

120 Leman Street
Aldgate - Whitechapel E1

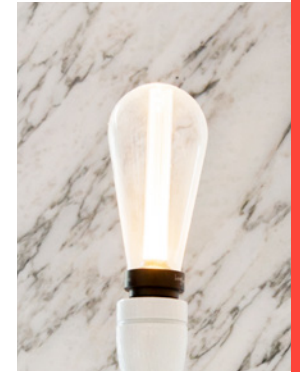
4,806 - 17,317 sq ft
new creative office space to let

120

4,806 - 17,317 sq ft
of stunning newly
refurbished creative
style office space

120 Leman Street has undergone a major transformation with the reception and common parts designed by HH Architects.

The floors offer contemporary workspace with exposed services and impressive views over London's skyline.



Exceptional attention to detail and impressive views



Refurbished reception and common parts



1:7.5m² occupational density



Hanging LED lights and exposed M&E



Excellent natural light



Efficient floorplates



High speed fibre connectivity



Floor to ceiling glass



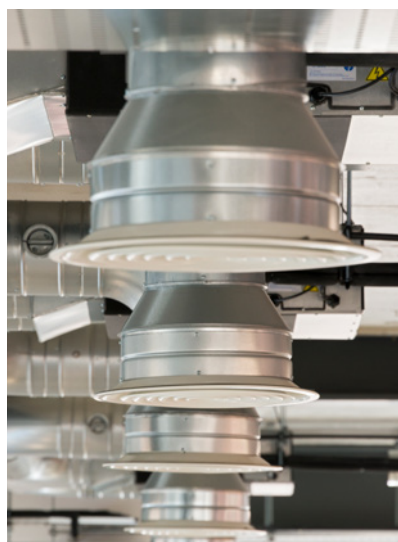
Four pipe fan coil air conditioning



Male and Female WCs on each floor



Showers and cycle storage



Contemporary
industrial style
with excellent
natural light

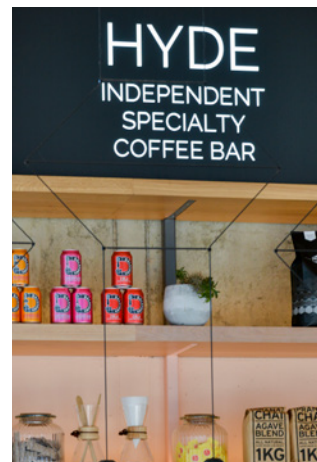


Private Terrace (6th Floor)



Within the exciting neighbourhoods of Aldgate and Whitechapel

Perfectly located, the area is constantly evolving with an ever increasing selection of bars, restaurants, cafés and cultural attractions.



The area also benefits from the diverse nature of the neighbouring Spitalfields, St Katharine Docks, Shoreditch and the City Core.

Surrounded by
a vibrant mix
of amenities

Local Occupiers

1. Accenture
2. Amazon
3. Deutsche Bank
4. Erdem
5. Exponential-E
6. General Assembly
7. Lloyd's of London
8. Mindspace
9. RBS
10. Sky
11. Uber
12. WeWork

Bars & Restaurants

13. Treves & Hyde
14. The Culpeper
15. Brewdog
16. Coppa Club
17. Hotbox
18. Leman Street Tavern
19. Mr White's Chophouse
20. Natural Kitchen
21. Ottolenghi
22. Som Saa
23. Sushi Samba
24. The Alchemist

Coffee

- 25. Black Sheep Coffee
- 26. Exmouth Coffee Co
- 27. Long Shot Coffee
- 28. LMNH Kitchen
- 29. The Pastry Parlour

Gyms

30. 1Rebel
31. Anytime Fitness
32. F45
33. Hybrid Fitness
34. Pure Gym
35. Virgin Active

Culture

- 36. Curzon Aldgate
- 37. Whitechapel Gallery
- 38. Wiltons Music Hall

Hotels

39. 10 Trinity Square
40. Citizen M
41. Dorsett City London
42. Double Tree
43. New Road Hotel

