



Newly refurbished landlord cat A+ fit out on the 27th floor with outstanding views of the City.

## The Scalpel

52 Lime Street, EC3M 7AF

Office

# TO LET

**9,189 sq ft**

(853.69 sq m)

- New landlord Cat A+ fit out
- 76 desks
- 7 Meeting Rooms
- BREEAM 'Excellent'
- Triple-height Reception
- 396 Cycle Spaces & 40 Showers
- Fantastic views of the City

## Summary

<b>Available Size</b>	9,189 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£36 per sq ft
<b>Service Charge</b>	£14.72 per sq ft
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	B (28)

## Description

This newly refurbished office on the 27th floor has been fully fitted comprising 76 desks, 7 meeting rooms of varying sizes, and a spacious breakout area. The stunning views of London's skyline make it an inspiring place to work.

The Scalpel is a landmark building with a BREEAM rating of 'excellent'. The building consists of a prominent triple-height manned reception, 24/7 security and state of the art end of trip facilities. The building also benefits from a premium gym offering by RebelGym.

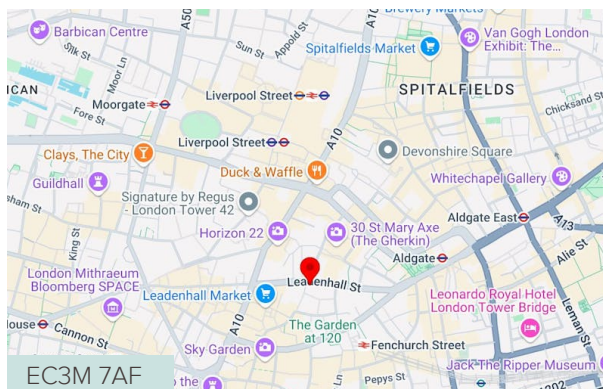
## Location

Set on the corner of Leadenhall and Lime street, the tower provides an unparalleled HQ location in the heart of the City cluster with easy access to the rest of the city. Nearby stations include, Bank, Liverpool Street, Aldgate, Cannon Street, Fenchurch Street and Monument.

## Accommodation

The accommodation comprises the following NIA:

Name	sq ft	sq m	Availability
27th	9,189	853.69	Available
<b>Total</b>	<b>9,189</b>	<b>853.69</b>	



## Viewing / further information

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