



40

LEADENHALL
LONDON

A new 900,000 sq ft neighbourhood crafted for London's pioneering businesses

A development by

 **M&G**
Real Estate





Summary

900,000

Total sq ft



820K

sq ft of business ready space



80K

sq ft of amenity space across the building



100m

reception with Central Square



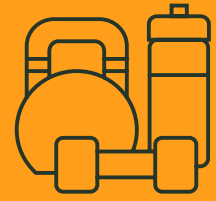
11th

floor communal rooftop clubhouse



5

independent retailers



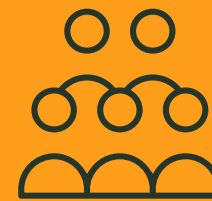
1

fitness studio



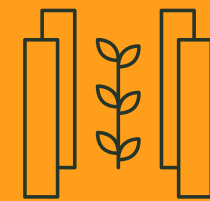
2

public restaurants



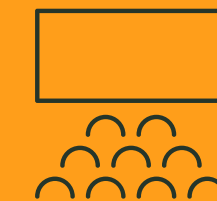
200

seat auditorium



17

outdoor green spaces and terraces



30

seat HD cinema room



1

wellness suite



22.5k

sq ft grooming, treatment and changing area



1

contemporary library area



1,000

secure bike spaces



7

trees on the ground floor 4m – 7.5m high



14k

sq ft, Central Sq, Library and Think Space



Targeting BREEAM Excellent



Targeting Well Platinum



Reset air quality assessment



Targeting Wired Certification – Platinum

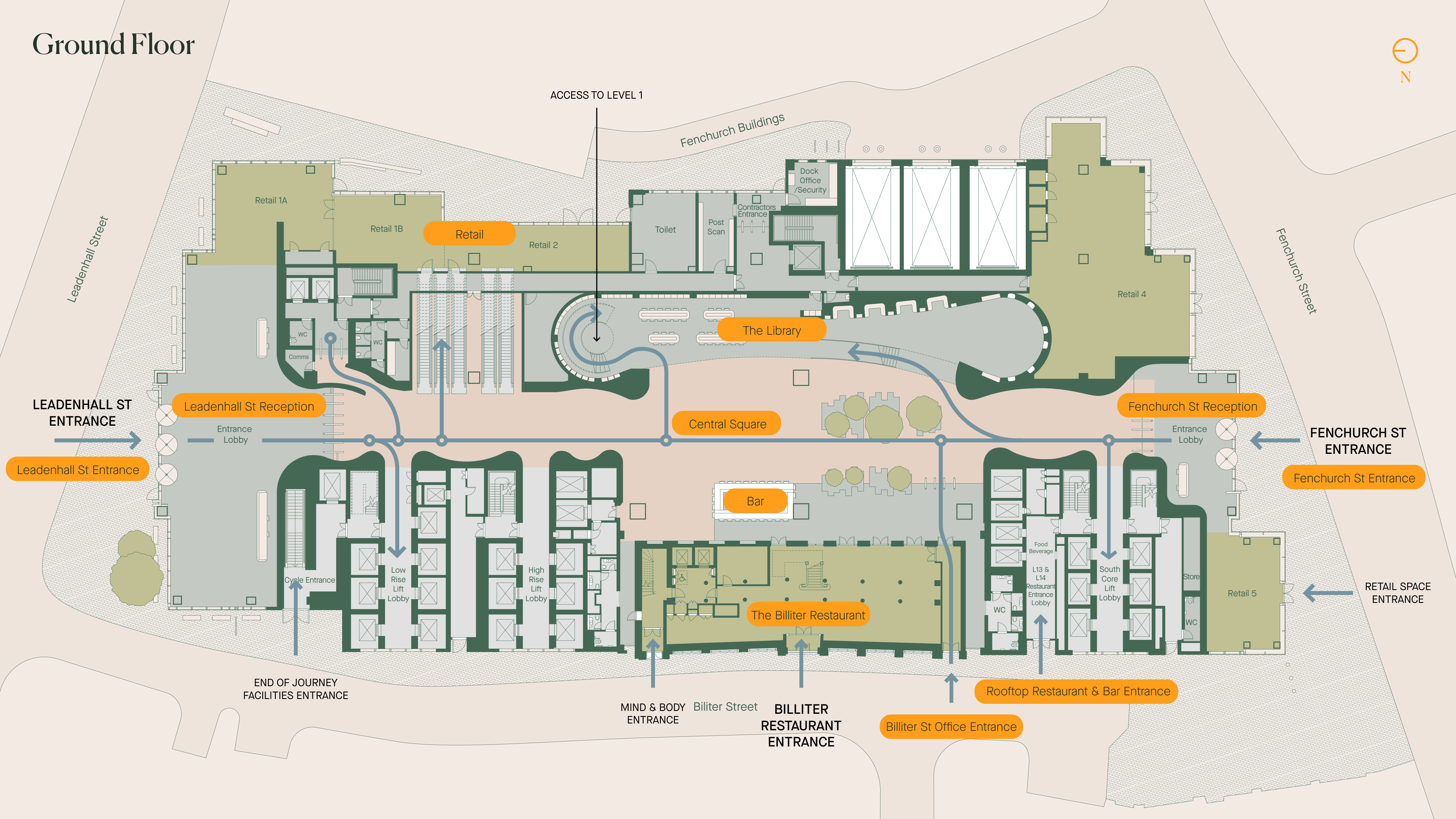


Targeting the top 'Platinum' rating



Targeting 5* rating

Ground Floor



ACCESS TO LEVEL 1

Fenchurch Buildings

Retail 1A

Retail 1B

Retail

Retail 2

Toilet

Post Scan

Contractors Entrance

Dock Office / Security

Retail 4

The Library

Leadenhall St Reception

LEADENHALL ST ENTRANCE

