

37-39 LIME STREET, LONDON EC3

1,205 - 10,821 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 and Leadenhall Market. This vibrant and exciting location is home to a new generation of high rise tower buildings and numerous restaurants, bars and shops. Transport links are excellent with Bank, Monument and Fenchurch Street stations all within a five minute walk. Liverpool Street Station is also within easy walking distance and will benefit from the opening of Crossrail next year.

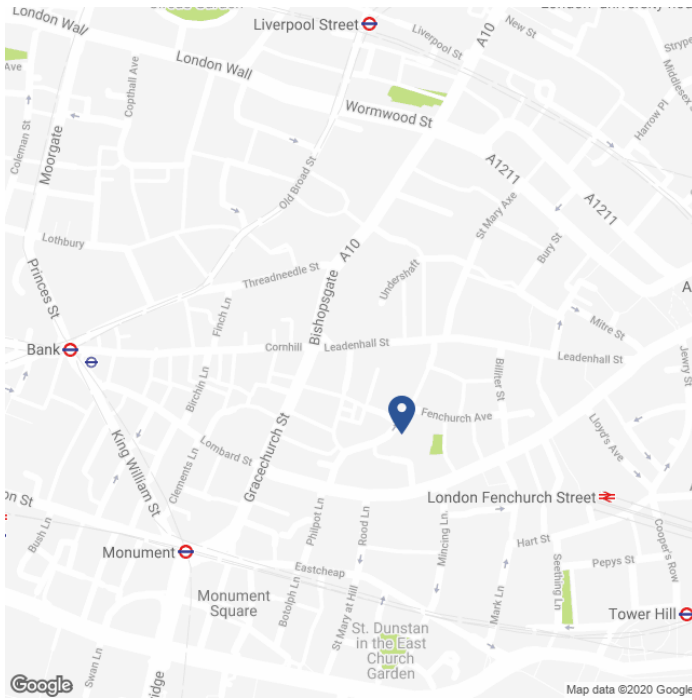
SPECIFICATION

- Air conditioning.
- Raised access floors.
- Two nine-person passenger lifts.
- Male and female WC's alternate between floors.
- Shower, bike store and disabled WC's at basement level.
- Basement storage available by separate arrangement.

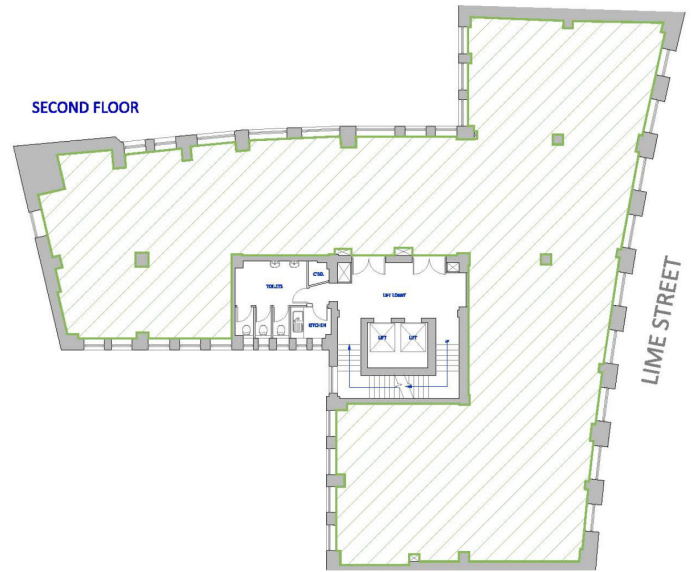
AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
SEVENTH (FRONT)	2,031	189
FOURTH (PART FRONT)	1,205	112
SECOND	3,795	353
FIRST	3,790	352
TOTAL	10,821	1,005

MAP



FLOOR PLAN



TENURE

Lease: New Lease direct from the landlord for a term until June 2025 (mutual option to determine from June 2022).

Guide Rent: £TBC per sq ft.

Rates Estimate: £17.57 per sq ft.

Service Charge: £12.00 per sq ft.

VAT: Not elected.

EPC Rating: D85.

CONTACT

Tom Kemp
+44 (0)207 100 5555
tom@hk-london.com

Stephen Foster
+44 (0)207 100 5555
stephen@hk-london.com

Monique Kelliher
+44 (0)207 100 5555
monique@hk-london.com