



# Eastcheap Court

11 Philpot Lane  
London EC3



**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 floors available from 6,636- 7,279 sq ft, all within a smart controlled environment.

# An area steeped in history.

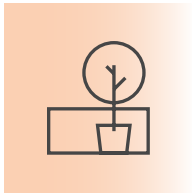
Eastcheap was originally  
at the heart of Roman  
London, it was one of the  
City's principal markets.

A fully redesigned reception area provides a stylish welcome, with considered soft tones and feature detailing throughout



# Future thinking

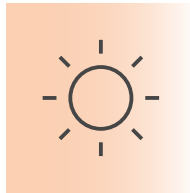
## Specification



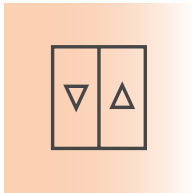
Terrace on the 4th floor



Comprehensive refurbishment



Excellent natural light throughout



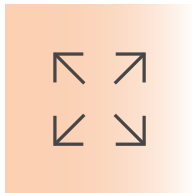
3 x 13 person passenger lifts



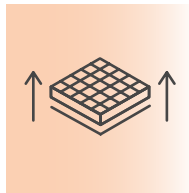
High efficiency LED lighting system



Occupancy density 1:8



Floor to ceiling height 2.7m



Fully accessible raised floors

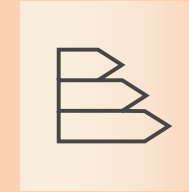


Single column per floor

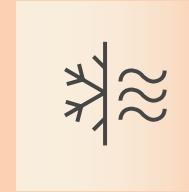
## Sustainability



Predicted BREEAM Excellent



EPC rating B

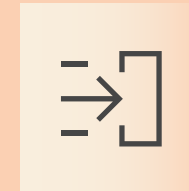


Fully electric VRF air conditioning

## Smart Building



Dedicated building app



Smart sensors optimising building efficiency

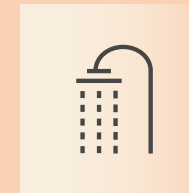


Smart Building Certification Platinum

## Wellness



56 cycle spaces & maintenance station



6 showers with underfloor heating



In excess of 56 lockers including drying lockers

**Premium  
end-of-journey  
facilities provide  
the ideal start  
to a productive  
working day**



# A smarter way to work

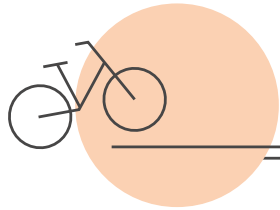
# A truly smart building

Working in partnership with Siemens, Eastcheap Court provides smart technology to assist occupiers and visitors throughout the working day.

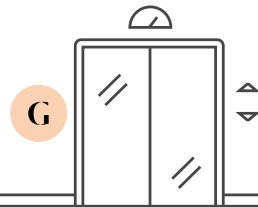
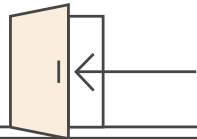
It provides everything you need to enhance productivity, from securing your bike after the daily commute, to maintaining the ideal working environment.

- Reduce costs
- Increase environmental performance
- Improving wellbeing and productivity
- Maximising space and use

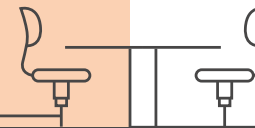
**Check availability**  
Check availability and book your bike rack space.



**Seamless access**  
Seamless access via smart phone, also for visitors.



**Find and book desks**  
Book a desk based on your preferences or check availability.



**Personalised comfort**  
Machine learning enables personalised settings such as temperature and lighting.

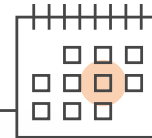


**Touchless elevator call**  
Call the lift from your app so it knows when you are approaching.

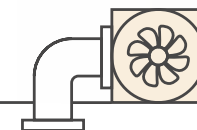
**Report issues**  
Something doesn't work? Report issues via the app.



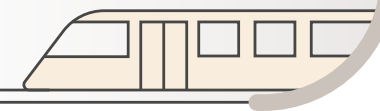
**Visitor management**  
Secure, automated process for visitor registration.



