

LONDON

36 Leadenhall Street, EC3V 1LU

PRIME UNIT TO LET - REAVAILABLE DUE TO ABORTIVE NEGOTIATIONS



LOCATION

The subject premises occupy a prominent position on the corner of Leadenhall Street and Billiter Street, benefitting from exceptionally high footfall and prominence in one of London's busiest locations during commuter periods.

The location is also well connected with tube stations Aldgate, Bank and Fenchurch Street all within a 5 minute walk. Other attractive tourist locations nearby include The Gherkin, Leadenhall Market and The Scalpel with occupiers such as Patty & Bun, Pret and The Moniker also in the vicinity.

ACCOMMODATION

The property is currently in shell condition, and provides the following approximate areas;

Ground Floor: **1,620 sq ft** **150 sq m**

Additional basement space available if required.

LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

RENTAL

On Application

SERVICE CHARGE

TBC

INSURANCE

TBC

RATING

The property is assessed for rates as follows:

Rateable Value 2025:	To be reassessed
UBR 2025/26: Estimated	55.5 p
Rates Payable:	To be reassessed

This information is for guidance purposes only. Interested parties are advised to make their own enquiries to the VOA.

EPC

Available on request.

LEGAL COSTS

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

VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

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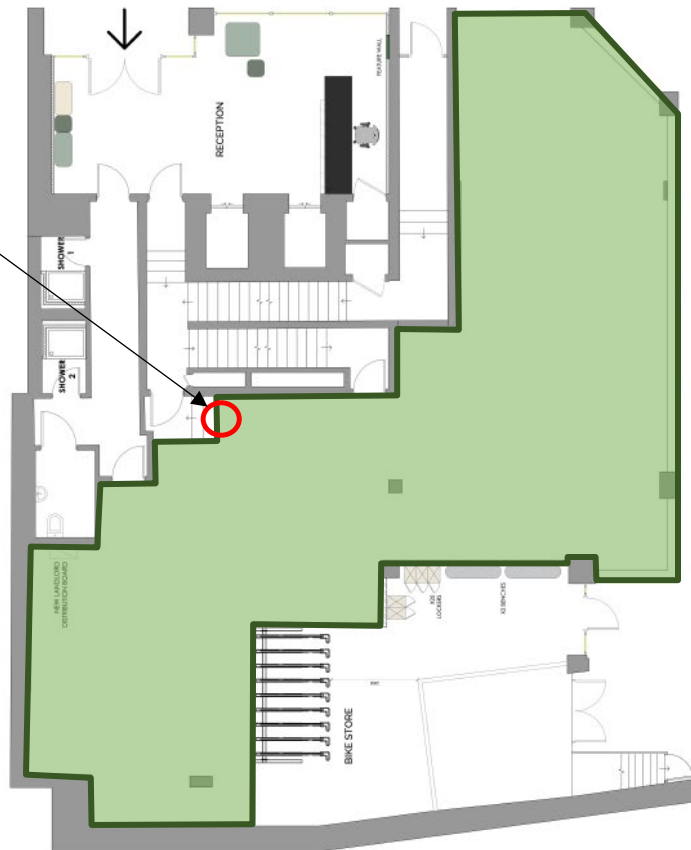
Filippa Mudd

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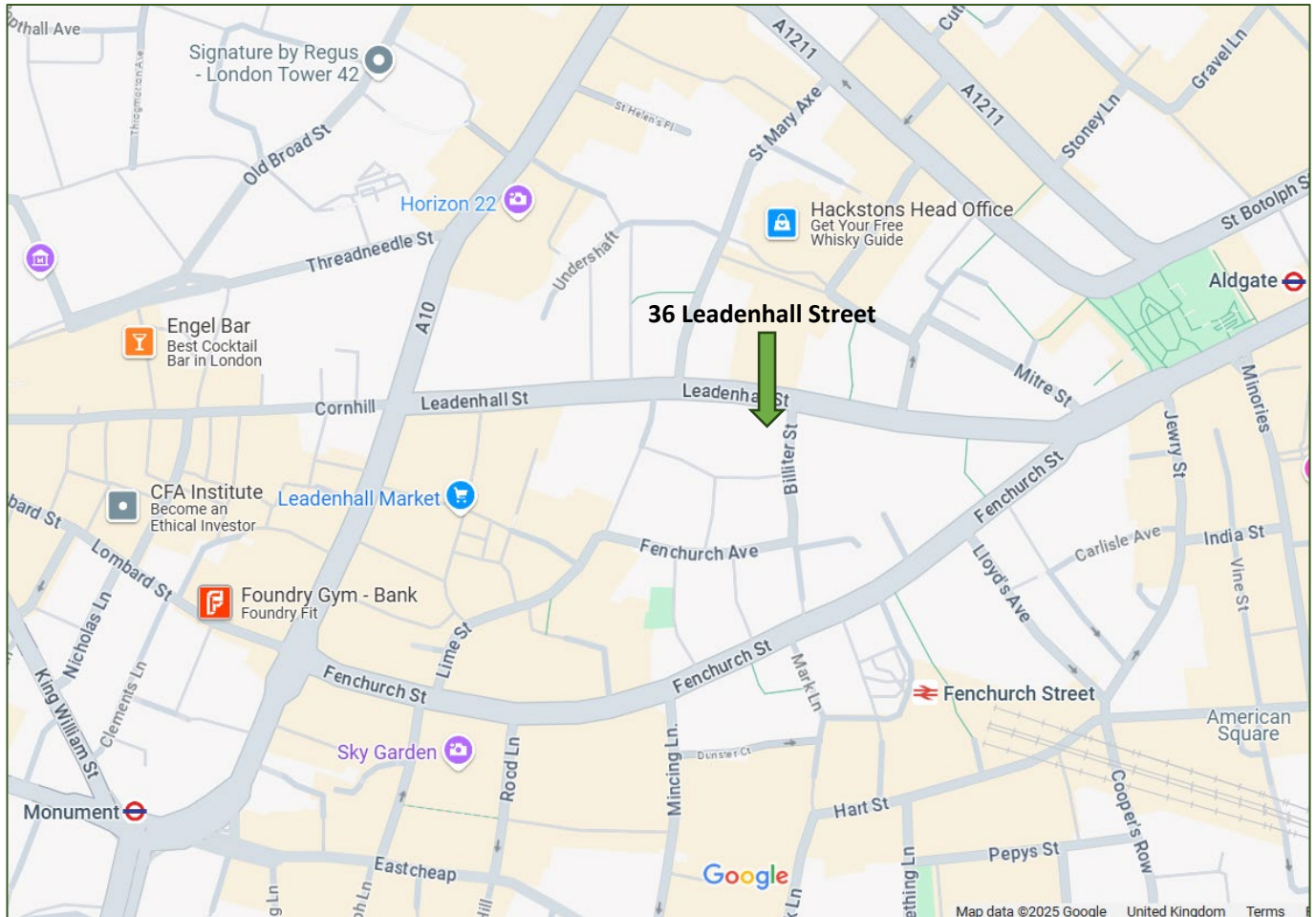
filippamudd@fmx.co.uk

Date: April 2025

Access to additional
basement space.



Date: April 2025



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