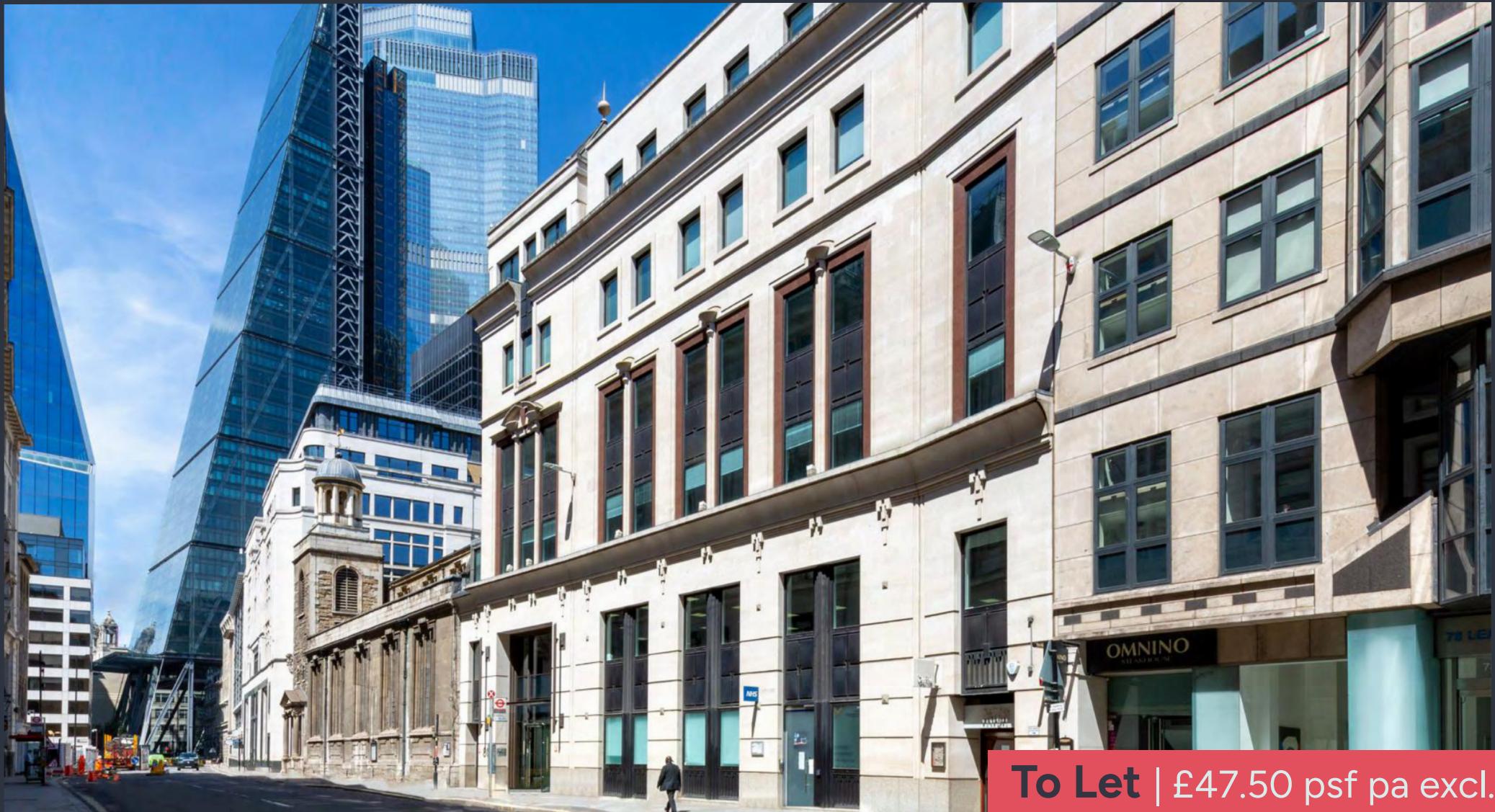


# 80 Leadenhall Street

Leasehold | Office

London, EC3A 3DH

2,243 - 5,972 Sq.ft (208.4 - 554.4 Sq.m)



**To Let | £47.50 psf pa excl.**



## 80 Leadenhall Street

2,243 - 5,972 Sq.ft (208.4 - 554.4 Sq.m)

### Description

The 2nd floor is available in a refurbished CAT A+ specification. The property benefits from a newly refurbished entrance lobby and manned reception, as well as newly refurbished end of journey facilities including bike storage and showers.

### Location

Located in the core of the insurance sector and only a short walk from the Lloyds building. 80 Leadenhall benefits from excellent transport links provided by Liverpool St, Fenchurch St, Aldgate, Monument and Bank.

### Key information



#### Rent

£47.50 (per sq ft pa excl)



#### Service Charge

£13.83 (per sq ft (ye April 2026)



#### Business Rates

£23.85 (per sq ft pa (ye April 2026))



#### EPC Rating

C

### Amenities



Air Con



Reception



2 Passenger Lifts



Fitted Out



Bike Racks



Showers

## Further information

### Lease Terms

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

### Rent

£47.50 per sq ft pa excl.

