors offer outstanding views across London, with floor to ceiling glazing to all exterior aspects.





4

"In the City of London what has been created, in effect, is a type of urban drama. 52 Lime Street responds by leaning back to respect the view corridor, creating a paired but mirrored gesture to the Leadenhall Building, which makes for an exceptional urban conversation, one which is theatrical in its nature."

KOHN PEDERSEN FOX

3 6 0 0
VIEWS

Day and night this extraordinary building is filled with light, an ever-changing ambience created by the surrounding city.

L I G H T + S P A C E

THE SCALPEL

FLOOR 30

8,226 SQ FT

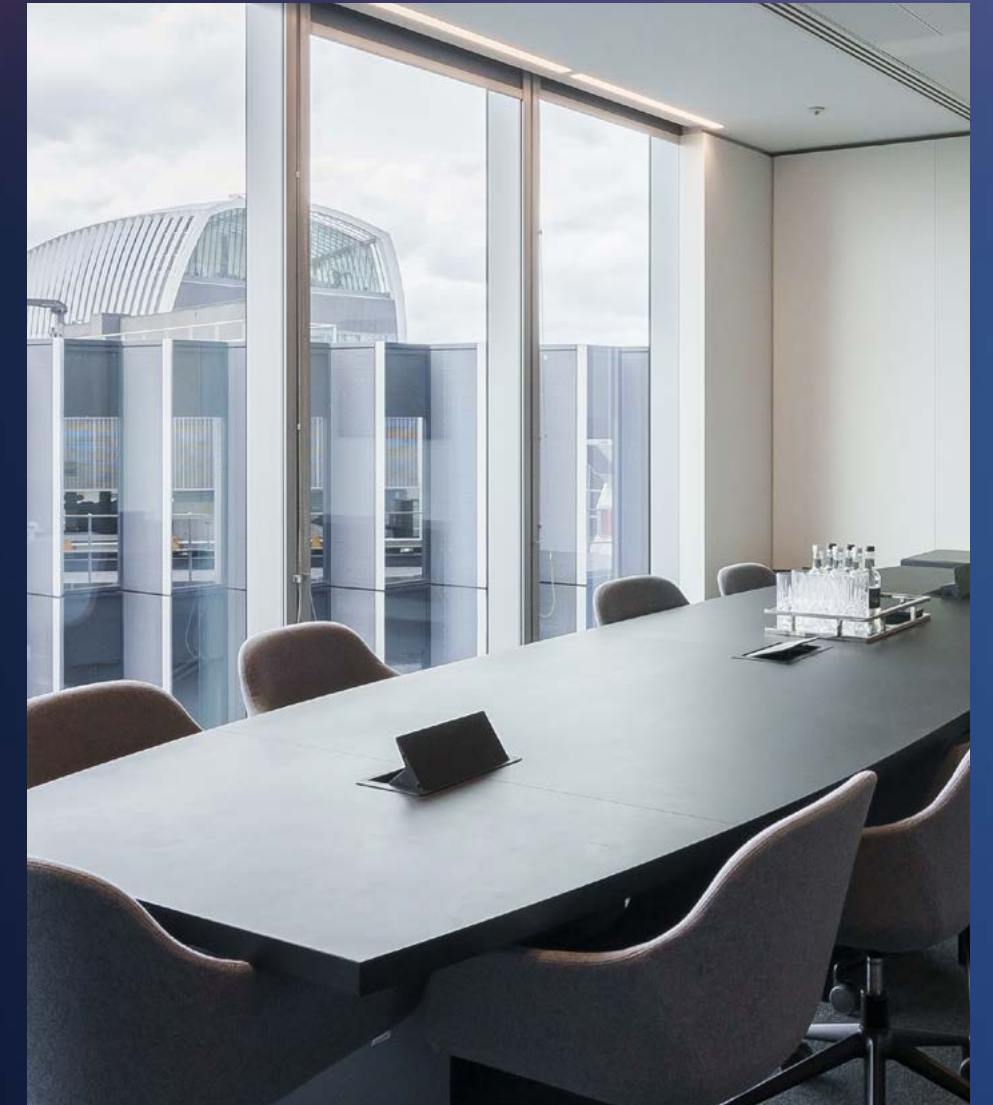
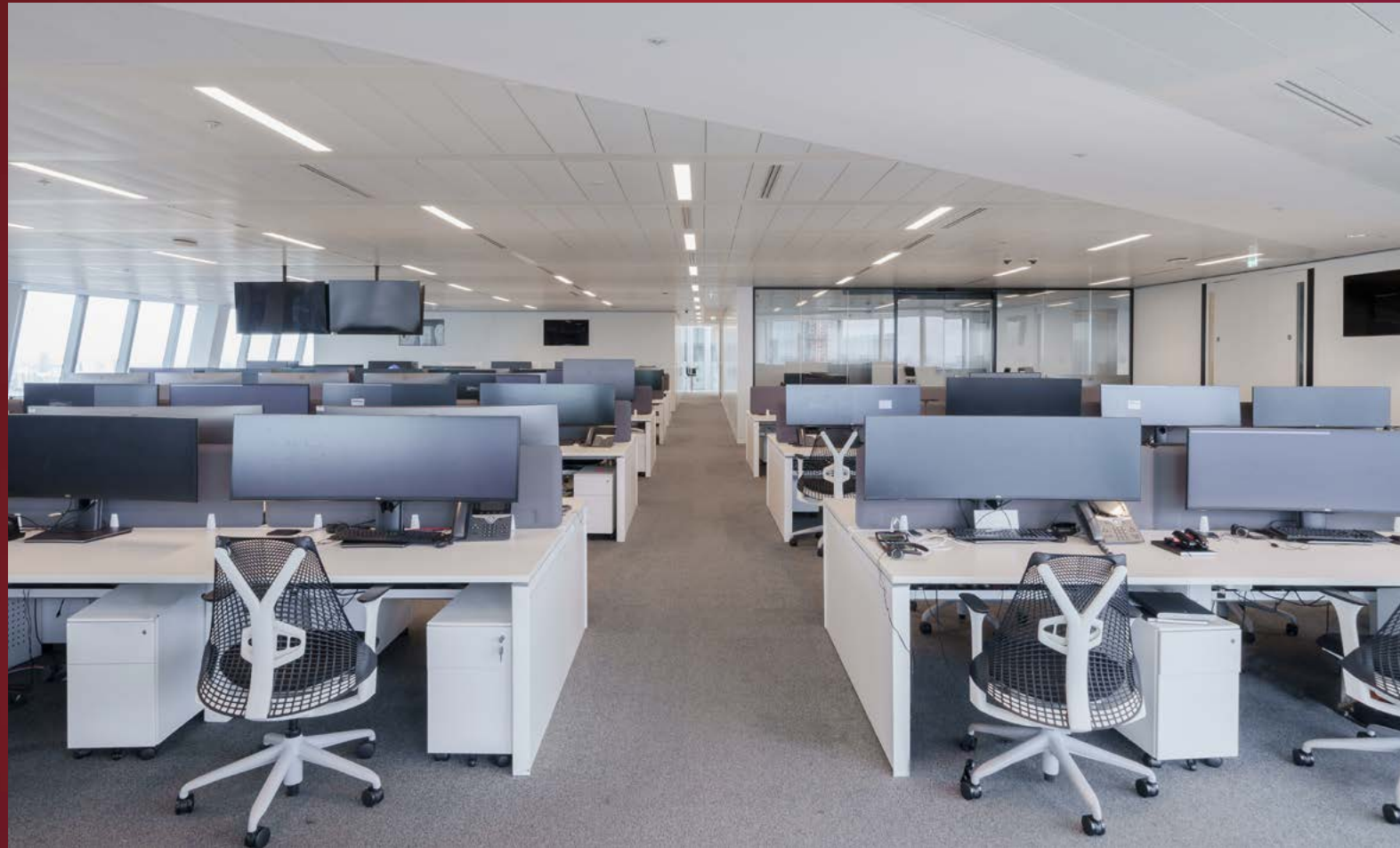
764 SQ M

