

An aerial photograph of the London skyline at dawn or dusk. The city is partially obscured by a thick layer of fog or low clouds. The sky is a deep blue with scattered white clouds. The sun is low on the horizon, creating a bright glow and lens flare over the city. The text 'THE THREE' is written in large, white, outlined letters across the middle of the image, and 'LONDON BAR' is written in the same style below it. The background shows various skyscrapers, including the Shard and the Gherkin, and the River Thames winding through the city.

THE THREE LONDON BAR

Bank
City of London



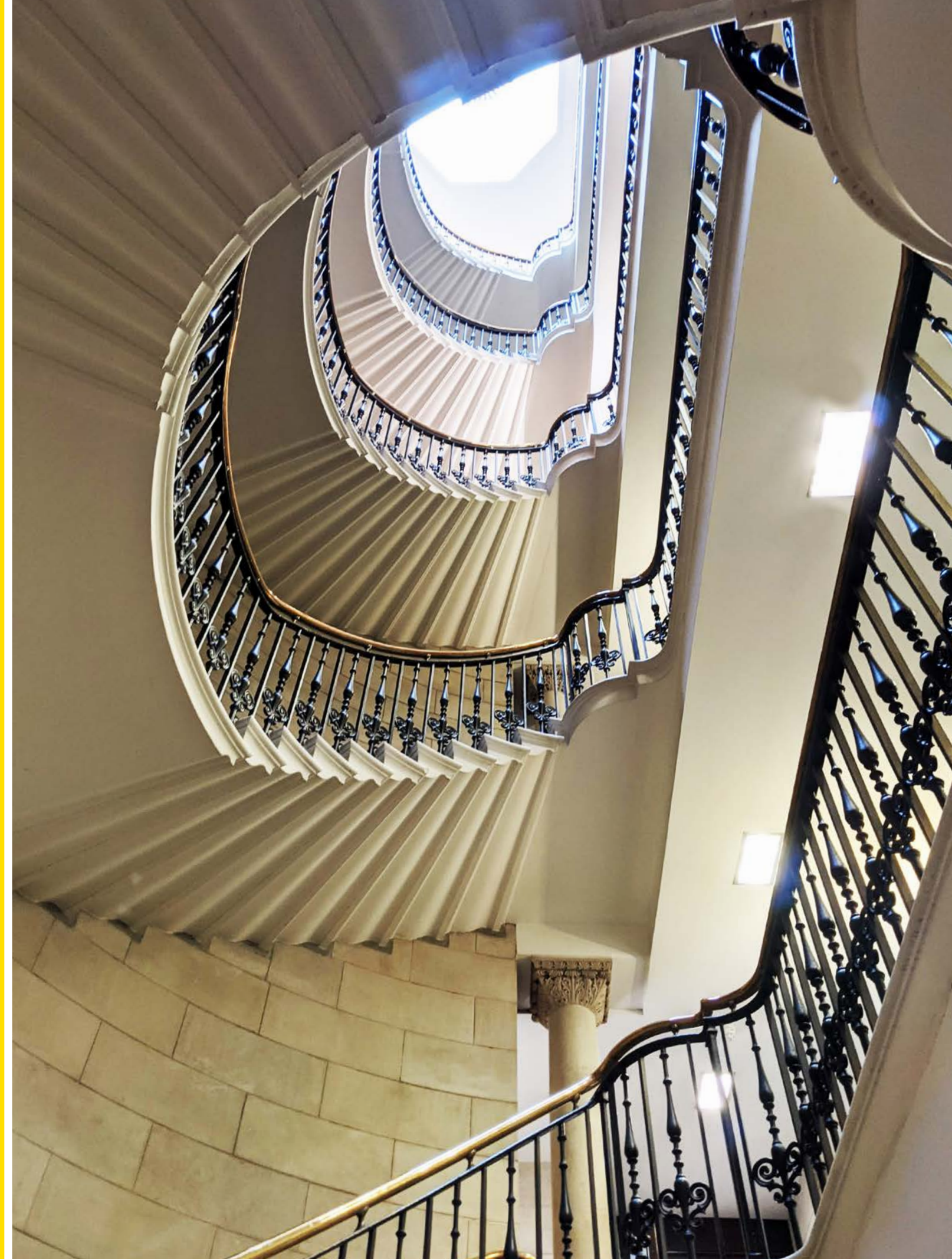
3 LOMB STREET

3

This is the spot

3 Lombard Street, a striking Grade II listed City building, has been remodelled and repurposed for today's tenants. Adjacent to The Mansion House and facing the Bank of England and Royal Exchange, it reflects the global power and influence of the City. With its Byzantine features and elegant curved façade, it dominates this most prestigious of London's commercial locations.

The Building





CGI OF BREAKOUT AREA



CGI OF GROUND FLOOR - POSSIBLE LAYOUT



CGI OF 4TH FLOOR - POSSIBLE LAYOUT



FIRST FLOOR (WEST) – CAT B



FIRST FLOOR (WEST) – CAT B