Entrance Lobby

Central Square

Fenchurch St Reception

FENCHURCH ST ENTRANCE

Entrance Lobby

Fenchurch St Entrance

Leadenhall St Entrance

RETAIL SPACE ENTRANCE

Cycle Entrance

Low Rise Lift Lobby

High Rise Lift Lobby

The Billiter Restaurant

Bar

Food Beverage

L13 & L14 Restaurant Entrance Lobby

South Core Lift Lobby

Store

WC

END OF JOURNEY FACILITIES ENTRANCE

MIND & BODY ENTRANCE

Billiter Street Entrance

BILLITER RESTAURANT ENTRANCE

Billiter St Office Entrance

Rooftop Restaurant & Bar Entrance

Schedule of Office Areas

FLOOR	AVAILABILITY	OFFICES (SQ FT)	TERRACES (SQ FT)
34	LET	8,717	6,354
33	LET	16,358	
32	LET	16,358	
31	LET	16,312	2,224
30	LET	19,082	
29	LET	19,082	
28	LET	19,082	
27	LET	19,070	879
26	LET	20,300	
25	LET	20,266	913
24	LET	21,991	
23	LET	21,963	658
22	UNDER OPTION	22,776	
21	UNDER OPTION	21,493	
20	UNDER OPTION	21,236	
19	UNDER OPTION	21,727	
18	UNDER OPTION	19,987	
17	UNDER OPTION	21,714	
16	UNDER OPTION	21,714	
15	UNDER OPTION	21,714	
14	UNDER OPTION	21,714	
13		21,714	
12	AVAILABLE FOR FLEXIBLE TERMS	31,056	
11		21,612	900
10		35,236	
09	AVAILABLE	35,166	1,226
08	AVAILABLE	36,862	154
07	AVAILABLE	37,376	367
06	AVAILABLE	37,960	
05	UNDER OPTION	37,960	
04	LET	37,985	
03	LET	37,912	
02	TBC	38,010	
01	TBC	35,666	
Mezzanine	UNDER OPTION	1,340	
G			
-01			
-02			
-03			
Total Available	256,982	Total 857,808	Total 15,102