**Find and book rooms**  
Find rooms near to you and book instantly – integrated to the calendar system.



**Healthy indoor climate**  
Rooms are automatically ventilated to maintain air quality.



**Integrated services**  
3rd-party integration such as restaurants, public transport and gyms.

**Find colleagues**  
Find colleagues and get directions to their location.



**Notifications**  
Get alerts on your mobile about events, incidents and more.

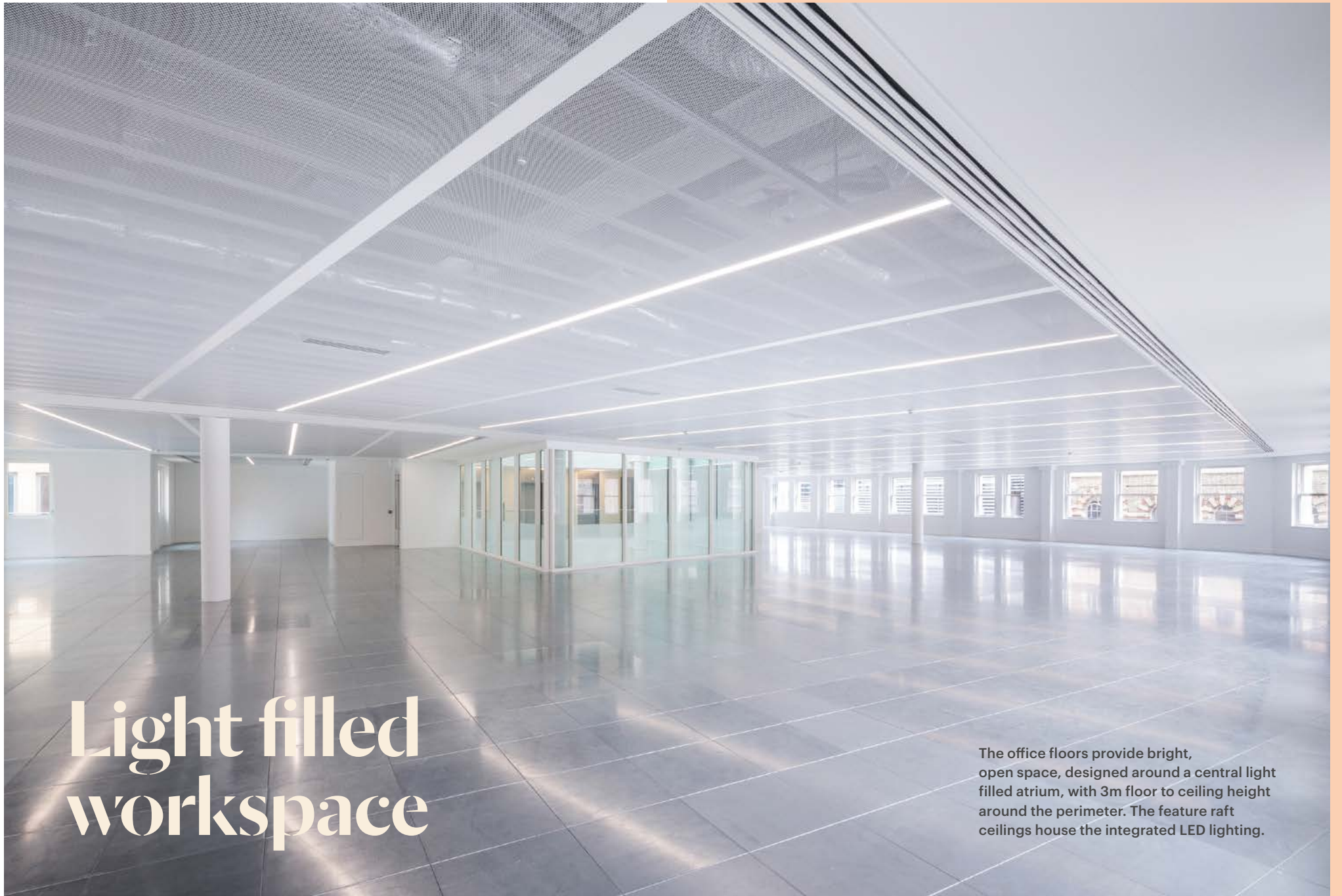


