

Made



3 Idol Lane, EC3R

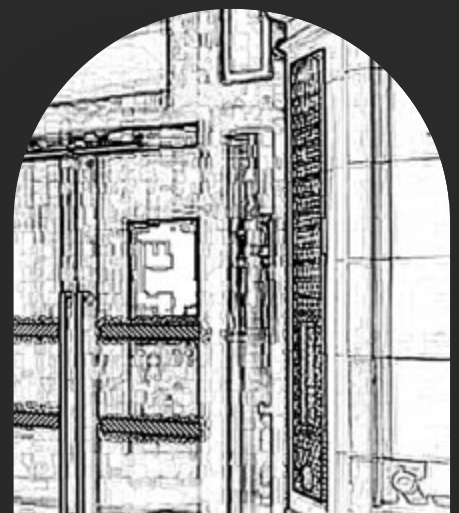
Fully Managed Space

1st floor

2,907 sq ft

Fully fitted

£180.00 per sq ft per annum all inclusive



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Description

We are delighted to offer the 1st floor, 3 Idol Lane which provides 2,907 sq ft of fully fitted office space, located just off Eastcheap.

34 x workstations

Led lighting throughout

10 person boardroom

2 x 3 person meeting rooms

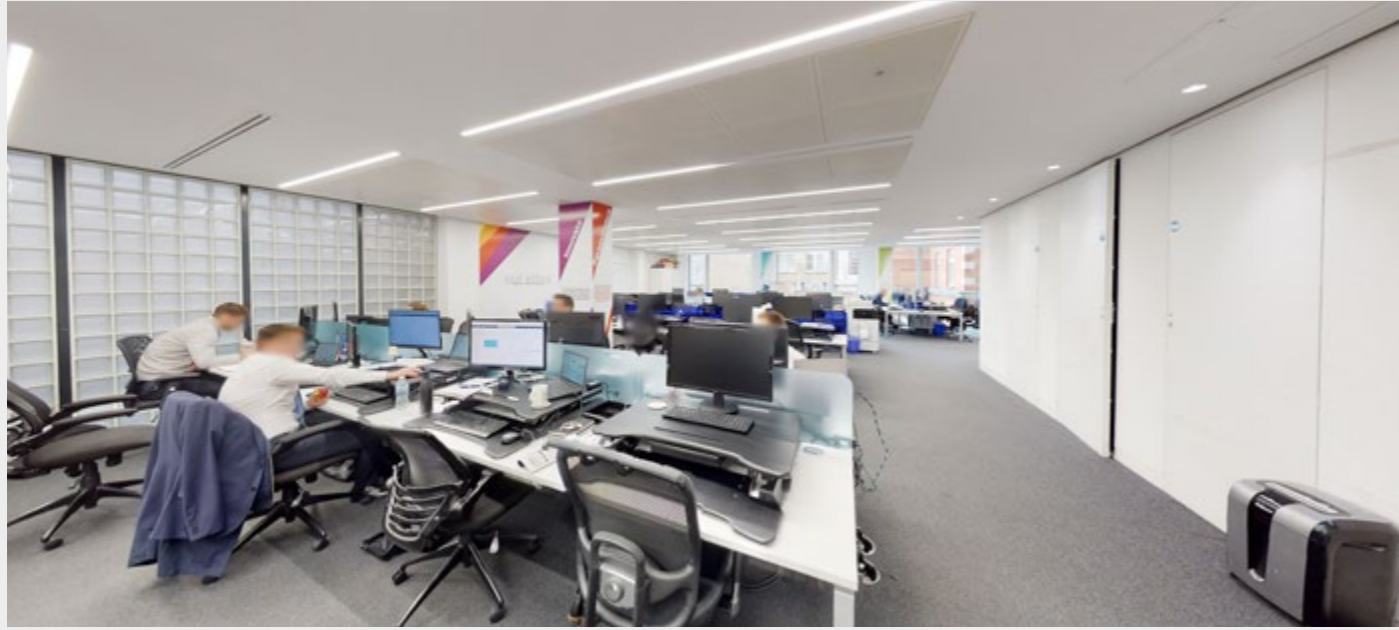
6 person meeting room

5 person VC room

Kitchen

Reception area

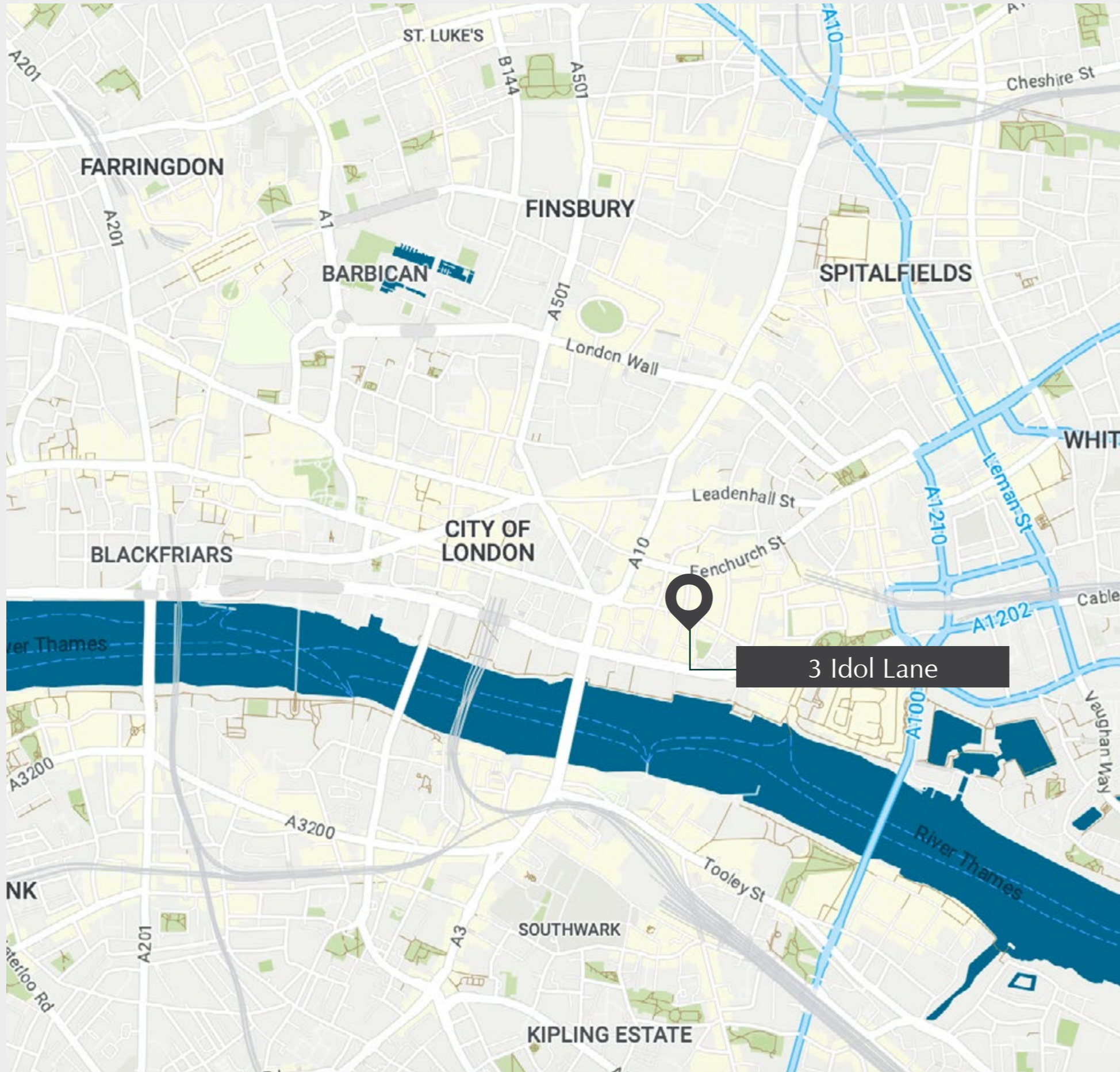




1st Floor - 2,907 sq ft

The available accommodation provides 2,907 sq ft of fitted space. The 1st floor provides a mixture of front of house reception and meeting rooms with traditional open plan desking.





Location.