Available for flexible terms

Floors 10 - 13
109,618 sq ft

Available

Floors 6 - 9
147,363 sq ft

Coworking/Amenity

Floors 1 - 2
73,676 sq ft

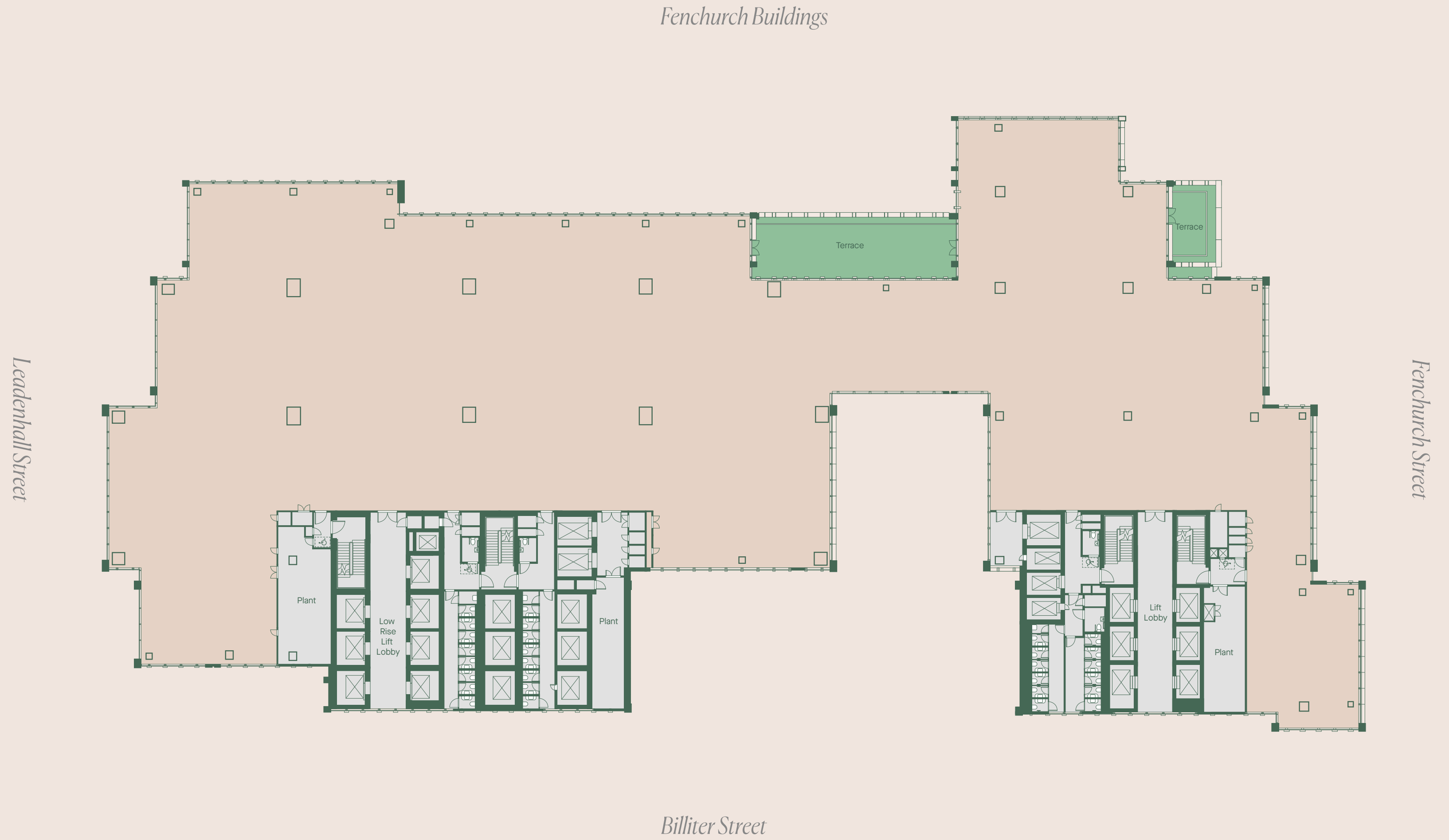
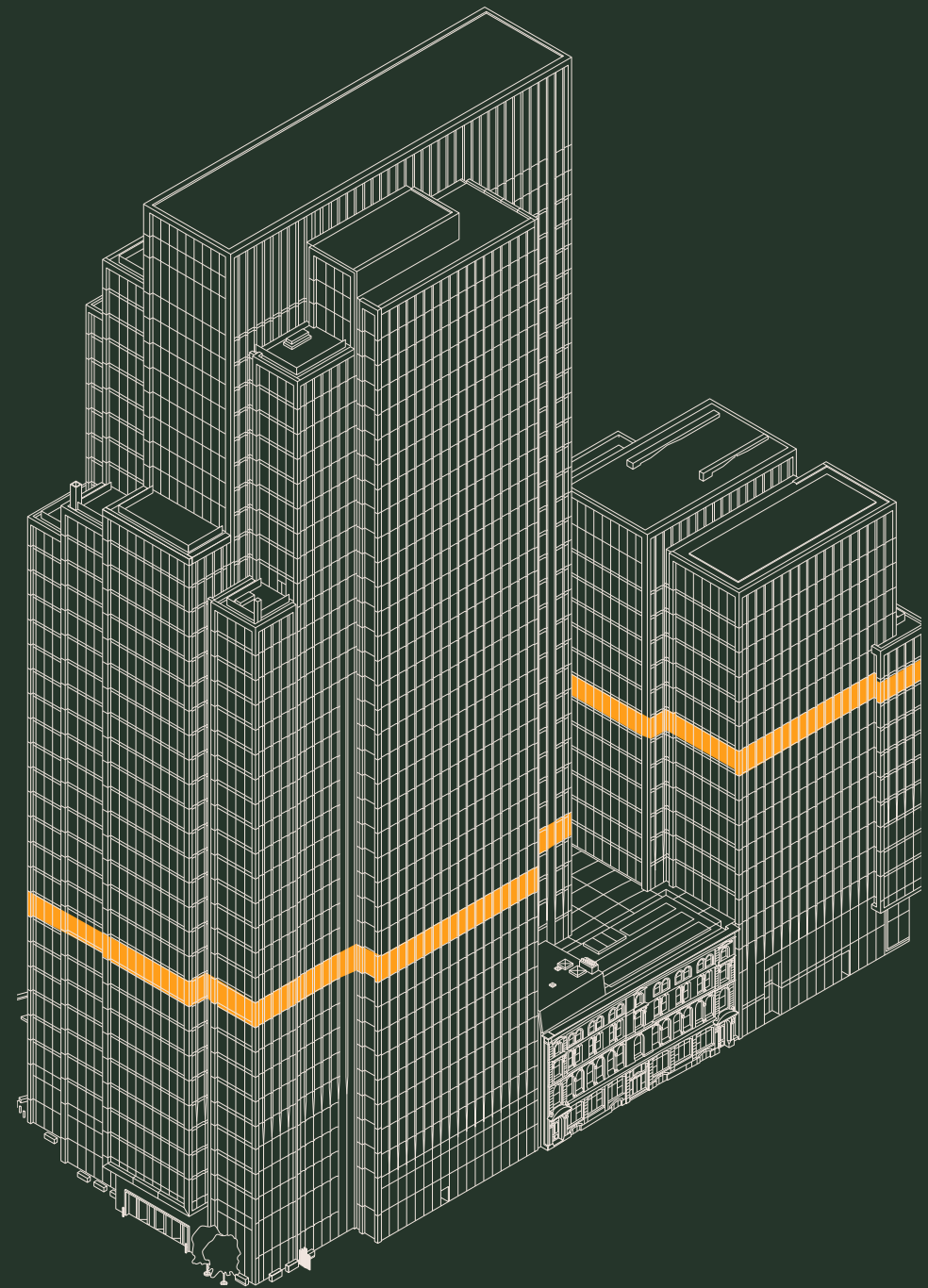
Total Offices Available
256,982 sq ft

