

CANNON

PLACE X

LONDON

78 Cannon Street – EC4

24,765 Sq Ft Fully Fitted Office Space To Let

A CITY

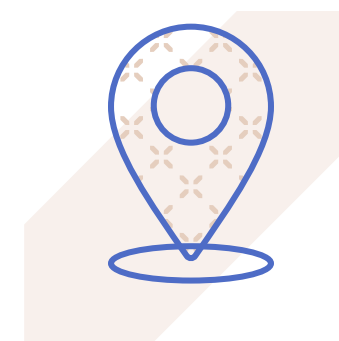


EXTERIOR

GROUND FLOOR RECEPTION



LANDMARK



Prime City
location



Fully fitted
and furnished
workspace

Cannon Place occupies a high profile and prominent City position directly above Cannon Street Station.

Featuring two large receptions and stunning City views, the building currently offers 24,765 sq ft of fully fitted workspace on the part 4th floor.

RAISING

Tenant well-being is front and centre with end of trip facilities at lower ground floor level, featuring Bike store, lockers, showers and changing facilities.

The building offers excellent natural light throughout and stunning City views on the upper level - all aiding occupier well-being and productivity.



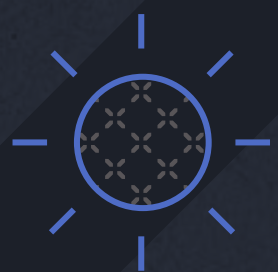
Bike storage & lockers



BREEAM 'Very Good'



EPC 'B' rating



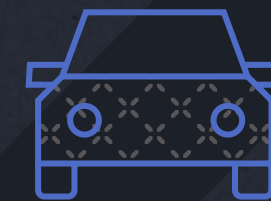
Excellent natural light



Large ground & first floor receptions



Stunning city views



Car & motorcycle parking available under current lease



Showers & changing facilities

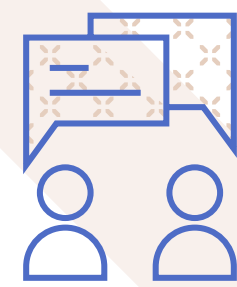


FIRST FLOOR RECEPTION

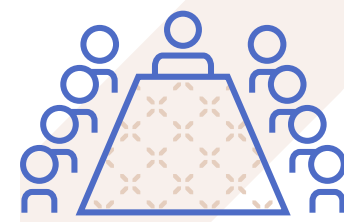
FLEXIBLE



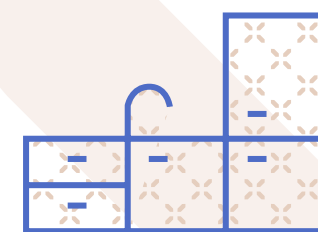
OPEN PLAN OFFICE



Prime City location



Client facing meeting areas



Large kitchen / breakout area



BREAKOUT AREA

Comprehensive plug & play office space, ready for immediate occupation.

The part 4th floor boasts a high quality fit-out in an open plan environment – including generous meeting rooms, collaboration zones and breakout areas.

22-24 PERSON BOARDROOM



WORKING

MEETING ROOM



AGILE

PROPOSED PART 4TH FLOOR
24,765 SQ FT / 2,300.7 SQ M

The space is fully fitted, with further potential for new collaboration spaces and enhanced agile working.