FIFTH FLOOR (EAST) – CAT A+ *CAN BE DELIVERED FITTED



FIFTH FLOOR (EAST) – KITCHEN



FIFTH FLOOR (EAST) – PRIVATE TERRACE



CGI OF BASEMENT ACTIVITY ROOM



From its grand corner position, 3 Lombard Street enjoys striking views over The City's heart at Bank junction.

The fourth floor benefits from a private terrace, a peaceful sanctuary above the bustling streets below.

Floor areas

Floor	SQ FT	SQ M	Finish	Completion
Sixth	2,845	264	CAT B	Available
Fifth (East)	2,440	227	CAT A+	Available
Fourth	10,301	957	CAT A+	Available
Third (West)	7,277	676	CAT A+	NOV 2023
First (East)	5,650	525	CAT A	Available
First (West)	6,333	588	CAT B	LET
Ground (East) & Basement*	9,399	873	SHELL & CORE	Available
Total	44,245	4,110		

CAT A represents a standard, open plan Landlord finish, decorated, with ceilings, services and lighting installed as appropriate.

CAT A+ indicates the possible addition of a kitchen, some fit out, limited furniture and the installation of data and small power wiring.

CAT B represents a fully fitted and furnished unit with small power wiring and live comms wiring installed

Final NIA subject to validation by surveyor following completion of works.

*GIA measurement of Ground East & Basement.

Ground (East)



