



OFFICE TO LET

# 51 LIME STREET

London, EC3M 7DQ

FROM 12,500 – 120,000 SQ FT AVAILABLE IN THIS LANDMARK OFFICE TOWER DESIGNED BY WORLD RENOWNED ARCHITECTS FOSTER AND PARTNERS.

12,500 TO 60,000 SQ FT (1,161.29 TO 5,574.18 SQ M)



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## DETAILS

### DESCRIPTION

51 Lime Street is an iconic City Tower designed by Foster & Partners and developed by British Land. The building boasts large column free floor plates with great levels of natural light throughout due to the floor to ceiling glazing. The building has an array of shared amenity including large terraces, gym, auditorium and spacious reception. 51 Lime Street secured a BREEAM rating of Excellent upon practical completion of the development.

### ACCOMMODATION

The lessee is able to make up to 120,000 sq ft available from the 227,000 sq ft within the building. Accommodation can be taken in its existing fitted out condition or on the basis of a newly refurbished Category A specification. Subleases available until June 2032. Early breaks will be considered.

Name	sq ft	sq m	Availability
21st - Cat A / Existing Fit-Out	12,530	1,164.08	Withdrawn
20th - Cat A / Existing Fit-Out	12,532	1,164.26	Available
19th - Cat A / Existing Fit-Out	12,533	1,164.35	Let
10th - Cat A / Existing Fit-Out	17,456	1,621.72	Withdrawn
9th - Cat A / Existing Fit-Out	17,455	1,621.62	Available
8th - Cat A / Existing Fit-Out	17,459	1,621.99	Let
7th - Cat A / Existing Fit-Out	17,448	1,620.97	Let
6th - Cat A / Existing Fit-Out	17,453	1,621.44	Let
5th - Cat A / Existing Fit-Out	17,460	1,622.09	Let
3rd - Cat A / Existing Fit-Out	7,500	696.77	Let

### KEY FEATURES

- Prominent City Tower
- Fully Fitted With Furniture or a New CAT A
- Two Large Communal Terraces - 16th and 23rd Floor
- Exceptional Views
- 375 Seater Auditorium
- Client Advocate Restaurant - 23rd Floor
- Staff Restaurant - 15th Floor
- On Site Gym
- Event Management Team
- BREEAM Excellent
- LED Lighting
- Triple Glazed Façade
- Rainwater Harvesting
- EPC C (2030 target of B)
- Floor to Ceiling 2.85 meters
- Central Core Floorplate

### OUTGOINGS

- **Rent:** £57.50 - £67.50 per sq ft
- **Rates:** £26.03 per sq ft rates payable up until April 2023
- **Service charge:** £19.51 per sq ft
- **Estate charge:** n/a

## 51 LIME STREET

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TO REQUEST A VIEWING CALL US 0207 338 4000



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## LOCATION



51 Lime Street is located immediately opposite Lloyd's of London, in the heart of EC3 and benefits from exceptional transport links. Liverpool Street Station, Fenchurch Street Station, Bank and Monument Station are all within a five minute walk

