

# 28

LIME ST





A STONE'S THROW FROM LLOYD'S  
OF LONDON AND LEADENHALL  
MARKET, THIS BEAUTIFUL PERIOD  
BUILDING WITH LISTED FAÇADE  
IS SITUATED IN THE HEART OF  
LONDON'S INSURANCE DISTRICT

**COPTHALL**  
ESTATES

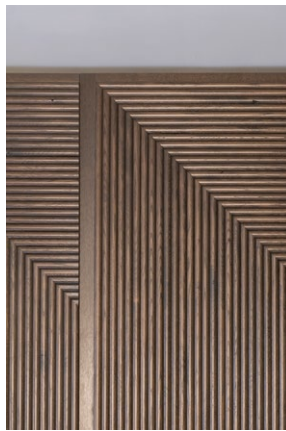






## AN EXCEPTIONAL ENTRANCE EXPERIENCE FOR TENANTS AND THEIR CLIENTS

The reception has been extensively refurbished in the summer of 2021 to create a warm welcoming entrance for tenants and their clients. In addition, the stairwells have been redecorated and a bike store has been created close to reception.







## CURRENTLY OFFERING ONE FLOOR OF INCREDIBLE QUALITY CONSISTING OF 1,928 SQ FT

The 2nd floor is newly refurbished and self-contained with the efficient floor plate offering various areas for open plan desk space along with a dedicated kitchen and break-out space.

The floor also has five meeting rooms available. The two main meeting rooms have a collapsible wall should any tenant wish to host a larger meeting. The remaining three can host 2-3 person meetings.

- Refurbished and self-contained office floor
- Fully-fitted & managed on your behalf
- Dedicated meeting rooms, break-out and kitchens
- From 100mb dedicated bandwidth with upgrade options available
- 24/7 access, facilities and IT support





FLOOR	SQ FT	SQ M
1	1,928	179.1
2	1,928	179.1
3	1,846	171.5
4	1,358	126.2

AVAILABLE ON FLEXIBLE TERMS FROM  
24 MONTHS, PRICE ON APPLICATION





THE FINISHES AND SPECIFICATION OF THE BUILDING HAVE BEEN SUBSTANTIALLY UPGRADED TO MEET THE REQUIREMENTS OF THE MOST DISCERNING OCCUPIERS



