

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

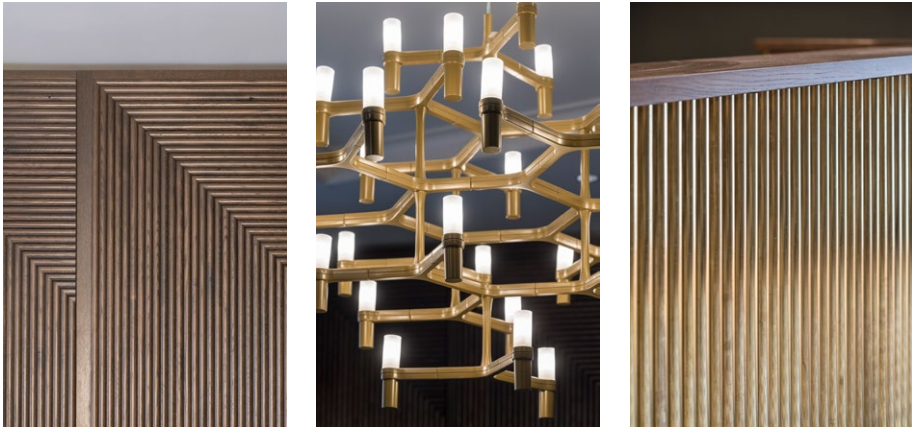
COPTHALL
ESTATES





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



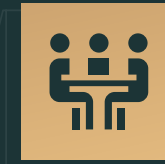
THE FINISHES AND SPECIFICATION OF THE BUILDING HAVE BEEN SUBSTANTIALLY UPGRADED TO MEET THE REQUIREMENTS OF THE MOST DISCERNING OCCUPIERS



