145 | LEADENHALL
LONDON

2,416 SQ FT OF NEWLY REFURBISHED PLUG & PLAY OFFICES
IN THE HEART OF EC3

145 LEADENHALL HAS BEEN THOUGHTFULLY REFURBISHED TO PROVIDE OCCUPIERS WITH INSPIRING, WORK READY SPACE.

Located in the heart of EC3 behind an attractive Portland stone façade, the building is in a prime position with Leadenhall Market and Lloyd's of London on its doorstep.

7th Floor

THE SPECIFICATION

Newly Refurbished Plug & Play Office Space

Pre-Enabled Fibre Connectivity

Exposed Ceilings and Services

Air Conditioning

Raised Access Floor

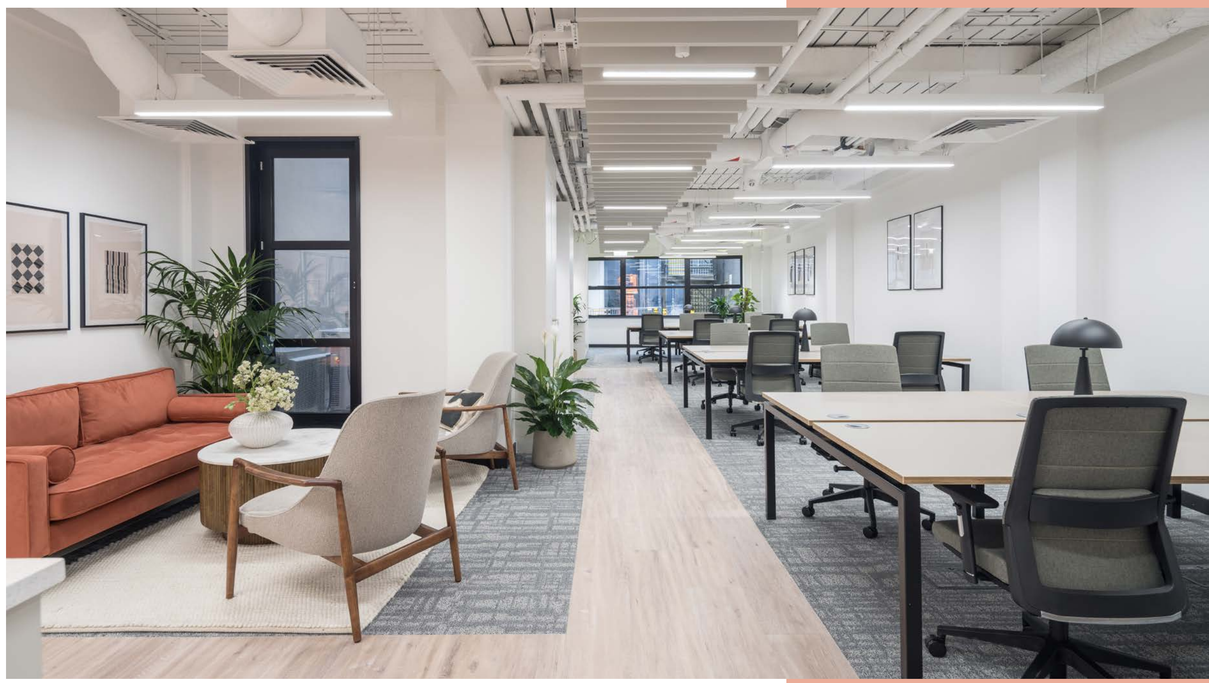
Newly Refurbished Reception with Concierge

