

71 Fenchurch Street

London EC3



73,891 sq ft

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Location

71 Fenchurch Street is one of the iconic buildings within the insurance district of the City of London. Accessed via a private courtyard on Fenchurch Street, the building is adjacent to Fenchurch Street mainline station and a few minute walk from Lloyd's.

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, Elizabeth. Central, Circle, Metropolitan and Hammersmith & City lines).

Description

This landmark 12 storey, Richard Rogers designed building comprises 245,000 sq ft of office space with additional ground floor retail on the Fenchurch Street and Fenchurch Place frontages.

The floors are available in a range of conditions from partially fitted-out to full 'plug-and-play' options.

Specification

- Grade A office accommodation
- Chilled beam air conditioning
- Enhanced raised floors
- Superb natural light and City skyline views
- Cycle spaces, showers and lockers
- Reception café
- Potential for self-contained entrance off Lloyd's Avenue
- EPC – C (68)

Accommodation

Floor	Area (sq ft)	Availability
11 th	4,732	Q3 2021
10 th	4,732	Q1 2022
Pt 8 th	4,789	Immediate
7 th	11,198	Q4 2021
6 th	11,185	Q3 2021
4 th	20,942	Q2 2021
LG	16,313	Q3 2021

Viewing - strictly by appointment through:-

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VAT

The property has been elected for VAT.

Lease

A new lease direct from the landlord.

Quoting rent

£62.50 per sq ft on Pt 8th floor

Rates

£19.97 per sq ft

Service Charge

TBC