



THE WORKPLACE CO. 

## THE SCALPEL

52 Lime Street, EC3M 7AF

## THE OFFICE

The Scalpel, so called due to its distinctive angular design, is located at 52 Lime Street, in London's financial district. The building was completed in 2018, and will become the European headquarters of insurance firm W. R. Berkley, who will occupy approximately a quarter of the available space. The finished development will have 38 storeys and will stand at 190m tall. Interested in securing a lease in one of the top new office spaces in London? Register with us today to be the first to know about this and other outstanding office space in the City of London.

# AVAILABILITY

## AVAILABILITY & FLOOR PLANS

New leases, subleases and assignments of existing leases are available.

### SPECIFICATION

- Air conditioning
- LED lighting
- 3 banks of Twin passenger lifts
- DDA compliant
- Disabled male and female toilets
- Commissionaire
- Showers
- Bike storage
- 24 hour access
- BREEAM 'Excellent'

### AVAILABILITY

| FLOOR | SQ M  | SQ FT  | RENT (PER SQ FT) | RATES (PER SQ FT) | SERVICE CHARGE (PER SQ FT) | TOTAL COST (PER ANNUM) | STATUS    |
|-------|-------|--------|------------------|-------------------|----------------------------|------------------------|-----------|
| 6th   | 1,392 | 14,987 | TBC              | TBC               | TBC                        | TBC                    | Available |
| 8th   | 1,355 | 14,582 | TBC              | TBC               | TBC                        | TBC                    | Available |
| 10th  | 1,174 | 12,633 | TBC              | TBC               | TBC                        | TBC                    | Available |
| 19th  | 978   | 10,529 | TBC              | TBC               | TBC                        | TBC                    | Available |
| 21st  | 921   | 9,909  | TBC              | TBC               | TBC                        | TBC                    | Available |
| 23rd  | 863   | 9,286  | TBC              | TBC               | TBC                        | TBC                    | Available |
| 25th  | 810   | 8,714  | TBC              | TBC               | TBC                        | TBC                    | Available |
| 28th  | 823   | 8,860  | TBC              | TBC               | TBC                        | TBC                    | Available |
| 31st  | 734   | 7,902  | TBC              | TBC               | TBC                        | TBC                    | Available |
| 34th  | 645   | 6,946  | TBC              | TBC               | TBC                        | TBC                    | Available |

 **COMMUNICATION**

 **WALKING TIMES**  
From the building

## CONTACT

**020 7993 8075**

**[hello@theworkplacecompany.co.uk](mailto:hello@theworkplacecompany.co.uk)**



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