A stylized logo for the number 100. The '1' is a simple vertical bar with a small notch at the top. The '00' are composed of two concentric circles each, creating a double-line effect.

ONE HUNDRED

LUDGATE HILL. EC2.

CLASSIC MEETS CONTEMPORARY

100 Ludgate Hill is located in the heart of Central London where the City of London meets Midtown. The main entrance to the building is Limeburner Lane which runs perpendicular to Ludgate Hill and connects with Old Bailey to the north.

To the south of Ludgate Hill and opposite the property is City Thameslink providing services into and out of London to the north and south.

The nearby Farringdon Station will be the only station in Central London to provide access to London Underground, Crossrail and Thameslink services, offering unrivalled links to the north, south, east and west.





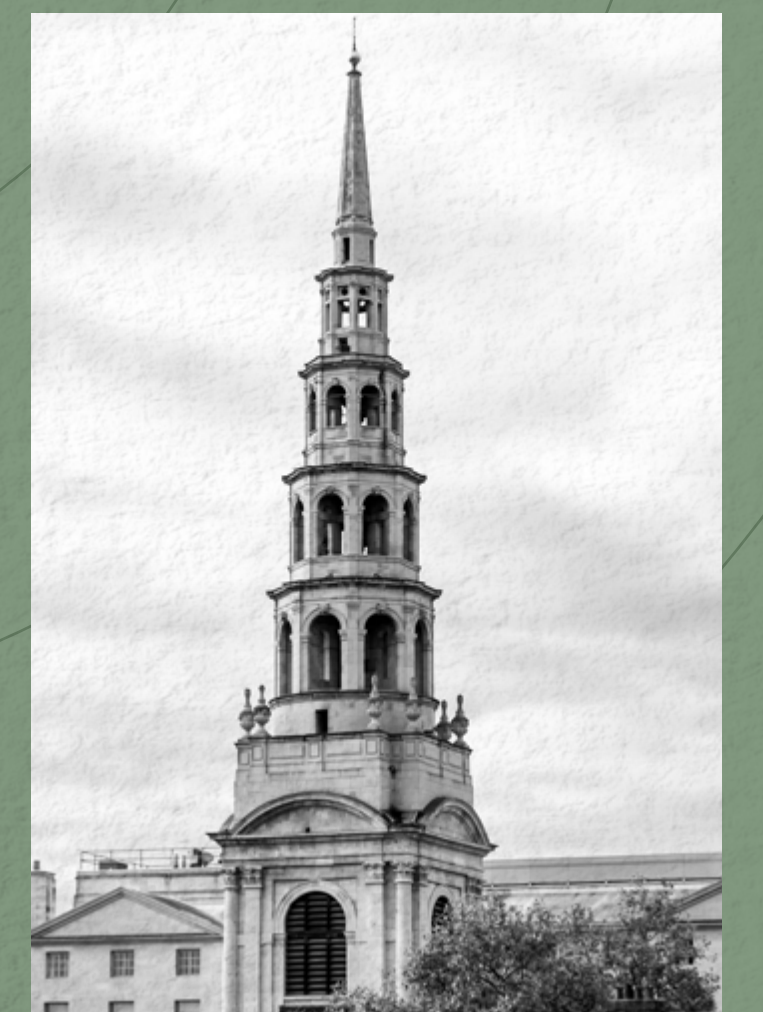
 <p>3 x Passenger Lift 1 x Goods Lift</p>	 <p>Fully Furnished</p>	 <p>3 x Parking Spaces</p>	 <p>5 x Cycle Spaces</p>	 <p>LED Lighting</p>
 <p>Unique HQ Building</p>	 <p>Roof Terrace</p>	 <p>Shower Facilities</p>	 <p>VFR Air Conditioning</p>	 <p>2.7m Floor to Ceiling Height</p>



