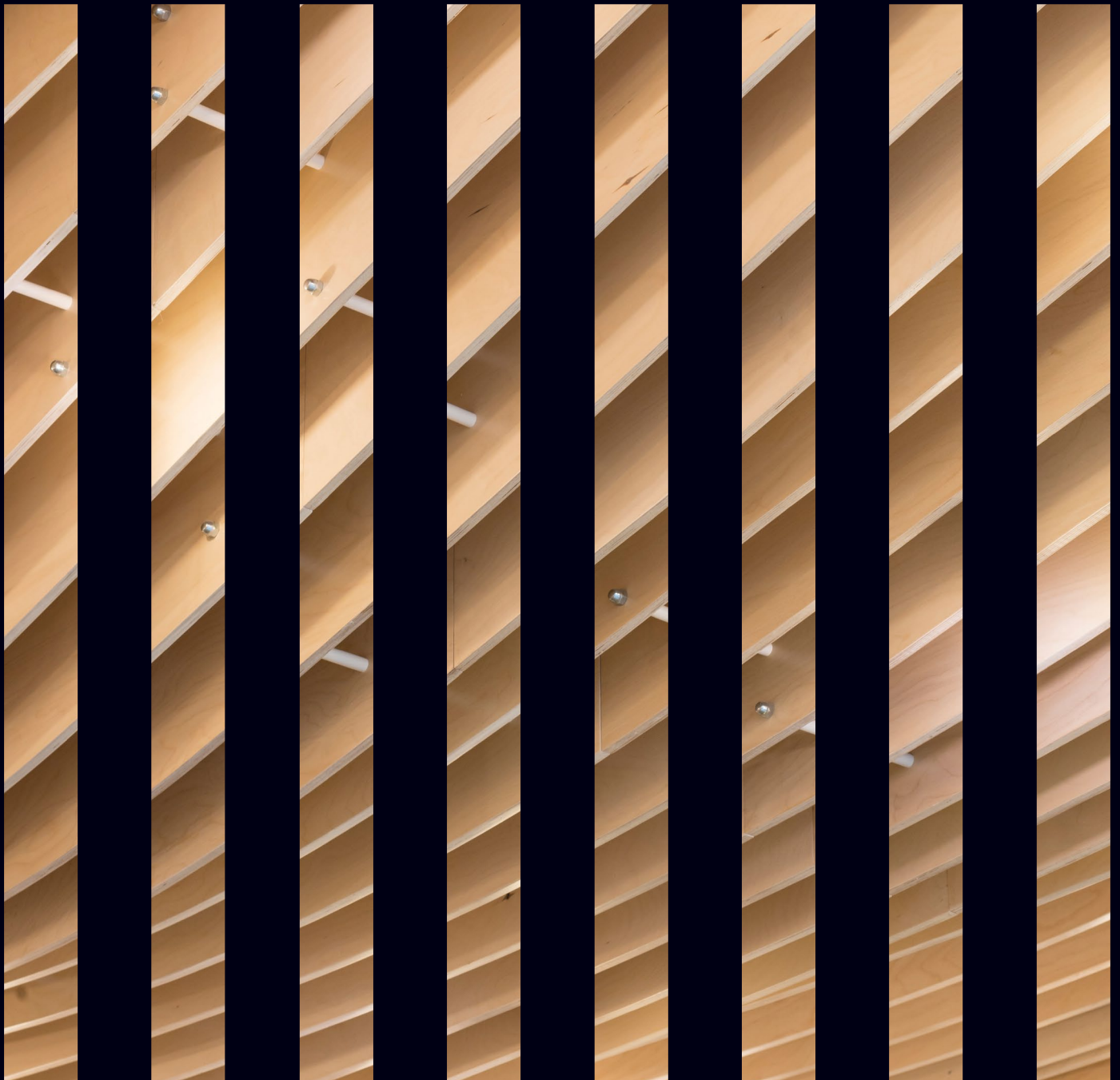


New Plug & Play Office Space

**Eastcheap**





41 Eastcheap welcomes you into an impressive reception designed by Ben Adams Architects and features a unique undulating wood panelled ceiling.

The fourth floor is fully fitted and arranged in an open plan layout, suitable for a range occupiers.  
Available Spring 2024.



## effortless style & character



- Fully fitted offices
- Preinstalled fibre by Telcom
- Impressive manned reception
- Column free flexible floor plate
- New LED lighting
- New four pipe fan coil air conditioning
- Male, female and disabled WCs
- Shower facilities
- Bicycle storage and lockers
- 2 x 13 person passenger lifts





# fully fitted and ready to go

Providing an inspiring and bright environment with views towards the Tower of London.

