

# Whole Floor with Large Outdoor Terrace

NEWTON  
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21 Lime Street, London, EC3M  
7HB

3,617 SQ FT

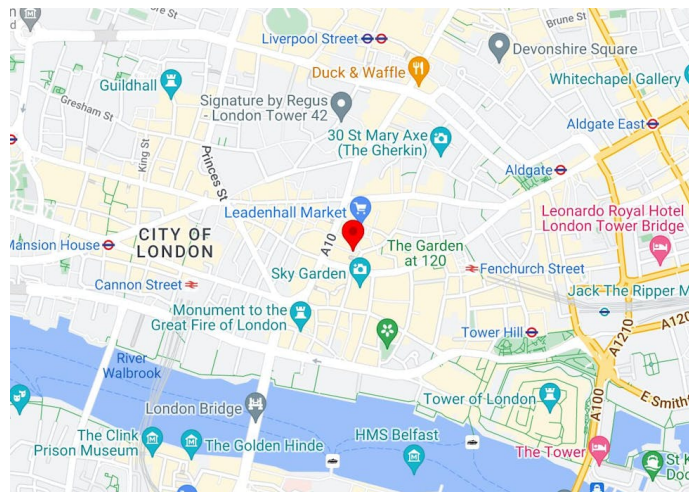
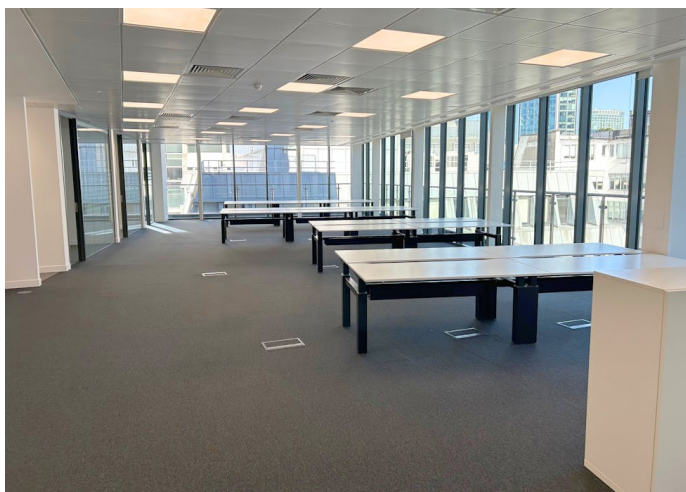
TO LET

- Large outdoor terrace
- Views of City 'Tower' cluster
- High profile reception area with 24/7 security
- Grade A office building
- EPC B
- Adjacent to Leadenhall Market
- High quality fit out in situ
- Fan coil air-conditioning

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## Summary

Available Size	3,617 sq ft / 336.03 sq m
Rent	£72.50 per sq ft
Rates Payable	£31.32 per sq ft However, all interested parties should make their own enquiries.
Service Charge	£18.50 per sq ft Capped at £18.50 per sq. ft.
EPC	B

## Description

Fantastic whole floor with high quality fit out, Tower Cluster views and large private terrace.

## Location

It's next to the historic Leadenhall Market and just a short walk from the Lloyds Building, this prime location offers exceptional connectivity at the heart of the City.

## Terms

Available by way of a sublease until March 2032.

## Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m	Availability
6th	3,617	336.03	Available
Total	3,617	336.03	

## Amenities

- Dedicated outdoor terrace
- Views of city 'Tower' cluster
- Grade A office building
- EPC B
- Adjacent to Leadenhall Market
- High profile reception area with 24/7 security
- 2 x 13 person automatic passenger lifts
- Fan coil air-conditioning
- Raised floor
- Metal tile suspended ceilings with LED lighting
- Bicycle storage
- Shower facilities and 8x lockers

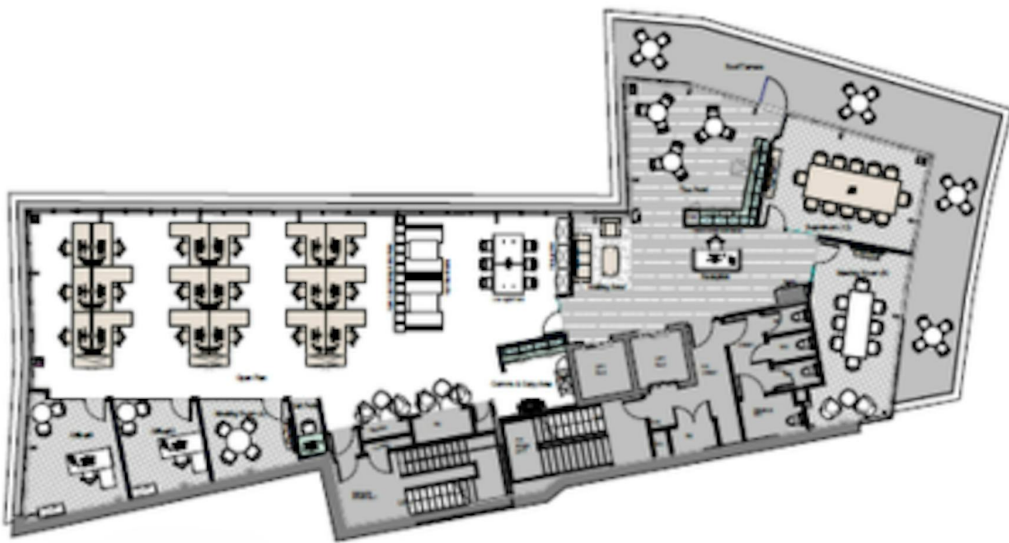
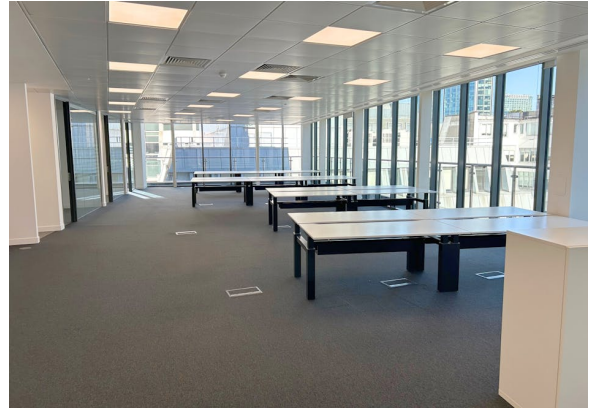


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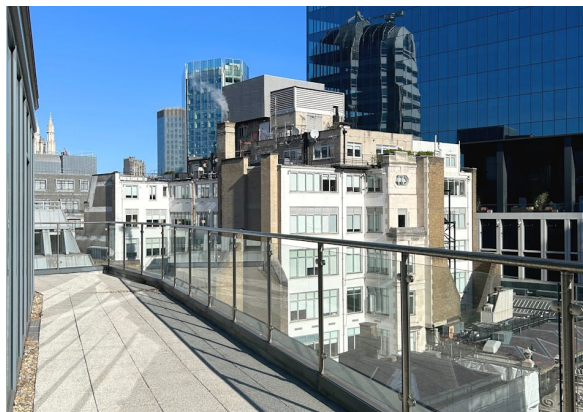


Indicative Floor Plan – Currently fitted (partially furnished)



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