



OFFICE TO LET

36 LEADENHALL STREET

London, EC3A 1AT

36 LEADENHALL PROVIDES PREMIUM WORKSPACE LOCATED IN THE HEART OF THE CITY AND HAS FULLY FITTED FLOORS AVAILABLE.

2,348 TO 4,861 SQ FT (218.14 TO 451.60 SQ M)



**BNP PARIBAS
REAL ESTATE**

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DETAILS

DESCRIPTION

36 Leadenhall Street offers up to 15,994 sq ft of high-quality office space arranged over ground and nine upper floors. Following several lettings there is now 4,861 sq ft available over two fully fitted floors. This premium workspace located in the heart of the City benefits from a modern design, excellent end-of-journey facilities, concierge and security.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
9th - Cat A+	1,312	121.89	-	Let
8th - Cat B	1,285	119.38	-	Let
7th - Cat A+	1,664	154.59	-	Let
5th - Cat A+ (Private Terrace)	2,345	217.86	-	Let
3rd - CAT B	2,513	233.47	£72.50 /sq ft	Available
1st - CAT B	2,348	218.14	£72.50 /sq ft	Available
Ground - Shell & Core	1,620	150.50	£55 /sq ft	Under Offer
Total	13,087	1,215.83		

KEY FEATURES

- Newly refurbished Cat B Plug & Play office floors
- Newly refurbished manned reception
- New LED lighting
- New air conditioning
- Raised floors
- Fibre Internet
- New showers and bike store
- EPC B

OUTGOINGS

- **Rent:** £72.50 per sq ft
- **Rates:** £24 per sq ft Estimated
- **Service charge:** £16.47 per sq ft Estimated
- **Estate charge:** n/a
- **EPC:** B

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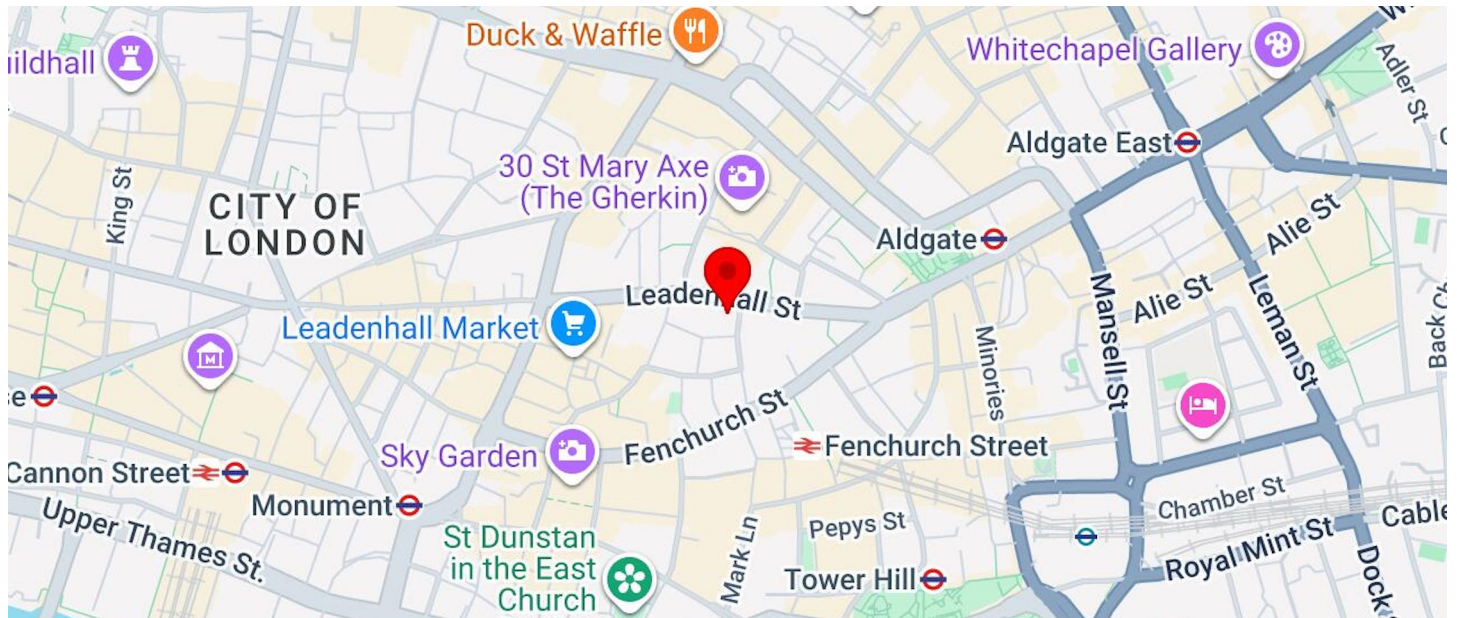
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LOCATION



Sitting amongst the Tower cluster, 36 Leadenhall Street benefits from iconic retail spots, world-class restaurants and 5-star hotels. With Leadenhall Market and The Royal Exchange just a short walk away, the building is spoilt for choice. The location is exceptional for commuters with Bank, Liverpool Street Station, Fenchurch St and Aldgate all within a 10-minute walk, offering Underground, Elizabeth Line and National Rail services.

