



# cannon street

London, EC4

A unique 9,373 sq ft leisure space opportunity, in the City of London.





Lower Ground Floor



Landscaped garden in front of the opportunity.

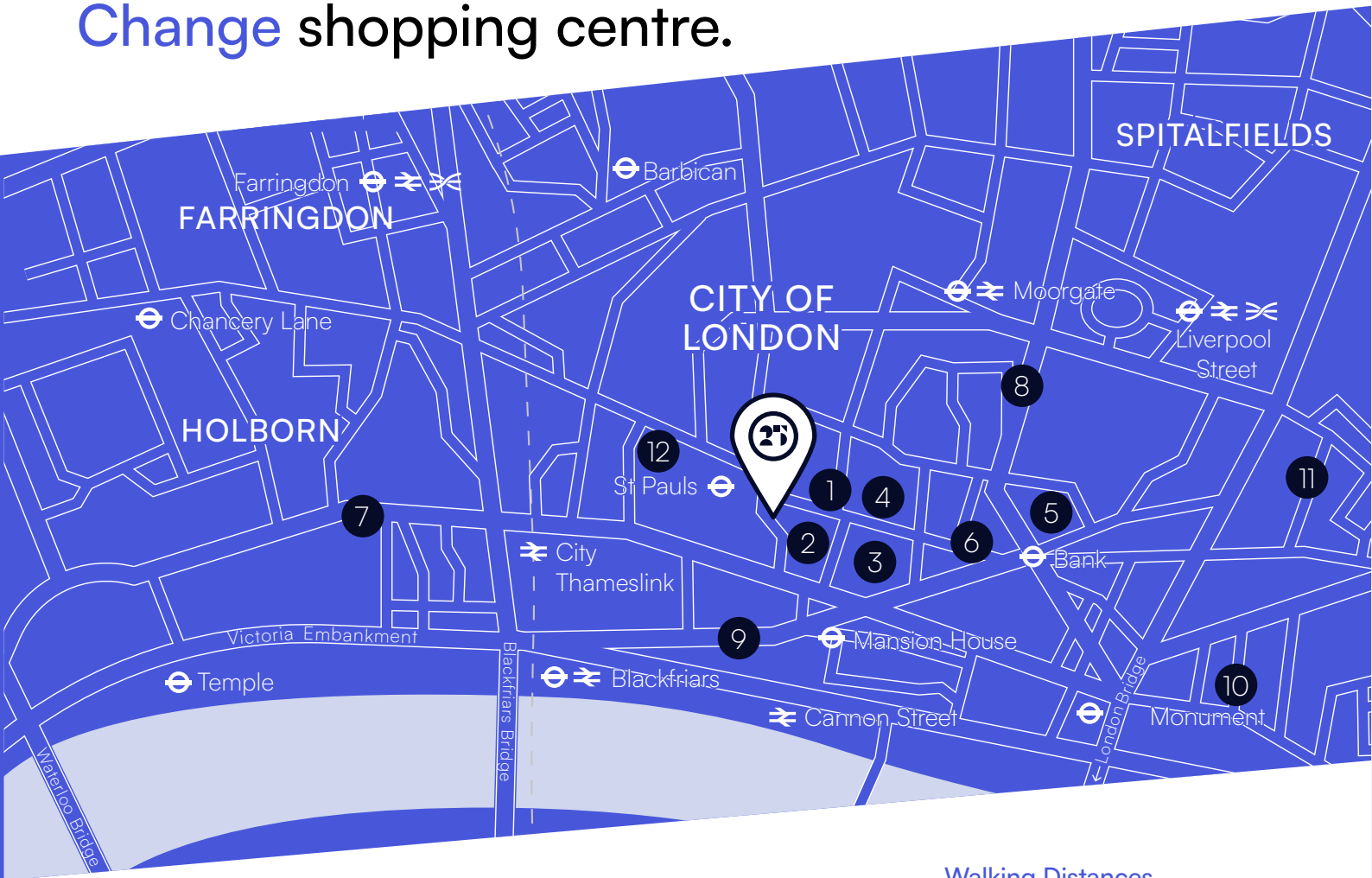
25 Cannon Street is a unique opportunity for gym, health, wellbeing and leisure users, serving the high density of affluent office workers in the City of London.



Lower Ground Floor



25 Cannon Street is a prominently situated building, located in the City of London, adjacent to St Paul's Cathedral and One New Change shopping centre.



25 Cannon Street sits a short walk from St Pauls, Cannon Street & Bank Underground stations.



The area is densely populated with city workers, students and tourists. There are 13 **WeWork** co-working offices within a 15 minute walk.

It is also well served by restaurants, bars and retailers including the independent shops and eateries of **Bow Lane, The Ned, Bloomberg Arcade** and **One New Change** shopping centre.

