

28

LIMEST



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.



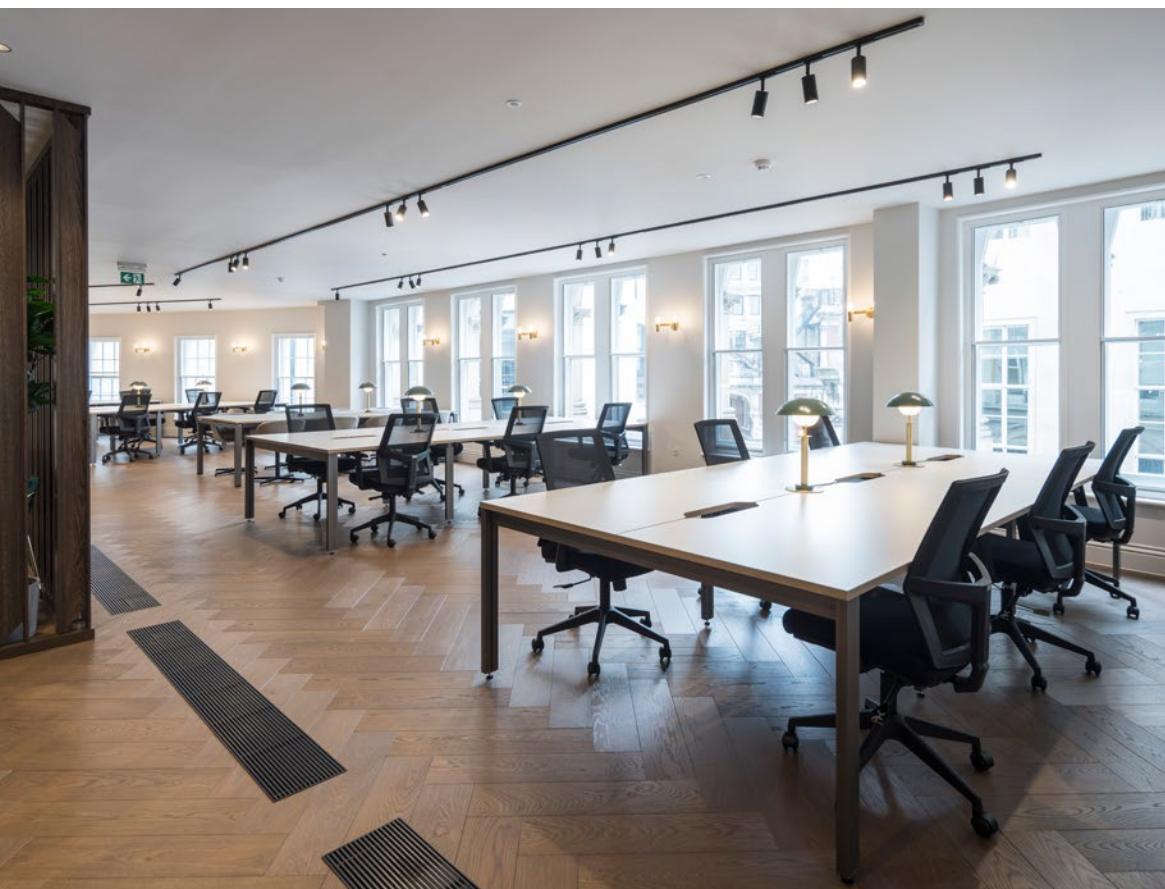
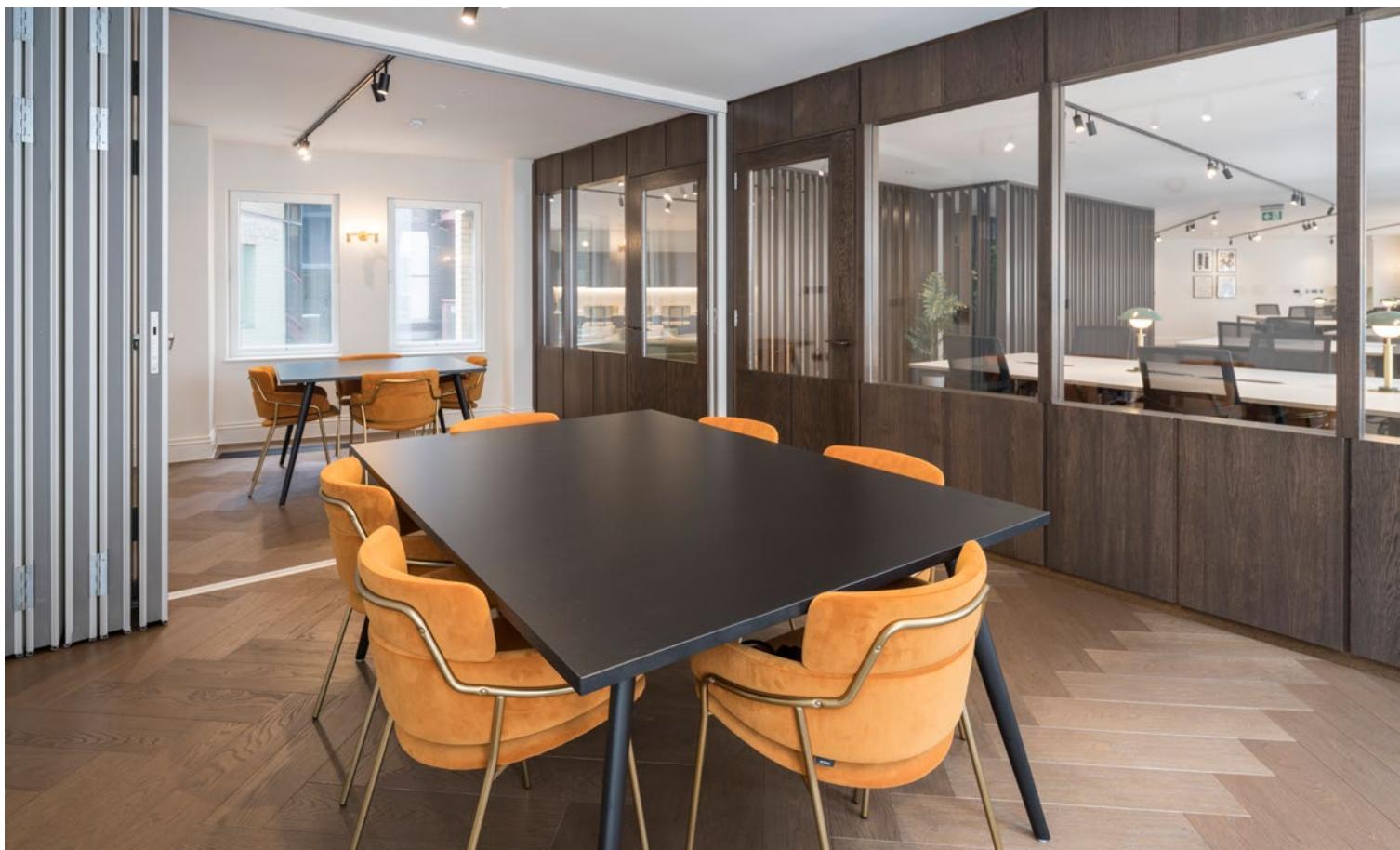


