

ONE 55

4,315 – 13,422 SQ FT
AVAILABLE TO LET

FENCHURCH STREET
LONDON EC3

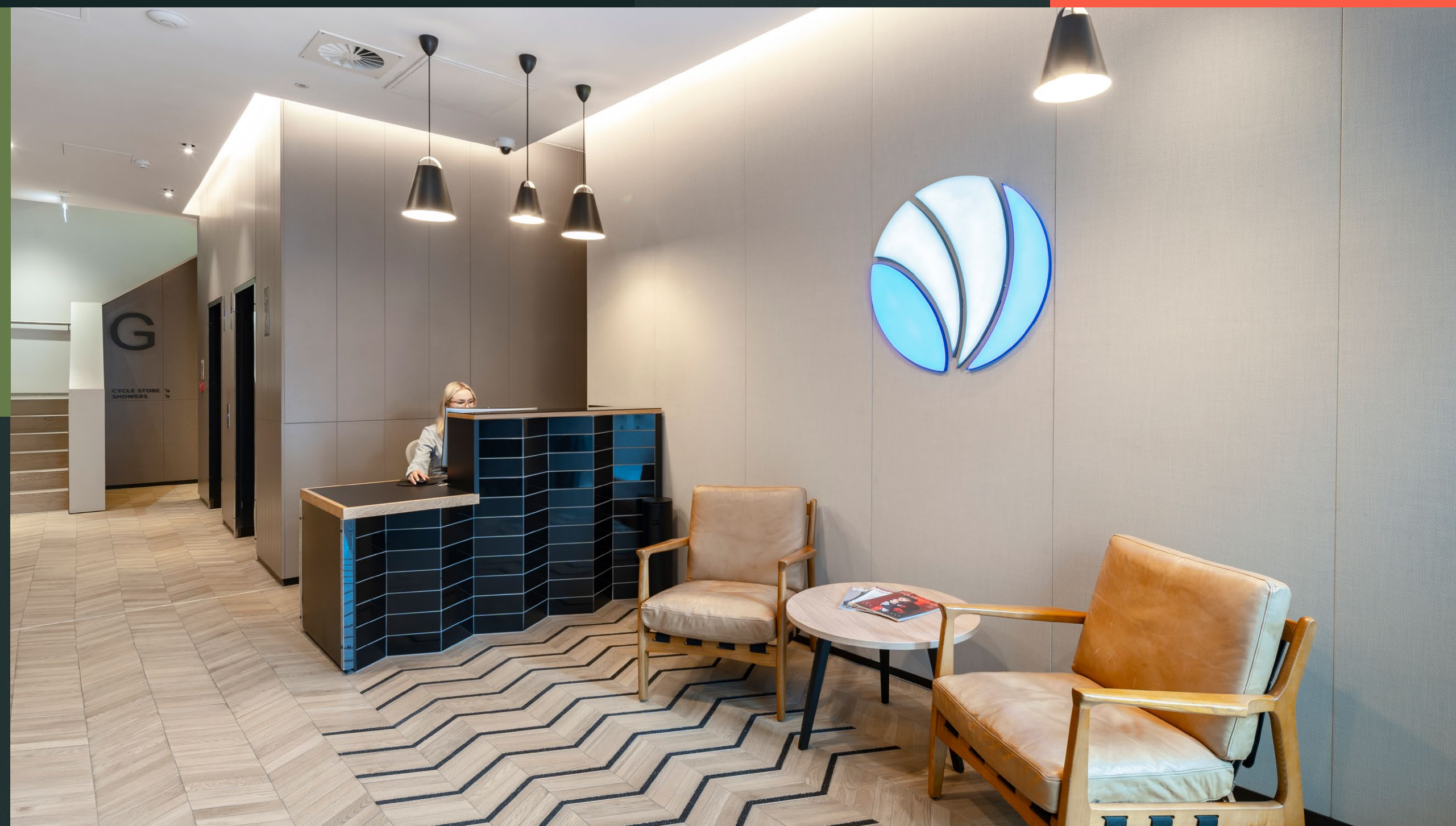
ONE 55

THE BUILDING

PRIME CITY WORKSPACE

155 Fenchurch Street has undergone a comprehensive refurbishment providing up to 13,422 sq ft office space in the heart of the City.

The 3rd and 5th floors are fully fitted with the 2nd floor in flexible CAT A condition.





£55



New LED lighting



Fully accessible raised floors



Suspended metal tile ceilings



VRF fan coil air conditioning



Demised WCs on each floor



Fully fitted & CAT A floors

BREEAM

BREEAM 'Very Good'



Excellent natural light



Fully refurbished



Showers & bike racks



Manned reception



3 Passenger lifts



Separate tenant entrance at rear of the building



Prime City location





The 3rd and 5th floors offer Plug & Play offices, finished to the highest specification. They feature open-plan workstations, collaborative breakout areas, and meeting rooms for an efficient and contemporary workspace.

