



Leadenhall St.

Re-Imagined High Quality Offices  
from 2,504 sq ft to 101,293 sq ft



A high quality office scheme located in a prime EC3 location. Restored to the highest standard by renowned architects Foggo Associates, the designs bring contemporary verve and feel to a classic building, creating a superb working environment.

Stylishly updated to include a newly remodelled entrance hall, 88 Leadenhall Street offers 101,293 sq ft of available accommodation, with excellent ceiling heights, bright open floors, characterful features and a terrace on the sixth floor.

RESTORED TO THE HIGHEST  
STANDARD BY RENOWNED  
ARCHITECTS FOGGO  
ASSOCIATES, THE DESIGNS  
BRING A CONTEMPORARY  
FEEL TO A CLASSIC BUILDING.





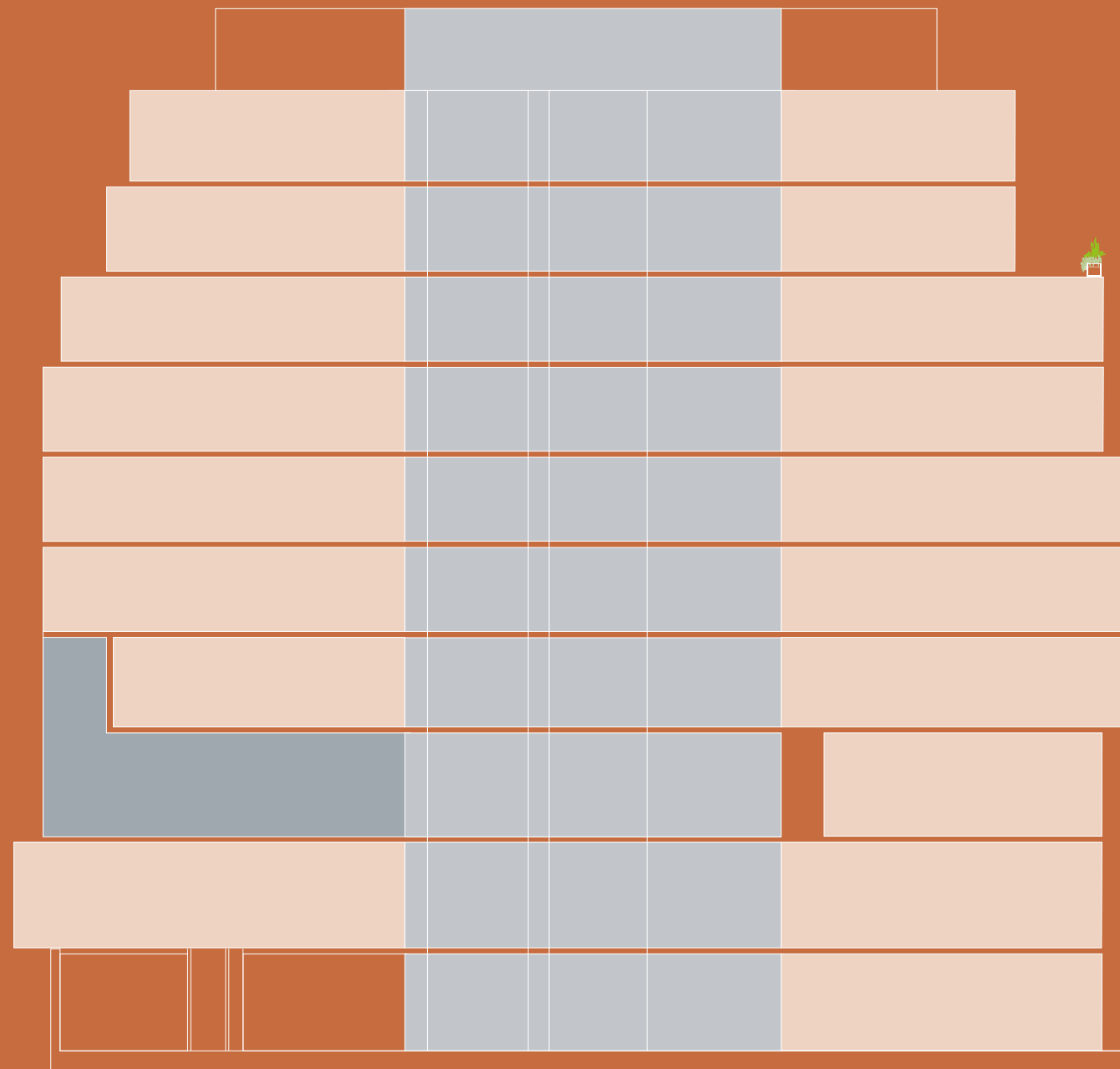
A STYLISH REMODELLED  
ENTRANCE HALL  
FEATURING INFORMAL  
BREAK-OUT AREAS



ENTRANCE HALL SNUG  
WITH COFFEE FACILITIES

101,293 SQ FT OF HIGH QUALITY ACCOMMODATION, WITH CHARACTERFUL FEATURES AND A TERRACE ON THE SIXTH FLOOR.

