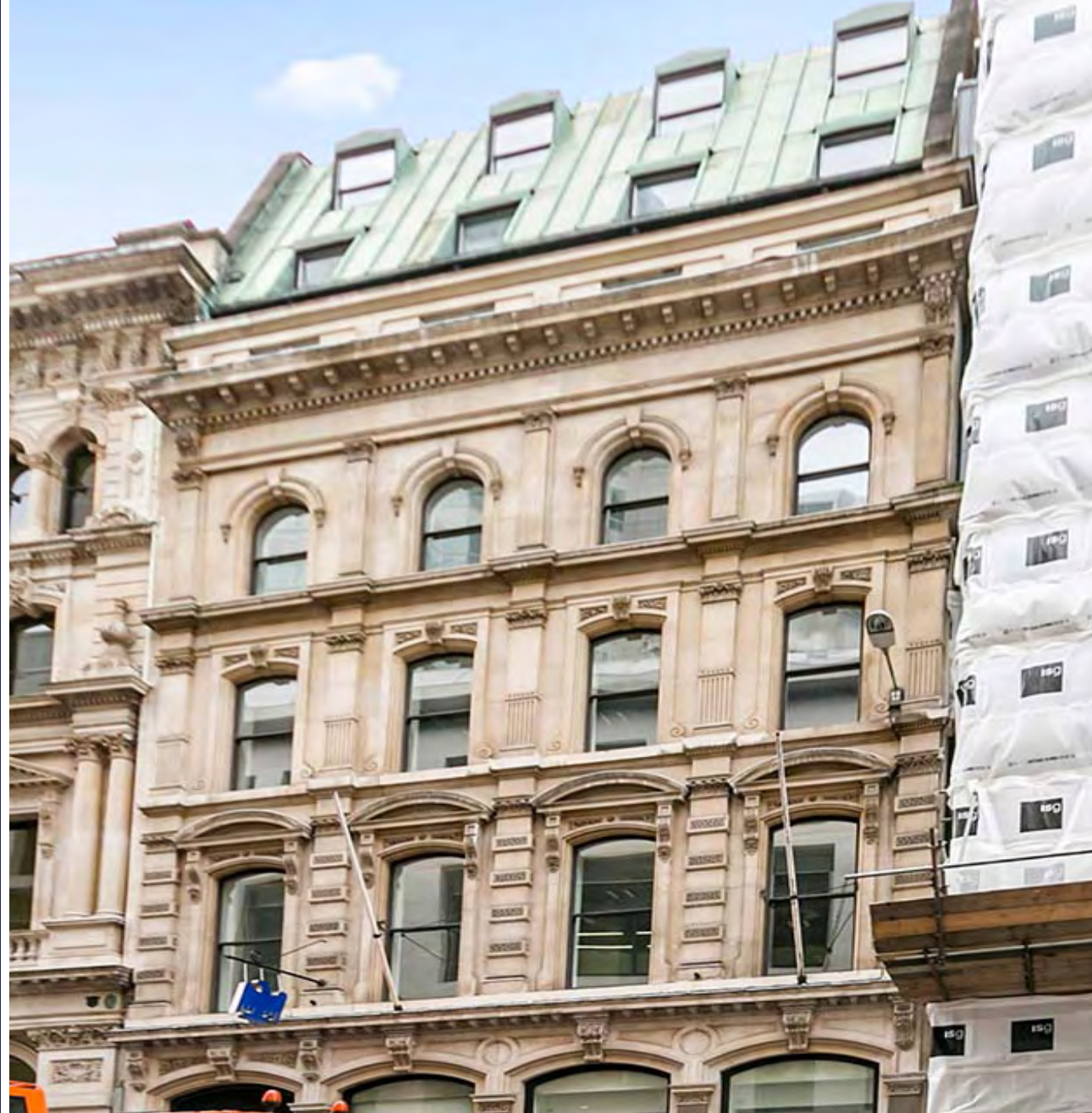


# 38 LOMBARD STREET, EC3

**1ST FLOOR**

**FULLY FITTED -  
PLUG & PLAY OFFICE SPACE TO LET  
1,275 SQ FT (118.5 SQ M)**



**DeVono cresa** 



## DESCRIPTION

38 Lombard Street is a multi-tenanted building comprising of 6 floors totalling 9,490 Sq.Ft, situated in the heart of the City of London. The building is located in an excellent position between Bank, Monument and Liverpool Street stations.