Fitted, efficient, light-filled floor.
Ready to occupy, it offers modern
amenities with inspiring surroundings.

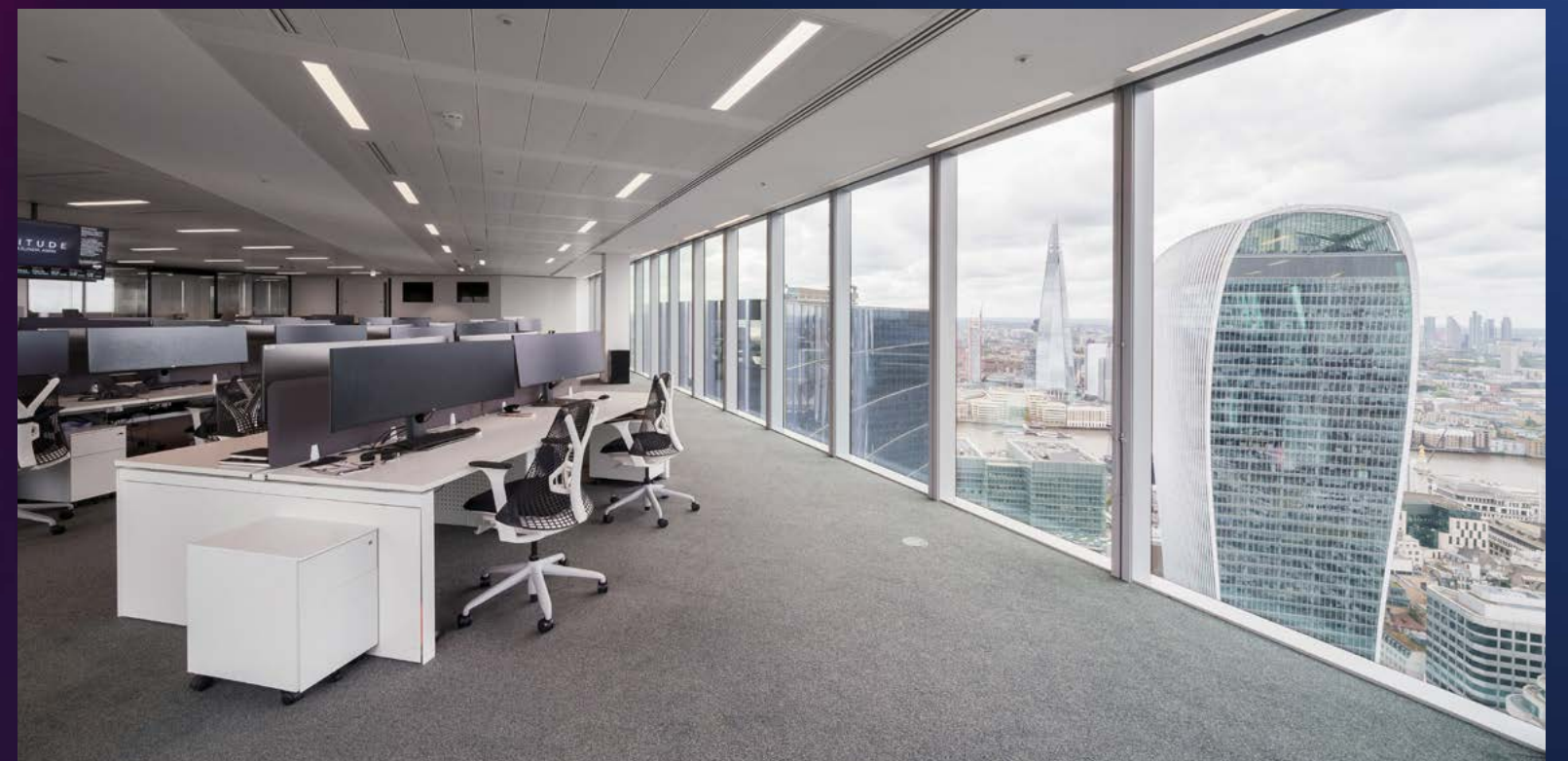


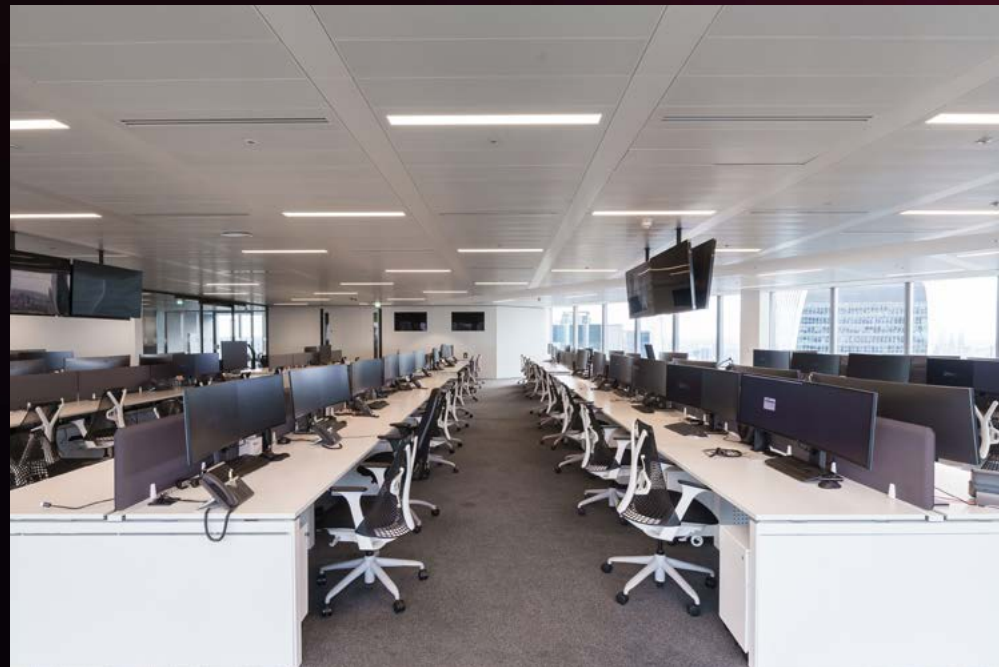
8

8,226 SQ FT



10





12



FLOOR 31

7,892 SQ FT

733 SQ M

