

## Extensive Refurbishment

Grace Hall, | 48 Leadenhall Street, London, EC3



### Transport Links

- 0.20 miles from Bank
- 0.40 miles from Liverpool Street
- 0.20 miles from Monument
- 0.30 miles from Fenchurch Street

### Lease

New leases are available direct from the Landlord.

### Rates Payable (2023/24)

Estimated at £23.00 per sq. ft.

However, all interested parties should make their own enquiries.

### VAT

The building has been elected for VAT.

### Accommodation

|                       |                       |                           |                 |
|-----------------------|-----------------------|---------------------------|-----------------|
| 4 <sup>th</sup> Floor | 3,068 sq. ft.         | 285m <sup>2</sup>         | (CAT A)         |
| 3 <sup>rd</sup> Floor | 3,520 sq. ft.         | 327m <sup>2</sup>         | (CAT A+)        |
| 2 <sup>nd</sup> Floor | 3,549 sq. ft.         | 329m <sup>2</sup>         | (CAT A)         |
| 1 <sup>st</sup> Floor | 3,622 sq. ft.         | 336m <sup>2</sup>         | (CAT A)         |
| Mezzanine             | 731 sq. ft.           | 67m <sup>2</sup>          | (Tenant Lounge) |
| Ground Floor          | 3,847 sq. ft.         | 357m <sup>2</sup>         | (Banking Hall)  |
| Lower Ground          | 1,614 sq. ft.         | 150m <sup>2</sup>         |                 |
| <b>Total:</b>         | <b>19,951 sq. ft.</b> | <b>1,854m<sup>2</sup></b> |                 |

### Rent

3<sup>rd</sup> - 4<sup>th</sup> - £65.00 per sq. ft.

1<sup>st</sup> - 2<sup>nd</sup> - £60.00 per sq. ft.

### Service Charge

Estimated at £13.85 per sq. ft.

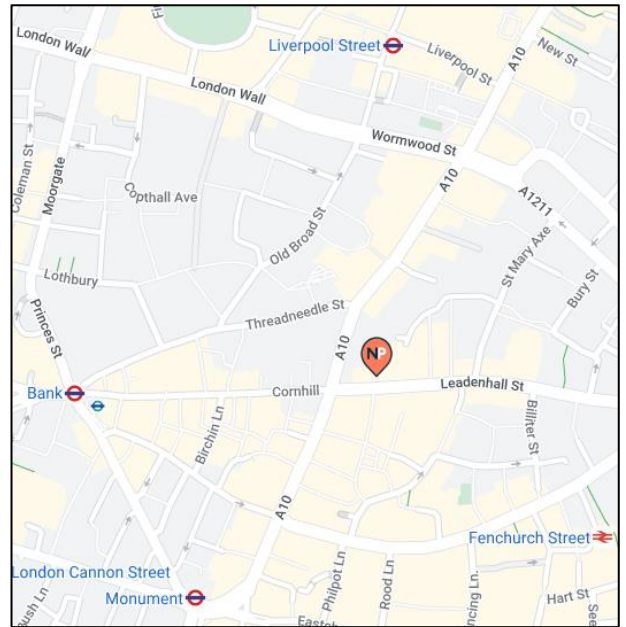
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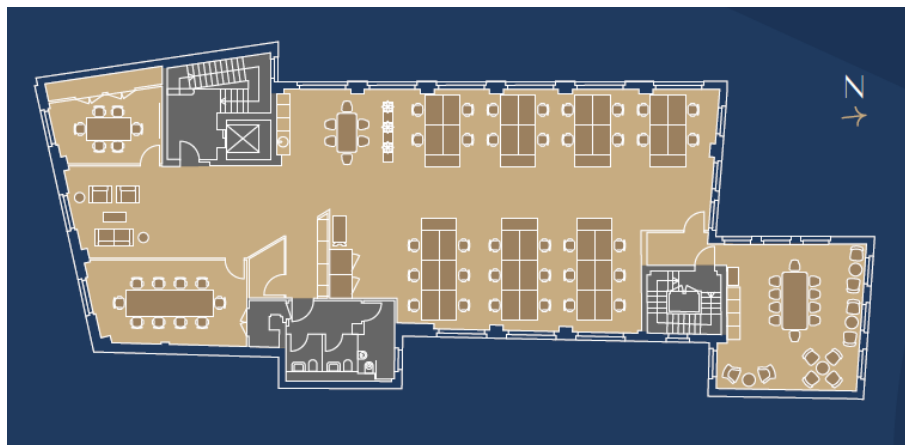
Newton Perkins LLP  
Peek House  
20 Eastcheap  
London EC3M 1NP

## Amenities

- Extensive, design-led building refurbishment
- Unique double-height 'Banking Hall' at G/F
- Dedicated self-contained entrance off Leadenhall Street
- New Cycle Storage
- New Showers and Lockers
- Private 330 sq. ft. terrace on 4th floor
- Pre-enabled fibre to all floors
- Dedicated, Wi-Fi-enabled Tenant Lounge on Mezzanine Floor
- New CAT A+ provision on 3rd Floor
- Available as self-contained building option or on floor-by-floor basis.



4<sup>th</sup> Floor – CAT A



3<sup>rd</sup> Floor Layout – CAT A+

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Mezzanine – Tenant Lounge



3<sup>rd</sup> Floor – CAT A+



4<sup>th</sup> Floor – Roof Terrace

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