



Leadenhall St.

Re-Imagined High Quality Offices
from 3,990 sq ft to 98,262 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 98,262 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.





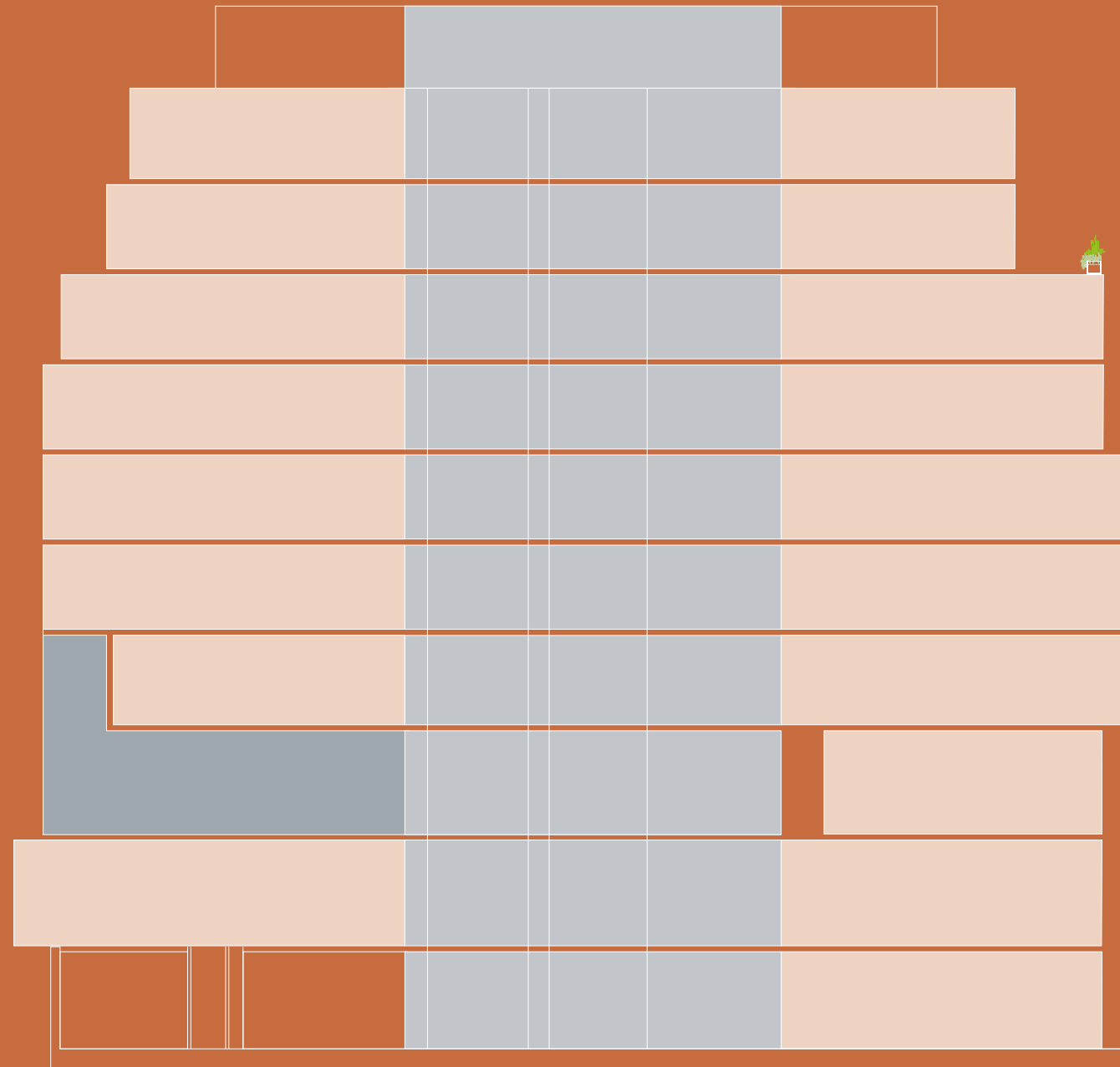
A STYLISH REMODELLED
ENTRANCE HALL
FEATURING INFORMAL
BREAK-OUT AREAS



ENTRANCE HALL SNUG
WITH COFFEE FACILITIES

98,262 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	10,947
BASEMENT	4,307
TOTAL	98,262



