



36

LEADENHALL ST

EC3

From 1,285 to 15,601 sq ft of new contemporary
Category A+ and fully fitted office accommodation

MODERN WORKSPACE

36 Leadenhall Street offers up to 15,601 sq ft of high-quality office space arranged over ground and nine upper floors. This premium workspace located in the heart of the City has both Category A+ and fully fitted floors available, benefitting from a modern design, excellent end-of-journey facilities, concierge and security.





SMART SPACE

Refurbished reception

SMART CHOICES

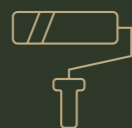


Breakout/kitchen



Breakout area

AMENITIES



Modern design



Prime City location



Concierge & 24/7 security



Ample natural light



Fibre internet infrastructure



New VRF climate control



New WCs & showers



New bike storage & lockers



New LED lighting



Energy efficient
(EPC target B)

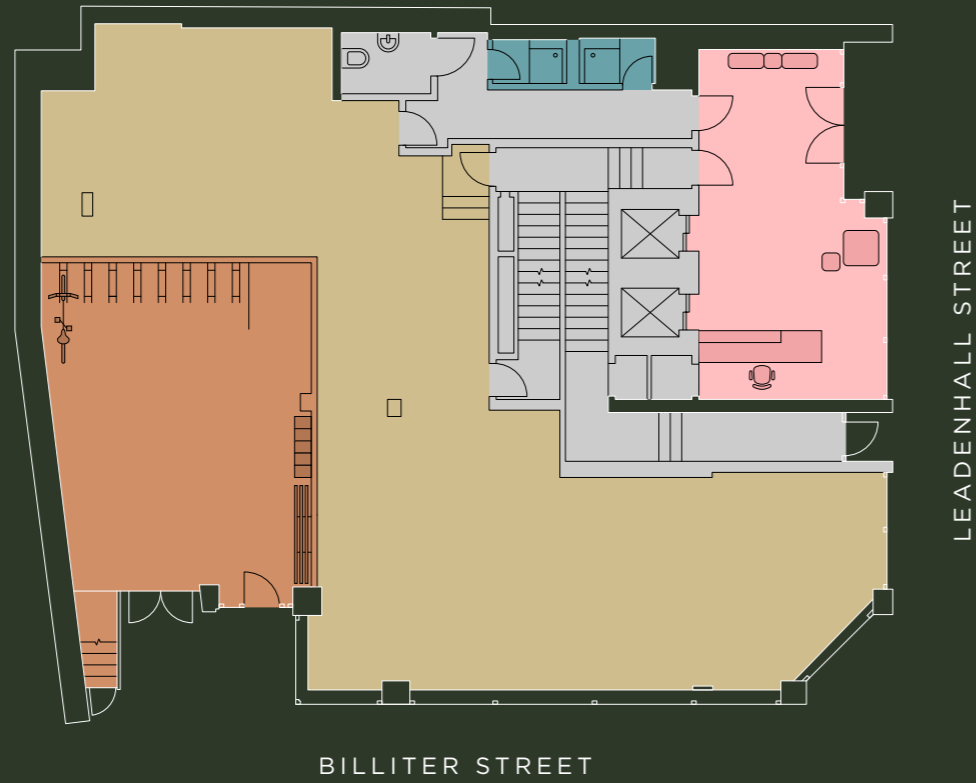
AVAILABILITY

FLOOR	SQ FT	STATUS
9th	1,312	Cat A+
8th	1,285	Cat B
7th	1,664	Cat A+
6th		LET
5th (Private terrace)	2,345	Cat A+
4th	2,514	Cat B
3rd	2,513	Cat A+
2nd		LET
1st	2,348	Cat A+
Ground	1,620	Shell & Core
Lower Ground	1,255	Storage
TOTAL	16,856	

