

## 78-79 Leadenhall Street, London EC3

Newly Refurbished Offices (2,335 – 4,875 sq ft)

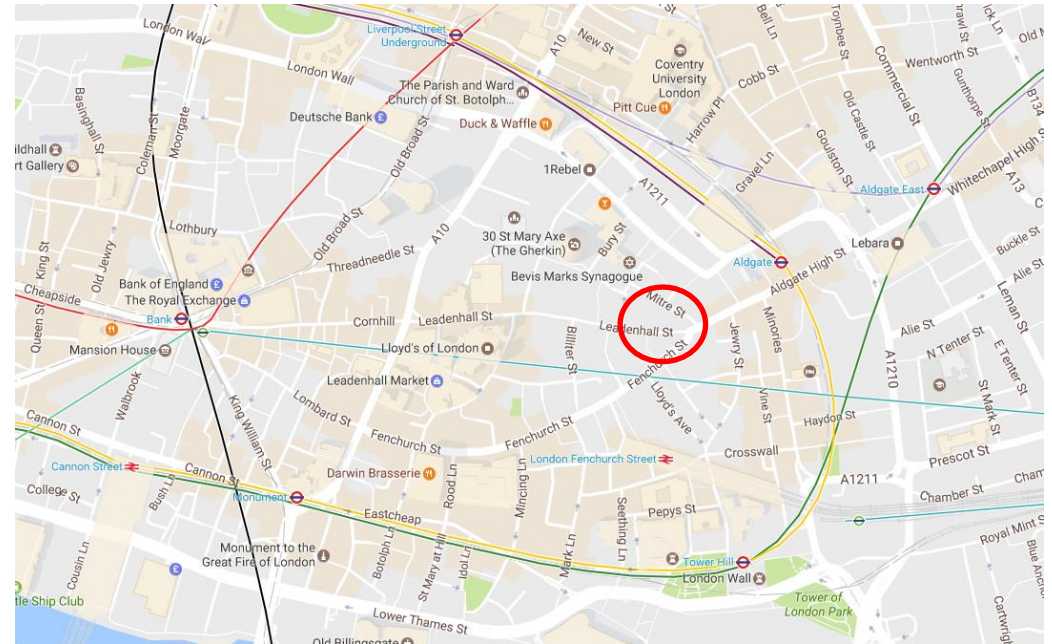


### LOCATION

The building is located on the north side of Leadenhall Street, conveniently between Creechurch Lane and Aldgate in the heart of the insurance district in EC3, c.250 metres from Lloyd's of London.

It is in close proximity to Aldgate (Metropolitan and Circle underground), Bank (DLR, Central and Northern) and Liverpool Street stations (National Rail, Central, Metropolitan, Hammersmith and City, Circle and Elizabeth Line which will come in 2018). Fenchurch Street (National Rail) is also in close proximity.

### MAP



### CONTACT US

By appointment through joint sole agents:  
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## ACCOMMODATION

FLOOR	SQ FT	SQ M	STATUS
3 <sup>rd</sup>	2,540	236.0	Available
1 <sup>st</sup>	2,335	216.9	Available
<b>TOTAL</b>	<b>4,875</b>	<b>452.9</b>	

## AMENITIES

- Fully refurbished offices
- New fan coil air conditioning
- Metal tile suspended ceilings
- New LED lighting
- Fully accessible raised floors with carpeting
- Category 5 cabling in situ
- Commissionaire
- 24 hour access
- Shower facility
- Excellent natural light with views overlooking St Katharine Cree Church Yard

**RENT:** £48.50 per sq ft per annum

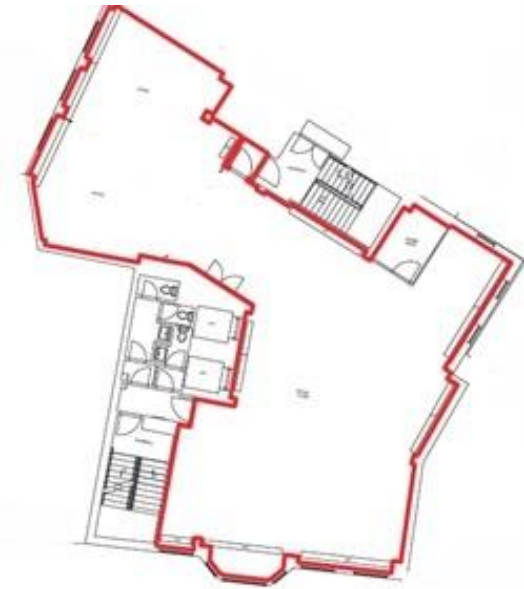
**RATES:** Estimated at £18.75 per sq ft per annum (2017/18)

**SERVICE CHARGE:** £12.50 per sq ft

**VAT:** The property is elected for VAT purposes.

**EPC:** D – 92

## FLOOR PLAN: 3<sup>RD</sup> FLOOR



## FLOOR PLAN: 1<sup>ST</sup> FLOOR

