

## High Quality Fitted Out Offices

### The Hallmark Building, 52-56 Leadenhall Street, EC3



#### Transport Links

- 0.20 miles from Aldgate
- 0.40 miles from Liverpool Street
- 0.40 miles from Bank
- 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.

#### Service Charge

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

#### Accommodation

Part 4 <sup>th</sup> Floor	4,263 sq. ft.	396m <sup>2</sup>	U/O
Part 2 <sup>nd</sup> Floor	9,197 sq. ft.	854 m <sup>2</sup>	U/O
Part 1 <sup>st</sup> Floor	6,045 sq. ft.	562m <sup>2</sup>	Q2 2024

#### Rates Payable (2024/25)

Estimated at £19.92– £22.49 per sq.ft

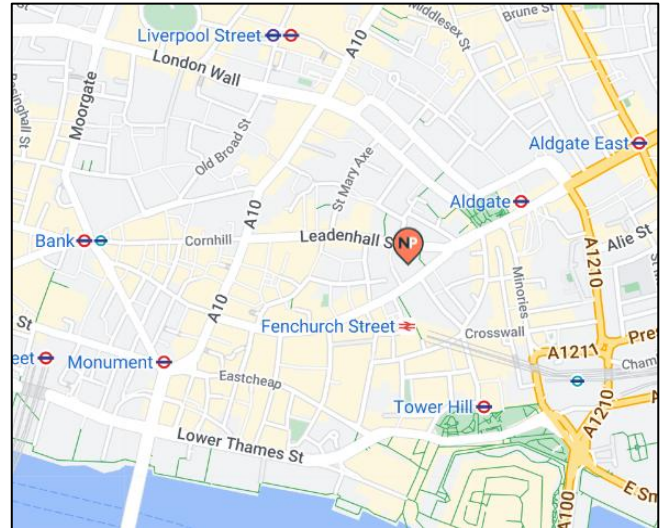
However, all interested parties should make their own enquiries.

#### VAT

The building has been elected for VAT.

## Amenities

- Fitted out accommodation
- Impressive Entrance Halls (Leadenhall Street & Fenchurch Street)
- Commissionaire Services
- 5 x refurbished Passenger Lifts
- 24 Hour access and security
- Cycle centre and shower/locker room facilities
- On-Site gym facilities (Fitness First)
- EPC – C55

