



Brand new fully fitted office with a private terrace and excellent views over the Royal Exchange and City cluster

3 Lombard Street

London, EC3V 9AA

Office

TO LET

5,824 sq ft

(541.07 sq m)

- Newly refurbished & fully fitted (up to 60 desks)
- Exclusive tenant lounge with bookable meeting rooms (free of charge)
- Grade II Listed
- Private terrace on the 4th floor
- Refurbished private gym in basement
- Newly refurbished end of trip facilities
- 24/7 security

Summary

Available Size	5,824 sq ft
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	C (53)

Accommodation

The accommodation comprises the following NIA(s):

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Fitout Concept
4th - West	5,824	£79.50	£25	£16	£58,482.67	£701,792	CAT B

Description

3 Lombard Street is a landmark, Grade II listed building in one of the City's most prestigious addresses. The available floor comes fully fitted and is brand new with its own private terrace. You'll also enjoy views from the floor of the Royal Exchange and the Bank of England and a remodelled reception that includes an exclusive tenant lounge.

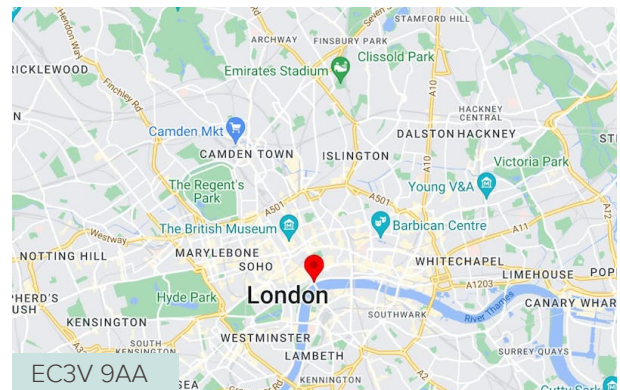
Location

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.

Viewings

Viewings by prior arrangement, strictly through the sole letting agent Ingleby Trice.



Viewing / further information

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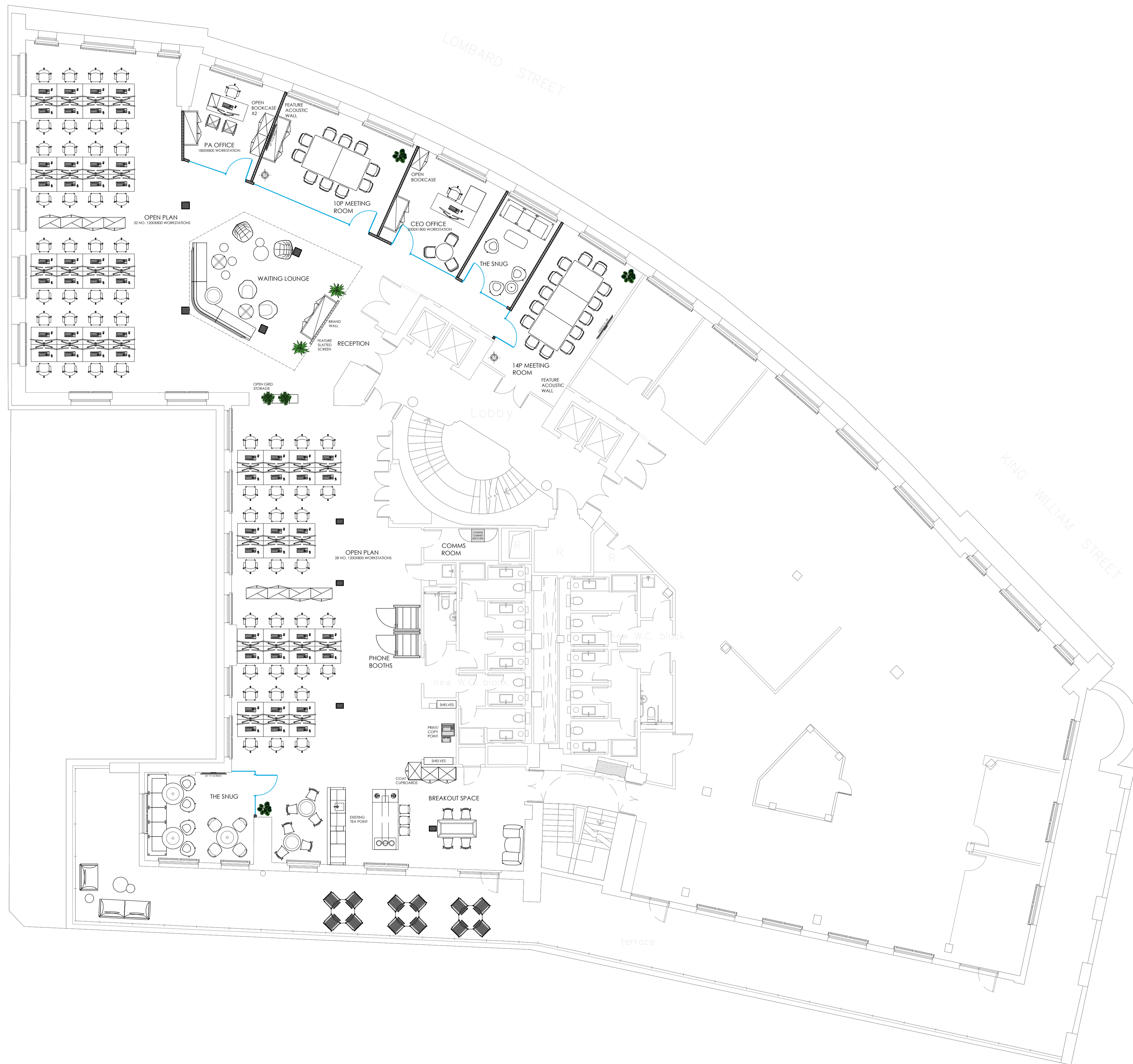
A	UPDATE CHAIRMAN'S OFFICE AND OUTDOOR FURNITURE	19.01.2024	AT
REVISION	DETAILS	DATE	INITIALS



