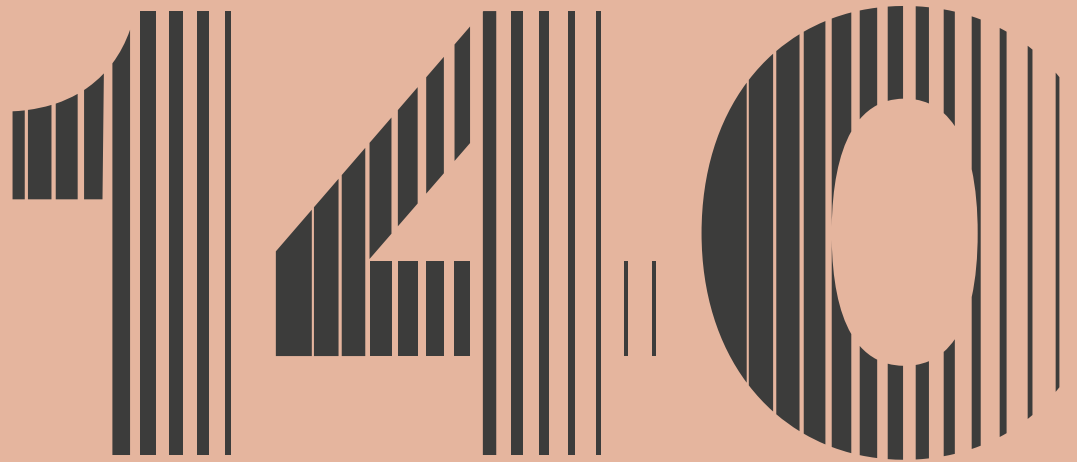


4,008 — 8,025 Sq Ft Offices To Let



Fenchurch Street



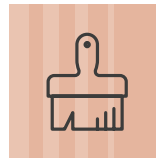
London EC3

Refurbished workspace set amongst City icons.

140 Fenchurch Street is located in the heart of the City. The building provides a mixture of both refurbished CAT A and CAT B office floors offering 4,008 – 8,025 sq ft of flexible office accommodation with a new contemporary reception coming soon.



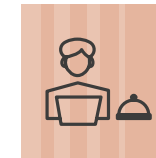
Specification



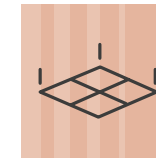
Upcoming reception refurbishment



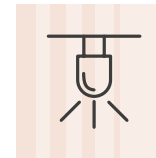
New CAT B on 4th floor



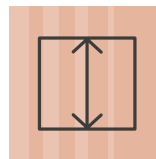
Reception concierge



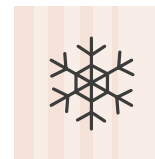
Metal tile suspended ceiling



LED lighting



Full height glazing



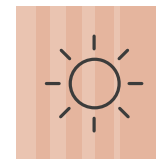
4 pipe fan coil air conditioning



Shower and changing facilities



Bicycle storage



Excellent natural light

High quality fitted workspace ready for occupation.

The fourth floor has been fully fitted to the highest standard, suitable for a range of occupiers.

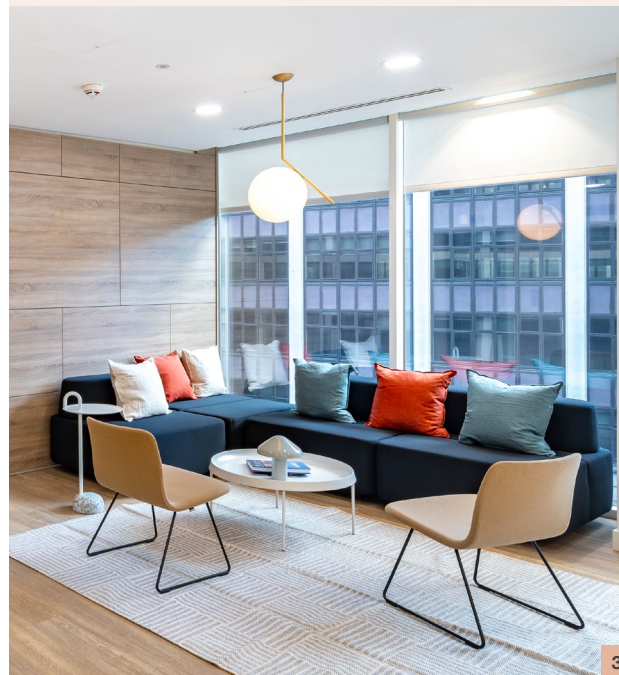
The newly fitted and furnished floor offers a variety of meeting rooms, open plan office, kitchen and breakout spaces. Providing a modern and bright workspace.



