



Leadenhall St.

Re-Imagined High Quality Offices  
Offered in a CAT A or Newly Fitted Out Condition  
from 7,002 sq ft to 14,702 sq ft



A high quality office scheme located in a prime EC3 location. Restored to the highest standard by renowned architects Foggo Associates, the designs bring contemporary verve and feel to a classic building, creating a superb working environment.

Stylishly updated to include a newly remodelled entrance hall, 88 Leadenhall Street offers 14,702 sq ft of available accommodation, with excellent ceiling heights, bright open floors and characterful features.

RESTORED TO THE HIGHEST STANDARD BY RENOWNED ARCHITECTS FOGGO ASSOCIATES, THE DESIGNS BRING A CONTEMPORARY FEEL TO A CLASSIC BUILDING.





A STYLISH REMODELLED  
ENTRANCE HALL  
FEATURING INFORMAL  
BREAK-OUT AREAS

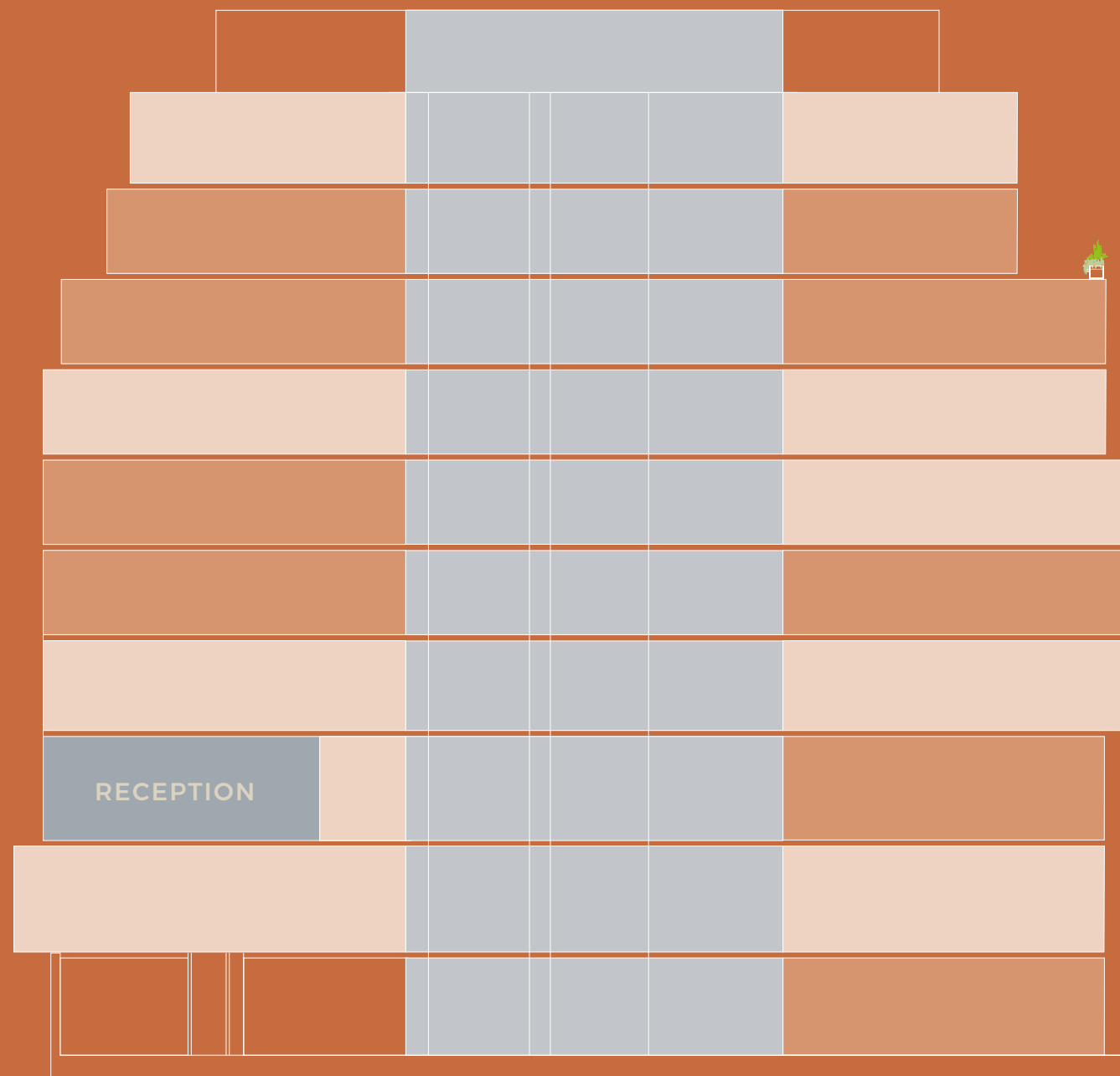


ENTRANCE HALL SNUG  
WITH COFFEE FACILITIES

# 14,702 SQ FT OF HIGH QUALITY ACCOMMODATION WITH CHARACTERFUL FEATURES.

THE SPACE CAN BE OFFERED IN A CAT A OR NEWLY FITTED OUT CONDITION.

FLOOR	SQ FT
SEVENTH	7,700
SIXTH (WITH TERRACE)	LET
FIFTH	LET
FOURTH (BURY ST) (LEADENHALL ST)	UNDER OFFER LET
THIRD (BURY ST) (LEADENHALL ST)	UNDER OFFER 7,002
SECOND	LET
FIRST	UNDER OFFER
GROUND (BURY ST) (LEADENHALL ST)	LET UNDER OFFER
LOWER GROUND (BURY ST) (LEADENHALL ST)	UNDER OFFER UNDER OFFER
BASEMENT	LET
<b>TOTAL</b>	<b>14,702</b>



