



Refurbished and fully fitted offices in a prominent city location with excellent connectivity.

- Fully fitted offices
- LED lighting
- Raised floors
- Manned reception
- Shower & changing facilities
- Fan coil air conditioning
- 2 x passenger lifts

# 69 Leadenhall Street

London, EC3A 2BG

**AVISON  
YOUNG**



## Summary

<b>Available Size</b>	3,435 sq ft / 319.12 sq m
<b>Rent</b>	£57.50 - £59.50 per sq ft
<b>Rates Payable</b>	£20.30 per sq ft
<b>Service Charge</b>	£15.25 per sq ft
<b>EPC</b>	Upon enquiry

## Property Highlights

69 Leadenhall occupies a prominent position on the corner of Leadenhall Street and Fenchurch Street. Liverpool Street, Aldgate and Monument Stations are within a 5-minute walk.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
5th	3,435	319.12	Available
4th	3,455	320.98	Under Offer
3rd - CAT A+	3,434	319.03	Let
<b>Total</b>	<b>10,324</b>	<b>959.13</b>	

## Amenities & Specifications

\_ Fitout Concept: CAT A+

## Location

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