

Selection of New Cat A+ & Cat B Offices

36 Leadenhall Street, London, EC3



Transport Links

- 0.20 miles from Aldgate
- 0.30 miles from Bank Station
- 0.30 miles from Tower Hill
- 0.40 miles from Liverpool Street

Lease

A new lease is available for a term by arrangement, direct from the Landlord.

Rent

- £67.50 sq. ft. (Cat A +)
- £72.50 sq. ft. (New Cat B)
- £55.00 sq. ft. Ground Floor (Shell & Floor)

Service Charge

Estimated £16.47 per sq. ft.

Accommodation

5 th Floor	2,345 sq. ft.	217m ²	U/O
4 th Floor	2,514 sq. ft.	233m ²	CAT B
3 rd Floor	2,513 sq. ft.	233m ²	CAT A+
1 st Floor	2,348 sq. ft.	218m ²	CAT A+
Grd Floor	c. 1620 sq. ft.	150m ²	(Shell & Core)
TOTAL:	11,340 sq. ft.	1,053m²	

Rates Payable (2024/25)

Estimated at £23.48 - £24.41 per sq. ft.

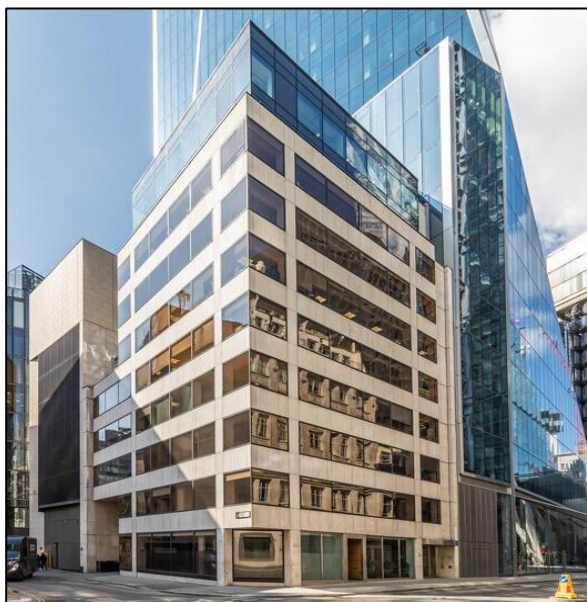
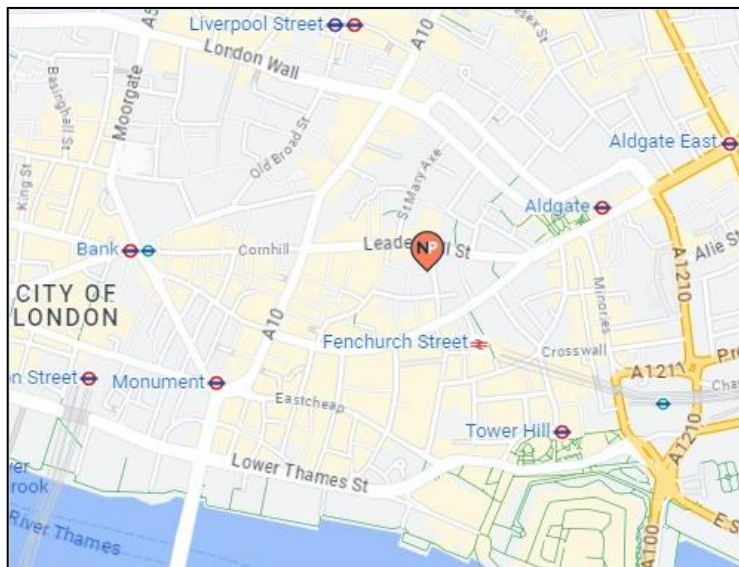
However, all interested parties should make their own enquires.

Amenities

- Whole building has been comprehensively refurbished
- Newly reconfigured manned building reception
- Newly refurbished VRF air conditioning system
- New CAT A+ and CAT B provision
- Private terrace on 5th floor
- Data & cabling installed
- New LED lighting
- Targeting EPC B rating
- New bicycle storage
- New shower facilities

VAT

The building has been elected for VAT.



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