145 | LEADENHALL
LONDON

1,293 SQ FT 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

Refurbished Reception with Concierge

Cycle Storage and Showers

2 Passenger Lifts



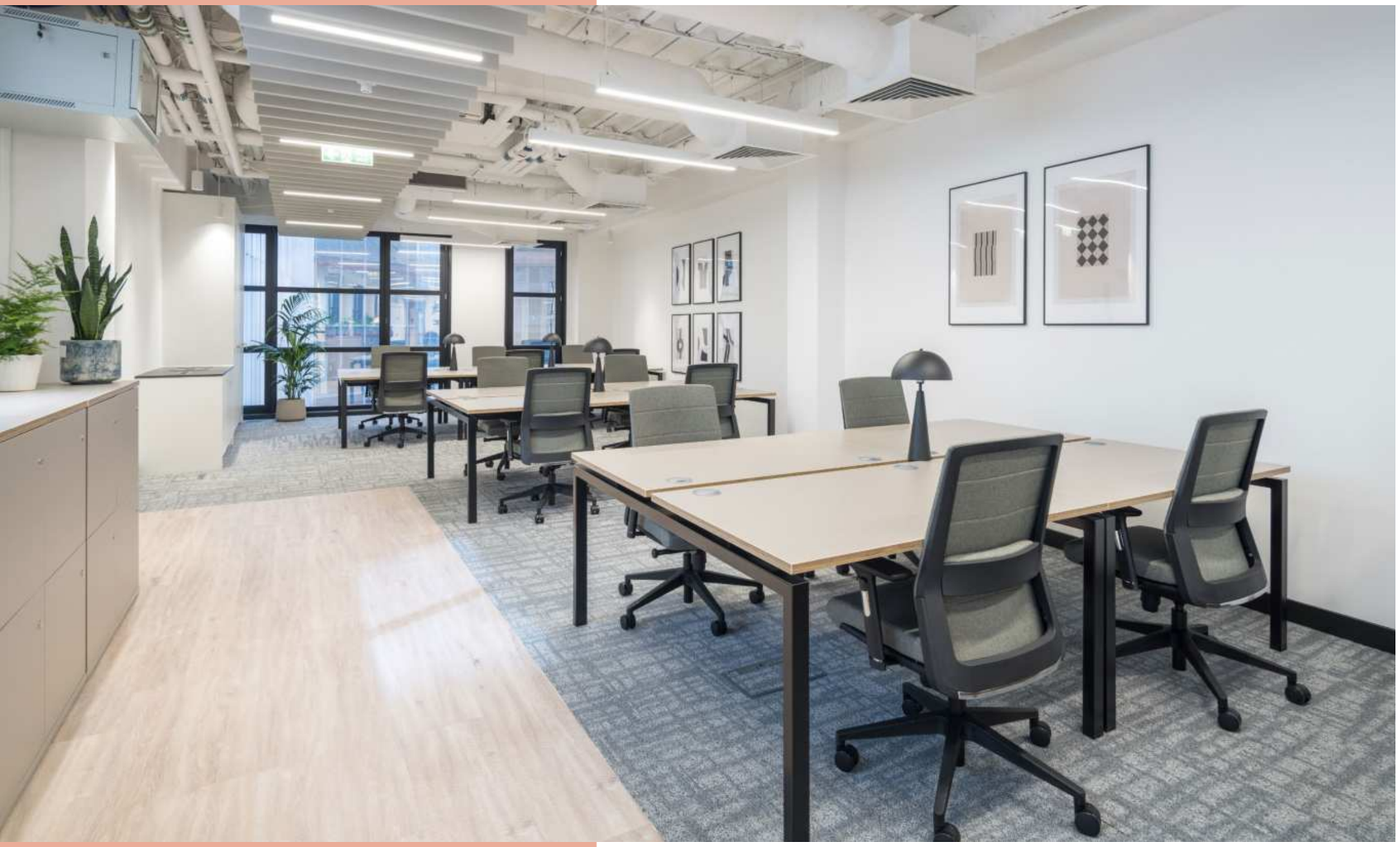
Reception

CREATIVE FINISHES AND A HOMELY AESTHETIC CREATE A WELCOMING RELAXED ENVIRONMENT





7th Floor



7th Floor



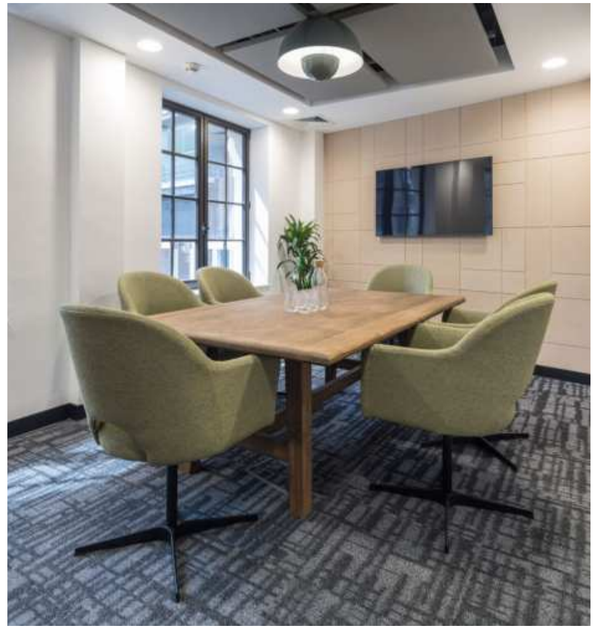
7th Floor



7th Floor

FLOOR AREAS

Floor	Sq Ft	Sq M
7th	1,293	120.1
Total	**1,293**	**120.1**



7th Floor

7th Floor Space Plan

1,293 Sq Ft / 120.1 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