**Way home...**  
Departure time suggested based on personal schedule.





# Spaces to inspire

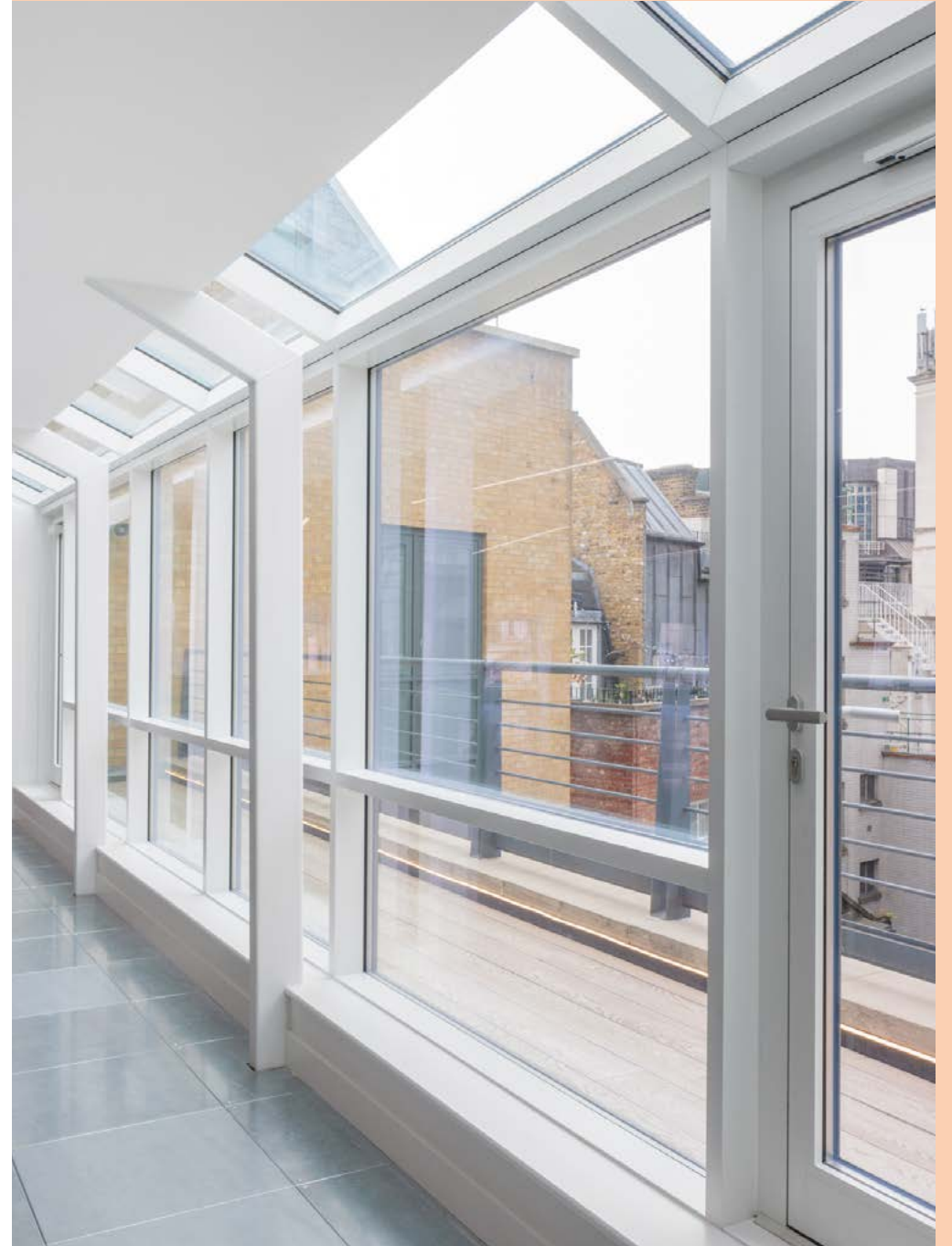


# Light filled workspace

The office floors provide 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.



EASTCHEAP COURT



# The better way to work

## Accommodation

Floor	Use	Sq Ft	Sq M
Fifth	Office	LET	LET
	Terrace	LET	LET
Fourth	Office	6,636	616.5
	Terrace	(135)	(12.5)
Third	Office	7,251	673.6
Second	Office	7,206	669.5
First	Office	7,279	676.2
Ground	Reception	(1,093)	(101.5)
<b>Total</b>		<b>28,372</b>	<b>2,635.8</b>

