



RENT
£72.50
(per sq ft pa excl.)



SERVICE CHARGE
£18.74
(per sq ft pa excl.)



RATES PAYABLE
Est. £24.41
(per sq ft pa. (ye April 2026))



EPC RATING
B



**FISHER
GERMAN**



3 Lombard Street
London, EC3V 9AQ

Office | 12,305 sq ft | 1,143 sq m

TO LET



Location

Situated on Bank junction, 3 Lombard Street is one of the City's most prestigious addresses. The building is superbly located opposite the Bank of England and the Royal Exchange. Travel connections are excellent, with the new Bank tube station adjacent to Cannon Street station to the South.

A wide variety of restaurants, bars and shops are nearby including One Lombard Street, The Ned, The Royal Exchange, and the popular Cheapside / Bow Lane retail centres.



Description

The recently refurbished second floor (12,305 sq ft), offers a contemporary and fully furnished workspace. It accommodates 102 desks and chairs, alongside six dedicated meeting rooms. Four individual breakout areas provide spaces for focused work or informal gatherings, while four soft seating zones offer comfortable areas for work.

3 Lombard Street has been transformed through a comprehensive refurbishment, offering a concierge service, staffed reception, tenant lounge with 3 meeting rooms, fitness/gym facilities with bookable personal trainer, high-speed fibre optic connectivity, and repurposed bank vaults as premium bike/shower facilities.



Amenities



Air Con



Transport Links



End of Journey Facilities



Fitted Out



Prestigious Entrance



Raised Floors



Tenant Lounge



Gym



Concierge



Accommodation

The approximate Net Internal Area comprises:

Floor	Sq Ft	Sq M	Guide Rent psf
Second Floor - Fitted & Furnished	12,305	1,143	£72.50



Further information



Lease Terms

A new flexible lease is available from the Landlord for a term by arrangement.

Rent

£72.50 psf pa excl.

Business Rates

Est. £24.41 per sq ft pa for the rating year April 2025 to April 2026. All parties are advised to make their own enquiries with the rating authority.

Service Charge

The current on account budget is £18.74 per sq ft for year ending September 2024

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

EPC

The EPC rating is B.

Viewings

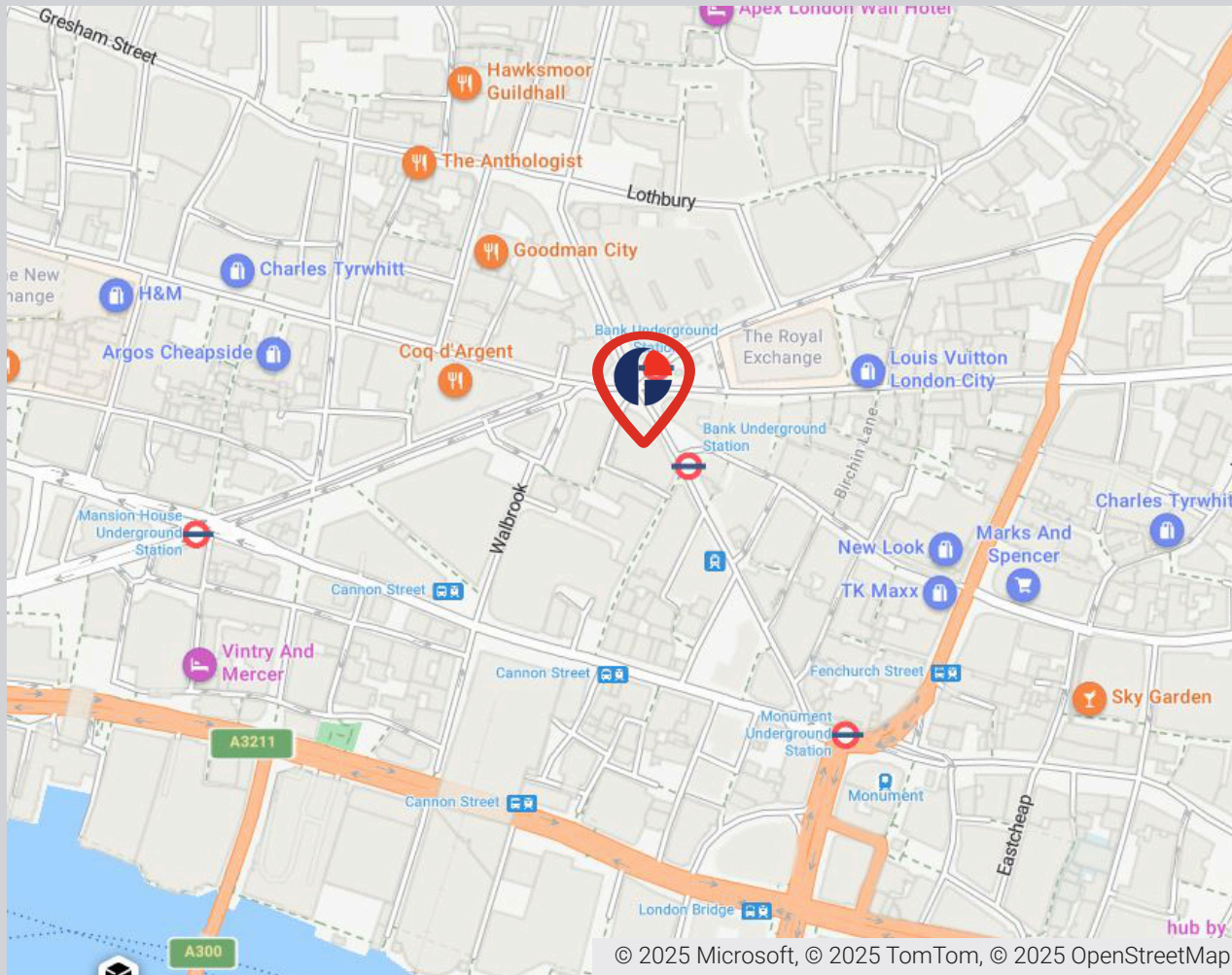
Strictly by arrangement through joint sole agents Fisher German and Ingleby Trice.



→ Refurbished Common Parts



3 Lombard Street, London EC3V 9AQ



Approximate Travel Distances

- ### Nearest Station
- Bank Underground Station - 1 min walk
 - Bank DLR - 1 min walk
 - Cannon Street Underground Station - 4 min walk

Contact



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Particulars dated: April 2025. Photographs dated 2022/23/24.