FLOOR	SQ FT
SEVENTH	7,700
SIXTH (WITH TERRACE)	UNDER OFFER
FIFTH	11,274
FOURTH	11,557
THIRD	12,602
SECOND	UNDER OFFER
FIRST	12,400
GROUND (SOUTH)	2,504
(NORTH)	3,990
LOWER GROUND	11,428
BASEMENT	4,828
<b>TOTAL</b>	<b>101,293</b>



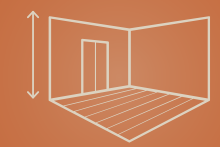
New contemporary reception



New LED lighting



Fan coil air conditioning



New raised floors



Shower facilities



Bike racks



4 passenger lifts



Loading bay

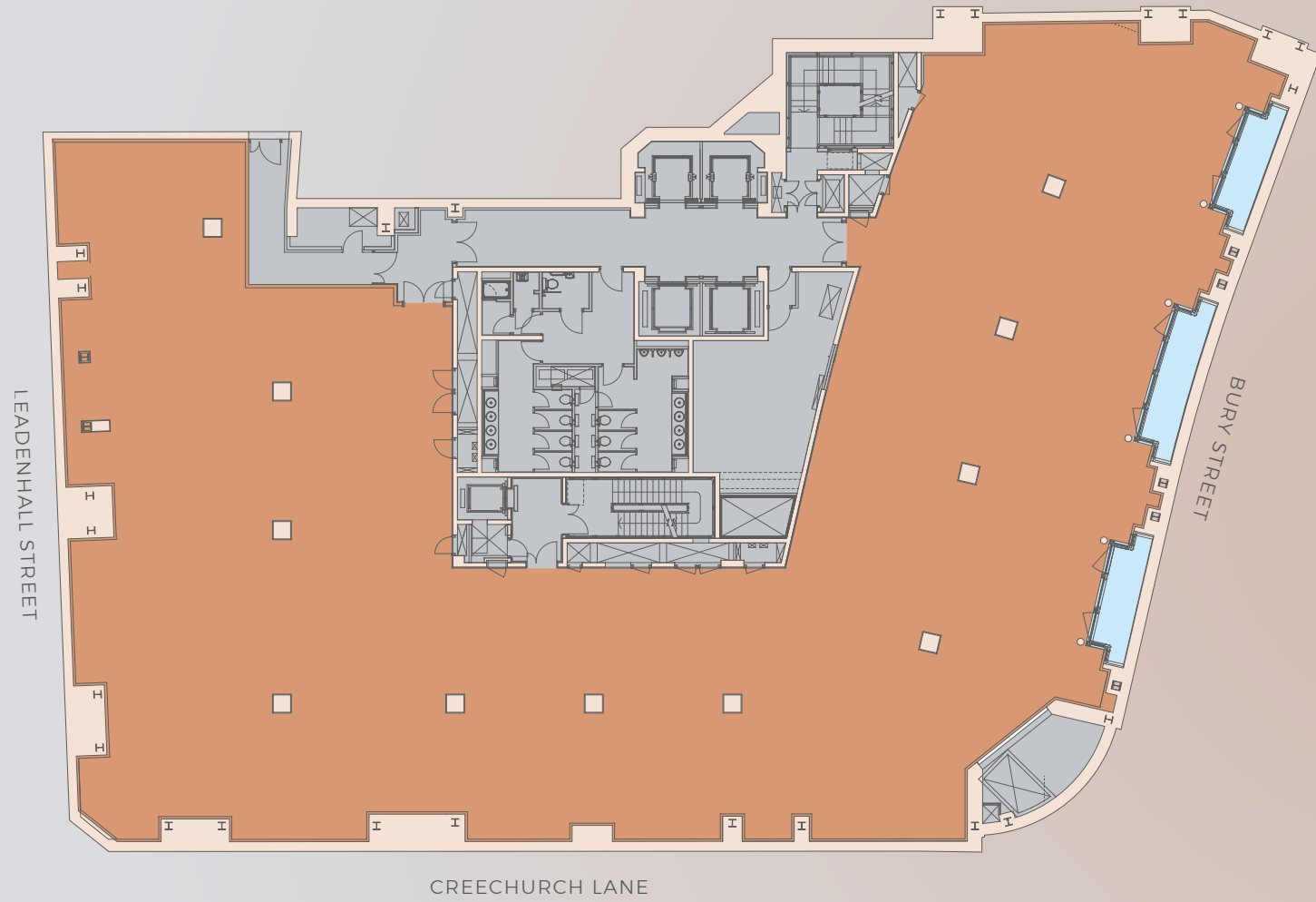


BRIGHT OPEN FLOORS WITH  
EXCELLENT NATURAL LIGHT





