

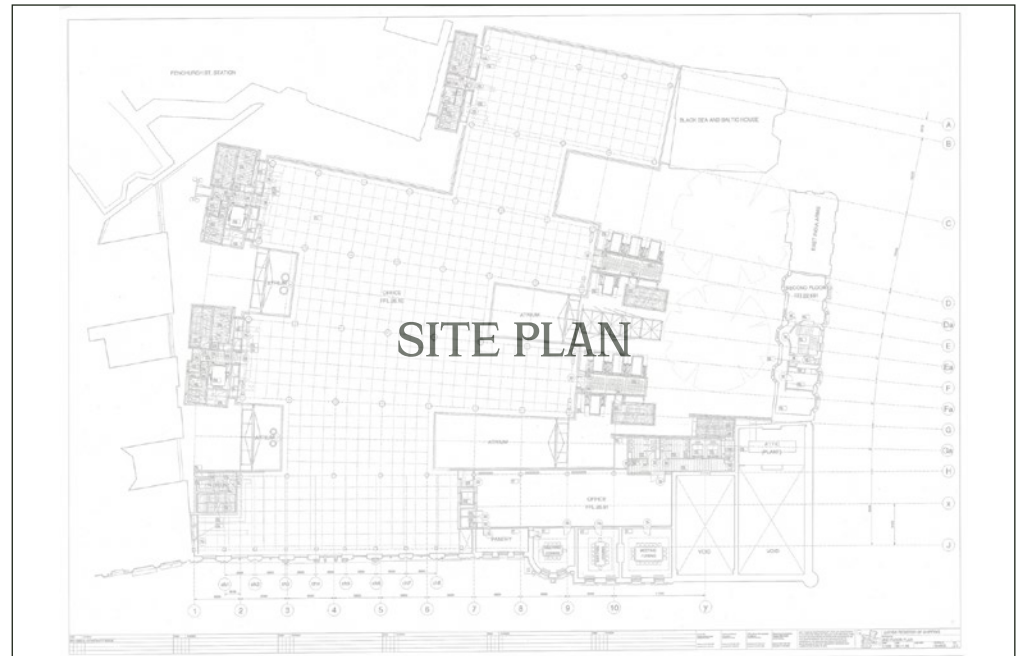


THE
FENCHURCH ESTATE
LONDON



A COLLECTION OF BUILDINGS IN THE HEART OF LONDON

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THE FENCHURCH ESTATE LONDON



EC3

71

FENCHURCH STREET

LONDON

4,732 SQ FT - 73,891 SQ FT

An iconic building in the heart of The Fenchurch Estate



71



71 Fenchurch Street is one of the iconic buildings within the insurance district of the City of London. Accessed via a private courtyard on Fenchurch Street, the building is adjacent to Fenchurch Street mainline station and a few minute walk from Lloyd's.

