

37-39 LIME STREET
LONDON EC3M 7AY

2,048 - 2,048 SQ FT



DESCRIPTION

High quality office accommodation situated within The Lime Street Estate. The available part 4th floor benefits from two meeting rooms, kitchen and views of Leadenhall Market and Lloyd's of London.

LOCATION

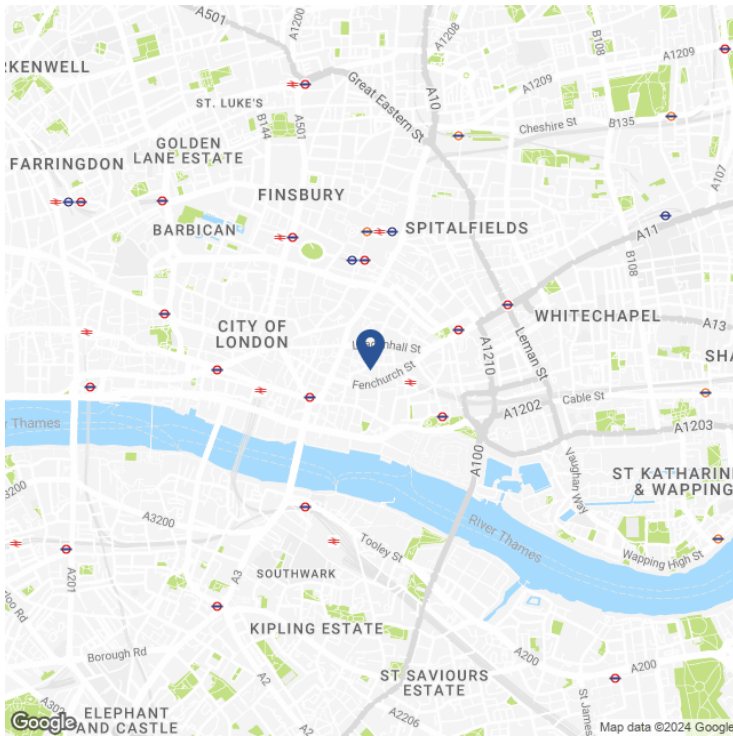
Located opposite Lloyd's of London and Leadenhall Market. This vibrant and exciting location is home to a new generation of high rise tower buildings and numerous restaurants, bars and shops. Transport links are excellent with Bank, Monument and Fenchurch Street stations all within a five minute walk. Liverpool Street Station is also within easy walking distance and benefits from the Elizabeth line.

SPECIFICATION

- Fitted out with meeting rooms 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
7TH FRONT	2,048	190
4TH PART FRONT	1,382	128
TOTAL	3,430	319



TENURE

Lease:	New lease direct from the landlord for a term by arrangement, subject to mutual option to determine from 23rd June 2026.
Guide Rent:	On Application
Rates Estimate:	£15.84 per sq ft
Service Charge:	£13 per sq ft
VAT:	Not elected.

CONTACT

Monique Kelliher
02071005555
monique@hk-london.com

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

FURTHER INFORMATION