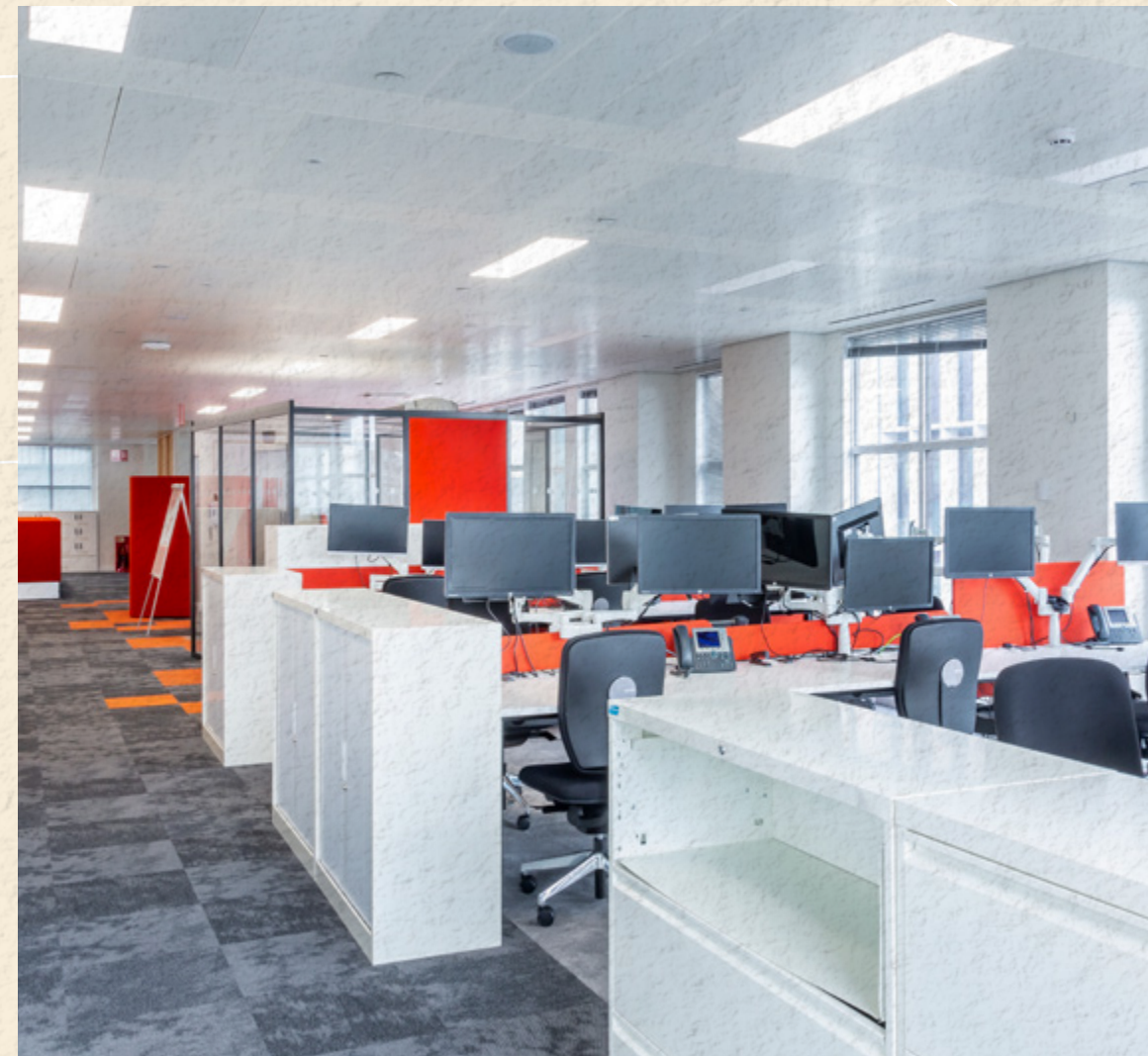
THE CENTRE OF THE CITY

100 Ludgate is located in the centre of the city, just 100 yards from the iconic St Paul's Cathedral, and benefits from the huge variety of retail, restaurants, cafés and cultural opportunities.

Near by Festival Gardens and Paternoster Square provide quieter and slower spaces to relax and escape from one of London's busiest and popular areas.







FORMED TO BE FUNCTIONAL

Fully-fitted and ready to go to work.

100 Ludgate Hill's flexible floors provide plug and play opportunities across multiple layouts, designed to meet the needs of a variety of occupier from SMEs to larger corporates.

The retail unit fronting Ludgate Hill, that was formerly the Santander bank, could also be opened up allowing for an enhanced entrance.



