



ECONOMICAL FULLY FITTED SUITE

Economical, fully fitted office suite in core EC3, available as a sublease/assignment until June 2024 or a new lease by arrangement.

38 Lombard Street
EC3V 9BS

Office

TO LET

1,275 sq ft
(118.45 sq m)

- Fully fitted 'plug and play' office suite
- Exceptional floor to ceiling height
- Monument, Bank, Cannon Street, Fenchurch Street and Mansion House stations all within a 10 minute walk
- 4 minute walk from Lloyds
- Attractive 3-year term remaining

Summary

Available Size	1,275 sq ft
Rent	£45 per sq ft
Rates Payable	£18.08 per sq ft
Service Charge	£14.87 per sq ft Capped at £16.50
Estate Charge	N/A
EPC Rating	Upon Enquiry

Accommodation

The accommodation comprises the following NIA:

Floor/Unit	Description	Size	Rent	Rates Payable	Service Charge	Availability
1st	Sublease / Assignment until June 2024	1,275 sq ft	£45 per sq ft	£18.08 /sq ft	£14.87 /sq ft	Available

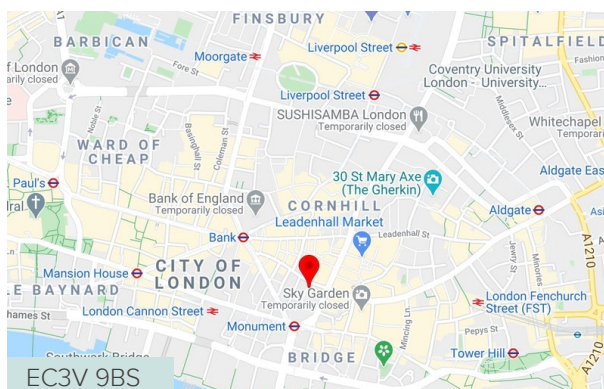
Specification

Fully fitted out to include:

- 16 x desks in open plan
- 1 x 6 person meeting room
- 1 x 3 person meeting room / Zoom room
- Kitchenette
- Demised WC's
- All cabling
- Air conditioning
- Expansive floor to ceiling height

Terms

A new sublease to June 2024 or an assignment of a FRI lease to June 2024



Viewing / further information

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