

# iNGLEBY TRICE.

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**3 Lombard Street,  
London, EC3**

# Comprehensively refurbished offices with a remodelled building reception that includes an exclusive tenant lounge







## Details

3 Lombard Street is a landmark, Grade II listed building in one of the City's most prestigious addresses. Whatever the requirement, 3 Lombard Street has a sophisticated solution available.

The building is superbly located opposite the Bank of England and the Royal Exchange. Communications are excellent with the new Bank Underground station, adjacent and Cannon Street Underground station to the south.

A wide variety of restaurants, bars, and shops are available in the immediate vicinity. These include The Royal Exchange complex and The Ned, which are opposite the building along with the Cheapside, Bloomberg and Bow Lane retail centres to the west.

## Specification

-  Comprehensively refurbished floor
-  Remodeled reception and tenant lounge with 3 bookable meeting rooms and client working area
-  Newly refurbished end-of-journey facilities
-  Grade II Listed
-  Refurbished gym in the basement
-  EPC: C (53)



## Availability

TIMING	FLOOR	SIZE (SQ FT)	FIT OUT DESCRIPTION	FULLY MANAGED PRICING (MONTHLY)	TOTAL COST PER SQ. FT PA	MINIMUM TERM AVAILABLE	STATUS
<b>Q1 2025</b>	2nd	12,305	<b>102 Desks</b> <b>7 Meeting rooms</b>	£128,000.00	£125.00	2 years	Available

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## Fully Managed Pricing Includes:

### CORE COSTS



- Rent
- Business rates payable (current year)
- Service charge (current year's budget)
- Building insurance (current year's premium)

### ADDITIONAL OPERATING COSTS & 3RD PARTY MANAGEMENT \*



- 3rd party management agreement set up to suit occupier's needs
- Tea & coffee
- Waste disposal
- Invoice management
- Dedicated account manager
- Single monthly payment
- Cleaning
- Fibre Internet
- Utilities
- HVAC maintenance
- Fire safety
- IT infrastructure & network support

**Subject to contract.**

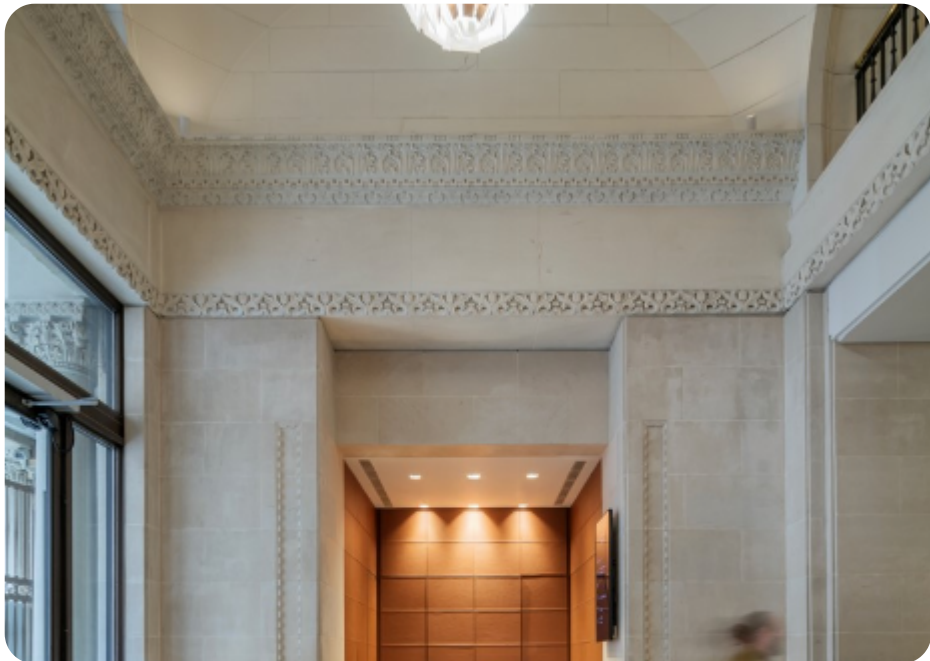
**All prices and rents quoted are net of VAT.**

