

LDN:V
3 NOBLE STREET EC2

1,918-13,084 SQ FT
AVAILABLE



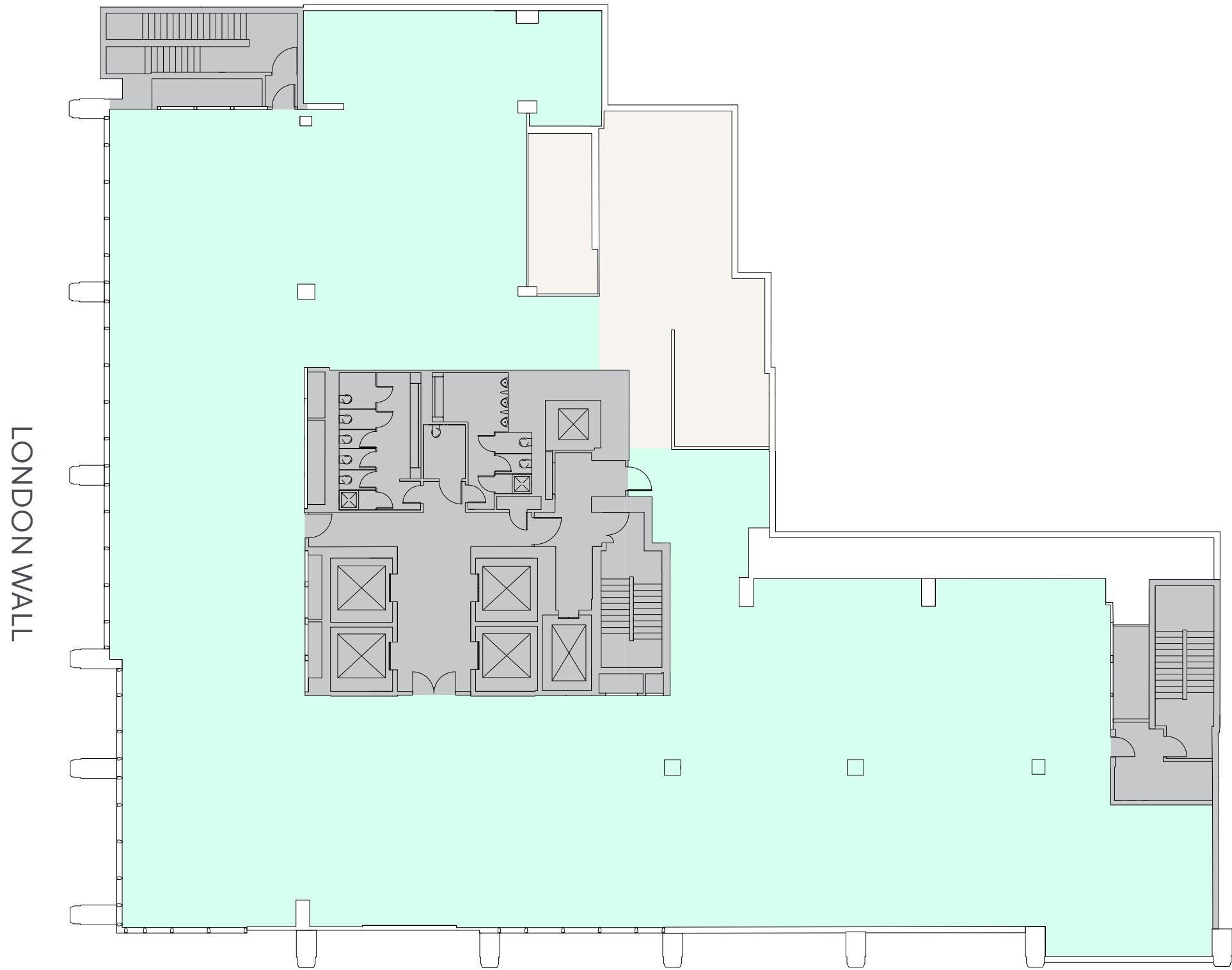
A modern, multi-level office lobby with a high ceiling, exposed ductwork, and a large reception desk. The space is furnished with contemporary chairs, a large potted plant, and a glass-enclosed area. The text 'LDN:M' is visible on the wall.