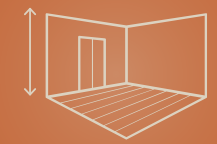
New contemporary reception



New LED lighting



Fan coil air conditioning



New raised floors



Shower facilities



Bike racks



4 passenger lifts



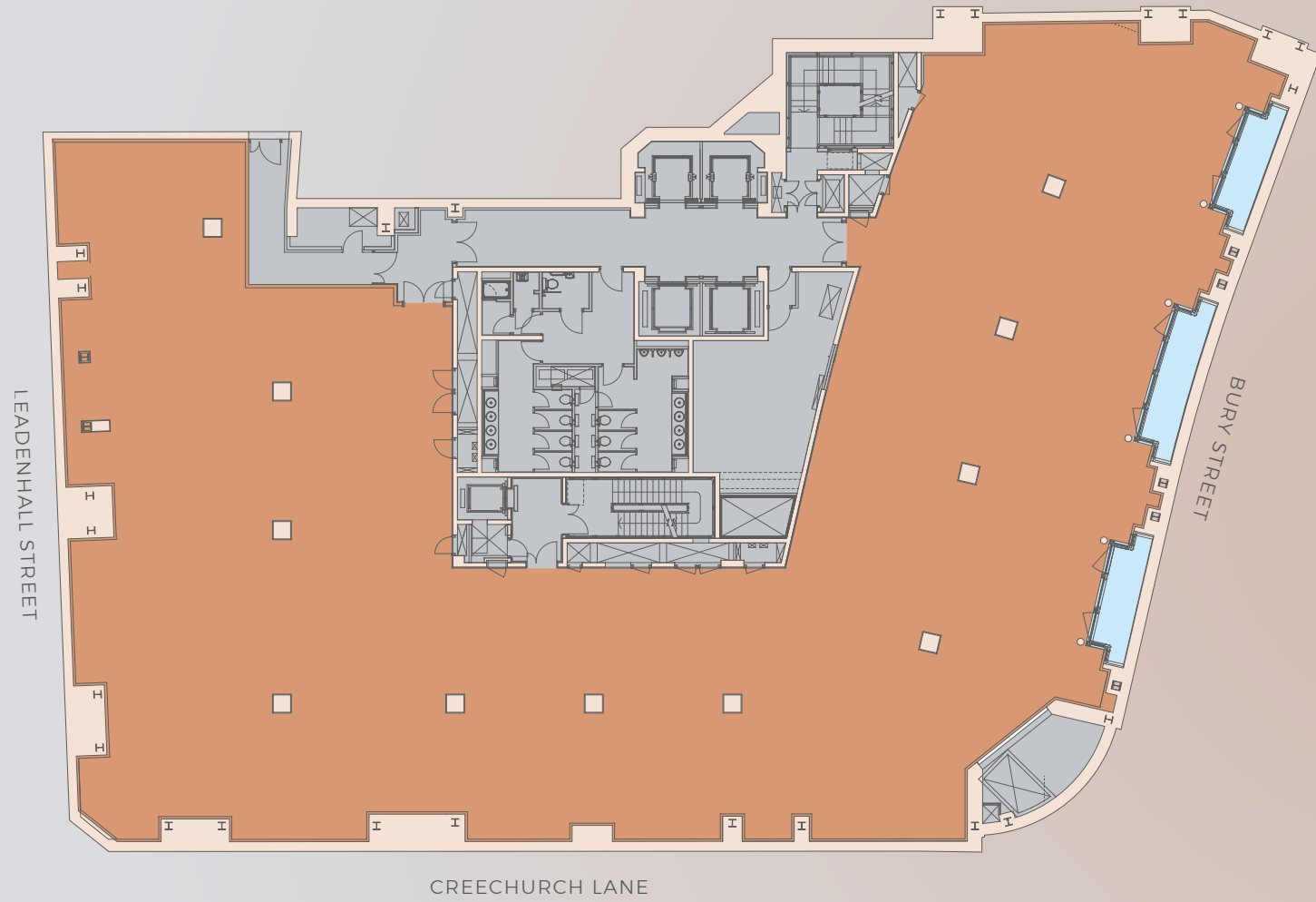