### CONTACT US

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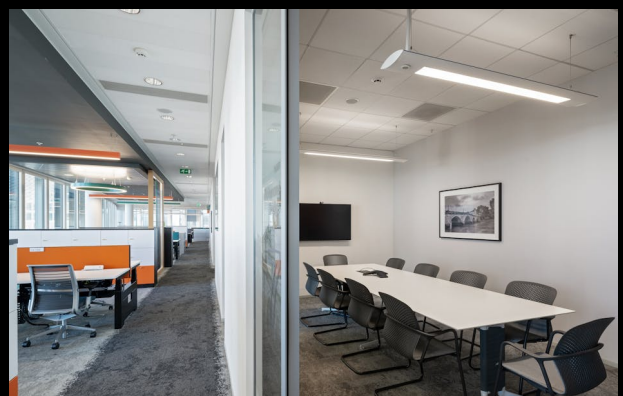
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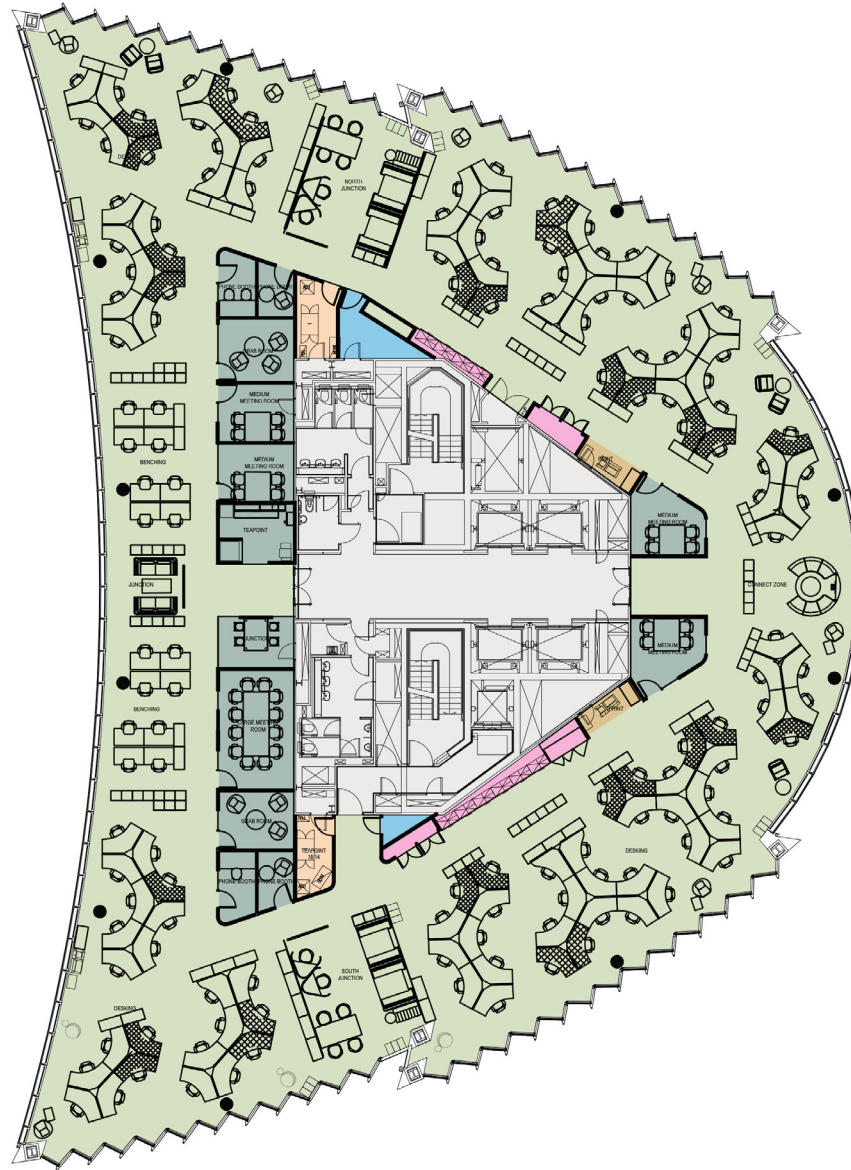


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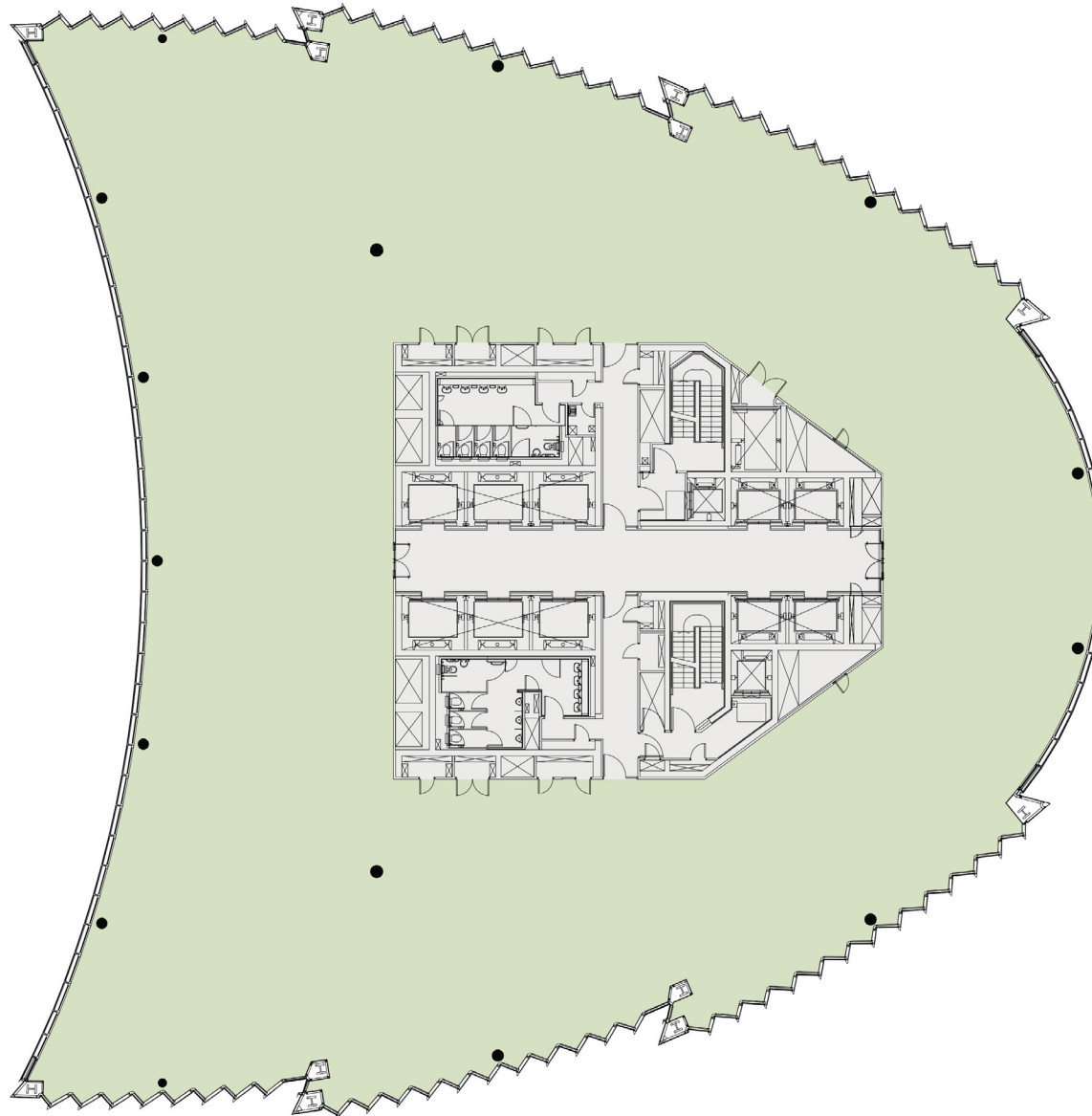




