

25
Fenchurch
Avenue.

Take a look

Designed by Foster & Partners and developed by British Land, 25 Fenchurch Avenue lies at the heart of the City core. Up to 103,000 sq ft of flexible office space is currently available over seven floors – offering the perfect opportunity to create an prominent and outstanding HQ.



OR



Fully fitted –
Plug and play office
accommodation

New Category A,
open plan offices





25 Fenchurch Avenue

PLEASE
WAIT
HERE

- 9 Kennedy - Reception
- 8 Kennedy
- 7 Kennedy
- 6 Kennedy
- 5 Kennedy
- 4 Gallagher
- 3 Gallagher
- 2 MEGIS London - Reception
- 1 MEGIS London

Main Reception
An impressive double height reception creates a warm welcome for visitors to the building.

Office space boasting unrivalled tenant amenity, helping businesses create their workplace of the future.

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You can
arrive
in style



Sustainable environment

We know ESG credentials and sustainability is at the forefront of businesses minds. We've got it covered.



EPC rating C
(with a clear path to B rating)



Rainwater harvesting



Sustainable construction methods
- recycling of material from previous building



Triple glazed façade



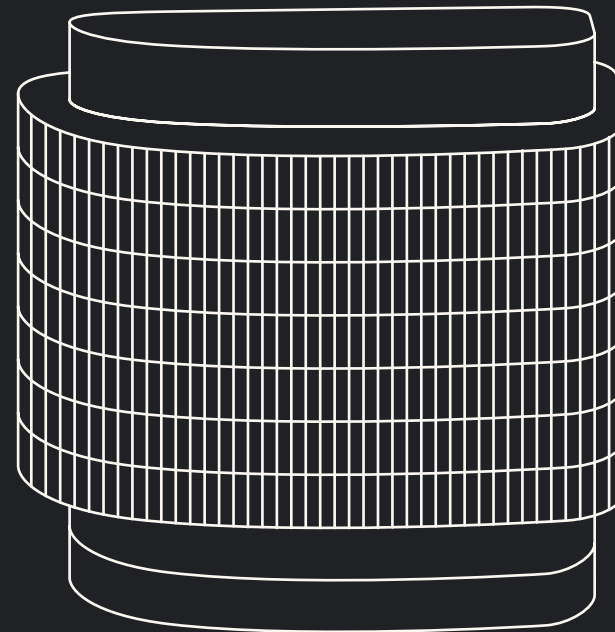
Cladding designed to minimise solar gain and maximise natural light



End of journey facilities



Minimised building water usage via sensor control



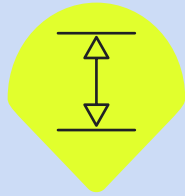
Energy Efficient lighting control



BREEAM Excellent on delivery



Fully accessible raised floors (net void 150mm)



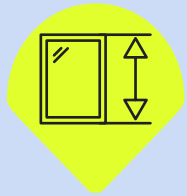
Floor to ceiling height 2.85m



LED lighting (5th floor)



Triple glazed façade



Floor to ceiling glazing



DDA compliant



Four pipe fan coil A/C



Central core floorplates



Occupational density: 1 person per 10 sq m



4 x 17 person passenger lift



Wrap around terrace on the 9th Floor



Fully fitted or a new CAT A

Next level specification

The building boasts large column free floor plates with great levels of natural light throughout due to the floor to ceiling glazing.

9th Floor Terrace

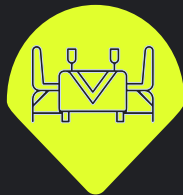


Next level amenities

25 Fenchurch has exclusive access to 51 Lime Street's unrivalled onsite amenity offering, including gym, two large communal terraces, auditorium and restaurants.



375 seater auditorium



Client advocate restaurant on the 23rd floor – available for hire



Staff restaurant on the 15th floor



Onsite gym



51 Lime Street – 15th Floor Staff Restaurant



51 Lime Street – Auditorium



51 Lime Street – 15th Floor Terrace



51 Lime Street – 23rd Client Advocate Restaurant

Highly specified and flexible office space offer the perfect environment to look after your teams wellbeing and encourage productivity.

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We've
got smart
spaces



5th Floor

Indicative CAT B fit out
The space allows for
generous open plan
desking and flexible
breakout areas.

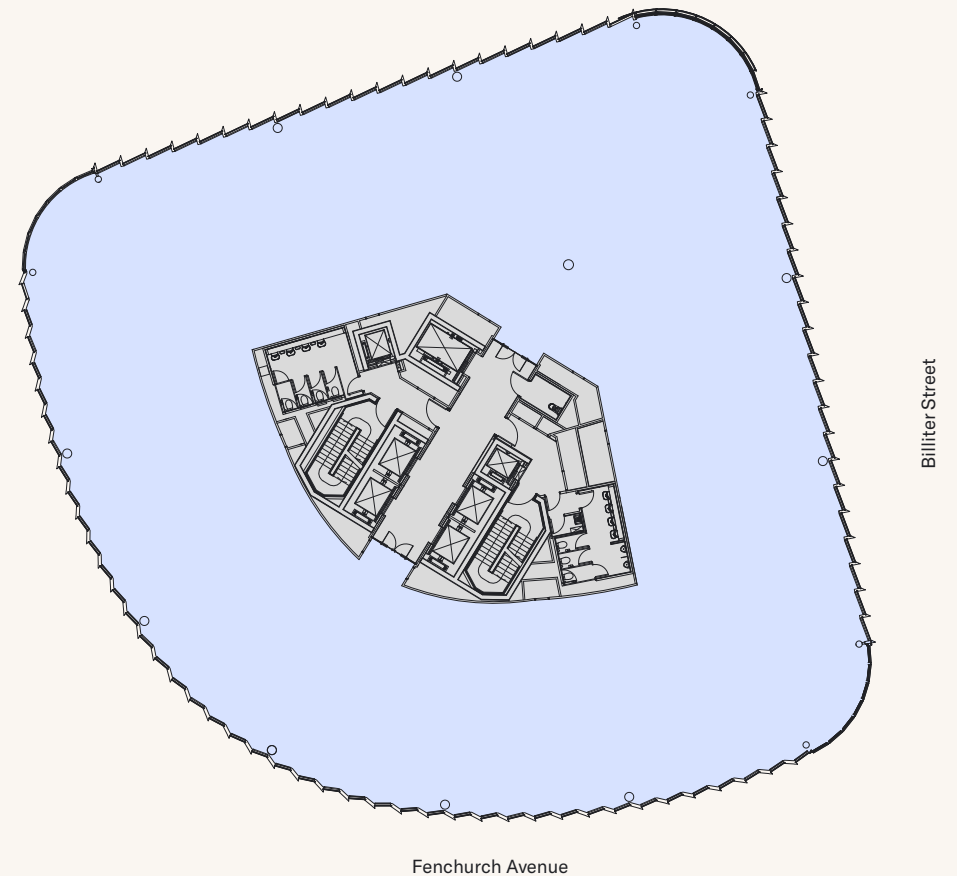
Next level specification

Floor	Use	sq ft	sq m
9th	Cat A / Existing Fit-Out Terrace	8,214 [6,580]	763 [611]
8th	Cat A / Existing Fit-Out	14,794	1,374
7th	Cat A / Existing Fit-Out	14,792	1,374
6th	Cat A / Existing Fit-Out	14,792	1,374
5th	New Cat A	14,791	1,374
4th	Cat A / Existing Fit-Out	14,793	1,374
3rd	Cat A / Existing Fit-Out	14,792	1,374
Part 1st	Cat A / Existing Fit-Out	5,860	544
Total		102,828	9,552

Typical Floor

Office

14,792 sq ft / 1,374 sq m



- Office
- Core



For indicative purposes only. Not to scale.



5th Floor
CAT A workspace offering a fully flexible floorplate - with floor to ceiling glass.



9th Floor Terrace

The wrap around terrace provides a unique view of the City.

3rd Floor / Space Plan

Office
14,792 sq ft / 1,374 sq m

Open plan desks	128
Multi-working space	12
6 person meeting room	3
8 person meeting room	3
Meeting pod	1
Phone room	2
Kitchenette / breakout area	1

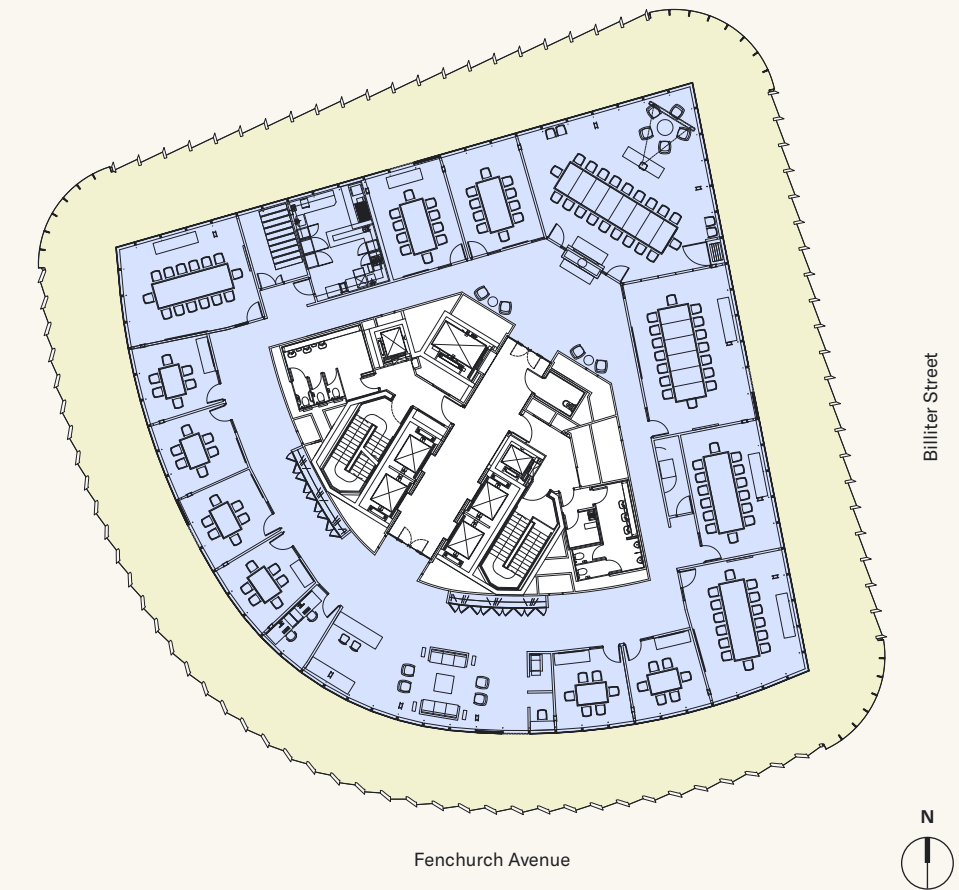
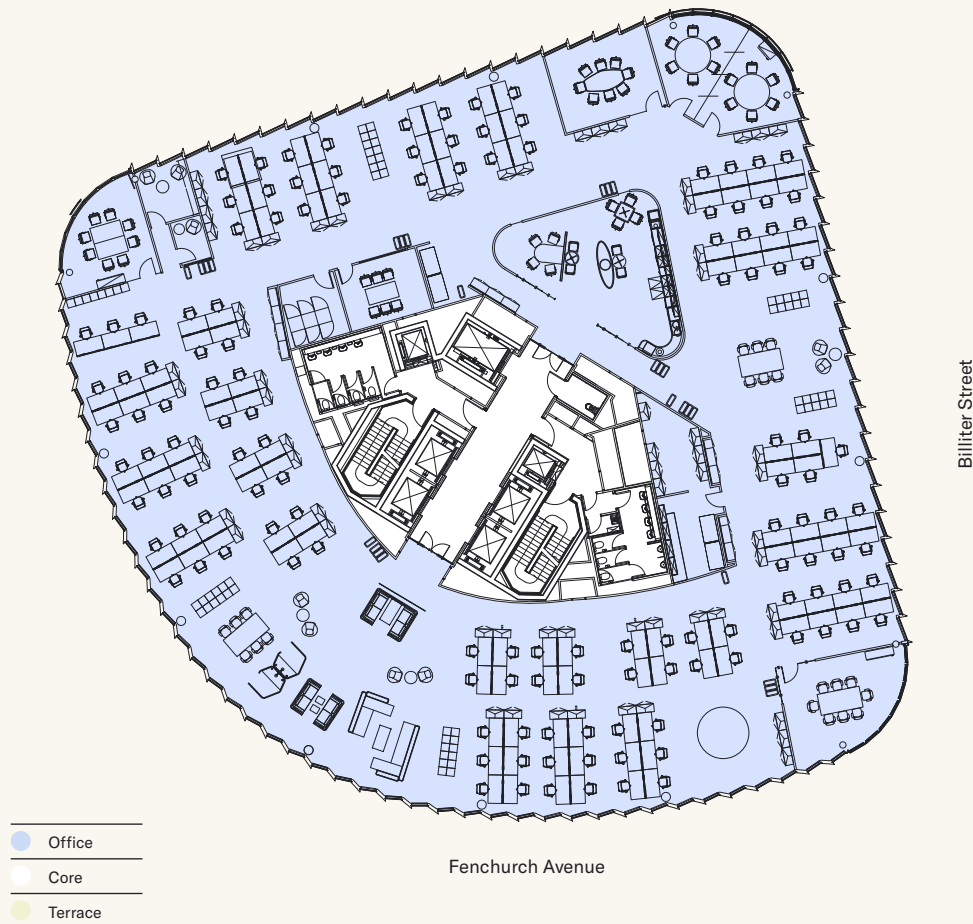
Occupancy ratio 1:10.7 sq m