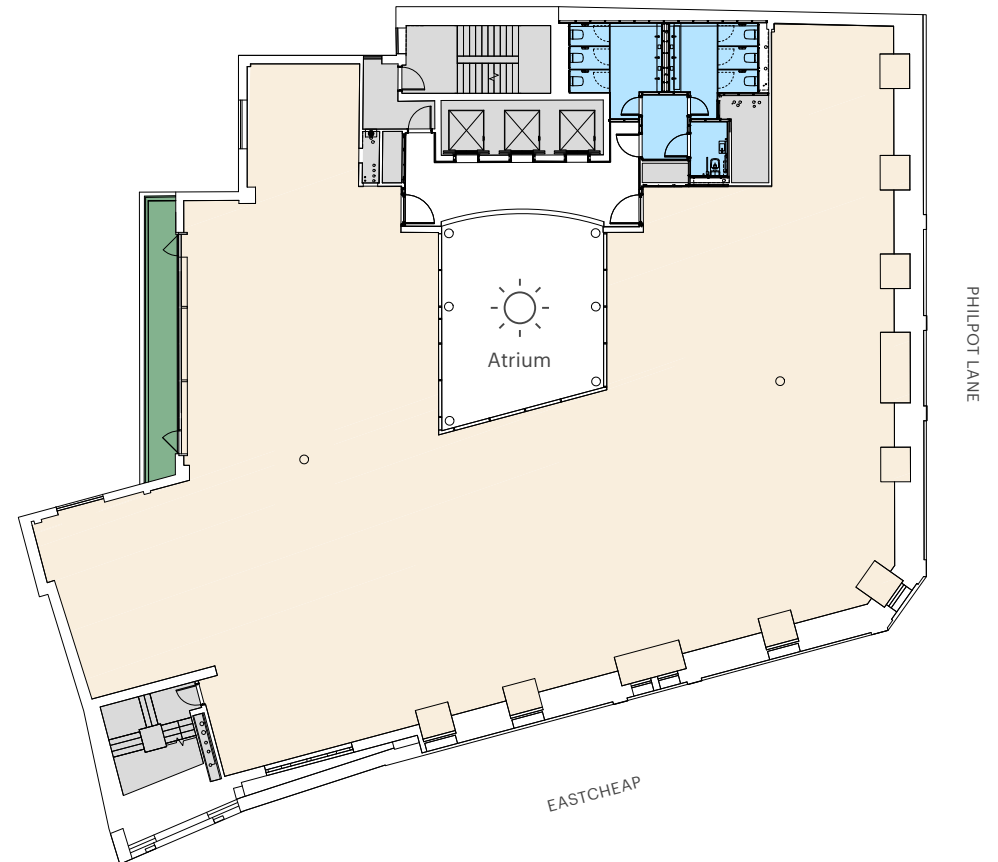
\* The above-mentioned proposed floor areas are for guidance purposes only and will be verified upon the practical completion of the building works, so may be subject to change.

