

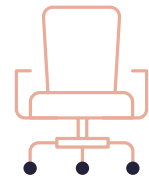
THE BUILDING

145 LEADENHALL HAS BEEN THOUGHTFULLY REFURBISHED TO PROVIDE OCCUPIERS WITH INSPIRING, WORK READY SPACE.

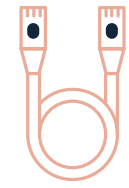
Located in the heart of EC3 behind an attractive Portland stone façade, the building is in a prime position with Leadenhall Market and Lloyd's of London on its doorstep.



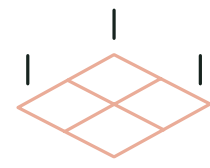
THE SPECIFICATION



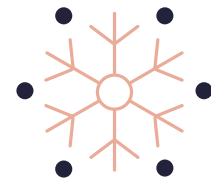
Newly Refurbished Plug & Play Office Space



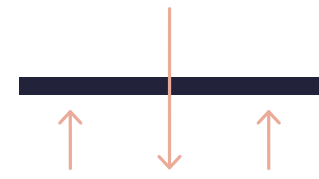
Pre-Enabled Fibre Connectivity



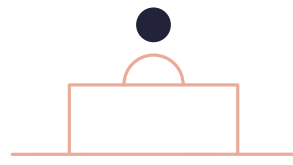
Exposed Ceilings and Services



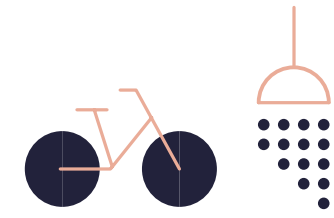
Air Conditioning



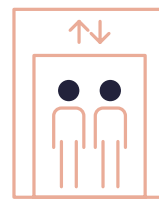
Raised Access Floor