MANNED GROUND FLOOR RECEPTION



FULLY-FURNISHED



DEDICATED MEETING ROOMS



BREAK-OUT SPACES



HIGH SPEED FIBRE IN SITU



24/7 ACCESS



2 X PASSENGER LIFTS



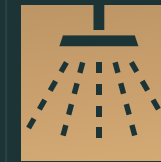
BIKE STORAGE



AIR CONDITIONING & HEATING



MALE & FEMALE SHOWERS



SHOWER FACILITIES

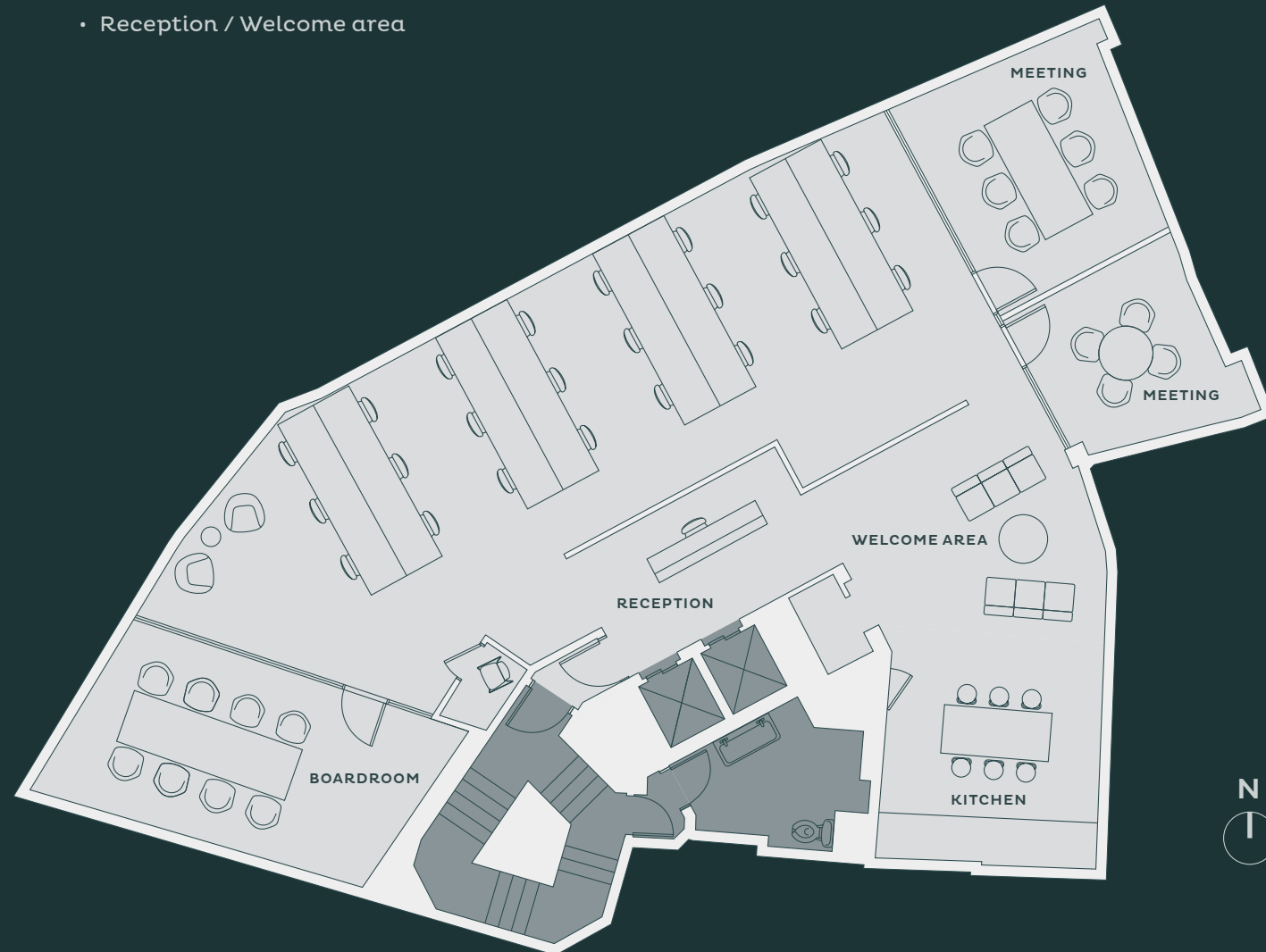


DEDICATED KITCHEN

## OPTION 1

1,928 sq ft / 179 sq m

- Workstations 24
- Meeting rooms (boardroom) 1
- Meeting rooms (6-8 person) 1
- Meeting rooms (4-6 person) 1
- Kitchen
- Break-out
- Reception / Welcome area



## OPTION 2

1,928 sq ft / 179 sq m

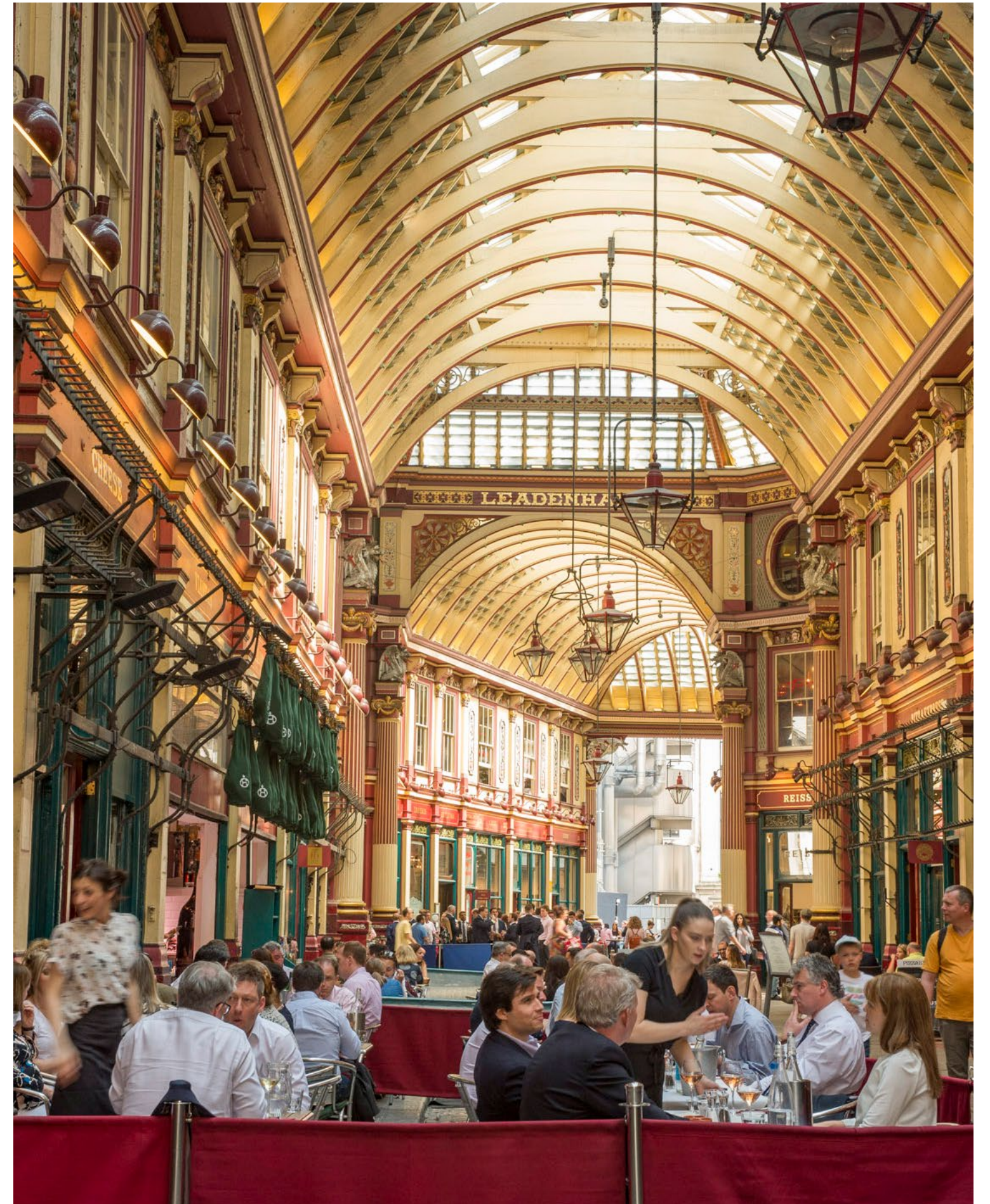
- Workstations 26
- Meeting rooms (boardroom) 1
- Meeting rooms (3-4 person) 4
- Kitchen
- Break-out