# LOWER GROUND 11,428 SQ FT

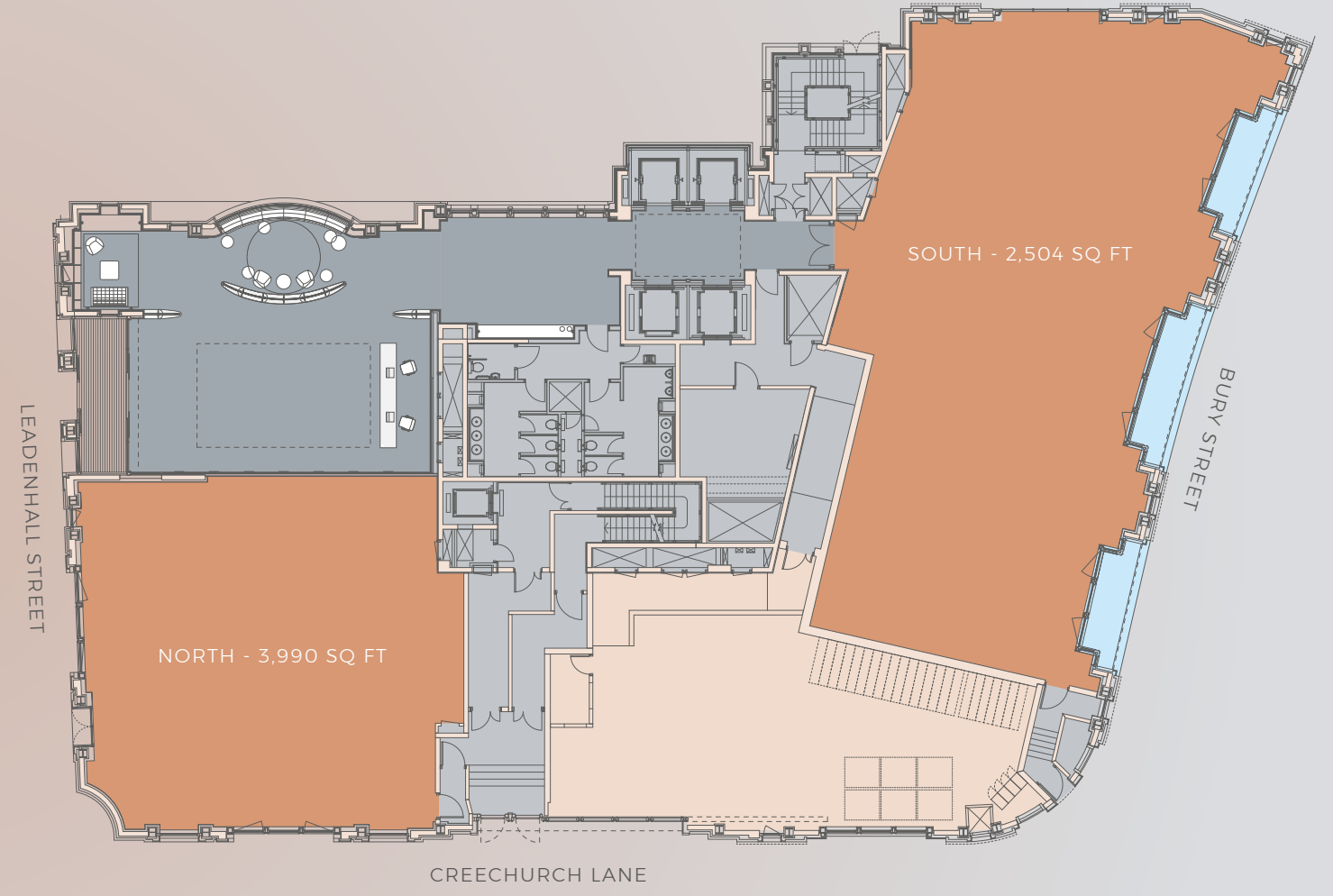


**KEY**

Office
Core
Lightwell

Floor plans not to scale, for identification purposes only

# GROUND 2,504 - 6,494 SQ FT

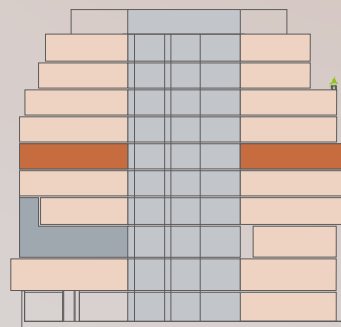
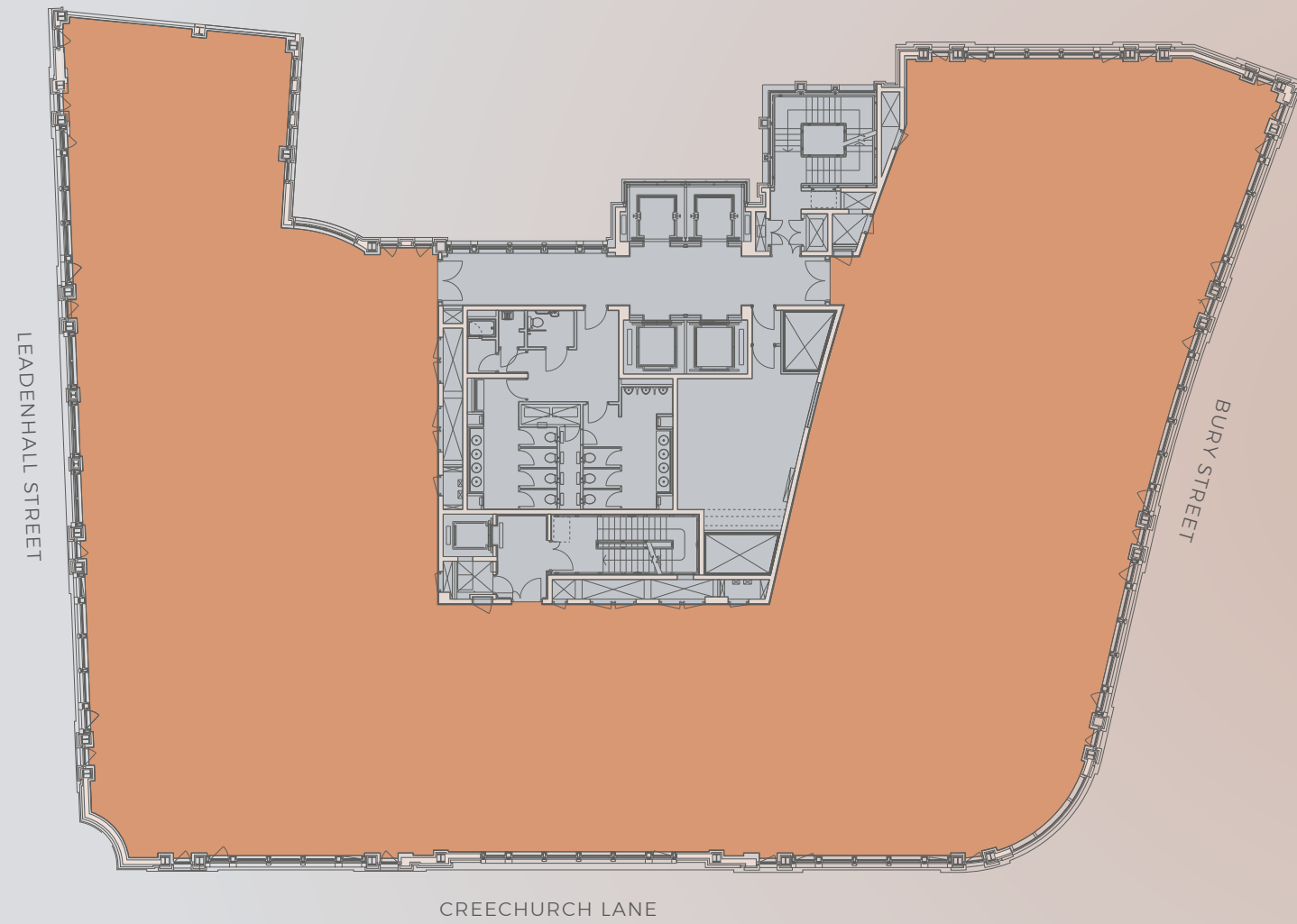