All round visibility. Floors are column-free with excellent natural light to all elevations. Designed to a 1.5m grid, the building carries a BREEAM Excellent rating.



14

7,892 SQ FT



FLOOR 30 FLOOR 31

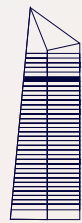
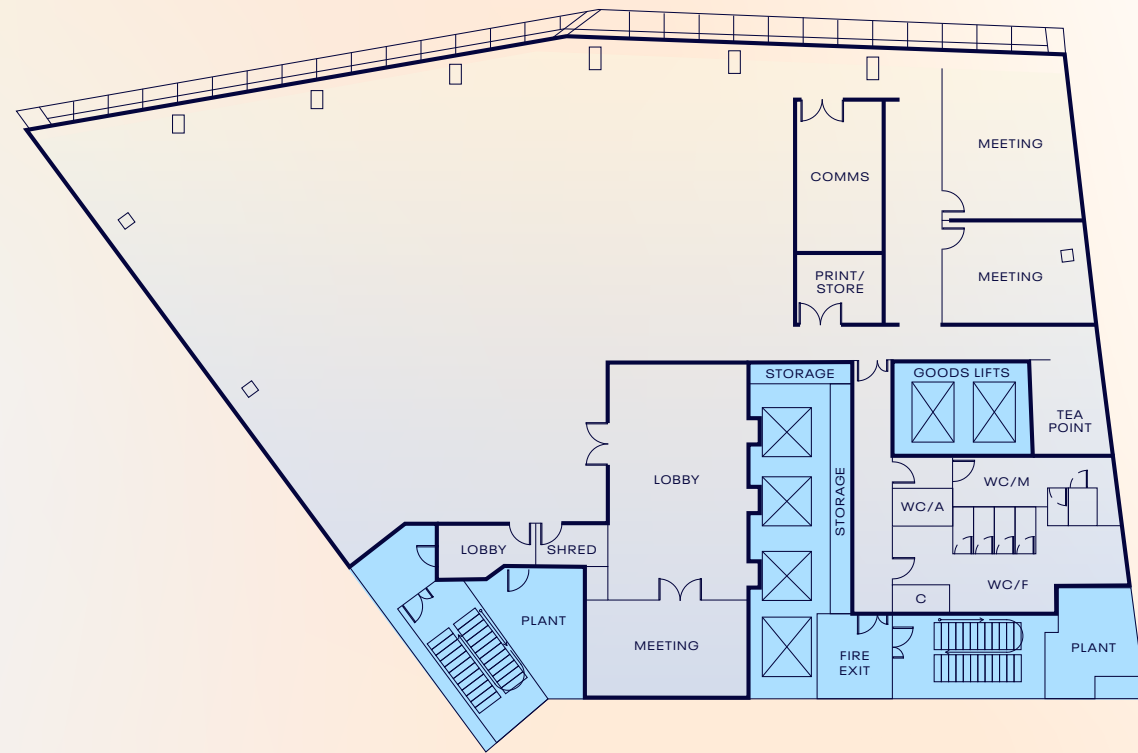
Available space



