

**fisher
german**

33 Lime Street

Leasehold | Office

London, EC3M 7HT

1,930 - 4,619 Sq.ft (179.3 429.1 Sq.m)



To let | £TBC



33 Lime Street

1,930 - 4,619 Sq.ft (179.3 - 429.1 Sq.m)

Description

Originally constructed in 1912, Asia House comprises 18,247 sq ft (1,695 sq m) of office space arranged over lower ground, mezzanine, ground and five upper floors. The building was comprehensively refurbished and subject to a 2-storey extension in 2014. Its corner position on the junction of Lime Street and Cullum Street provides exceptional natural light on three elevations. The floor plate opens out from the core and features a unique spiral staircase. The space is available 5th and 4th floors. The 5th floor has a small terrace that overlooks Lime Street, and every floor benefits from a balcony to the rear. The ground floor also benefits from a private landscaped courtyard. The floor plates are regular in shape and range in size from 1,930 – 2,912 sq ft.

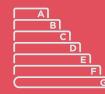
Key information



Rent
£TBC



Rateable value
Est. £24.06- £25.29
(per sq ft pa
y/e April 2026)



EPC rating
B

Amenities



Raised Floors



Showers



Access to
Outdoor
Space



Lifts



Balcony

Further information

Lease Terms

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

Rent

TBC

Tenure

Leasehold.

Business Rates

5th Floor - £22.31 per sq ft

4th Floor = £21.23 per sq ft

Service Charge

TBC

Legal Costs

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



EPC

B

VAT

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

Viewings

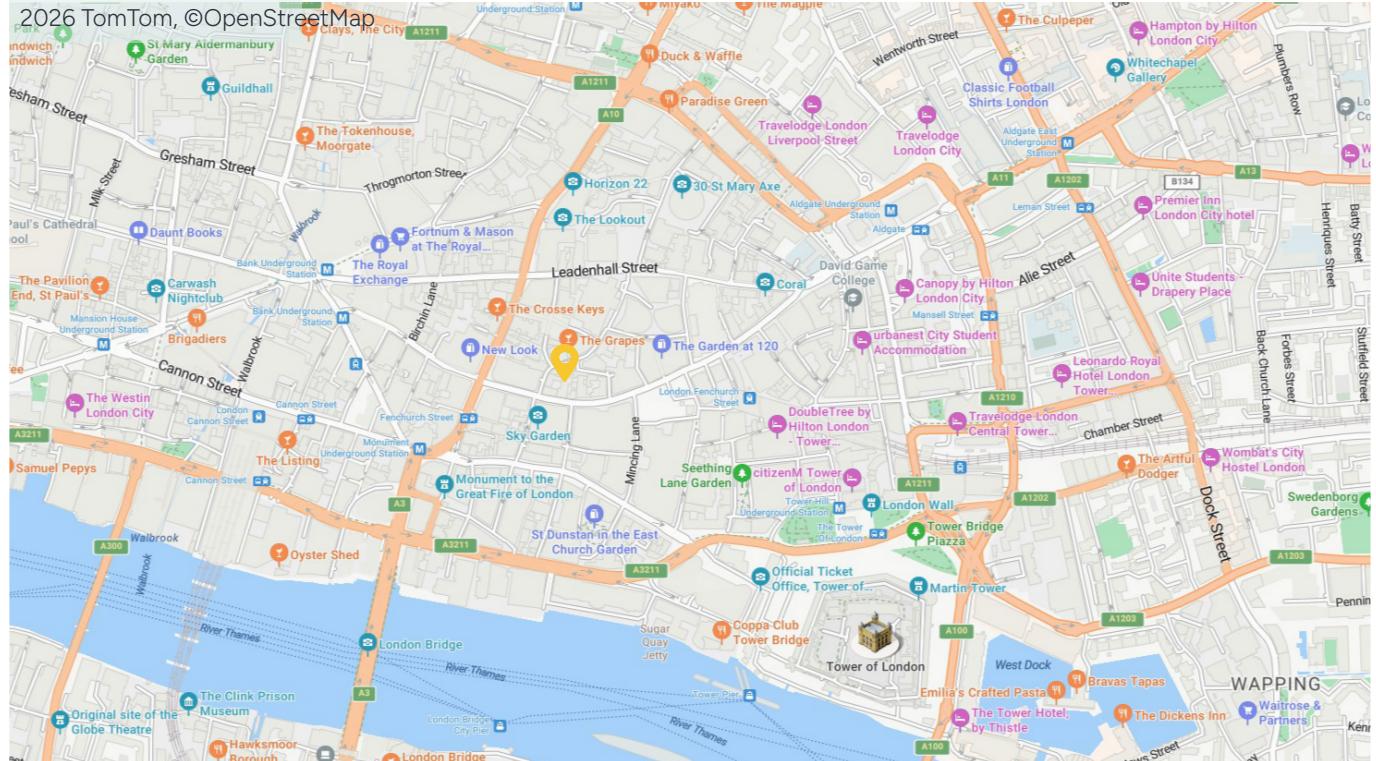
Viewings strictly by arrangement through sole agents Fisher German LLP, or joint sole agents Ingleby Trice.



Accommodation

A prominent corner block on the junction of Lime Street and Cullum Street, Asia House is located in the heart of London's insurance district. Less than 50 metres from the Lloyds Building, and adjacent to Leadenhall Market, the building benefits from exceptional local amenity, offering a variety of retail, bars and restaurants."

Floor	Sq.ft	Sq.m
5 th Floor	1,930	179.3
4 th Floor	2,689	249.8
Total	4,619	429.1



Locations

London Fenchurch Street: 5 min walk

London Cannon Street: 8 min walk

Monument Underground: 5 min walk

Contact us



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Particulars dated January 2026. Photographs dated 2025.



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