## Fourth Floor

6,636 sq ft / 616.5 sq m

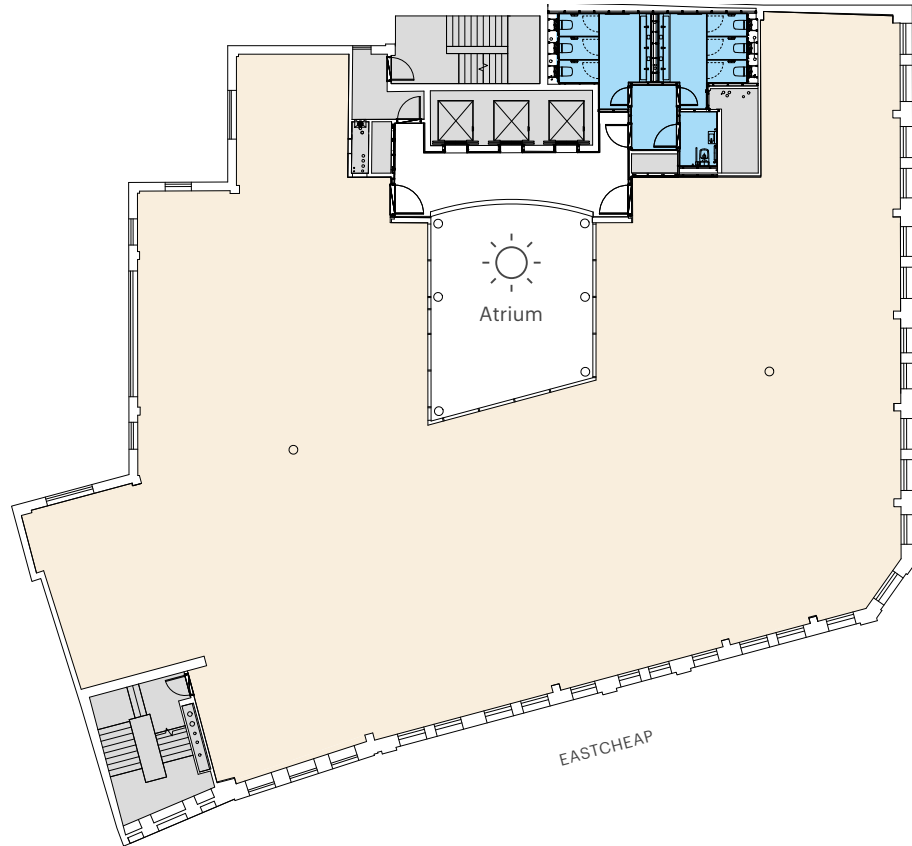
## Terrace

135 sq ft / 12.5 sq m



## Typical Upper Floor

7,206 sq ft / 669.5 sq m

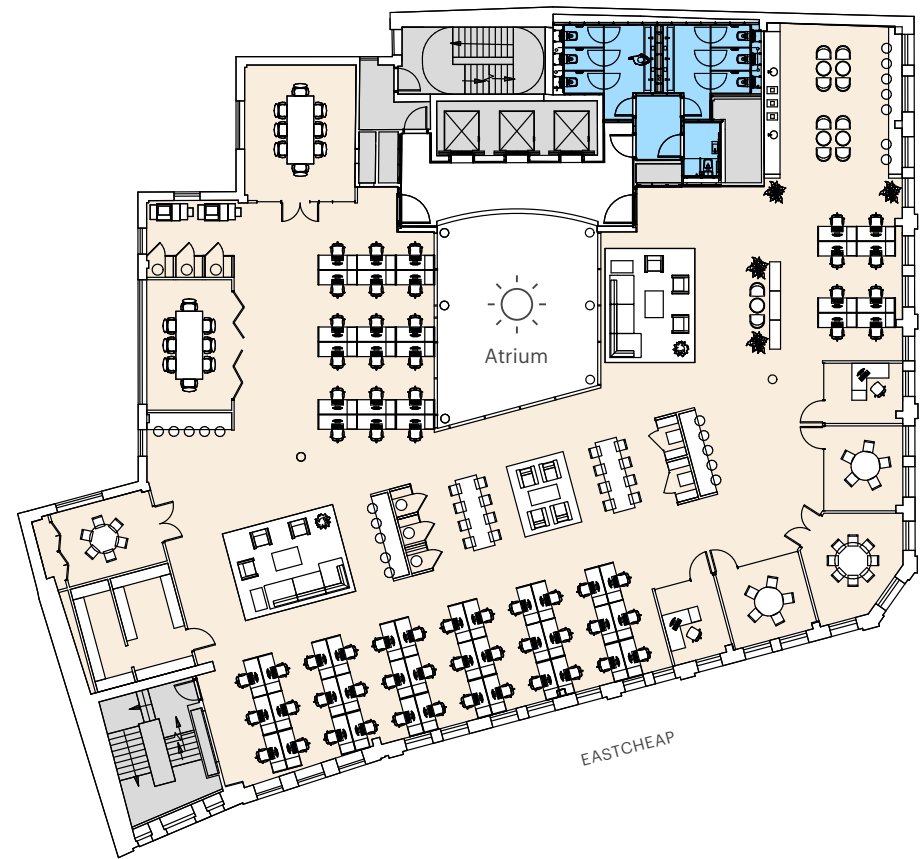


## Open Plan Layout

7,206 sq ft / 669.5 sq m

Open plan workstations	62
Hot desk workstations	16
1 Person Offices	02
5 Person meeting rooms	02
8 Person meeting rooms	03
Kitchen	01