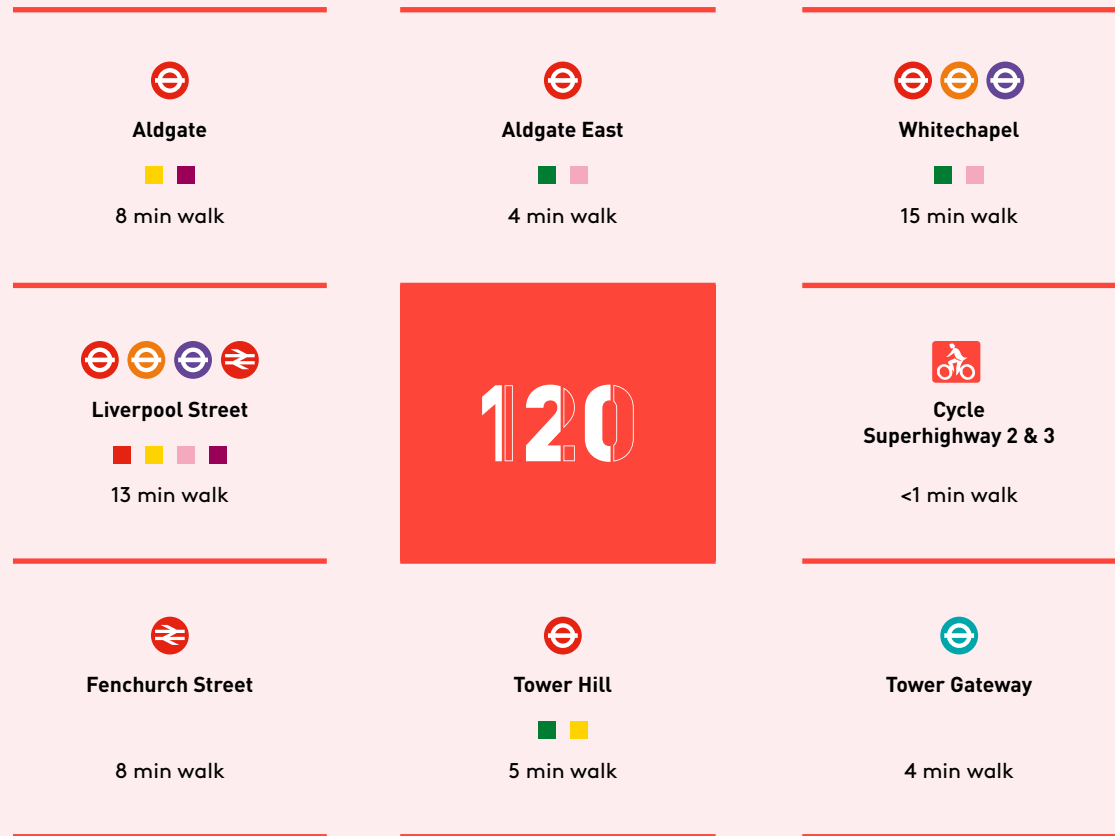


Speedy connections

Communications are provided close by at Tower Hill (District and Circle lines), Aldgate Station (Metropolitan and Circle Lines), Aldgate East (Hammersmith & City and District lines) and Tower Gateway (DLR). Mainline rail services are connected nearby at Fenchurch Street Station.

Connectivity will be further improved with the arrival of the Elizabeth Line at both Liverpool Street and Whitechapel.

Below: Proposed Whitechapel Elizabeth Line Station (CGI)



All journey times taken from the building. Source: TfL

Elizabeth Line (Crossrail)



Journey times taken from Liverpool Street Station or Whitechapel Station.

Bright floorplates
with stunning views

Flexible floorplates

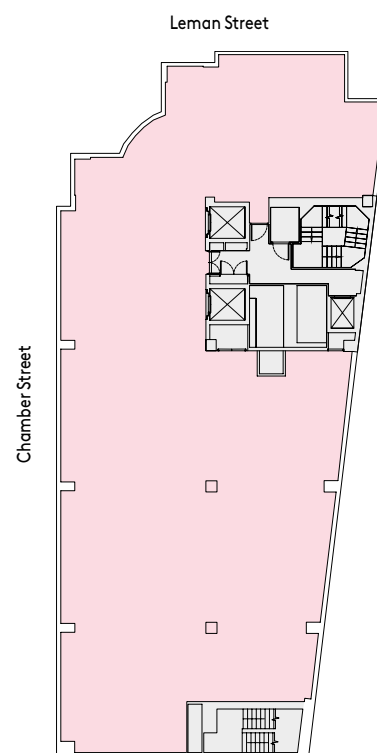
Floor	Sq Ft	Sq M
Sixth (Terrace)	4,806	446
Third	5,814	540
First	5,481	509
Ground Front	598	56
Ground (Storage)	254	24
Basement (Storage)	364	34
Total	17,317	1,609

