

Fenchurch Street
London EC3

71



An iconic building set amongst the EC3 landmarks, with City amenities and Aldgate's vibrant lifestyle nearby





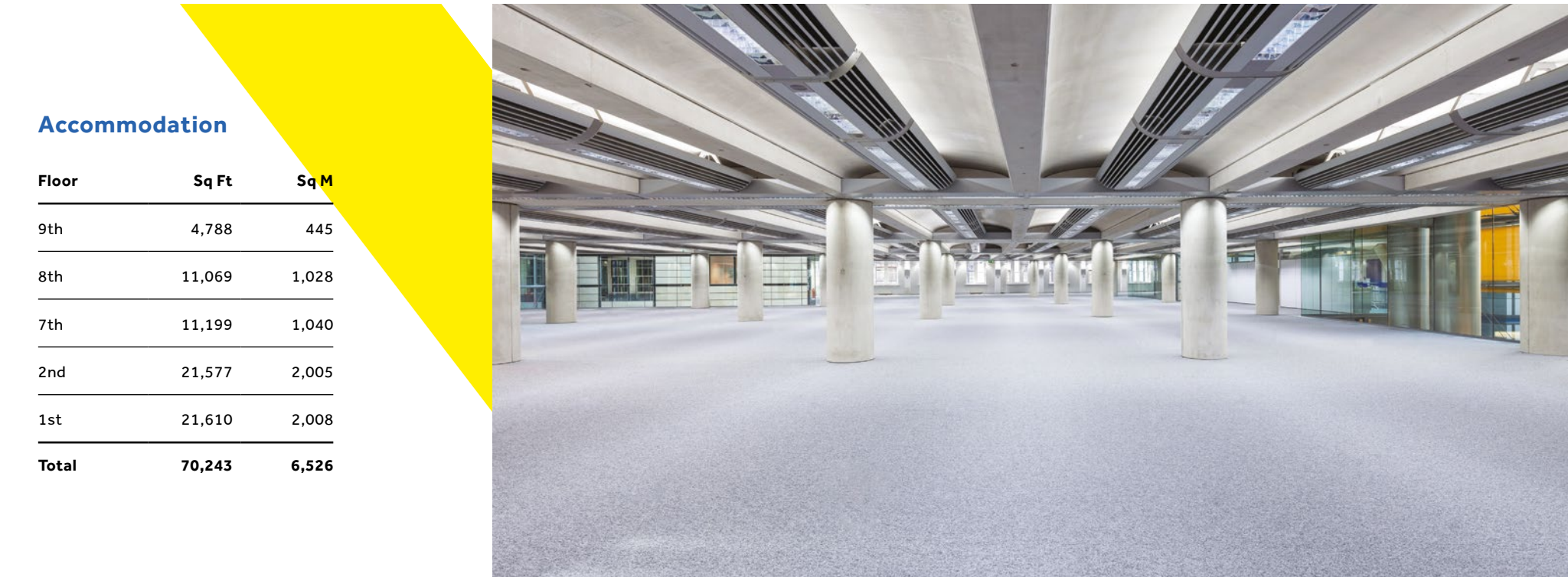
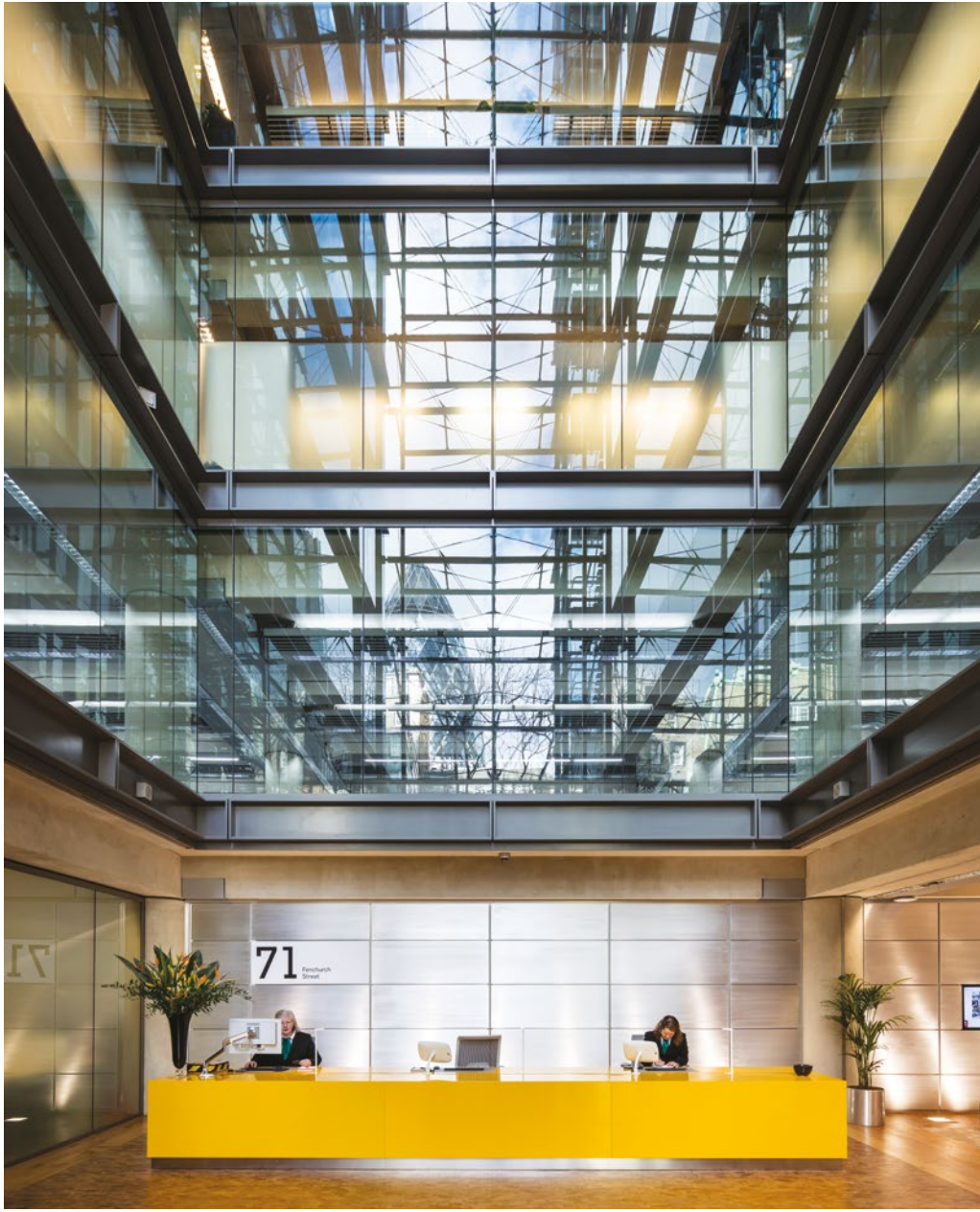
A unique space enhanced and refurbished to a high standard

