

**bbg** real estate advisers

Offices to Let +44 (0) 20 3713 1950

24 Lime Street, EC3 1,331 – 5,463 Sq ft

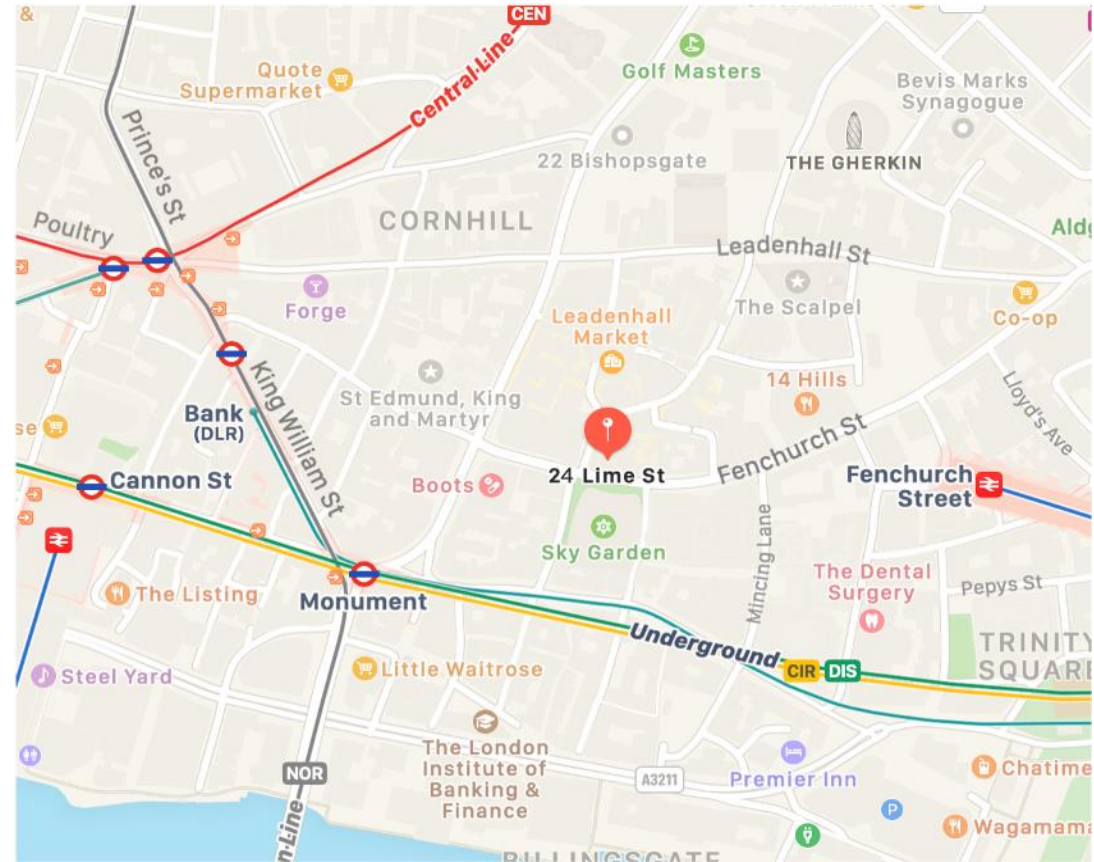


*£25 psf refurbished office space in an excellent location*

**LOCATION**

Situated on the east side of Lime Street, the building enjoys a prominent location in the heart of the Lloyds Triangle within EC3, within the immediate vicinity of Fenchurch Street, Leadenhall Market, and just two minutes walk from Lloyd’s of London and the ‘Walkie Talkie’.

Public transport connections are excellent, with Monument and Bank underground stations, and Fenchurch Street Station, all within 5 minutes’ walk.



Contact us **bbg** real estate advisers

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**LEASE:** The floors are available on new short term leases, outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II (as amended), with a Landlord's rolling break option from 25<sup>th</sup> March 2022.

**RENT:** £25.00 per sq ft

**RATES:** £14.51 per sq ft p.a (20/21)

**S/CHARGE:** £12.53 per sq ft p.a. (20/21 est.)

**VAT:** The property is elected for VAT purposes.

**EPC:** C-51 (Full EPC available on request).

**VIRTUAL TOUR:** Available on request

Floor	Sq Ft	Rent Psf	Status
3 <sup>rd</sup>	1,331	£25.00	Available
2 <sup>nd</sup>	1,450	£25.00	Available
1 <sup>st</sup>	1,581	£25.00	Available
Ground	1,101	£25.00	Available
<b>Total</b>	<b>5,463</b>		

### AMENITIES

- Newly redecorated attractive period building
- Comfort cooling
- Perimeter trunking
- Kitchenette
- Suspended ceilings
- Good natural light
- 6 person passenger lift
- 24 hour access / Entry phone system

## INDICATIVE FLOOR PLANS



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR