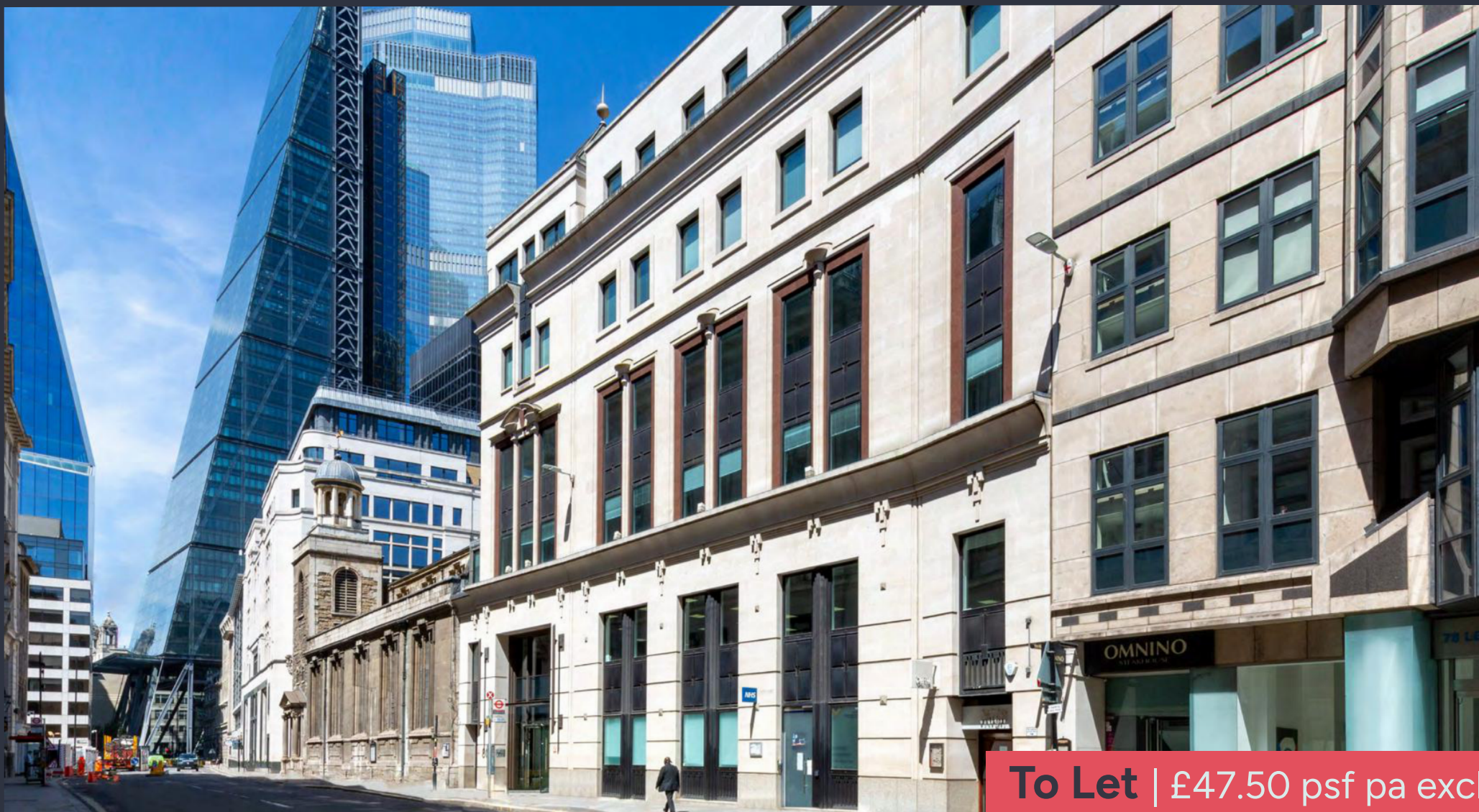


# 80 Leadenhall Street

Leasehold | Office

London, EC3A 3DH

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



**To Let** | £47.50 psf pa excl.





## Key information



### Rent

£47.50 (per sq ft  
pa excl)



### Service Charge

£13.83 (per sq ft (ye  
April 2026))



### Business Rates

£23.85 (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 per sq ft pa excl.

### Business Rates

Estimated at £23.85 per sq ft 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 £13.83 per sq ft pa excl for the calendar year January to December 2025.

### Total Estimated Cost (excl VAT)

Second Floor - £24,475 per calendar month

Ground Floor - £15,921 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	£24,475	£297,087
Ground Floor	2,243	208.4	£15,921	£191,057
<b>Total</b>	<b>5,972</b>	<b>554.4</b>		

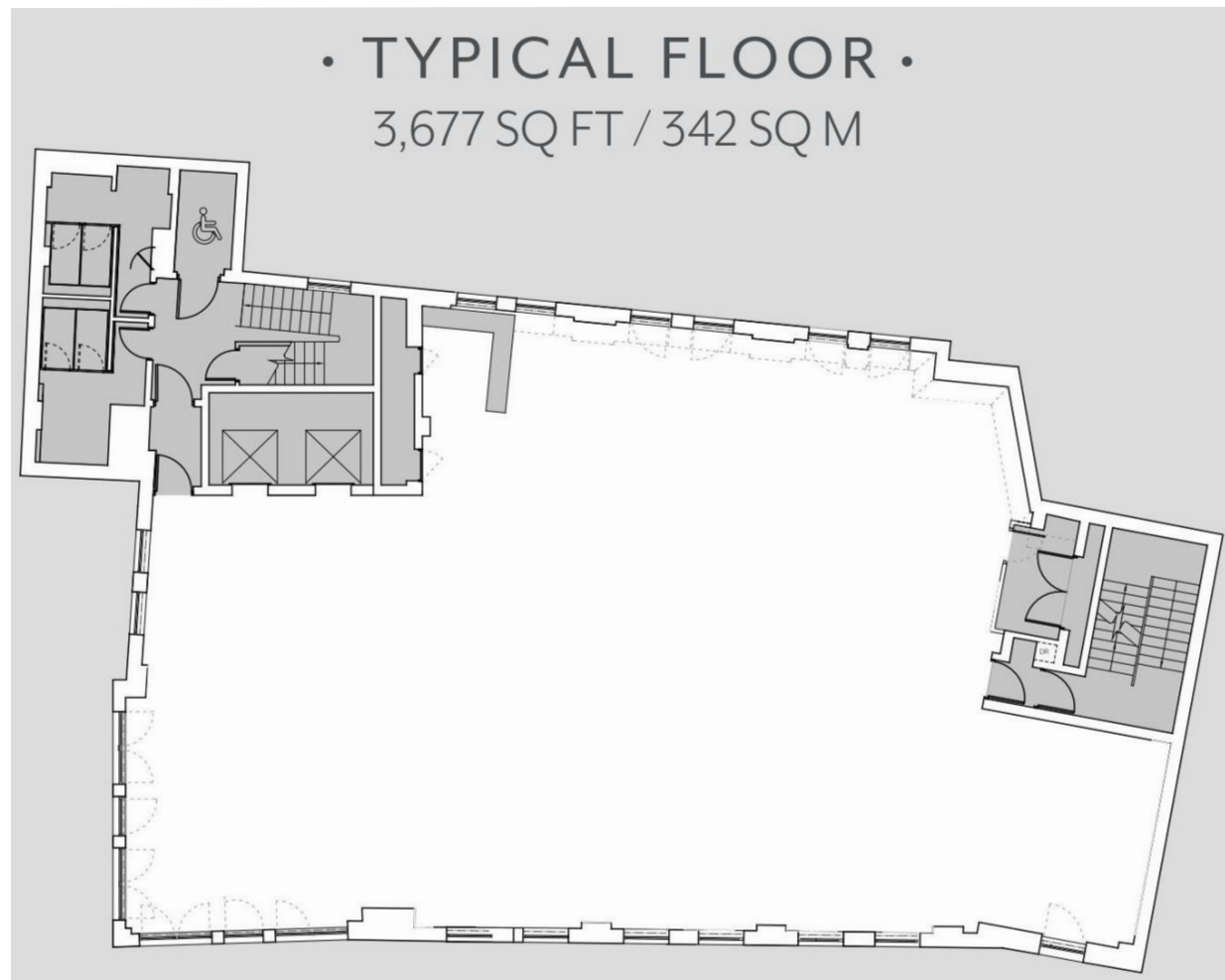


## Additional Photos



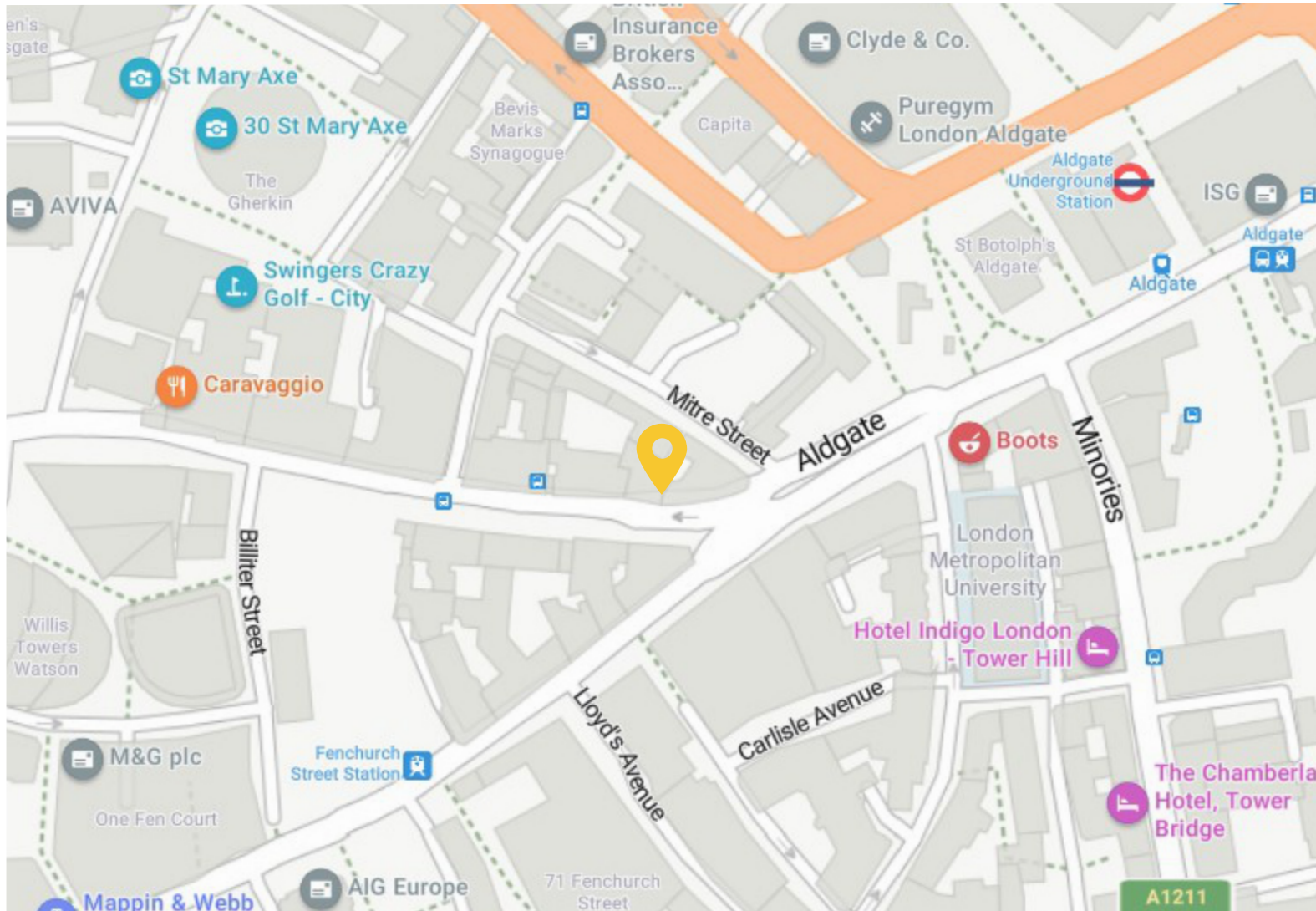


## Floorplan





## Location Map



### 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



## Contact us



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



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