

THE
LIME STREET
ESTATE
EC3



THE BUILDING

The Lime Street Estate provides high-quality fitted offices on flexible terms



THE LIME STREET ESTATE

Immediately opposite Lloyd's of London and Leadenhall Market



1. Reception
2. View from the terrace
3. 7th floor (South)



Light, bright and ready to occupy

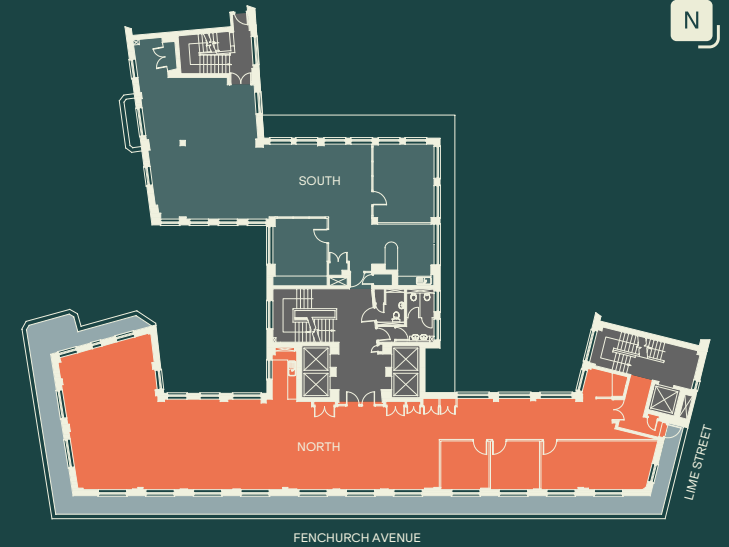


- 1. 7th floor (North)
- 2. 6th floor (South)
- 3. Kitchen

40 LIME STREET

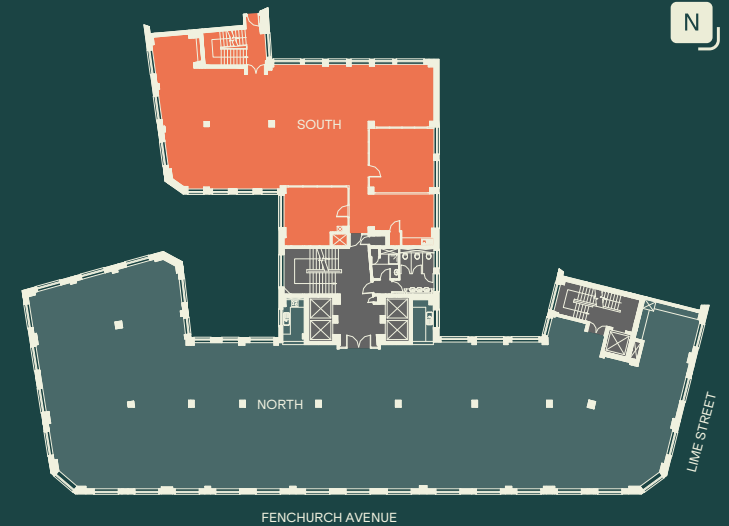
7th Floor

North: 2,828 SQ FT / 263 SQ M



3rd Floor

South: 2,812 SQ FT / 261 SQ M





Ability to grow and expand within the Estate

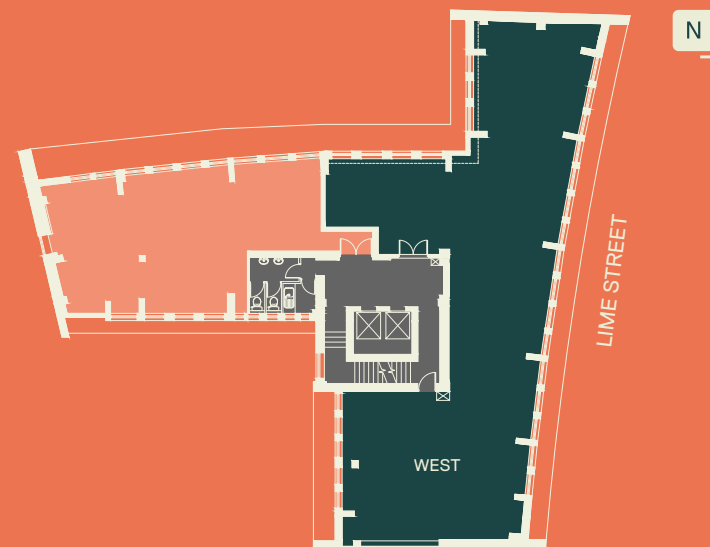


- 1. 7th floor (West)
- 2. Kitchen
- 3. 2nd floor

37-39 LIME STREET

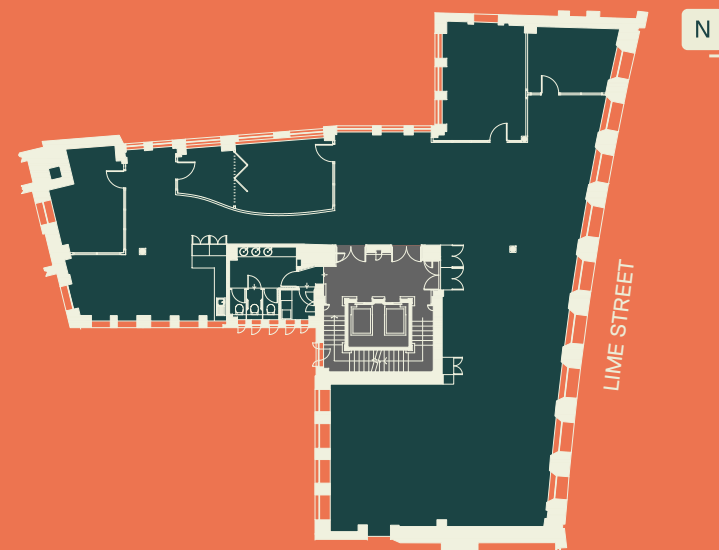
7th Floor

West: 2,031 SQ FT / 189 SQ M



1st Floor

3,790 SQ FT / 352 SQ M



Core
 Office Space
 Let Space

Floor plans are indicative 4

SPECIFICATION

Newly refurbished offices fitted out to provide meeting room/s and kitchens.

No VAT on rent



40 LIME STREET

FLOOR	SQ FT	SQ M
9th (South)	836	78
8th (South)	784	73
7th (North) - Terrace	LET	
7th (South)	LET	
6th (South)	LET	
5th (North East) - Terrace	LET	
4th (South)	2,570	239
3rd (South)	2,812	261
2nd (South)	2,811	261
1st (South)	LET	
TOTAL	9,813	912

37-39 LIME STREET

FLOOR	SQ FT	SQ M
7th (West)*	2,048	190
5th (West)	LET	
5th (East)	UNDER OFFER	
4th (West)	LET	
3rd (West)	LET	
3rd (East)	LET	
2nd	3,827	356
1st	LET	
Ground	LET	
TOTAL	5,875	546

*Cat A refurbishment

Equipped to handle your day-to-day



Multiple Entrances
on Lime Street, Fenchurch
Avenue and Fen Court



Passenger Lifts
4x eight-person | 2x nine-person
(40) (37-39)



