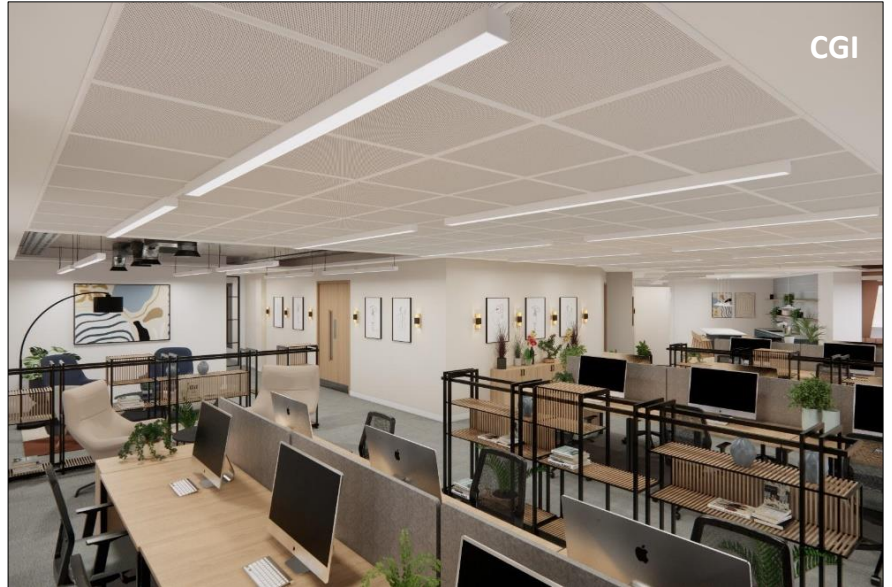


## Newly Fitted Out Offices To Let 65 Leadenhall Street, London, EC3



### 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 leases are available direct from the Landlord for a term by arrangement up to 11/10/2029.

### Rent

£56.50 per sq ft

### VAT

The building has been elected for VAT.

### Accommodation

6 <sup>th</sup> Floor	3,461 sq ft	CAT B (Q4 2024)
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### Rates Payable (2024/25)

Estimated at £22.61 per sq ft.

However, all interested parties should make their own enquiries.

### Service Charge

To be capped at £17.50 per sq. ft. excluding utilities & subject to annual in line with RPI increases.

## Amenities

- Recently refurbished entrance hall
- Brand new fit out including furniture
- Manned reception with commissionaire services
- Air conditioning
- Raised floors
- 2 passenger lifts
- 2 showers
- 17 bike racks
- 24 hour access
- EPC B



6<sup>th</sup> Floor Breakout / Tea Point CGI

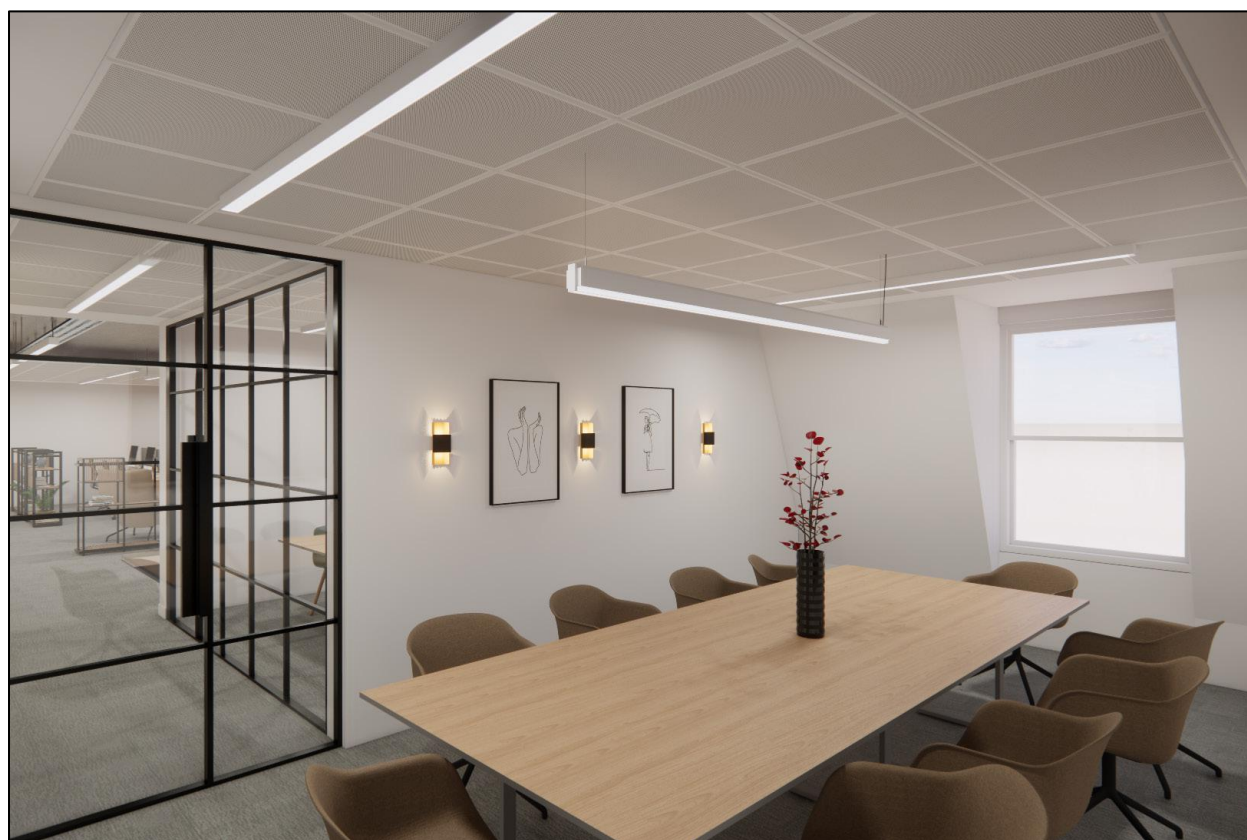




6<sup>th</sup> Floor Office CGI



6<sup>th</sup> Floor Meeting Room CGI



## Proposed 6<sup>th</sup> Floor Layout



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