OPPORTUNITY FOR THE
LANDLORD TO DELIVER
BESPOKE TURNKEY
SOLUTIONS

FLOOR	SQ FT	TERRACE SQ FT	AVAILABILITY
12 - Communal Roof Terrace		2,745	
11			NIPPON LIFE GLOBAL
10			HELABA
9			ISIO GROUP LTD
8			BOARD INTERNATIONAL
7			ENBW
6			ALSTON & BIRD
5			HARVEY NASH
4			MURA TECHNOLOGY
3			ENBW
2			D YOUNG & CO
1 - Part (South)			D YOUNG & CO
1 - Part (North)	2,757		UNDER OFFER
G - Part (South)	2,134		CAT A - AVAILABLE
G - Part (North)	1,918		CAT A - AVAILABLE
G - (Reception)	2,650		
LG - (Office)	9,032		CAT A - AVAILABLE
Basement - (Ancillary)	591		
TOTAL AVAILABLE	13,084		

LOWER
GROUND
9,032 SQ FT
(839 SQ M)

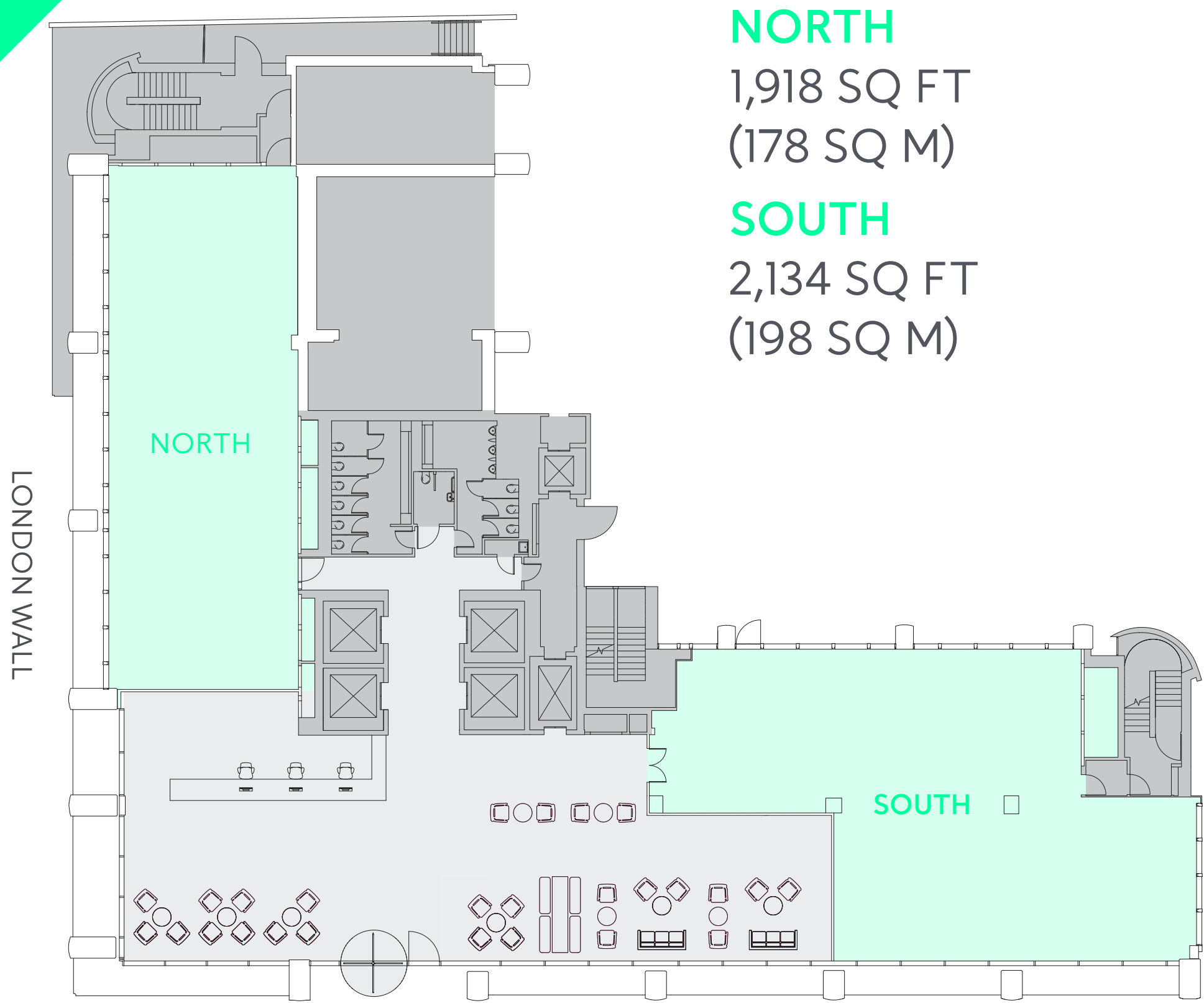


N
INDICATIVE ONLY. NOT TO SCALE.

