

40 LIME STREET  
LONDON EC3M 7AW

784 - 784 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.

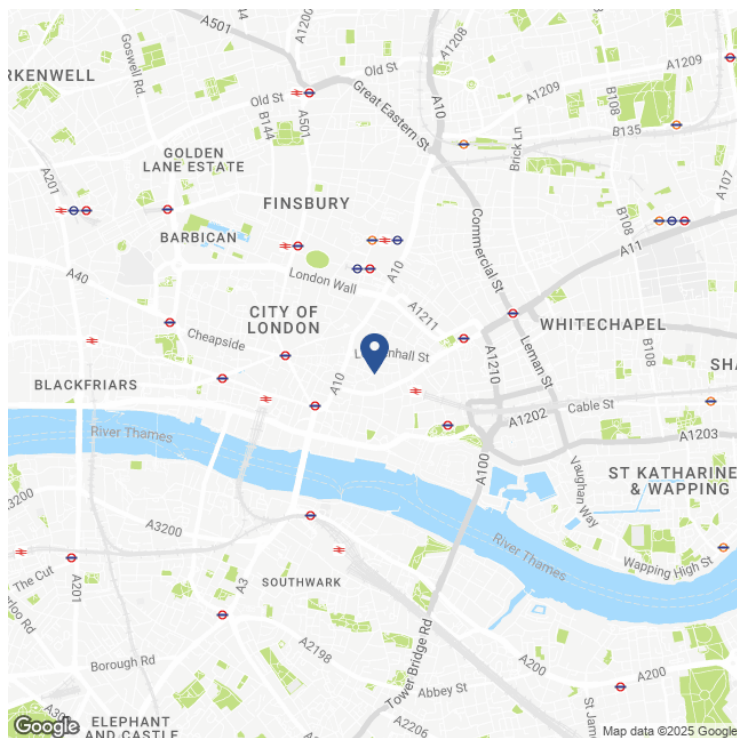


## SPECIFICATION

- 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
9TH NORTH	2,011	187
8TH SOUTH	784	73
<b>TOTAL</b>	<b>2,795</b>	<b>260</b>



## TENURE

<b>Lease:</b>	New lease direct from the landlord for a term by arrangement, subject to mutual option to determine from 23 June 2026.
<b>Guide Rent:</b>	On Application
<b>Rates Estimate:</b>	£18.87 per sq ft
<b>Service Charge:</b>	£14 per sq ft
<b>VAT:</b>	Not elected.

## CONTACT

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## FURTHER INFORMATION

