

**fisher  
german**

# 3 Lombard Street

Leasehold | Offices

London, EC3V 9AQ

12,305 Sq.ft (1,143 Sq.m)



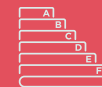
**To let** | £72.50 psf excl.



## Key information



**Rent**  
£72.50  
(per sq ft pa excl.)



**EPC Rating**  
B



**Business Rates**  
Est. £24.41  
(per sq ft pa.  
(ye April 2026))



**Service Charge**  
£18.74  
(per sq ft pa excl.)

## 3 Lombard Street

12,305 Sq.ft (1,143 Sq.m)

### Description

The recently refurbished second floor (12,305 sq ft), offers a contemporary and fully furnished workspace. It accommodates 102 desks and chairs, alongside eight dedicated meeting rooms. Four individual breakout areas provide spaces for focused work or informal gatherings, while four soft seating zones offer comfortable areas for work.

3 Lombard Street has been transformed through a comprehensive refurbishment, offering a concierge service, staffed reception, tenant lounge with 3 meeting rooms, fitness/gym facilities with bookable personal trainer, high-speed fibre optic connectivity, and repurposed bank vaults as premium bike/shower facilities.

## Amenities



Air Con



Transport  
Links



End of Journey  
Facilities



Fitted Out



Prestigious  
Entrance



Raised  
Floors



Gym



Concierge



Tenant  
Lounge

## Further information

### Lease Terms

A new flexible lease is available from the Landlord for a term by arrangement.

### Rent

£72.50 psf pa excl.

### Business Rates

Est. £24.41 per sq ft pa for the rating year April 2025 to April 2026. All parties are advised to make their own enquiries with the rating authority.

### Service Charge

The current on account budget is £18.74 per sq ft for year ending September 2025.

### Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

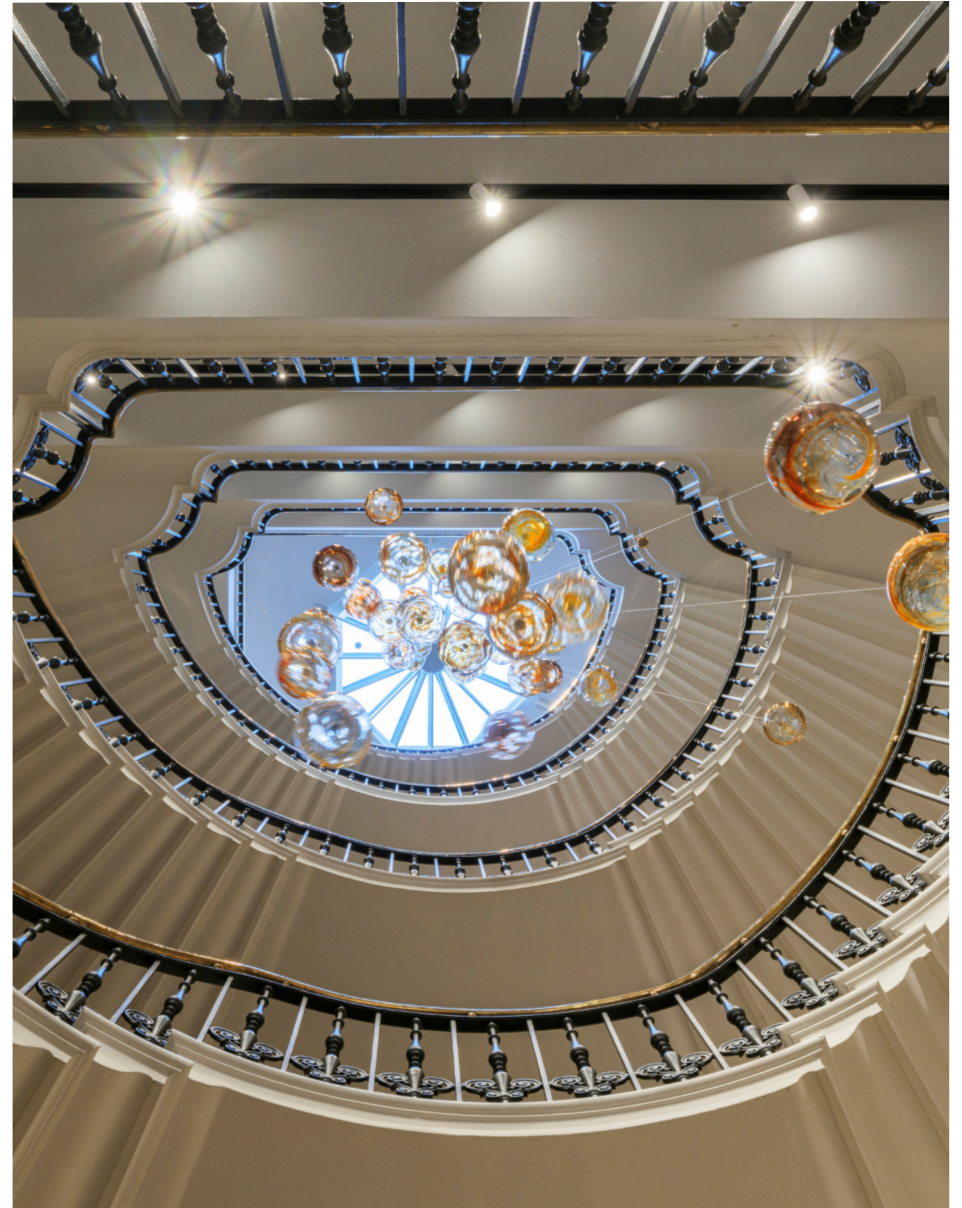
### EPC

The EPC rating is B.

### Viewings

Strictly by arrangement through joint sole agents Fisher German and Ingleby Trice.





## Location

Situated on Bank junction, 3 Lombard Street is one of the City's most prestigious addresses. The building is superbly located opposite the Bank of England and the Royal Exchange. Travel connections are excellent, with the new Bank tube station adjacent to Cannon Street station to the South.

A wide variety of restaurants, bars and shops are nearby including One Lombard Street, The Ned, The Royal Exchange, and the popular Cheapside / Bow Lane retail centres.

## Accommodation

The approximate Net Internal Area comprises:

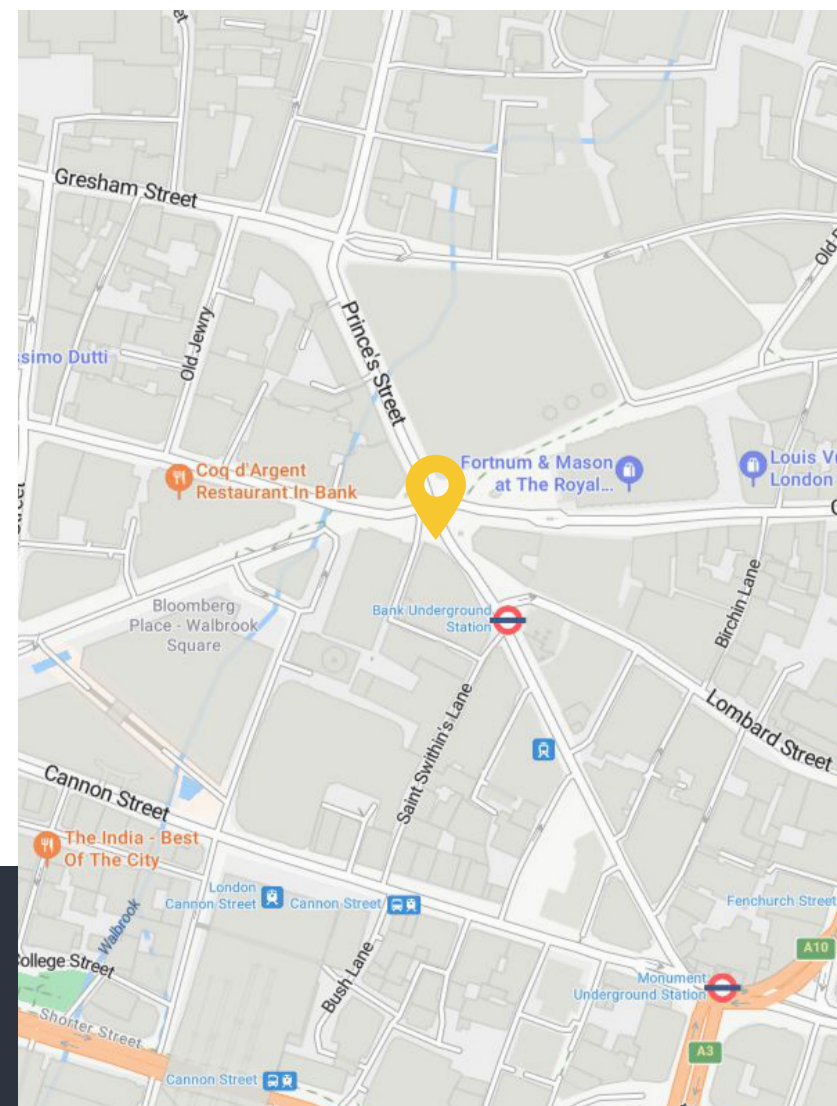
| Floor                             | Sq.ft  | Sq. M | Guide Rent psf |
|-----------------------------------|--------|-------|----------------|
| Second Floor - Fitted & Furnished | 12,305 | 1,143 | £72.50         |

### Nearest station

Bank Underground Station: 1 min walk

Monument Underground Station: 3 min walk

Cannon Street Underground Station: 4 min walk



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## Contact us



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Particulars dated October 2025. Photographs dated 2024 & May 2025.



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