## Accommodation

Floor	Availability	Sq Ft	Sq M
Sixth	Let	-	-
Fourth	Spring 2024	3,397	316
<b>Total</b>		<b>3,397</b>	<b>316</b>

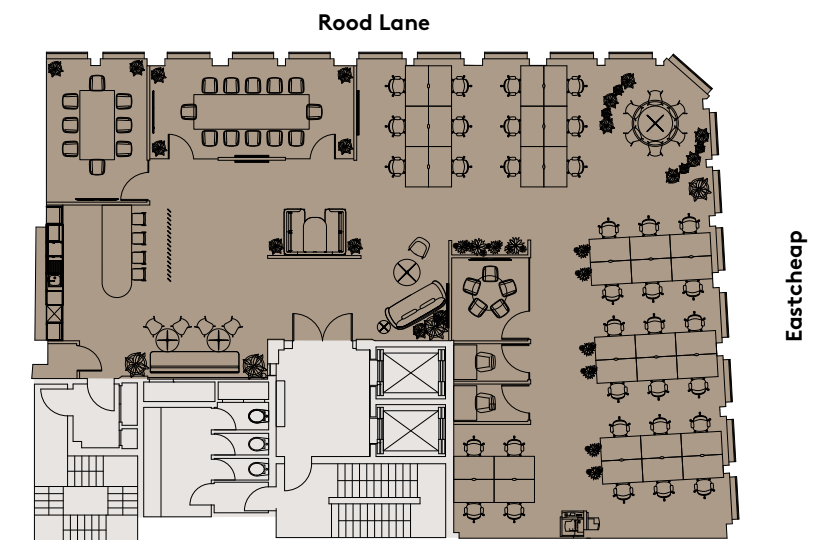


## Fourth Floor

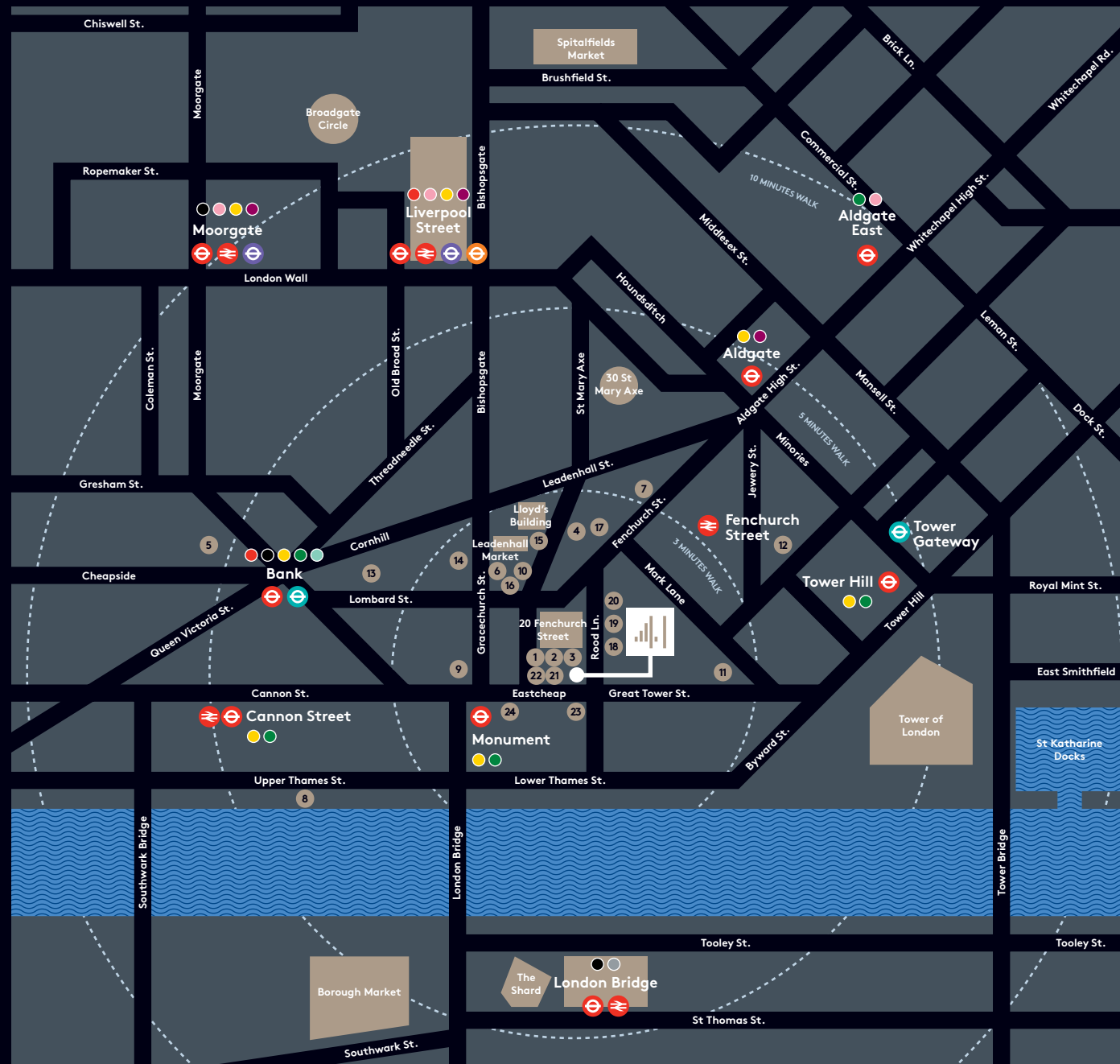
3,397 Sq Ft / 316 Sq M

Open Plan Desks	34
6 Person Collaboration Space	1
5 Person Meeting Room	1
8 Person Meeting Room	1
12 Person Meeting Room	1
Quiet Rooms	2
Welcome Area	1
Kitchen/breakout	1
<b>Total Occupancy</b>	<b>34</b>

For indicative purposes only. Not to scale.



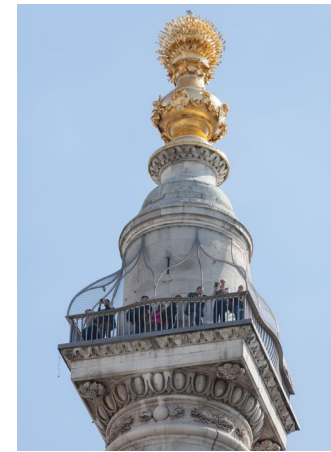




### Local Amenities

- |                      |                   |                          |
|----------------------|-------------------|--------------------------|
| 1. Sky Garden        | 9. The Folly      | 17. The Moniker          |
| 2. Darwin Brasserie  | 10. Chamberlain's | 18. Davy's               |
| 3. Fenchurch         | 11. Brewdog       | 19. Camino               |
| 4. Curators Coffee   | 12. Savage Garden | 20. Haz                  |
| 5. The Ned           | 13. Hispania      | 21. Black Sheep          |
| 6. Luc's Brasserie   | 14. Gaucho        | 22. Blacklock            |
| 7. The Garden at 120 | 15. Factory House | 23. Eastcheap Records    |
| 8. The Oyster Shed   | 16. Loch Fyne     | 24. London Cocktail Club |

41 Eastcheap



41 Eastcheap occupies a prominent position adjacent to the 'Walkie Talkie' building and 200 metres south of the Lloyd's Building.

Leadenhall Market is a short walk away, offering a wide range of restaurant and retail amenity. Transport connections are excellent, with Monument Station less than 2 minutes walk along with the new Bank station entrance on Cannon Street.

central  
vibrant &  
connected



The Location





