

2 IDOL LANE  
LONDON EC3R 5DD

2,732 - 5,661 SQ FT



## DESCRIPTION

2 Idol Lane was extensively refurbished and extended with design by Fletcher Priest architects.

The available floors have been refurbished to provide fitted out office accommodation. Both floors provide views of the Monument with full height glazing on the rear facade.

The 3rd floor benefits from a balcony and is fitted with two meeting rooms, kitchen and cabling.

## LOCATION

Located immediately off Eastcheap, the property lies within close proximity of Leadenhall Market, Lloyd's of London and is within a short walking distance of London Bridge, Borough Market and Tower of London.

The building is perfectly positioned with easy access to Monument, Fenchurch Street and Bank stations.

Green space is on your doorstep with the picturesque St Dunstan in the East Church Garden seconds away.

The immediate area has plenty of dining options; Blacklock, Joe & the Juice, Eastcheap Records, Salotto and Brewdog to name a few. The Light Centre occupies the G/LG space for your wellness needs with Yoga, Pilates and various therapies available.

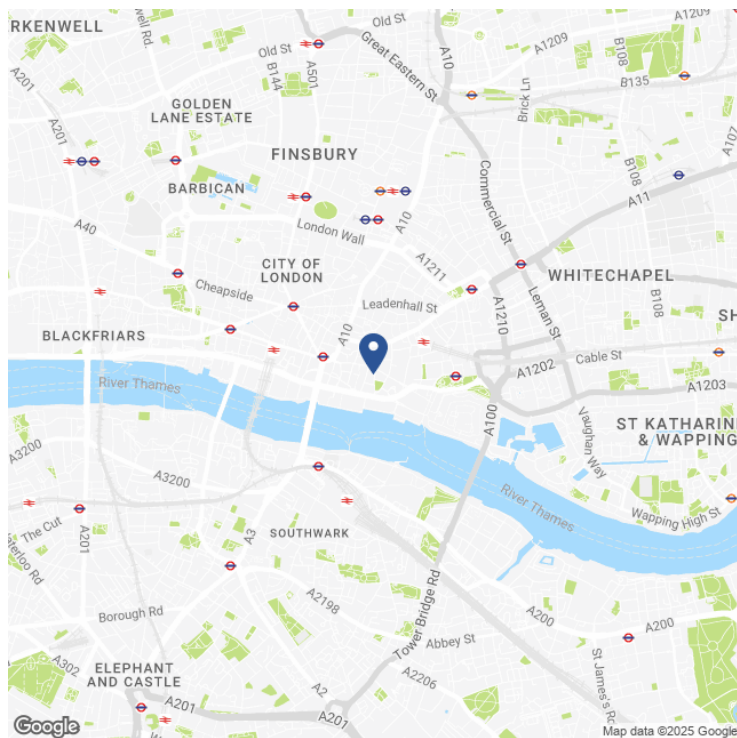


## SPECIFICATION

- Balcony on 3rd floor
- Connectivity by OneFibre
- Full height glazing on rear facade with views of the Monument
- VRV air conditioning
- Raised floors
- LED lighting
- 10 person passenger lift
- Manned reception
- Cycle storage with separate access via St Mary at Hill
- 16 lockers and 3 showers with towel service

## AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
3RD BALCONY	2,732	254
2ND	2,929	272
<b>TOTAL</b>	<b>5,661</b>	<b>526</b>



## TENURE

- Lease:** New lease direct from the landlord for a term by arrangement.
- Guide Rent:** £65 per sq ft
- Rates Estimate:** £24.42 per sq ft
- Service Charge:** £20.84 per sq ft
- VAT:** Elected.

## CONTACT

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## FURTHER INFORMATION