# OFFERING GREAT ACCESS TO LEADENHALL MARKET WITH AN ABUNDANCE OF EATERIES, BARS AND RESTAURANTS ONLY A SHORT WALK AWAY

Lime Street is the heart of the Insurance world and the building is surrounded by a multiple of occupiers within the insurance market, notably Willis Towers Watson, Kennedy's and AIG.

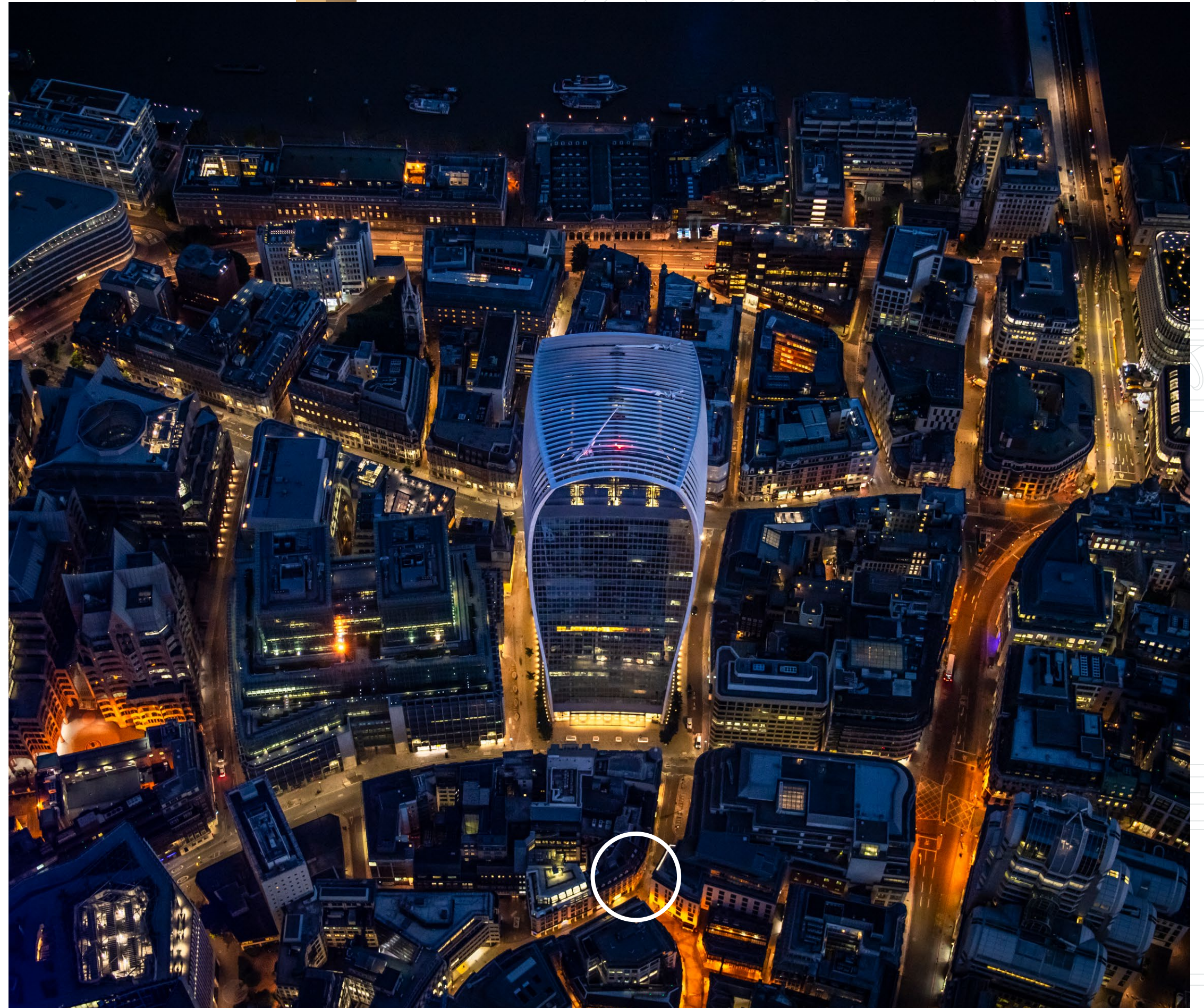






LOCATED IMMEDIATELY BEHIND  
LEADENHALL MARKET AND  
LLOYD'S OF LONDON, THIS  
VIBRANT AND EXCITING LOCATION  
IS HOME TO A NEW GENERATION  
OF HIGH RISE TOWER BUILDINGS