Newly Refurbished Reception with Concierge



Cycle Storage and Showers



2 Passenger Lifts

CREATIVE FINISHES AND A HOMELY AESTHETIC CREATE A WELCOMING RELAXED ENVIRONMENT



Reception



Lower Ground Floor

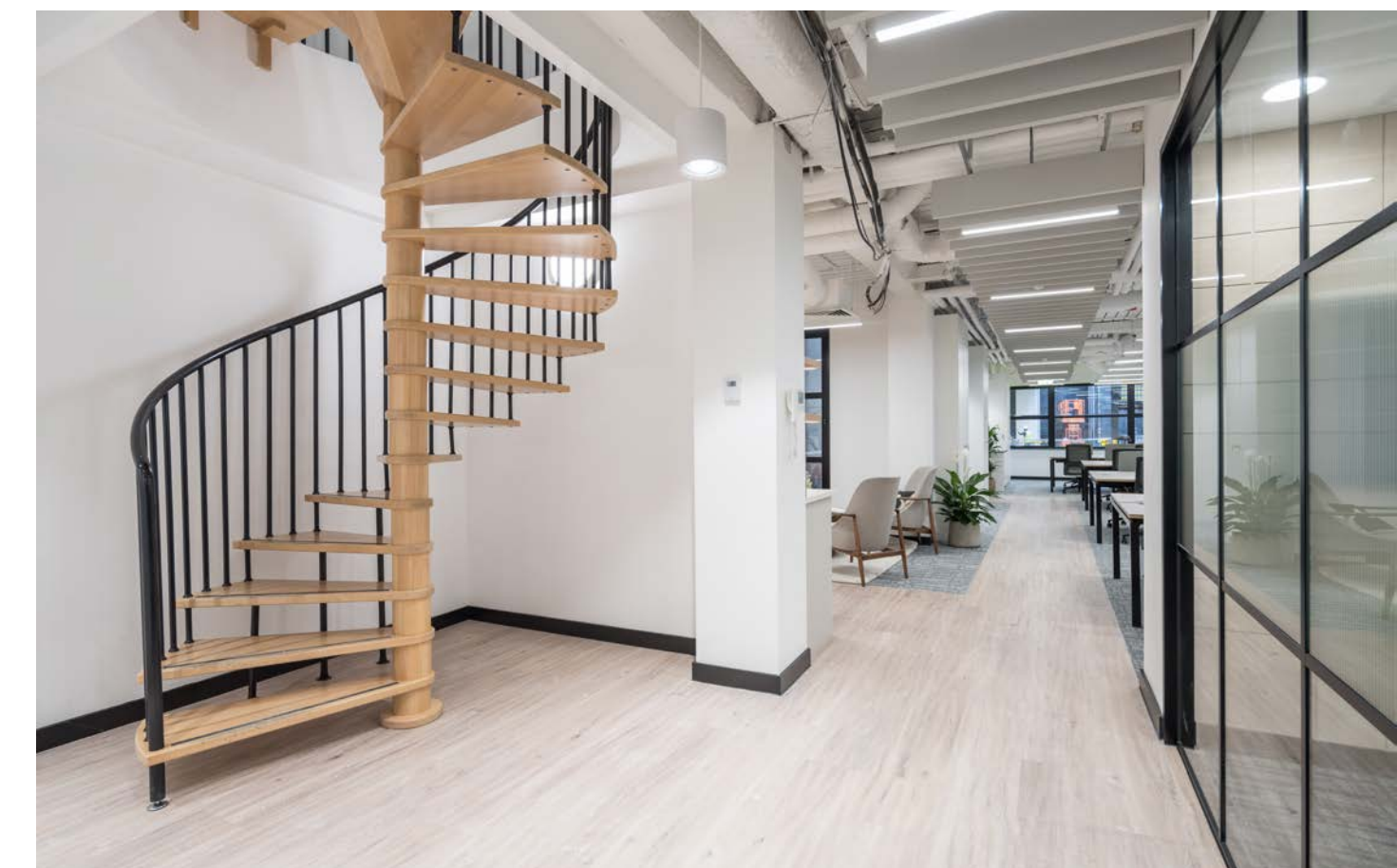


Ground Floor

THE SPACE



2nd Floor



Ground and lower ground are linked by the spiral staircase.

THE SPACE

FLOOR AREAS

Floor	Sq Ft	Sq M
7th (North & South)	LET	LET
5th (North)	LET	LET
2nd (North)	1,000	93
2nd (South)	LET	LET
Ground & Lower Ground	2,416	224
Total	3,416	317



7th Floor



2nd Floor

SPACE PLANS

7th Floor Space Plan

1,293 Sq Ft / 120 Sq M

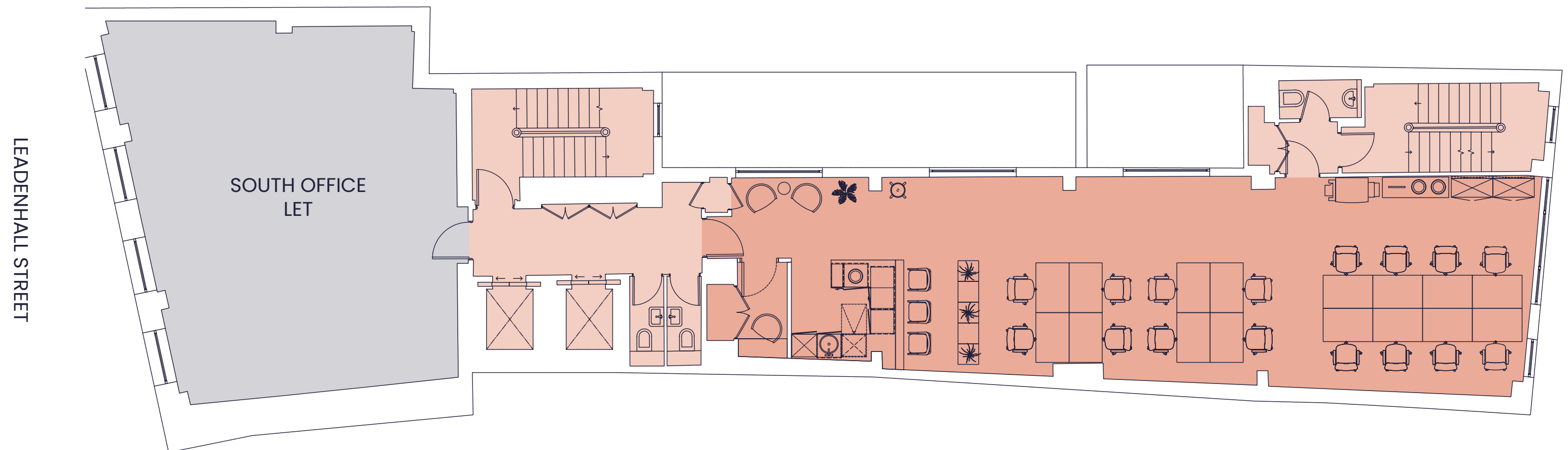
- Workstations x 14
- 8 Person Meeting Room x 1
- 3 Person Meeting Room x 1
- 1 Person Phone Booth x 1
- Kitchen x 1
- Breakout x 1



