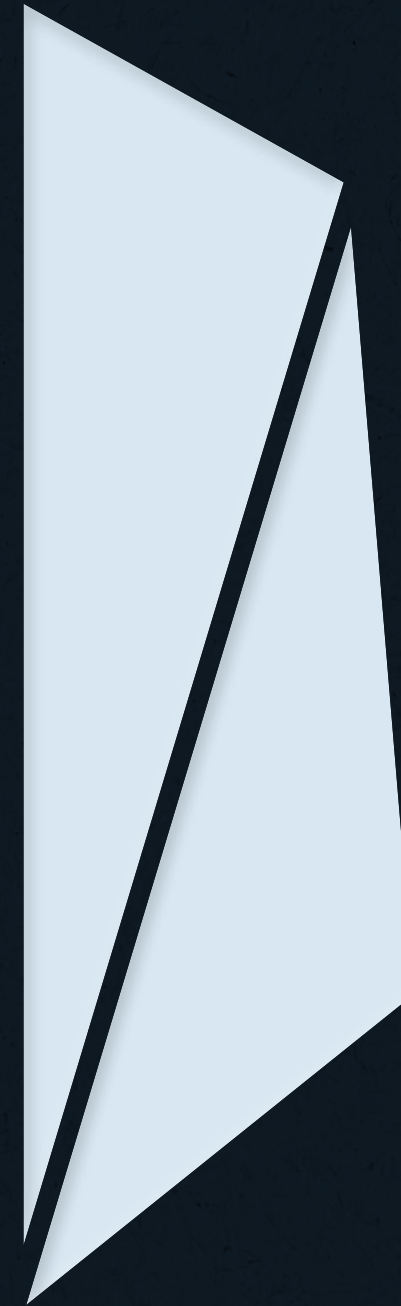




THE SCALPEL

52 Lime Street | EC3

NEW
FULLY FITTED
27TH FLOOR



THE
SCALPEL



WORK PLAY ELEVATE

The Scalpel is a striking 35 floor landmark office tower sitting at the heart of the City cluster, designed by world renowned architects KPF.

Beyond the impressive reception, the 27th floor offers 9,189 sq ft of new fully fitted space, with stunning panoramic views across the City.





27th floor 3 person meeting room



27th floor agile working area



27th floor main boardroom

ELEVATE

The fully fitted 27th floor features 70 open plan desks, five meeting rooms of varying sizes and spacious breakout areas. The bright open workspaces and stunning views make it an inspiring environment in which to work.

The wider building benefits from a BREEAM 'Excellent' rating. Tenant well-being is also a top priority with the building providing state of the art end of trip facilities and a premium gym offering by 1Rebel.

NEW FULLY FITTED SPACE	70 DESKS & 5 MEETING ROOMS	396 COMMUNAL CYCLE SPACES & 40 SHOWERS	BREEAM 'EXCELLENT'	DUAL POWER SUPPLY & 3 GENERATORS PROVIDING 100% BACK-UP
PANORAMIC LONDON VIEWS	2 KITCHENS & AN ENCLOSED SOUND PROOFED BREAKOUT AREA	PREMIUM 1REBEL GYM ONSITE	3 BANKS OF TWIN 21 PERSON LIFTS & 2 X GOODS LIFTS	WIFI ENABLED



