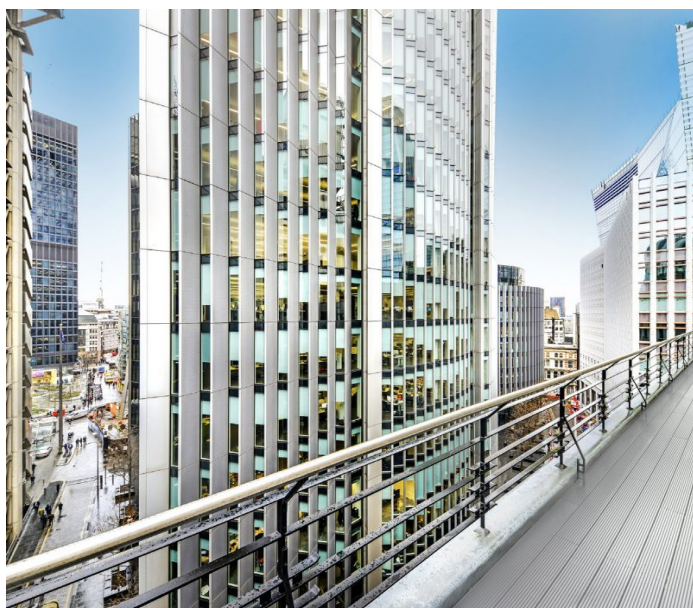


40 LIME STREET, LONDON EC3

784 - 6,165 SQ FT



DESCRIPTION

High quality office accommodation situated within The Lime Street Estate, which is capable of accommodating future business expansions. The available spaces are fitted with a kitchen and meeting room/s.

LOCATION

Located opposite Lloyd's of London. This vibrant and exciting location is home to a new generation of high rise tower buildings and numerous restaurants and bars in Leadenhall Market. Lime Street is very well-connected with Bank, Monument and Fenchurch Street stations within a 5 minute walk. Liverpool Street Station is also within easy walking distance and here you can access the new Elizabeth line.

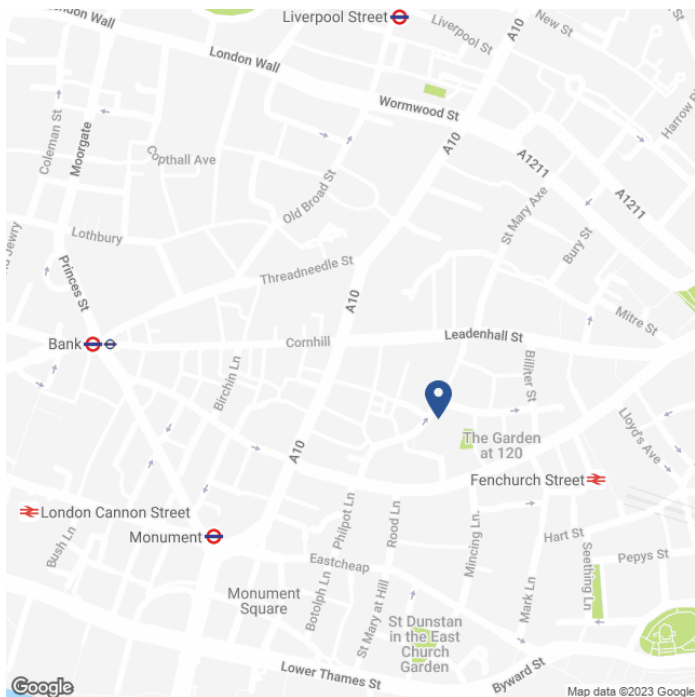
SPECIFICATION

- Fitted out with meeting rooms and kitchens.
- No VAT on rent.
- Entrances on Lime Street, Fenchurch Avenue and Fen Court.
- Air conditioning.
- Metal / mineral fibre tiled suspended ceilings.
- Raised access floors.
- Large reception with commissionaire and 24 hour access.
- Four eight-person passenger lifts.
- Male, female and disabled WC's.
- Showers.
- Bike storage facilities at basement level.
- Basement storage available by arrangement.

AVAILABLE ACCOMMODATION

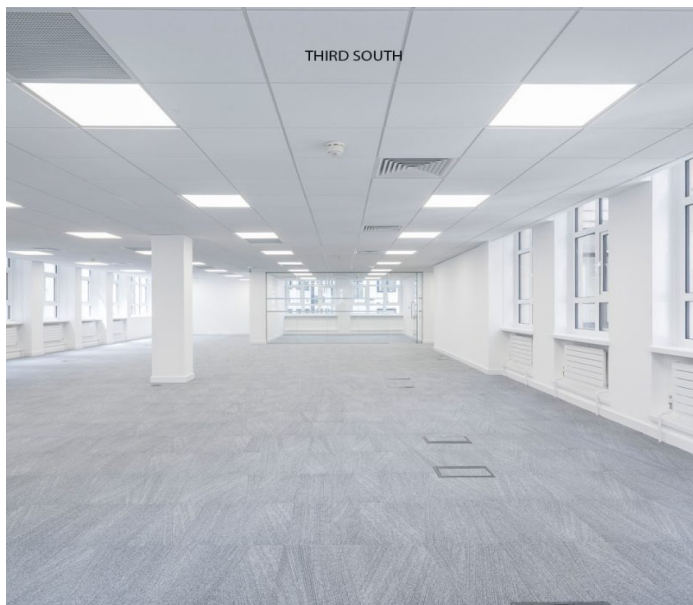
FLOOR	SQ FT	SQ M
EIGHTH (SOUTH)	784	73
FOURTH (SOUTH)	2,570	239
SECOND (SOUTH)	2,811	261
TOTAL	6,165	573

MAP



FLOOR PLAN

2nd Floor



TENURE

Lease:	New Lease direct from the landlord for a term by arrangement, subject to mutual option to determine from 23 June 2026.
Guide Rent:	£TBC per sq.ft.
Rates Estimate:	£20.54 per sq.ft.
Service Charge:	£13.00 per sq.ft.
VAT:	Not elected.
EPC Rating:	C52 - C73.

CONTACT

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FURTHER INFORMATION

