

10 ST MARY AXE — EC3

FITZWILLIAM HOUSE

9,766 - 21,143 SQ FT OF FITTED OFFICES TO LET

PRIME CITY, PLUG & PLAY OFFICE.

Fitzwilliam House is nestled between The Gherkin and Lloyd's of London.

The available 1st and 5th floors provide 9,766 – 21,143 sq ft of modern, open plan workspace. Ready for immediate occupation on direct lease from the landlord until Q3 2027.



Fully manned
reception



Fully furnished



Opposite Lloyd's
of London



ELEVATE YOUR WORK SPACE.



View from the 5th floor



5th floor office

SPECIFICATION



On floor WC's
& showers



Bike parking on
the lower ground floor



VAV air
conditioning



Excellent natural light &
glazed central atrium



3 glass wall
climbing lifts



Boardrooms &
meeting rooms



24 hour access
& security



On site
management



5th floor boardroom



1st floor office

SMART SPACE.

The 1st and 5th floors offer a complete workspace designed for efficient and collaborative working.

With ample workstations, agile areas and meeting rooms – Fitzwilliam House provides a dynamic office environment.



1st floor office



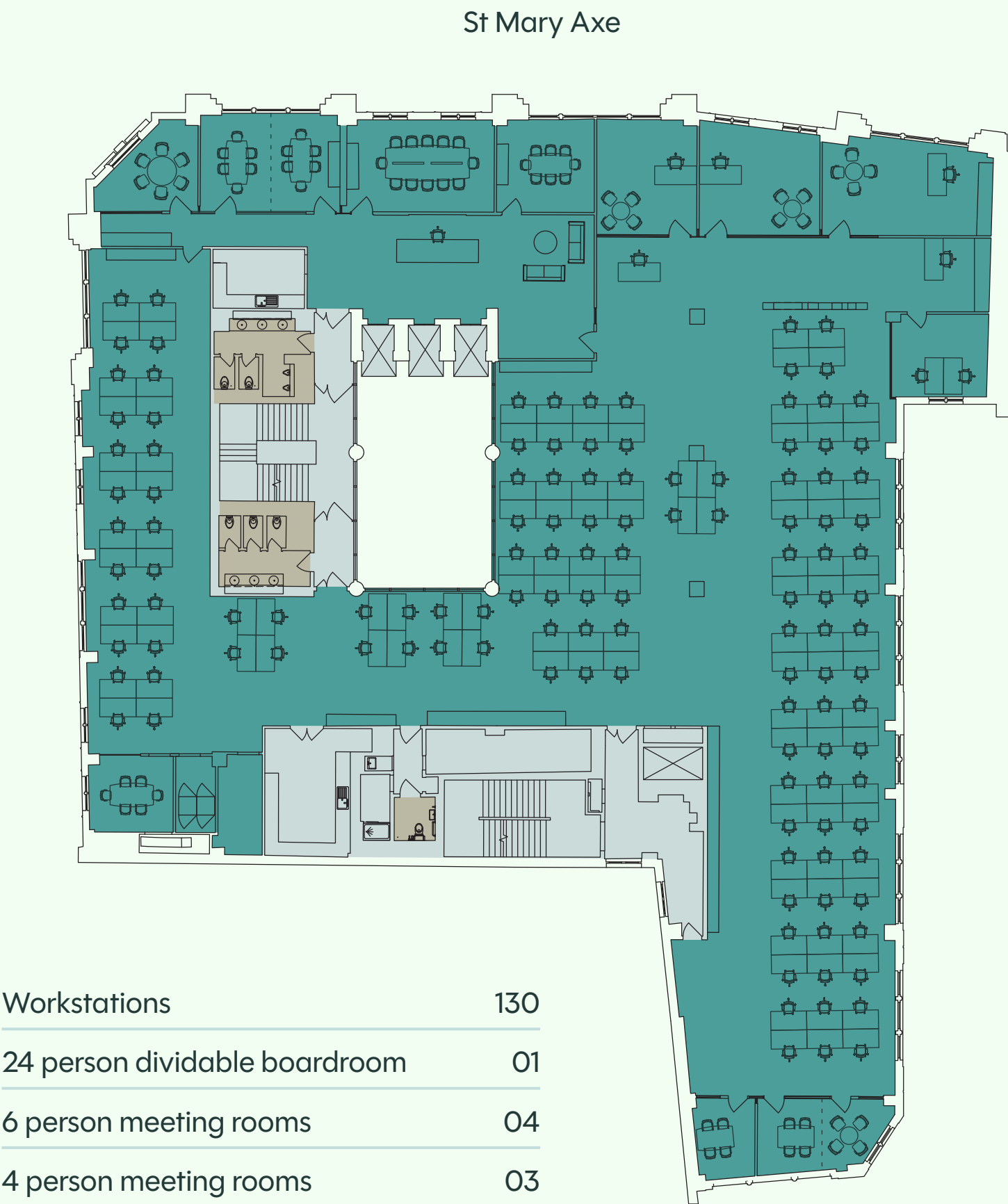
5th floor office

THE SPACE.

