

Selection of New Cat A+ & Cat B Office Floors.

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PERKINS



36 Leadenhall Street, London,
EC3A 1AT

2,348 TO 4,861 SQ FT

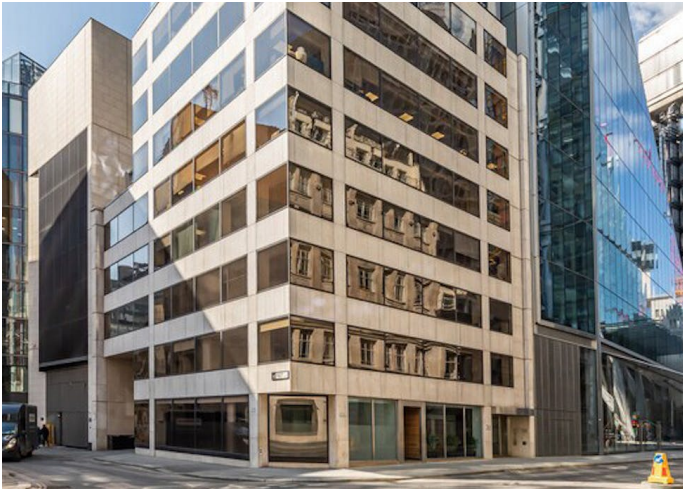
TO LET

- Whole building has been comprehensively refurbished
- 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
- EPC B Rating

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newtonperkins.com

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Summary

Available Size	2,348 to 4,861 sq ft / 218.14 to 451.60 sq m
Rent	£65 - £72.50 per sq ft / 1st Floor - £72.50 / 3rd Floor - £65.00
Rates Payable	£24.41 per sq ft However, all interested parties should make their own enquiries.
Service Charge	£16.47 per sq ft
EPC	B

Description

36 Leadenhall Street offers up to 11,340 sq ft of high-quality office space. This premium workspace located in the heart of the City has both Category A+ and fully fitted floors available, benefitting from a modern design, excellent end-of-journey facilities, concierge and security.

Location

Sitting amongst the Tower cluster, 36 Leadenhall Street benefits from iconic retail spots, world-class restaurants and 5-star hotels. With Leadenhall Market and The Royal Exchange just a short walk away. The location is exceptional for commuters with Bank, Liverpool Street, Fenchurch Street, Aldgate and Monument stations all within a 10 minute walk, offering Underground, Elizabeth Line and National Rail services.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	Availability
3rd	2,513	Available
1st	2,348	Available
Ground	1,620	Under Offer

Terms

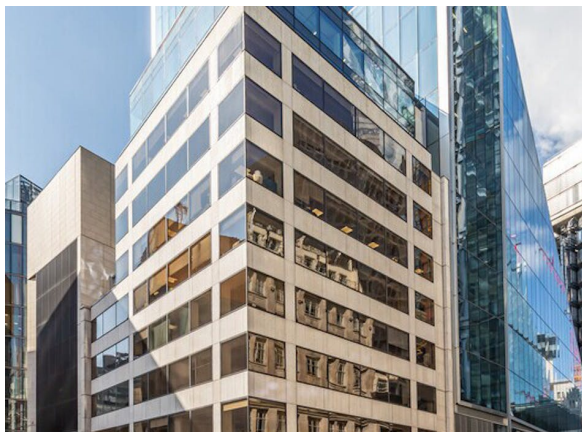
A new lease is available for a term by arrangement, direct from the Landlord.



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