JLL SEE A BRIGHTER WAY

London EC3 – 16 Cullum Street

Prime retail unit to let

Location

The location benefits from an exceptionally high density of office workers and being in close proximity to **Bank, Monument and Fenchurch Street (Underground and Mainline Stations).**

The location also benefits from close proximity to **Leadenhall Market**, which is home to numerous boutique retailers and restaurants.

The premises is adjacent to Konditor, other notable occupiers close by include the **Sky Pod Bar and event space** at the top of the 'Walkie Talkie'**, Bolton's Restaurant and Bar**, **Suit Supply** and **Pret A Manger**



Accommodation

The premises comprises the following approximate net internal floor areas:

Description	Sq ft	Sq m
Ground floor	263	24.40
Basement	228	21.20
Total	**491**	**45.60**

Tenure

The unit is available on a new FRI lease, for a term to be agreed with the landlord, contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954 Part II (as amended).

EPC

Rating of C
The building benefits from a 'Very Good' BREEAM rating.

Rent

£45,000 Pax

Use

Class E use.

Business Rates

Rateable Value (2026/2027)	£21,750
UBR	38.2p
Rates Payable (2026/2027)	£8,308

Interested parties are advised to make their own enquiries with the VOA.

Service Charge & Insurance

2026/2027 Service Charge:	£608
2026/2027 Insurance:	£469

Legal Costs

Each party is to be responsible for their own legal costs.

For further details or to arrange a viewing please contact:

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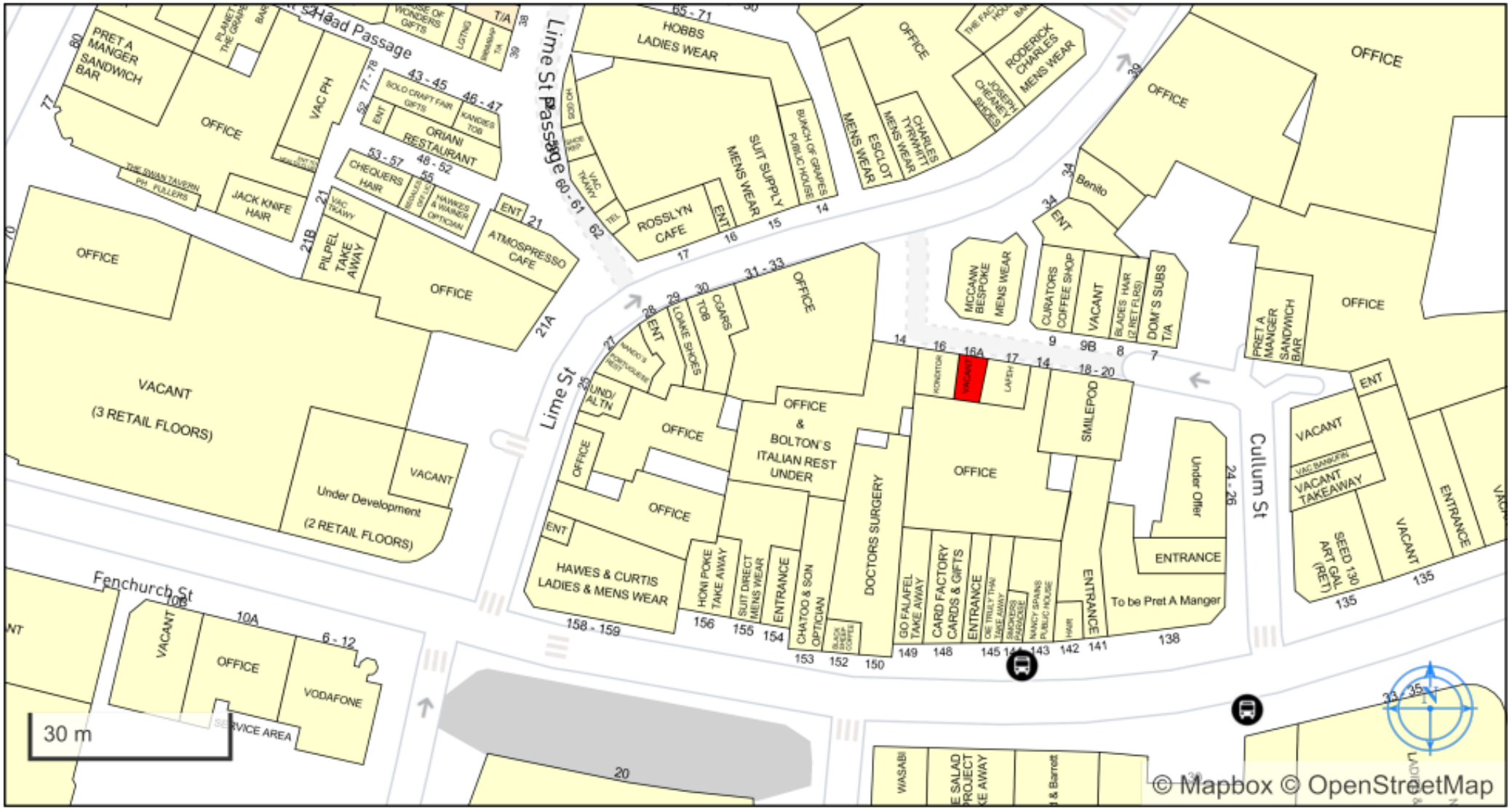
JLL



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