Below: Indicative fit out (CGI)



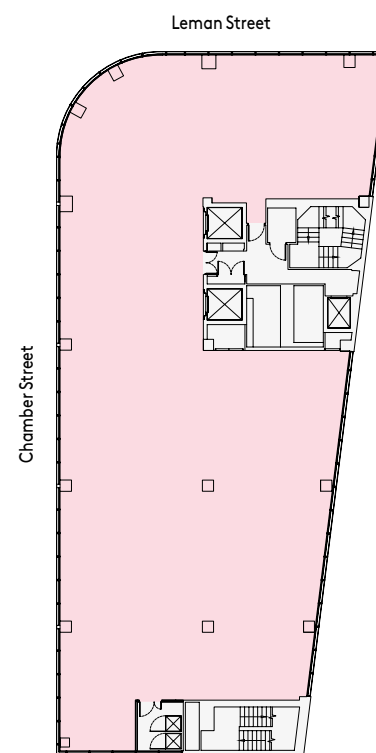
First Floor

5,481 Sq Ft (509 Sq M)



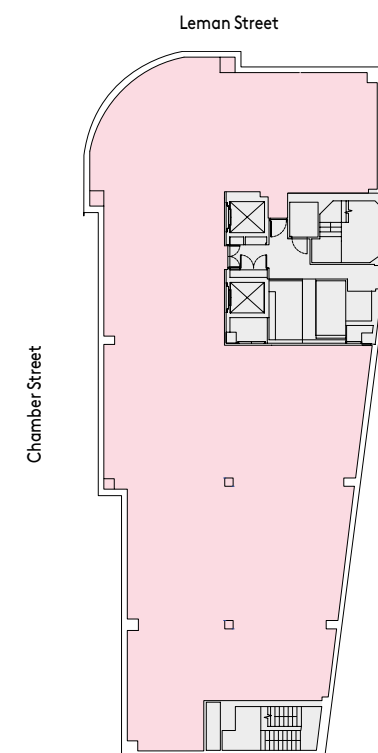
Third Floor

5,814 Sq Ft (540 Sq M)



Sixth Floor

4,806 Sq Ft (446 Sq M)



Office Core

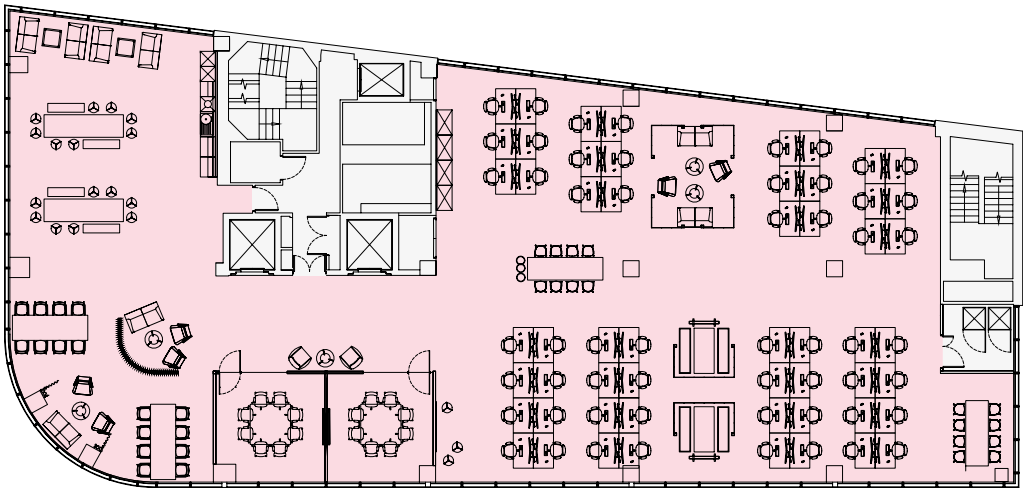
For indicative purposes only. Not to scale.

Suitable for a range of occupiers

Open Plan Desks	56
Hot Desks	24
8 Person Meeting Rooms	02
Informal Meeting Spaces	06
Teapoint	01
Breakout Area	01
Client Lounge	01
Comms Area	01
Total Occupancy	56
Occupancy Ratio	1:9.6 Sq M

Typical Floor Space Plan

5,814 Sq Ft (540 Sq M)



Below: Indicative fit out (CGI)



Office Core

Space plan for indicative purposes only. Not to scale.

Terms

Available upon request.

Viewing

Strictly through sole letting agents:

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