The area continues to experience significant development which includes the majority of the Central London tower market including 52 Lime Street, 100 Bishopsgate and 22 Bishopsgate as well as future schemes such as, Leadenhall Court, 6-8 Bishopsgate, 40 Leadenhall Street and 50 Leadenhall Street, further establishing this area as a key Central London location.







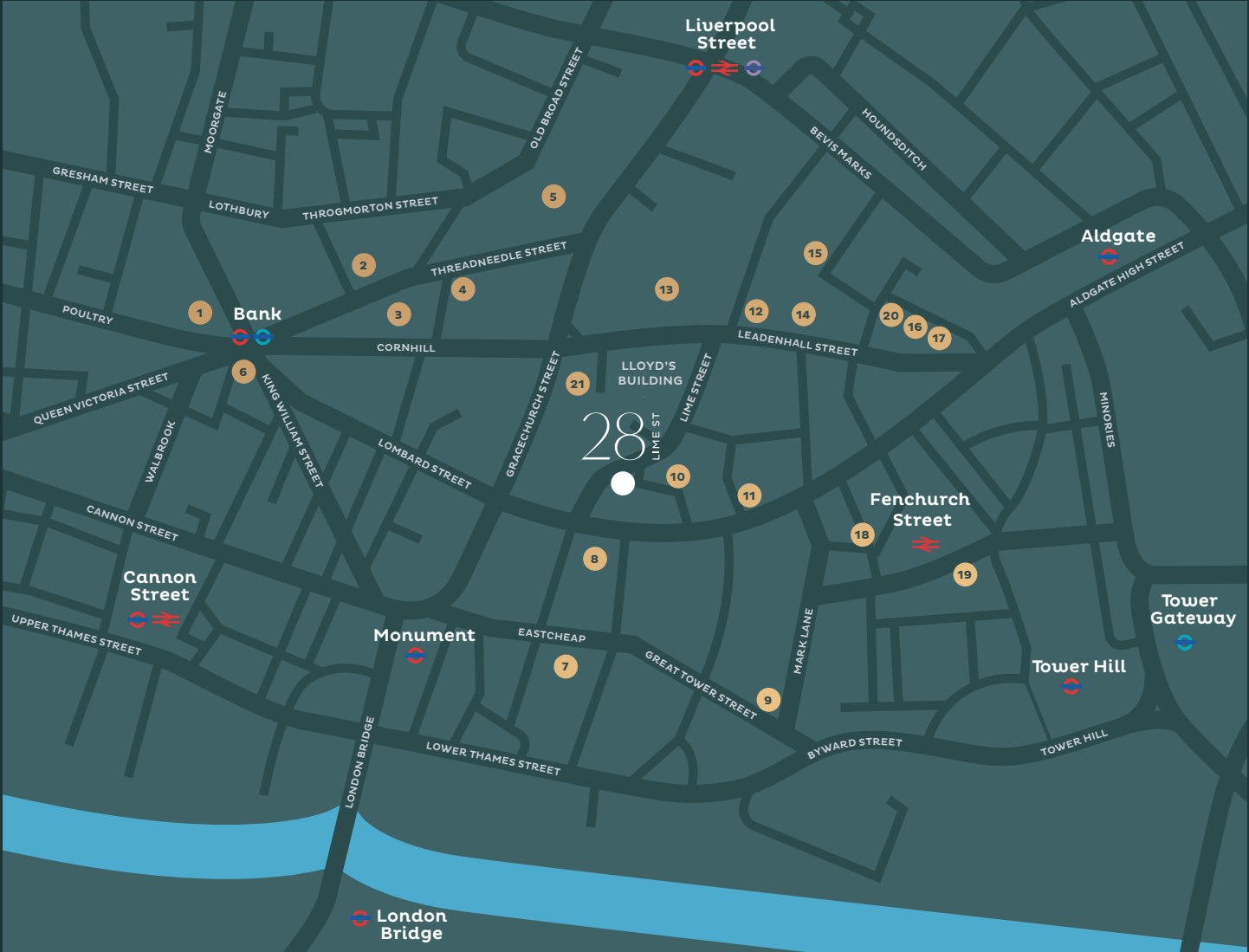
GIVEN ITS CENTRAL  
EC3 LOCATION, THE  
BUILDING OFFERS GREAT  
TRANSPORT LINKS FROM  
BANK, MONUMENT AND  
FENCHURCH STREET  
STATIONS - JUST A FEW  
MINUTES AWAY