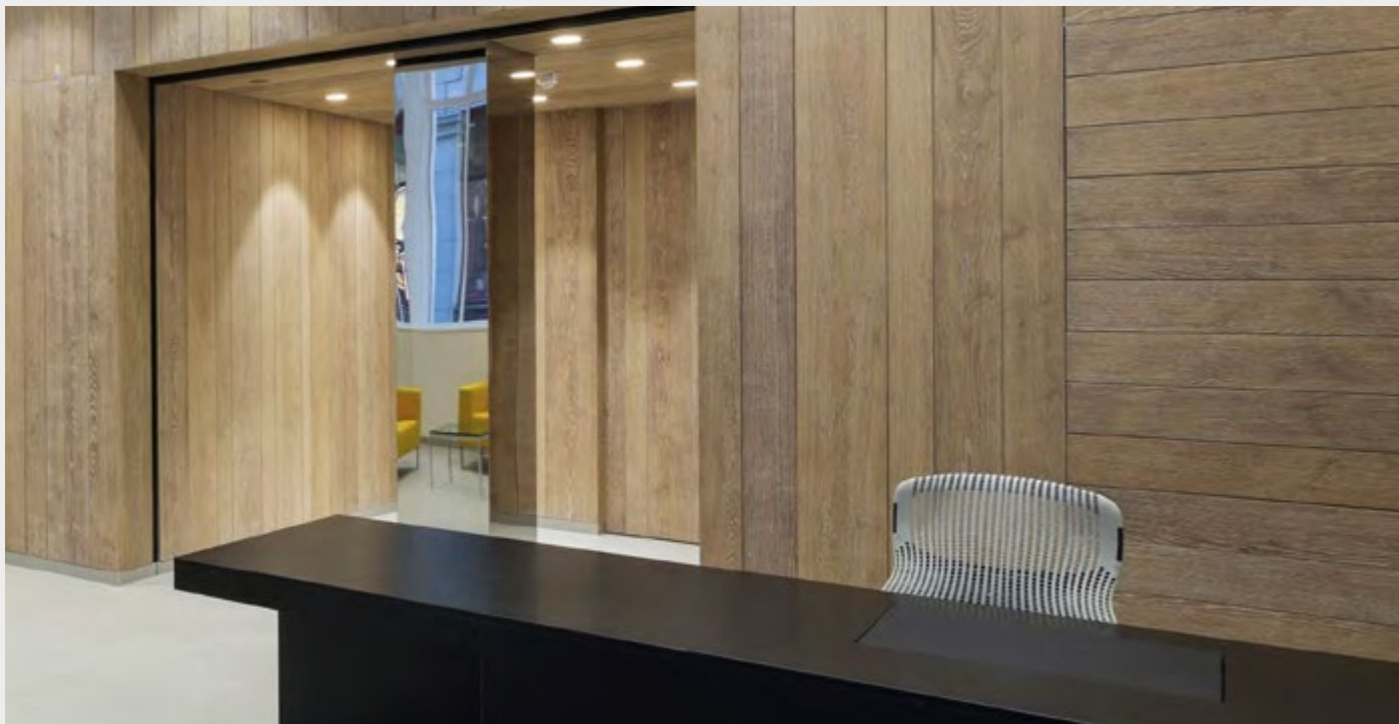
Idol Lane is situated just off Eastcheap and close to Leadenhall Market with extensive shopping and leisure facilities. Transport connections are excellent with the building situated a short walk from Monument, Bank, Fenchurch Street, London Bridge and Liverpool Street station.

- Monument Station 3 minutes
- Fenchurch Street Station 4 minutes
- Bank 8 minutes
- Tower Hill 6 minutes



Amenities

3 Idol Lane offers 24 hour access, along with a staffed reception area during business hours, bike storage and showers.



Excellent Natural Light



Fully Plug And Play



Cycle Storage



1 Passenger Lift



Raised Access Floors



Fully Air Conditioned



Terms.

The 1st floor is available on a Fully Managed basis for a term expiring in January 2026.

All-inclusive cost: £180.00 per sq ft per annum*

*The all-inclusive rent is comprised of: rent, business rates, service charge, full facilities management, Wifi connectivity, cleaning, waste management and more. Utilities included on a base rate that is variable upon consumption. Additional managed services information is included on the following page.



*Floor plan not to scale

Managed services included.

Our team is trained to deliver the highest levels of customer service and operational capabilities, covering key areas such as hospitality, client engagement, health & safety, contract and invoice management and more.

Additional bespoke hospitality services are also available on request.



Account Management



- > Dedicated local account manager
- > Day to day management of all services
- > Customer and landlord liaison
- > Compliance reporting
- > Monthly H&S and FM site inspection
- > *...and more*

Cleaning Services



- > Daily cleaning service 2 hours per day including cleaning supplies and consumables
- > Refuse removal from general waste and recycling disposal points
- > Quarterly internal window clean
- > *...and more*

Health & Safety Management



- > Annual Fire Risk Assessment by qualified contractor
- > Annual H&S Risk Assessment by qualified contractor
- > Water Risk Assessment by qualified contractor
- > *...and more*

Facilities Management



- > Wi-Fi connection
- > 24/7 facilities help desk and out of hours response
- > Management of the site/landlord relationship to manage building facilities issues
- > Monthly planned preventative maintenance
- > Annual power testing
- > *...and more*

Hospitality & Catering



- > Bean to cup coffee machine
- > Daily replenish of all consumables
- > Kitchenware
- > *...and more*

Additional Bespoke Services*



- > Dedicated receptionist
- > Office supplies
- > Bespoke catering
- > *...and more*

*these additional bespoke services are not included in the list price

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