SPECIFICATION


Grade A
Office Space


Chilled Beam
Air Conditioning


Superb
Natural Light


Landscaped
Courtyard


Cycle Spaces,
Showers and Lockers


Floor to
Ceiling Height


Enhanced
Raised Floors


Exposed
Services Finish

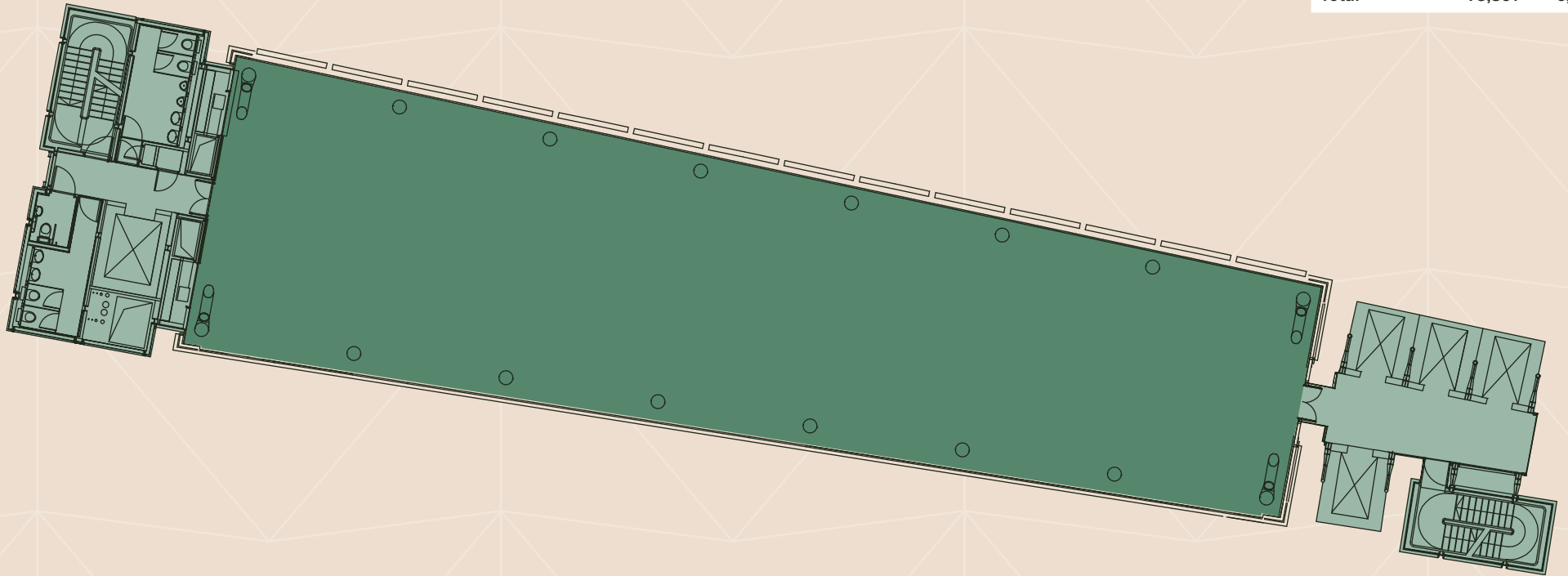

Café
in Reception

10th & 11th Floor

4,732 sq ft / 440 sq m



Floor	Sq Ft	Sq M
11th	4,732	440
10th	4,732	440
Part 8th	4,789	445
7th	11,198	1,040
6th	11,185	1,039
4th	20,942	1,946
Lower Ground	16,313	1,516
Total	73,891	6,866