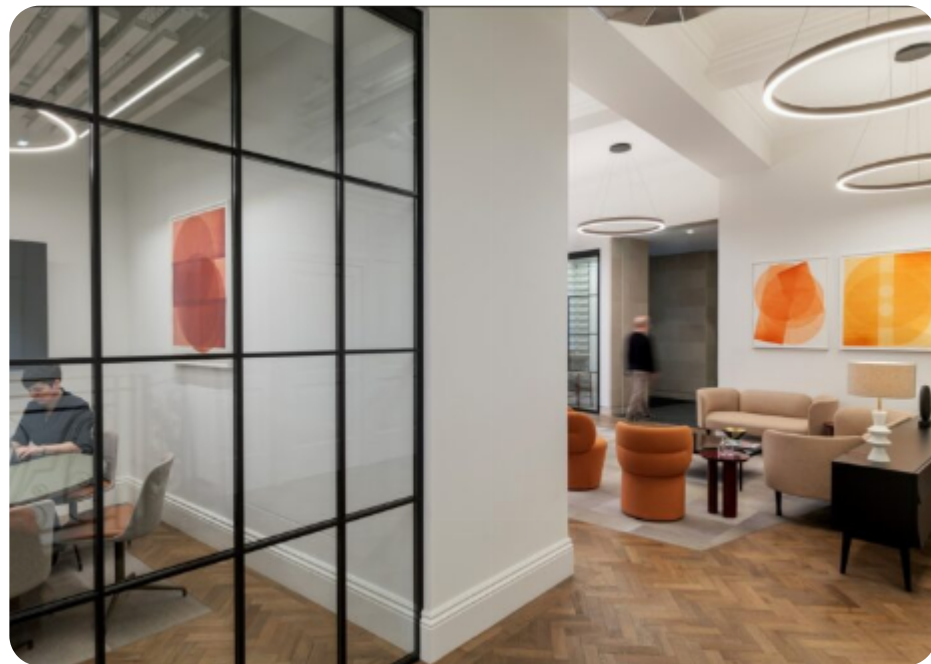
**Additional services available upon request**

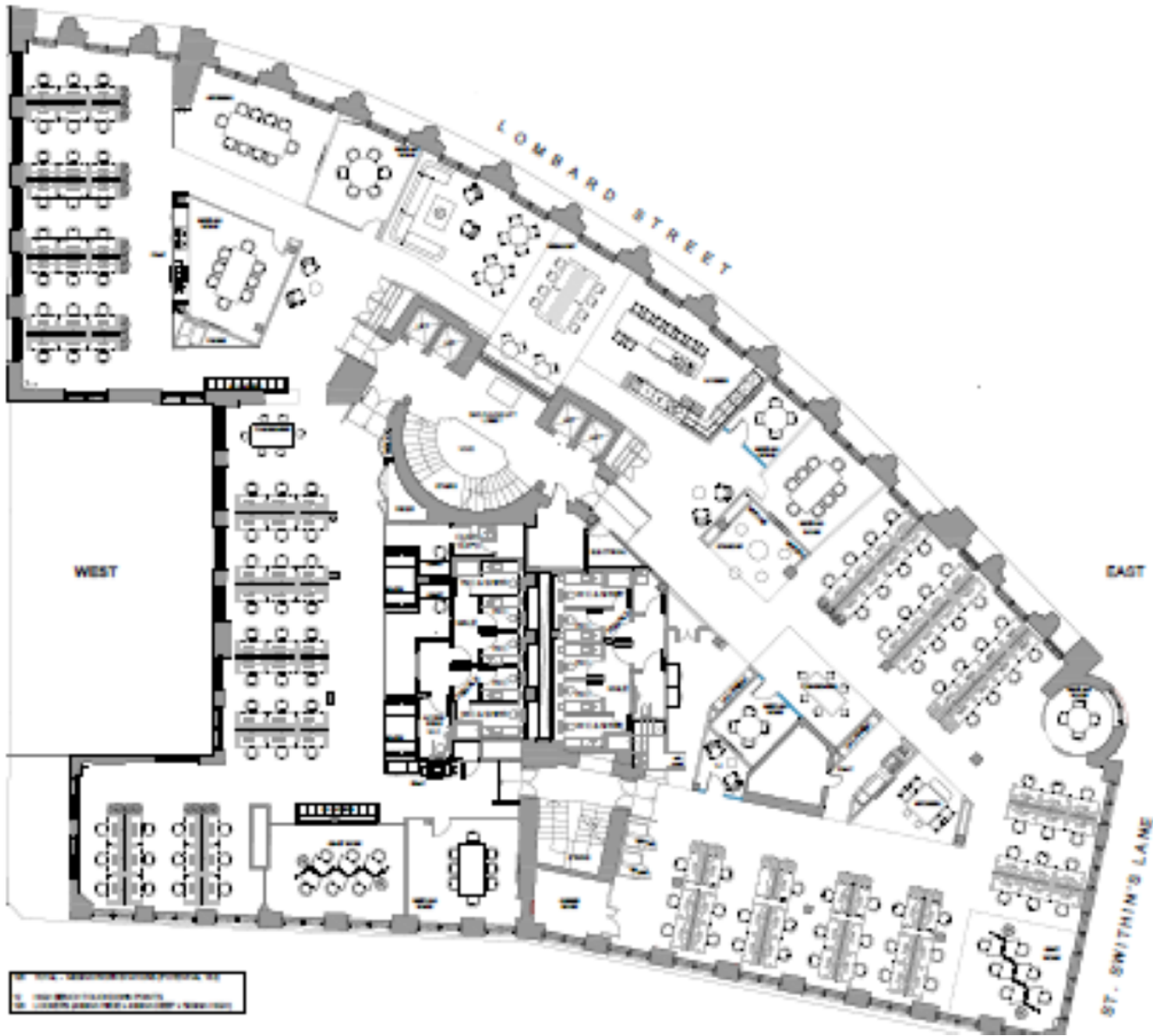
**Non managed (conventional) costs available upon request**

