



Office To Let

## Eastcheap Court

11 Philpot Lane, London, EC3M 8AA

Fully fitted 1st floor unit comprising 7,256 sq ft available.

7,256 sq ft (674.10 sq m)

**AVISON  
YOUNG**



## Summary

Available Size	7,256 sq ft / 674.10 sq m
Rent	£79.50 per sq ft
Rates Payable	£25 per sq ft
Service Charge	£14.60 per sq ft
EPC	B

## Description

7,256 sq ft of fully fitted workspace suitable for the modern occupier, comprising largely open plan space with 70 desks, 3 meeting rooms, 3 Zoom rooms, 1 board room, a large kitchen breakout area and collaboration space.

The office floor provides bright, open space, designed around a central light filled atrium, with 3m floor to ceiling height around the perimeter. The feature raft ceilings house the integrated LED lighting. An intelligent building set behind a historic period facade, designed to meet ESG standards for the modern occupier. Eastcheap Court has been newly re-designed by Trehearne Architects and Fletcher Preist, to provide best-in-class office space, all within a smart controlled environment.

## Location

Eastcheap Court is located in the heart of the city, with 10+ stations within 10 minutes walking distance including 2 London Terminal stations; London Bridge and Liverpool Street. The building is also a short stroll away from both Borough and Leadenhall Markets which showcase an array of multicultural hospitality, with multiple bars and drinking spots such as Wagtail, Coppa Club, Sky Garden and Eastcheap records also close by.

## Terms

New Lease direct from the Landlord

## Viewings

By arrangement with the joint sole agents.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
5th	4,180	Let
4th - Cat A+	6,661	Let
3rd	7,215	Let
2nd	7,228	Let
1st - CAT A+	7,256	Available
<b>Total</b>	<b>32,540</b>	

## Specification

High efficiency LED lighting system  
Fully accessible raised floors  
Occupancy density 1:8 2  
Dedicated building app  
56 cycle spaces & maintenance station  
In excess of 56 lockers including drying lockers  
6 showers with underfloor heating  
Smart sensors optimising building efficiency  
Fully electric VRF air conditioning  
Smart Building Certification Platinum



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