

## Reimagined High Quality Offices 88 Leadenhall Street, EC3



### Transport Links

- 0.30 miles from Bank
- 0.29 miles from Liverpool Street
- 0.30 miles from Tower Hill
- 0.36 miles from Monument

### Lease

New lease(s) are available from the landlord for a term by arrangement on a floor by floor basis.

### Rates Payable (2023/24)

Estimated at £4.21 – £21.66 per sq. ft.

However, all interested parties should make their own enquiries.

### Accommodation

7 <sup>th</sup> Floor	7,700 sq. ft.	£55.00	
3 <sup>rd</sup> Floor (Leadenhall St)	6,666 sq. ft.	£55.00	
1 <sup>st</sup> Floor	12,400 sq. ft.	£52.50	U/O
Ground (South)	2,504 sq. ft.	£48.50	U/O
Lower Ground	10,947 sq. ft.	£30.00	U/O
<b>TOTAL:</b>	<b>14,366 sq. ft.</b>		

### Service Charge

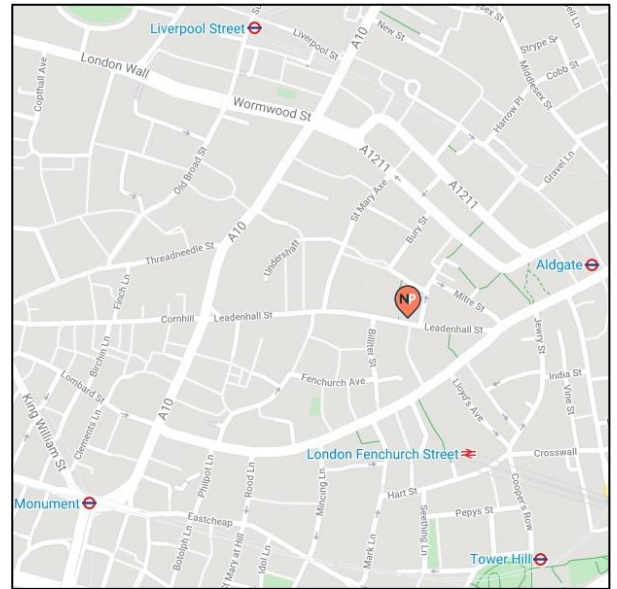
Estimated at £15.45 per sq. ft.

### VAT

The building has been elected for VAT.

## Amenities

- Prime EC3 location
- Comprehensive Refurbishment
- 4 passenger lifts (including 2 x wall climbers)
- Fan coil air conditioning
- Fully accessible raised floors
- New main reception area
- Showers & bike racks
- Manned reception



## Indicative Floor Plan



## Newton Perkins

Chris Sutcliffe – 07970 831 250  
E-mail: [crs@newtonperkins.com](mailto:crs@newtonperkins.com)

Jonathan Beilin – 07976 392 016  
E-mail: [jb@newtonperkins.com](mailto:jb@newtonperkins.com)

## Savills

James Gillett – 020 7409 8946  
E-mail: [jgillett@savills.com](mailto:jgillett@savills.com)

Newton Perkins LLP, Peek House, 20 Eastcheap, London EC3M 1NP

Newton Perkins for themselves and for the vendors or lessors of this property whose agents they are given notice that:- (1) The particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Newton Perkins has any authority to make or give any representation or warranty whatsoever in relation to this property