Floor	Condition	Sq Ft	Sq M
5th	Fully fitted	9,766	907
1st	Fully fitted	11,377	1,057
Total		21,143	1,964



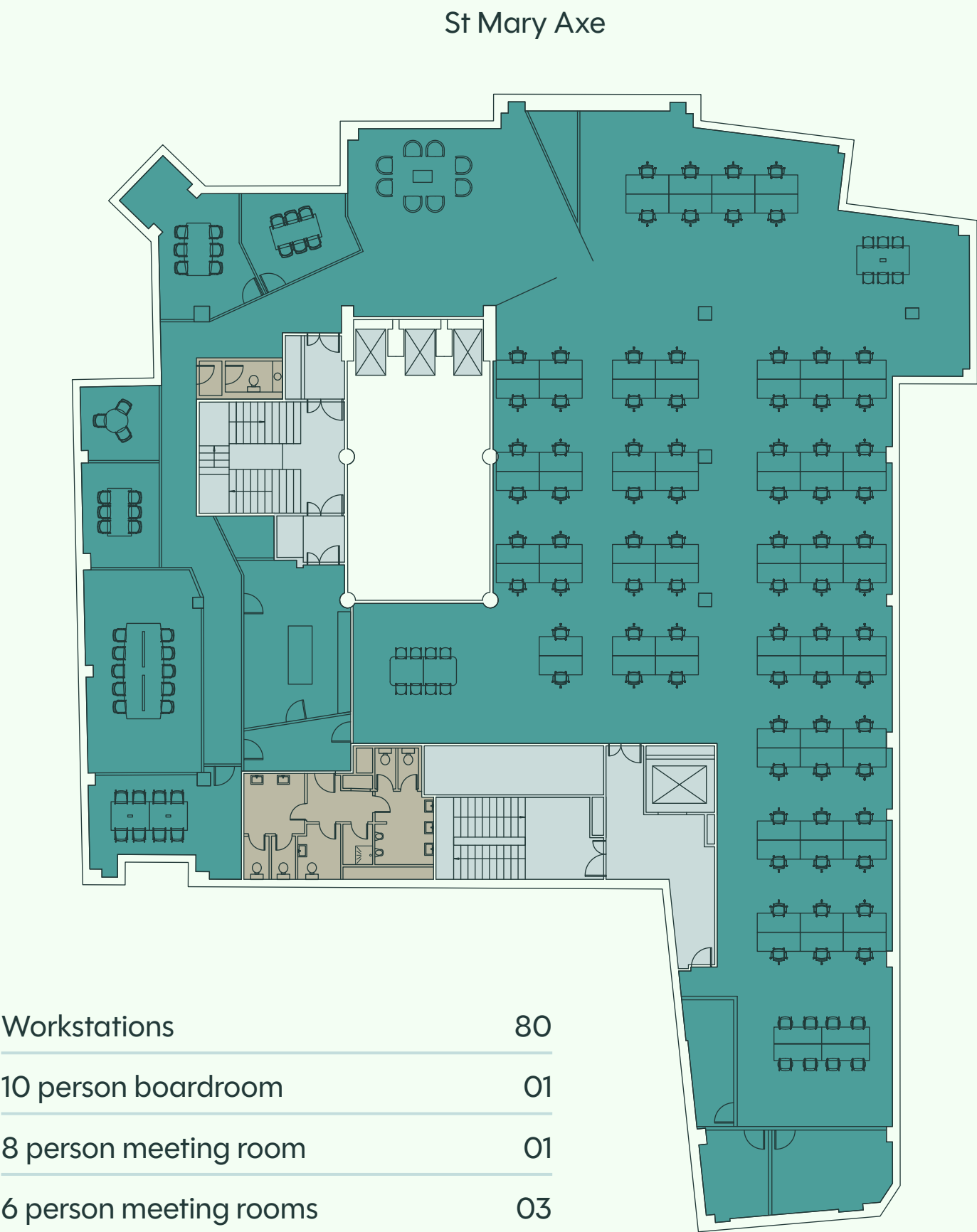
1ST FLOOR 11,377 SQ FT



Workstations	130
24 person dividable boardroom	01
6 person meeting rooms	04
4 person meeting rooms	03
Private offices	04
Waiting area	01

Office Core WCs & shower

5TH FLOOR 9,766 SQ FT



Workstations	80
10 person boardroom	01
8 person meeting room	01
6 person meeting rooms	03
3 person meeting rooms	01
Agile working areas	03
Breakout area	01

Floorplan not to scale. For indicative purposes only.



CITY LIFE ON YOUR DOORSTEP.



GET IN TOUCH

For further information or to arrange a viewing,
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NEWTON
PERKINS

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6 mins
Fenchurch Street

6 mins
Aldgate

6 mins
Liverpool Street

7 mins
Bank



The building boasts an unparalleled City location, benefiting from close proximity to Leadenhall Market, The Royal Exchange, Broadgate Circle and much more.

Transport links are excellent, with Fenchurch Street, Bank, Monument and Liverpool Street stations all just a short walk away.