Level 9



35,166 sq ft

● Office ● Communal ● Core

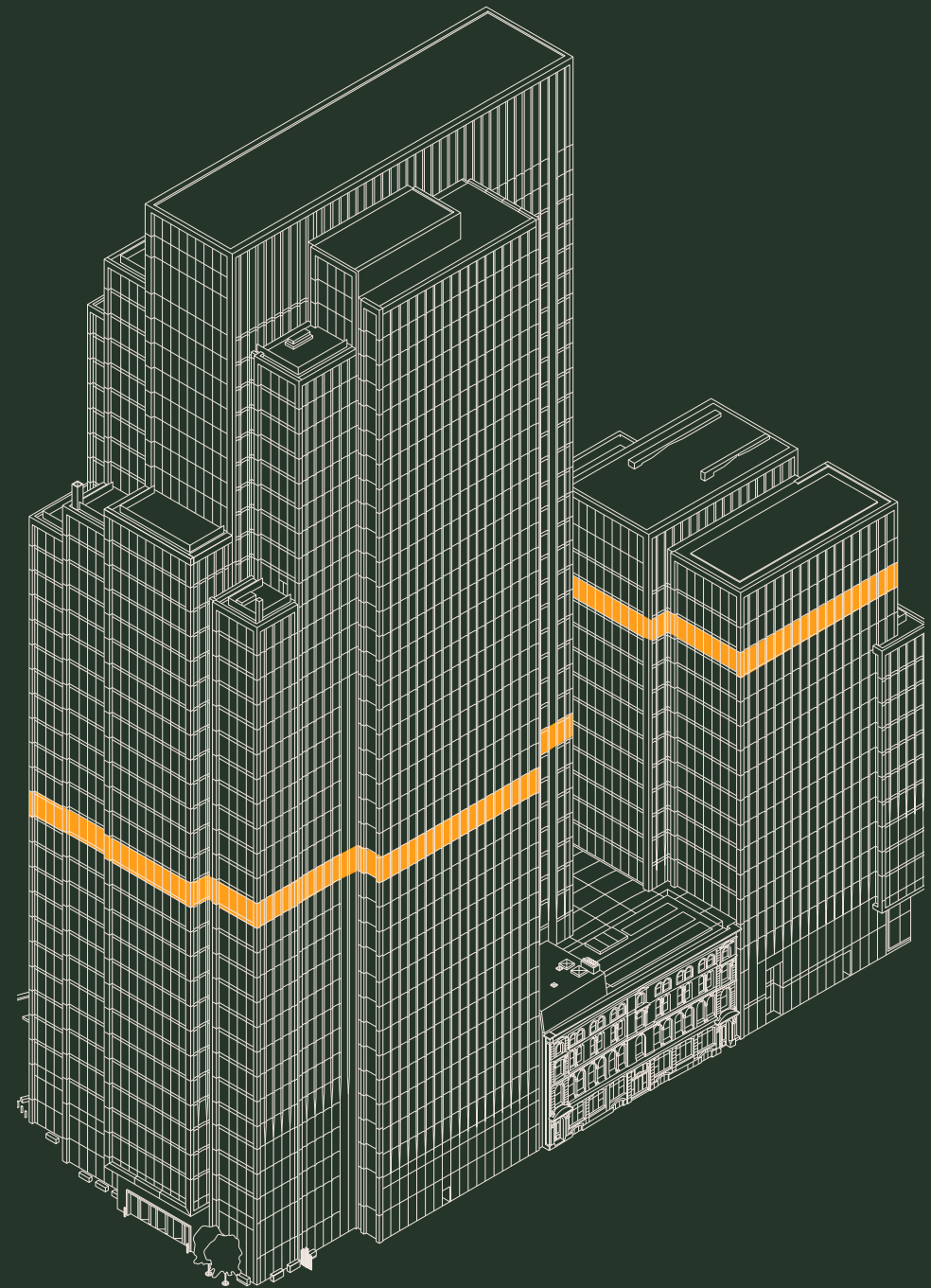


Level 13



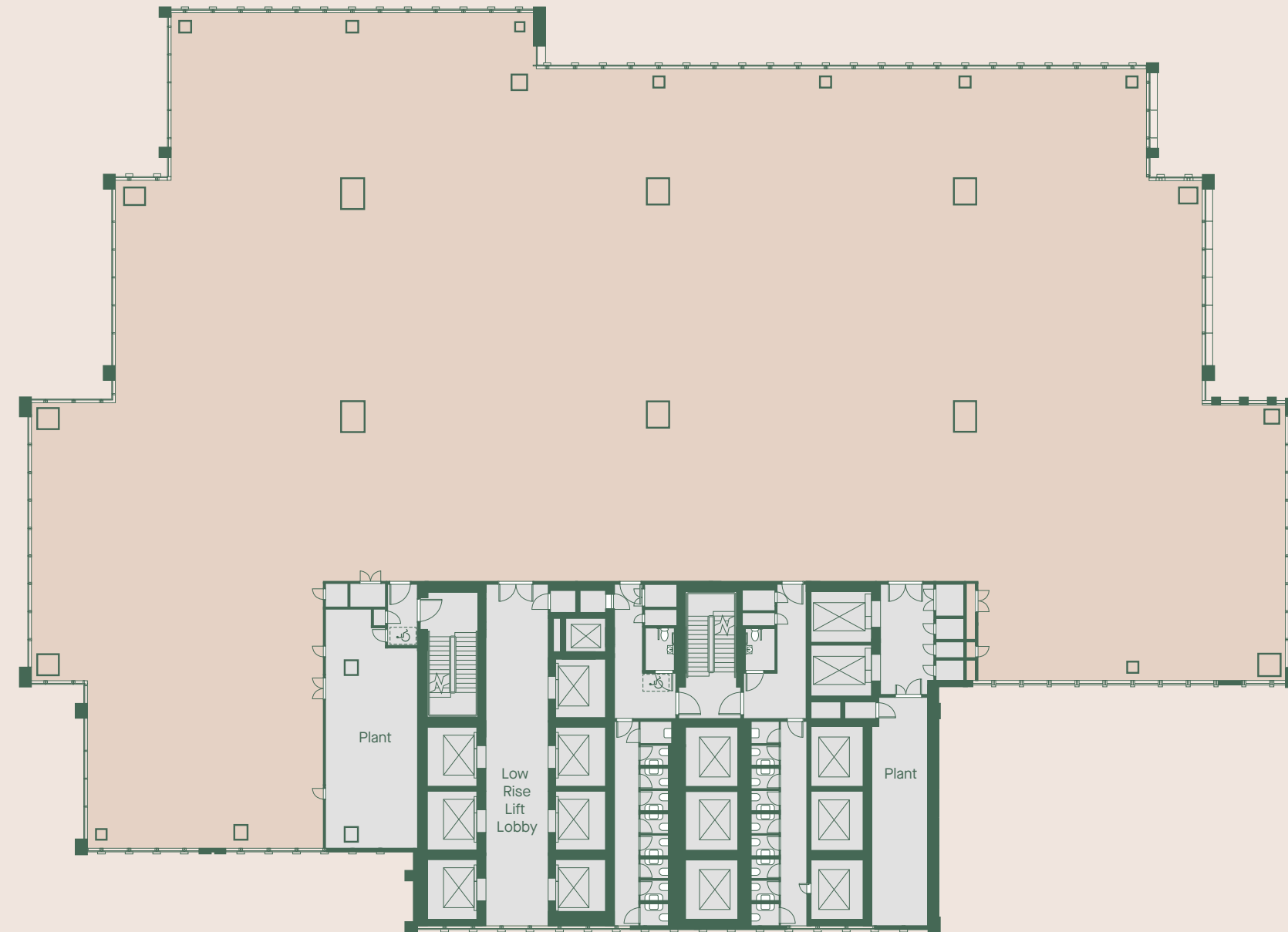
21,714 sq ft

● Office ● Communal ● Core