Commissionaire
and on-site management team



Suspended Ceilings
with LED lighting



24 hour access
and security



Air Conditioning
& Openable Windows



Basement Storage
available by arrangement



Bike Storage
at basement level



Short form flexible leases



Raised Access Flooring

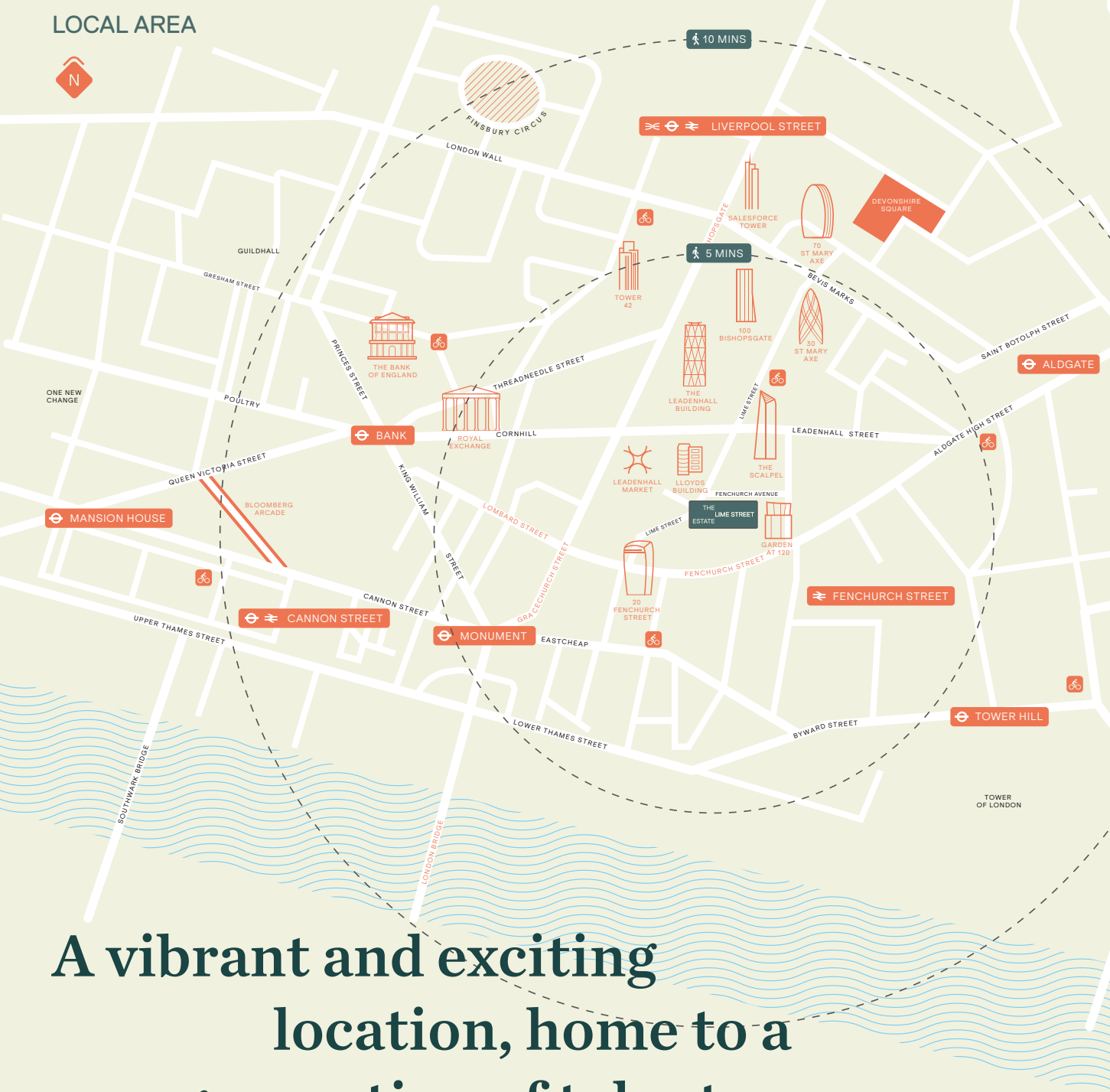


Multiple fibre
providers in situ



Showers & WC's
male, female and disabled

LOCAL AREA



A vibrant and exciting location, home to a new generation of talent

Connected Workspaces

THE LIME STREET ESTATE



On foot...

- 4 mins FENCHURCH STREET
- 5 mins MONUMENT
- 6 mins BANK
- 9 mins LIVERPOOL STREET



Hop on the train...

- 15 mins OXFORD CIRCUS
- 18 mins KING'S CROSS/ST PANCRAS INT'L
- 18 mins CANARY WHARF
- 28 mins LONDON CITY AIRPORT



Try crossrail...

- 6 mins CANARY WHARF
- 10 mins PADDINGTON
- 33 mins HEATHROW
- 60 mins READING

Source: Google Maps / TFL. Full Crossrail line launching in 2021.

LOCAL AREA

Surrounded by open green spaces and an array of restaurants, bars and shopping destinations



Leadenhall Market



Aldgate Square

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Garden at 120



St Helen's Square



Santander Cycles



Curators Coffee



Sky Garden



Reiss



The Ned

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GREYCOAT

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CAPITAL MANAGEMENT