



THE HALLMARK BUILDING

56 LEADENHALL STREET EC3A

FULLY FITTED PART 2ND FLOOR OFFICE SPACE TO LET
9,190 SQ.FT

DeVono

OVERVIEW

DeVono are delighted to offer the 2nd floor, 56 Leadenhall Street which provides 9,190 sq.ft of office space by Aldgate Station and Leadenhall Market.

The 2nd floor is located in the Hallmark Building which has been reimagined and reinvigorated by acclaimed architects Spratley & Partners, this iconic piece of history has been elegantly restored and offers 9,190 sq.ft of high quality fully fitted “plug and play” accommodation.

With exceptional ceiling heights and bright open floor space, The Hallmark Building radiates class and refinement in a modern working world. The accommodation currently provides:

- ✓ 104 Desks
- ✓ LED lighting
- ✓ Refurbished WCs and common parts
- ✓ Upgraded reception areas
- ✓ 6 x Showers
- ✓ 116 x individual lockers
- ✓ Bike storage facilities with 93 x available racks
- ✓ 24 hour access
- ✓ Large Break Out/Kitchenette Area
- ✓ 20 Person Boardroom



SPECIFICATION & BUILDING AMENITY



NEWLY
REFURBISHED



PASSENGER
LIFTS



WC'S



BIKE
STORAGE



FULLY