Description

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

Specification

- / Fully refurbished Grade A office accommodation
- / Chilled beam air conditioning
- / Enhanced floor to ceiling heights
- / Enhanced raised floors (350mm)
- / Superb natural light
- / Relandscaped courtyard
- / Use of on-site restaurant, auditorium (up to 60 people) and Xerox room
- / Cycle spaces, showers and lockers



Accommodation		
Floor	Sq Ft	Sq M
9th	4,788	445
8th	11,069	1,028
7th	11,199	1,040
2nd	21,577	2,005
1st	21,610	2,008
Total	70,243	6,526

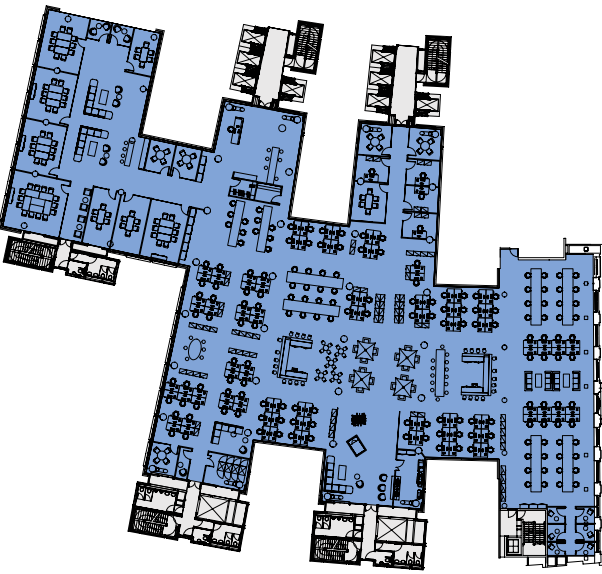
1st Floor Corporate Space Plan
21,610 Sq Ft (2,008 Sq M)



- 147 x open plan workstations
- 16 x 1 person offices
- 1 x 4 person meeting room
- 2 x 6 person meeting rooms

Total Headcount 163
Occupational Density 1:12 Sq M

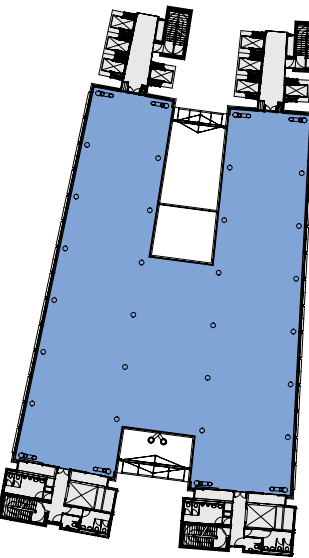
1st Floor Creative Space Plan
21,610 Sq Ft (2,008 Sq M)



- 112 x open plan workstations
- 60 x hot desks
- 4 x 1 person hot offices
- 2 x 1 to 1 meeting rooms

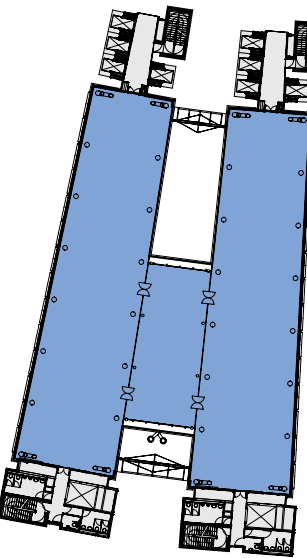
Total Headcount 172
Occupational Density 1:12 Sq M

7th Floor Plan
11,199 Sq Ft (1,040 Sq M)

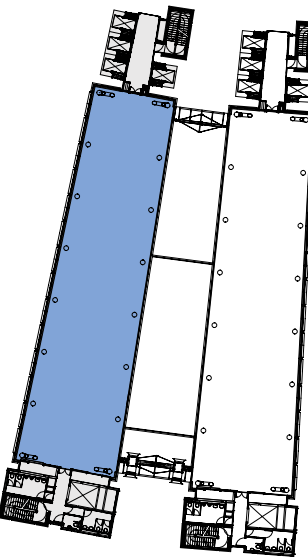


For indication purposed only. Not to scale.

8th Floor Plan
11,069 Sq Ft (1,028 Sq M)



9th Floor Plan
4,788 Sq Ft (445 Sq M)





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).



Viewings

Strictly through joint sole letting agents:

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Terms

Upon application.



www.71fenchurchstreet.com

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