Space plan for indicative purposes only

PERFECTLY POSITIONED FOR WORK AND PLAY

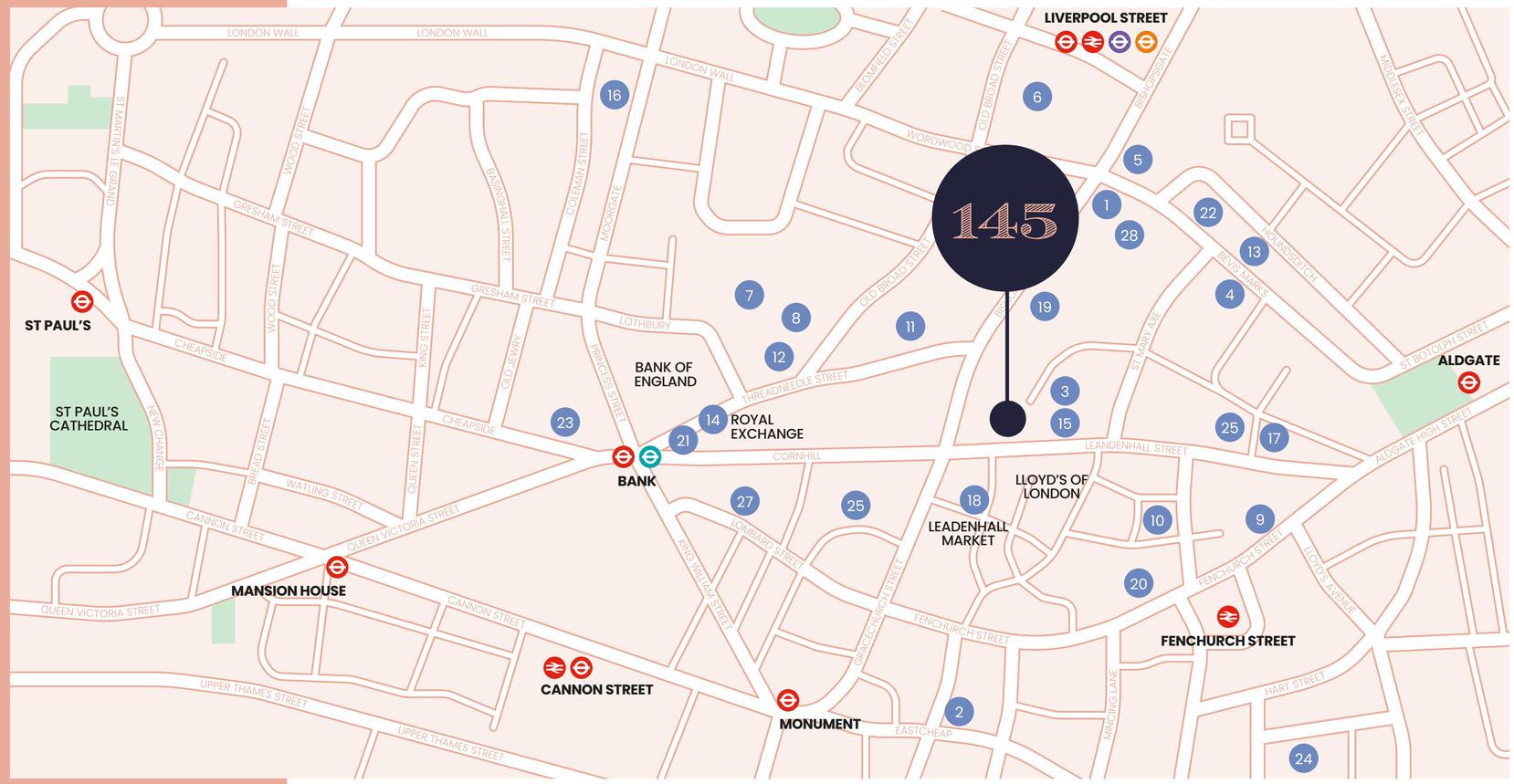
Nestled amongst the Eastern tower cluster, 145 Leadenhall Street sits on the northern side of Leadenhall Street a stones throw from Leadenhall Market and Lloyd's of London.

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. Pitch City
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. Pitch City 8. Fortnum's Bar & Restaurant



9.

9. Hagen 10. Leadenhall Market



10.

TERMS

Upon application.

VIEWINGS

Strictly through the sole agents:

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