

2 IDOL LANE
LONDON EC3R 5DD

2,676 - 5,408 SQ FT



DESCRIPTION

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

The available 4th and 3rd 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 4th floor is fitted and furnished with two meeting rooms, welcome area, 30 workstations, phonebooth and generous kitchen and breakout space.

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.

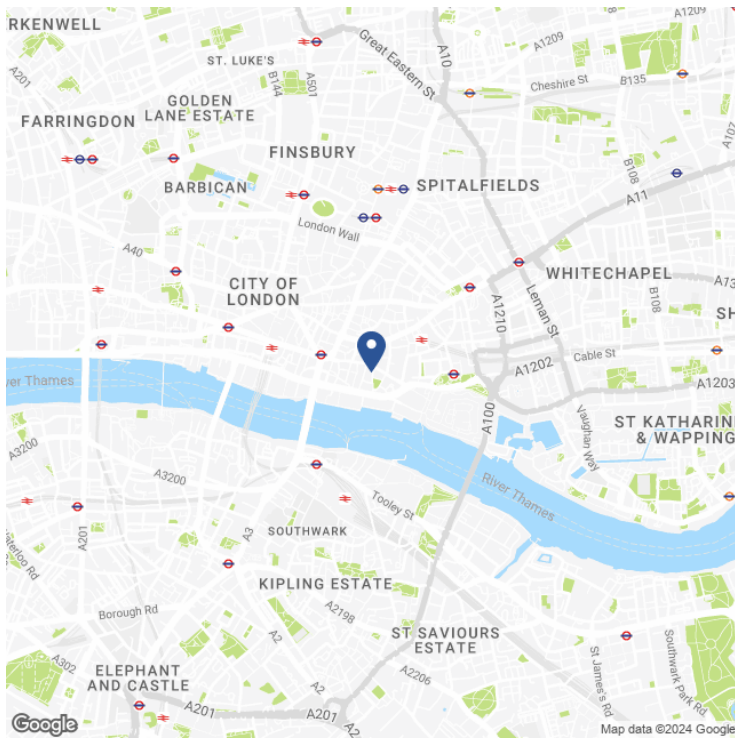


SPECIFICATION

- Fully fitted and furnished 4th floor
- Balcony on 3rd floor
- 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
4TH	2,676	249
3RD BALCONY	2,732	254
TOTAL	5,408	502



TENURE

Lease:	New lease direct from the landlord for a term by arrangement.
Guide Rent:	£65 per sq ft
Rates Estimate:	£24.16 per sq ft
Service Charge:	£22.1 per sq ft
VAT:	Elected.

CONTACT

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FURTHER INFORMATION