Cycle Storage and Showers

2 Passenger Lifts

Reception

CREATIVE FINISHES AND A HOMELY AESTHETIC CREATE A WELCOMING RELAXED ENVIRONMENT

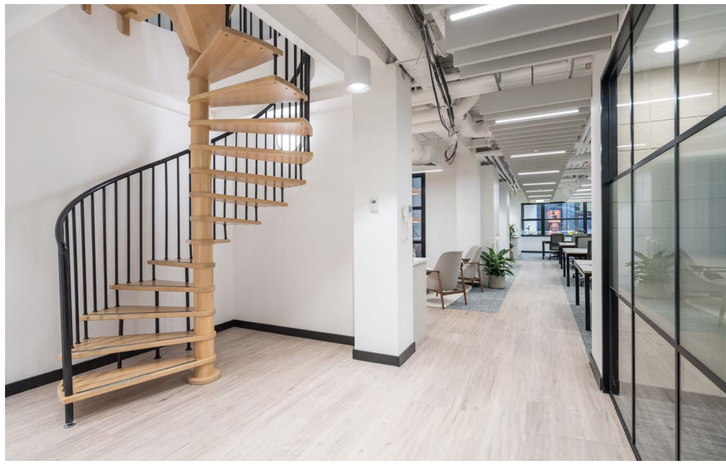


Lower Ground Floor

THE SPACE

Ground Floor

2nd Floor

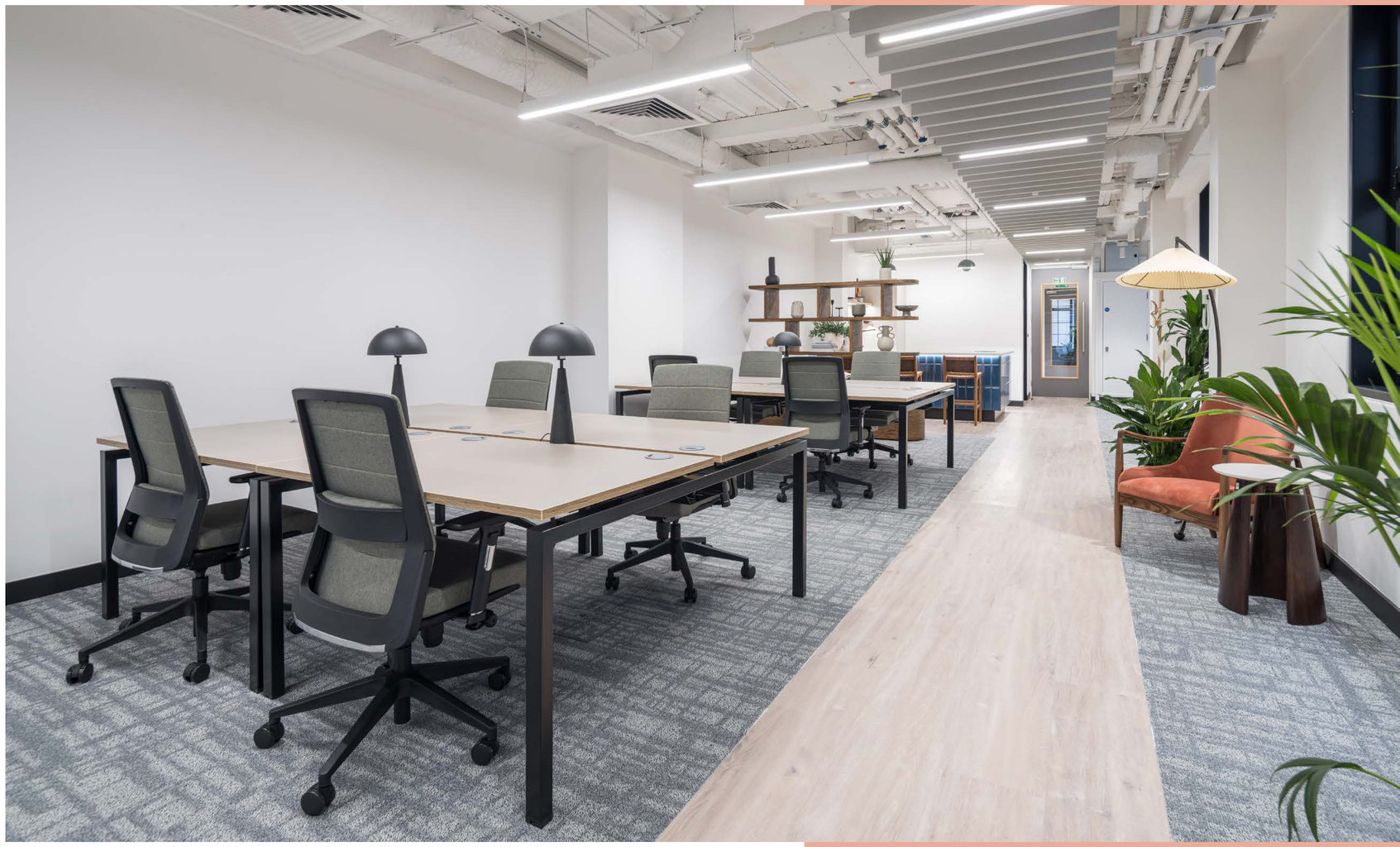


Ground and lower ground are linked by the spiral staircase.

FLOOR AREAS

Floor	Sq Ft	Sq M