Key

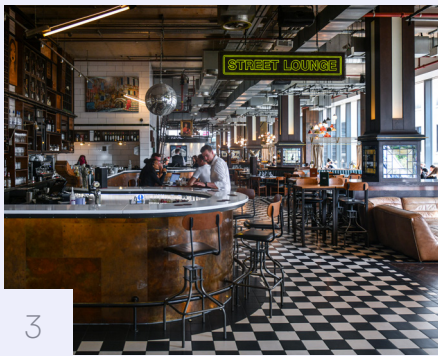
- |                   |                        |                           |
|-------------------|------------------------|---------------------------|
| 1. One New Change | 5. The Royal Exchange  | 9. WeWork Cannon Street.  |
| 2. The Ivy        | 6. The Ned             | 10. WeWork Monument       |
| 3. Bow Lane       | 7. WeWork Fleet Street | 11. The Gherkin           |
| 4. Cheapside      | 8. WeWork Moorgate     | 12. London Stock Exchange |

Walking Distances

|  |  |
|---|---|
| Mansion House   | 1 Min   |
| St Paul's   | 3 Mins  |
| Bank  | 5 Mins  |
| Monument  | 8 Mins  |
| Barbican  | 11 Mins   |
| Blackfriars   | 11 Mins   |
| Moorgate  | 13 Mins   |
| Liverpool Street  | 15 Mins   |
| Farringdon  | 16 Mins   |



1. The Royal Exchange
2. St Paul's Underground Station
3. Street Lounge, St Paul's
4. Bow Lane
5. The Ivy Asia, St Paul's





Benefiting from **views over a landscaped garden** and **natural light from the large sky lights** at basement level.

Ground Floor

1,389 Sq ft  
129 Sq m

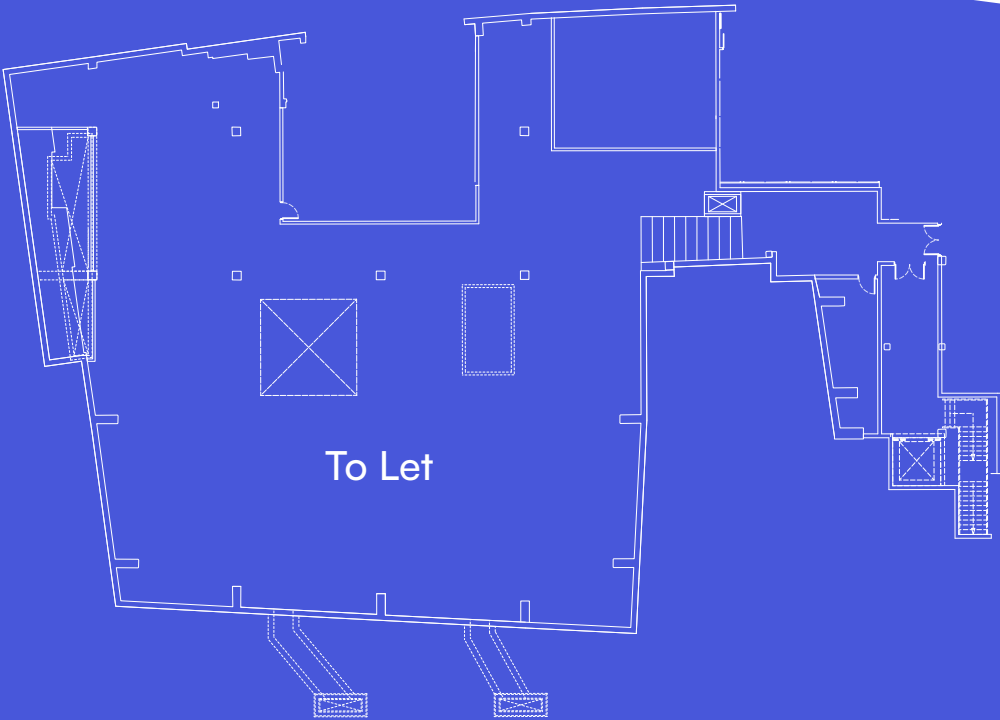


These are approximate indicative layout plans, showing where the vertical circulation can be installed.

Lower Ground Floor

7,688 Sq ft  
714 Sq m

LG Storage  
296 Sq ft  
28 Sq m



TOTAL

9,373 Sq ft  
871 Sq m

Key Features

- Reflective Pool Skylight
- 5m basement floor-to-ceiling height
- Highly Visible Ground Floor Entrance.
- Unique Leisure or Health & Fitness Opportunity in The City of London

Rent

Available upon application.

Business Rates

Interested parties are advised to make their own enquiries.

For further information, please contact:



Lydia Pattihis  
lydia.pattihis@eu.jll.com  
07720070452

Service Charge

Available upon application.

Terms

Available by way of a sublease or assignment of the existing lease, expiring April 2037 and contracted outside the provisions of the L&T 1954 Act.