Loading bay



BRIGHT OPEN FLOORS WITH
EXCELLENT NATURAL LIGHT

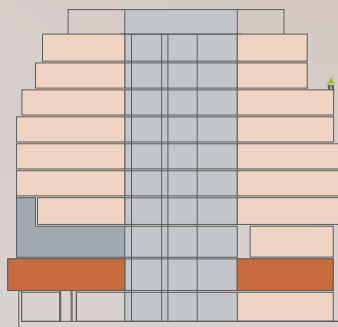


LOWER GROUND 10,947 SQ FT

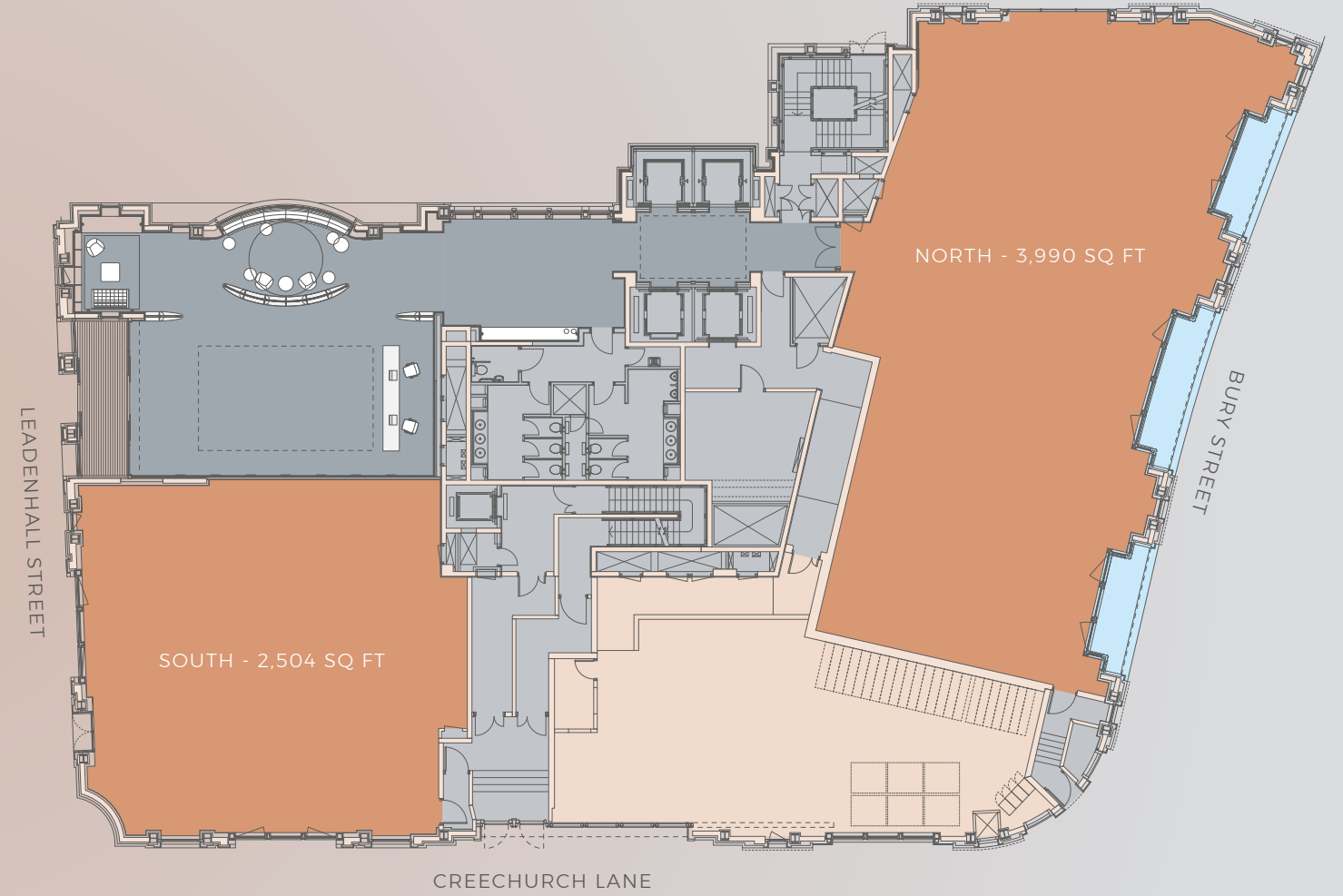


- KEY**
- Office
 - Core
 - Lightwell

Floor plans not to scale, for identification purposes only

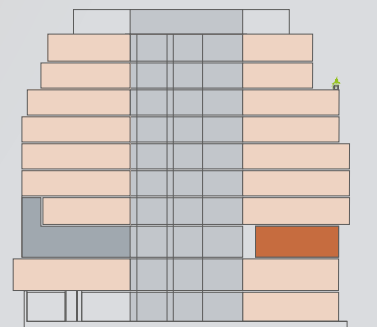


GROUND 3,990 - 6,494 SQ FT

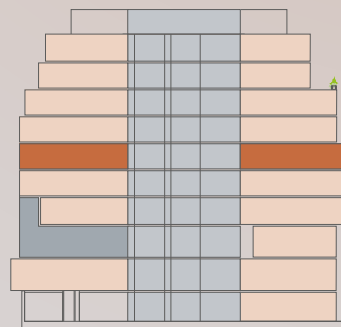
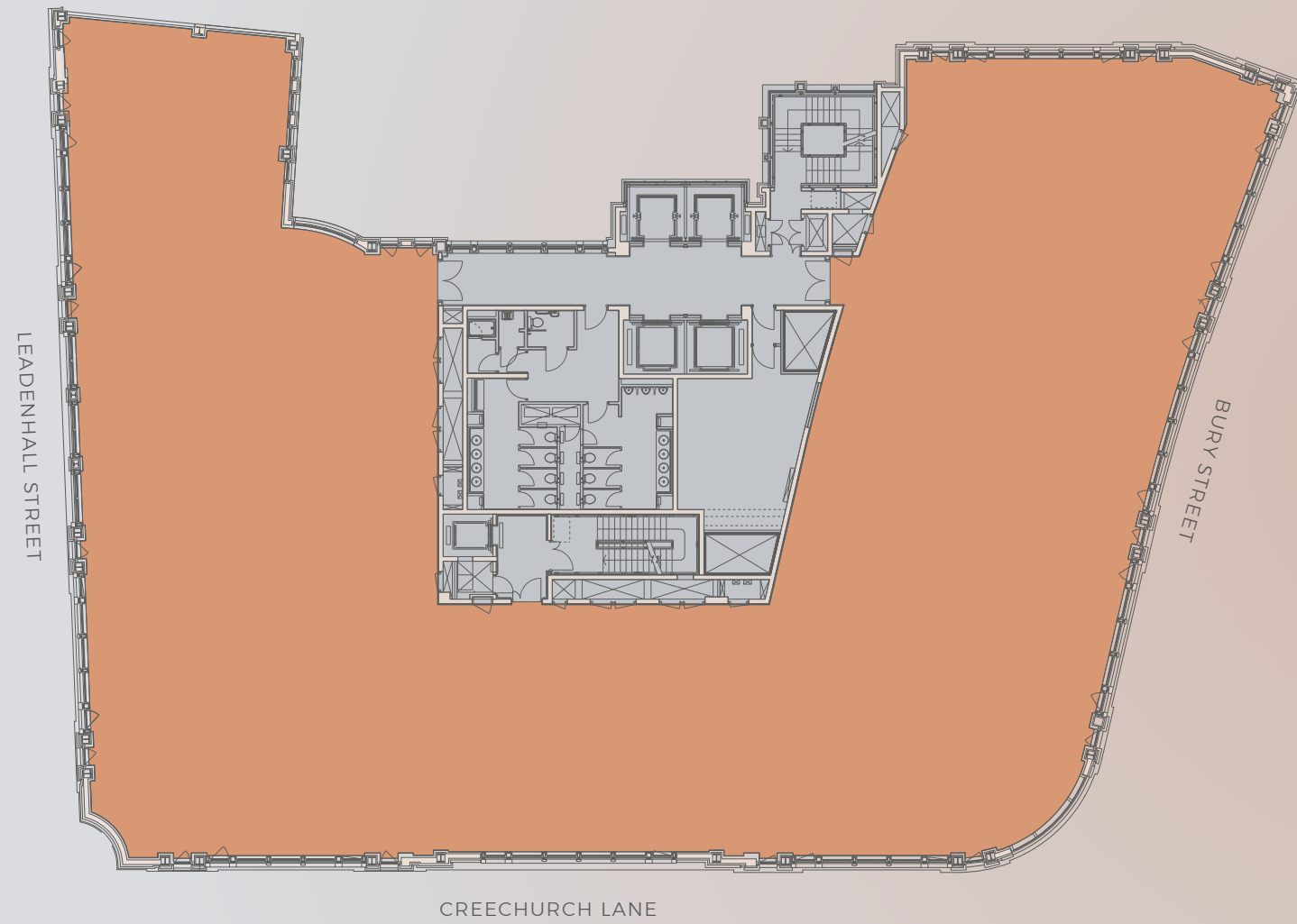