7th (North & South)	LET	LET
5th (North)	LET	LET
2nd (Noth)	U/O	U/O
2nd (South)	LET	LET
Ground & Lower Ground	2,416	224
Total	**2,416**	**224**

7th Floor



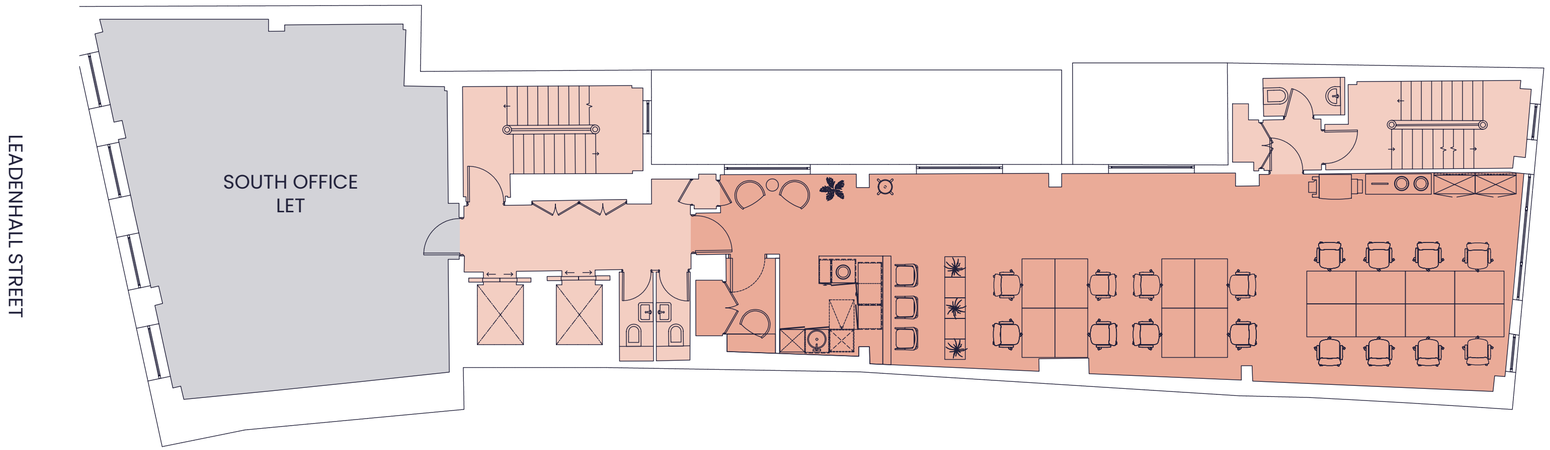
2nd Floor

7th Floor Space Plan
1,293 Sq Ft / 120 Sq M

Workstations x 14
8 Person Meeting Room x 1
3 Person Meeting Room x 1
1 Person Phone Booth x 1
Kitchen x 1
Breakout x 1

