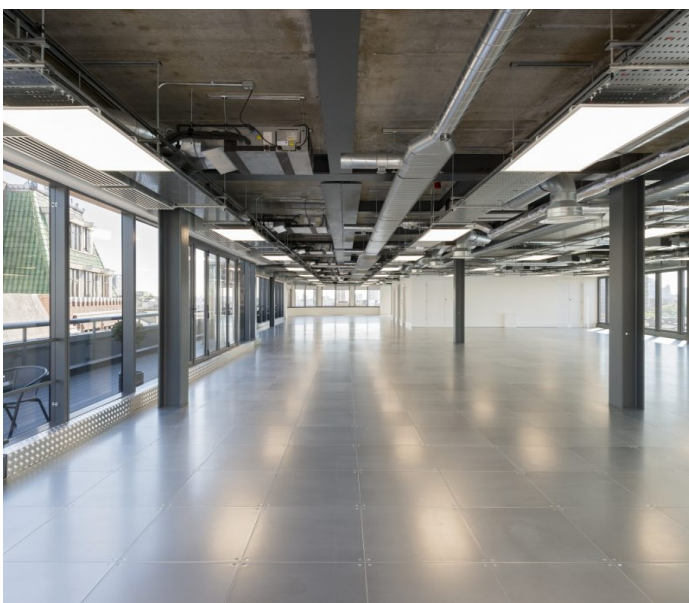


120 LEMAN STREET, LONDON E1

4,806 - 11,238 SQ FT



## DESCRIPTION

120 Leaman Street has been substantially refurbished with reception and common parts designed by HH Architects embracing highly creative finishes and exceptional attention to detail.

The floors offer stunning newly refurbished creative style office space with exposed services, excellent natural light and views over London's skyline.

The 6th floor benefits from a private terrace (Cat A) and the 3rd floor is to be fully fitted to provide meeting rooms, kitchen, break out areas and open plan workstations (Cat A plus).

## LOCATION

Located in Whitechapel on the east side of the City of London, Leaman Street runs north-south from Aldgate to Royal Mint Street. The property is prominently situated on the west side of Leaman Street at the junction of Chamber Street.

Communications are provided close by at Tower Hill (District and Circle lines), Aldgate Station (Metropolitan and Circle Lines), Aldgate East (Hammersmith & City and District lines) and Tower Gateway (DLR). Mainline rail services are connected nearby at Fenchurch Street Station.

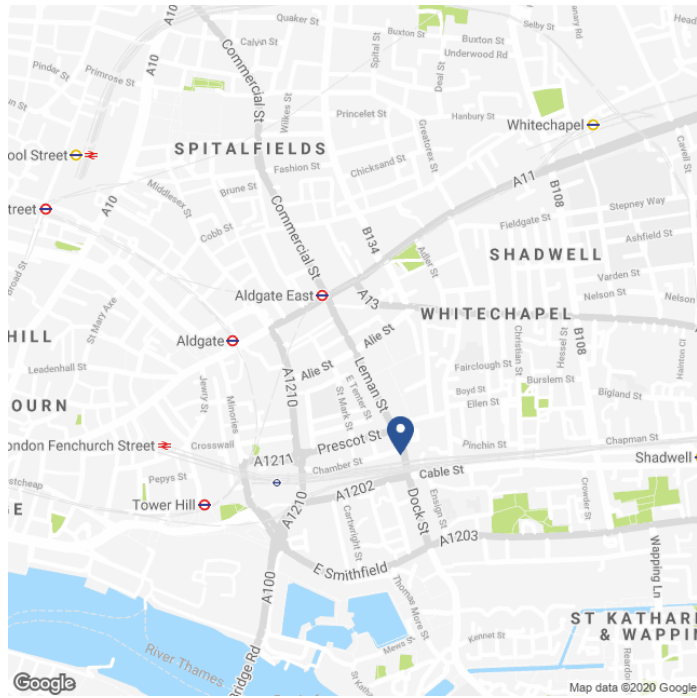
## SPECIFICATION

- Refurbished reception and common parts.
- New metal floors and exposed steels.
- Hanging LED lights and exposed M&E.
- Excellent natural light.
- Efficient floorplates.
- High speed fibre connectivity.
- Floor to ceiling glass.
- Four pipe fan coil air conditioning.
- Male and Female WCs on each floor.
- Showers and cycle storage.

## AVAILABLE ACCOMMODATION

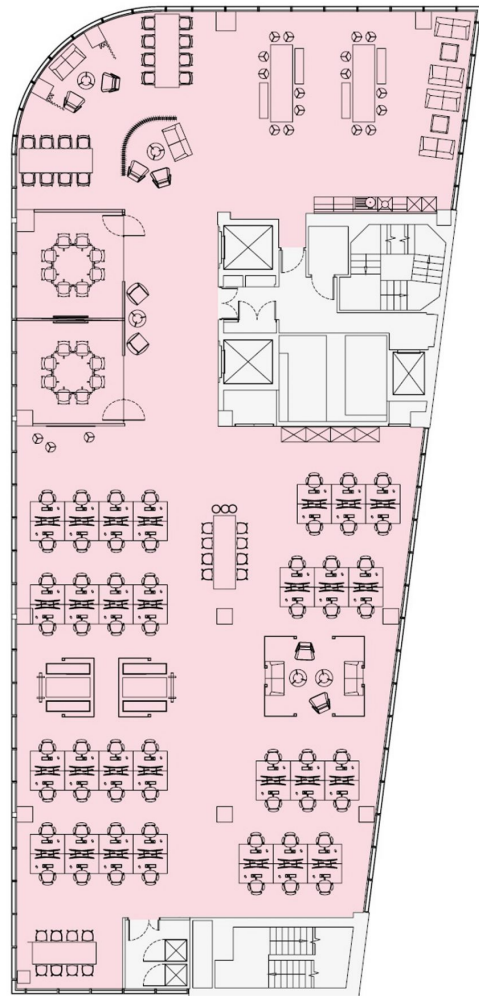
FLOOR	SQ FT	SQ M
SIXTH (TERRACE)	4,806	446
THIRD	5,814	540
GROUND - STORAGE	254	24
BASEMENT - STORAGE	364	34
<b>TOTAL</b>	<b>11,238</b>	<b>1,044</b>

## MAP



## FLOOR PLAN

Indicative Space Plan (3rd Floor)



## TENURE

Lease: New Lease(s) for a term by arrangement direct from the landlord.

Quoting Rent: From £52.50 per sq ft.

Rates Estimate: £14.28 per sq ft.

Service Charge: £11.00 per sq ft.

VAT: Elected.

## CONTACT

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## FURTHER INFORMATION