9th Floor / Space Plan

Office
8,214 sq ft / 763 sq m

4/6 person meeting room	6
8/10 person meeting room	2
12/14 person meeting room	3
16 person meeting room	1
20 person board room	1
Kitchen	1
Reception	1

Terrace
6,580 sq ft / 611 sq m



- Office
- Core
- Terrace



Whether it's a post work drink, a bit of retail therapy or a lunchtime workout the local area has got it covered.

25
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It's got
all the right
ingredients



The best
of taste



The Royal Exchange



The Lloyds Building and The Leadenhall Building

Surrounded by City landmarks

A perfect location, at the very heart of the City. With Leadenhall Market, The Royal Exchange and Bloomberg Arcade within easy reach – the area offers a diverse dining, socialising and retail amenity offering.



14 Hills Bar – 120 Fenchurch Street



Leadenhall Market



Wagtail Rooftop Bar & Restaurant

World class amenities

Restaurants & Bars

- 1 14 Hills
- 2 MBER
- 3 Bob Bob Cité
- 4 Blacklock
- 5 Osteria del Mercato
- 6 Eataly
- 7 Duck and Waffle
- 8 Burger & Lobster
- 9 Ominio
- 10 Vagabond
- 11 Darwin Brasserie
- 12 Swingers
- 13 BrewDog
- 14 London Cocktail Club
- 15 Eastcheap Records
- 16 The Folly
- 17 Bodeans
- 18 Wagtail

Landmarks

- 19 Leadenhall Market
- 20 The Royal Exchange

Cafés

- 21 Association Coffee
- 22 Black Sheep
- 23 Joe & The Juice
- 24 Costa Coffee
- 25 Curators Coffee Studio
- 26 Starbucks
- 27 Hatch Espresso
- 28 Grind

Wellness

- 29 Third Space City
- 30 PureGym
- 31 1Rebel
- 32 Fitness First

Hotels

- 33 Citizen M
- 34 Club Quarters
- 35 Threadneedles
- 36 Four Seasons
- 37 DoubleTree