ACCOMMODATION

FIRST FLOOR

10,656 SQ FT

990 SQ M

SCHEDULE OF ACCOMMODATION

7th floor	3,309 sq ft	307 sq m
6th floor	4,809 sq ft	447 sq m
5th floor	4,363 sq ft	405 sq m
4th floor	4,809 sq ft	447 sq m
3rd floor	9,932 sq ft	923 sq m
2nd floor	10,070 sq ft	936 sq m
1st floor	10,656 sq ft	990 sq m
Total floor	47,948 sq ft	4,455 sq m



Plan not to scale - for indicative purposes only

ACCOMMODATION

SECOND FLOOR
 10,070 SQ FT
 936 SQ M



SCHEDULE OF ACCOMMODATION

7th floor	3,309 sq ft	307 sq m
6th floor	4,809 sq ft	447 sq m
5th floor	4,363 sq ft	405 sq m
4th floor	4,809 sq ft	447 sq m
3rd floor	9,932 sq ft	923 sq m
2nd floor	10,070 sq ft	936 sq m
1st floor	10,656 sq ft	990 sq m
Total floor	47,948 sq ft	4,455 sq m

Plan not to scale - for indicative purposes only

ACCOMMODATION

THIRD FLOOR

9,932 SQ FT

923 SQ M

SCHEDULE OF ACCOMMODATION

7th floor	3,309 sq ft	307 sq m
6th floor	4,809 sq ft	447 sq m
5th floor	4,363 sq ft	405 sq m
4th floor	4,809 sq ft	447 sq m
3rd floor	9,932 sq ft	923 sq m
2nd floor	10,070 sq ft	936 sq m
1st floor	10,656 sq ft	990 sq m
Total floor	47,948 sq ft	4,455 sq m



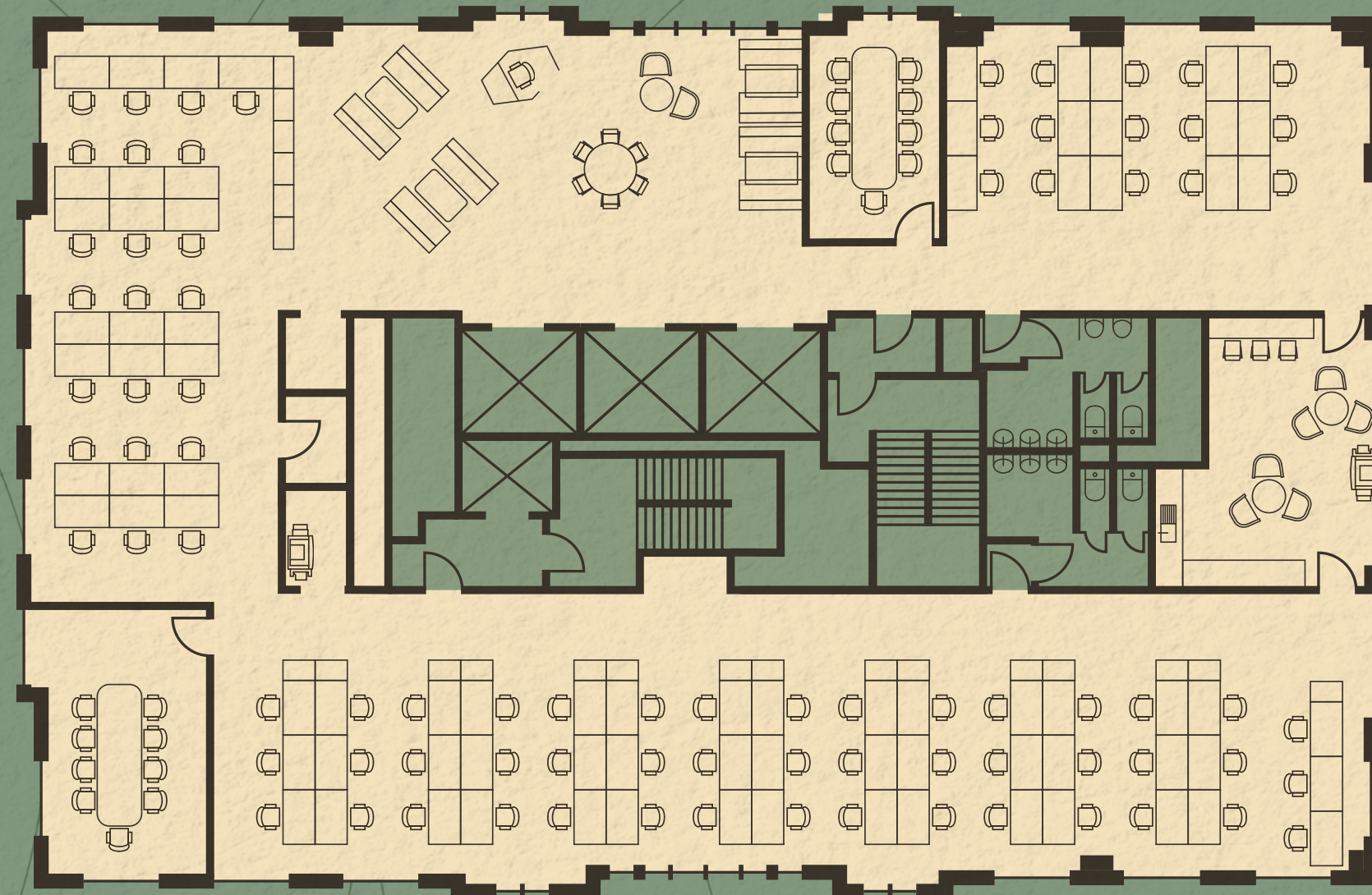
Plan not to scale - for indicative purposes only

