

145 LEADENHALL STREET  
LONDON EC3V 4QT

1,291 - 1,291 SQ FT



## DESCRIPTION

145 Leadenhall has been thoughtfully refurbished to provide occupiers with inspiring work ready space. Located in the heart of EC3 behind an attractive Portland stone facade, the building is in a prime position with Leadenhall Market and Lloyd's of London on its doorstep.

## LOCATION

Nestled amongst the Eastern tower cluster, 145 Leadenhall Street sits on the northern side of Leadenhall Street a stones throw from Leadenhall Market and Lloyd's of London.

Occupiers benefit from exceptional connectivity. Bank, Monument, Fenchurch Street, Aldgate and Liverpool Street stations are all within a short walk providing access to the Underground, Elizabeth and National Rail lines.

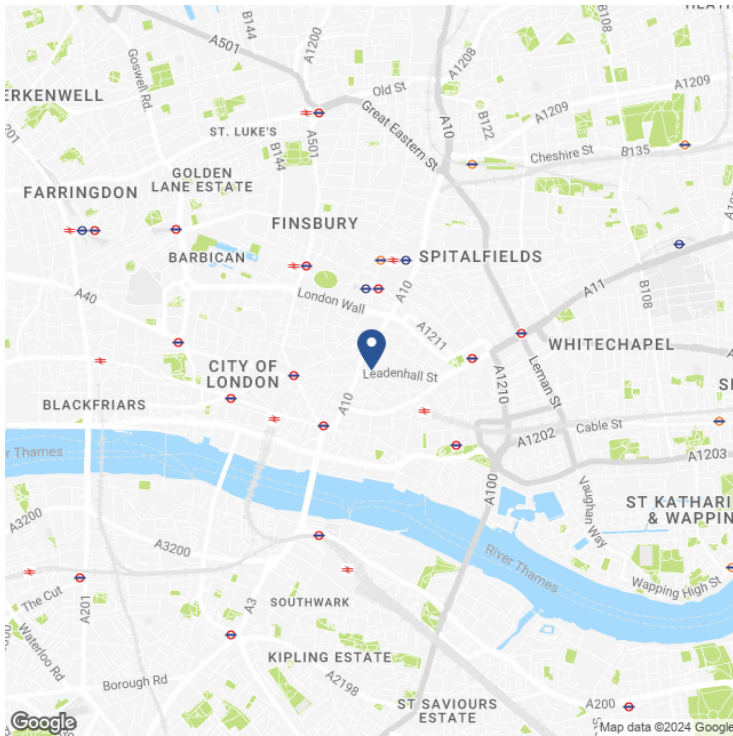


## SPECIFICATION

- Newly refurbished Plug & Play office space
- Pre-enabled fibre connectivity
- Exposed ceilings and services
- Air conditioning
- Raised access floor
- Newly refurbished reception with concierge
- Cycle storage and showers
- 2 passenger lifts

## AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
8TH	1,291	120
2ND NORTH	1,000	93
GROUND & LOWER GROUND DUPLEX	2,416	224
<b>TOTAL</b>	<b>4,707</b>	<b>437</b>



## TENURE

- Lease:** New lease for a term by arrangement direct from the landlord.
- Guide Rent:** On Application
- Rates Estimate:** £19.65 per sq ft
- Service Charge:** £20.75 per sq ft
- VAT:** Elected.

## CONTACT

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## FURTHER INFORMATION