**Total occupancy 80**

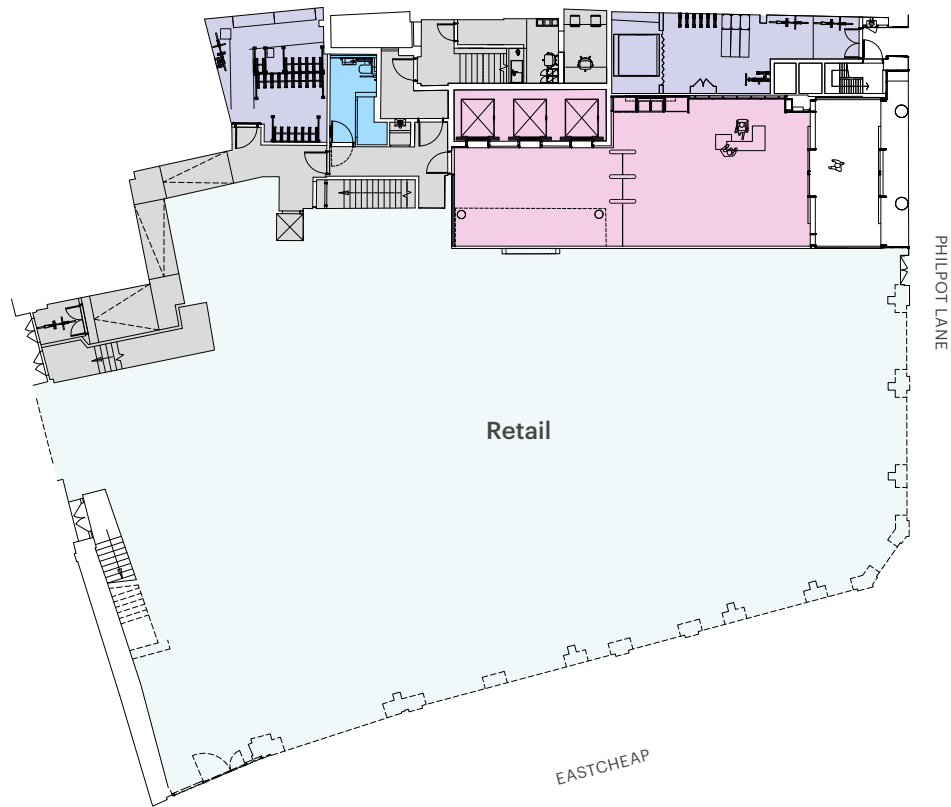


- Office
- Terrace
- WCs
- Core

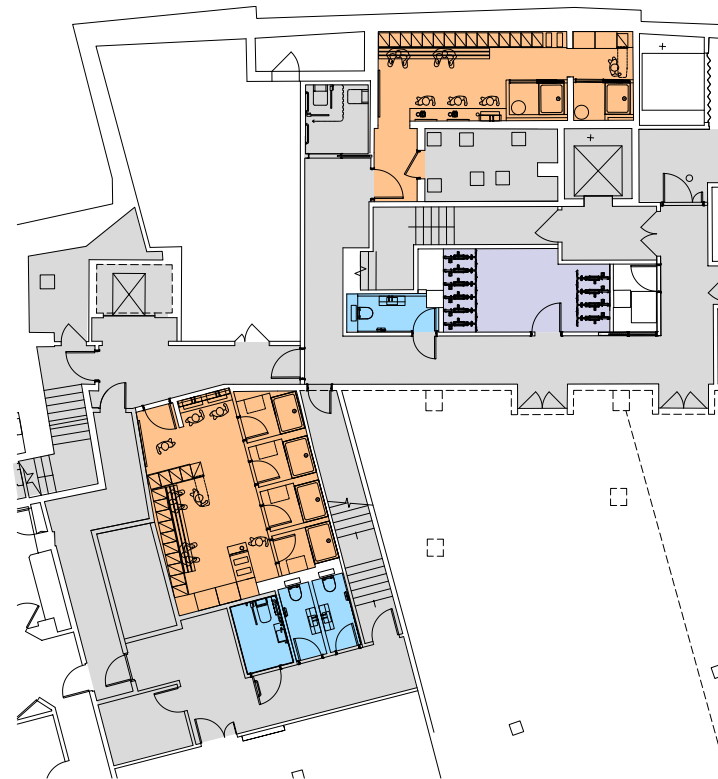


Plans not to scale.  
For indicative purposes only

## Ground Floor



## Lower Ground Floor



- Reception
- Bike Store
- Changing Rooms
- WCs
- Core
- Retail



Plans not to scale.  
For indicative purposes only

# The heart of the City.

# Less than two minutes walk away



Bar 20 at Birleys

Blacklock



Vagabond Wines



Sky Garden

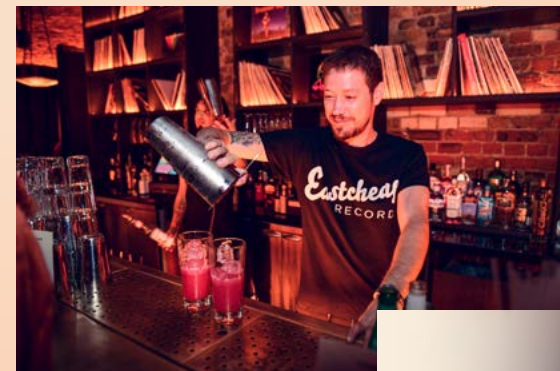
**COCO**  
DI MAMA