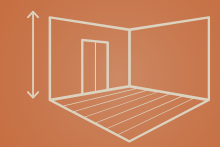
New contemporary reception



New LED lighting



Fan coil air conditioning



New raised floors



Shower facilities



Bike racks



4 passenger lifts

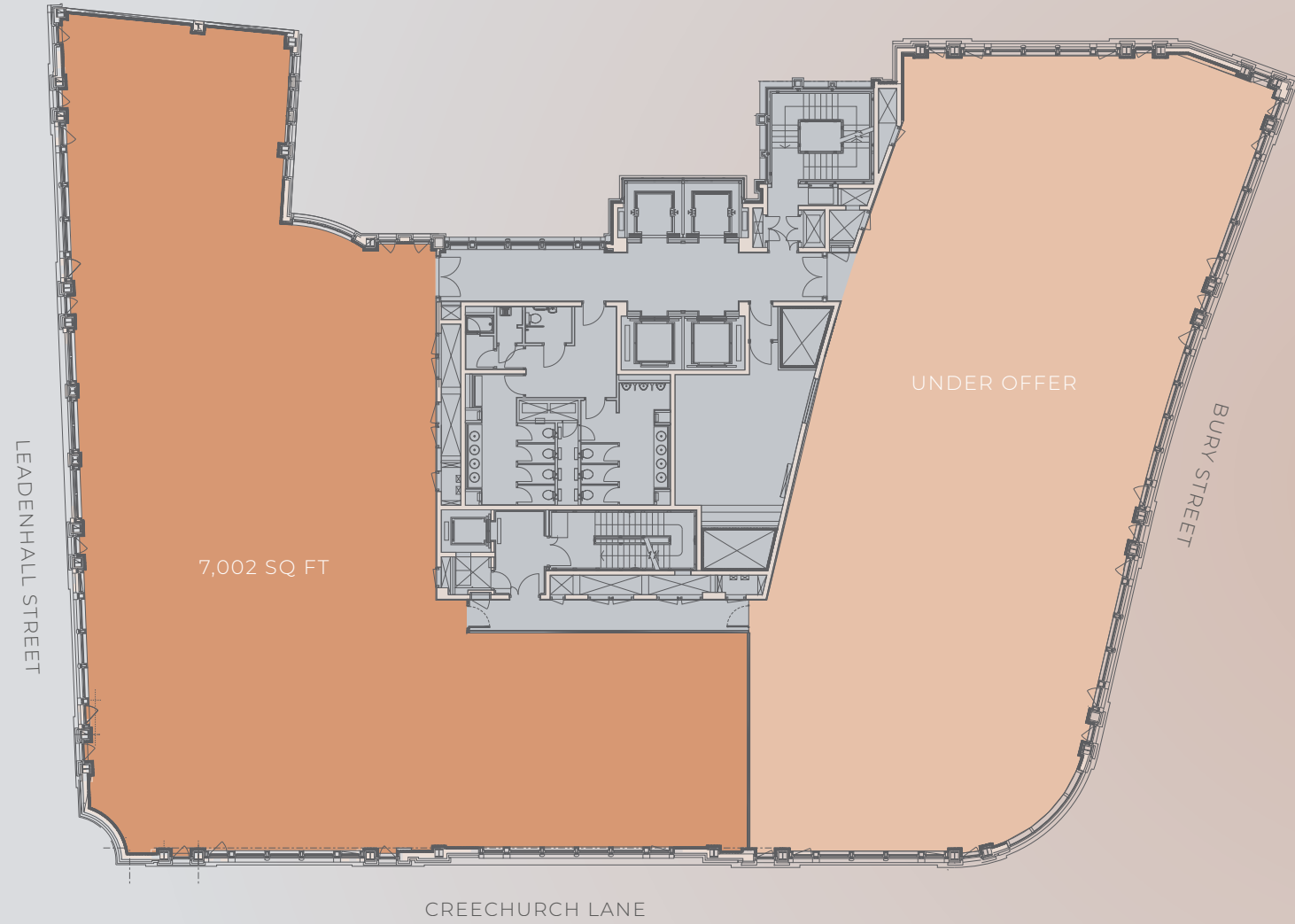


Loading bay



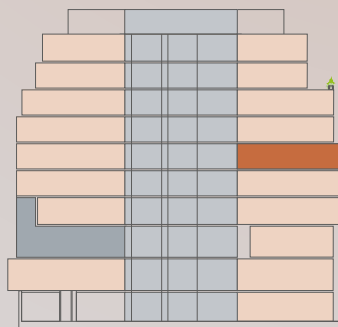
BRIGHT OPEN FLOORS WITH  
EXCELLENT NATURAL LIGHT

