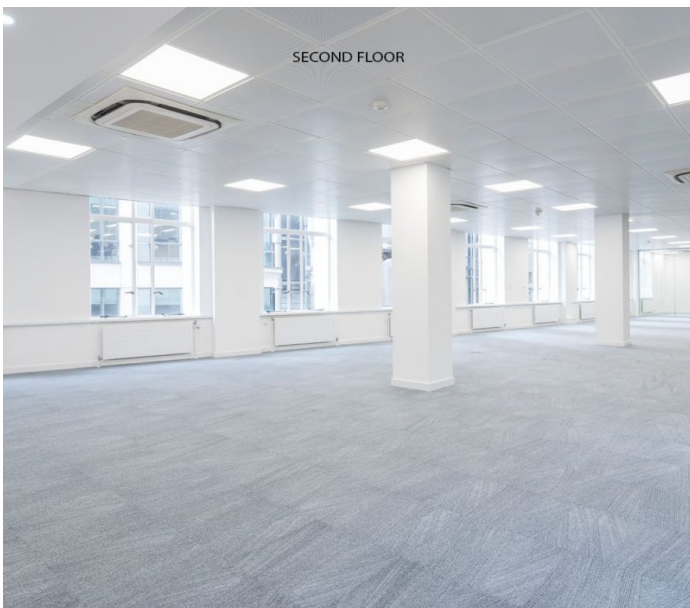


37-39 LIME STREET, LONDON EC3

1,205 - 5,032 SQ FT



DESCRIPTION

High quality office accommodation situated within The Lime Street Estate, which is capable of accommodating future business expansions. The available spaces are fitted with meeting room/s and a kitchen.

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 here you can access the new Elizabeth line.

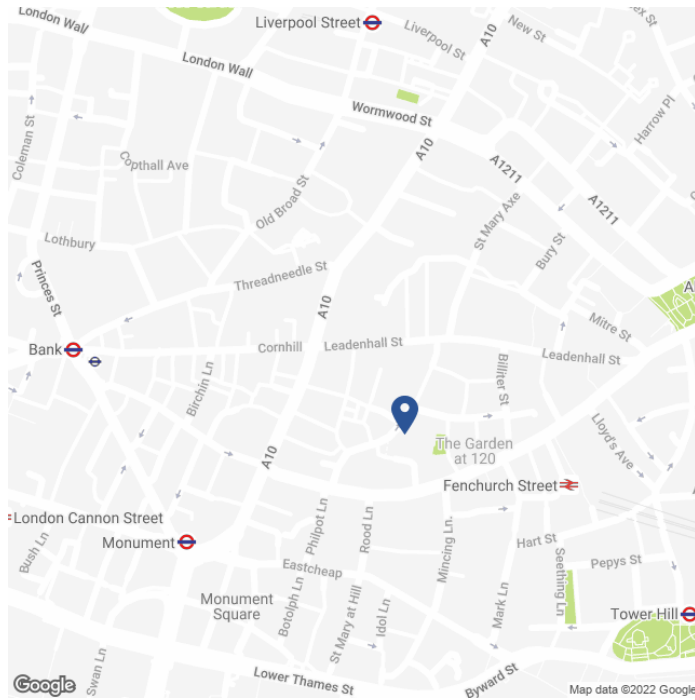
SPECIFICATION

- Fitted out with meeting room/s and kitchen.
- No VAT on rent.
- 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

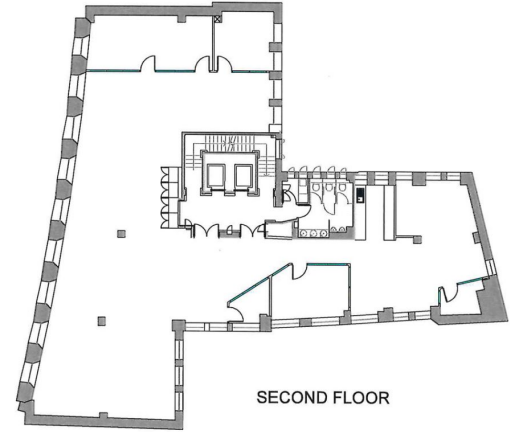
FLOOR	SQ FT	SQ M
PART FOURTH (SOUTH WEST)	1,205	112
SECOND	3,827	356
TOTAL	5,032	467

MAP

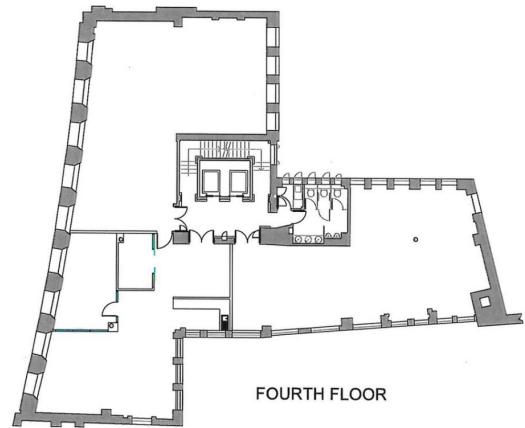


FLOOR PLAN

2nd & 4th Floors



SECOND FLOOR



FOURTH FLOOR



PART FOURTH FRONT

TENURE

- Lease: New Lease direct from the landlord for a term by arrangement, subject to mutual option to determine from 24 December 2025.
- Guide Rent: £TBC per sq ft.
- Rates Estimate: £17.57 per sq ft.
- Service Charge: £13.00 per sq ft.
- VAT: Not elected.
- EPC Rating: B48 (2nd Floor).
C53 (Part 4th Floor).

CONTACT

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FURTHER INFORMATION