AVAILABLE SPACE
CORE

GROUND

4,052 SQ FT
(376 SQ M)



NORTH

1,918 SQ FT
(178 SQ M)

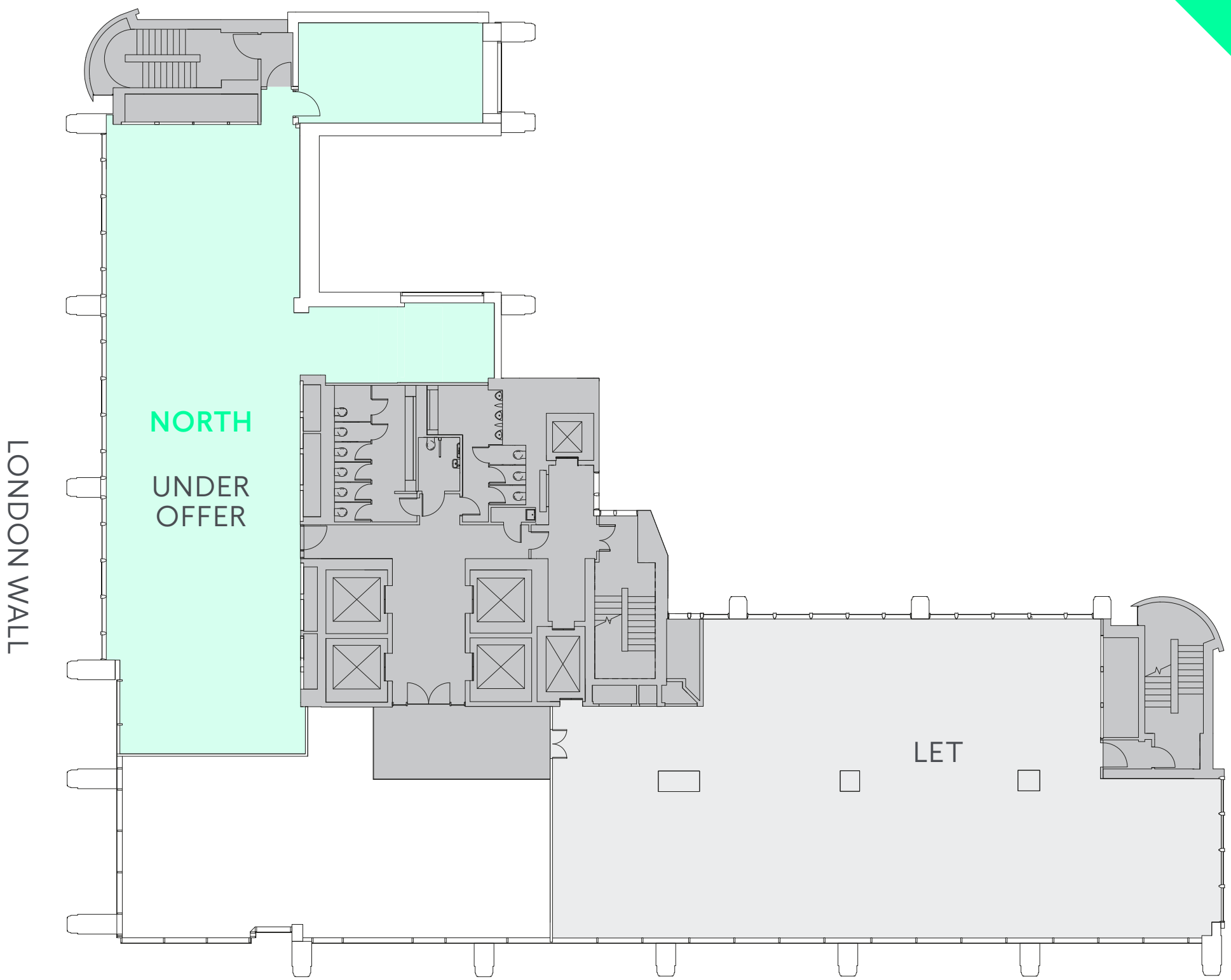
SOUTH

2,134 SQ FT
(198 SQ M)

NOBLE STREET

FIRST
(NORTH)

2,757 SQ FT
(256 SQ M)



