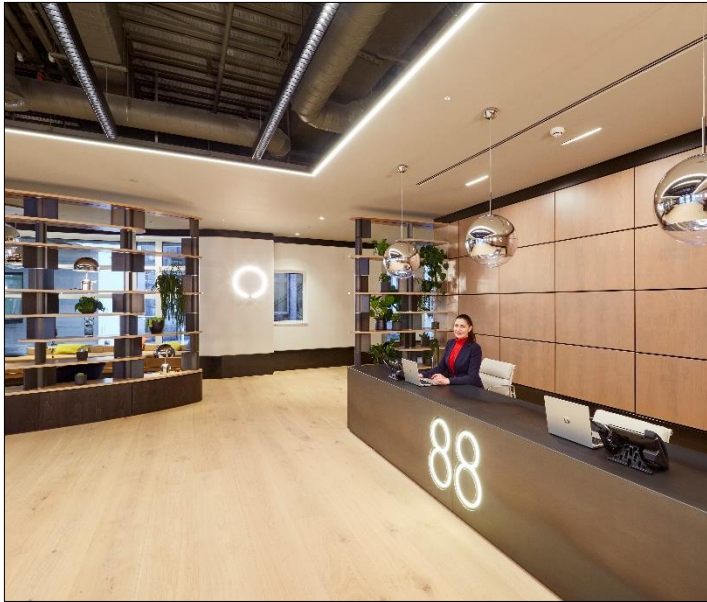


## Reimagined High Quality Offices

### 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 until December 25<sup>th</sup> 2030.

#### Rates Payable (2024/25)

Estimated at £28.91 per sq. ft.

However, all interested parties should make their own enquiries.

#### Accommodation

7 <sup>th</sup> Floor	7,700 sq. ft.	£65.00
1 <sup>st</sup> Floor	5,500-12,400 sq. ft.	£62.50
*Ground (South)	2,504 sq. ft.	U/O
Lower Ground	10,947 sq. ft.	£30.00

\* Can be combined with the 1<sup>st</sup> or LG floors to create a self-contained unit

#### Service Charge

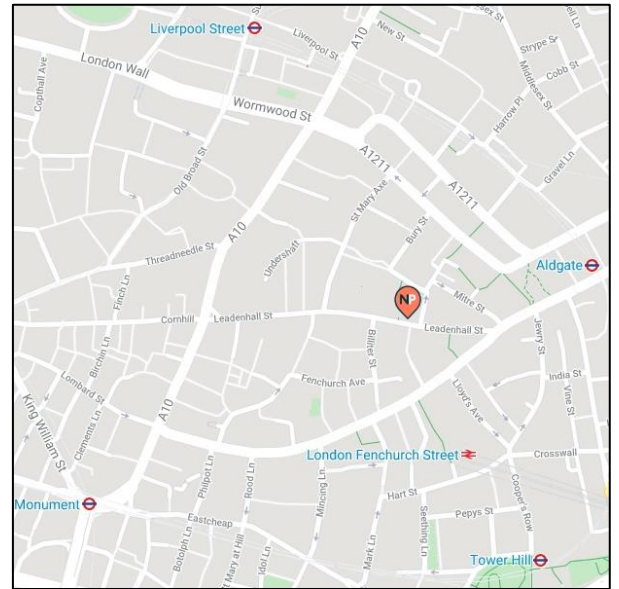
Estimated at £15.90 per sq. ft.

#### VAT

The building has been elected for VAT.

## Amenities

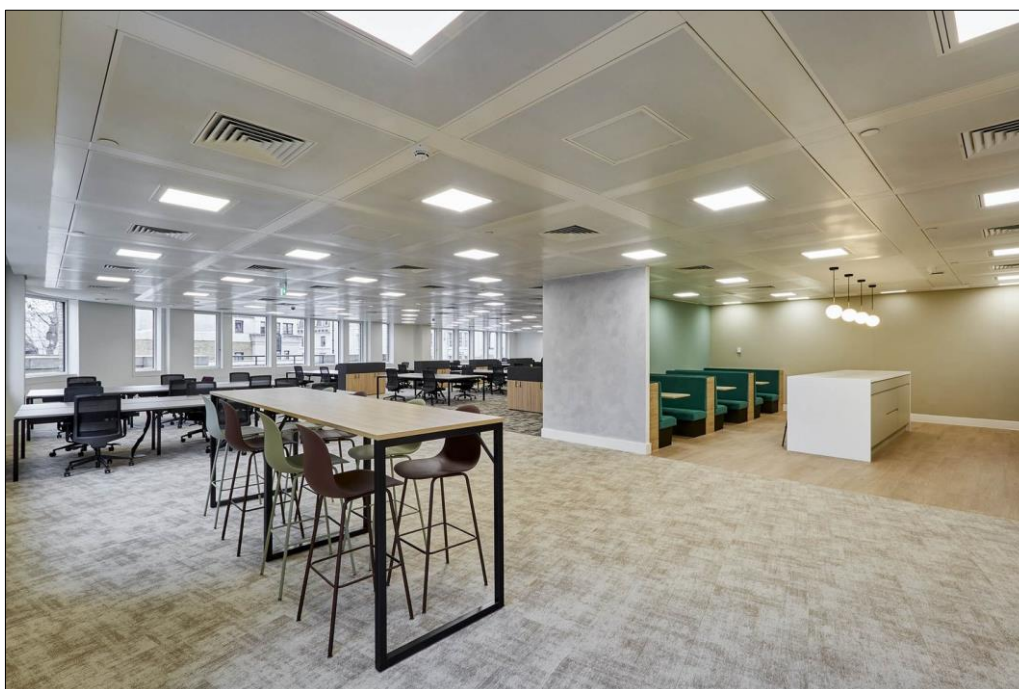
- Prime EC3 location
- Comprehensive Refurbishment
- 4 passenger lifts (including 2 x wall climbers)
- Fan coil air conditioning
- Fully accessible raised floors
- New main reception area
- Showers & bike racks
- Manned reception



Indicative Floor Plan







## Newton Perkins

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