

**78-79 LEADENHALL STREET
LONDON
EC3****OFFICES TO LET****2,335 – 4,875 SQ FT (217 – 453 SQ M)****Location:**

78-79 Leadenhall Street is located on the north side of Leadenhall Street, between Creechurch Lane and Aldgate, and is situated in the heart of the insurance district of the City of London being within 250 metres of the Lloyd's Building.

The building is in close proximity to Bank (DLR, Central and Northern lines), Liverpool Street (mainline, Central, Metropolitan, Circle, Hammersmith and City lines), and Aldgate (Metropolitan and Circle lines) underground stations, in addition to Fenchurch Street (mainline) station.

Accommodation: 78-79 Leadenhall Street offers excellent, efficient office floors that are column-free and benefit from natural light from three elevations.

The first and third floors have been newly refurbished to provide good quality open-plan office accommodation.

Size (sq ft):

Floor	Size (sq ft)	Size (sq m)	Availability
3 rd	2,540	236	Under Offer
2 nd	2,543	236	LET
1 st	2,335	217	Available

Amenities:

- Four-pipe fan coil air conditioning
- New metal tiled suspended ceilings
- New LG7 compliant lighting
- Fully accessible raised floors
- WCs on each floor
- 2 x 10 person passenger lifts
- Commissionaire

Terms: New full repair and insuring lease(s) from the landlord for a term by arrangement.

Rent: £35.00 per sq ft per annum exclusive.

Rates: Current rates payable are estimated at £13.09 per sq ft for the 1st Floor and £9.19 per sq ft for the 3rd Floor.

Service Charge: Current service charge budget for the year ending December 2008 is c.£11.75 per sq ft.

Viewing: By appointment through sole agents Colliers Godfrey Vaughan:

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