# THIRD 7,002 SQ FT

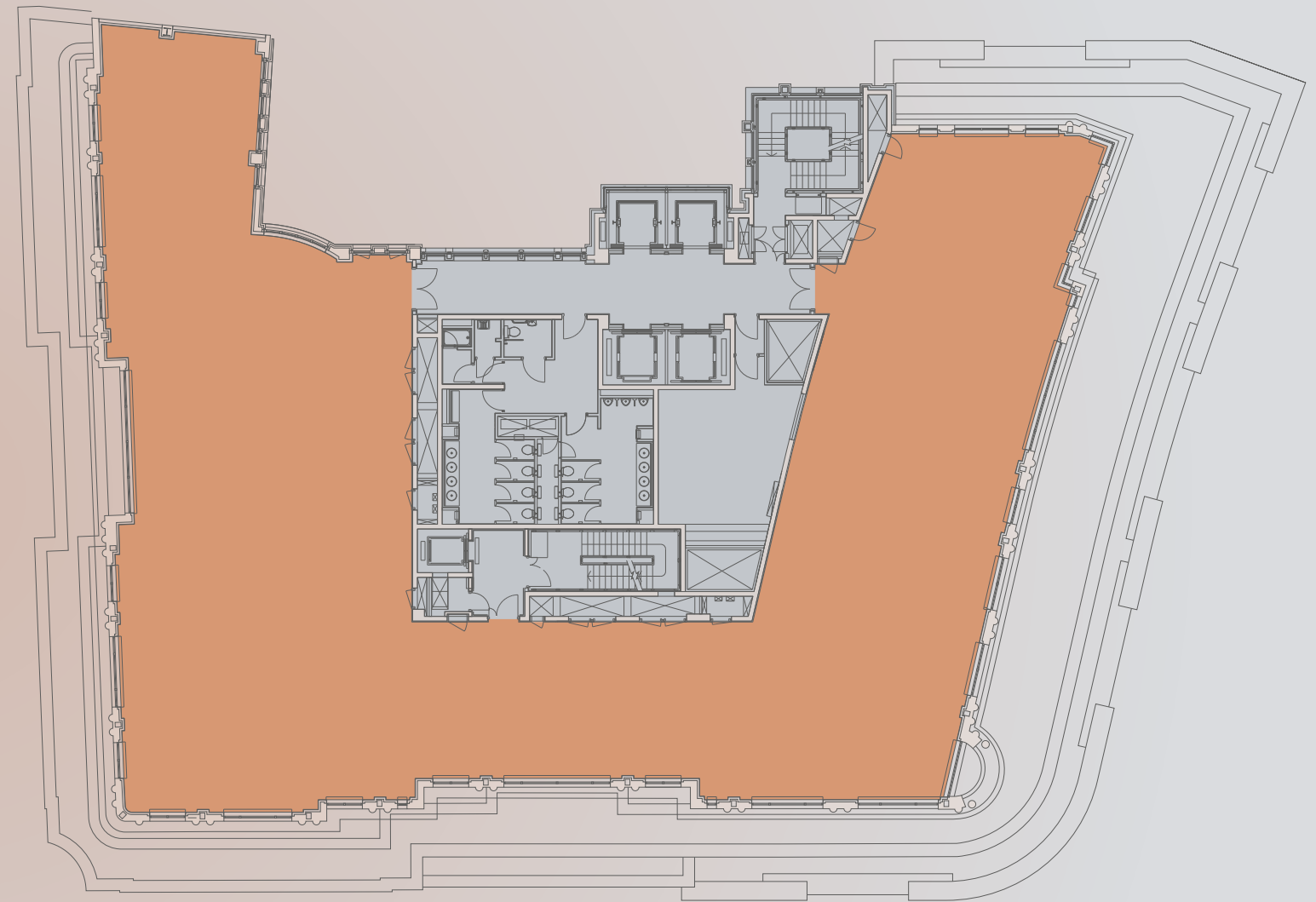


KEY  
 Office  
 Core

Floor plans not to scale, for identification purposes only

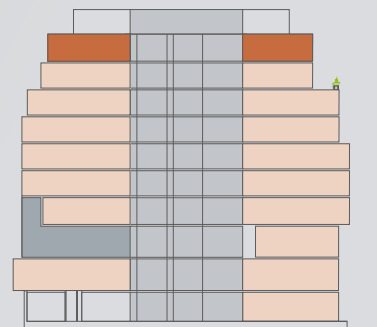


# SEVENTH 7,700 SQ FT



KEY  
 Office  
 Core

Floor plans not to scale, for identification purposes only







# SPACE PLANNING (TYPICAL MID FLOOR)

## CREATIVE LAYOUT



### 4th Floor - 11,557 sq ft

<b>Total Headcount</b>	<b>98</b>
Management Offices	4
Workstations	58
Hot Desks	14
Working Seatings	8
Working Hubs	16
<b>Meeting Spaces</b>	
Auditorium	1
Meeting Room (10p)	1
Meeting Room (6p)	1
Informal Meeting	1
Booths (2)	1
Phone Booths (1)	1

### Collaborative Space

Breakout / Assembly Point	5
Informal Meeting Seating	4
Dynamic Area	1
<b>Ancillary Areas</b>	
Reception Desk	1
Waiting Area	1
Tea Point / Breakout Area	2
Coats Storage Area	1
Print Hub	1
Comms Room	1

