

## Plug & Play Office

40 Lime Street, London, EC3



### Transport Links

- 0.20 miles from Monument
- 0.30 miles from Aldgate
- 0.40 miles from Tower Hill
- 0.70 miles from Liverpool Street

### Lease

An assignment of the existing lease for a term expiring 24th December 2027, subject to a Landlord rolling option to determine the lease effective from 23rd June 2026 on no less than 6 months prior written notice.

### Rates Payable (2024/25)

Estimated at £20.21 per sq. ft.

However, all interested parties should make their own enquiries.

### Accommodation

Part 4 <sup>th</sup> Floor	7,003 sq ft	650 m <sup>2</sup>
----------------------------	-------------	--------------------

### Rent

£61.40 per sq. ft. (passing)

### Service Charge

Estimated £15.53 per sq. ft.

### VAT

The building has **NOT** been elected for VAT.

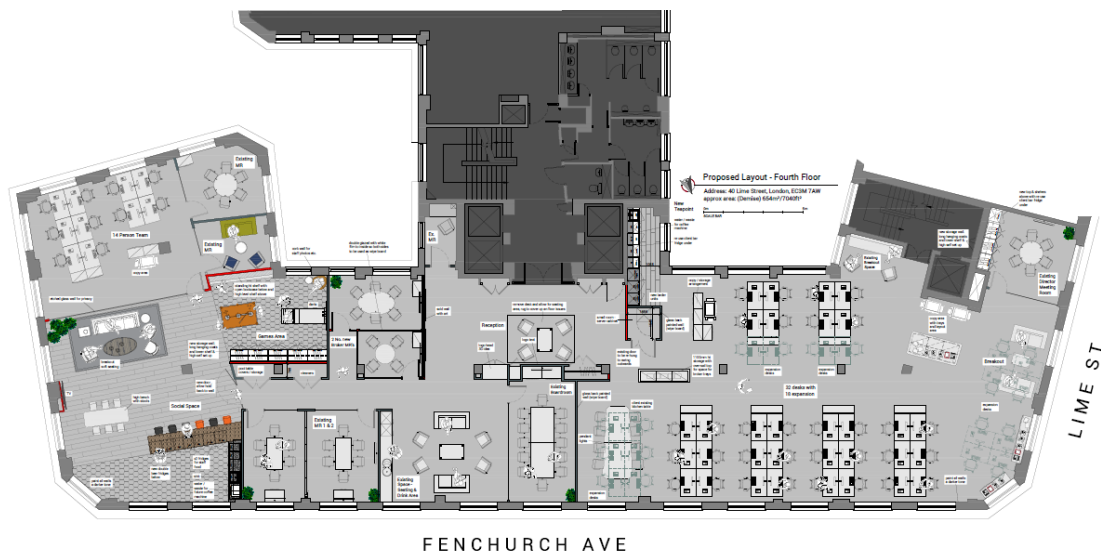
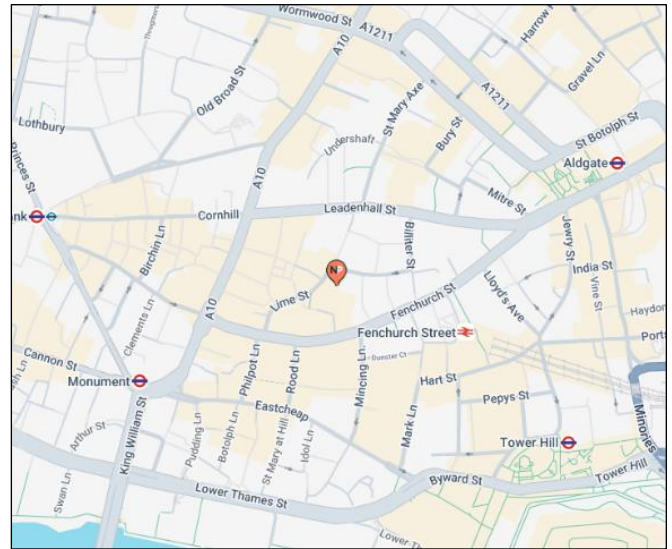
+44(0) 20 7456 0700

[www.newtonperkins.com](http://www.newtonperkins.com)

Newton Perkins LLP  
Peek House  
20 Eastcheap  
London EC3M 1NP

## Amenities

Fitted out with meeting rooms and kitchens.  
Entrances on Lime Street, Fenchurch Avenue and Fen Court.  
Air conditioning.  
Metal / mineral fibre tiled suspended ceilings.  
Large reception with commissionaire and 24 hour access.  
Four eight-person passenger lifts.  
Male, female and disabled WC's.  
Showers.  
Bike storage facilities at basement level.



## **7<sup>th</sup> Floor Layout**

## Newton Perkins

George Blakemore – 07900 582 071  
E-mail: [gb@newtonperkins.com](mailto:gb@newtonperkins.com)

Harry Woods – 07844 602 870  
E-mail: [hw@newtonperkins.com](mailto:hw@newtonperkins.com)

Newton Perkins LLP, Peek House, 20 Eastcheap, London EC3M 1NP

Newton Perkins for themselves and for the vendors or lessors of this property whose agents they are given notice that:- (1) The particulars are set out as a general outline for the guidance of the intending purchasers and do not constitute part of an offer or contract; (2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers should not rely on them as standards or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Newton Perkins has any authority to make or give any representation or warranty whatsoever in relation to this property