

THE LEADENHALL BUILDING - PART 26TH FLOOR

122 LEADENHALL STREET, LONDON, EC3



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

This iconic City landmark was designed by Rogers Stirk Harbour + Partners and developed by British Land and Oxford Properties. The high specification office and mixed use building was completed in 2014 and totals 607,224 sq ft, arranged over ground and 45 upper floors.

Fully fitted "plug & play" offices with panoramic views comprising 7,115 sq ft.

ACCOMMODATION

FLOOR

Part 26th

AREA

7,115 sq ft

TOTAL

7,115 sq ft

Floor area subject to measurement

LOCATION

400 meters from the Bank of England, opposite the Lloyd's Building and within close proximity of the restaurants, bars and shopping amenities of Leadenhall Market and The Royal Exchange.

Communications are excellent with the soon to be opened Elizabeth Line at Liverpool Street a short walk away.

SPECIFICATION/AMENITIES

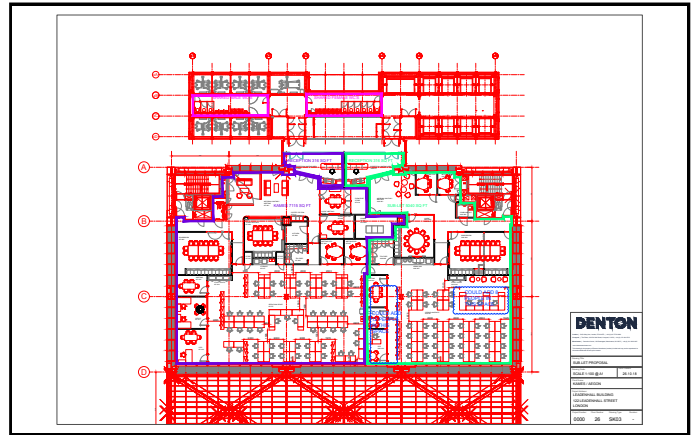
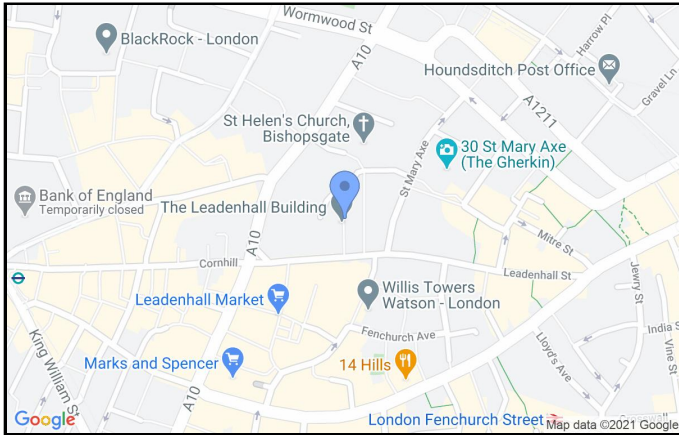
- Iconic building in the heart of the City
- Fully fitted 'plug & play' accommodation
- 7 meeting rooms, 2 private offices and 52 desks
- Stunning panoramic views over London
- Manned reception and 24 hour access
- Excellent building amenities including Bob Bob Cite
- State of the art shower, locker and cycle facilities
- EPC rating - B (38)

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TERMS

LEASE

The property is available by way of a sub-lease until April 2027.

RENT

Passing rent is £78.50 per sq ft per annum exclusive.

RATES

£32.36 per sq ft per annum (estimate).

SERVICE CHARGE

£15.53 per sq ft per annum.

VAT

Elected.

VIEWING

Viewing strictly by prior appointment with the joint sole agent:

TIM DAVIES

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JEREMY TRICE

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Subject to Contract

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