■ Office space ■ Core

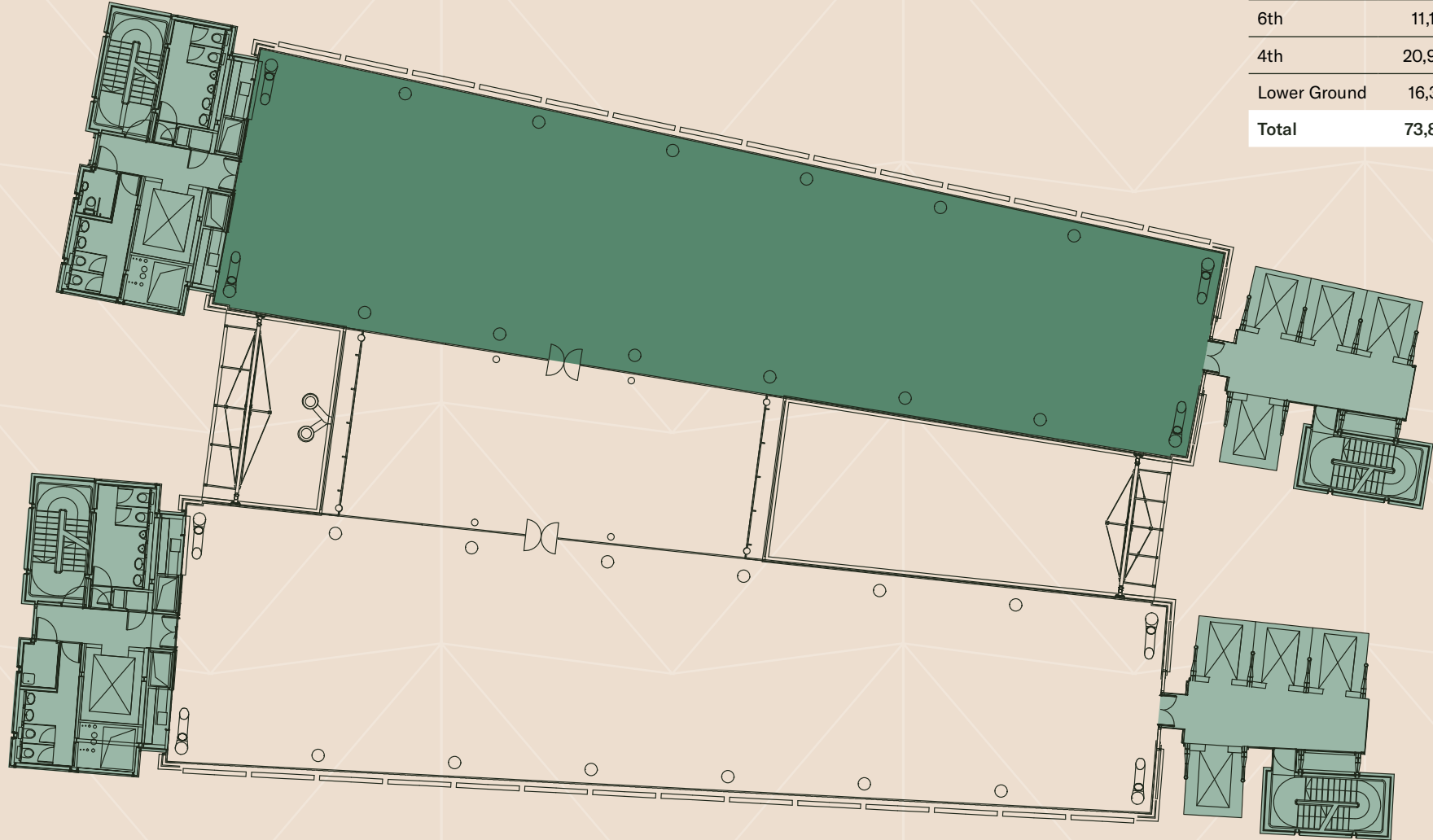
Floor plans not to scale. For identification purposes only.

Part 8th Floor

4,789 sq ft / 445 sq m



Floor	Sq Ft	Sq M
11th	4,732	440
10th	4,732	440
Part 8th	4,789	445
7th	11,198	1,040
6th	11,185	1,039
4th	20,942	1,946
Lower Ground	16,313	1,516
Total	73,891	6,866



