020 7029 3610
inglebytrice.co.uk

Fully fitted office available in prime City core location

80 Leadenhall Street

EC3A 3DH

Office

TO LET

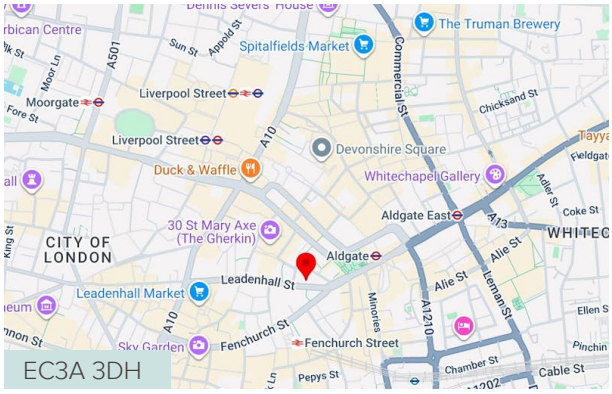
2,243 to 5,972 sq ft

(208.38 to 554.82 sq m)

- Refurbished entrance
- 2 x Passenger lifts
- 24/7 Access
- Kitchen
- Boardroom
- Manned reception
- End of trip facilities

Summary

Available Size	2,243 to 5,972 sq ft
Rent	£47.50 per sq ft pax
Rates Payable	£22 per sq ft est pa excl
Service Charge	£13.48 per sq ft est pa excl
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (33)



Description

The 2nd floor is available in a refurbished fitted specification, complete with a kitchen and a private meeting room, providing an efficient plug-and-play solution for occupiers.

The reception has recently been transformed through an extensive refurbishment, creating a contemporary and welcoming arrival experience. The building also contains secure bike storage and high-quality shower facilities.

Location

Situated in the heart of the City's insurance district and just a short walk from the Lloyd's Building, 80 Leadenhall enjoys outstanding connectivity with Liverpool Street, Fenchurch Street, Aldgate, Monument, and Bank stations all within easy reach.

The building is perfectly positioned for occupiers to take advantage of the rich variety of amenities in EC3. Leadenhall Market, with its historic arcades, offers an excellent choice of pubs, wine bars, and restaurants, while the surrounding streets provide everything from grab-and-go lunch spots to fine dining. The area also benefits from a wide range of shops, gyms, and cafés.

Accommodation

The accommodation comprises the following NIAs:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
2nd	3,729	£47.50	£22	£13.48	£25,786.04	£309,432.42	Available
Ground	2,243	£47.50	£22	£13.48	£15,510.35	£186,124.14	Available
Total	**5,972**	**£47.50**	**£22**	**£13.48**	**£41,296.39**	**£495,556.56**	

Viewings

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

Terms

A new lease direct from the Landlord is available for a term by arrangement.

Viewing / further information

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