1



2



3



4

4th floor

- 1 Open plan workstations
- 2 10 person boardroom
- 3 Breakout area
- 4 Kitchen breakout area

Flexible office space to suit your needs.

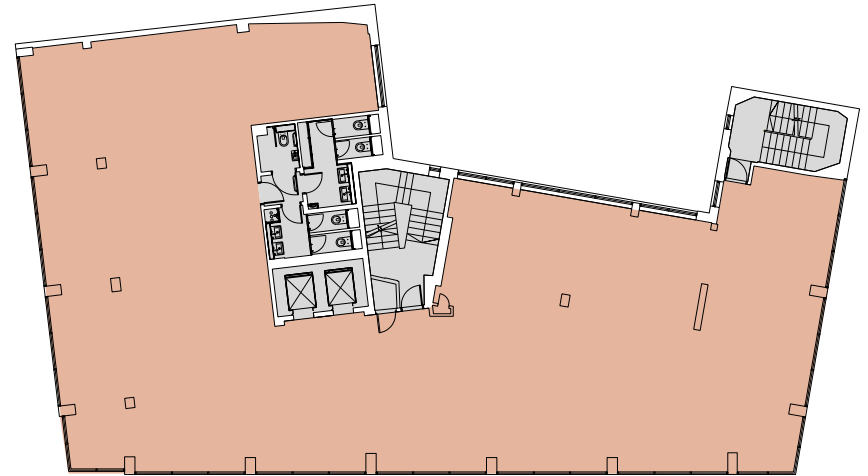
The fourth floor's ready for immediate occupation,
with the third floor ready to make your own.

Floor	Condition	Sq Ft	Sq M
5th	Under offer	-	-
4th	CAT B	4,017	373.2
3rd	CAT A	4,008	372.4
Total		8,025	745.6

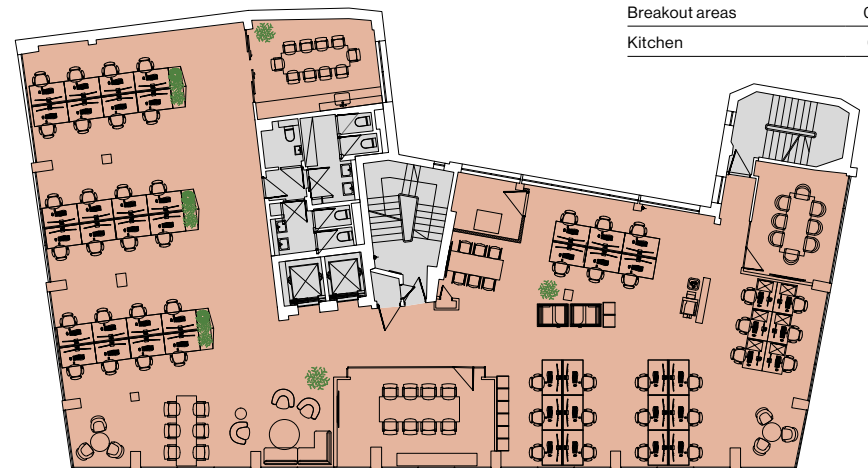


Cat A 3rd floor

3rd floor plan 4,008 Sq Ft (372.4 Sq M)



4th floor fit-out plan 4,017 Sq Ft (373.2 Sq M)



Open plan desks	48
Hotdesks	12
8 person meeting room	02
10 person meeting room	01
Breakout areas	03
Kitchen	01

Floorplans not to scale. For indicative purposes only.



The best of the City's amenity offering.

140 Fenchurch Street benefits from its proximity to Leadenhall Market, The Royal Exchange and many more of the City's finest bars, restaurants and cafés.

Three stations are within a 10 minute walk from the building, offering both National Rail and Underground services, as well as the Elizabeth Line at Liverpool Street.



Travel times

2 min

Fenchurch Street

2 min

Monument

4 min

Bank

8 min

Liverpool Street

Source: TfL.

Further Information

Viewings

Through the joint letting agents:

Terms

Upon application.

EPC

EPC 'D'.



Nick Lines
07817 586 971
nick.lines@jll.com

Katie Sommer
07703 608 316
katie.sommer@jll.com



Nick Russell-Smith
07918 588 107
nrs@newtonperkins.com

Chris Sutcliffe
07970 831 250
crs@newtonperkins.com

Misrepresentations Act 1967 - Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. June 2024.

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