

MANAGED  
WORKSPACE  
OPPORTUNITY



80 Leadenhall  
St, EC3A

2ND FLOOR  
3,729 SQ. FT

REDEFINING THE  
TRADITIONAL

# REIMAGINED WORKSPACE

80 Leadenhall offers your business flexibility of term, service and cost under a managed office structure of your choosing. Giving you cost certainty and a host of unique amenities in a prominent building.

## BUILDING LOCATION



**Location**  
80 - 84 Leadenhall Street, EC3A 3DH



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

## OFFICE AMENITIES



Air Conditioning



Kitchen Areas



Good Natural Light



Meeting Rooms



Showers & Changing Facilities



24/7 Access



Existing Fit Out



Manned Reception

Design your space reflecting you and your business in an attractive property.

# WHAT CAN BE INCLUDED AT YOUR CHOICE



## PROPERTY EXPENDITURE

Rent  
Rates  
Service Charges  
Insurances

## CAPITAL EXPENDITURE

Building Surveys  
Design & Fit-Out Works\*  
Furniture Fixtures & Fittings  
Stamp Duty Land Tax  
Legal Fees & Property Searches  
Acquisition Fees

## OPERATIONAL EXPENDITURE

Utilities  
Cleaning & Waste Disposal  
Facilities Management  
Repairs & Maintenance  
Health & Safety & Compliance  
Security  
IT Connectivity



## Location

80 - 84 Leadenhall Street, EC3A 3DH

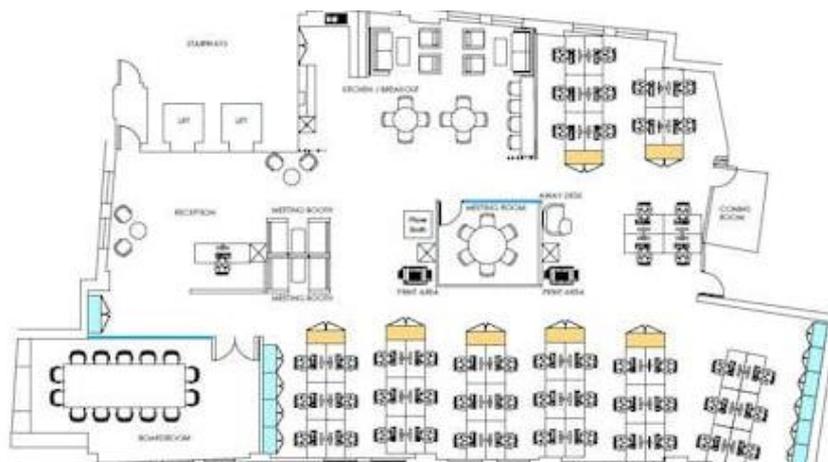


\*To a Pre-Agreed Value

## PRICING

PER SQ. FT  
FROM **£141**

LICENCE FEE PCM  
FROM **£44,000 + VAT**



2nd Floor showing, Boardroom, Reception, Kitchen Breakout and open plan office



# IDENTITY

workspace

FOR ENQUIRIES  
CONTACT US

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Uniquely yours, managed by us