GROUND FLOOR

1,620 sq ft / 151 sq m

- Available
- Reception
- Bike storage
- Showers
- Core



1ST FLOOR

2,348 sq ft / 218 sq m

- Available
- Core



3RD FLOOR

2,513 sq ft / 233 sq m

- Available
- Core

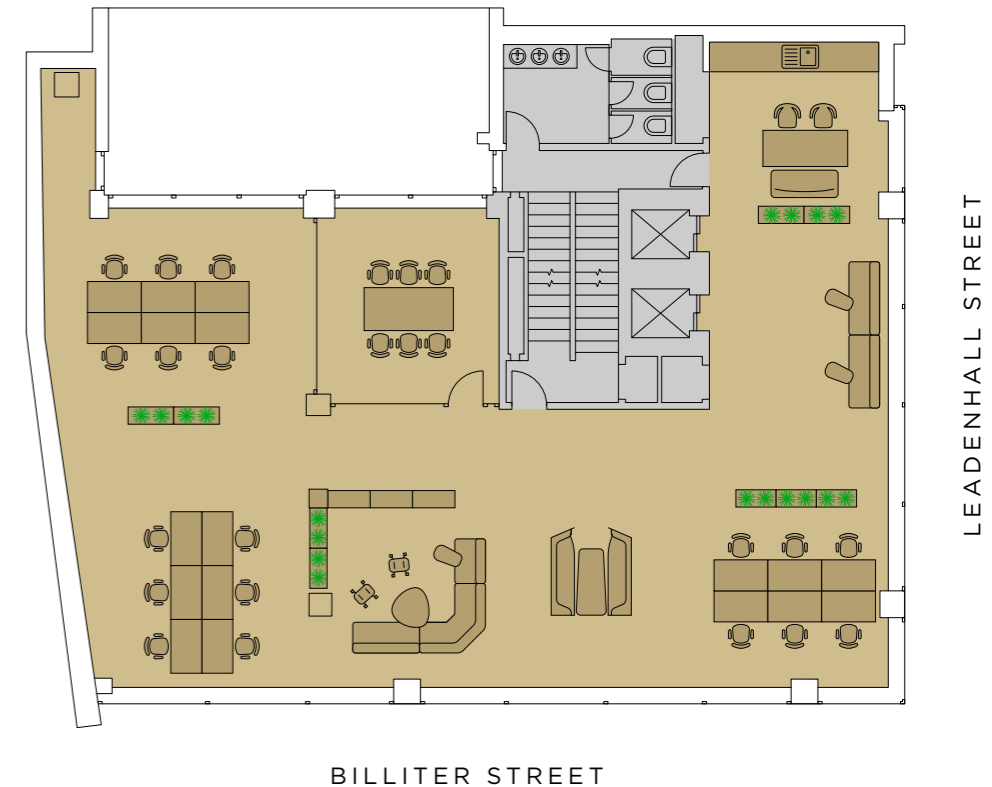


4TH FLOOR

2,514 sq ft / 234 sq m

- Available
- Core

- 18 x workstations
- 1 x meeting room
- 1 x breakout area
- 1 x kitchen



5TH FLOOR

2,345 sq ft / 218 sq m

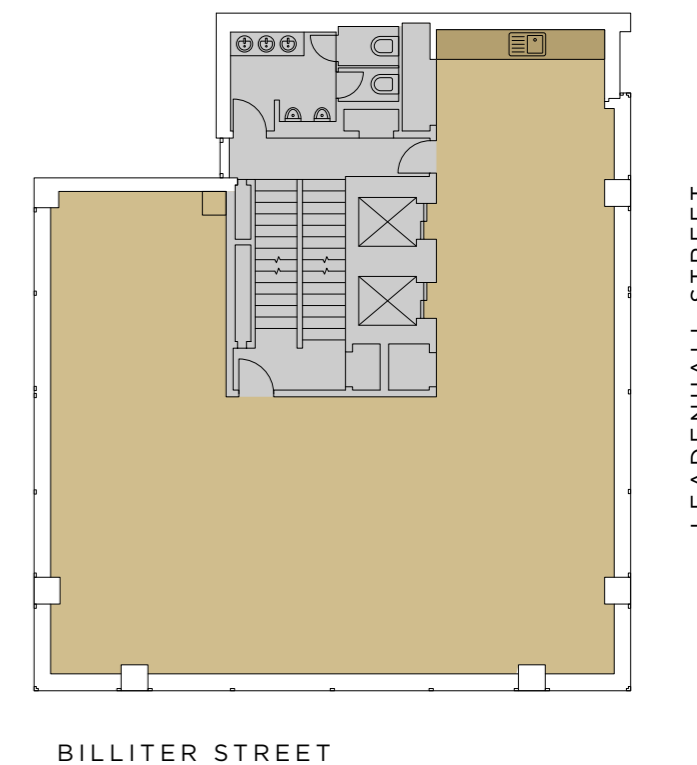
- Available
- Private terrace
- Core



7TH FLOOR

1,664 sq ft / 155 sq m

- Available
- Core

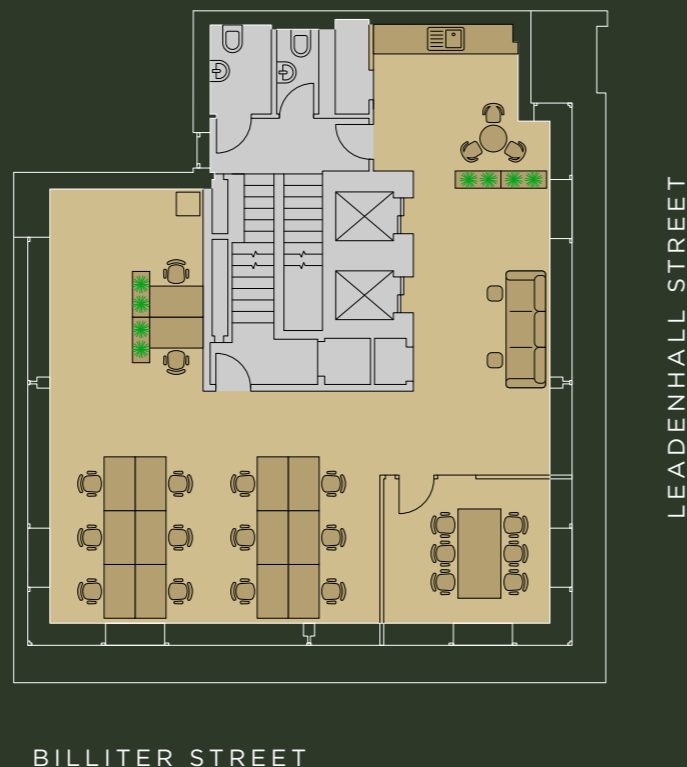


8TH FLOOR

1,285 sq ft / 119 sq m

- Available
- Private terrace

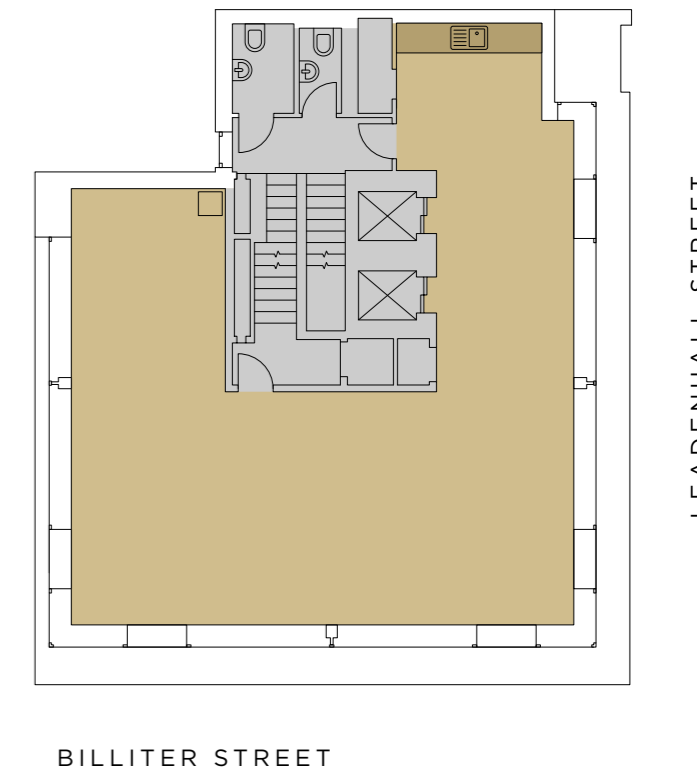
- 12 x workstations
- 1 x meeting room
- 2 x breakout area
- 1 x kitchen



9TH FLOOR

1,312 sq ft / 122 sq m

- Available
- Core



BUZZING CITY

Sitting amongst the Tower cluster, 36 Leadenhall Street benefits from iconic retail spots, world-class restaurants and 5-star hotels. With Leadenhall Market and The Royal Exchange just a short walk away, the building is spoilt for choice. The location is exceptional for commuters with Bank, Liverpool Street, Fenchurch Street, Aldgate and Monument stations all within a 10 minute walk, offering Underground, Elizabeth Line and National Rail services.



Leadenhall Market



Aldgate Square



Liverpool Street



Royal Exchange

RESTAURANTS

1. Eataly
2. The Ivy City Garden
3. Duck & Waffle
4. Cinnamon Kitchen
5. Enoteca da Luca
6. Devonshire Terrace
7. HOP Vietnamese
8. Hawksmoor
9. Temper
10. Coya
11. Le Relais de Venise l'Entrecôte
12. Barcelona Tapas
13. Goodman
14. M Threadneedle St
15. Burger & Lobster
16. Gaucho
17. Osteria Del Mercato
18. Brigadier
19. Vinoteca
20. Caravan
21. Sky Garden
22. Camino
23. La Dame de Pic
24. Blacklock
25. MBER
26. The Oyster Shed

