

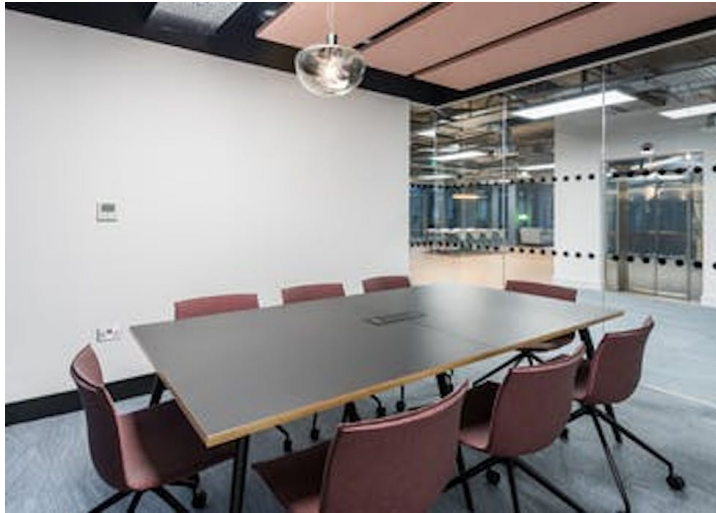
The best mid-sized floors
in Aldgate, with a private
terrace on the 6th Floor.

- CAT A and CAT A + availability
- Industrial style finishes
- Excellent natural light
- Refurbished reception
- Car parking
- Self contained option
- Showers & Bike Storage

120 Lemman Street

London, E1 8EU

AVISON
YOUNG



Summary

Available Size	2,833 to 28,537 sq ft / 263.19 to 2,651.17 sq m
Rent	£47.50 - £55 per sq ft
Rates Payable	£14.28 per sq ft £12.93 on ground floor
Service Charge	£11 per sq ft
EPC	E (119)

Description

Leman Street is a newly refurbished creative style office space with an industrial feel. The reception area has been designed by HH Architects leaving floors offering modern workspaces with exposed services and views over London's skyline. The 6th floor offers amazing views from a private terrace and is available in Category A.

In addition the third floor will be fully fitted with meeting rooms, kitchen, breakout areas and open plan workstations.

Location

Based within the exciting and vibrant neighbourhood of Aldgate, which sits within short walking distance of the City Core, Spitalfields, St. Katherine Docks and Shoreditch. The area is constantly evolving with an ever-increasing array of bars, cafes and cultural attractions.

Commuting is made possible via Tower Hill, Aldgate Station and Tower Gateway. Mainline rail services can be found at Fenchurch Street Station. Connections are further improved with the arrival of the Elizabeth Line at Liverpool Street and Whitechapel.

Accommodation

Name	sq ft	Availability
6th - Terrace	4,806	Available
5th - Fitted	5,812	Available
4th	5,818	Available
3rd - Newly Fitted	5,814	Available
Ground - Part	2,833	Available
Lower Ground	2,836	Available
Ground - Storage	254	Available
Basement - Storage	364	Available
Total	28,537	



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Amenities specifications

- Fitout Concept: CAT A+
- Floor to ceiling glazing: Yes
- 24 hour access: Yes
- Passenger Lifts: Yes
- Goods Lifts: Yes
- Full Access Raised floors: Yes
- Good ceiling height: Yes
- Air conditioning: Yes