**January 19, 2021**









### Floor Plan

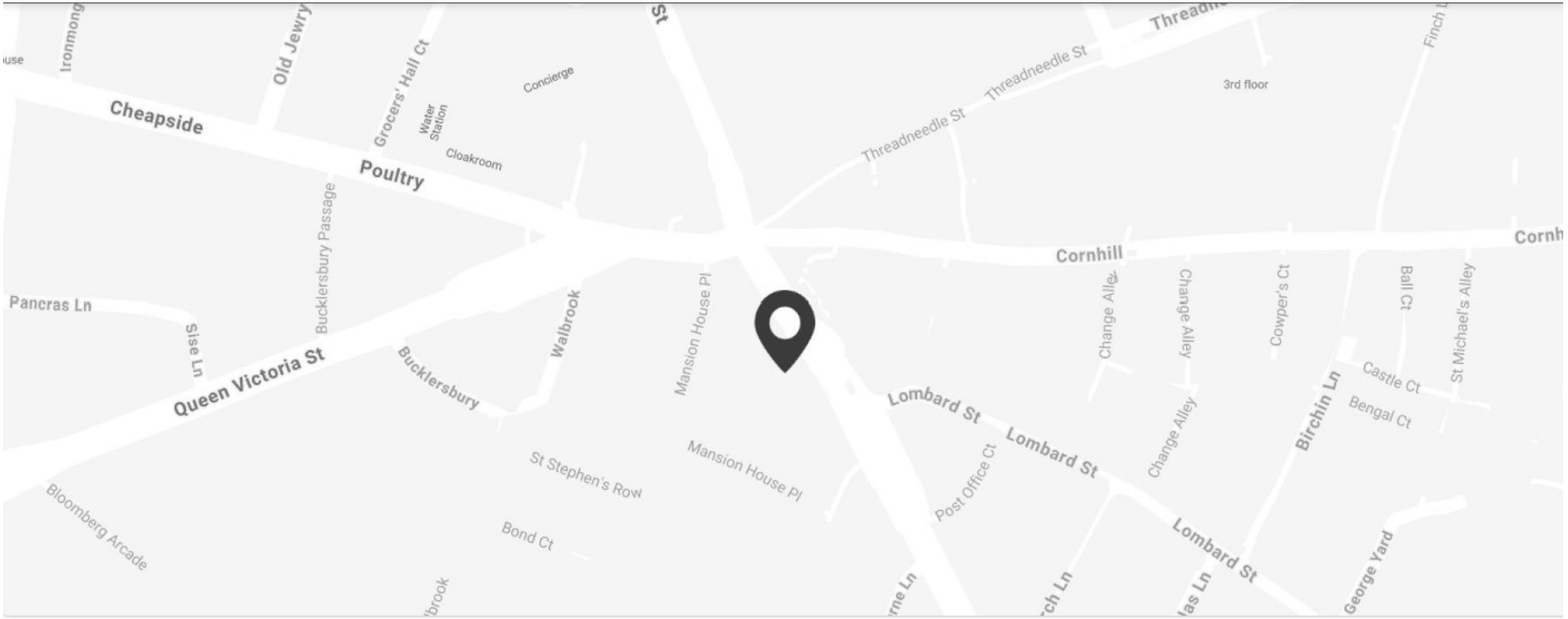
Floor: **2nd Floor**

Size (NIA) : **12,305 Sq Ft**

Desks: **102**


Meeting Rooms: **7**

Floor plan not to scale.




**Leasing Agent Contact Information :**

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