ACCOMMODATION

FOURTH FLOOR

4,809 SQ FT

447 SQ M



SCHEDULE OF ACCOMMODATION

7th floor	3,309 sq ft	307 sq m
6th floor	4,809 sq ft	447 sq m
5th floor	4,363 sq ft	405 sq m
4th floor	4,809 sq ft	447 sq m
3rd floor	9,932 sq ft	923 sq m
2nd floor	10,070 sq ft	936 sq m
1st floor	10,656 sq ft	990 sq m
Total floor	47,948 sq ft	4,455 sq m

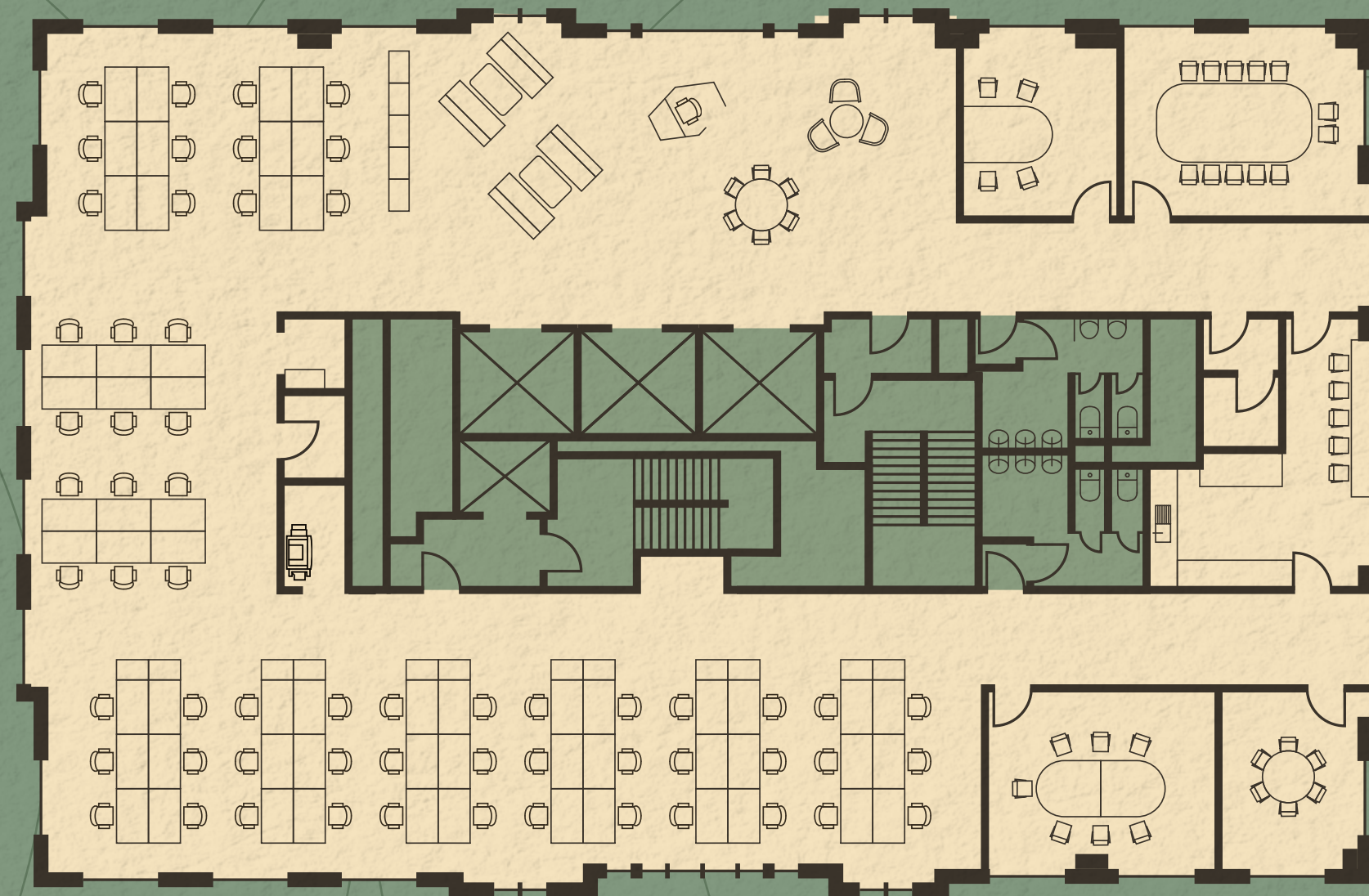
Plan not to scale - for indicative purposes only