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A718 - FURNITURE PLAN

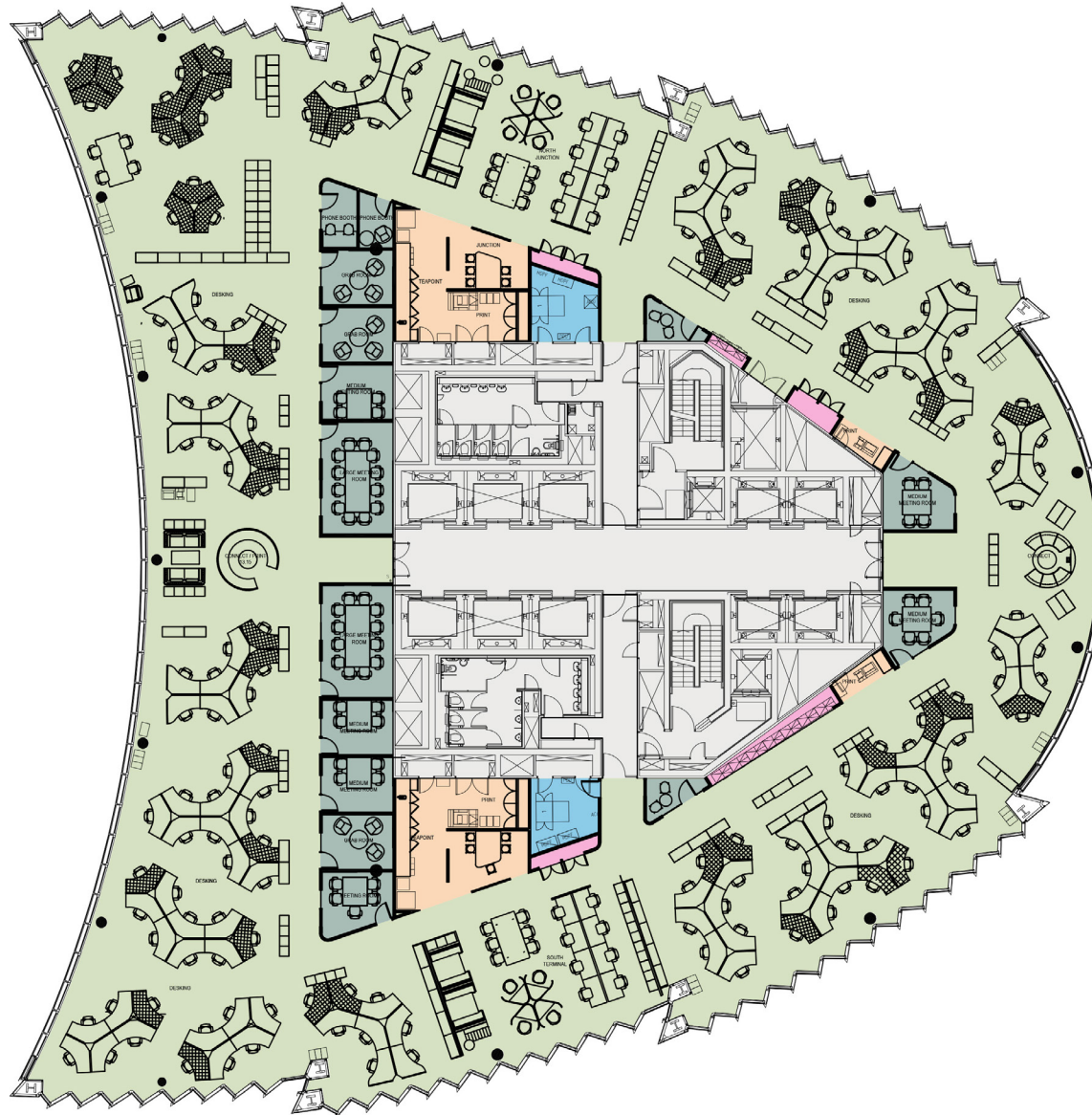
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A713 - CHORE PLAN

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A713 - FURNITURE PLAN