**KEY**

Office
Core
Reception
Lightwell
Loading bay / cycle racks

Floor plans not to scale, for identification purposes only

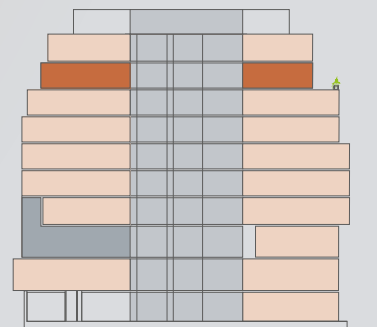
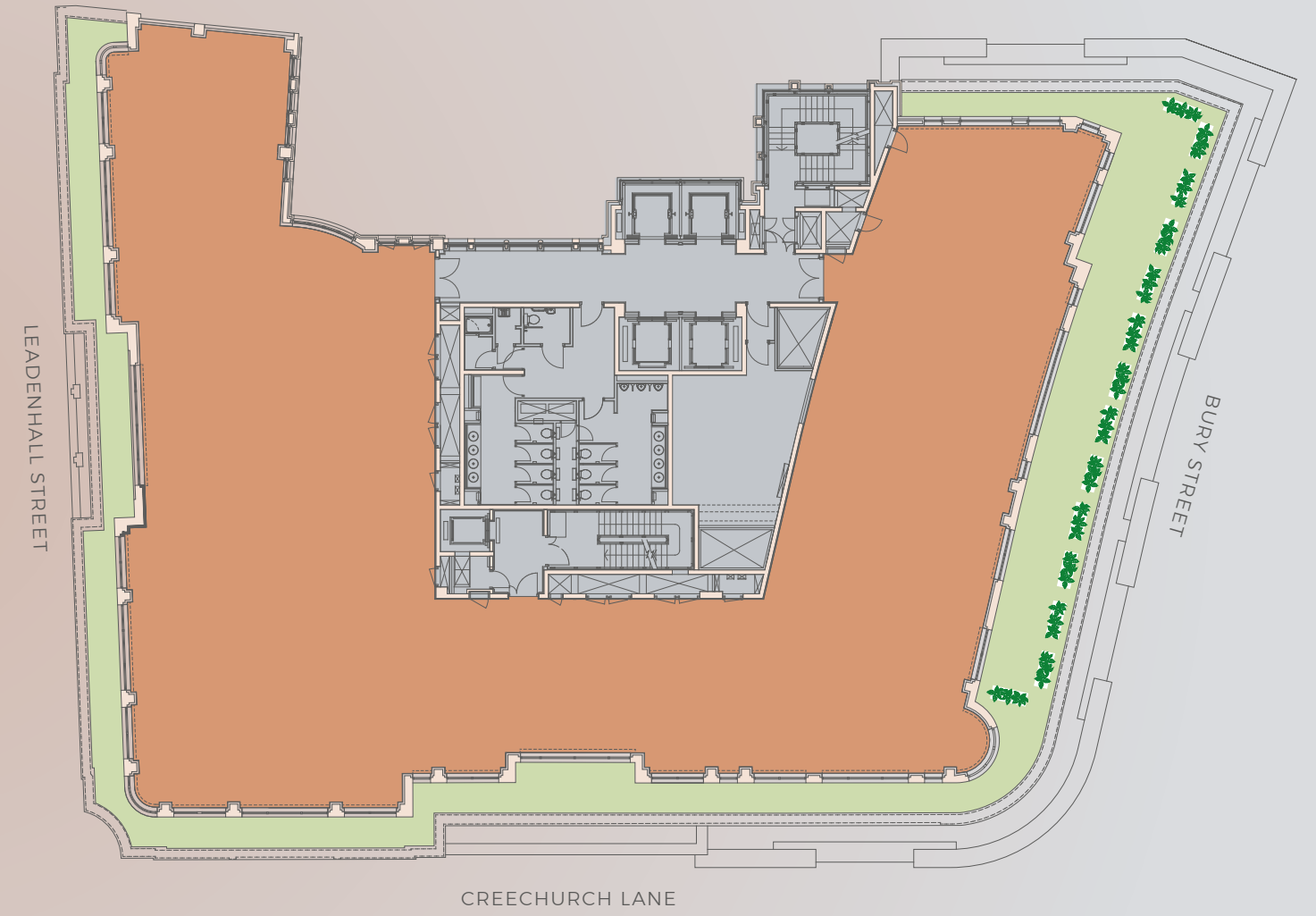
# THIRD (TYPICAL MID FLOOR) 12,602 SQ FT



