



Comprehensive refurbishment of multiple floors plus a remodelled reception that includes an exclusive tenant lounge

3 Lombard Street

London, EC3V 9AQ

Office

TO LET

11,700 sq ft

(1,086.97 sq m)

- Comprehensively refurbished floors
- Remodeled reception and tenant lounge consisting of 3 bookable meeting rooms and client working area
- Newly refurbished end-of-journey facilities completing soon
- Grade II Listed
- Private terrace on the 4th floor
- Refurbished gym in basement

Summary

Available Size	11,700 sq ft
Rent	£69.50 per sq ft pax
Rates Payable	£25 per sq ft est pa
Service Charge	£16 per sq ft est pa
Legal Fees	Each party to bear their own costs
EPC Rating	Property graded as A-B (Targeting)

Description

3 Lombard Street is a landmark, Grade II listed building in one of the City's most prestigious addresses. The building has a variety of sized floors and part floors all with differing conditions and layouts. Whatever the requirement, 3 Lombard Street has a sophisticated solution available.

The ground floor benefits from fantastic floor to ceiling heights and its own self contained entrances on King William Street.

Location

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.

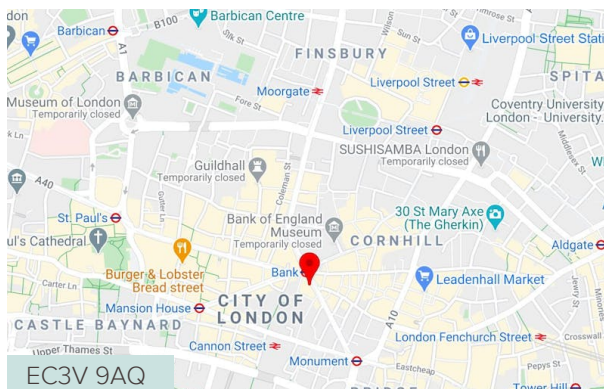
Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
2nd - (fitted)	11,700	£69.50 /sq ft	£25	£16	£107,737.50	£1,292,850	Available
Ground - Shell and Core	7,000	£70 /sq ft	£25	£16	£64,750	£777,000	Under Offer

Microsite

<http://m.search-prop.com/3-lombard-street-london>



Viewing / further information

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