



Comprehensive refurbishment of multiple floors plus a remodelled reception that includes an exclusive tenant lounge

## **3 Lombard Street**

London, EC3V 9AQ

Office

# **TO LET**

**4,423 to 35,284 sq ft**

(410.91 to 3,277.99 sq m)

- Comprehensively refurbished floors
- Remodeled reception and tenant lounge consisting of 3 bookable meeting rooms and client working area
- Newly refurbished end-of-journey facilities completing soon
- Grade II Listed
- Private terrace on the 4th floor
- Refurbished gym in basement

## Summary

<b>Available Size</b>	4,423 to 35,284 sq ft
<b>Rent</b>	£59.50 - £79.50 per sq ft pax
<b>Business Rates</b>	£17-25 est pa
<b>Service Charge</b>	£16 per sq ft est pa
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Property graded as A-B (Targeting)

## Description

3 Lombard Street is a landmark, Grade II listed building in one of the City's most prestigious addresses. The building has a variety of sized floors and part floors all with differing conditions and layouts. Whatever the requirement, 3 Lombard Street has a sophisticated solution available.

The ground floor benefits from fantastic floor to ceiling heights and its own self contained entrances on King William Street.

## Location

The building is superbly located opposite the Bank of England and the Royal Exchange. Communications are excellent with the new Bank Underground station, adjacent and Cannon Street Underground station to the south.

A wide variety of restaurants, bars, and shops are available in the immediate vicinity. These include The Royal Exchange complex and The Ned, which are opposite the building along with the Cheapside, Bloomberg and Bow Lane retail centres to the west.

## Accommodation

The accommodation comprises the following NIA(s):

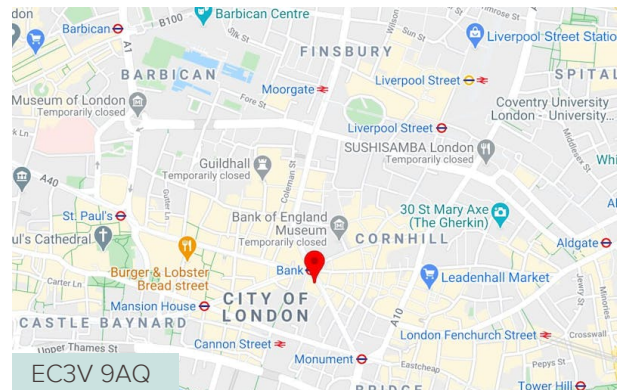
Name	sq ft	sq m	Rent	Availability
4th - East (terrace)	4,584	425.87	£74.50 /sq ft	Under Offer
3rd - Part	7,277	676.06	On application	Under Offer
3rd - Part (East)	4,423	410.91	On application	Under Offer
2nd - (fitted)	12,000	1,114.84	Guiding mid-60s	Available
Ground - Shell and Core	7,000	650.32	£70 /sq ft	Under Offer
<b>Total</b>	<b>35,284</b>	<b>3,278</b>		

## Specification

- New LED Lighting
- Fully accessible raised floor
- New kitchenette
- VRF air conditioning
- Private terraces on 4th and 5th floors
- Refurbished cycle storage and shower facilities

## Microsite

<http://m.search-prop.com/3-lombard-street-london>



## Viewing / further information

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