- KEY**
- Office
  - Core

Floor plans not to scale, for identification purposes only

# SIXTH 8,368 SQ FT

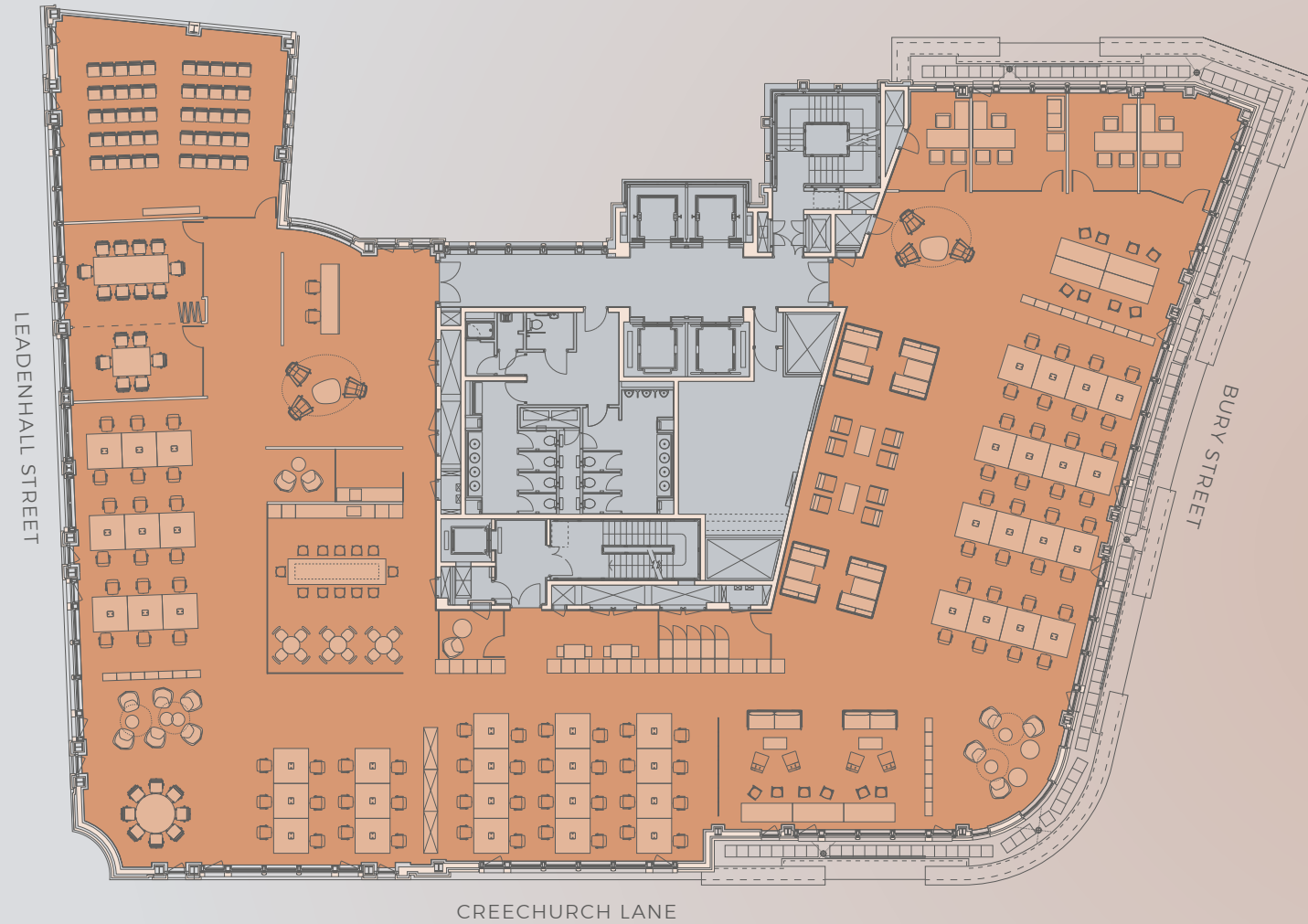


- KEY**
- Office
  - Core
  - Terrace

Floor plans not to scale, for identification purposes only

# SPACE PLANNING (TYPICAL MID FLOOR)

## CREATIVE LAYOUT



### 4th Floor - 11,557 sq ft

<b>Total Headcount</b>	<b>98</b>
Management Offices	4
Workstations	58
Hot Desks	14
Working Seatings	8
Working Hubs	16
<b>Meeting Spaces</b>	
Auditorium	1
Meeting Room (10p)	1
Meeting Room (6p)	1
Informal Meeting	1
Booths (2)	1
Phone Booths (1)	1