ACCOMMODATION

FIFTH FLOOR

4,363 SQ FT

405 SQ M



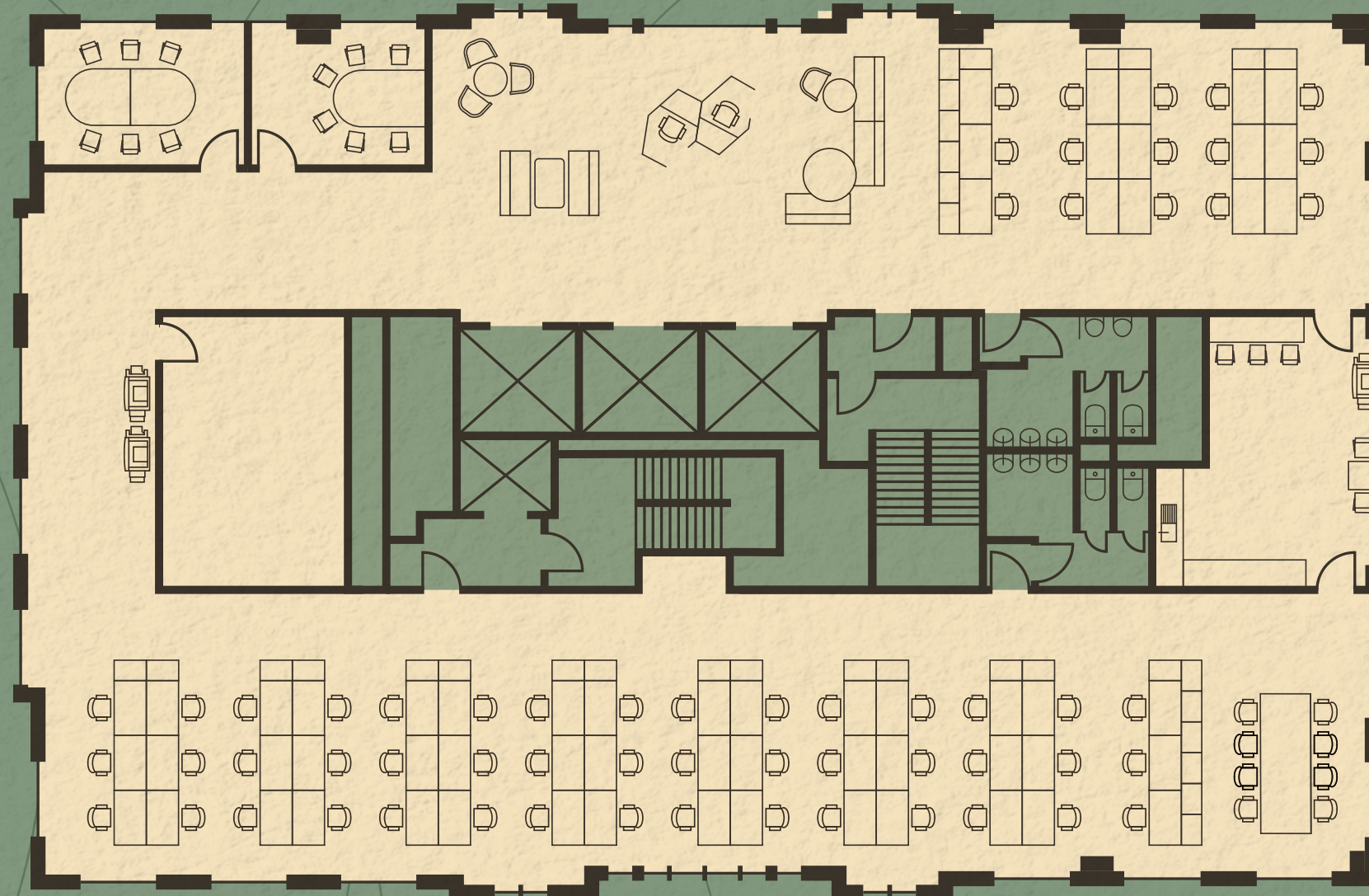
SCHEDULE OF ACCOMMODATION

7th floor	3,309 sq ft	307 sq m
6th floor	4,809 sq ft	447 sq m
5th floor	4,363 sq ft	405 sq m
4th floor	4,809 sq ft	447 sq m
3rd floor	9,932 sq ft	923 sq m
2nd floor	10,070 sq ft	936 sq m
1st floor	10,656 sq ft	990 sq m
Total floor	47,948 sq ft	4,455 sq m

Plan not to scale - for indicative purposes only

ACCOMMODATION

SIXTH FLOOR
 4,809 SQ FT
 447 SQ M



SCHEDULE OF ACCOMMODATION

7th floor	3,309 sq ft	307 sq m
6th floor	4,809 sq ft	447 sq m
5th floor	4,363 sq ft	405 sq m
4th floor	4,809 sq ft	447 sq m
3rd floor	9,932 sq ft	923 sq m
2nd floor	10,070 sq ft	936 sq m
1st floor	10,656 sq ft	990 sq m
Total floor	47,948 sq ft	4,455 sq m