2nd Floor (North) Space Plan

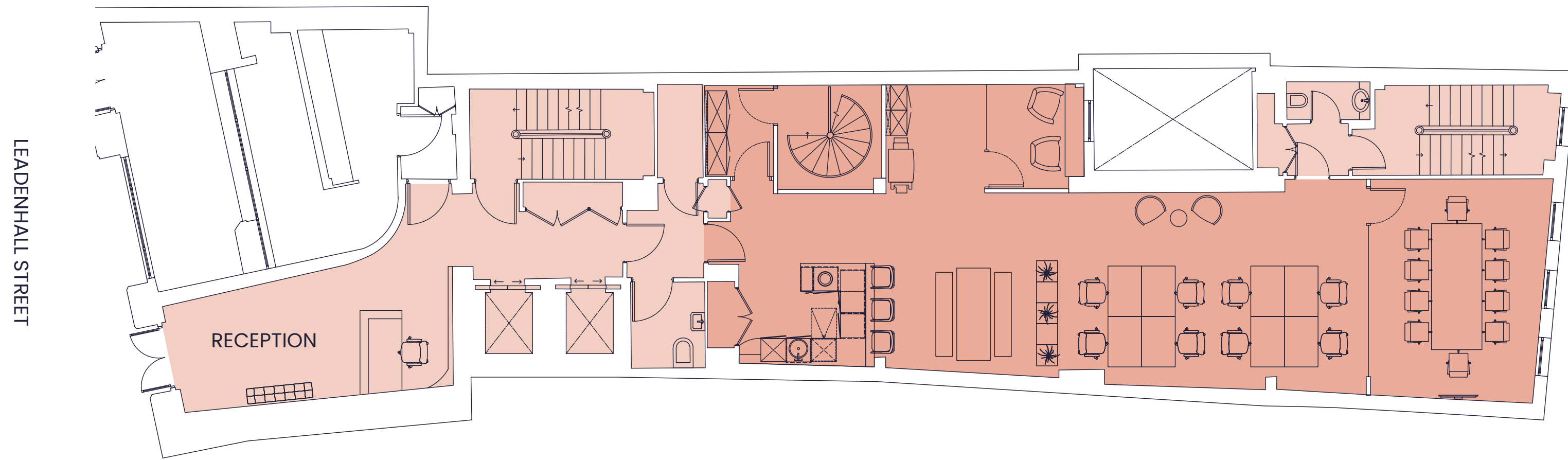
1,000 Sq Ft / 93 Sq M

- Workstations x 16
- 1 Person Phone Booth x 1
- Kitchen x 1
- Breakout x 1



Spaces plans are for indicative purposes only

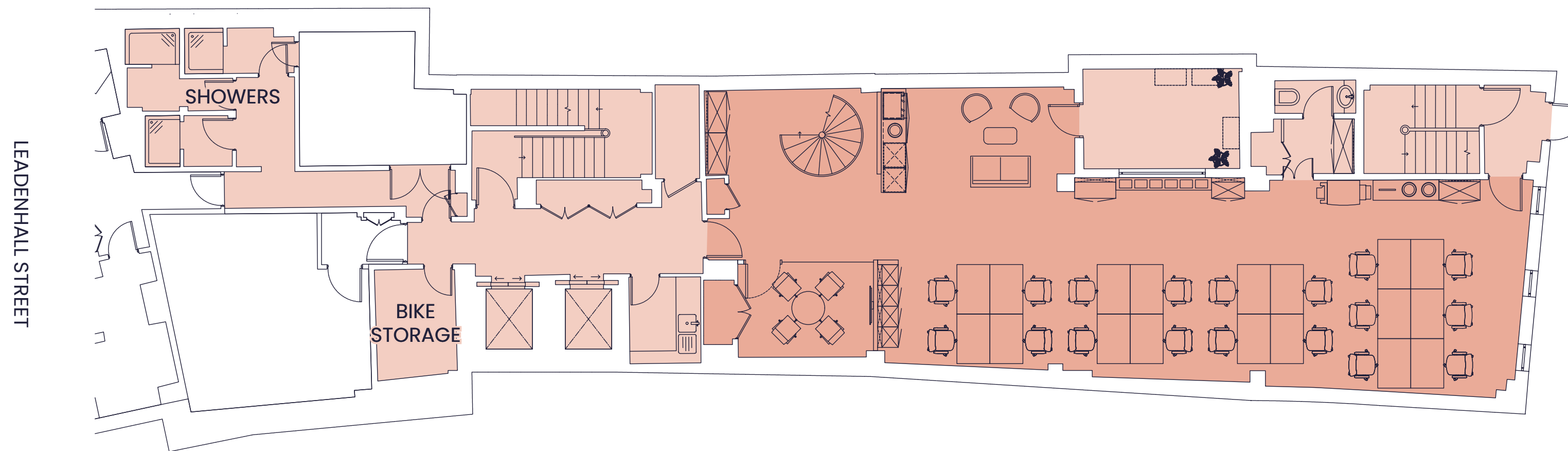
THE SPACE



**Ground & Lower Ground Floor
Space Plan**

2,416 Sq Ft / 224 Sq M

- Workstations x 26
- 10 person meeting room x 1
- 4 person meeting room x 1
- 2 person phone booth x 1
- Kitchen x 1
- Breakout x 2



