

## Selection of New Cat A+ & Cat B Offices

36 Leadenhall Street, London, EC3



### Transport Links

- 0.20 miles from Aldgate
- 0.30 miles from Bank Station
- 0.30 miles from Tower Hill
- 0.40 miles from Liverpool Street

### Lease

A new lease is available for a term by arrangement, direct from the Landlord.

### Rent

- £67.50 sq. ft. (Cat A +)
- £72.50 sq. ft. (New Cat B)
- £55.00 sq. ft. Ground Floor (Shell & Floor)

### Rates Payable (2024/25)

Estimated at £23.48 - £24.41 per sq. ft.

However, all interested parties should make their own enquires.

### Accommodation

9 <sup>th</sup> Floor	1,312 sq. ft.	122m <sup>2</sup>	U/O
8 <sup>th</sup> Floor	1,285 sq. ft.	119m <sup>2</sup>	U/O
7 <sup>th</sup> Floor	1,664sq. ft.	155m <sup>2</sup>	U/O
5 <sup>th</sup> Floor	2,345 sq. ft.	217m <sup>2</sup>	CAT A+
4 <sup>th</sup> Floor	2,514 sq. ft.	233m <sup>2</sup>	CAT B
3 <sup>rd</sup> Floor	2,513 sq. ft.	233m <sup>2</sup>	CAT A+
1 <sup>st</sup> Floor	2,348 sq. ft.	218m <sup>2</sup>	CAT A+
Grd Floor	c. 1620 sq. ft.	150m <sup>2</sup>	(Shell & Core)
<b>TOTAL:</b>	<b>11,340 sq. ft.</b>	<b>1,053m<sup>2</sup></b>	

### Service Charge

Estimated £16.47 per sq. ft.

**+44(0) 20 7456 0700**

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

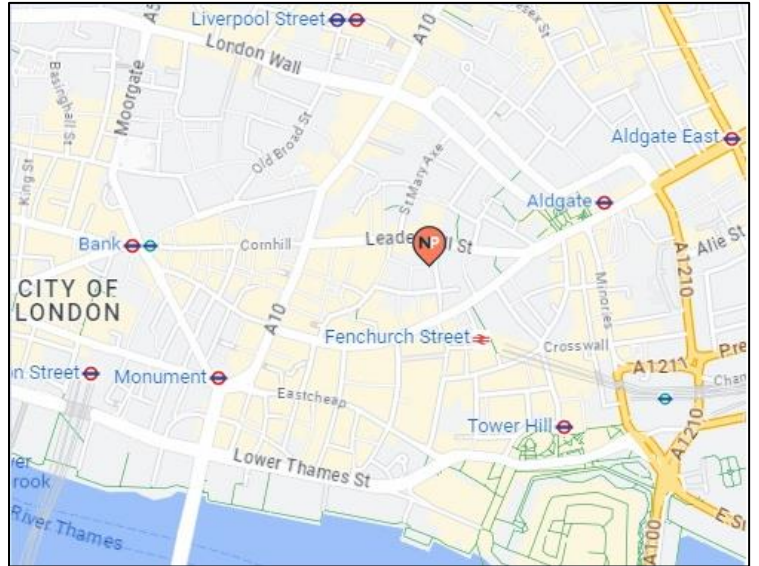
Newton Perkins LLP  
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## Amenities

- Whole building has been comprehensively refurbished
- Newly reconfigured manned building reception
- Newly refurbished VRF air conditioning system
- New CAT A+ and CAT B provision
- Private terrace on 5<sup>th</sup> floor
- Data & cabling installed
- New LED lighting
- Targeting EPC B rating
- New bicycle storage
- New shower facilities

## VAT

The building has been elected for VAT.



## Newton Perkins

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