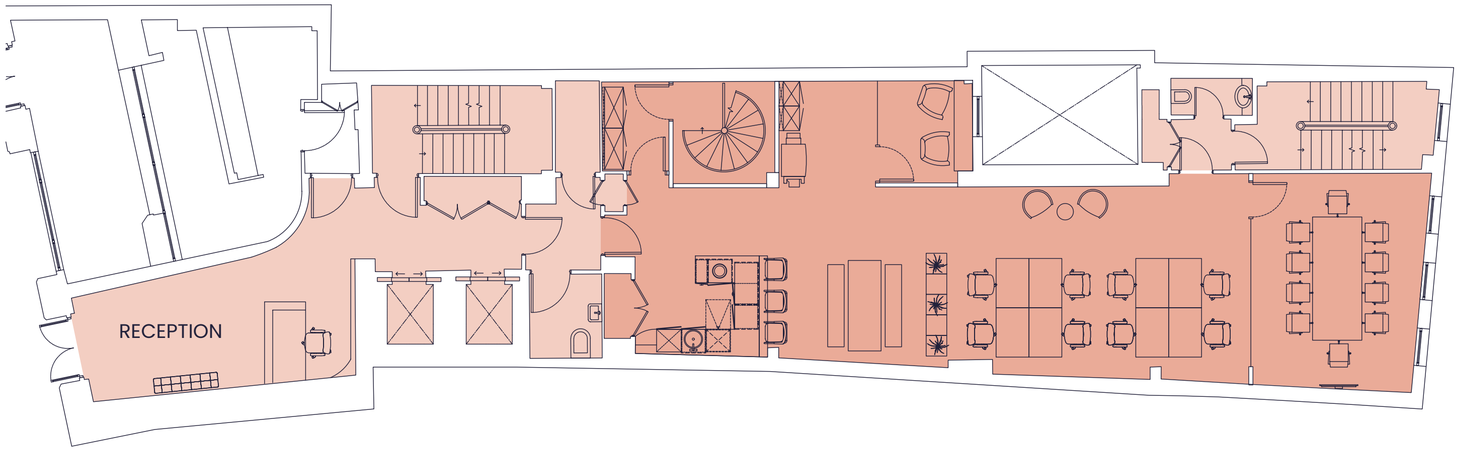
2nd Floor (North) Space Plan
1,000 Sq Ft / 93 Sq M