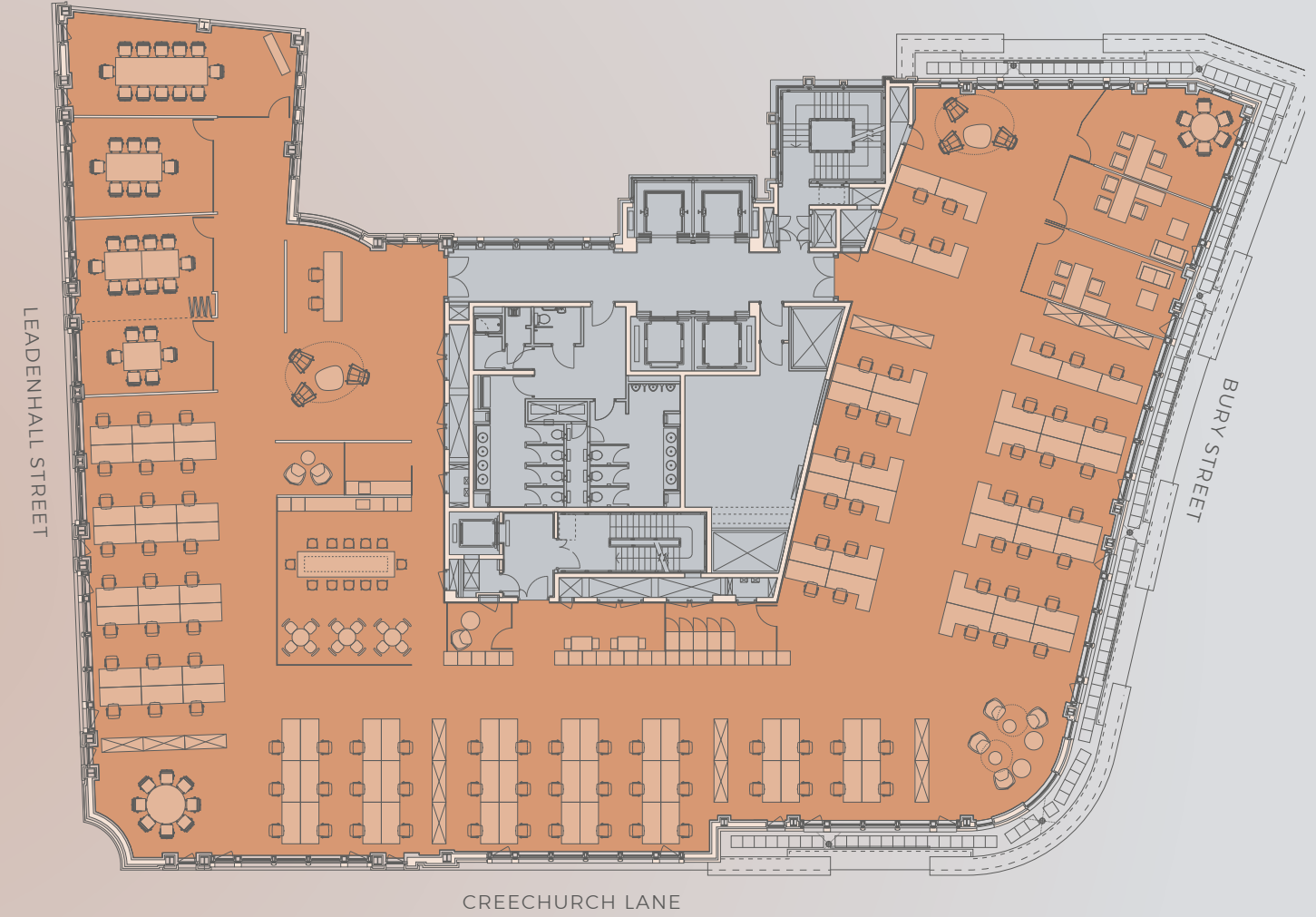
#### KEY

- Office
- Core

Floor plans not to scale, for identification purposes only

# SPACE PLANNING (TYPICAL MID FLOOR)

## CORPORATE LAYOUT



### 4th Floor - 11,557 sq ft

<b>Total Headcount</b>	<b>104</b>
Management Offices	3
Workstations	99
<b>Meeting Spaces</b>	
Boardroom (12p)	1
Meeting Room (10p)	1
Meeting Room (8p)	1
Meeting Room (6p)	1
Informal Meeting	1
Booths (2)	1
Phone Booths (1)	1

### Collaborative Space

Breakout / Assembly Point	3
Informal Meeting Seating	3
Dynamic Area	1
<b>Ancillary Areas</b>	
Reception Desk	1
Waiting Area	1
Tea Point / Breakout Area	2
Coats Storage Area	1
Print Hub	1
Comms Room	1

#### KEY

- Office
- Core

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# WITH A WIDE CHOICE OF UNDERGROUND LINES AND THE ELIZABETH LINE NEARBY, THIS IS QUITE SIMPLY A FIRST CLASS TRANSPORT HUB

## WALKING TIMES

The Lloyd's Building	1 min
Fenchurch Street station	1 min
Aldgate station	2 mins
Tower Hill station	5 mins
Monument station	8 mins
Bank station	8 mins
Liverpool Street station	10 mins

## SANTANDER DOCKING STATION

Jewry Street, Aldgate	1 min
Houndsditch, Aldgate	2 mins
St. Mary Axe, Aldgate	2 mins

## LONDON UNDERGROUND

<i>From Liverpool Street station (10 mins)</i>	
King's Cross St Pancras	9 mins
Oxford Circus	10 mins
Bond Street	10 mins
Waterloo	12 mins
Euston	15 mins
Paddington	23 mins

## AIRPORTS

<i>From Liverpool Street station (10 mins)</i>	
Stansted Airport	48 mins
Gatwick Airport	50 mins
Heathrow Airport	53 mins