## Net Zero Carbon

RLAM is targeting achieving Net Zero Carbon by 2030 for our directly managed property assets and developments, and by 2040 for our indirectly managed property assets. We have outlined 7 steps to achieving Net Zero Carbon, including reducing embodied and operational carbon, increasing renewable energy generation and offsetting.

41 Eastcheap is on a 100% REGO-backed renewable energy tariff (Renewable Energy Guarantees of Origin). This is a certification scheme to verify the origins of renewable energy.



## Further Information

TOM KEMP  
07770 721 009  
tom@hk-london.com

**HK LONDON**  
020 7100 5555

MONIQUE KELLIHER  
07462 883 358  
monique@hk-london.com

PETER GRAY  
07765 220 528  
peter.gray@knightfrank.com



ABBY DWAN  
07976 084 158  
abby.dwan@knightfrank.com

## 41eastcheap.london

MISREPRESENTATION ACT 1967 - HK Property Services Ltd and Knight Frank LLP for themselves and for the Vendor. Lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers, and do not constitute the whole or any part of an offer or contract. (ii) HK Property Services Ltd and Knight Frank LLP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective Purchasers or Lessors must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) no employee of neither HK Property Services Ltd nor Knight Frank LLP has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. (iv) prices/rents quoted in these particulars may be subject to VAT; and (v) HK Property Services Ltd and Knight Frank LLP will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. PROPERTY MISDESCRIPTION ACT 1991 - These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. January 2024.

Designed and produced by Cre8te - 020 3468 5760 - cre8te.london