Restaurants, Bars & Cafés

- |   |                      |
|---|----------------------|
| 1 The Ned                               | 11 Restaurant at 120 |
| 2 Brasserie Blanc                       | 12 Steam and Rye     |
| 3 Fortnum & Mason                       | 13 Bob Bob Exchange  |
| 4 Marco Pierre White                    | 14 Swingers          |
| 5 City Social                           | 15 Kerb Food Market  |
| 6 1 Lombard Street                      | 16 The Trinity Bell  |
| 7 Dirty Martini                         | 17 Patch East        |
| 8 Sky Garden<br>Darwin<br>The Fenchurch | 18 Las Brandras      |
| 9 Brew Dog                              | 19 Savage Garden     |
| 10 Curators Coffee Studio               | 20 Rotunda Bar       |

Leadenhall Market 21

- |               |             |                 |
|---------------|-------------|-----------------|
| Amathus       | Giorgio     | Pizza Express   |
| Bedales       | La Tasca    | Sushi Gourmet   |
| Bidimbap      | LEON        | The Good Yard   |
| Chamberlain's | Luc's       | The Lamb Tavern |
| Cheese        | M Bar       | Tortilla        |
| EAT           | Osteria Del | Viandas         |
| Gino D'Acampo | Mercato     | We Grill        |



- |                                |                            |                                    |                               |                                 |                                 |                                     |
|--------------------------------|----------------------------|------------------------------------|-------------------------------|---------------------------------|---------------------------------|-------------------------------------|
| 4                              | 5                          | 6                                  | 7                             | 8                               | 9                               | 10                                  |
| <b>Monument</b><br>4 mins walk | <b>Bank</b><br>5 mins walk | <b>Fenchurch St</b><br>6 mins walk | <b>Aldgate</b><br>7 mins walk | <b>Cannon St</b><br>8 mins walk | <b>Tower Hil</b><br>9 mins walk | <b>Liverpool St</b><br>10 mins walk |
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# LET US BE YOUR LANDLORD PARTNERS

## WE OWN OUR BUILDINGS

- ▶ Direct contact with the building owner
- ▶ No ambiguity over responsibilities
- ▶ Efficient query resolution
- ▶ Access to quality communal amenities across the portfolio

## WE MANAGE OUR BUILDINGS

- ▶ We can more effectively manage your end-to-end user experience
- ▶ One point of contact for all your office needs
- ▶ We fully control connectivity of all our buildings

## WE ARE INVESTORS IN LONDON REAL ESTATE

- ▶ We offer options to grow within your desired location or across our London portfolio
- ▶ We have a network of trusted suppliers
- ▶ All our locations offer high-quality office accommodation tailored to the location they sit





28limest.com

For more information contact:



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