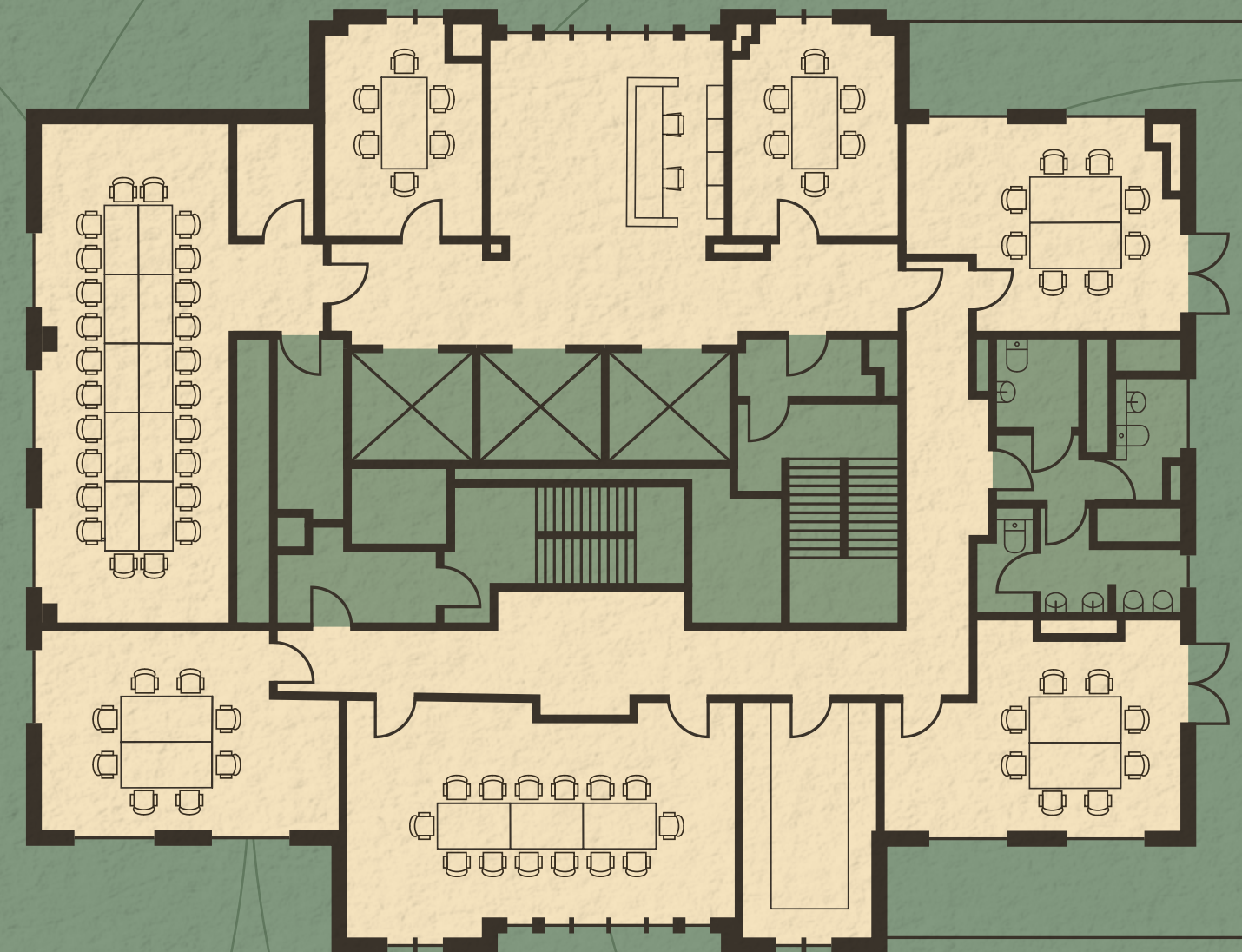
Plan not to scale - for indicative purposes only

ACCOMMODATION

SEVENTH FLOOR

3,309 SQ FT

307 SQ M



SCHEDULE OF ACCOMMODATION

7th floor	3,309 sq ft	307 sq m
6th floor	4,809 sq ft	447 sq m
5th floor	4,363 sq ft	405 sq m
4th floor	4,809 sq ft	447 sq m
3rd floor	9,932 sq ft	923 sq m
2nd floor	10,070 sq ft	936 sq m
1st floor	10,656 sq ft	990 sq m
Total floor	47,948 sq ft	4,455 sq m

Plan not to scale - for indicative purposes only

LEASE TERMS

