fisher german

80 Leadenhall Street

Leasehold | Office

London, EC3A 3DH

2,243 - 5,972 Sq.ft (208.4 - 554.4 Sq.m)

To Let | £47.50 - £52.50 psf pa

Key information

Rent
£47.50 - £52.50
(per sq ft pa excl)

Service Charge
£13.83 (per sq ft (ye April 2026)

Business Rates
£20.21 (per sq ft pa (ye April 2026))

EPC Rating
C

80 Leadenhall Street

2,243 - 5,972 Sq.ft (208.4 - 554.4 Sq.m)

Description

The ground floor is available in CAT A specification and the 2nd floor is available in a refurbished CAT A+ specification. The property benefits from a newly refurbished entrance lobby and manned reception, as well as newly refurbished end of journey facilities including bike storage and showers.

Location

Located in the core of the insurance sector and only a short walk from the Lloyds building. 80 Leadenhall benefits from excellent transport links provided by Liverpool St, Fenchurch St, Aldgate, Monument and Bank.

Amenities

- Air Con
- Reception
- 2 Passenger Lifts
- Fitted Out
- Bike Racks
- Showers

Further information

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

Rent
£47.50 - £52.50 per sq ft pa excl.

Business Rates
Estimated at £20.21 per sq ft for the rating year April 2026 to present. All parties are advised to make their own enquiries with the rating authority.

Service Charge
The current on account budget is £13.83 per sq ft pa excl for the calendar year January to December 2025.

Total Estimated Cost (excl VAT)
Second Floor - £26,892 per calendar month
Ground Floor - £15,204 per calendar month

VAT
The property is elected to VAT and is therefore payable on rent and service charge.

EPC
The EPC rating is C.

Legal Costs
Each party to be responsible for their own legal costs incurred in any transaction.

Viewings
Viewings strictly by arrangement through joint sole agents Fisher German LLP & Ingleby Trice.

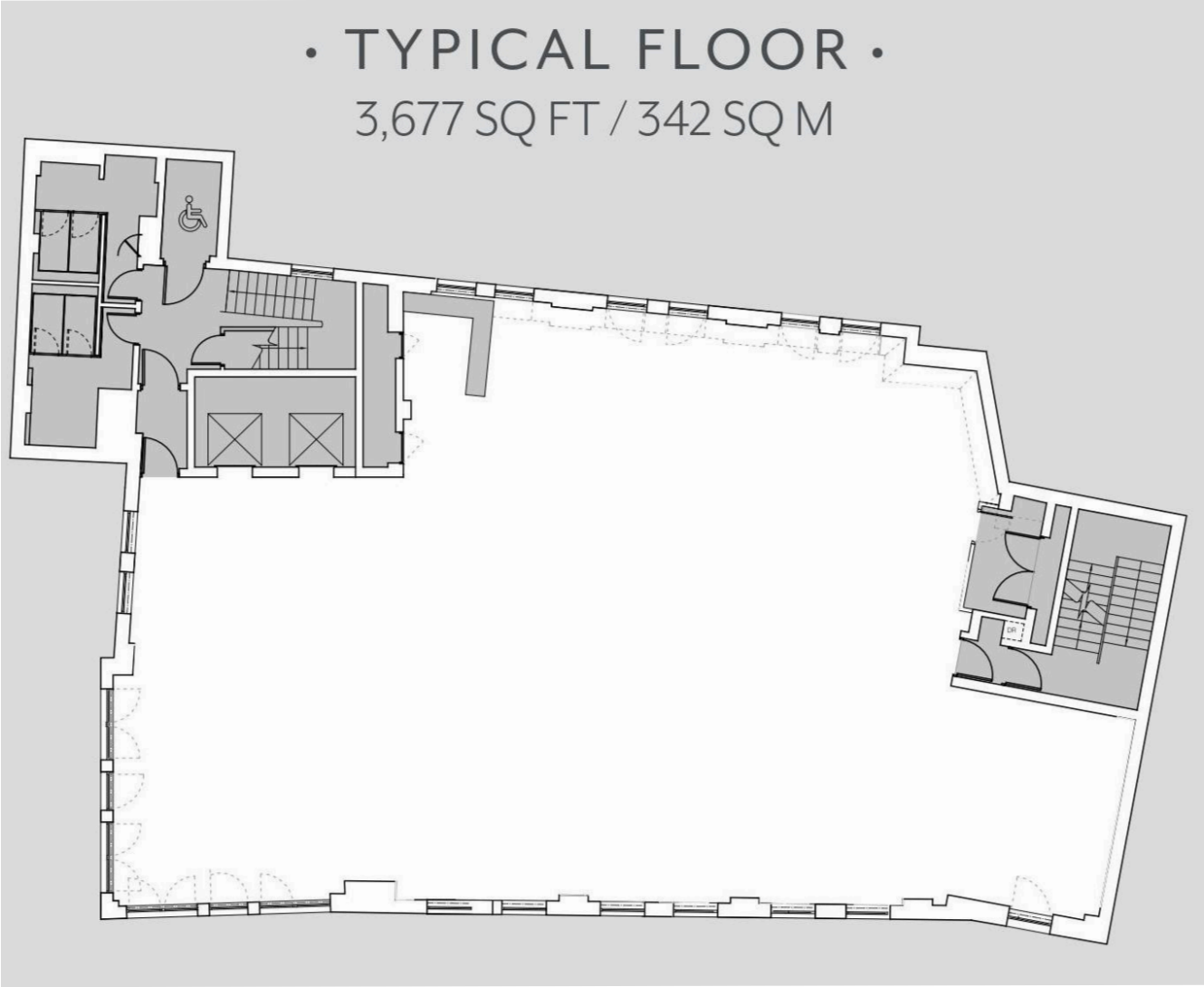
Accommodation

The approximate Net Internal Areas comprise:

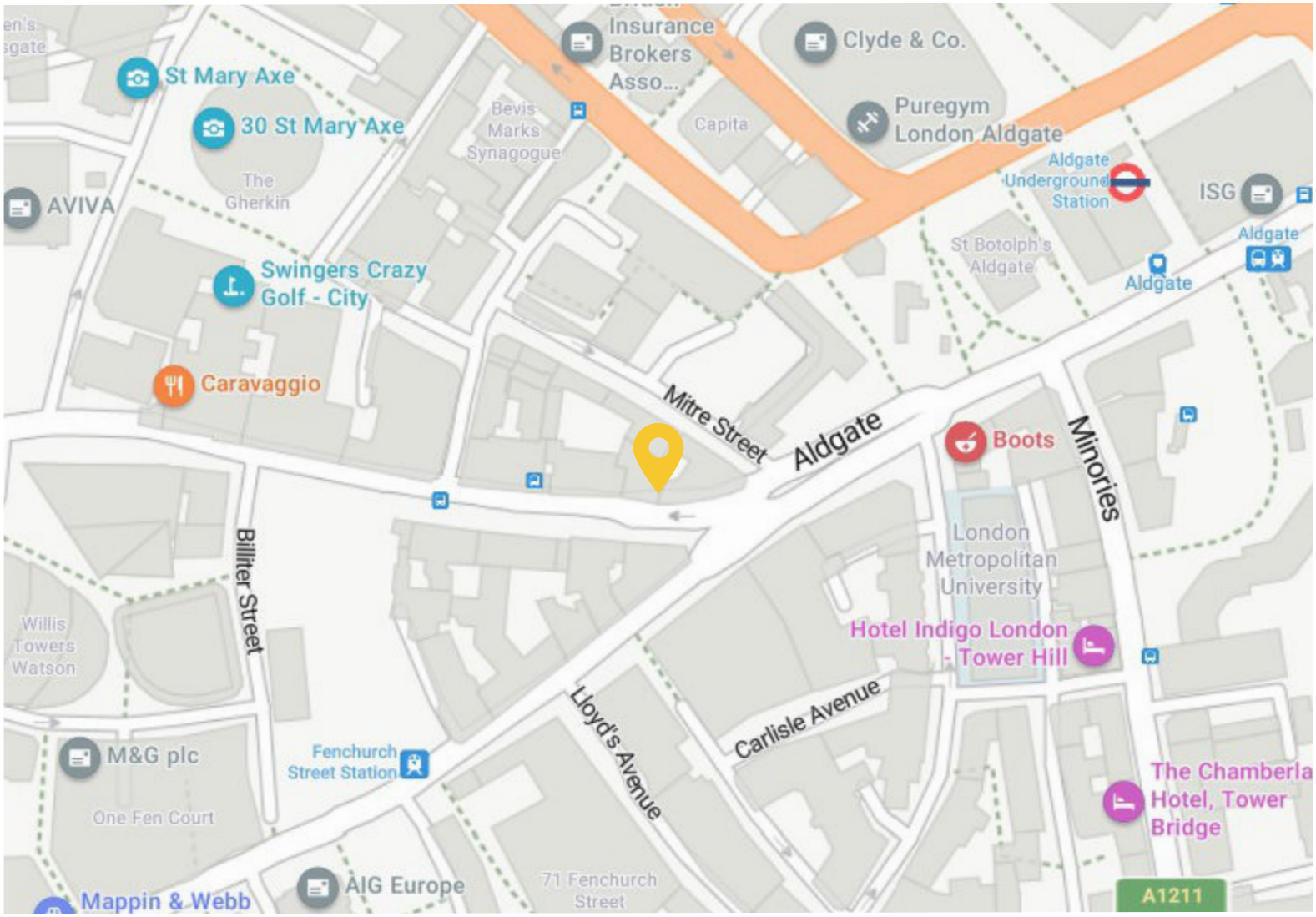
Floor	Sq.ft	Sq.m	Total Est. Cost (excl VAT) Per Calendar Month	Total Est. Cost (excl VAT) Per Annum
Second Floor	3,729	346	£26,982	£322,708
Ground Floor	2,243	208.4	£15,204	£182,446
Total	**5,972**	**554.4**		

Additional Photos

Floorplan



Location Map



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Location

Address: 80 Leadenhall Street, London, EC3A 3DH

What3words: ///boss.drew.tens

Nearest Station

Aldgate Station: 6 min walk

Bank Station: 8 min walk

Liverpool Street Station: 11 min walk

Nearest Airport

London City Airport: 7 miles

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Particulars dated October 2026.. Photographs dated August 2022, April 2023 & August 2023.