



LOMBARD STREET

LONDON EC3

VERY HIGH QUALITY FITTED OUT 8TH FLOOR OFFICES

TO LET IN THE CITY CORE

6,989 SQ.FT / 649.30 SQ.M

The property is situated at the junction with Birchin Lane. Bank, Monument and Cannon Street stations are within easy walking distance,



67 Lombard Street was recently redeveloped to provide Grade A office accommodation, accessed via a stunning entrance hall. The building and floor are built to the highest specification.

The 8th floor comprises 6,989 sq.ft of Grade A accommodation, with great natural light, divided by high quality demountable partitioning to provide a variety of front of house space, cellular offices and large open areas.

4 x 17 persons
passenger lifts

**Prestigious, manned
reception hall**

Air-conditioning

Roof terrace

Metal tiled suspended
ceilings

LG7 lighting

Standby generator

**Visual/audio entry
phone system**

High quality furniture
(available separately upon request)

High quality fit-out

Cycle store, lockers,
showers and towel service

Full height glazing

Occupancy level of
1 person per 10 sq.m

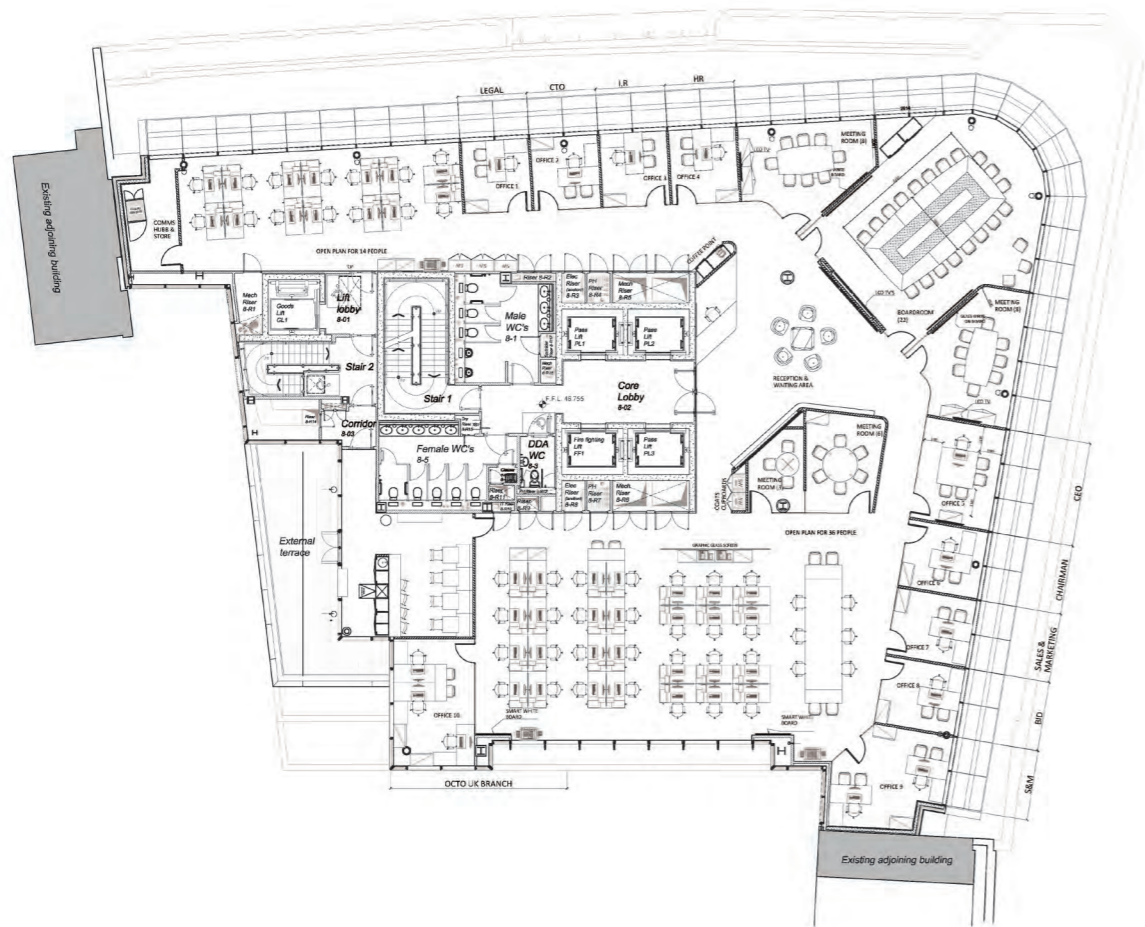
**Raised access
flooring**

Security access system

**Kitchen/break
out area**

Cabling

Excellent natural light



An assignment of a 10 year FRI lease from February 2016, subject to rent review at the 5th year, at a passing rental of £77.50 per sq.ft pa. Subletting for a term to be agreed will also be considered. Terms upon application.

Rates:
TBC on application

Service Charge:
TBC on application

Viewings:
Strictly by appointment through the assignor's sole agent:

Completion:
Possession upon completion of the legal formalities.

Legal Costs:
Each party is to bear its own legal costs incurred in this matter.

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Misrepresentation Act - The contents of this brochure are for guidance only; their accuracy cannot be guaranteed and they are expressly excluded from any contract. Finance Act 1989 - Unless otherwise stated, all prices and rents are quoted exclusive of value added tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in the respect of any transaction. February 2018.



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