



3 Lombard Street

London, EC3V 9AQ

**Comprehensively
refurbished Grade II Listed
building in the heart of the
City at Bank Junction.**

5,263 to 12,305 sq ft
(488.95 to 1,143.17 sq m)

- Newly refurbished end-of-journey facilities
- Occupier fitness suite
- Wellness room
- Remodeled reception and tenant lounge
- Split floor options available
- Fibre solution through Coreconnect - No wayleave required through subscription
- Grade II Listed
- Commissionaire
- Prime location opposite the

3 Lombard Street, London, EC3V 9AQ

Summary

Available Size	5,263 to 12,305 sq ft
Rent	£72.50 per sq ft
Rates Payable	£24.41 per sq ft Circa
Service Charge	£18.74 per sq ft 2025/26
Car Parking	N/A
VAT	Applicable
Estate Charge	N/A
BER Rating	B

Description

3 Lombard Street has recently undergone an extensive refurbishment, incorporating a comprehensive suite of premium amenities designed to enhance the occupier experience

The reception and ground floor communal area have been comprehensively refurbished and remodelled to provide a new arrival experience and tenant lounge with bookable meeting rooms. The building also has the benefit of new end of journey facilities, an occupier gym and wellness room.

The 2nd Floor provides 12,305 sq ft of premium, fully fitted and furnished office space. This exceptional opportunity resides within a stunning Grade II listed building situated on Bank Junction. There is the ability to split the 2nd floor to create 'East' and 'West' units, ranging between 5,263 - 7,018 sq ft.

Location

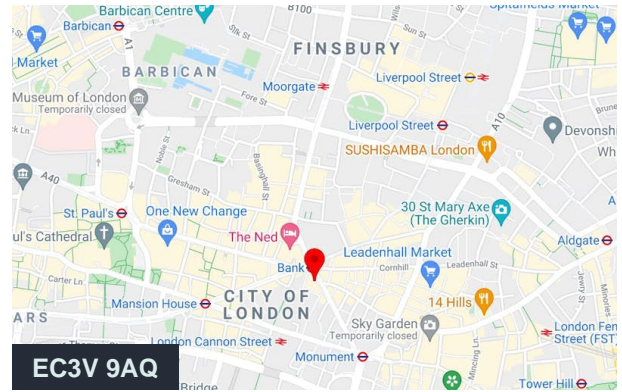
Situated on Bank junction, 3 Lombard Street is one of the City's most prestigious addresses. The building is superbly located opposite the Bank of England and the Royal Exchange. Communications are excellent with the new Bank tube station adjacent and Cannon Street station to the south.

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.

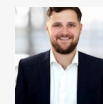
Accommodation

The accommodation comprises of the following (currently full floor of 12,305 sq ft, but split options are outlined below):

Name	sq ft	sq m	Rent (sq ft)	Fitout Concept	Availability
2nd - Fully Fitted	12,305	1,143.17	£72.50	CAT B	Available
2nd - East (Split option 1)	5,263	488.95	£77.50	CAT B	Available
2nd - West (Split option 1)	7,018	651.99	£77.50	CAT B	Available
2nd - West (Split option 2)	6,248	580.46	£77.50	CAT B	Available

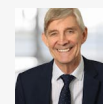


Viewing & Further Information



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Name	sq ft	sq m	Rent (sq ft)	Fitout Concept	Availability
2nd - East (Split option 2)	6,050	562.06	£77.50	CAT B	Available

Specification

Remodeled reception

New ground floor tenant lounge

Bookable meeting rooms

Occupier gym and wellness room

New end of journey facilities

VRF air conditioning

4 refurbished passenger lifts

Split options of 5,000 - 7,000 sq ft

Grade II Listed building

Listed Staircase