■ Office space ■ Core

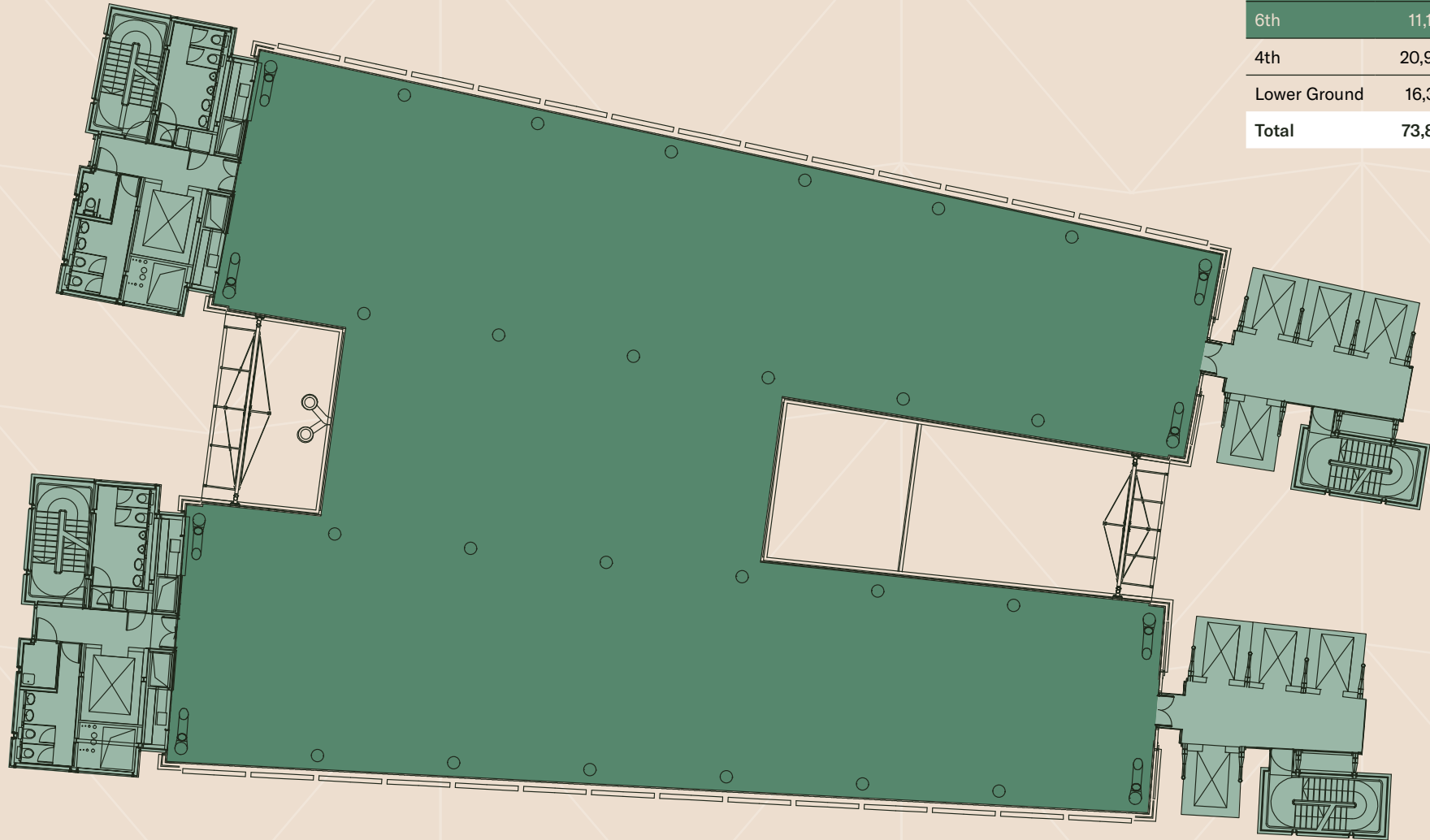
Floor plans not to scale. For identification purposes only.

6th & 7th Floor

11,185 - 11,198 sq ft / 1,039 - 1,040 sq m



Floor	Sq Ft	Sq M
11th	4,732	440
10th	4,732	440
Part 8th	4,789	445
7th	11,198	1,040
6th	11,185	1,039
4th	20,942	1,946
Lower Ground	16,313	1,516
Total	73,891	6,866