112 - 114 Goswell Road
London
EC1V 7DP

T: 0207 870 7520
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CLIENT: GIANT MINDS		
LOCATION: LONDON		
DRAWING TITLE: PROPOSED FURNITURE LAYOUT FIRST FLOOR		
SCALE: 1:100@A1	DRAWN BY: AT	DATE: 17.01.2024
DRAWING No.: MJF-0033-01-1F		REVISION: A



GENERAL ARRANGEMENT LEGEND

- EXISTING PARTITIONS (dashed line)
- NEW PARTITIONS (solid line)
- GLAZING (blue line)
- WINDOW MODULE (blue rectangle)
- DOOR (arc with swing)
- GLASS DOOR (arc with blue fill)
- DOUBLE DOOR (two arcs)
- SINGLE GLASS DOOR (arc with blue fill)
- HOSPITAL DOOR (arc with blue fill and handle)
- SLIDING SOLID DOOR (arc with handle)
- SLIDING GLASS DOOR (arc with blue fill and handle)
- JOINERY ITEM (grey rectangle)
- STOREWALL (grey rectangle)
- COATS CUPBOARD (grey rectangle)
- NEW FURNITURE (white rectangle)
- EXISTING FURNITURE (grey rectangle)
- RELOCATED FURNITURE (grey rectangle with arrow)
- EXPANSION FURNITURE (black rectangle)
- CUPBOARD DESK HEIGHT STORAGE (white rectangle)
- TAMBOUR MID HEIGHT STORAGE (white rectangle)
- OPEN SHELVING TALL STORAGE (white rectangle)

FLOOR NUMBER: 01-05
ROOM NAME: 01-05
ROOM NUMBER: XX
OCCUPANCY: XX

REV	DESCRIPTION	DRWN	DATE
B	TEST FIT	SF	12/06/24
AB	AS BUILT ISSUE	SF	05/06/24
A	CONTRACT ISSUE	SF	28/02/24
-	LTA ISSUE	SF	20/02/24

DRAWING STAGE:
PROPOSED

CLIENT:
GIANT MINDS

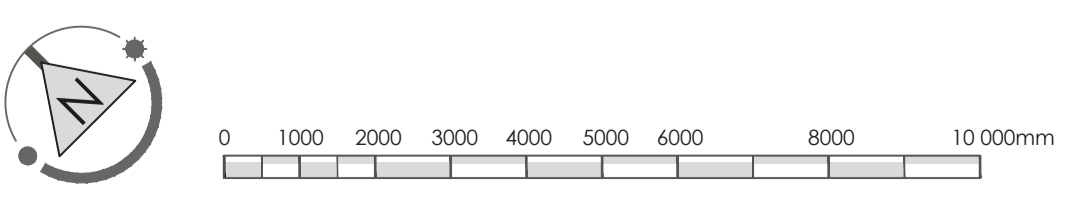
SITE ADDRESS:
3 LOMBARD STREET
LONDON
EC3V 9AA

PROJECT DIRECTOR:
SAM CAREY

PROJECT DESIGNER:
SAMANTHA FEENEY

DRAWING TITLE:
FOURTH FLOOR
GENERAL ARRANGEMENT PLAN

SCALE: 1:100	PAPER SIZE: A1	DRAWN BY: SF	DATE: 05/02/24
PROJECT NO.: ES24268	BLD. NO.: 01	FLOOR: 04	DETAIL: GA
		STATUS: B	REV.: B



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