

40 LIME STREET
LONDON EC3M 7AW

790 - 790 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 a kitchen and meeting room/s.

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.

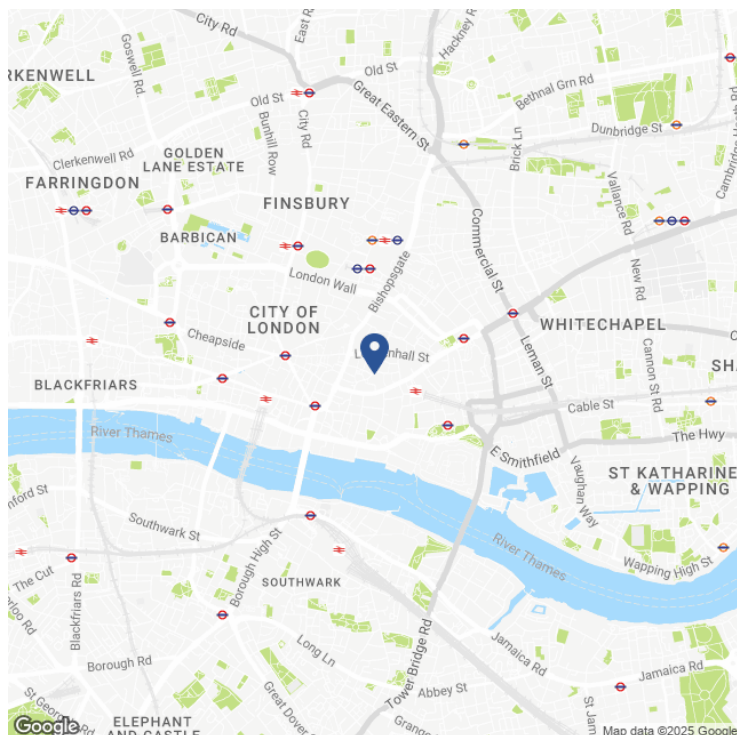


SPECIFICATION

- Fitted out with meeting rooms and kitchens.
- 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
8TH SOUTH - AVAILABLE	790	73
TOTAL	790	73



TENURE

Lease:	New lease direct from the landlord for a term by arrangement, subject to mutual option to determine from 23 June 2027.
Guide Rent:	On Application
Rates Estimate:	£18.72 per sq ft
Service Charge:	£14 per sq ft
VAT:	Not elected.

CONTACT

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FURTHER INFORMATION