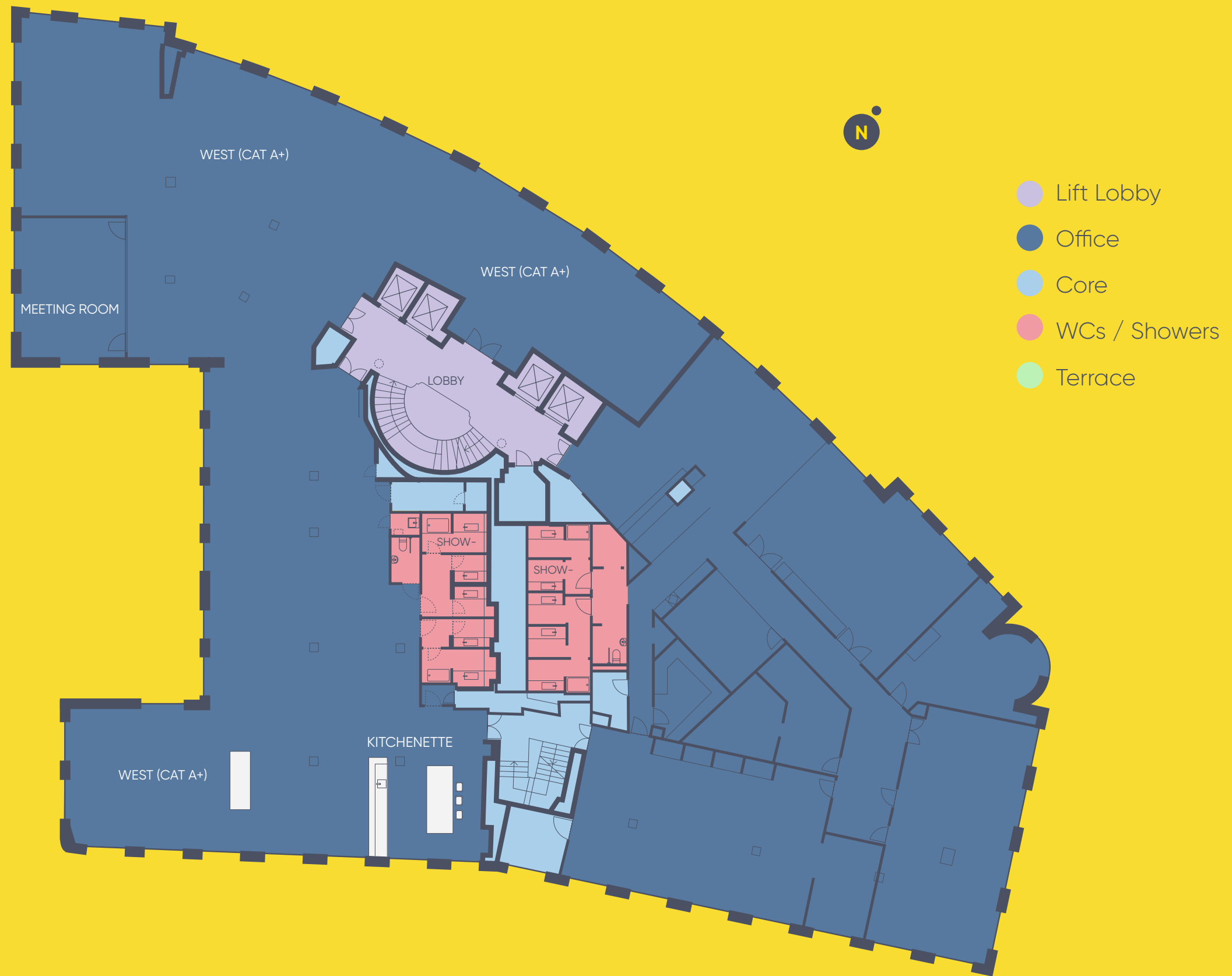
First (East & West)



(WEST) 6,333 SQ.FT 588 SQ.M

(EAST) 5,650 SQ.FT 525 SQ.M

Third (West)



Fourth



Fifth (East)



Central City



3 Lombard Street is spot on for getting around Central London.

Just next door to the revitalised Bank Station, and within walking distance of the Elizabeth Line connection at Liverpool Street Station. Major bus routes radiate from Bank junction, and every London airport is under an hour away. Core parts of London's financial district are easily walkable, and even faster by bike.

3 Lombard Street is the perfect spot to access all parts of Central London.





Bike



Foot



Train



Air



*All times in minutes



ANNO · ELIZABETHAE · R · XIII · CONDITVM



Mon - Fri
7 am - 7 pm





Cycle City

3 Lombard St is pedal friendly with secure spaces for standard and Brompton bikes, 5 showers, vanity and hairdryer stations, bicycle charging points, a drying room and 150 lockers

