

## Brand New Fit Out

69 Leadenhall Street, London, EC3



### Transport Links

- 0.10 miles from Aldgate
- 0.20 miles from Fenchurch Street
- 0.40 miles from Liverpool Street
- 0.50 miles from Monument

### Lease

New lease(s) are available direct from the Landlord for a term by arrangement.

### Rent

£59.50 per sq. ft. (exclusive)

### Accommodation

5 <sup>th</sup> Floor	3,435 sq. ft.	319m <sup>2</sup>	
4 <sup>th</sup> Floor	3,455 sq. ft.	320m <sup>2</sup>	
3 <sup>rd</sup> Floor	3,434 sq. ft.	319m <sup>2</sup>	(New Fit Out)
<b>Total:</b>	<b>10,324 sq. ft.</b>	<b>958m<sup>2</sup></b>	

### Rates Payable (2023/24)

5<sup>th</sup> Floor – £20.20 per sq. ft.

4<sup>th</sup> Floor – £20.30 per sq. ft.

3<sup>rd</sup> Floor – £20.20 per sq. ft.

However, all interested parties should make their own enquiries.

### VAT

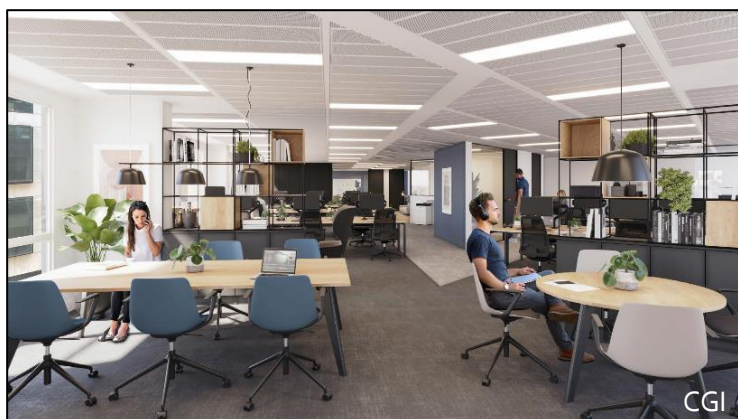
The building has been elected for VAT.

### Service Charge

Estimated at £15.25 per sq. ft.

## Amenities

- Entire building recently refurbished
- Remodelled ground floor reception area
- Fan coil air-conditioning
- Raised floors
- LED lighting
- Commissionaire
- 2 Passenger lifts
- Bike racks
- Showers/Changing Facilities
- 24 hour access and security
- EPC Rating – D100



3<sup>rd</sup> Floor Layout



## Newton Perkins

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