By way of an assignment or sublease of the existing lease for a term until 16th December 2027, the lease is held inside the Landlord and Tenant Act 1954.

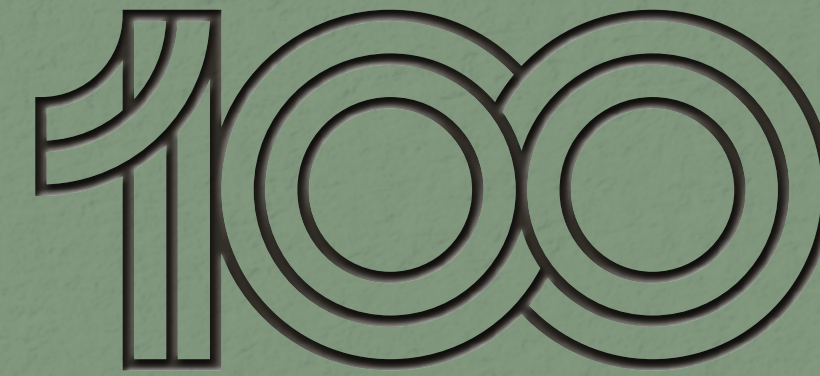


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ONE HUNDRED

LUDGATE HILL. EC2.

Colliers, give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers, has any authority to make any representation or warranty whatsoever in relation to this property.

December 2022

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