30
St Mary Axe

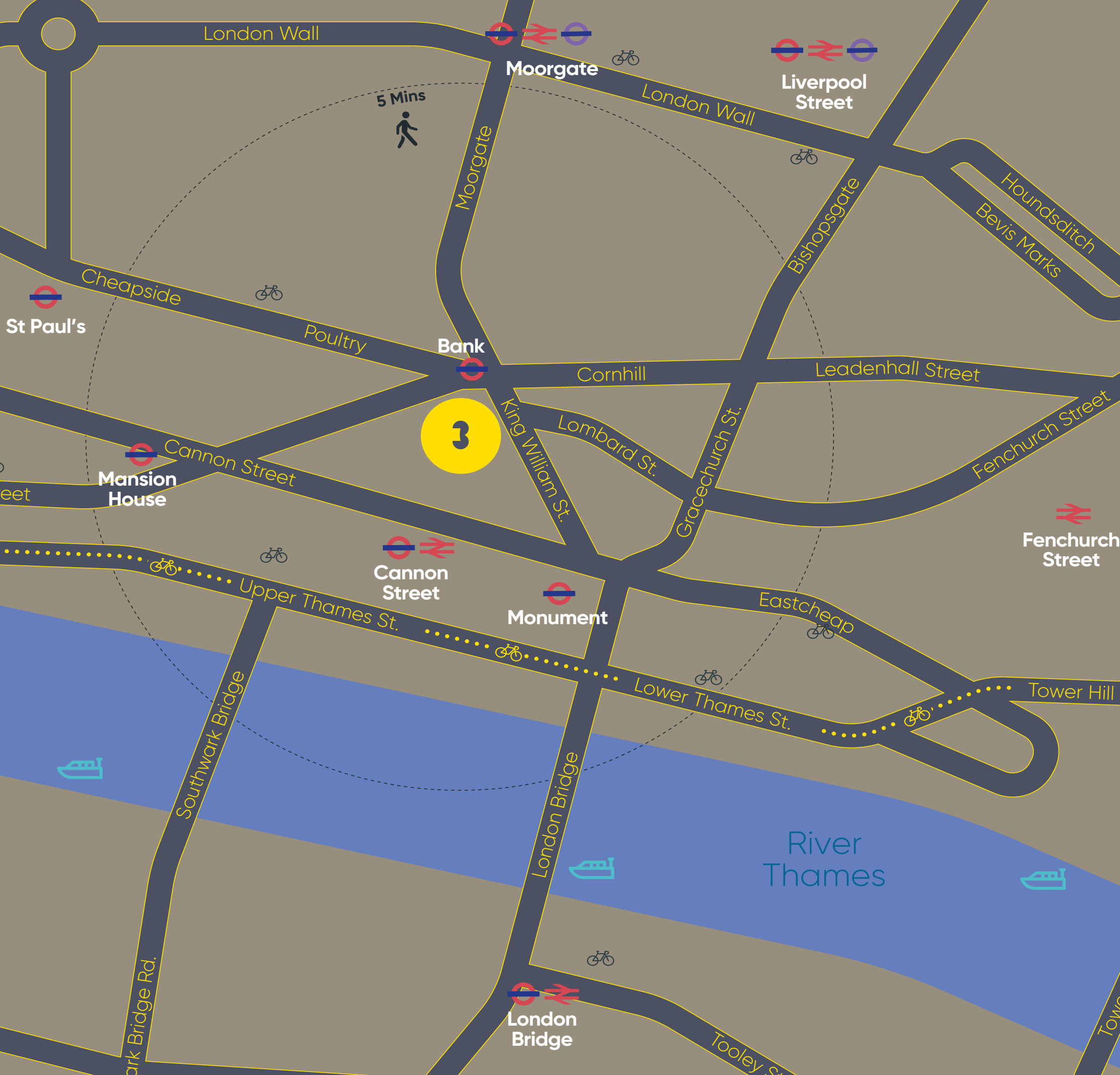
122
Leadenhall Street

20
Fenchurch Street

One Lime Street

THREE LOMBARD





- National Rail 
- Underground Station 
- Elizabeth Line Station 
- Santander Cycle Hire 
- Uber Boat 

