

Fully fitted office available in prime City core location

## 80 Leadenhall Street

EC3A 3DH

Office

# TO LET

**2,243 to 5,972 sq ft**

(208.38 to 554.82 sq m)

- Refurbished entrance
- 2 x Passenger lifts
- 24/7 Access
- Kitchen
- Boardroom
- Manned reception
- End of trip facilities

## Summary

|                       |                                    |
|-----------------------|------------------------------------|
| <b>Available Size</b> | 2,243 to 5,972 sq ft               |
| <b>Rent</b>           | £47.50 per sq ft pax               |
| <b>Rates Payable</b>  | £22 per sq ft<br>est pa excl       |
| <b>Service Charge</b> | £13.48 per sq ft<br>est pa excl    |
| <b>VAT</b>            | Applicable                         |
| <b>Legal Fees</b>     | Each party to bear their own costs |
| <b>Estate Charge</b>  | N/A                                |
| <b>EPC Rating</b>     | B (33)                             |

## Description

The 2nd floor is available in a refurbished fitted specification, complete with a kitchen and a private meeting room, providing an efficient plug-and-play solution for occupiers.

The reception has recently been transformed through an extensive refurbishment, creating a contemporary and welcoming arrival experience. The building also contains secure bike storage and high-quality shower facilities.

## Location

Situated in the heart of the City's insurance district and just a short walk from the Lloyd's Building, 80 Leadenhall enjoys outstanding connectivity with Liverpool Street, Fenchurch Street, Aldgate, Monument, and Bank stations all within easy reach.

The building is perfectly positioned for occupiers to take advantage of the rich variety of amenities in EC3. Leadenhall Market, with its historic arcades, offers an excellent choice of pubs, wine bars, and restaurants, while the surrounding streets provide everything from grab-and-go lunch spots to fine dining. The area also benefits from a wide range of shops, gyms, and cafés.

## Accommodation

The accommodation comprises the following NIAs:

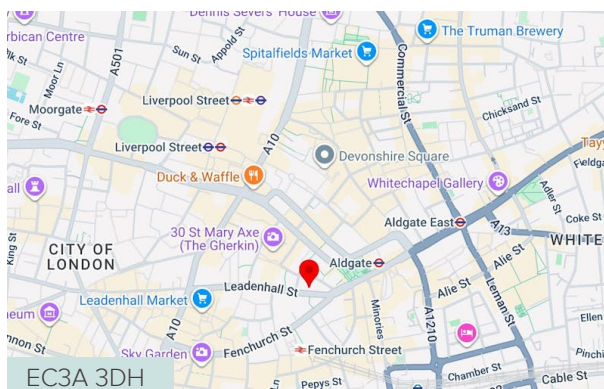
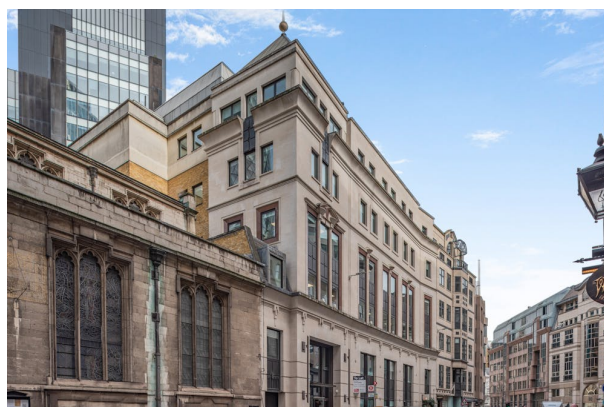
| Name         | sq ft        | Rent<br>(sq ft) | Rates<br>Payable<br>(sq ft) | Service<br>Charge<br>(sq ft) | Total<br>month    | Total year         | Availability |
|--------------|--------------|-----------------|-----------------------------|------------------------------|-------------------|--------------------|--------------|
| 2nd          | 3,729        | £47.50          | £22                         | £13.48                       | £25,786.04        | £309,432.42        | Available    |
| Ground       | 2,243        | -               | £22                         | £13.48                       | £6,631.80         | £79,581.64         | Available    |
| <b>Total</b> | <b>5,972</b> | <b>£47.50</b>   | <b>£22</b>                  | <b>£13.48</b>                | <b>£32,417.84</b> | <b>£389,014.06</b> |              |

## Viewings

Viewings by prior arrangement, strictly through the sole letting agent Ingleby Trice.

## Terms

A new lease direct from the Landlord is available for a term by arrangement.



## Viewing / further information

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