

62 Threadneedle Street, London **EC2R 8HP**

TO LET

6,783 SQ FT
(630 SQ M)

Prime City Core Location - Office To Let
Competitive Assignment Deal

**Lambert
Smith
Hampton**

Description

62 Threadneedle Street was comprehensively refurbished in 2021 to provide high quality office accommodation in the heart of the City of London.

The space is currently configured to provide 18 open plan workstations, visitor lounge, 1x 24-person boardroom, 1x 6 person meeting room, 1x 4 person meeting room, VIP meeting room, 6x executive offices, 1x private office, quiet library zone, informal meeting room, kitchen, breakout space and terrace with outdoor seating.

Specification

- Fully fitted office suite
- Private terrace
- Contemporary reception and common parts
- Air conditioning
- Raised floors
- 3 x passenger lifts
- 1 x good lift
- Shower and changing facilities
- Secure cycle storage
- Private lower ground floor gym
- BREEAM Very Good
- Pre-installed fibre (subject to new contract)
- Furniture available by separate negotiation.



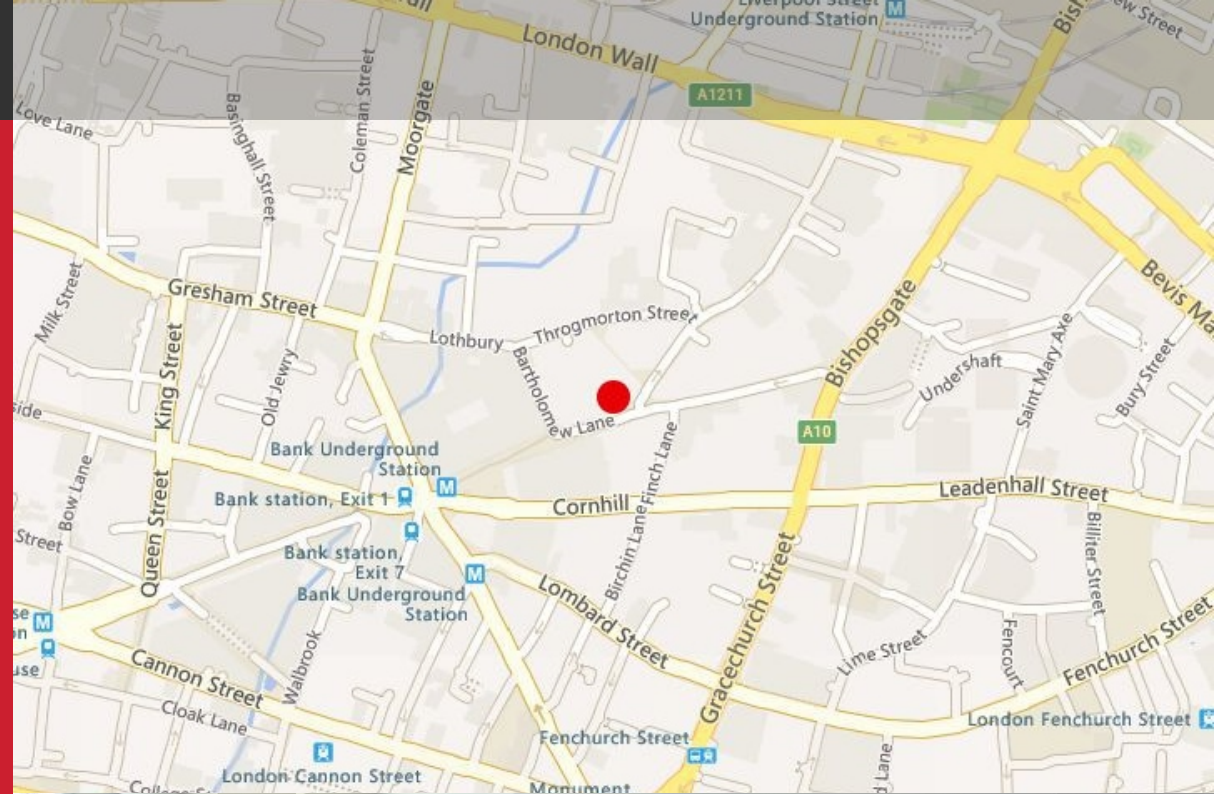
Location

62 Threadneedle Street occupies a prime position in the core of the City of London directly opposite the Royal Exchange, adjacent to the Bank of England and less than 1 minute walk from Bank Station. It is within easy walking distance of Liverpool Street, Moorgate and Cannon Street Stations.

The surrounding area offers an exceptional range of restaurants, cafes, bars, retail and leisure amenities including The Royal Exchange, Bloomberg Arcade, and Leadenhall Market.

Accommodation

	Sq Ft	Sq M
Third Office	6,783	630.2
Private Terrace	513	47.7



EC2R 8HP



Additional Information

EPC

EPC B

TERMS

Available by way of an assignment of the existing lease expiring August 2032 at a low passing rent of £532,465 pax (£78.50 per sq ft), subject to a tenant only break option and rent review in June 2027. The lease is contracted outside the Landlord & Tenant Act 1954.

Should the break option not be exercised, the tenant benefits from an additional eleven months' rent-free.

Premium offers invited for the benefit of the lease, fixtures and fittings.

Alternatively, a new lease is available direct from the Landlord on terms by negotiation.

RENT

Upon Application (New Lease)

BUSINESS RATES (2026/27)

£30.57 psf

Applicants to make their own enquiries via the Valuation Office Agency website www.voa.gov.uk.

SERVICE CHARGE

£21.15 psf

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate

VIEWINGS

Strictly by prior appointment through the sole agents

Contact

For more information please contact:

CRAIG HINVEST

M 07938 378 982

E CHinvest@lsh.co.uk

EDIE COHEN

M 07702 624 101

E ECohen@lsh.co.uk

lsh.co.uk

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