



37 Lombard Street offers an opportunity for a self-contained building of approximately 10,000 sq ft.

- Self-contained opportunity
- Raised floors
- Suspended ceilings
- Air conditioning
- Close to transport hubs
- Balconies
- Column-free floor plates

37 Lombard Street

London, EC3V 9BQ

**AVISON
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Summary

Available Size	1,024 to 10,229 sq ft / 95.13 to 950.31 sq m
Rent	£49.50 per sq ft
Rates Payable	£18.25 per sq ft
Service Charge	TBC
Car Parking	N/A
Estate Charge	N/A
EPC	B

Property Highlights

37 Lombard Street is available on a floor by floor basis or alternatively offers a unique opportunity to occupy a self-contained building. The Cat A floors have LED lighting, raised floors and suspended ceilings. The building also benefits from open, column-free floorplates which are accessed via a passenger lift, as well as outdoor spaces on the 4th floor.

Location

The building is ideally located in the heart of The City close to major transport hubs including Bank, Monument and national rail services at Cannon St. It is also only a 10 minute walk from the Elizabeth Line at Liverpool St.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
5th	1,024	95.13	Under Offer
4th	1,404	130.44	Under Offer
3rd	1,518	141.03	Coming Soon
2nd	1,518	141.03	Coming Soon
1st	1,518	141.03	Coming Soon
Ground	1,247	115.85	Coming Soon
Ground - Reception	175	16.26	Coming Soon
Lower Ground	1,494	138.80	Coming Soon
Basement - Store	331	30.75	Coming Soon
Total	10,229	950.32	

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