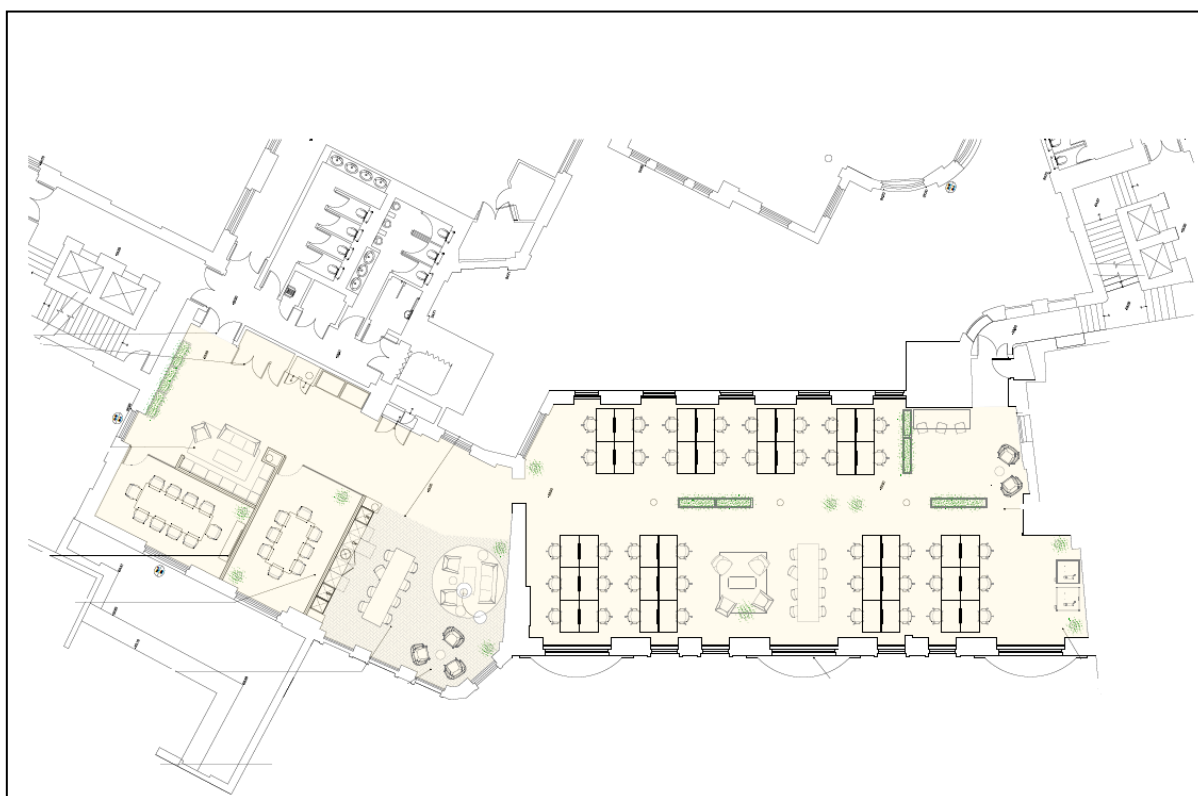


Part 1<sup>st</sup> Floor Layout

## Part 2<sup>nd</sup> Floor Layout



## Part 4<sup>th</sup> Floor Indicative Layout



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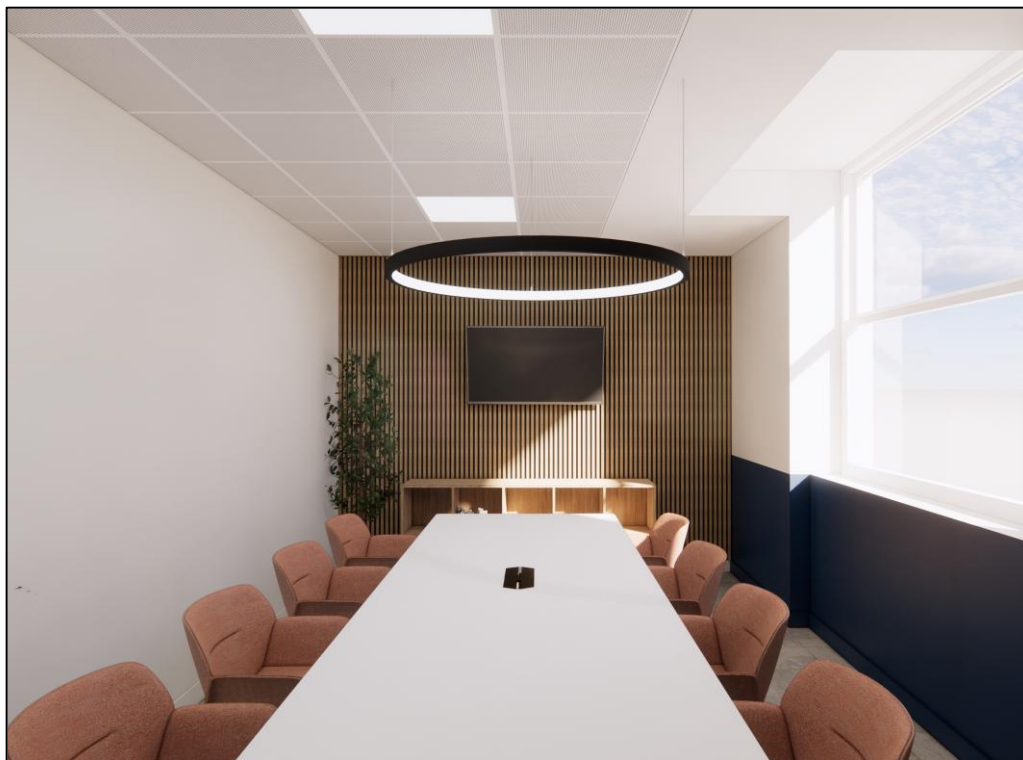
Newton Perkins for themselves and for the vendors or lessors of this property whose agents they are given notice that:- (1) The particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Newton Perkins has any authority to make or give any representation or warranty whatsoever in relation to this property



Part 4<sup>th</sup> Floor Welcome Area CGI



Part 4<sup>th</sup> Floor Boardroom CGI



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## Part 4<sup>th</sup> Floor Kitchen / Breakout CGI



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