MANNED GROUND FLOOR RECEPTION



FULLY-FURNISHED



DEDICATED MEETING ROOMS



BREAK-OUT SPACES



HIGH SPEED FIBRE IN SITU



24/7 ACCESS



2 X PASSENGER LIFTS



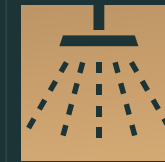
BIKE STORAGE



AIR CONDITIONING & HEATING



MALE & FEMALE SHOWERS



SHOWER FACILITIES



DEDICATED KITCHEN

2ND FLOOR – 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



2ND FLOOR – OPTION 2

1,928 sq ft / 179 sq m

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



4TH FLOOR

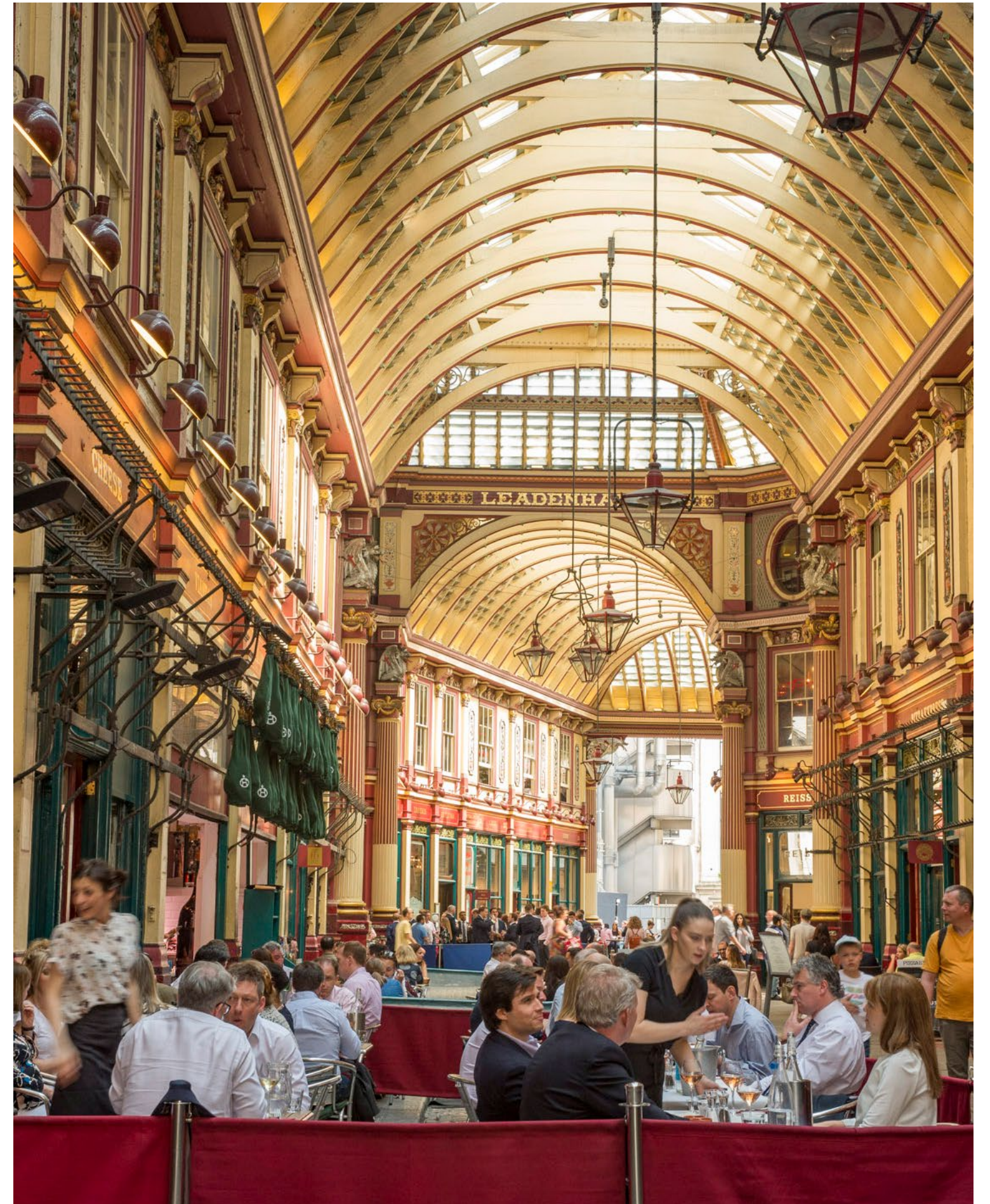
1,358 sq ft / 126.2 sq m

- Workstations 22
- Meeting rooms (boardroom) 1
- 2 phone booths
- Dedicated terrace
- Dedicated Kitchen and breakout



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

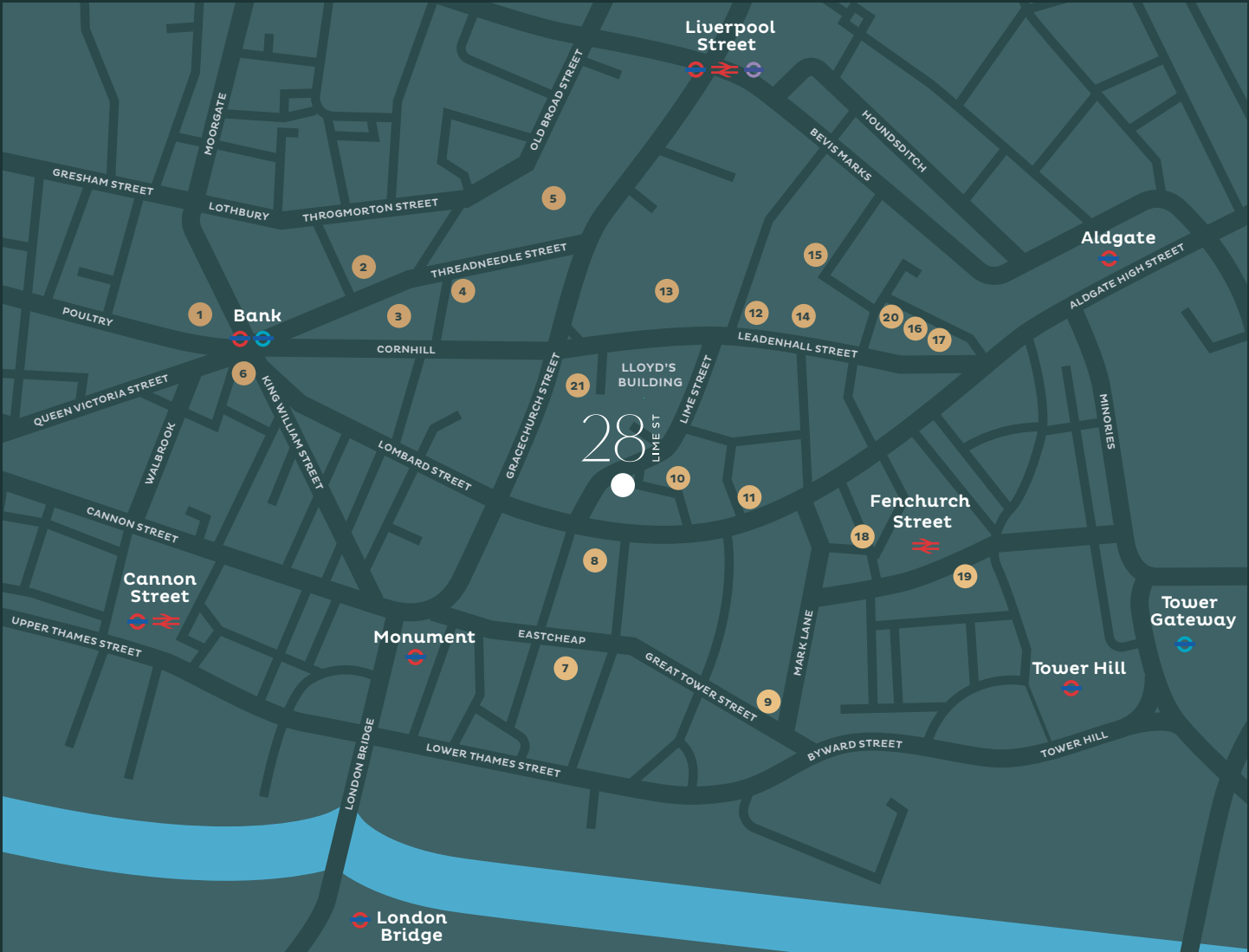
Restaurants, Bars & Cafés

- 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 |
| 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 |
| Monument | Bank | Fenchurch St | Aldgate | Cannon St | Tower Hil | Liverpool St |
| 4 mins walk | 5 mins walk | 6 mins walk | 7 mins walk | 8 mins walk | 9 mins walk | 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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