Get a move on

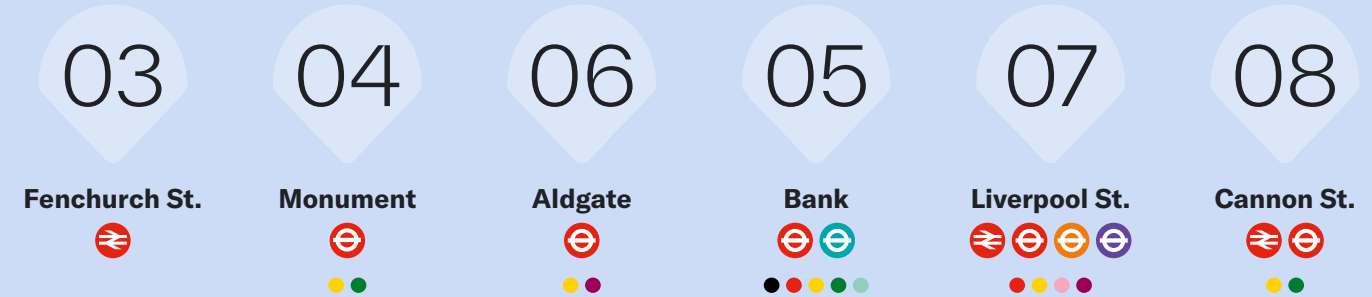
The building is in close proximity to Fenchurch Street, Aldgate, Liverpool Street, Bank and Cannon Street stations, providing excellent transport links across central London and beyond.

Whilst the recently opened Elizabeth Line has transformed accessibility to the City from the West.

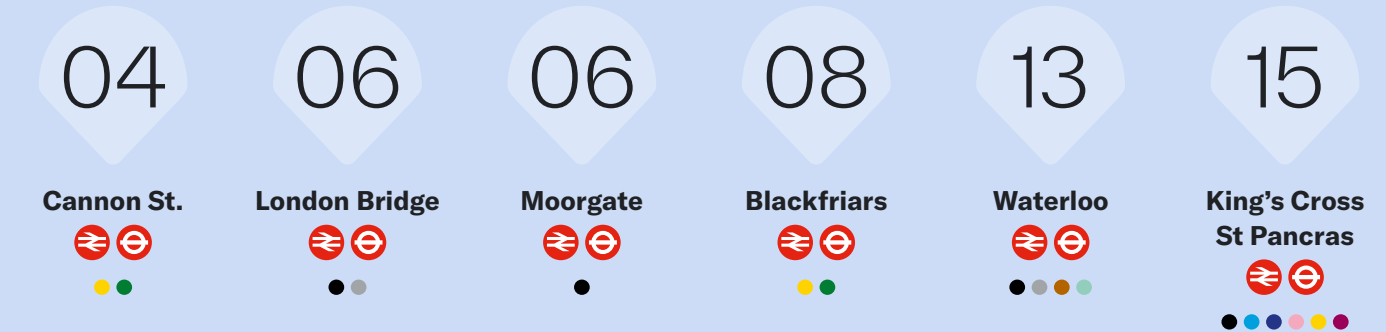
Source: Google



Walk times (in mins) from 51 Lime Street



Cycle times (in mins) from 51 Lime Street



Elizabeth Line travel times from Liverpool Street



Global talent

The surrounding area is home to some of the biggest global brands from a diverse range of sectors, drawn to the area thanks to the excellent transport connections and the extensive amenities on the doorstep.



wework

Allianz 

 **M&G**
Investments

HFW



Munich RE 


HISCOX

 **accenture**



 **ZURICH**

CHUBB[®]

convene



 **ARCADIS**

KIRKLAND & ELLIS

RSA 

LATHAM & WATKINS^{LLP}


Miller

You're
in good
company

Contacts

Viewings

Strictly through the sole joint letting agents.

Terms

Upon application.

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