40 LIME STREET
LONDON EC3M 7AW

7,006 - 7,006 SQ FT





DESCRIPTION

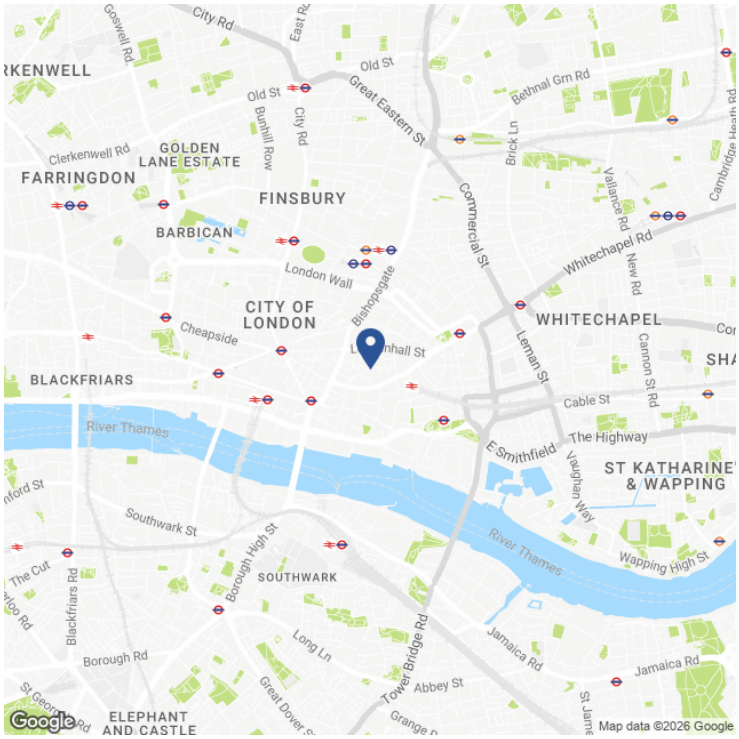
High quality office accommodation situated within The Lime Street Estate.

The Part 4th floor is fitted out and provides a welcome area, 7 meeting rooms, large kitchen and breakout area, additional teapoint and lounge space.

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 which provides access to the Elizabeth line.





SPECIFICATION

- Part 4th North - fitted space that provides a welcome area, 7 meeting rooms, large kitchen and breakout area, additional teapoint and lounge space.
- No VAT on rent.
- Entrances on Lime Street, Fenchurch Avenue and Fen Court.
- Air conditioning.
- Metal / mineral fibre tiled suspended ceilings.
- 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
9TH SOUTH - UNDER OFFER	811	75
4TH NORTH - AVAILABLE	7,006	651
TOTAL	7,817	726

TENURE

Lease:	New lease direct from the landlord for a term by arrangement, subject to landlord rolling option to determine from 23 June 2028.
Guide Rent:	On Application
Rates Estimate:	£20.69 per sq ft
Service Charge:	£14 per sq ft
VAT:	Not elected.
EPC:	B

CONTACT

Tom Kemp
0207 100 5555
tom@hk-london.com

Monique Kelliher
02071005555
monique@hk-london.com

FURTHER INFORMATION

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