

120 Leaman Street

TO LET



London, E1 8EU
Offices



RENT
£49.50 - £52.50
(per sq ft pa excl)



SERVICE CHARGE
£12.00
(per sq ft pa excl)



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



EPC RATING
D

2,833 sq ft - 27,946 sq ft

263 sq m - 2,596 sq m



Wapping





Location

Located in the heart of Aldgate, on the corner and Leman 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.



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.



Accommodation

The approximate Net Internal Areas comprise:

Floor	Sq Ft	Sq M
Sixth	4,806	446
Fifth	5,812	540
Fourth	5,818	542
Third	5,814	540
Ground	2,833	263
Ground (Storage)	254	24
Lower Ground	2,863	266
Lower Ground (Storage)	430	40
TOTAL	28,630	2,661



Amenities



Air Conditioning



Floor to Ceiling Windows



LED Lights



Car Parking



Efficient Floor Plates



End of Journey Facilities





→ 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.

EPC

The EPC rating is D.

Service Charge

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

Legal Costs

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

VAT

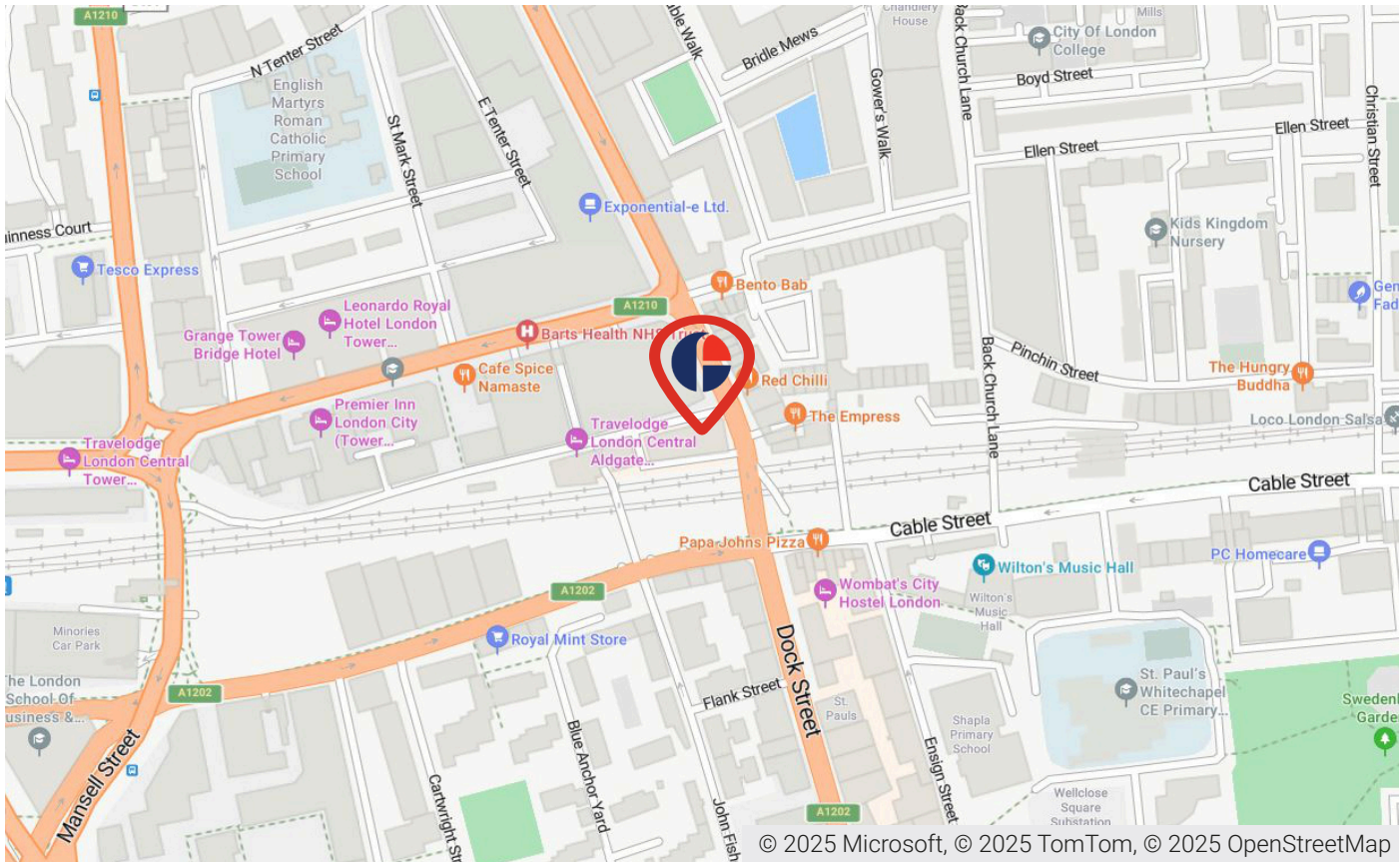
This property is elected to VAT.

Viewings

Strictly by arrangement through sole agents Fisher German LLP.



120 Leaman Street, London, E1 8EU



Approximate Travel Distances

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

	Richard Clarke 0207 367 5530 07811 790 179 richard.clarke@fishergerman.co.uk
	Jessie High 0207 747 3142 07467 727 210 jessie.high@fishergerman.co.uk
	Corin Davies 0207 747 3161 07977 750 543 corin.davies@fishergerman.co.uk

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Particulars dated April 2025.

Photographs dated March 2024.



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