**Wagtail**  
ROOFTOP BAR & RESTAURANT

**VAGABOND**

Brewdog



Eastcheap Records



Sky Garden

**THE FOLLY**



EASTCHEAP COURT

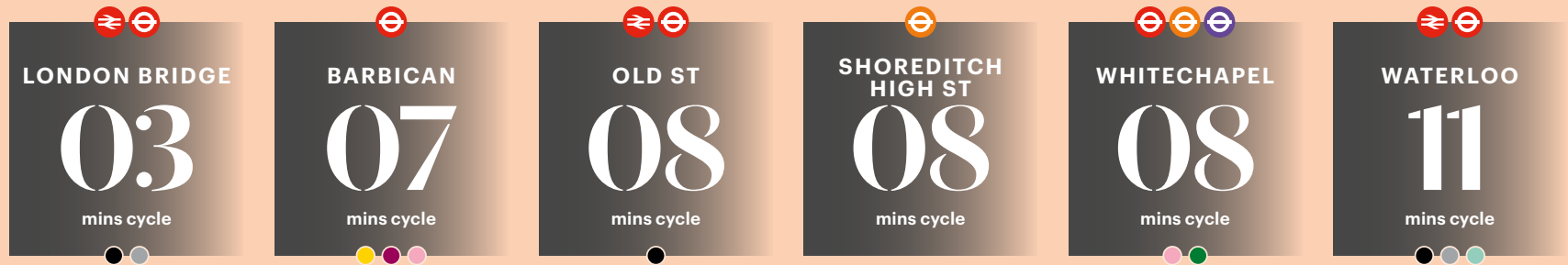
**M B E R**



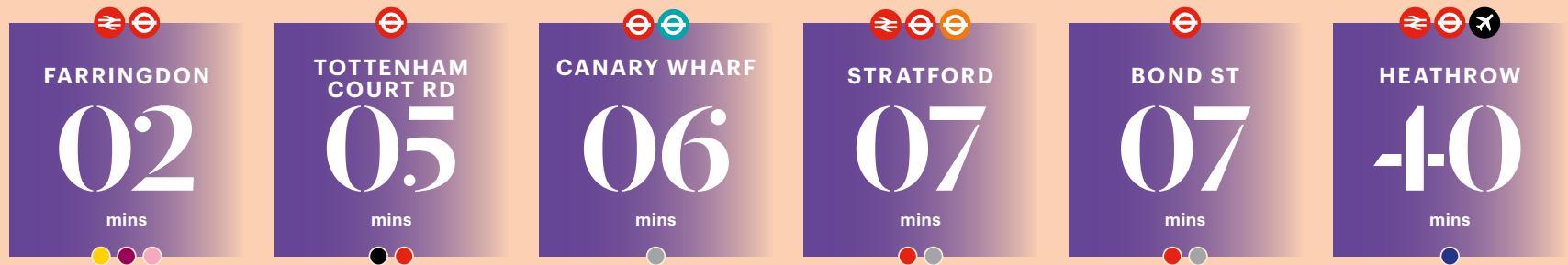
Walk times  
from Eastcheap Court



Cycle times  
from Eastcheap Court



Elizabeth line  
journey times  
from Liverpool Street



Source: TfL

# Meet the neighbours

The neighborhood is home to a global line-up of brands from a diverse range of sectors, all choosing to call the local area home.

