62 Threadneedle Street, London **EC2R 8HP**

TO LET

6,783 SQ FT
(630 SQ M)

Prime City Core Location - Office To Let

Competitive Assignment Deal

Lambert Smith Hampton

Description

62 Threadneedle Street was comprehensively refurbished in 2021 to provide high quality office accommodation in the heart of the City of London.

The space is currently configured to provide 18 open plan workstations, visitor lounge, 1x 24-person boardroom , 1x 6 person meeting room, 1x 4 person meeting room, VIP meeting room, 6x executive offices, 1x private office, quiet library zone, informal meeting room, kitchen, breakout space and terrace with outdoor seating.

Specification

- Fully fitted office suite
- Private terrace
- Contemporary reception and common parts
- Air conditioning
- Raised floors
- 3 x passenger lifts
- 1 x good lift
- Shower and changing facilities
- Secure cycle storage
- Private lower ground floor gym
- BREEAM Very Good
- Pre-installed fibre (subject to new contract)
- Furniture available by separate negotiation.

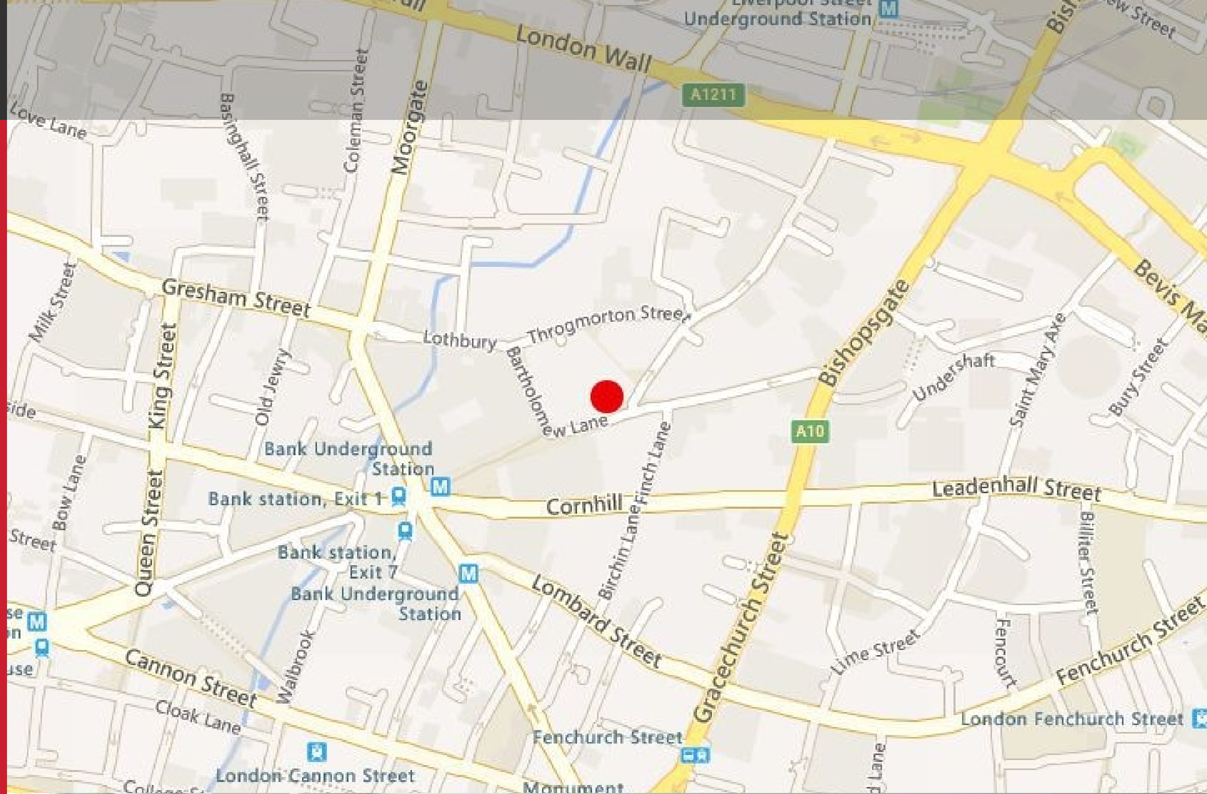
Location

62 Threadneedle Street occupies a prime position in the core of the City of London directly opposite the Royal Exchange, adjacent to the Bank of England and less than 1 minute walk from Bank Station. It is within easy walking distance of Liverpool Street, Moorgate and Cannon Street Stations.

The surrounding area offers an exceptional range of restaurants, cafes, bars, retail and leisure amenities including The Royal Exchange, Bloomberg Arcade, and Leadenhall Market.

Accommodation

	Sq Ft	Sq M
Third Office	**6,783**	**630.2**
Private Terrace	**513**	**47.7**



EC2R 8HP


62 THREADNEEDLE STREET
LBMA
TT INTERNATIONAL RECEPTION
TT INTERNATIONAL
USS UNIVERSITIES SUPERANNUATION SCHEME
iM GLOBAL PARTNER
ICF

EC2R 8HP

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VISITORS LOUNGE
TIMBER CLAD WITH CORPORATE SIGNAGE
MEETING ROOM - 6 PRS.
LOBBY
Lift
Lift
Lift
Accessible WC
WC
WC
WC
WC
WC
WC
RM 03.08
RM 03.09
RM 03.10
TIMBER CLAD
CLEANERS
STORAGE WALL
COATS
CLIENT COATS
PRIVATE OFFICE
PRIVATE OFFICE
PRIVATE OFFICE
PRIVATE OFFICE
PRIVATE OFFICE
PRIVATE OFFICE
ROOF LIGHT
TERRACE
TIMBER SCREENS
TIMBER SCREENS
BREAKOUT AREA
WINE FRIDGES
MEETING ROOM - 4 PRS.
CONFIDENTIAL AREA
COMMS ROOM
COATS
STORAGE WALL
STORAGE WALL
GLASS SCREEN
BUSINESS OFFICE
Goods Lift
QUIET LIBRARY SPACE
BOOKCASE
BOARDROOM ROOM 24 Prs.
STORAGE / REFRESHMENTS
PRINTER AREA
COATS
STORAGE WALL
INFORMAL MEETING / MOTHERS ROOM MULTI-FAITH ROOM
STORE ROOM
RESEARCH TEAM
OPEN PLAN WORK STATIONS - 18 PRS.
STORAGE WALL
PRIVATE OFFICE
PRIVATE OFFICE
VIP MEETING ROOM
FARRELL WORKSTATION
1 BARTHOLOMEW LANE
BARTHOLOMEW LANE

Additional Information

EPC
EPC B

TERMS
Available by way of an assignment of the existing lease expiring August 2032 at a low passing rent of £532,465 pax (£78.50 per sq ft), subject to a tenant only break option and rent review in June 2027. The lease is contracted outside the Landlord & Tenant Act 1954.

Should the break option not be exercised, the tenant benefits from an additional eleven months' rent-free.

Premium offers invited for the benefit of the lease, fixtures and fittings.

Alternatively, a new lease is available direct from the Landlord on terms by negotiation.

RENT
Upon Application (New Lease)

BUSINESS RATES (2026/27)
£30.57 psf

Applicants to make their own enquiries via the Valuation Office Agency website www.voa.gov.uk.

SERVICE CHARGE
£21.15 psf

LEGAL COSTS
Each party to be responsible for their own legal costs incurred in any transaction

VAT
All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate

VIEWINGS
Strictly by prior appointment through the sole agents

Contact

For more information please contact:

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Regulated by RICS. Date published: 09-Jun-2026

Lambert Smith Hampton