### Business Rates

Estimated at £23.85 per sq ft for the rating year April 2025 to April 2026. All parties are advised to make their own enquiries with the rating authority.

### Service Charge

The current on account budget is £13.83 per sq ft pa excl for the calendar year January to December 2025.

### Total Estimated Cost (excl VAT)

£26,471 per calendar month

£317,653 per annum

### VAT

The property is elected to VAT and is therefore payable on rent and service charge.

### EPC

The EPC rating is C.

### Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

### Viewings

Viewings strictly by arrangement through joint sole agents Fisher German LLP or Savills.



## Accommodation

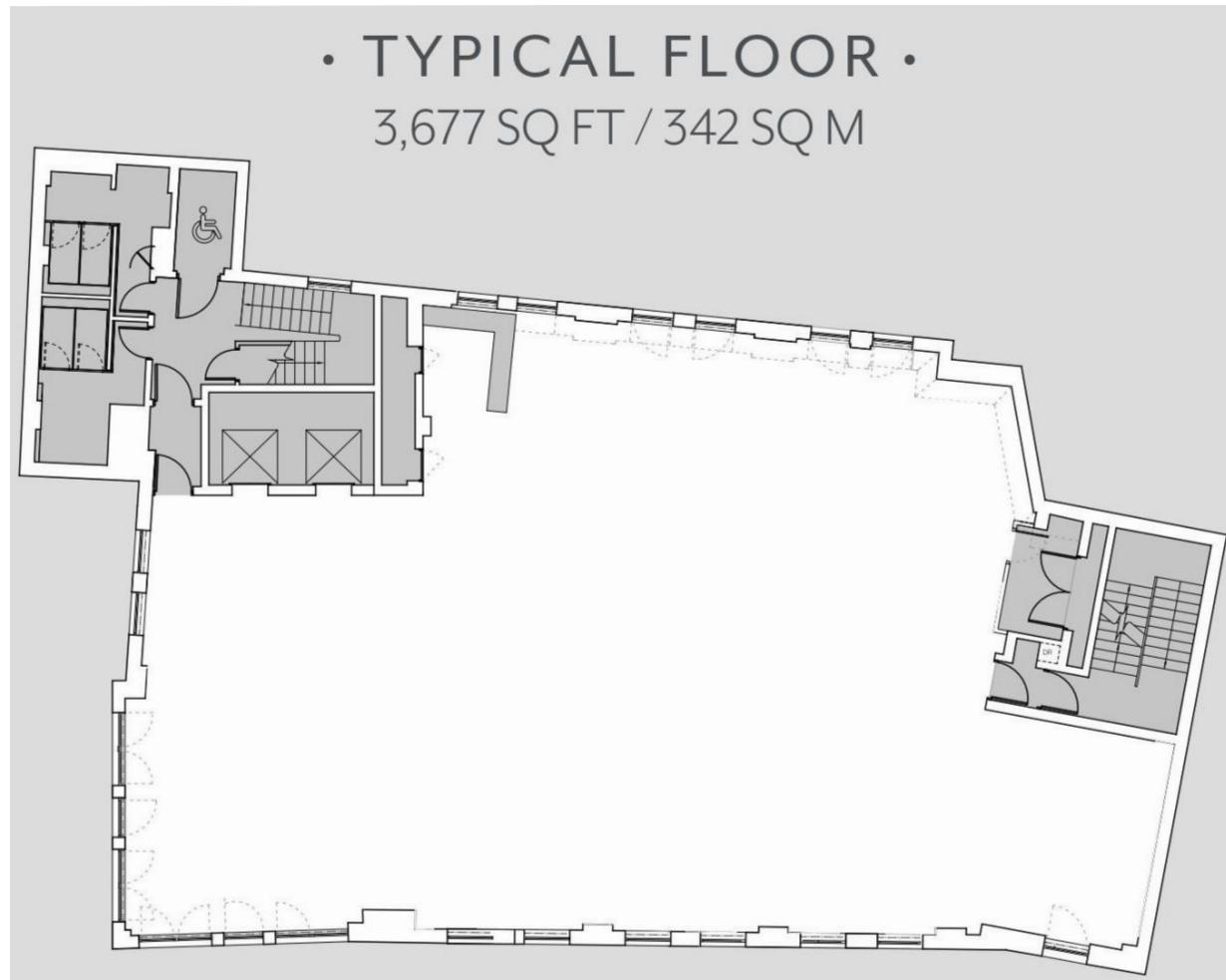
The approximate Net Internal Areas comprise:

| Floor        | Sq.ft        | Sq.m         | Total Est. Cost (excl VAT)<br>Per Calendar Month | Total Est. Cost (excl VAT)<br>Per Annum |
|--------------|--------------|--------------|--|---|
| Second Floor | 3,729        | 346          | £26,471  | £317,653                                |
| Ground Floor | 2,243        | 208.4        | £26,471  | £317,653                                |
| <b>Total</b> | <b>5,972</b> | <b>554.4</b> |  |   |

