



**38 Lombard Street, EC3**

London, EC3V 9BS

**Prime 3rd floor office space  
with bespoke CAT B  
delivery within a Grade II  
listed City Core landmark.**

**801 to 2,037 sq ft**  
(74.42 to 189.24 sq m)

- Reception
- Passenger lift
- Air conditioning
- Raised floors
- Excellent natural light
- Newly Refurbished

# 38 Lombard Street, EC3, London, EC3V 9BS

## Summary

Available Size	801 to 2,037 sq ft
Rent	Rent on application
Rates Payable	£20.39 per sq ft
Service Charge	£18.52 per sq ft TBC
EPC Rating	D

## Description

38 Lombard Street offers a rare opportunity to take a newly refurbished floor within a distinguished Grade II listed building on one of the City's most prestigious addresses. Set behind a classical Portland stone façade, the building has been comprehensively upgraded with a refurbished reception and common parts to deliver a modern, high-specification working environment that sits comfortably within its heritage surrounds.

Thirty-Eight Lombard Street offers a rare opportunity to secure fully tailored workspace within a Grade II listed building in the heart of the City. The third floor provides bright, efficient L-shaped workspace, newly refurbished throughout, while the sixth crowns the building with a private terrace. Both floors are delivered CAT A, with a bespoke CAT B fit-out included as part of the deal allowing the incoming occupier to shape the layout, meeting rooms, breakout areas and finishes around their own business requirements.

## Location

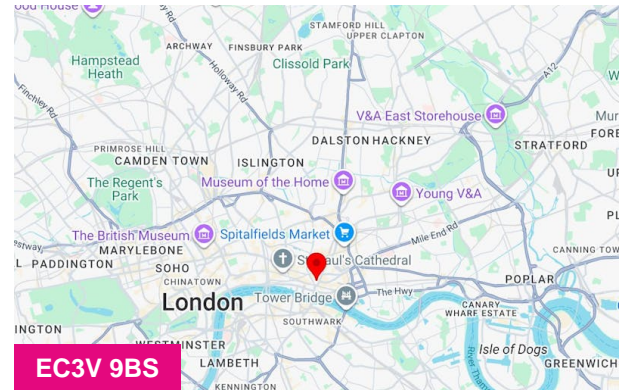
38 Lombard Street occupies a prime position on the south side of Lombard Street, in the heart of the City Core between the Bank of England and the insurance quarter, and moments from the Royal Exchange, Leadenhall Market and the wider City amenity offer.

Transport connections are exceptional. Bank and Monument stations are both within a few minutes' walk, with Cannon Street providing national rail, and Liverpool Street and Moorgate offering direct access to the Elizabeth line. London City, Stansted and Heathrow airports can all be reached within the hour.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
6th - Coming soon	801	74.42	Coming Soon
3rd	1,236	114.83	Available
<b>Total</b>	<b>2,037</b>	<b>189.25</b>	



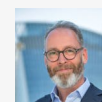
## Viewing & Further Information



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