



**City Office Agency  
5 Aldermanbury Square  
London  
EC2V 7BP**

**Tel: 020 7338 4000**

**Fax: 020 7588 4542**

**To Let  
5<sup>th</sup> Floor,  
36 Leadenhall St,  
London, EC3**

**2,345 sq ft refurbished  
offices available to let**



**Location:**

36 Leadenhall Street is situated in a prominent position within the Insurance district of the City of London. It is located on Leadenhall Street at the junction with Billiter Street, within a minute's walk of the Lloyds building. The Property benefits from very good communication links, with both underground (Liverpool Street, Bank and Aldgate) and overground (Liverpool Street and Fenchurch Street) stations in close proximity.

The building comprises approximately 22,000 sq ft of office accommodation. The 5<sup>th</sup> floor is currently being refurbished to a new Category A specification.

**Accommodation:** Current availability is as follows:

<b>Floor</b>	<b>Sq M</b>	<b>Sq Ft</b>
5 <sup>th</sup> Floor	218	2,345
<b>Total</b>	<b>218</b>	<b>2,345</b>

**Amenities /  
Features**

- Air-conditioning
- Raised floor
- Metal tile suspended ceiling
- Fully refurbished office suite
- LG7 compliant lighting
- 2 x passenger lifts
- 24 Hour Access
- Manned reception until 9pm on weekdays
- Males and female WC's
- Within a minute's walk of the Lloyd's building

**Lease:** For a term by arrangement

**Rent:** Available upon request

**Rates:** £19.17 per sq ft – Estimate

**Service Charge:** £13.46 per sq ft (ex VAT) – Estimate

**Possession:** Immediate.

**Viewing:** By appointment only through joint sole agents:

**BNP Paribas Real Estate**

Michael Umfreville  
 0207 338 4829  
[Michael.umfreville@bnpparibas.com](mailto:Michael.umfreville@bnpparibas.com)

**JLL**  
 020 72486040

**Energy Performance Certificate** HM Government  
**Non-Domestic Building**

36-38 Leadenhall Street  
 LONDON  
 EC3A 1AT

Certificate Reference Number:  
 0430-0433-0150-6522-8002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website: [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient

Net zero CO<sub>2</sub> emissions

Less energy efficient

**Technical information**

Main heating fuel: Natural Gas  
 Building environment: Mixed-mode with Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 9736  
 Building complexity (NOS level): 4

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
 41G If newly built  
 41F2 If typical of the existing stock

**Administrative information**

This is an Energy Performance Certificate as defined in S1007:991 as amended

Assessment Software: ISEEM v3.2.b using calculation engine ESEM v3.2.b

Property Reference: 36314500000  
 Assessor Name: Craig Skelton  
 Assessor Number: 5790000245  
 Accreditation Scheme: Storm Accreditation Ltd  
 Employer/Trading Name: WSP Environmental  
 Employer/Trading Address: The Victoria, 160-162 The Quay, Manchester, M50 3BP  
 Issue Date: 09 Sep 2018  
 Valid Until: 09 Sep 2028 (unless superseded by a later certificate)  
 Related Party Disclosure:  
 Recommendations for improving the property are outlined in Report Reference Number: 0809-2420-6540-4190-0300

**If you have a complaint or wish to confirm that the certificate is genuine**

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd), together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

**CARBON TRUST**

For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit [www.carbontrust.co.uk](http://www.carbontrust.co.uk) or call us on 0800 966 2666

**Subject to contract**

**June 2016**

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