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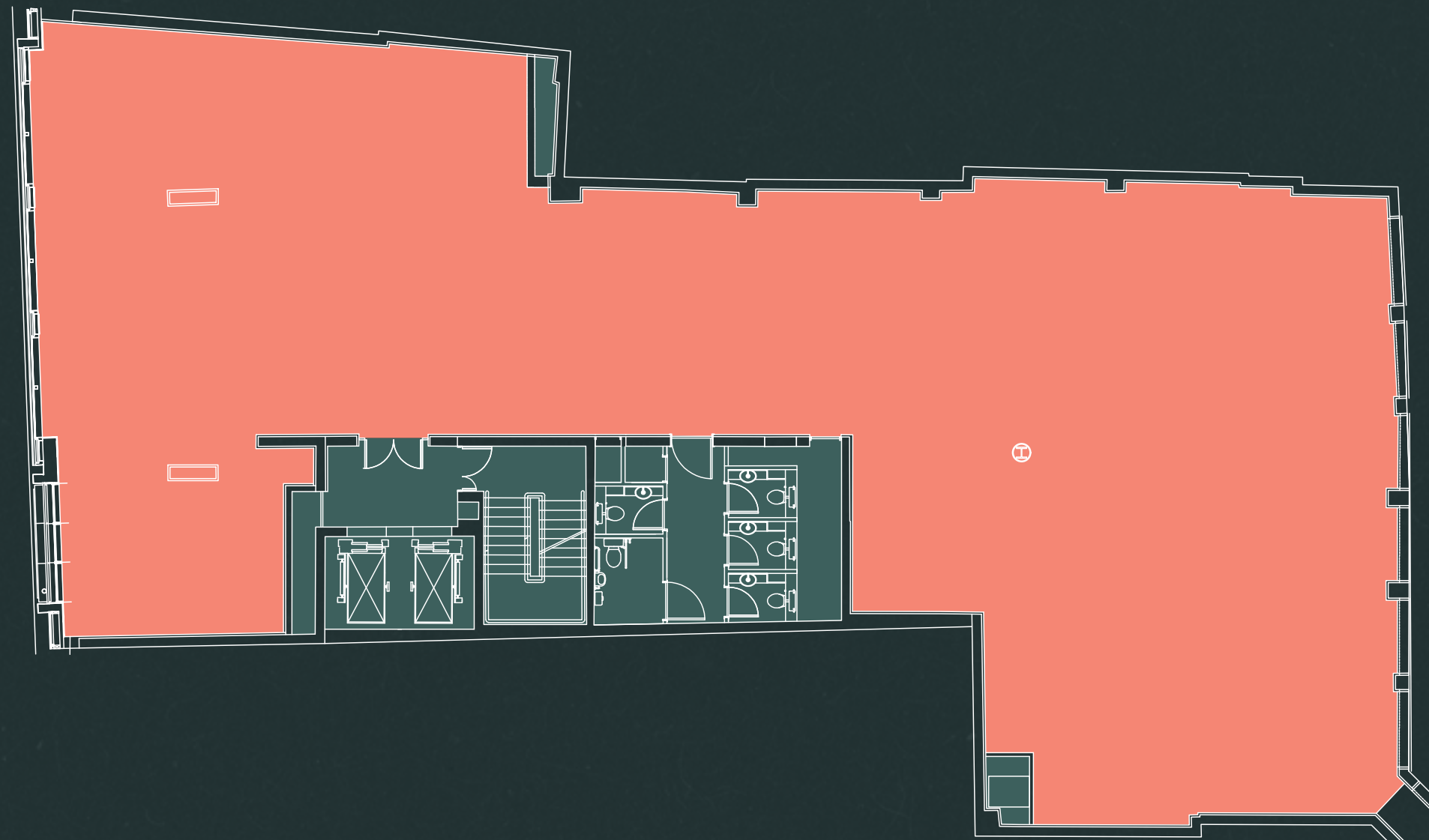
THE SPACE

SPACE YOUR WAY

Floor	Condition	Sq Ft	Sq M
5th	Fully Fitted	4,315	400
3rd	Fully Fitted	4,554	423
2nd	CAT A	4,553	423
Total		13,422	1,246