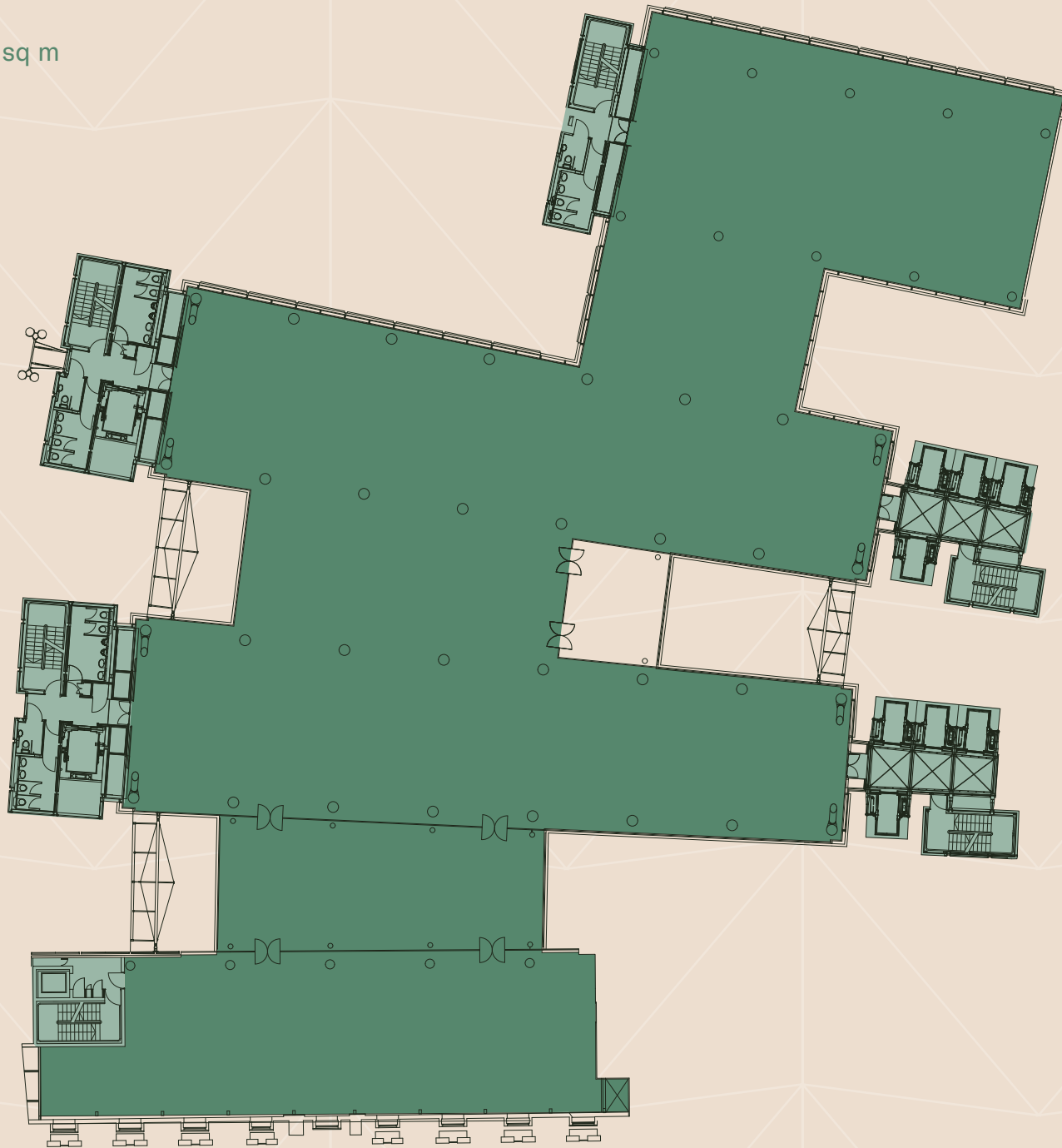


■ Office space ■ Core

Floor plans not to scale. For identification purposes only.

4th Floor

20,942 sq ft / 1,946 sq m



Floor	Sq Ft	Sq M
11th	4,732	440
10th	4,732	440
Part 8th	4,789	445
7th	11,193	1,040
6th	11,185	1,039
4th	20,942	1,946
Lower Ground	16,313	1,516
Total	73,891	6,866