**CURRENTLY OFFERING ONE
FLOOR OF INCREDIBLE QUALITY
CONSISTING OF 1,928 SQ FT**

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.

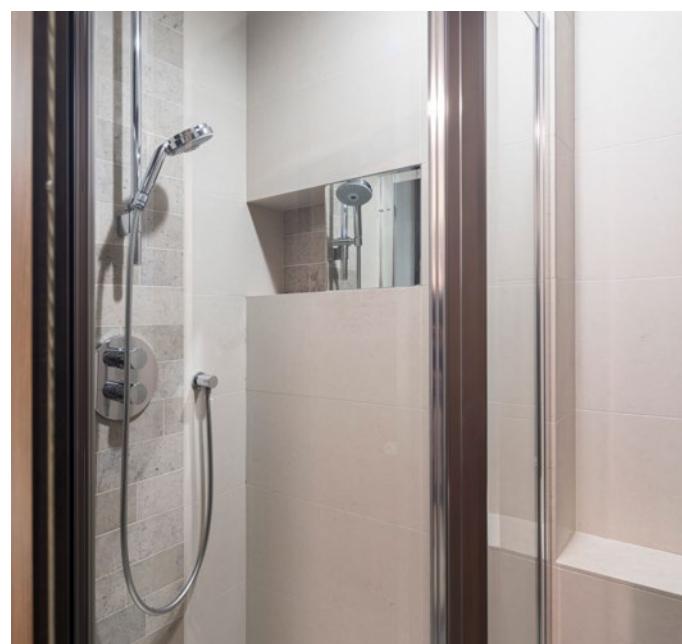
The floor also has five meeting rooms available. The two main meeting rooms have a collapsible wall should any tenant wish to host a larger meeting. The remaining three can host 2-3 person meetings.

- 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



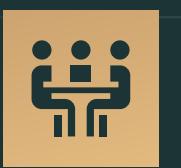
THE FINISHES AND SPECIFICATION OF THE
BUILDING HAVE BEEN SUBSTANTIALLY
UPGRADED TO MEET THE REQUIREMENTS
OF THE MOST DISCERNING OCCUPIERS



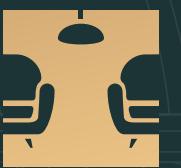
MANNED GROUND
FLOOR RECEPTION



FULLY-FURNISHED



DEDICATED
MEETING ROOMS



BREAK-OUT
SPACES



HIGH SPEED
FIBRE IN SITU



24/7 ACCESS



2 X PASSENGER
LIFTS



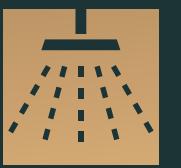
BIKE
STORAGE



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

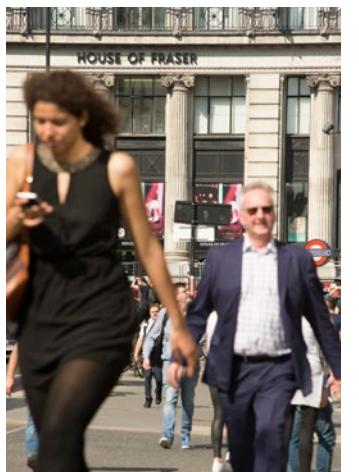
Lime Street is the heart of the Insurance world and the building is surrounded by a multiple of occupiers within the insurance market, notably Willis Towers Watson, Kennedy's and AIG.