2ND FLOOR

4,553 SQ FT / 423 SQ M

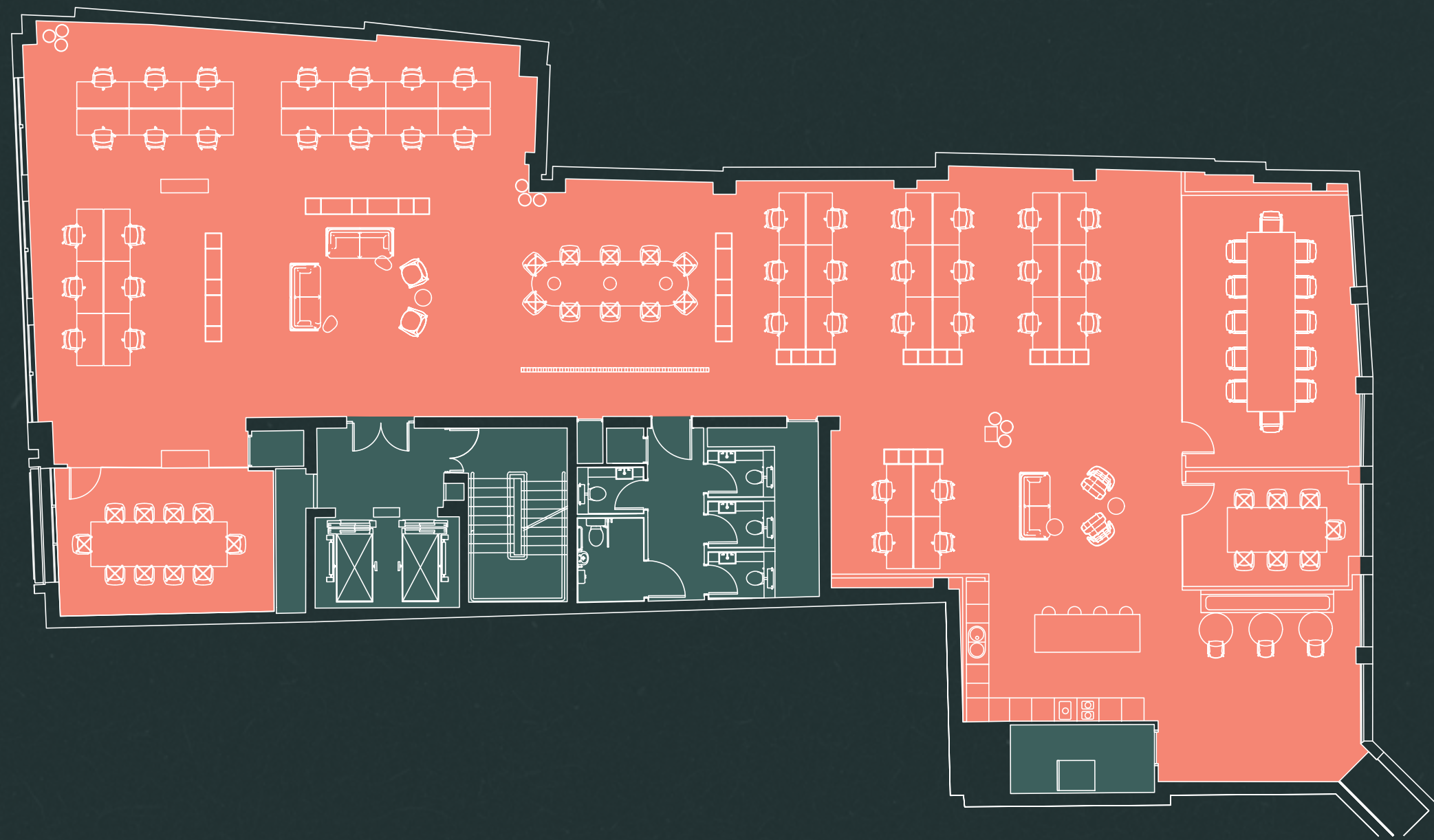


North Office Core



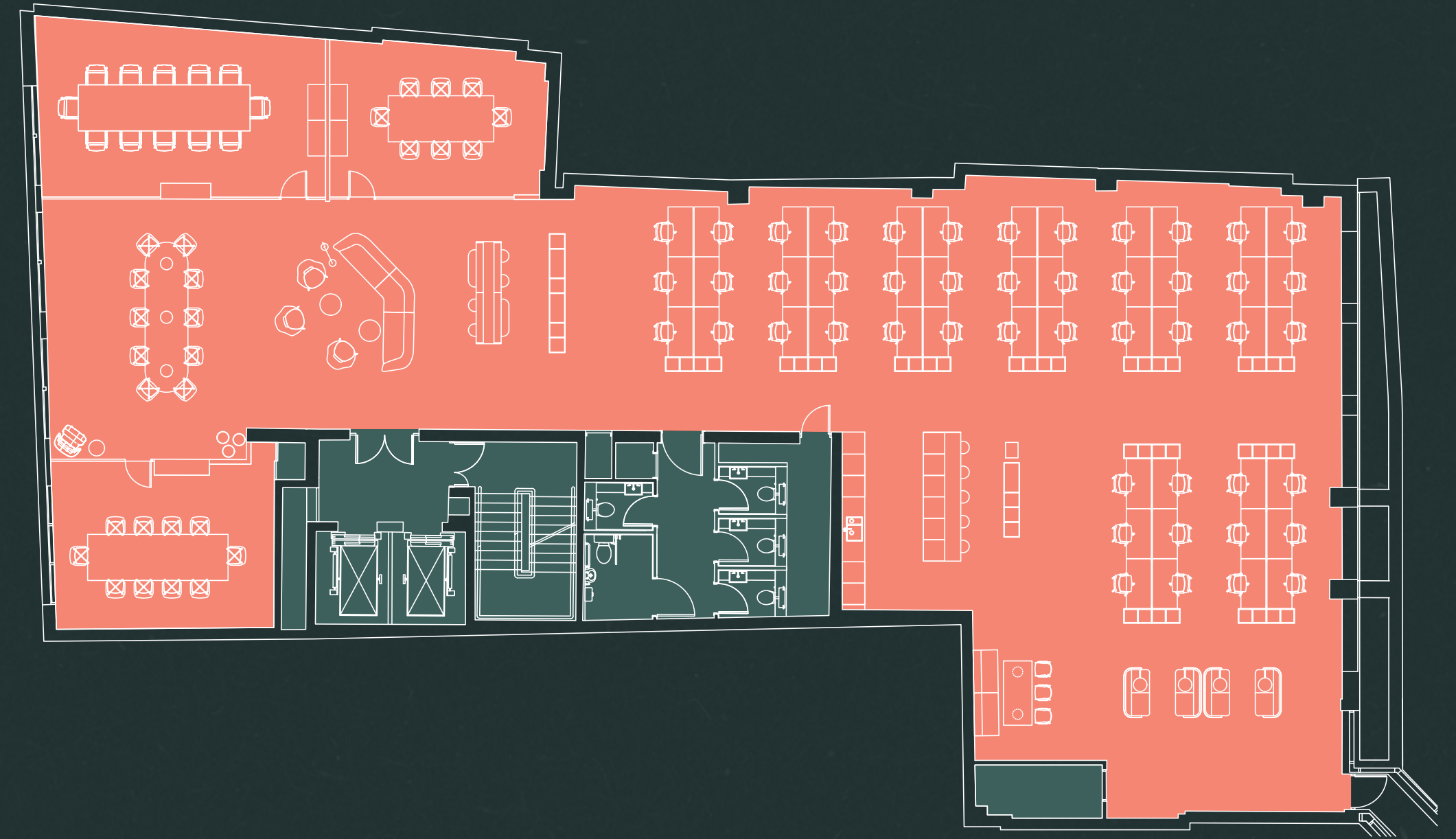
3RD FLOOR

4,554 SQ FT / 423 SQ M



5TH FLOOR

4,315 SQ FT / 400 SQ M



Open plan workstations	42	07 person meeting room	01
Collaboration area	01	Breakout spaces	02
12 person boardroom	01	Kitchen / breakout space	01
10 person meeting room	01	Welcome area	01

Open plan workstations	48	08 person meeting room	01
Collaboration area	01	Breakout spaces	02
12 person boardroom	01	Kitchen / breakout space	01
10 person meeting room	01	Welcome area	01

ONE 55







THE LOCATION

AMONG CITY ICONS

A prestigious address in the heart of the City cluster, surrounded by destination bars, restaurants, and retailers. It boasts excellent connectivity, with Fenchurch Street station a few minute's walk away, and Bank Station and the Elizabeth Line at Liverpool Street within an 8-minute walk.

WALK TIMES 

(Walk times from the building in minutes. Source: TFL.)

<p>03 MINS</p> <p>Fenchurch Street</p> 	<p>05 MINS</p> <p>Monument</p> 	<p>06 MINS</p> <p>Aldgate</p> 
<p>06 MINS</p> <p>Bank</p> 	<p>06 MINS</p> <p>Tower Hill</p> 	<p>08 MINS</p> <p>Liverpool Street</p> 



Restaurants

- 01 14 Hills
- 02 MBER
- 03 Bob Bob City
- 04 Blacklock
- 05 Keepers Kitchen
- 06 Duck & Waffle
- 07 The Mercer
- 08 The Wolseley
- 09 Wagtail

Bars & Cafés

- 01 Vagabond
- 02 Swingers
- 03 BrewDog
- 04 London Cocktail
- 05 Eastcheap Records
- 06 Black Sheep Coffee
- 07 Joe & The Juice
- 08 Curators Coffee
- 09 Blank Street Coffee

Fitness

- 01 Third Space City
- 02 Pure Gym
- 03 IRebel
- 04 Virgin Active

Hotels

- 01 Pan Pacific
- 02 The Ned
- 03 Threadneedles



FURTHER INFORMATION

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