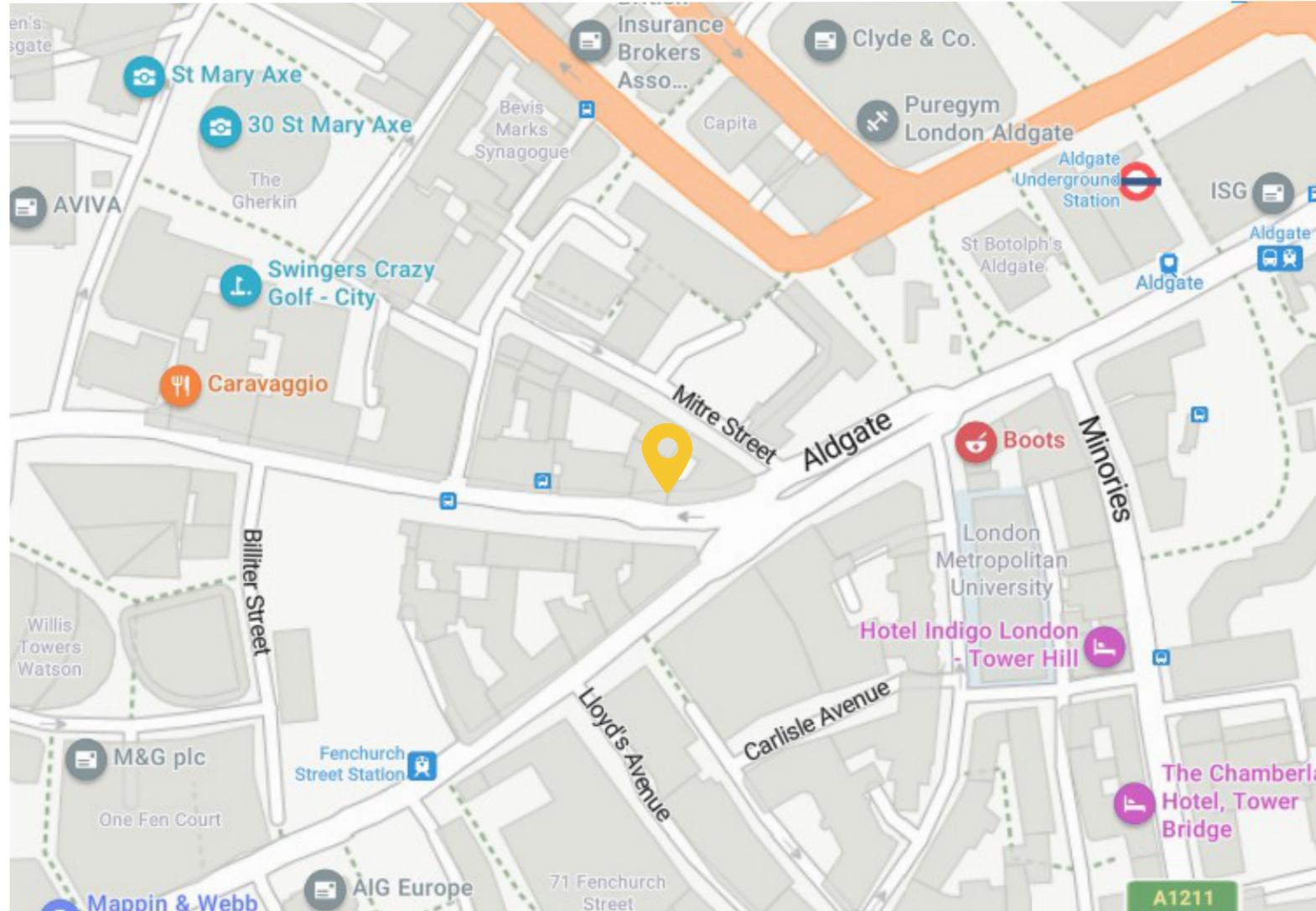
## Additional Photos



## Floorplan



## Location Map



### Location

**Address:** 80 Leadenhall Street,  
London, EC3A 3DH

**What3words:** ///boss.drew.tens

### Nearest Station

Aldgate Station: 6 min walk

Bank Station: 8 min walk

Liverpool Street Station: 11 min  
walk

### Nearest Airport

London City Airport: 7 miles

# Contact us



**Doug Gordon**

0207 747 3117

doug.gordon@fishergerman.co.uk



**Jessie High**

0207 747 3142

jessie.high@fishergerman.co.uk

Or our joint agents: Savills



**Artie Taylor**

07866 203 403

artie.taylor@savills.com

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Particulars dated January 2025. Photographs August 2022, April 2023 & August 2023.