## ELIZABETH LINE (CROSSRAIL)

When the full route opens, an Elizabeth line service every two and a half minutes at peak times will allow passengers to travel all the way through to Paddington (10 mins), Heathrow (35 mins) or Reading in the west (61 mins) and Shenfield (42 mins) or Abbey Wood in the east (18 mins).



Source: Google Maps, tfl.gov.uk, crossrail.co.uk

Home to the vibrant Leadenhall Market, Leadenhall Street provides a unique and historic location and is home to some of the largest and evolving names in the insurance, financial and TMT markets.

A wide range of cafés, restaurants and bars are on the doorstep, but an equally short stroll in any direction will reveal a variety of exciting and ever evolving areas - from the fine dining of Bank and Spitalfields, to the hip new venues in Aldgate and waterside venues of St. Katharine Docks.



Association Coffee



Leadenhall Market

**Leisure**

- 1 Rebel
- American Golf
- Gymbox
- The Royal Exchange
- Sky Garden
- Third Space Gym
- Virgin Active



1Rebel gym

**Hotels**

- Andaz London
- Threadneedles
- DoubleTree by Hilton
- Four Seasons Hotel



The Alchemist

Walter and Monty



THE BEST OF LONDON IS ON YOUR DOORSTEP

**Restaurants & Bars**

- The Alchemist
- Natural Kitchen
- Blacklock
- Duck & Waffle
- The Folly
- The Mercer
- The Ned
- Pizza Pilgrims
- Temper
- 14 Hills
- Bar20 at Birleys
- Brewdog
- Farmer J
- Omino
- Chamberlains
- Bob Bob Cité

**Cafés**

- Association Coffee
- Breakfast Club
- The Good Yard
- Nusa Kitchen
- Secret Frog Coffee Co.
- Black Sheep Coffee
- Beany Green
- Joe & the Juice

Black Sheep Coffee



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NEWTON  
PERKINS



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