



**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

<b>Available Size</b>	5,824 sq ft
<b>Rates Payable</b>	£25 per sq ft est pa
<b>Service Charge</b>	£16 per sq ft est pa
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (69)

## 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.

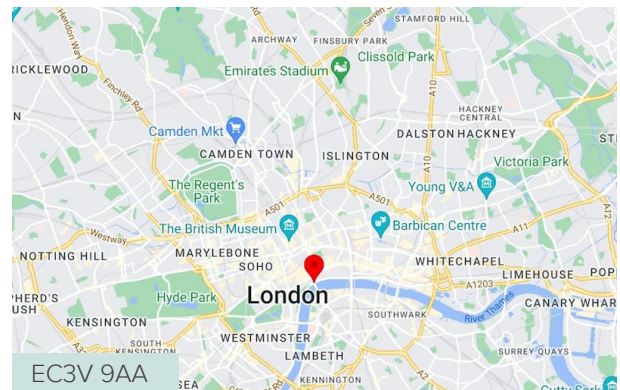
## Location

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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### James Heyworth-Dunne

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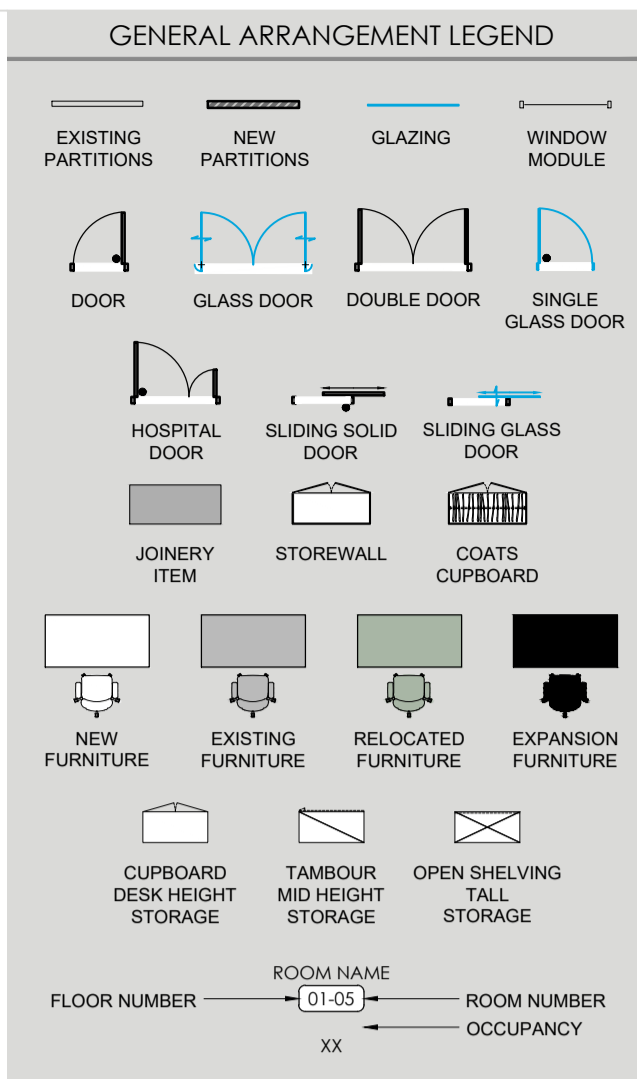
A	UPDATE CHAIRMAN'S OFFICE AND OUTDOOR FURNITURE	19.01.2024	AT
REVISION	DETAILS	DATE	INITIALS



112 - 114 Goswell Road  
London  
EC1V 7DP

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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



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

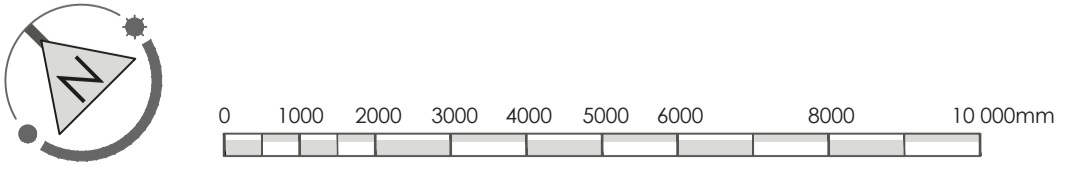
SITE ADDRESS: 3 LOMBARD STREET, LONDON EC3V 9AA

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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