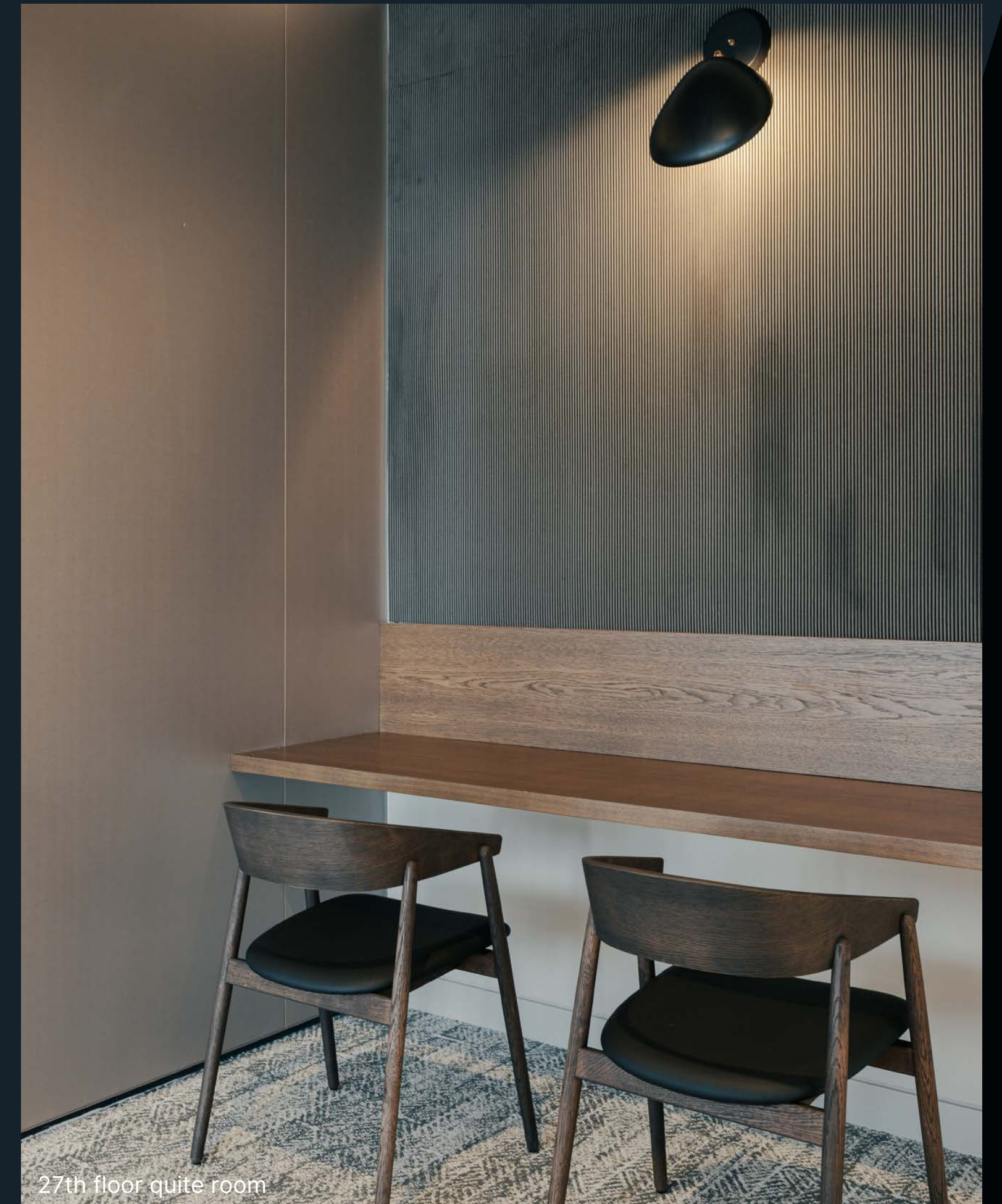
27th floor breakout space



27th floor client facing kitchen



27th floor main kitchen



27th floor quiet room



27th floor fitted office space



27th floor fitted office space

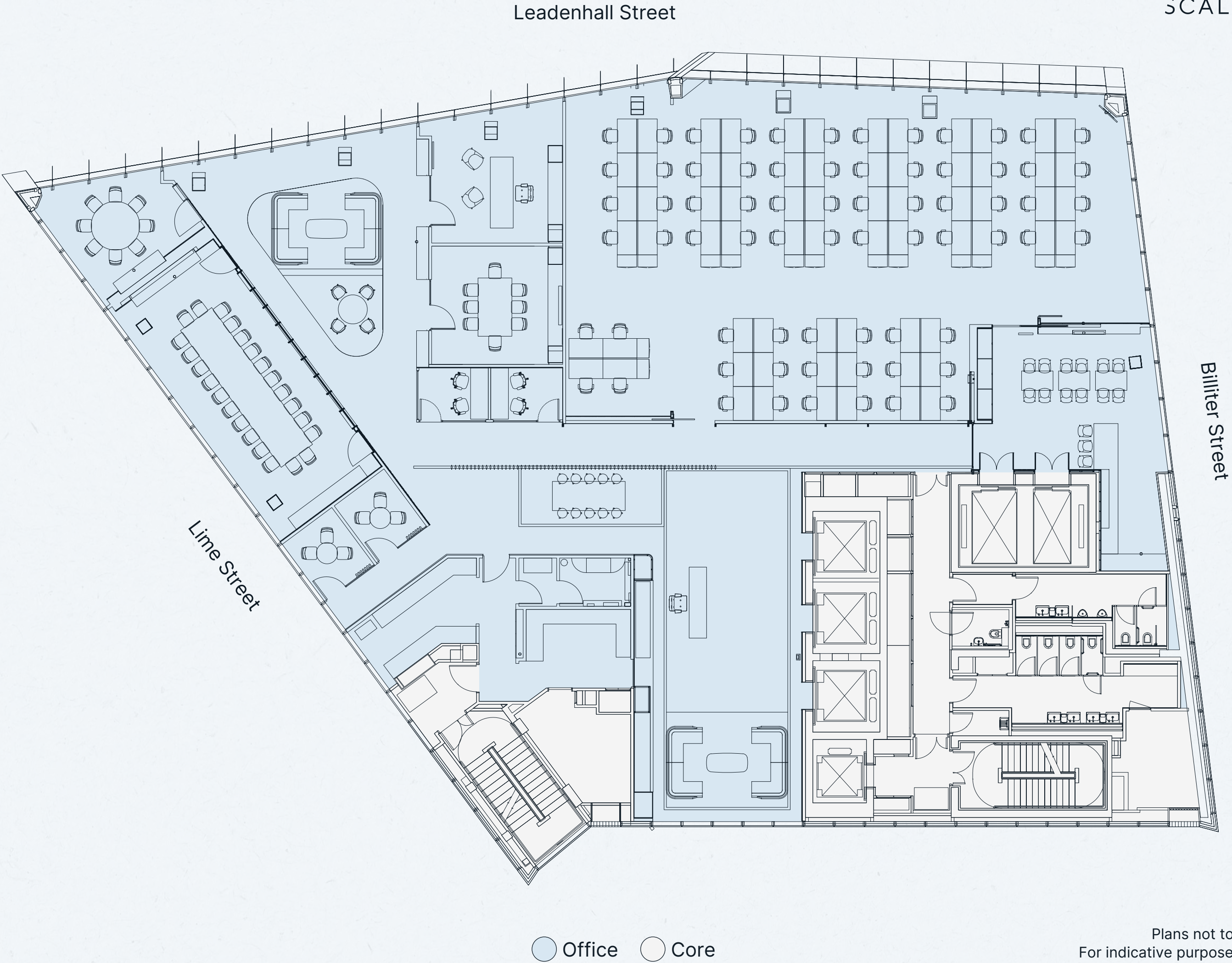
WORK

27TH FLOOR
9,189 SQ FT / 854 SQ M

Open plan desks	70	Quiet rooms	2
Private office	1	Informal meeting rooms	2
Executive boardroom	1	Breakout spaces	3
8 person meeting room	2	Kitchenette / teapoints	2
Agile working seats	10	Reception area	1



27th floor fitted office space





LOCAL AMENITIES

RESTAURANTS

- 01. 14 Hills
- 02. MBER
- 03. Bob Bob City
- 04. Blacklock
- 05. Keepers Kitchen
- 06. Duck & Waffle
- 07. The Mercer
- 08. The Wolseley
- 09. Wagtail

BARS & CAFÉS

- 01. Vagabond
- 02. Swingers
- 03. BrewDog
- 04. London Cocktail
- 05. Eastcheap Records
- 06. Black Sheep Coffee
- 07. Joe & The Juice
- 08. Curators Coffee
- 09. Blank Street Coffee

FITNESS

- 01. Third Space City
- 02. Pure Gym
- 03. 1Rebel
- 04. Virgin Active

HOTELS

- 01. Pan Pacific
- 02. The Ned
- 03. Four Seasons



PLAY

Situated at the very heart of the City core, The Scalpel offers occupiers a diverse mix of bars, restaurants, cafés, leisure and retail amenities including the iconic Leadenhall Market and The Royal Exchange.

Transport connections are excellent with major, underground and mainline rail stations within easy reach – with the Elizabeth Line available from Liverpool Street station.



TRAVEL CONNECTIONS

Walk times from the building in minutes. Source: TfL

FENCHURCH STREET	MONUMENT	LIVERPOOL STREET	BANK
02	05	06	06

CONTACT

Terms

Upon application.

James Heyworth-Dunne

+ 44 (0) 7779 327 071
jhd@inglebytrice.co.uk

Francis Cundell

+ 44 (0) 7939 598 545
f.cundell@inglebytrice.co.uk

Harry Norman

+ 44 (0) 7717 680 585
h.norman@inglebytrice.co.uk



Viewings

Strictly through the
joint sole agents:

Tom Meijer

+44 (0) 7540 595 379
tom.meijer@cbre.com

Dave Perowne

+44 (0) 7739 814 720
david.perowne@cbre.com



Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. July 2025.

Designed and produced by Cre8te - 020 3468 5760 - cre8te.london

