



78-79  
LEADENHALL STREET  
EC3

NEWLY REFURBISHED OFFICES  
2,335 - 4,875 SQ FT **TO LET**



## ACCOMMODATION

78-79 Leadenhall Street offers excellent, efficient office space that is column-free and benefits from natural light on three elevations. The accommodation has been refurbished to provide air-conditioned open-plan offices with new metal tiled suspended ceilings and new LG7 compliant lighting.

FLOOR	SQ FT	SQ M
Third	2,540	236.0
First	2,335	216.9

## FLOOR PLAN

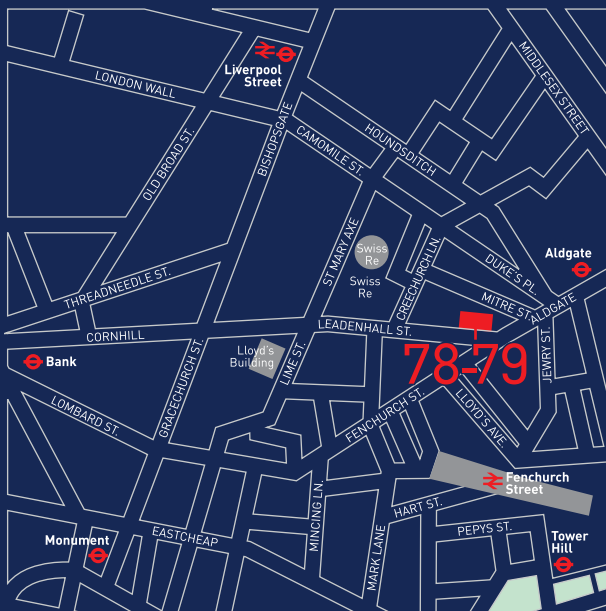
not to scale | indicative only



Leadenhall Street

## AMENITIES

- Four-pipe fan coil air-conditioning
- Fully accessible raised floors
- Metal tiled suspended ceilings
- Commissionaire
- New LG7 compliant lighting
- Two 10-person passenger lifts
- WCs on each floor
- Excellent natural light



## LOCATION

78-79 Leadenhall Street is located on the north side of the street, in between St. Mary Axe 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 & City Lines), Aldgate (Metropolitan & Circle Lines) and Fenchurch Street (mainline) stations.



View from office floors.



## TERMS

Upon application. New lease(s) available direct from the Landlord.

**Peter Wild**  
020 7487 1876  
peter.wild@colliers.com

## VIEWING

By appointment through joint sole agents:

**Nicholas Wells**  
020 7487 1883  
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