176 x
workstations



2 x 22-24 person
boardrooms



12 person
boardroom



9 x 4-8 person
meeting rooms



8 x
quiet booths



3 x collaboration
zones



Reception



Kitchen
breakout area

- Office

Meeting room

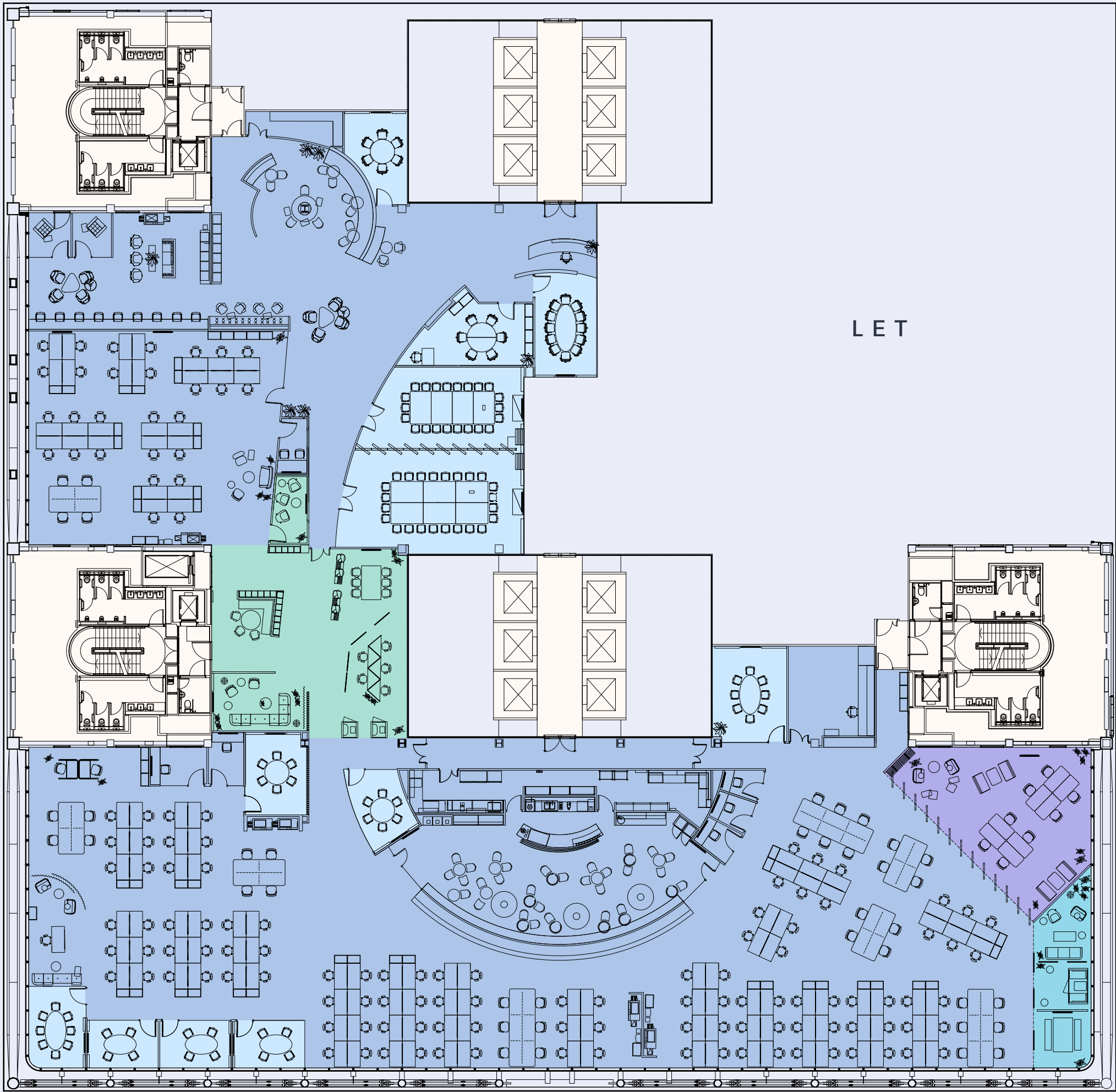
Core

The Hub

Flex Corner

Pod Pause

Dowgate Hill



Floorplan not to scale.
For indicative purposes only.

FIT-OUT

LOCAL

The City's world-renowned amenity selection – at your fingertips.

Cannon Street is perfectly placed in the heart of the City, benefiting from its diverse range of restaurants, bars and cafés around Bloomberg Arcade, Bank, and along the river.



1. THE NED
2. OYSTER SHED
3. BLOOMBERG ARCADE
4. THE ROYAL EXCHANGE

LIFESTYLE

MOVE &

With Cannon Street station literally on your doorstep – travel around London and beyond couldn’t be easier.

Bank, Monument, and Mansion House stations are all within easy reach, providing quick access to Underground and National Rail services.



<div><1 MIN</div> <div>Cannon Street</div> <div></div>	<div>2 MIN</div> <div>Bank</div> <div></div>	<div>3 MIN</div> <div>Monument</div> <div></div>
<div>10 MIN</div> <div>Cannon Street</div> <div></div>	<div>14 MIN</div> <div>Canary Wharf</div> <div></div>	<div>18 MIN</div> <div>King's Cross St. Pancras</div> <div></div>

Journey times in minutes from Cannon Place. Source: TfL.

BARS/CAFÉS

1. The Listing
2. All Bar One
3. Pret A Manger
4. The Vintry
5. The Banker
6. Grind
7. Where's Fred's
8. Attendant

RESTAURANTS

9. Caravan
10. Brigadiers
11. Lina Stores
12. Oyster Shed
13. The Folly
14. The Wolseley
15. Cecconi's
16. Coq D'Argent

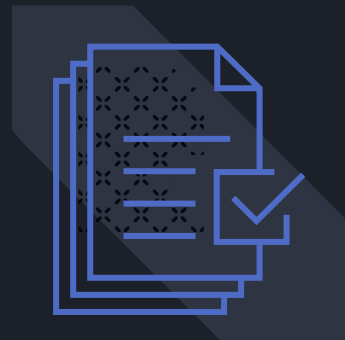
LEISURE

17. Nuffield Health
18. Buzz Gym
19. Virgin Active
20. The Ned
21. Sky Garden
22. PureGym
23. Vintry & Mercer
24. The Westin

CONNECT



<1 min walk to Cannon Street Station



Fully flexible terms until February 2029

FURTHER INFORMATION

VIEWINGS

Strictly through the sole letting agents:



Hugh Tayler
07801 959 513
hugh.tayler@jll.com

Ella Wright
07928 507 182
ella.wright@jll.com

Misrepresentations Act 1967 – Whist 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. November 2024.

Designed and produced by Cre8te
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