Workstations x 16
1 Person Phone Booth x 1
Kitchen x 1
Breakout x 1

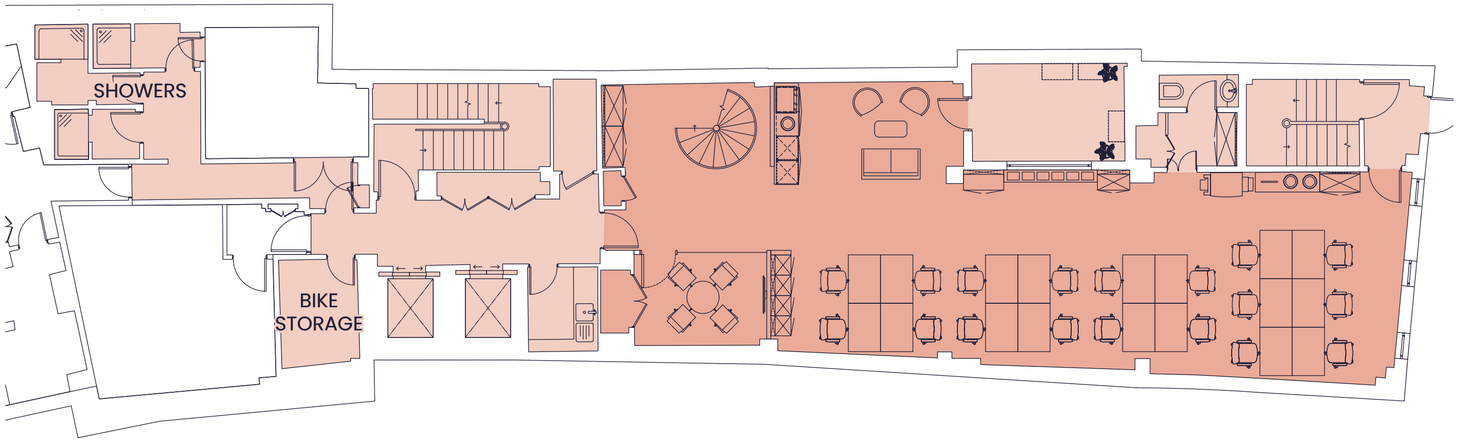


Spaces plans are for indicative purposes only

LEADENHALL STREET



LEADENHALL STREET



Spaces plans are for indicative purposes only

Ground & Lower Ground Floor Space Plan

2,416 Sq Ft / 224 Sq M

Workstations x 26
10 person meeting room x 1
4 person meeting room x 1
2 person phone booth x 1
Kitchen x 1
Breakout x 2

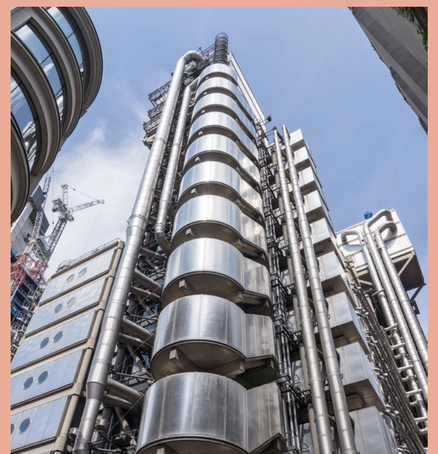
PERFECTLY POSITIONED FOR WORK AND PLAY

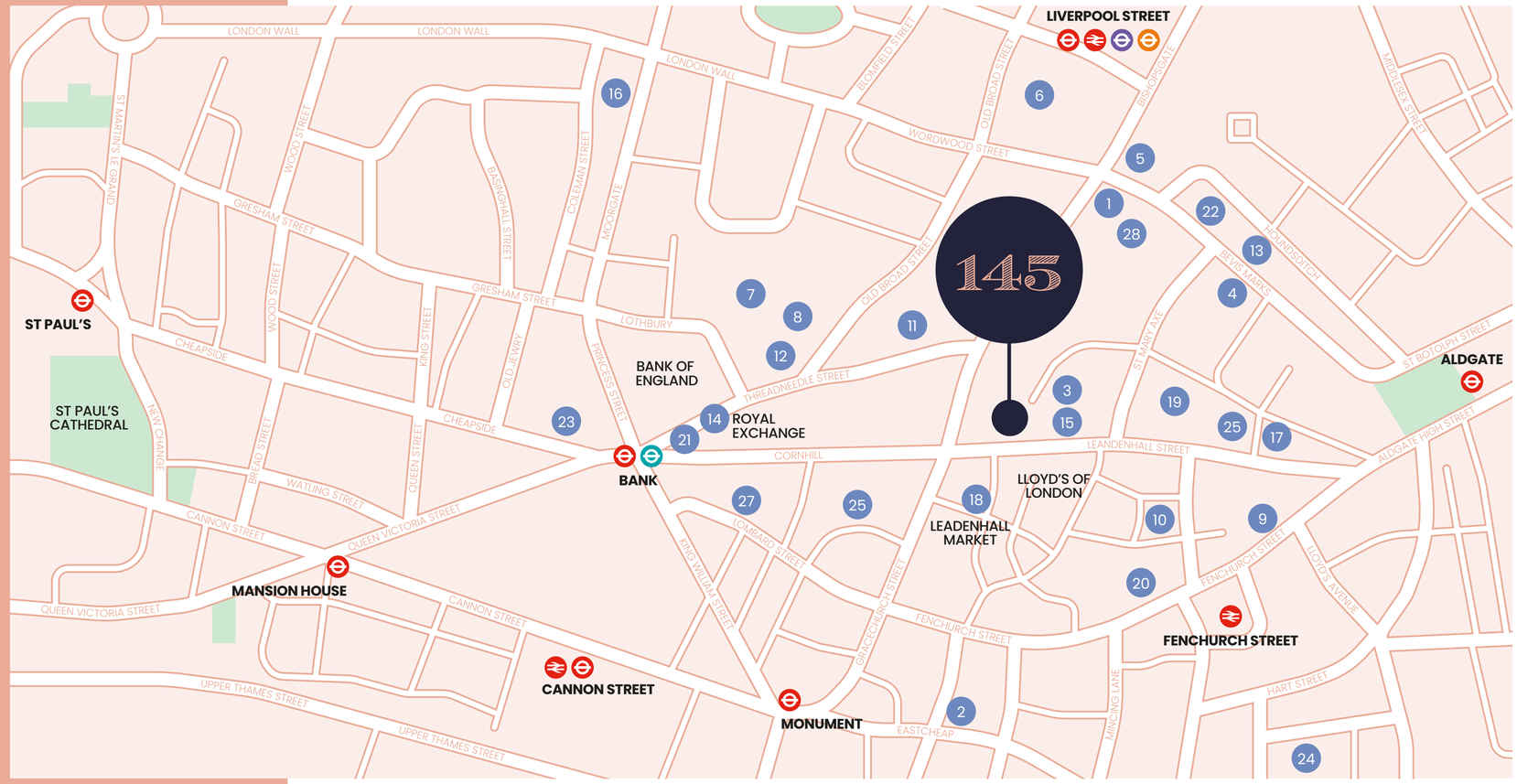
Nestled amongst the Eastern tower cluster, 145 Leadenhall Street sits on the northern side of Leadenhall Street a stones throw from Leadenhall Market and Lloyd's of London.

