

TO LET - OFFICE

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# 71 FENCHURCH STREET

EC3M 4BS



## Key Highlights

- 4,732 to 90,712 sq ft
- Enhanced floor to ceiling heights
- Chilled beam air conditioning
- Reception cafe
- Grade A office accommodation
- Cycle spaces, showers and lockers
- Raised floors
- Superb natural light and City skyline view

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## Location

The building can be accessed via a re-landscaped private courtyard to the south of Fenchurch Street, the building is adjacent to Fenchurch Street mainline station and a few minutes walk from Lloyds. In addition to Fenchurch Street, numerous other transport hubs are within a short walk; Tower Hill (Docklands Light Railway, District and Circle lines), Aldgate (Circle, Metropolitan and Hammersmith & City lines) and Liverpool Street (mainline, Central, Circle, Metropolitan and Hammersmith & City lines).

## Description

The common parts of the building have undergone an extensive refurbishment including a re-landscaped courtyard with additional seating, a remodelled reception area and all the available floors being refurbished to a Category A specification.

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
11th	4,732	439.62	To Let	Available
10th	4,732	439.62	To Let	Available
7th	11,198	1,040.33	To Let	Available
6th	11,185	1,039.12	To Let	Available
4th	20,942	1,945.58	To Let	Available
1st	21,610	2,007.63	To Let	Available
Lower Ground	16,313	1,515.53	To Let	Available
<b>Total</b>	<b>90,712</b>	<b>8,427.43</b>		

## Specification

Grade A office accommodation  
Chilled beam air conditioning  
Enhanced raised floors  
Superb natural light and City skyline views  
Cycle spaces, showers and lockers  
Reception café  
Potential for self-contained entrance off Lloyd's Avenue  
EPC – C (68)

## Terms

Terms upon application

## Viewings

Strictly by arrangement

## Contact

**Josh Lamb**

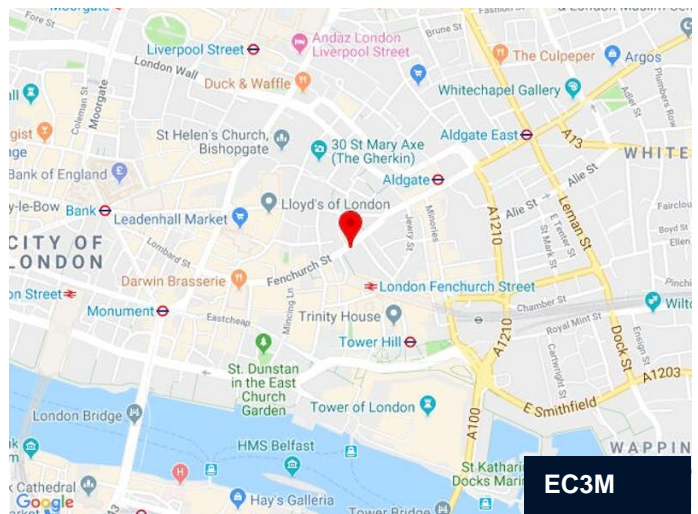
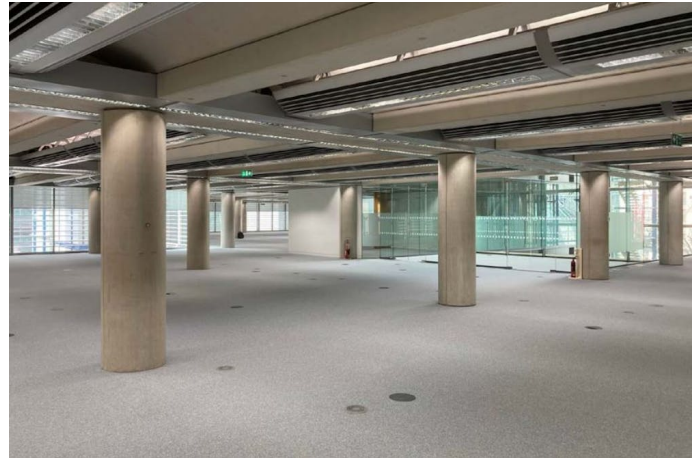
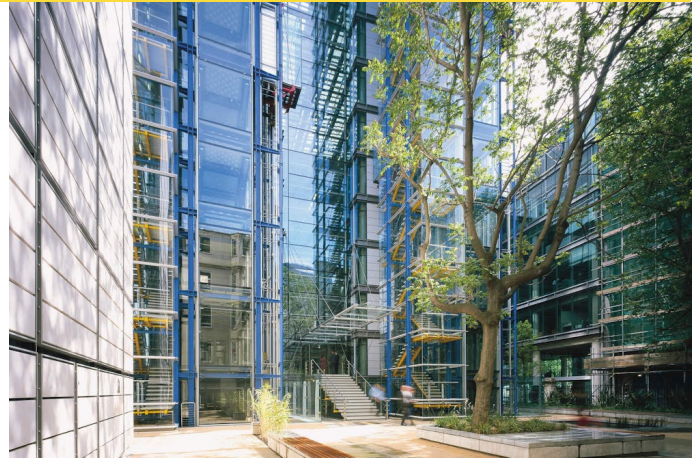
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