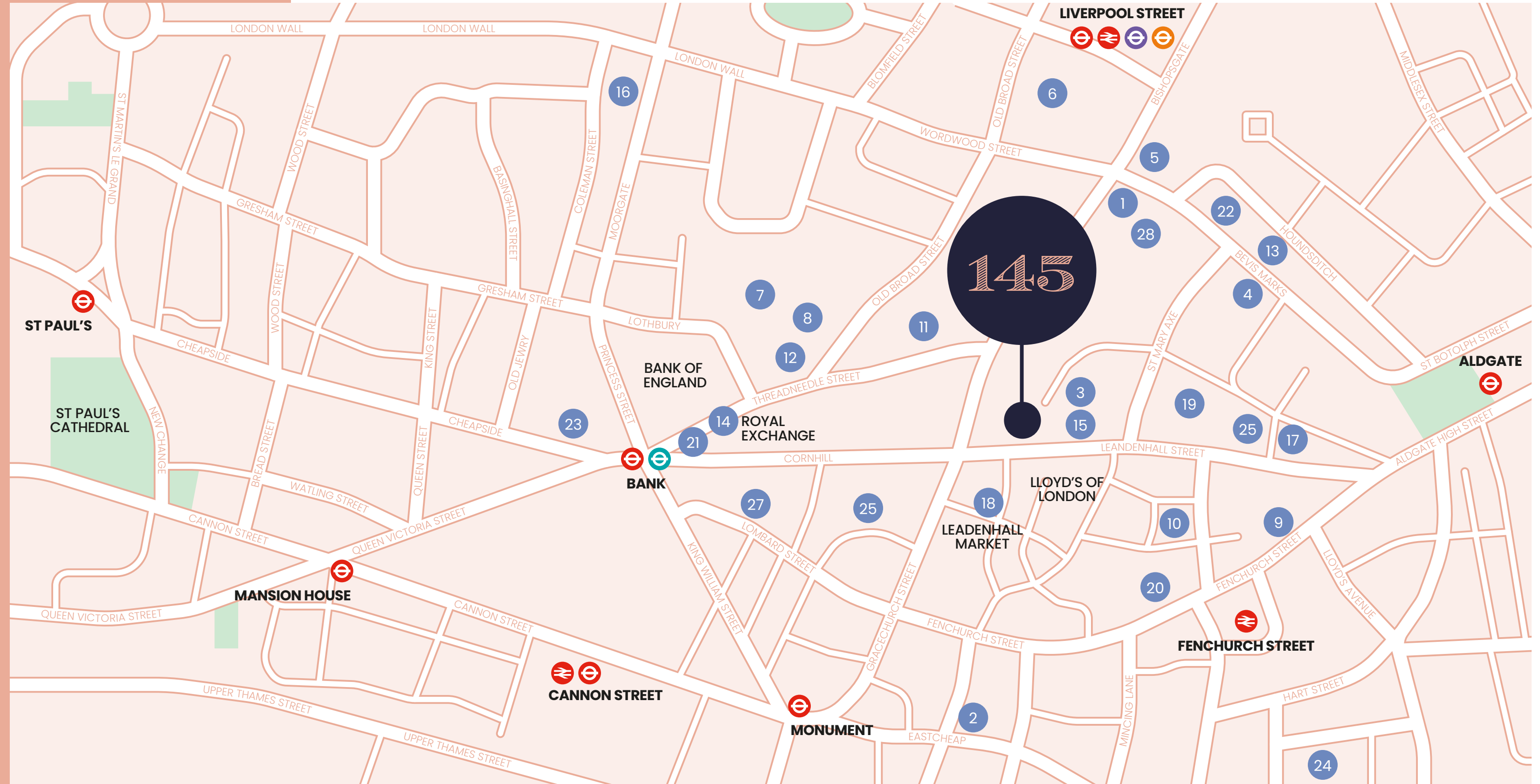
Spaces plans are for indicative purposes only