NORTH

UNDER
OFFER

LET

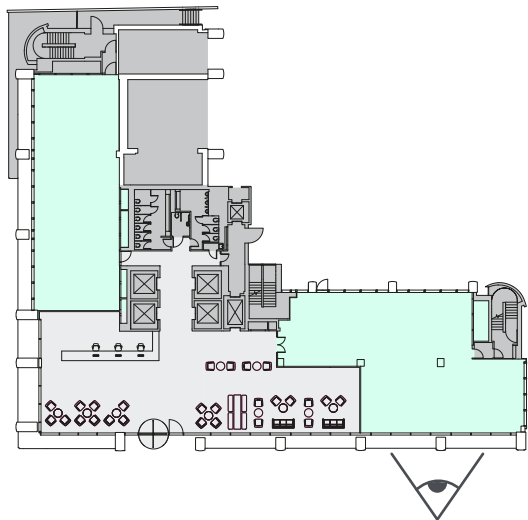
NOBLE STREET

Potential for
self-contained
entrance.
(subject to planning)



GROUND FLOOR (SOUTH)
2,134 SQ FT (198 SQ M)

GROUND FLOOR (SOUTH) INDICATIVE CGI
UNIT IS CURRENTLY IN CAT A CONDITION

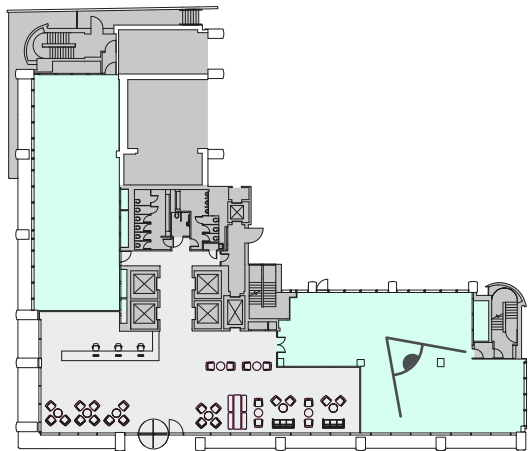




Option to
install interlinking
staircase between
Ground and Lower
Ground floors.

GROUND FLOOR (SOUTH)
2,134 SQ FT (198 SQ M)

GROUND FLOOR (SOUTH) INDICATIVE CGI
UNIT IS CURRENTLY IN CAT A CONDITION

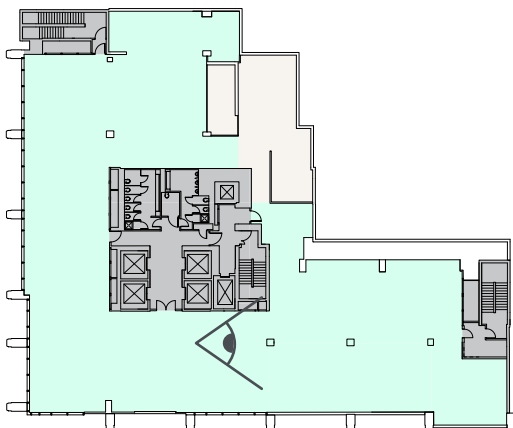




LOWER GROUND

9,032 SQ FT (839 SQ M)

LOWER GROUND FLOOR INDICATIVE CGI
UNIT IS CURRENTLY IN CAT A CONDITION





LOWER GROUND

9,032 SQ FT (839 SQ M)



FIRST (NORTH)
2,757 SQ FT (256 SQ M)



DAN GAUNT

T +44 (0) 207 861 1314
M +44 (0) 7818 008 981
dan.gaunt@knightfrank.com

PETER GRAY

T +44 (0) 207 861 1304
M +44 (0) 7765 220 528
peter.gray@knightfrank.com

TOM HARVEY

T +44 (0) 203 967 7188
M +44 (0) 7790 344 111
tom.harvey@knightfrank.com



JONATHAN HUCKSTEP

T +44 (0) 203 296 2006
M +44 (0) 7771 527 348
jonathan.huckstep@cushwake.com

ALISTAIR BROWN

T +44 (0) 203 296 2007
M +44 (0) 7771 527 350
alistair.brown@cushwake.com

TOM BREMNER

T +44 (0) 203 296 4717
M +44 (0) 7715 200 972
tom.bremner@cushwake.com

OLIVIA HART

T +44 (0) 207 152 5551
M +44 (0) 7825 861 813
olivia.hart@cushwake.com

A DEVELOPMENT BY



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