BARS

1. Fox Fine Wines
2. Ball Brothers
3. Forge
4. The Lamb Tavern
5. Swingers
6. The Craft Beer Co
7. The Moniker
8. The Folly
9. Brewdog
10. The Wolseley

CAFÉS

1. Fazenda
2. Soho Coffee Co
3. Grind
4. Ozone Coffee

RETAIL

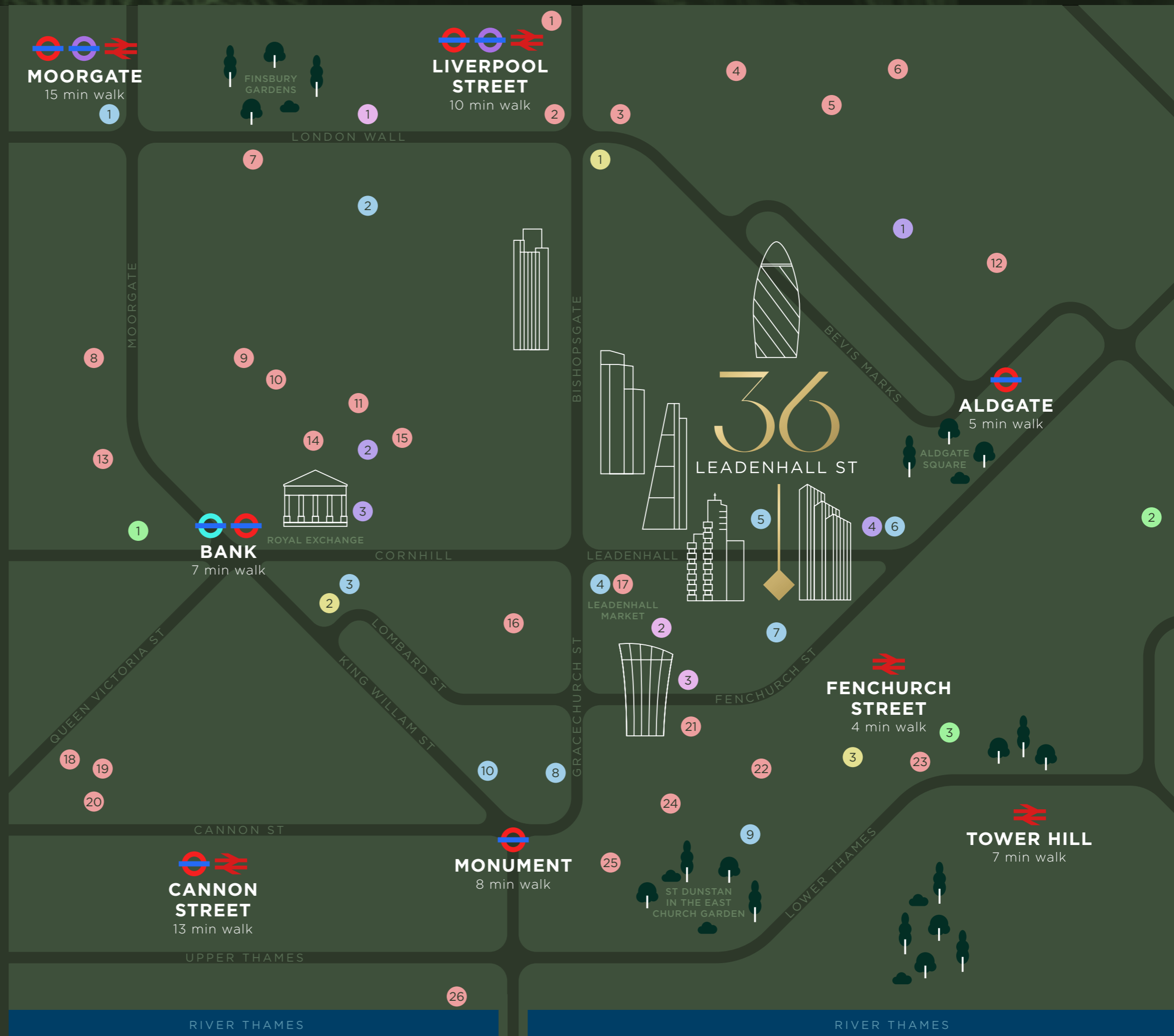
1. Charles Tyrwhitt
2. Roderick Charles
3. Loake Shoemakers

HOTELS

1. The Ned
2. Canopy by Hilton
3. Four Seasons

GYMS

1. Equinox
2. Gymbox
3. Third Space



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NEWTON
PERKINS



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