accenture



M&G

Bloomberg



wework



LYST



AON



worldpay



# Local amenities

## Dining & Drinks

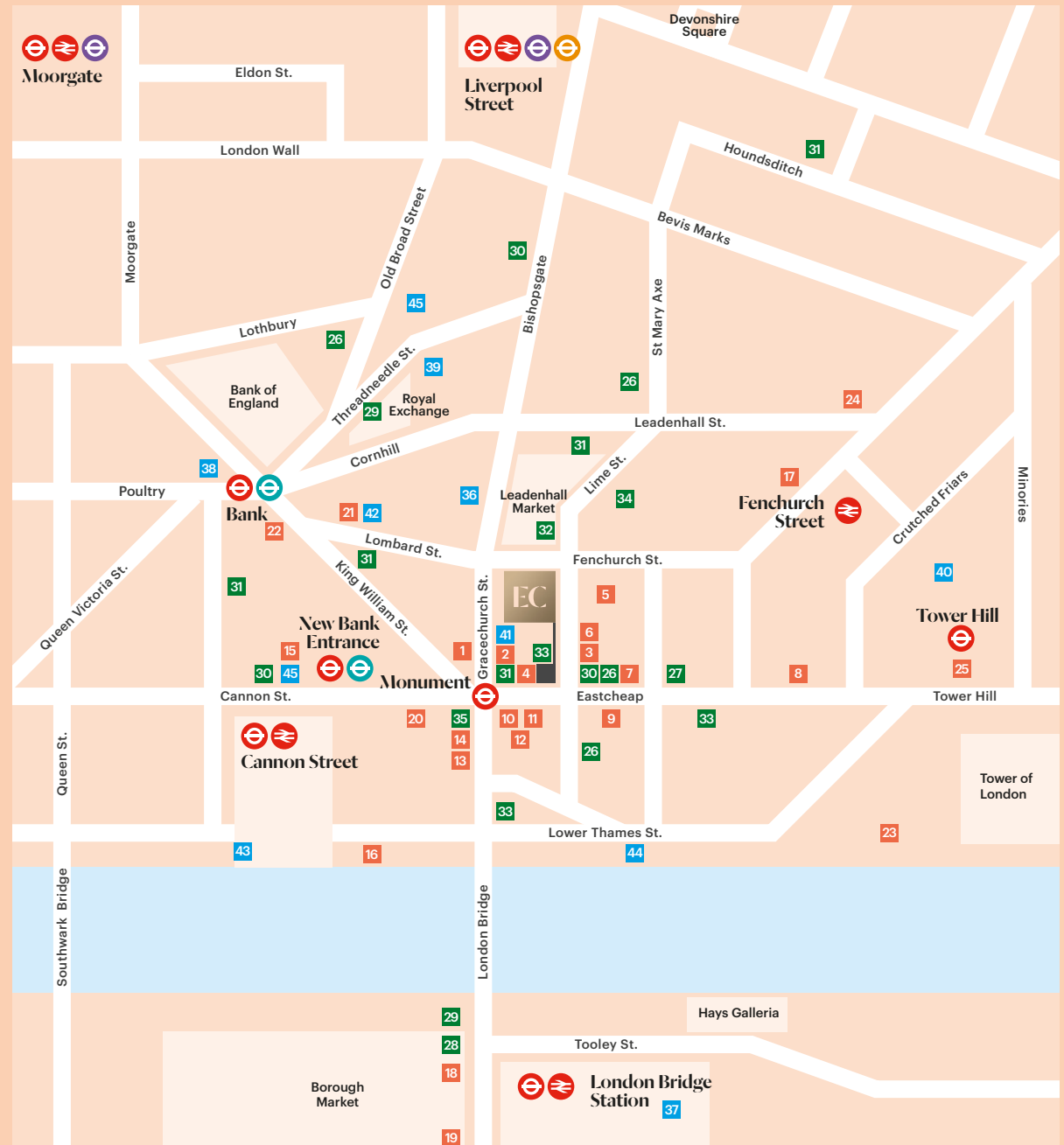
1. The Folly
2. Vagabond Wines
3. Blacklock
4. Coco di Mama
5. Darwin Brasserie
6. Bar 20
7. Simmons Bar
8. Brewdog
9. Eastcheap Records
10. Mber
11. London Cocktail Club
12. The Hydrant
13. Farmer J
14. Spinata
15. The Vintry
16. The Oyster Shed
17. 14 Hills
18. Boro Bistro
19. Padella
20. Scarpetta
21. Hispania
22. 1 Lombard Street
23. Coppa Club
24. Ominio
25. Bodean's

## Coffee

26. Black Sheep Coffee
27. Caffe Espresso
28. Roasting Plant Coffee
29. Grind
30. Joe & The Juice
31. Starbucks
32. Hatch Espresso
33. Pret
34. Curators Coffee Studio
35. Costa

## Hotels & Fitness

36. Club Quarters
37. Shangri-La
38. The Ned
39. Threadneedles
40. DoubleTree
41. Fitness First
42. Gymbox
43. Nuffield Health
44. The Gym
45. Virgin Active



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## Viewings

Strictly through the joint sole letting agents.

**AVISON  
YOUNG**

**James Walker**  
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**Amy Skidmore**  
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**Jamie Major**  
07799 341 569  
jamie.major@avisonyoung.com

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## Terms

Upon application



**Rob Rooney**  
07469 403 225  
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**Ben Rainbow**  
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# eastcheapcourt.london

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