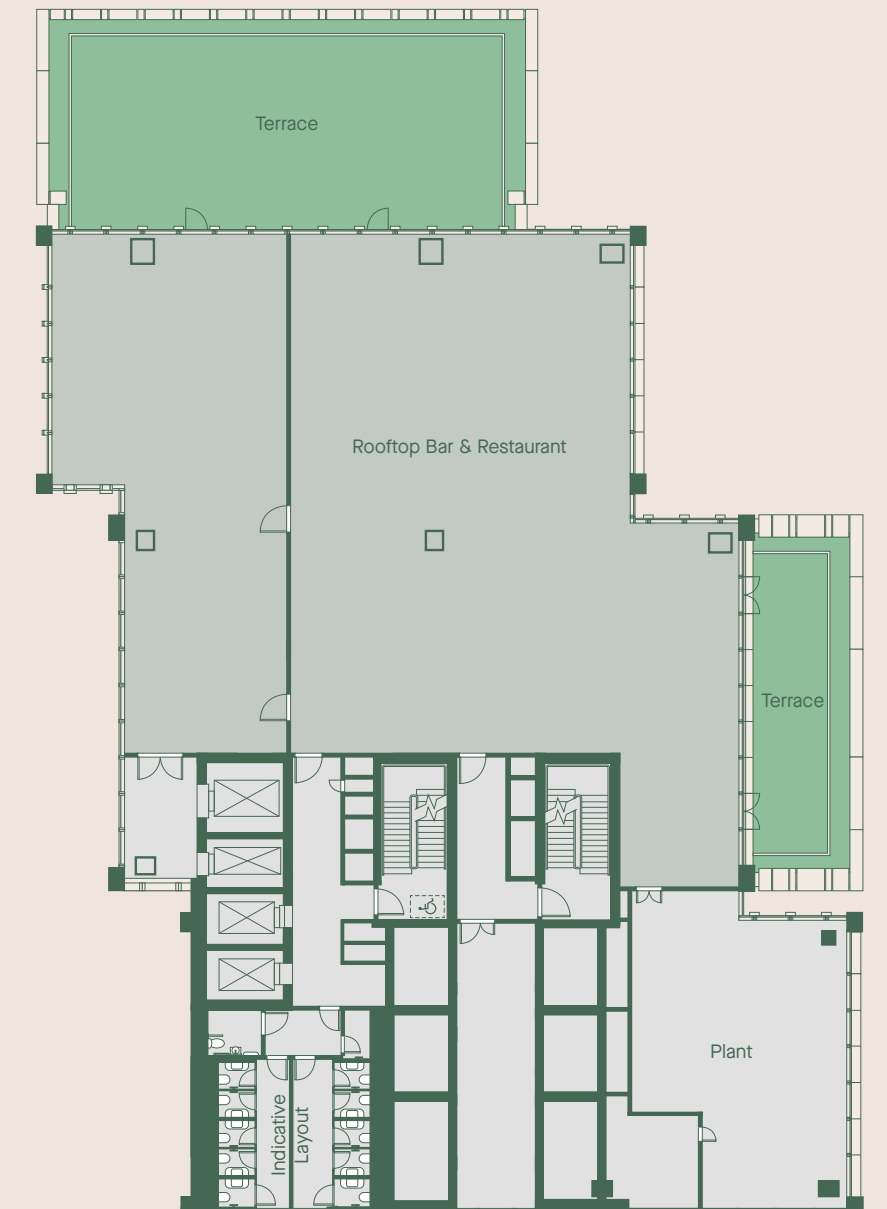


Fenchurch Buildings

Leadenhall Street



Billiter Street



Fenchurch Street









Arriving November 2023

40leadenhall.london

A development by

In partnership with development manager



For further details and bespoke presentation please contact

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