- KEY**
- Office
 - Core
 - Reception
 - Lightwell
 - Loading bay / cycle racks

Floor plans not to scale, for identification purposes only



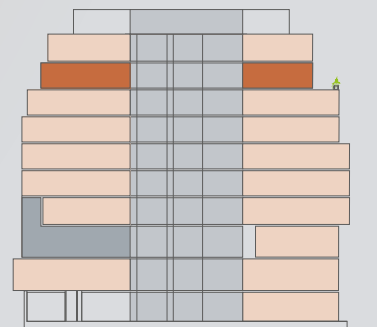
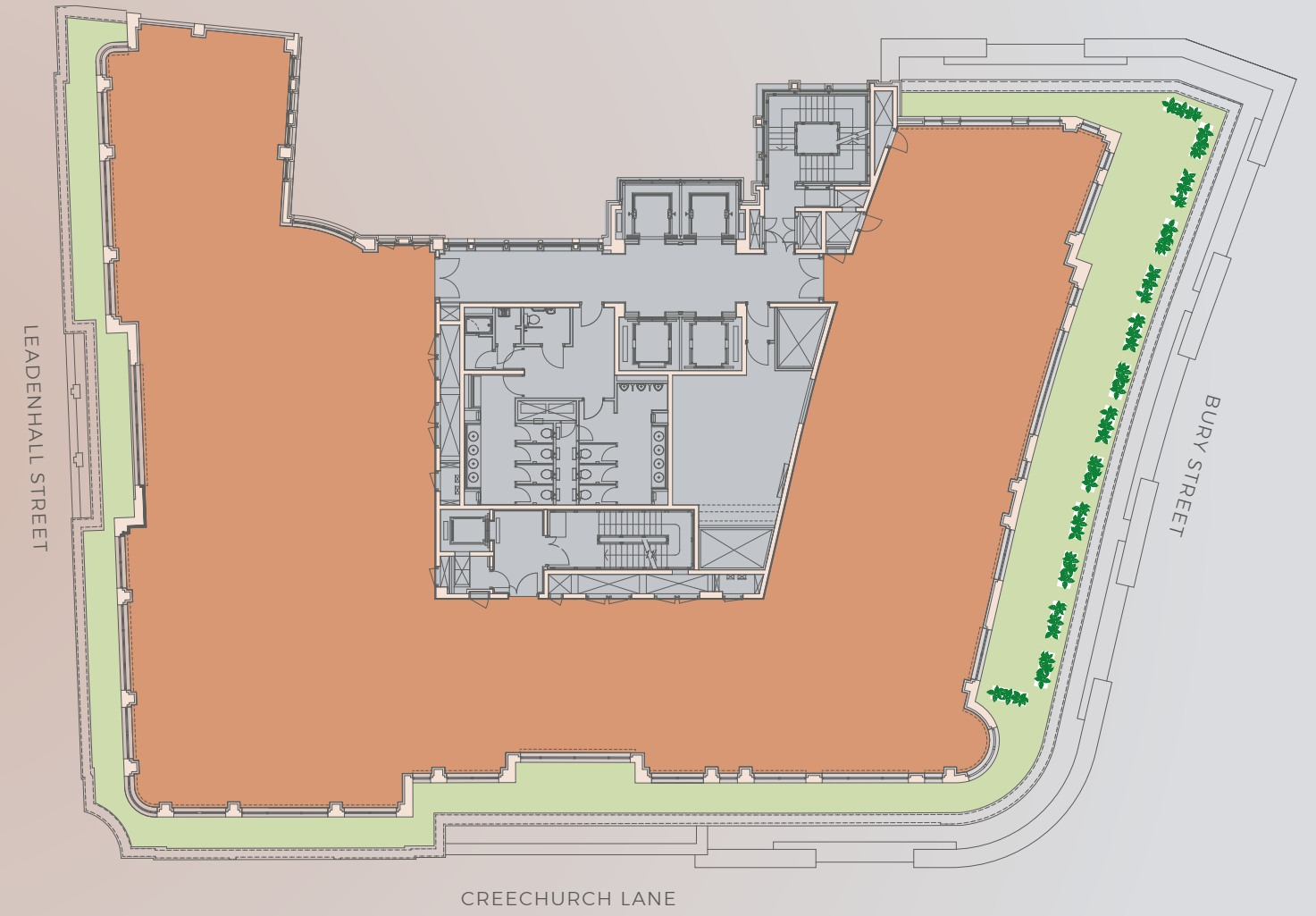
THIRD (TYPICAL MID FLOOR) 12,602 SQ FT



- 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

Total Headcount	98
Management Offices	4
Workstations	58
Hot Desks	14
Working Seatings	8
Working Hubs	16
Meeting Spaces	
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
Ancillary Areas	
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

Total Headcount	104
Management Offices	3
Workstations	99
Meeting Spaces	
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
Ancillary Areas	
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



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