

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

- £68.50 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 th Floor	1,312 sq. ft.	122m ²	CAT A+
8 th Floor	1,285 sq. ft.	119m ²	CAT B
7 th Floor	1,664sq. ft.	155m ²	CAT A+
5 th Floor	2,345 sq. ft.	217m ²	CAT A+
4 th Floor	2,514 sq. ft.	233m ²	CAT B
3 rd Floor	2,513 sq. ft.	233m ²	CAT A+
1 st Floor	2,348 sq. ft.	218m ²	CAT A+
Grd Floor	c. 1620 sq. ft.	150m ²	(Shell & Core)
TOTAL:	15,994 sq. ft.	1,486m²	

Service Charge

Estimated £16.47 per sq. ft.

+44(0) 20 7456 0700

www.newtonperkins.com

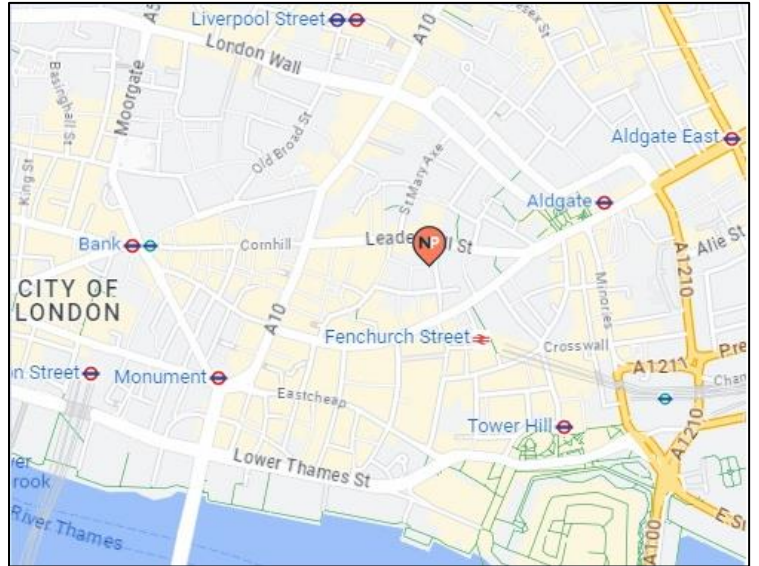
Newton Perkins LLP
Peek House
20 Eastcheap
London EC3M 1NP

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 5th 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

Nick Russell-Smith – 07918 588 107
E-mail: nrs@newtonperkins.com

Harry Woods – 07884 602 870
E-mail: hw@newtonperkins.com

BNP Paribas

Tim Williams – 0771576894
E-mail: tim.williams@realesate.bnpparibas.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