### Collaborative Space

Breakout / Assembly Point	5
Informal Meeting Seating	4
Dynamic Area	1
<b>Ancillary Areas</b>	
Reception Desk	1
Waiting Area	1
Tea Point / Breakout Area	2
Coats Storage Area	1
Print Hub	1
Comms Room	1

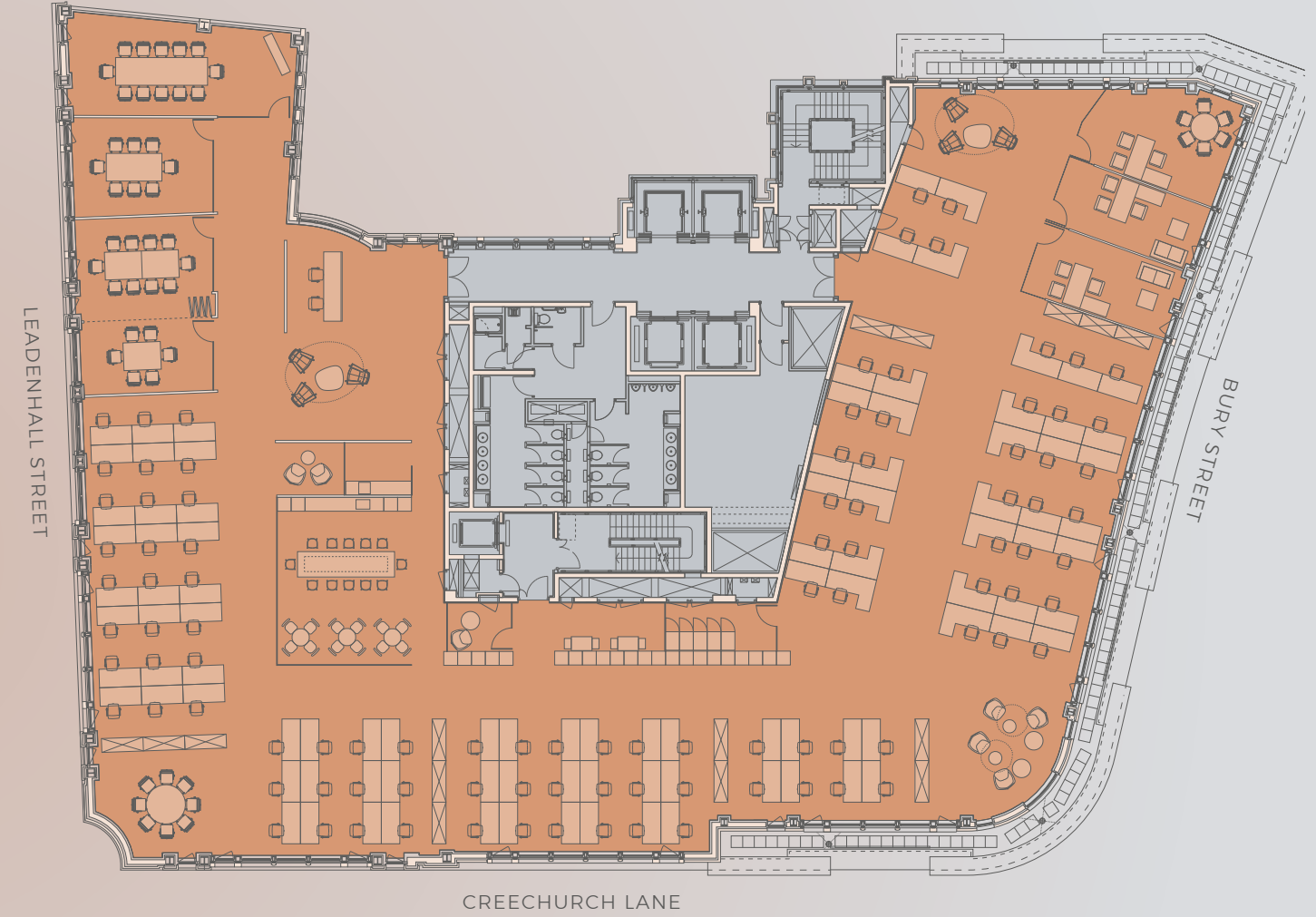
#### KEY

- Office
- Core

Floor plans not to scale, for identification purposes only

# SPACE PLANNING (TYPICAL MID FLOOR)

## CORPORATE LAYOUT



### 4th Floor - 11,557 sq ft

<b>Total Headcount</b>	<b>104</b>
Management Offices	3
Workstations	99
<b>Meeting Spaces</b>	
Boardroom (12p)	1
Meeting Room (10p)	1
meeting Room (8p)	1
meeting Room (6p)	1
informal Meeting	1
Booths (2)	1
Phone Booths (1)	1

