

Reimagined High Quality Offices 88 Leadenhall Street, EC3



Transport Links

- 0.20 miles from Aldgate
- 0.29 miles from Liverpool Street
- 0.30 miles from Tower Hill
- 0.36 miles from Monument

Lease

New lease(s) are available from the landlord for a term by arrangement on a floor by floor basis.

Rent

6th & 7th Floors - £55.00 per sq ft
 Grd (South) - 5th Floors - £51.50 per sq ft
 Grd (North) - £47.50 per sq ft
 LG - £30.00 per sq ft

Rates Payable (2020/21)

Current estimate - £20.25 - £22.50 per sq.ft
 However, all interested parties should make their own enquiries.

Accommodation

Floor	Sq Ft	Sq M
7 th Floor	7,702 sq ft	715m ²
6 th Floor (Terrace)	8,362 sq ft	776m ²
5 th Floor	11,305 sq ft	1,050m ²
4 th Floor	11,559 sq ft	1,073m ²
3 rd Floor	12,605 sq ft	1,171m ²
2 nd Floor	12,609 sq ft	1,171m ²
1 st Floor	12,365 sq ft	1,148m ²
Grd (South)	4,004 sq ft	371m ²
Grd (North)	2,502 sq ft	222m ²
Lower Ground	11,201 sq ft	1,040m ²
Basement	4,308 sq ft	400m ²
TOTAL:	98,522 sq ft	9,178m²

The above floor areas are estimates only. An internal refurbishment will be undertaken; commencing Q3 2020.

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Amenities

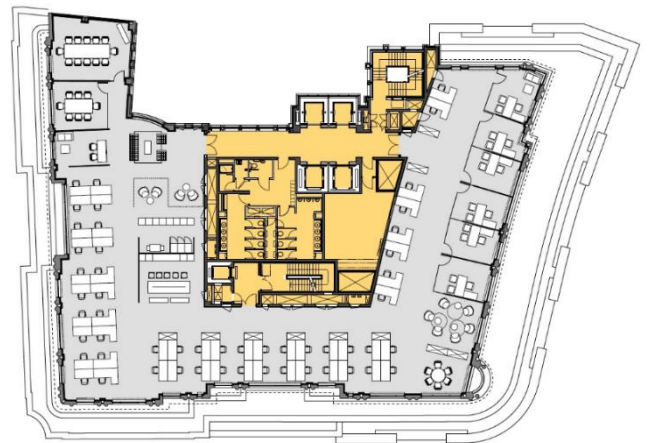
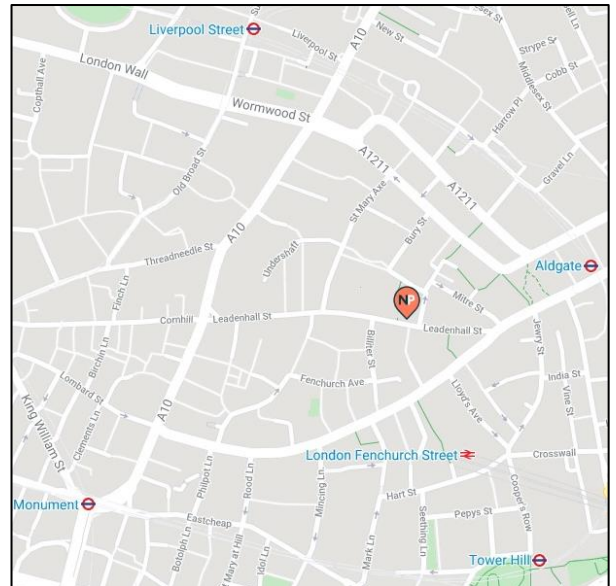
- Prime EC3 location
- To be comprehensively refurbished
- 4 passenger lifts (including 2 x wall climbers)
- Fan coil air conditioning
- Fully accessible raised floors
- New main reception area
- Showers & bike racks
- Manned reception

Service Charge

Estimated at £ 12.00 per sq.ft

VAT

The building has been elected for VAT.



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