ACCESSIBLE RAISED
FLOOR



INDIVIDUAL
LOCKERS



SHOWER
FACILITIES



AIR CONDITIONING
SYSTEM

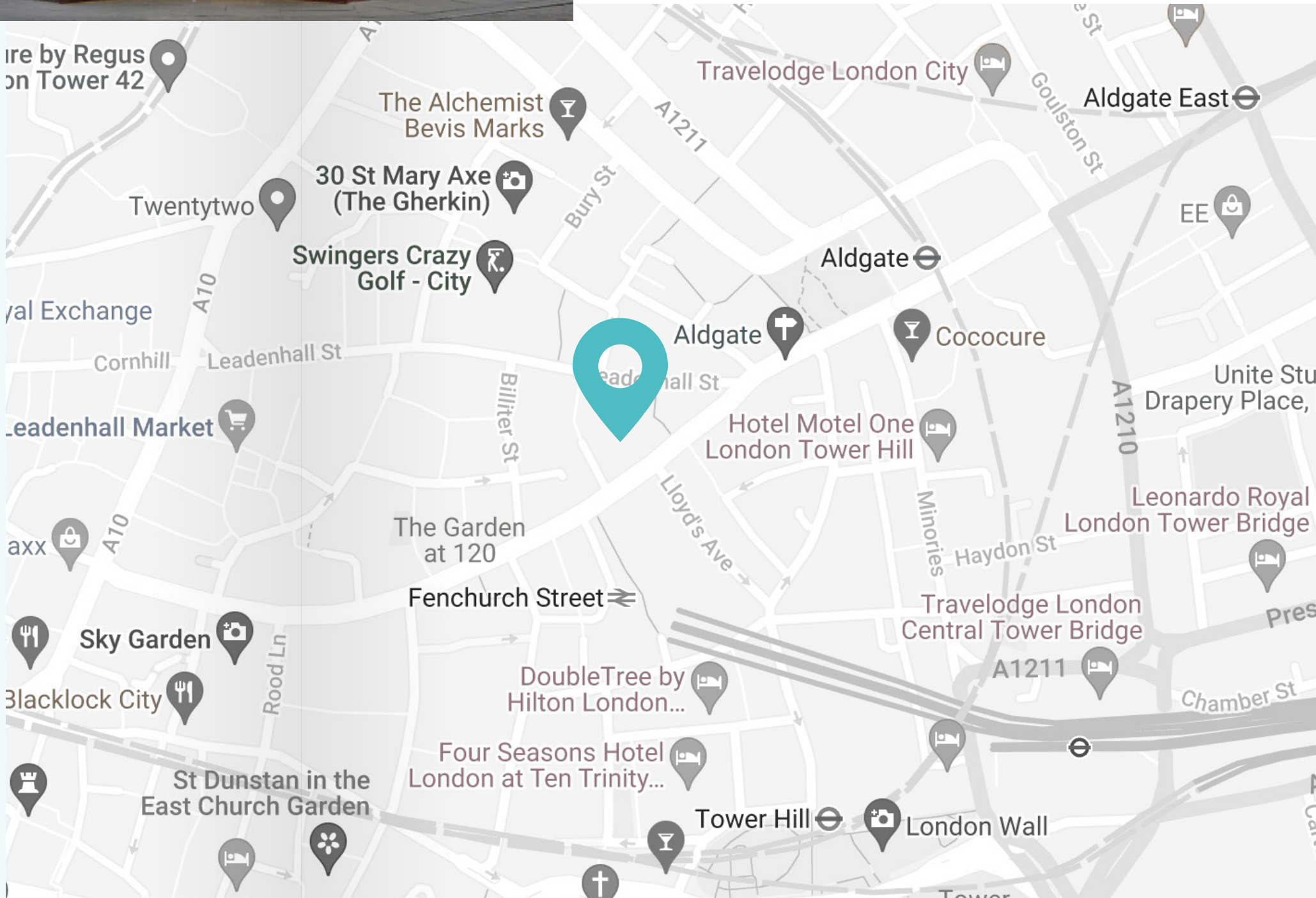
LOCATION

The Hallmark Building benefits from excellent transport links providing access to the rest of London and beyond.

Aldgate underground station is less than a minutes' walk away and Liverpool Street overground and underground station just over a 5 minutes' walk away.

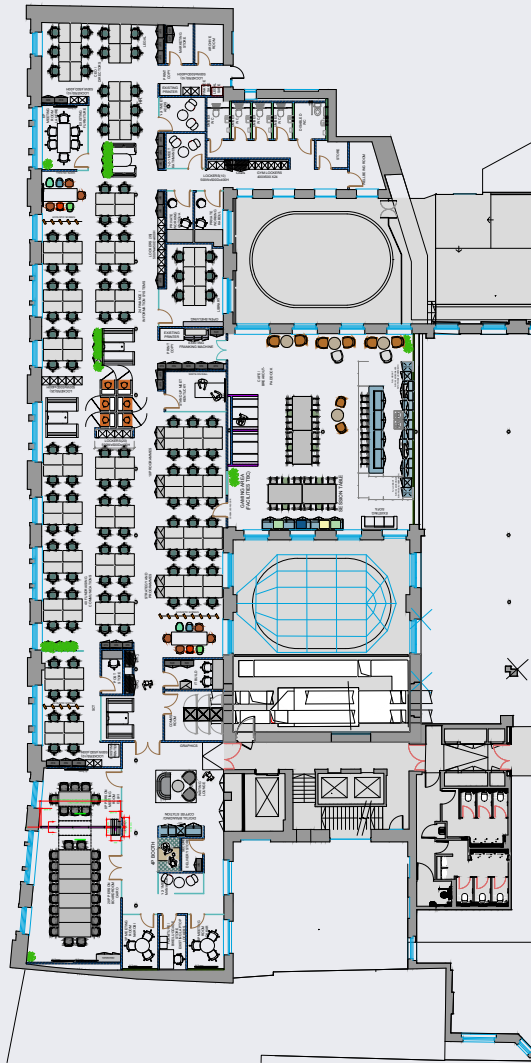


**LOCATED NEAR
A VARIETY OF
AMENITIES
SUCH AS
EXCELLENT
BARS &
RESTAURANTS**



ACCOMMODATION

CURRENT LAYOUT - 9,190 SQ.FT (854.42 SQM)



TERMS

Available by way of an assignment for a term set to expire July 2029 with a tenant break in July 2024. Alternatively, a sublease is on offer until June 2024.

Quoting Rent	£55.00 Per SQ.FT
Service Charge	Capped at £14.50 Per SQ FT
Business Rates	£21.50 Per SQ.FT

EPC

TBC

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**



Clockwise from top left: Reception, communal space, meeting room, kitchen & board room

CONTACT

Viewings strictly by appointment with DeVono.

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