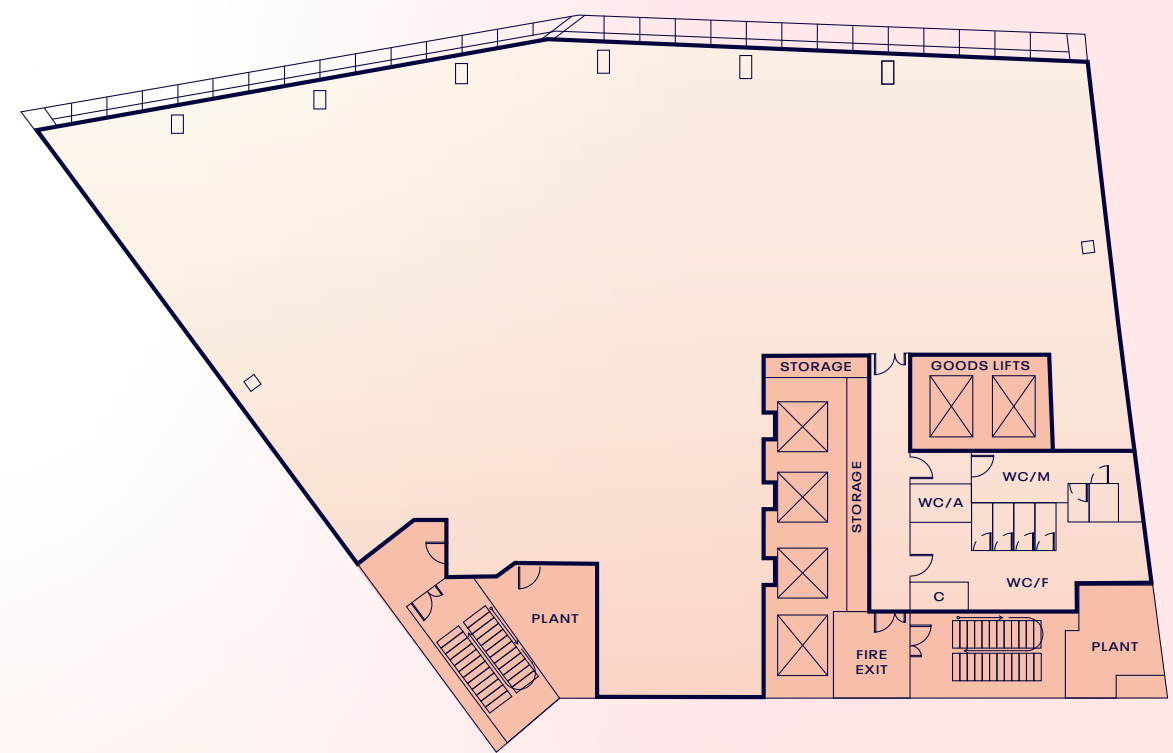
Available space



18



FLOOR 30
8,226 SQ FT
764 SQ M



FLOOR 31
7,892 SQ FT
733 SQ M

Floorplans shown are approximate measurements only. Exact layouts and sizes may vary.
 All measurements may vary within a tolerance of 5%. Floorplans are sized to fit each page and are not to scale.

CONNECTIVITY TO CENTRAL LONDON 7 STATIONS WITHIN A 7 MINUTE WALK

20



Local Area

Leadenhall Market
2 MINS WALK

Devonshire Square with
65 restaurants
4 MINS WALK

The Ned
Sky Garden
Fortnum & Mason
Sky Garden
WITHIN 5 MINS WALK

TFL Transport

Liverpool Street
7 MINS WALK

Aldgate
5 MINS WALK

Bank
5 MINS WALK

Monument
5 MINS WALK

Fenchurch
4 MINS WALK

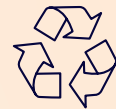


S P E C I F I C A T I O N S

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BREEAM 2014 "Excellent"
The Scalpel is a top performing energy conservation building



Sustainability-led
Recycling is encouraged across all business endeavours



396 bike spaces
Promoting environmentally sustainable modes of travel



40 showers
Excellent on-site facilities



2 dedicated cycle lifts
Freeing passenger lifts from obstruction



World-renowned architects
Designed by KPF

Prominent triple-height reception
3 banks of TWIN passenger lifts (22 cars):
21 persons each
2 x goods lifts
396 lockers
18 motorcycle parking spaces
Dual power supply to all areas
3 generators providing 100% backup

Design density 1:12 sq m
31st Floor finished to CAT A
30th Floor Fully Fitted
1.5m planning grid
Raised floor zone 150mm
Finished floor to ceiling height 2,750mm

C O N T A C T

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