



OFFICE TO LET

36 LEADENHALL STREET

36-38 Leadenhall Street, London, EC3A 1AT

36 LEADENHALL PROVIDES PREMIUM WORKSPACE LOCATED IN THE HEART OF THE CITY AND HAS BOTH CAT A+ AND FULLY FITTED FLOORS AVAILABLE.

2,348 TO 4,861 SQ FT (218.14 TO 451.60 SQ M)



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REAL ESTATE**

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TO REQUEST A VIEWING CALL US 0207 338 4000



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DETAILS

DESCRIPTION

36 Leadenhall Street offers up to 15,994 sq ft of high-quality office space arranged over ground and nine upper floors. This premium workspace located in the heart of the City has both Category A+ and fully fitted floors available, benefitting from a modern design, excellent end-of-journey facilities, concierge and security.

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
9th - Cat A+	1,312	121.89	-	Let
8th - Cat B	1,285	119.38	-	Let
7th - Cat A+	1,664	154.59	-	Let
5th - Cat A+ (Private Terrace)	2,345	217.86	£68.50 /sq ft	Let
3rd - Cat A+	2,513	233.47	£65 /sq ft	Available
1st - CAT B	2,348	218.14	£72.50 /sq ft	Available
Ground - Shell & Core	1,620	150.50	£55 /sq ft	Under Offer
Total	13,087	1,215.83		

KEY FEATURES

- Newly refurbished Cat A+ and Cat B Plug & Play office floors
- Newly refurbished manned reception
- New LED lighting
- New air conditioning
- Raised floors
- Fibre Internet
- New showers and bike store
- EPC B

OUTGOINGS

- **Rent:** £72.50 per sq ft
- **Rates:** £24 per sq ft Estimated
- **Service charge:** £16.47 per sq ft Estimated
- **Estate charge:** n/a
- **EPC:** B

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LOCATION



Sitting amongst the Tower cluster, 36 Leadenhall Street benefits from iconic retail spots, world-class restaurants and 5-star hotels. With Leadenhall Market and The Royal Exchange just a short walk away, the building is spoilt for choice. The location is exceptional for commuters with Bank, Liverpool Street Station, Fenchurch St and Aldgate all within a 10-minute walk, offering Underground, Elizabeth Line and National Rail services.

CONTACT US

James Strevens
02038 110 729
james.strevens@realestate.bnpparibas

Alastair Robinson
02039 937 596
alastair.robinson@realestate.bnpparibas

William Paine
william.paine@realestate.bnpparibas.com

BNP Paribas Real Estate (City Agency)
5 Aldermanbury Square, London, EC2V 7BP

www.realestate.bnpparibas.co.uk
0207 338 4000
realestate.enquiries@bnpparibas.com
[linkedin.com/company/bnp-paribas-real-estate/@BNPPRE_UK](https://www.linkedin.com/company/bnp-paribas-real-estate/@BNPPRE_UK)

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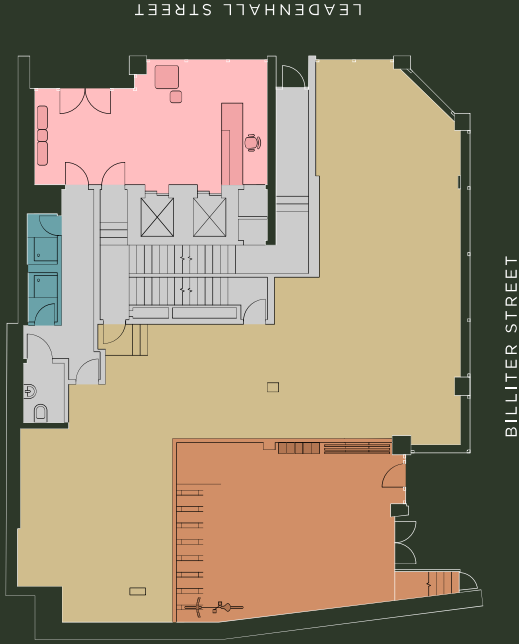