Lifestyle City



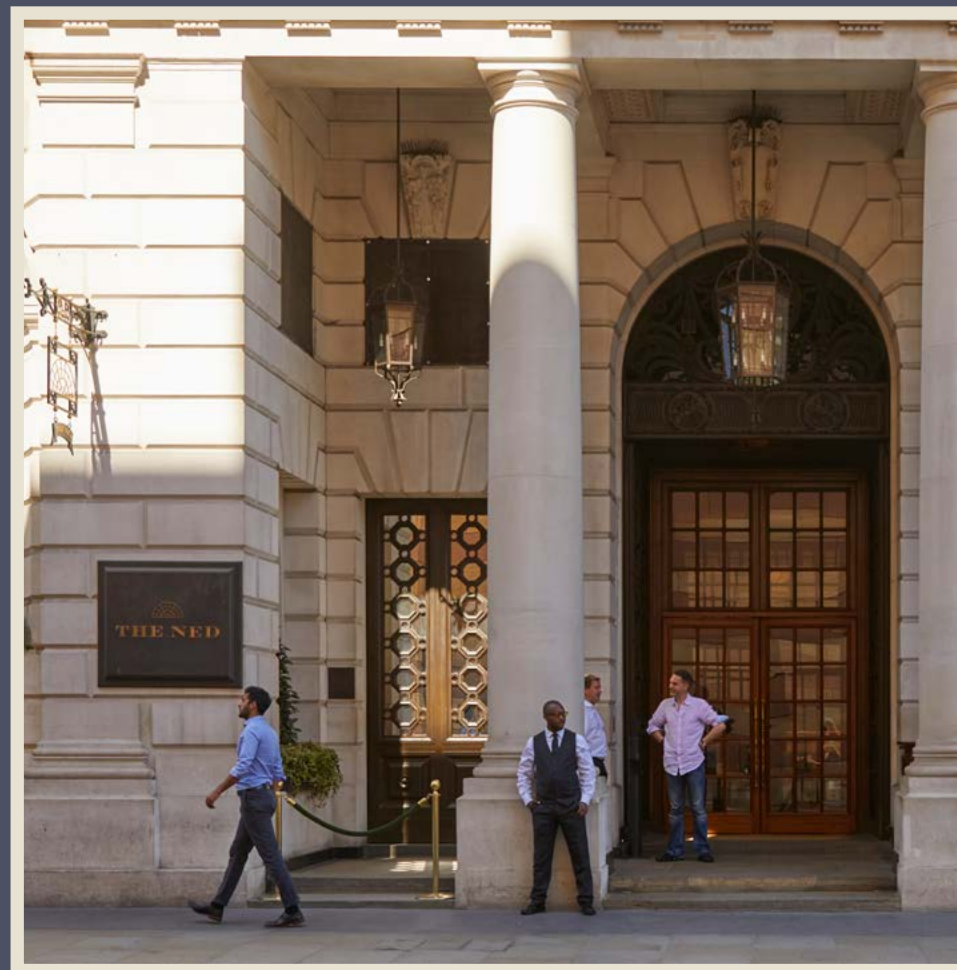
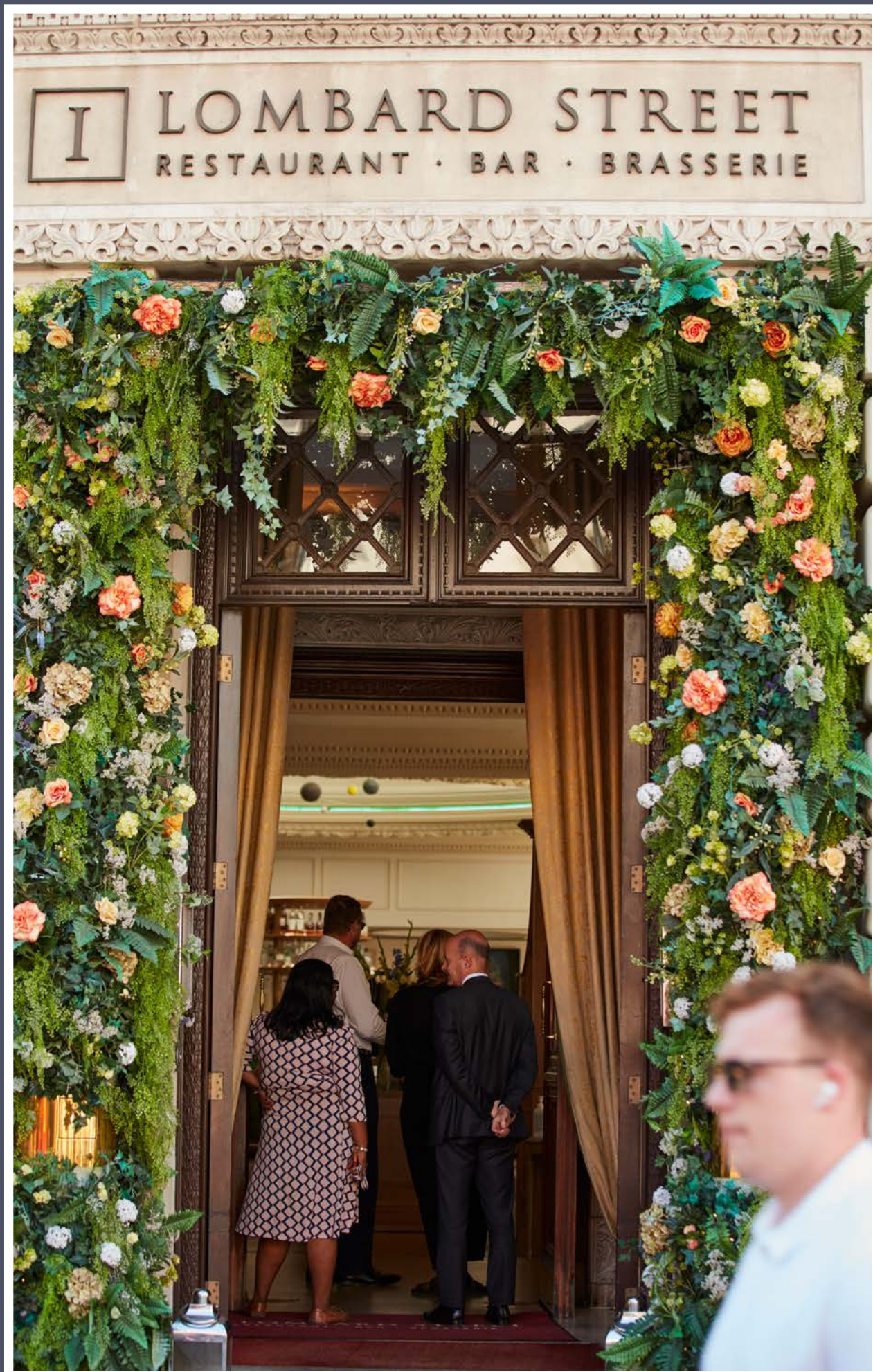
Right in the heart of the City

3 Lombard Street is at the centre of one of London's best food and drinks spots – whether your staff want simple grab and go snacks or easily affordable lunches. Eat elevated burgers at Honest Burgers, where the menu changes with the seasons, or stylish European at buzzing Harry's Bar, a firm favourite for after work food and dinner. Balls Brothers Austin Friars boasts an open kitchen great for team nights out.





Iconic restaurant 1 Lombard Street is on the ground floor of the building, busy at all times of the day with its spacious interior and famous circular bar. Add Hispania London, just down the street, The Ned for relaxed Luxury and The Fortnum's Bar & Restaurant at The Royal Exchange, and you're still only just scratching the surface of what's on offer for a spot to eat or drink.



THREE LOMBARD

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