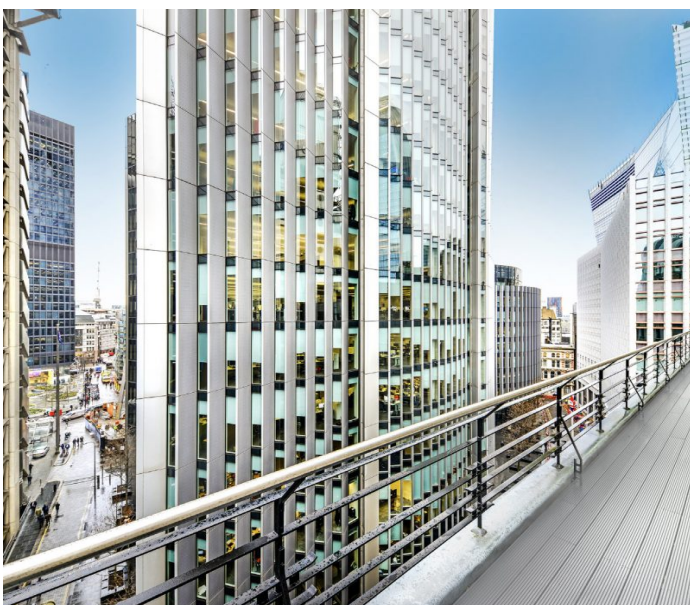


40 LIME STREET, LONDON EC3

784 - 16,834 SQ FT



## DESCRIPTION

High quality office accommodation situated within The Lime Street Estate, which is capable of accommodating future business expansions. The available space is a mixture of fitted and Cat A options.

## LOCATION

Located opposite Lloyd's of London. This vibrant and exciting location is home to a new generation of high rise tower buildings and numerous restaurants and bars in Leadenhall Market. Lime Street is very well-connected with Bank, Monument and Fenchurch Street stations within a 5 minute walk. Liverpool Street Station is also within easy walking distance and will benefit from the opening of Crossrail next year.

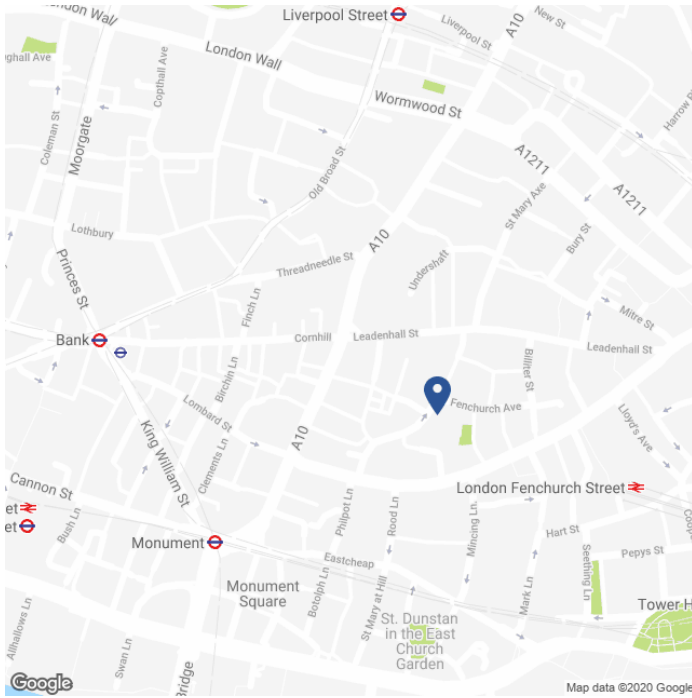
## SPECIFICATION

- Entrances on Lime Street, Fenchurch Avenue and Fen Court.
- Air conditioning.
- Metal / mineral fibre tiled suspended ceilings.
- Raised access floors.
- Large reception with commissionaire and 24 hour access.
- Four eight-person passenger lifts.
- Male, female and disabled WC's.
- Showers.
- Bike storage facilities at basement level.
- Basement storage available by arrangement.

## AVAILABLE ACCOMMODATION

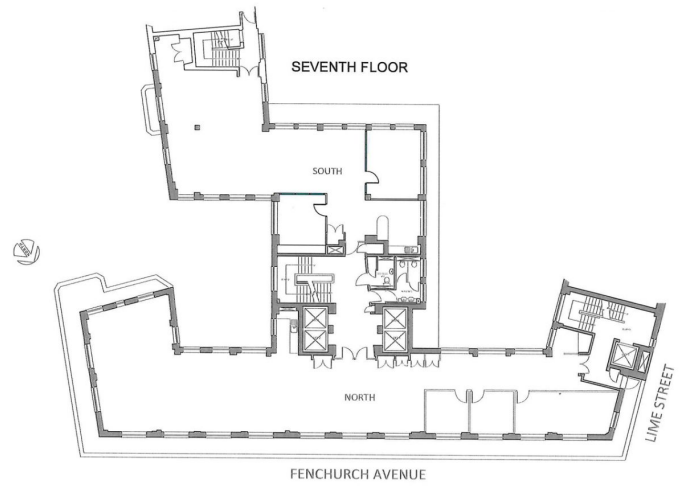
FLOOR	SQ FT	SQ M
NINTH (SOUTH)	836	78
EIGHTH (SOUTH)	784	73
SEVENTH (NORTH) - TERRACE	2,828	263
SEVENTH (SOUTH)	1,906	177
SIXTH (SOUTH)	2,256	210
THIRD (SOUTH)	2,812	261
SECOND (SOUTH)	2,811	261
FIRST (SOUTH)	2,601	242
TOTAL	16,834	1,564

## MAP



## FLOOR PLAN

7th Floor



## TENURE

Lease: New Lease direct from the landlord for a term until June 2025 (mutual option to determine from June 2023).

Guide Rent: £TBC per sq.ft.

Rates Estimate: £20.54 per sq.ft.

Service Charge: £12.50 per sq.ft.

VAT: Not elected.

EPC Rating: D (82)

## CONTACT

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