GROUND FLOOR

*2,013 sq ft / 187 sq m

- Available
- Reception
- Bike storage
- Showers
- Core

*subject to final measurement



3RD FLOOR

2,513 sq ft / 233.5 sq m

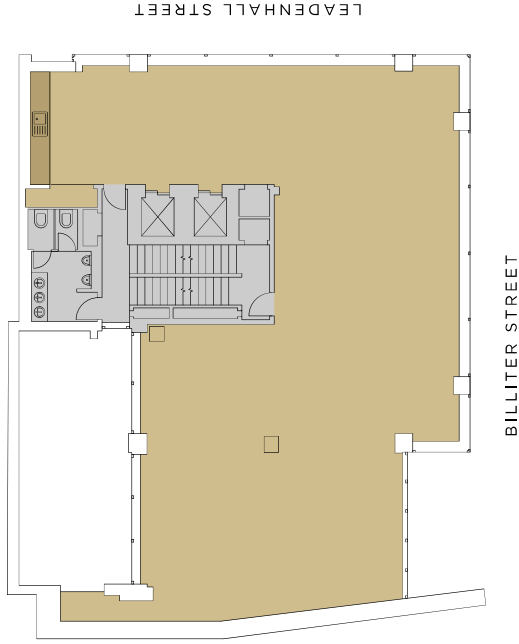
- Available
- Core



1ST FLOOR

2,348 sq ft / 218.1 sq m

- Available
- Core



4TH FLOOR

2,514 sq ft / 233.6 sq m

- Available
- Core
- 18 x workstations
- 1 x meeting room
- 1 x breakout area
- 1 x kitchen



5TH FLOOR

2,345 sq ft / 217.9 sq m

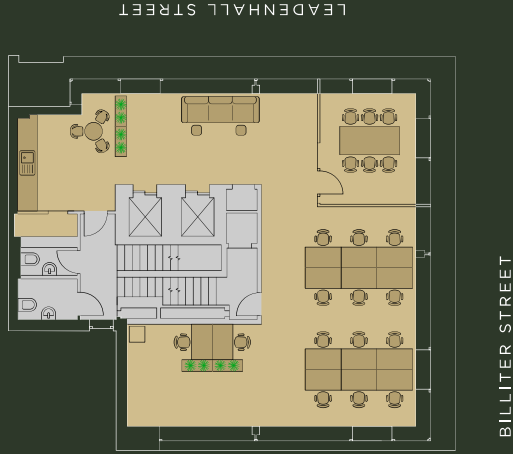
- Available
- Private terrace
- Core



8TH FLOOR

1,285 sq ft / 119.4 sq m

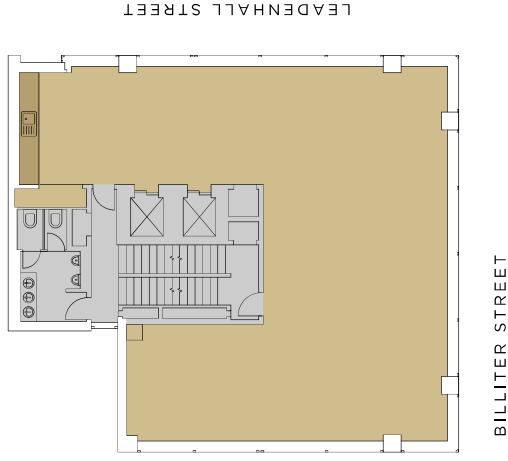
- Available
- Private terrace
- 12 x workstations
- 1 x meeting room
- 2 x breakout area
- 1 x kitchen



7TH FLOOR

1,664 sq ft / 154.6 sq m

- Available
- Core



9TH FLOOR

1,312 sq ft / 121.9 sq m

- Available
- Core