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.





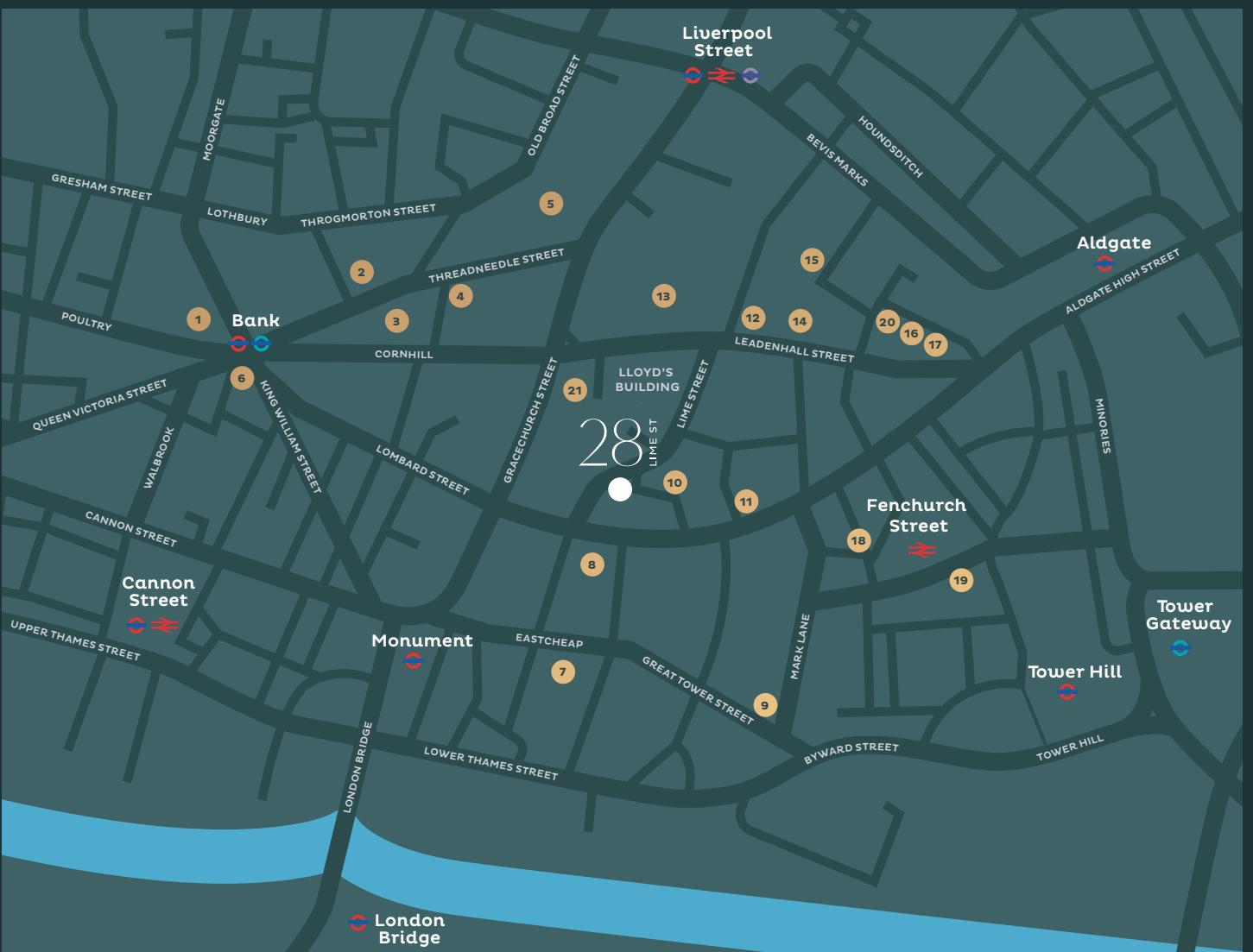
GIVEN ITS CENTRAL EC3 LOCATION, THE BUILDING OFFERS GREAT TRANSPORT LINKS FROM BANK, MONUMENT AND FENCHURCH STREET STATIONS - JUST A FEW MINUTES AWAY

Restaurants, Bars & Cafés

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

Leadenhall Market ²¹

Amathus	Giorgio	Pizza Express
Bedales	La Tasca	Sushi Gourmet
Bidimbia	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



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

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For more information contact:

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