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LONDON EC3



# REFURBISHED AND FULLY FITTED OFFICES IN A PROMINENT CITY LOCATION WITH EXCELLENT CONNECTIVITY

## AMENITIES



Fully fitted offices



Manned reception



2 passenger lifts



Excellent natural light



Fibre connectivity



Fan coil air conditioning

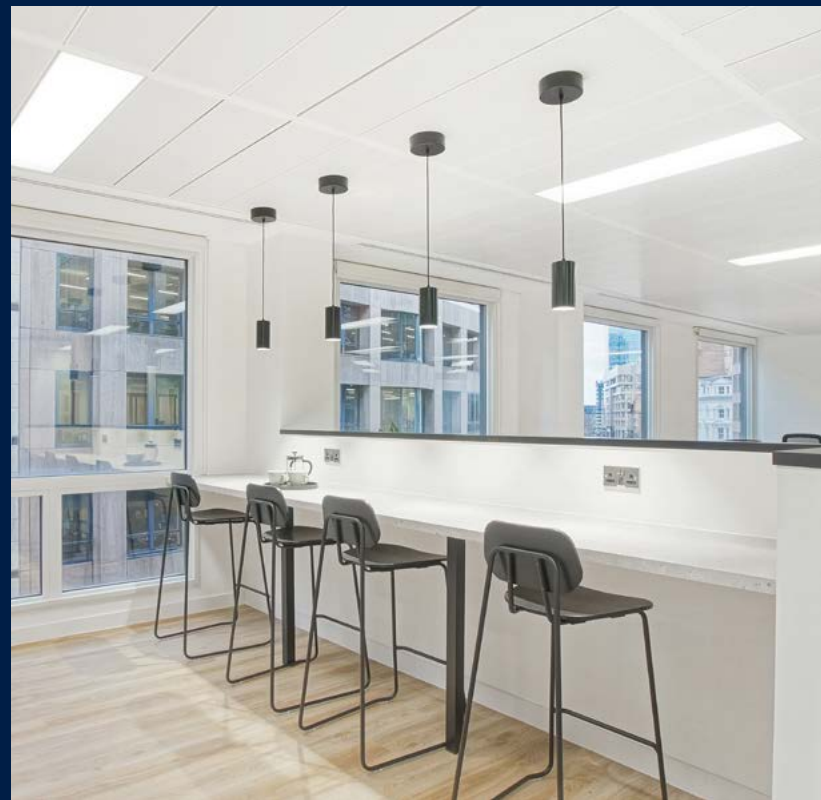
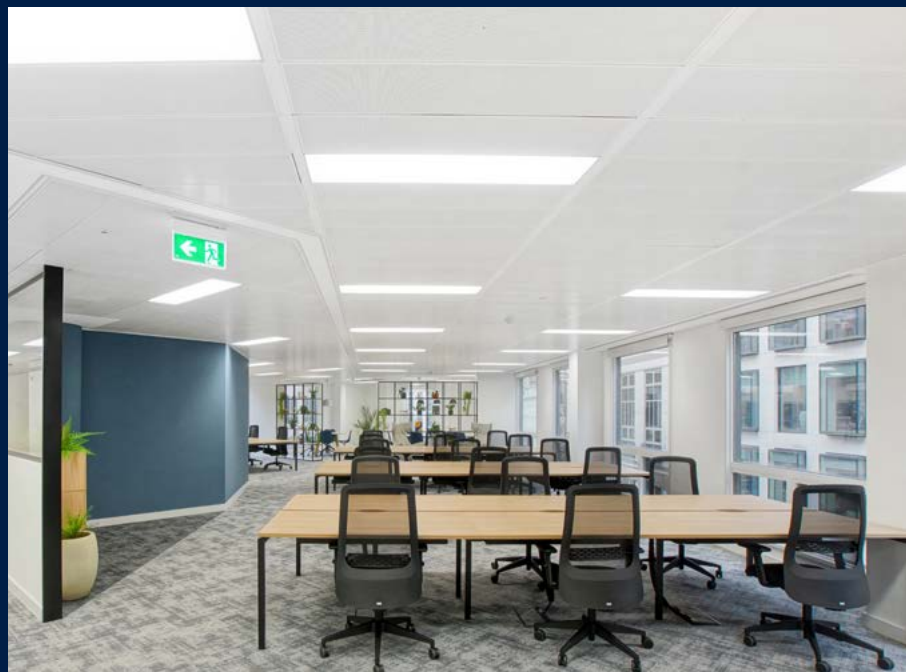
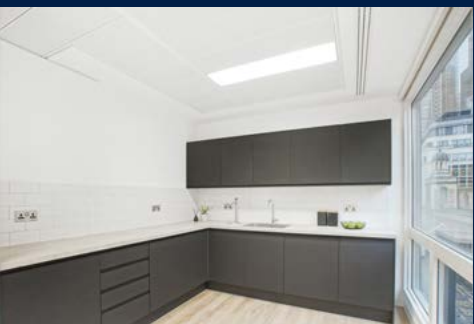