THE LOCATION & CONNECTIVITY

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 | 6. The Ivy City Garden | 10. The Moniker | 14. The Fortnum's Bar & Restaurant |
| 2. Blacklock | 7. Coya | 11. Burger & Lobster | 15. Bob Bob Ricard |
| 3. Blend Cafe | 8. Le Relais de Venise | 12. Brasserie Blanc | 16. Clays |
| 4. The Alchemist | 9. l'Entrecôte | 13. Watchhouse St Mary's Axe | 17. Ozone Coffee |
| 5. Duck & Waffle | 9. Willy's Wine Bar | | |

To Experience

- | | | | |
|-----------------------|------------------------|--------------------------|-------------|
| 18. Leadenhall Market | 21. The Royal Exchange | 24. Four Seasons Hotel | 27. Gymbox |
| 19. Swingers | 22. I Rebel | 25. Escape Entertainment | 28. Equinox |
| 20. The Garden at 120 | 23. The Ned | 26. Tee Box Leadenhall | |

THE LOCATION



1. Royal Exchange 2. St Mary Axe
3. Ozone Coffee



4. City Roy 5. 1 Rebel



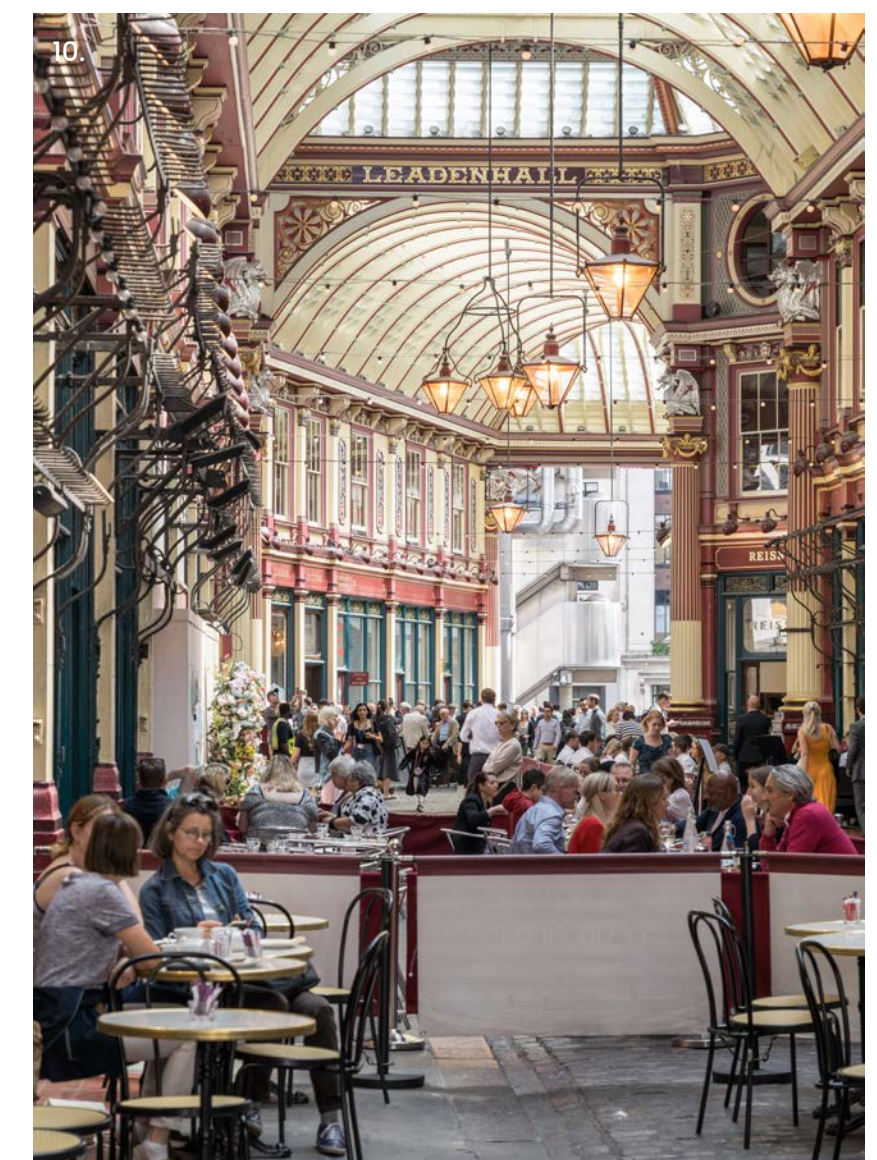
AN ENDLESS
CHOICE FROM
ICONIC CITY
ESTABLISHMENTS
TO MODERN
NEWCOMERS



7. Swingers 8. Fortnum's Bar & Restaurant



9. Hagen 10. Leadenhall Market



FURTHER INFORMATION

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Upon application.

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RUBIX

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