



# Newton Perkins

## Offices To Let

### 88 Leadenhall Street, London EC3

### 6,413 – 59,599 sq ft



#### LOCATION

The building is situated in the heart of the City's Insurance district, on the north side of Leadenhall Street at its junction with Creechurch Lane. Bank, Monument and Tower Hill underground stations are all within 5 minutes walk.

#### ACCOMMODATION

4 <sup>th</sup> Floor	11,490 sq ft	1,067.4 m <sup>2</sup>
3 <sup>rd</sup> Floor	12,555 sq ft	1,166.4 m <sup>2</sup>
2 <sup>nd</sup> Floor	12,505 sq ft	1,161.7 m <sup>2</sup>
1 <sup>st</sup> Floor	12,361 sq ft	1,148.3 m <sup>2</sup>
Lower Ground (Offices)	6,413 sq ft	595 m <sup>2</sup>
Basement (Offices)	4,275 sq ft	397 m <sup>2</sup>
<b>TOTAL</b>	<b>59,599 sq ft</b>	<b>5,535.8 m<sup>2</sup></b>

#### LEASE

Sublease(s) are available up to June 2019.

#### RENT

£39.50 per sq ft.

#### VAT

The building has been elected for VAT.

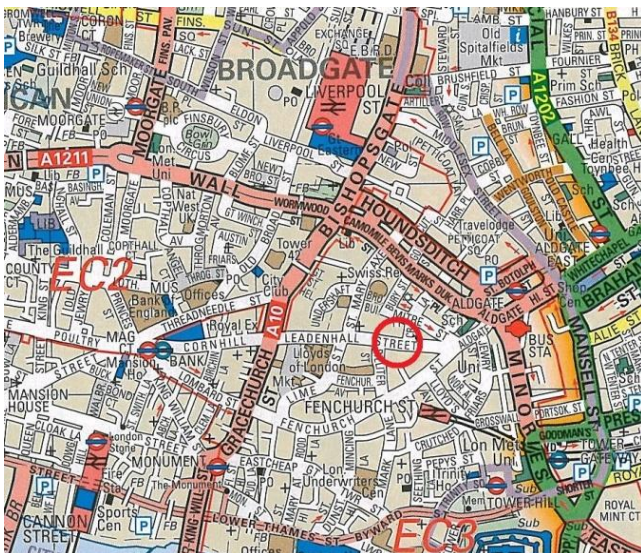
#### RATES PAYABLE

Approximately £17.40 per sq ft (2013/14).

However, all interested parties should make their own enquiries.

#### SERVICE CHARGE

Capped at £10.50 per sq ft plus RPI.



**+44(0)20 7456 0700**  
[newtonperkins.com](http://newtonperkins.com)

Newton Perkins LLP

Peek House, 20 Eastcheap, London EC3M 1NP

## AMENITIES

- Four Pipe Fan Coil Air Conditioning
- Raised Floors
- Column-Free Floors
- Mainly Open Plan
- 2 Kitchenettes on Each Floor
- 4 x Passenger Lifts
- Commissionaire
- Showers / Bike Racks

## POSSESSION

On completion of legal formalities or earlier by arrangement.

## LEGAL COSTS

Each party to bear their own legal costs in this transaction.

## VIEWING

Strictly by appointment through sole agents:-

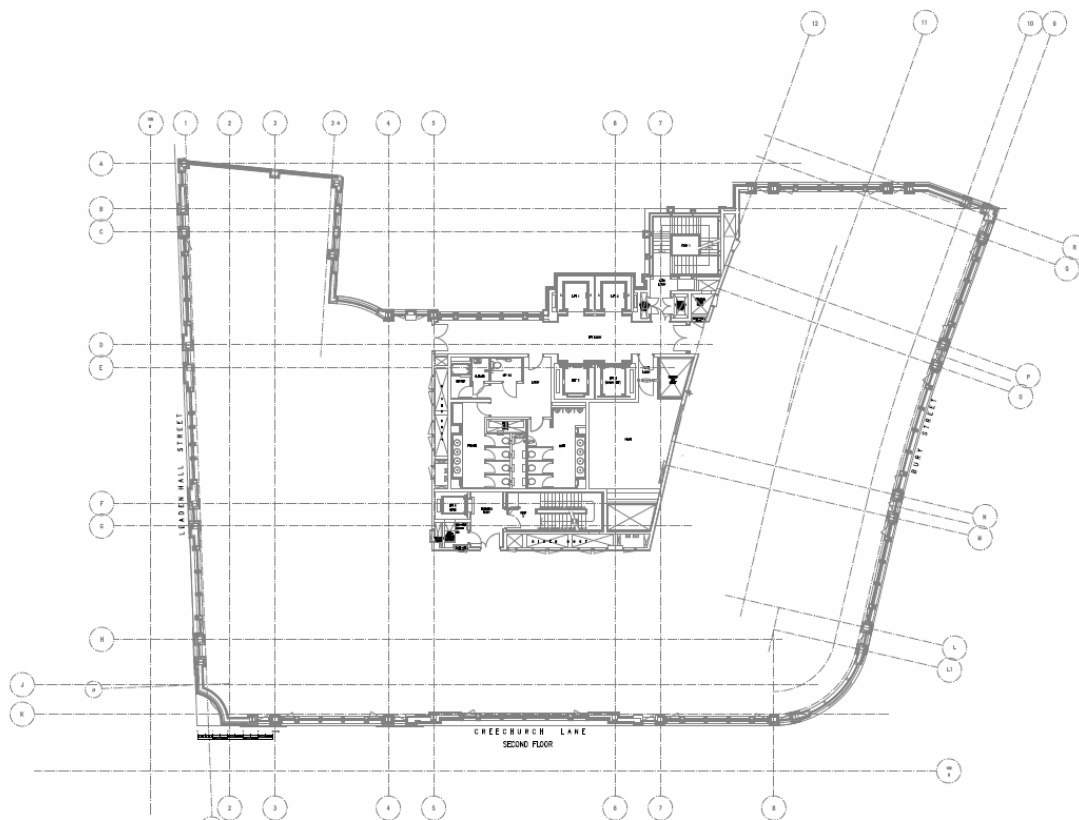
### NEWTON PERKINS

Harry Trotter - 020 7456 0729

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Roger Weaver – 020 7456 0719

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All negotiations to be subject to contract and satisfactory references

#### MISREPRESENTATION ACT 1967

Newton Perkins for themselves and for the vendors or lessors of this property whose agents they are give 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 or fact but must satisfy themselves by inspection or otherwise as to the correctness of each 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.

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