Secure cycle store



Showers & changing facilities







# ACCOMMODATION

The accommodation comprises the following areas:

Floor	Sq ft	Sq m	Availability
5th - CAT B	3,435	319.12	Available
4th	3,455	320.98	Available
3rd - CAT B	3,434	319.03	Available
<b>Total</b>	<b>10,324</b>	<b>959.13</b>	

## SPECIFICATION



30+ desks



Fully cabled



LED lighting



3+ meeting rooms



10+ person boardroom



Zoom / call booths



Dedicated comms room

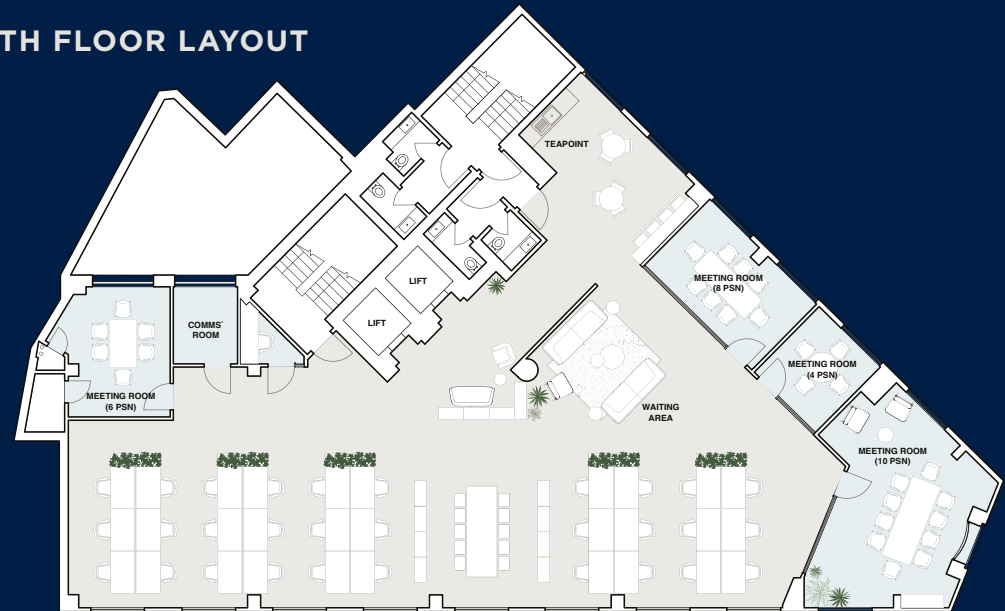


Raised floors

## THIRD FLOOR LAYOUT



## FIFTH FLOOR LAYOUT





## A PRIME CITY LOCATION

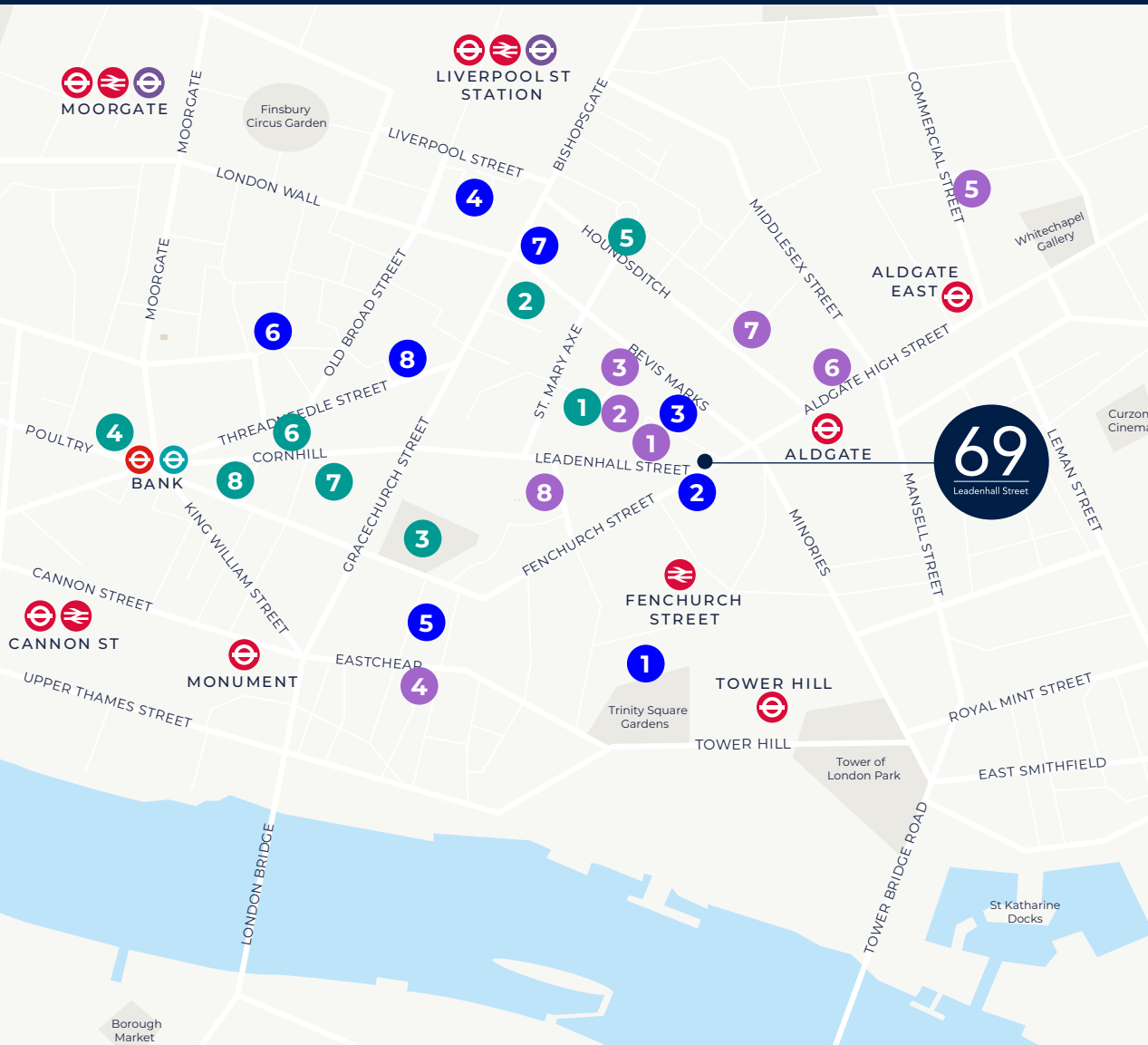
69 Leadenhall occupies a prominent position on the corner of Leadenhall Street and Fenchurch Street. Liverpool Street, Aldgate and Monument Stations are within a 10 minute walk.

### STATION



Aldgate	● ●	⊖	3 mins
Fenchurch Street		⊖	4 mins
Tower Hill	● ●	⊖	6 mins
Aldgate East	● ●	⊖	9 mins
Liverpool Street	● ● ● ● ● ● ● ●	⊖ ⊖ ⊖ ⊖	10 mins
Bank	● ● ●	⊖ ⊖	10 mins
Monument	● ●	⊖	10 mins
Cannon Street	● ●	⊖ ⊖	15 mins
Moorgate	● ● ● ● ● ● ● ●	⊖ ⊖	16 mins

# THE BEST OF LONDON IS ON YOUR DOORSTEP



## TO EAT

- |                               |                      |
|-------------------------------|----------------------|
| 01. The Lampery               | 05. Blacklock        |
| 02. Farmer J                  | 06. Coya             |
| 03. Adriatic Bar & Restaurant | 07. Duck and Waffle  |
| 04. The Ivy City Garden       | 08. Burger & Lobster |



## TO DRINK

- |                        |                      |
|------------------------|----------------------|
| 01. Patch East         | 05. The Culpeper     |
| 02. The Craft Beer Co. | 06. Jin Bo Law       |
| 03. The Alchemist      | 07. Moonshine Saloon |
| 04. Eastcheap Records  | 08. The Moniker      |



## TO EXPERIENCE

- |                                |                          |
|--------------------------------|--------------------------|
| 01. Swingers Crazy Golf - City | 05. 1Rebel               |
| 02. Equinox                    | 06. The Royal Exchange   |
| 03. Leadenhall Market          | 07. Escape Entertainment |
| 04. The Ned                    | 08. Gymbox               |



# TERMS

New FRI lease

# RENT

On application

# EPC

On application

# CONTACTS

Strictly through the joint letting agents:



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