

25 Lime Street, EC3

*30,301 sq ft Freehold, New Build,
Consented Development Opportunity*



Knight Frank and BBG have been instructed to launch 25 Lime Street, EC3 and we have pleasure in providing the following details:

- Freehold.
- Opportunity to create a new best in class office with a front door on to Lime Street behind a part retained facade.
- A historic Lloyds Triangle, EC3 location in the City of London's 'Tower Cluster', at the very heart of London's world leading financial and insurance centre.
- Excellent connectivity, being within 10 minutes walk of Crossrail 'The Elizabeth Line' at Liverpool Street, due to open 2022.
- Adjacent to Leadenhall Market, a vibrant cultural and social hub and within moments of Lloyds of London.
- Surrounded by world leading occupiers such as AON, WR Berkley and M&G.
- Planning consent has been granted for 30,301 sq ft (2,815 sq m) of Grade A office and ancillary accommodation over basement, ground and seven upper floors.
- Exceptional views of the City of London with terracing across the 5th, 6th and 7th floors.
- Vacant possession achievable by March 2022.
- Existing buildings extend to 20,540 sq ft (1,908 sq m).

Offers are invited in excess of £14,000,000, subject to contract and exclusive of VAT, for the freehold interest, equating to a capital value of £462 per sq ft on the proposed NIA and £680 per sq ft on existing NIA.

For further information, please contact:

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