Occupiers benefit from exceptional connectivity. Bank, Monument, Fenchurch Street, Aldgate and Liverpool Street stations are all within a short walk providing access to the Underground, Elizabeth and National Rail lines.

CONNECTIVITY

- **BANK**
  5 MINS WALK
- **MONUMENT**
  5 MINS WALK
- **FENCHURCH STREET**
  6 MINS WALK
- **ALDGATE**
  7 MINS WALK
- **LIVERPOOL STREET**
  9 MINS WALK
- **CANNON STREET**
  9 MINS WALK





To Eat & Drink

1. Paradise Green
2. Blacklock
3. Blend Cafe
4. The Alchemist
5. Duck & Waffle
6. The Ivy City Garden
7. Coya
8. Le Relais de Venise l'Entrecôte
9. Willy's Wine Bar
10. The Moniker
11. Burger & Lobster
12. Brasserie Blanc
13. Watchhouse St Mary's Axe
14. The Fortnum's Bar & Restaurant
15. Bob Bob Ricard
16. Clays
17. Ozone Coffee

To Experience

18. Leadenhall Market
19. Swingers
20. The Garden at 120
21. The Royal Exchange
22. 1 Rebel
23. The Ned
24. Four Seasons Hotel
25. Escape Entertainment
26. Tee Box Leadenhall
27. Gymbox
28. Equinox

1.

1. Royal Exchange 2. St Mary Axe
3. Ozone Coffee

2.

3.

5.

4.

4. City Roy 5. 1 Rebel

AN ENDLESS CHOICE FROM ICONIC CITY ESTABLISHMENTS TO MODERN NEWCOMERS

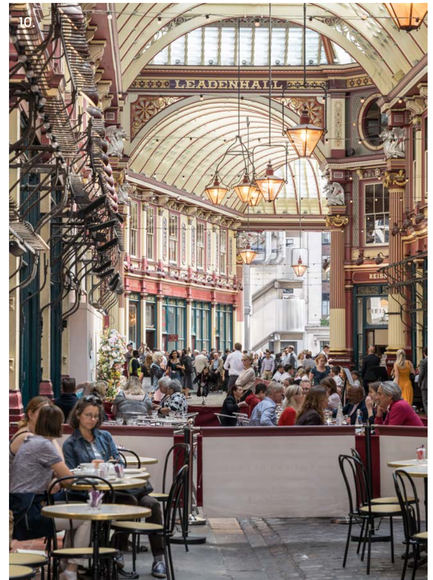
7.

8.

7. Swingers 8. Fortnum's Bar & Restaurant

9.

9. Hagen 10. Leadenhall Market



10.

TERMS

Upon application.

VIEWINGS

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