



An extensively  
refurbished, intelligent  
building, set behind a  
historic period façade

- Newly refurbished
- CAT A space
- Terraces on 4th & 5th floors
- Superb natural light
- High efficiency LED lighting
- Impressive atrium

# Eastcheap Court

11 Philpot Lane, London, EC3M 8AA

**AVISON  
YOUNG**



## Summary

<b>Available Size</b>	6,661 to 21,132 sq ft / 618.83 to 1,963.23 sq m
<b>Rent</b>	£65 per sq ft
<b>Rates Payable</b>	£25 per sq ft
<b>Service Charge</b>	£14.80 per sq ft
<b>EPC</b>	B

## Property Highlights

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 up to 33,653 sq ft of best-in-class office space, all within a smart controlled environment. Targeting BREEAM, WiredScore & SmartScore accreditations.

## Location

Eastcheap Court is located in the heart of the city, with 10+ stations within 10 minutes walking distance including 2 London Terminal stations; London Bridge and Liverpool Street. The building is also a short stroll away from both Borough and Leadenhall Markets which showcase an array of multicultural hospitality, with multiple bars and drinking spots such as Wagtail, Coppa Club, Sky Garden and Eastcheap records also close by.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
5th	4,180	Let
4th	6,661	Available
3rd	7,215	Available
2nd	7,228	Under Offer
1st	7,256	Available
<b>Total</b>	<b>32,540</b>	



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## Amenities & Specifications

- \_ Build Status: Refurbished
- \_ Planning Status: Planning Consented
- \_ BREEAM Rating: Excellent