### Collaborative Space

Breakout / Assembly Point	3
Informal Meeting Seating	3
Dynamic Area	1
<b>Ancillary Areas</b>	
Reception Desk	1
Waiting Area	1
Tea Point / Breakout Area	2
Coats Storage Area	1
Print Hub	1
Comms Room	1

#### KEY

- Office
- Core

Floor plans not to scale, for identification purposes only

# WITH A WIDE CHOICE OF UNDERGROUND LINES AND THE ELIZABETH LINE NEARBY, THIS IS QUITE SIMPLY A FIRST CLASS TRANSPORT HUB

## WALKING TIMES

The Lloyd's Building	1 min
Fenchurch Street station	1 min
Aldgate station	2 mins
Tower Hill station	5 mins
Monument station	8 mins
Bank station	8 mins
Liverpool Street station	10 mins

## SANTANDER DOCKING STATION

Jewry Street, Aldgate	1 min
Houndsditch, Aldgate	2 mins
St. Mary Axe, Aldgate	2 mins

## LONDON UNDERGROUND

<i>From Liverpool Street station (10 mins)</i>	
King's Cross St Pancras	9 mins
Oxford Circus	10 mins
Bond Street	10 mins
Waterloo	12 mins
Euston	15 mins
Paddington	23 mins

## AIRPORTS

<i>From Liverpool Street station (10 mins)</i>	
Stansted Airport	48 mins
Gatwick Airport	50 mins
Heathrow Airport	53 mins

## ELIZABETH LINE (CROSSRAIL)

When the full route opens, an Elizabeth line service every two and a half minutes at peak times will allow passengers to travel all the way through to Paddington (10 mins), Heathrow (35 mins) or Reading in the west (61 mins) and Shenfield (42 mins) or Abbey Wood in the east (18 mins).



Source: Google Maps, tfl.gov.uk, crossrail.co.uk

Home to the vibrant Leadenhall Market, Leadenhall Street provides a unique and historic location and is home to some of the largest and evolving names in the insurance, financial and TMT markets.

A wide range of cafés, restaurants and bars are on the doorstep, but an equally short stroll in any direction will reveal a variety of exciting and ever evolving areas - from the fine dining of Bank and Spitalfields, to the hip new venues in Aldgate and waterside venues of St. Katharine Docks.



Association Coffee



Leadenhall Market

**Leisure**

- 1 Rebel
- American Golf
- Gymbox
- The Royal Exchange
- Sky Garden
- Third Space Gym
- Virgin Active



The Alchemist

**Hotels**

- Andaz London
- Threadneedles
- DoubleTree by Hilton
- Four Seasons Hotel

Walter and Monty



THE BEST OF LONDON IS ON YOUR DOORSTEP

**Restaurants & Bars**

- The Alchemist
- Natural Kitchen
- Blacklock
- Duck & Waffle
- The Folly
- The Mercer
- The Ned
- Pizza Pilgrims
- Temper
- 14 Hills
- Bar20 at Birleys
- Brewdog
- Farmer J
- Omino
- Chamberlains
- Bob Bob Cité

**Cafés**

- Association Coffee
- Breakfast Club
- The Good Yard
- Nusa Kitchen
- Secret Frog Coffee Co.
- Black Sheep Coffee
- Beany Green
- Joe & the Juice



1Rebel gym

Black Sheep Coffee



88leadenhallstreet.com

NEWTON  
PERKINS



**Jonathan Beilin**  
jb@newtonperkins.com  
020 7456 0727  
07967 392 016

**James Gillett**  
jgillett@savills.com  
020 7409 8961  
07972 000 250

**Chris Sutcliffe**  
crs@newtonperkins.com  
020 7456 0706  
07970 831 250

**David Law**  
dlaw@savills.com  
020 7409 8922  
07870 555 911

**Jade Dedman**  
jade.dedman@savills.com  
020 7330 8617  
07807 999 783

Architects and Engineers

---

**Foggo Associates**

Important Notice: Newton Perkins, Savills, and their client give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Newton Perkins and Savills have not tested any services, equipment or facilities. Potential occupiers and/or purchasers must satisfy themselves by inspection or otherwise. May 2021.

Designed and produced by Graphicks | 020 3435 6952 | Graphicks.co.uk. Photography by joas.co.uk