



**ONE
LIMITE
ST.**

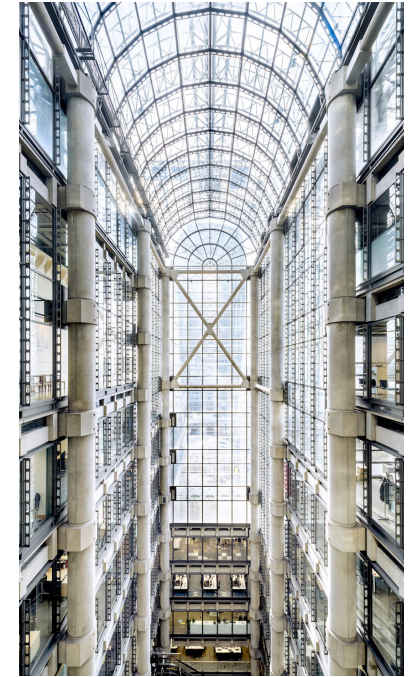
THE CITY'S NUMBER ONE

WELCOME TO THE CITY'S HEART

An icon of design and engineering and listed for the architecture innovation of its "inside out" design and timelessness, One Lime Street is home to the world's largest insurance market and other innovative businesses who want to have a base in the heart of

London's 'Square Mile' insurance district. We've been creating workspaces for collaboration for over three decades — which is why many businesses have chosen One Lime Street as their home for some or all of their operations.

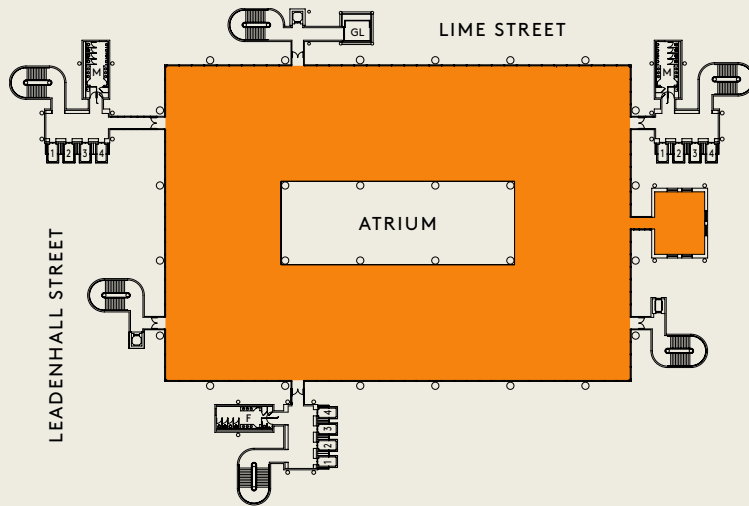
- FLEXIBLE LEASES
- RENT ON APPLICATION (VAT FREE)
- CAT A + CAT B OPTIONS
- 3M HIGH COLUMN-FREE FLOORS
- ENHANCED END-OF-TRIP FACILITIES
- COFFEE SHOP + EATERY
- DEDICATED WELLBEING CENTRE
- EVENT SPACES TO HIRE



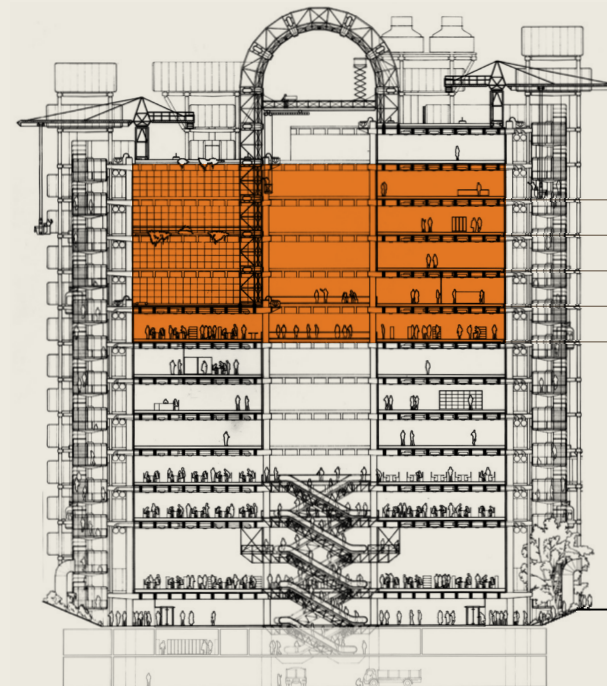
PLAN GALLERY 6

28,738 SQ FT
12 LIFTS
11 SHOWERS
84 LOCKERS

■ LETTABLE SPACE
□ COMMON AREAS



6



10	14,805 SQ FT
9	21,105 SQ FT
8	10,761 SQ FT
7	3,710 SQ FT
6	28,738 SQ FT
TOTAL	79,119 SQ FT

Space available from

280 SQ FT

Net internal areas subject to on site verification

BUILDING SPECIFICATION

- Exposed concrete ceiling system
- LED integrated lighting
- 3m floor to ceiling height
- Underfloor vav air conditioning
- Newly installed ionisation system
- Raised floors 350mm (overall)
- 12 x 20 person glazed exterior lifts (multiple lift bank locations)
- 3 x vip (firefighting) lifts
- 1 x goods lift (7,000kg)
- Dual power feeds
- 2 x 1850kva standby generators
- EPC rating is being re-assessed

TERMS

- Lease: Flexible sub-leases and licences [by arrangement up to Q2 2025]
- Guide rent: On application [no VAT]
- Rates estimation: £21.07 per sq ft [2021/22]

TALK TO US TODAY

Hannah
Hannah.Grint@cbre.com
+44 (0)7545 868543

Rob
Rob.Durling@cbre.com
+44 (0)7827 292128

Tom
Tom.Meijer@cbre.com
+44 (0)7540 595379

CBRE

CBRE Limited on their behalf and for the Vendors or Lessors of this property whose Agents' they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of CBRE Limited has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Subject to contract, January 2022. This property is being sub-let on behalf of Lloyd's.



**ONE
LIME
ST.**

ESTABLISHED CITY LOCATION
JUST MINUTES TO MAJOR
TRANSPORT LINKS
LEADENHALL MARKET ON
YOUR DOORSTEP