Office space

Core

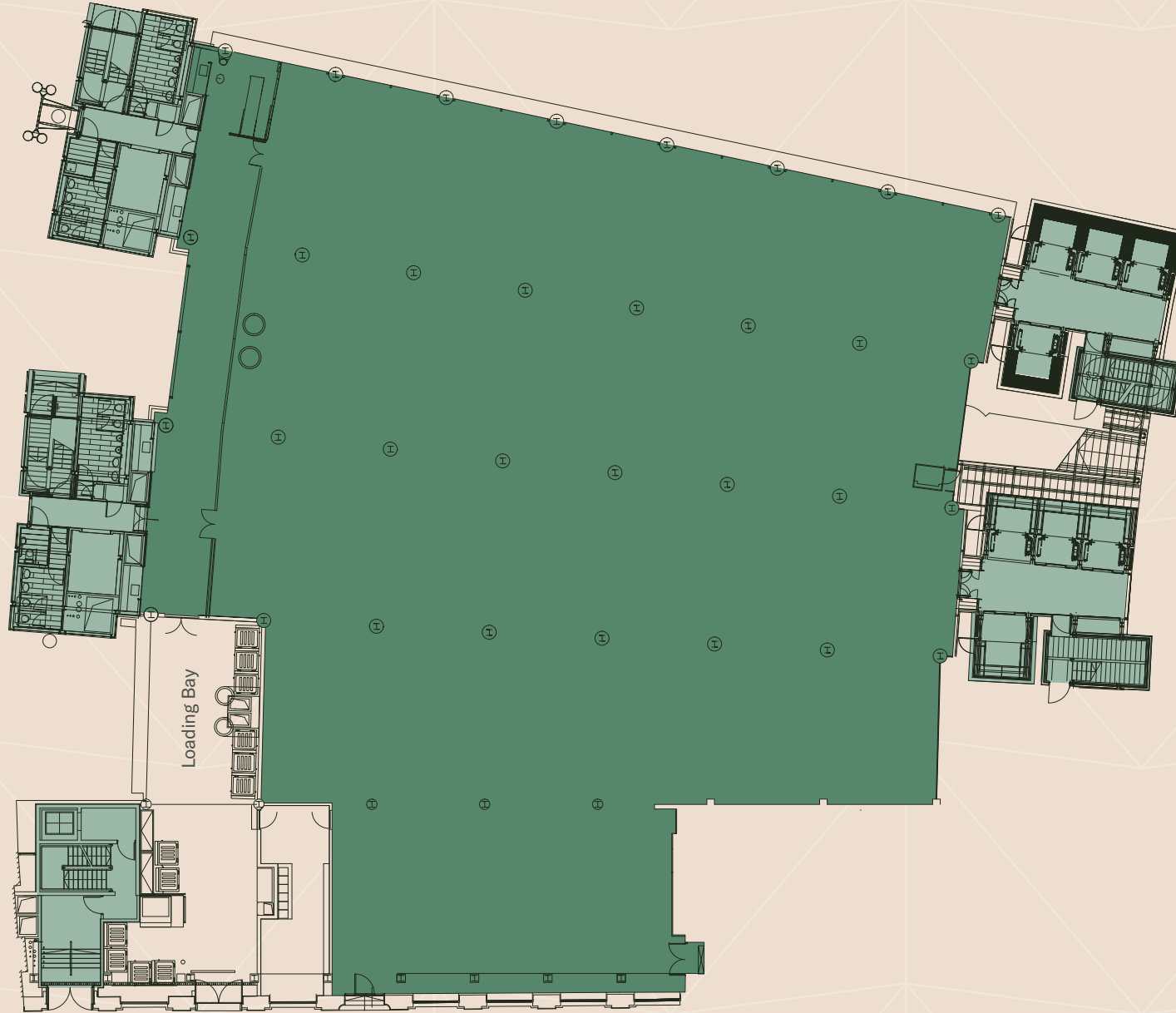
Floor plans not to scale. For identification purposes only.

Lower-Ground

16,313 sq ft / 1,516 sq m



Floor	Sq Ft	Sq M
11th	4,732	440
10th	4,732	440
Part 8th	4,789	445
7th	11,198	1,040
6th	11,185	1,039
4th	20,942	1,946
Lower Ground	16,313	1,516
Total	73,891	6,866



Lloyds Avenue

■ Office space ■ Core

Floor plans not to scale. For identification purposes only.



Around the corner...

Dining

1. 14 Hills
2. Darwin Brasserie
3. Bob Bob Cité
4. Brewdog
5. Chamberlains
6. Hispania

Bars

13. Jin Bo Law
14. Swingers
15. Planet of the Grapes
16. Savage Garden LDN
17. Eastcheap Records
18. The Folly

Cafés

7. Association Coffee
8. Black Sheep
9. Joe & The Juice
10. Kahaila Aldgate
11. Curators Coffee
12. Notes Coffee Roasters

Wellness

19. Third Space City
20. Pure Gym
21. 1 Rebel
22. Virgin Active
23. Pure Spa & Beauty
24. Boom Cycle



Terms
Upon application

Viewings
Strictly through sole letting agents



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