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New fully fitted landlord tower space on the 27th floor with outstanding views of the City.

The Scalpel

52 Lime Street, EC3M 7AF

Office

TO LET

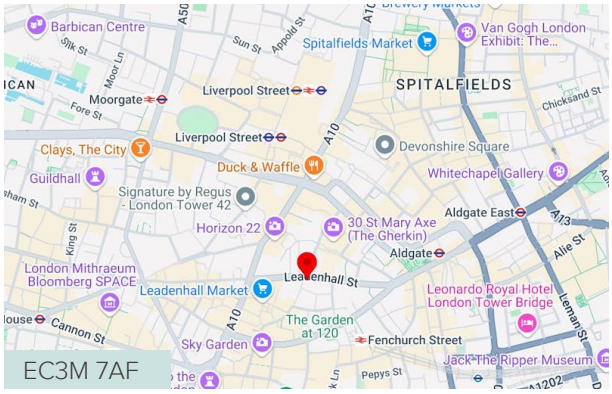
9,189 to 17,455 sq ft

(853.69 to 1,621.62 sq m)

- New Fully Fitted Landlord Tower Space
- 70 desks with multiple collaboration spaces
- 5 Meeting Rooms and 2 Phone Rooms
- BREEAM 'Excellent'
- Stunning Modern Reception
- 396 Cycle Spaces & 40 Showers
- Fantastic views of the City

Summary

Available Size	9,189 to 17,455 sq ft
Rent	£115 per sq ft pax
Rates Payable	£40.61 per sq ft
Service Charge	£16.97 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (28)



Description

This newly refurbished office on the 27th floor has been fully fitted comprising 70+ 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. 26th floor available Q3 2026 with further details available on request.

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 1RebelGym.

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
26th	8,266	767.94	Coming Soon
Total	**17,455**	**1,621.63**	

Viewings

Viewings by prior arrangement, through the joint sole letting agents Ingleby Trice and CBRE.

Terms

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

Viewing / further information

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