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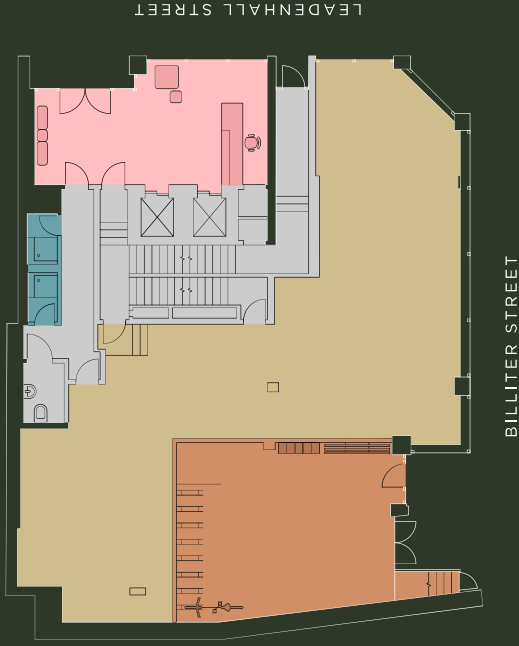


GROUND FLOOR

*2,013 sq ft / 187 sq m

- Available
- Reception
- Bike storage
- Showers
- Core

*subject to final measurement



3RD FLOOR

2,513 sq ft / 233.5 sq m

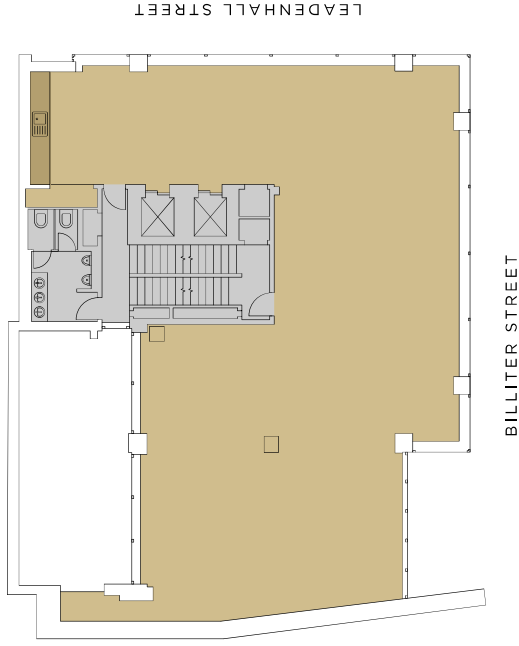
- Available
- Core



1ST FLOOR

2,348 sq ft / 218.1 sq m

- Available
- Core



4TH FLOOR

2,514 sq ft / 233.6 sq m

- Available
- Core
- 18 x workstations
- 1 x meeting room
- 1 x breakout area
- 1 x kitchen



5TH FLOOR

2,345 sq ft / 217.9 sq m

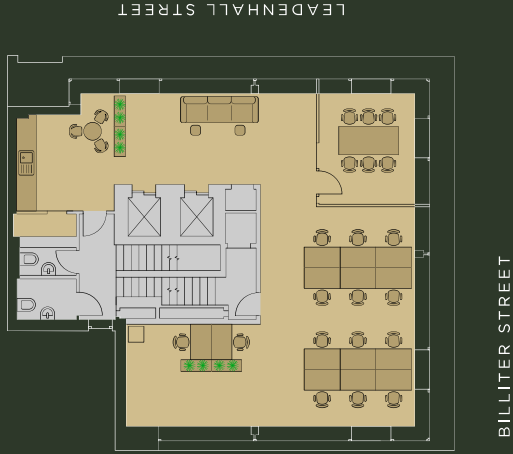
- Available
- Private terrace
- Core



8TH FLOOR

1,285 sq ft / 119.4 sq m

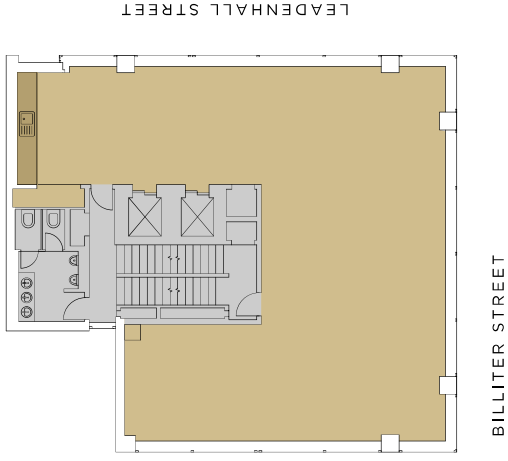
- Available
- Private terrace
- 12 x workstations
- 1 x meeting room
- 2 x breakout area
- 1 x kitchen



7TH FLOOR

1,664 sq ft / 154.6 sq m

- Available
- Core



9TH FLOOR

1,312 sq ft / 121.9 sq m

- Available
- Core