The available accommodation is located on the 1st floor (1,275 sq.ft) and is fully fitted, providing 16 desks in an open plan format, a generous boardroom, kitchenette and demised WCs.

The building is home to a number of occupiers including Chemring Group and London & Country Mortgages.

The floor benefits from a high quality fit out consisting of 16 desks, 1 x 10 person boardroom providing a fully plug and play option, available for immediate occupation.

## AMENITIES

- Fully fitted and cabled
- 16 Desks
- Kitchenette
- 10 Person boardroom
- Perimeter trunking
- Demised WCs
- Passenger lift
- DDA compliant
- 24 hour access

## SIZE

Floor	Sq ft	Sq m	Quoting Rent (per sq ft)
1st	1,275	118.5	£61.50

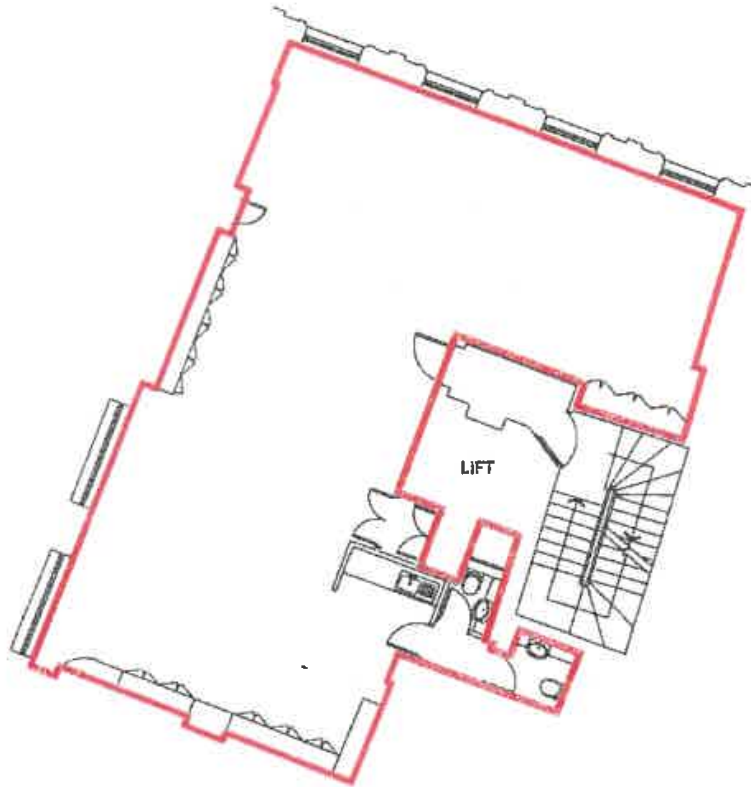
## LOCATION | 38 LOMBARD ST | EC3

The property is located on halfway down Lombard street between Bank and Gracechurch Street in the heart of the City Core Submarket.

The property is well served by Bank Station (Northern, Central, Waterloo & City and DLR), Monument Station (Circle & District Lines), Liverpool Street (Central, Circle & District, Metropolitan, Hammersmith & City and National Rail Services) and Cannon Street (District & Circle and National Rail Services).



1,275 SQ FT  
118.5 SQ M



## TERMS

Lease: Available by way of a new sublease expiring April 2021.

Quoting Rent: £61.50 per sq ft  
Rates: £15.14 per sq ft  
Service charge: £14.87 per sq ft

Security of Tenure: contracted outside sections 24-28 of the Landlord & Tenant Act 1954 Part II.

## EPC

Rating: TBC

## CONTACT

Viewings strictly by appointment with the sole letting agents, DeVono Cresa.

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#### MISREPRESENTATION ACT

These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT