



# 5 CHANCERY

105,600 SQ FT  
GRADE A WORKSPACE  
Q4, 2026



5 CHANCERY

CGI VIEW OF 5 CHANCERY LANE



A marriage of  
heritage and  
modern design

CGI VIEW OF RECEPTION



Marking a 110 year history, 5 Chancery Lane will be dramatically transformed to provide 105,637 sq ft of exceptional Grade A workspace. Combining historical charm with contemporary design, the building boasts an array of amenity spaces including a roof terrace and outstanding end of journey facilities.

CGI VIEW OF 8TH FLOOR ROOF TERRACE

# THE LOCAL AREA





Located in a strategic Central London position benefiting from a wide range of transport options, the building is within close walking distance of London's most exciting districts including the bustling Covent Garden. The building is also surrounded by green spaces, such as the Maughan Library gardens and moments' from Temple Gardens, with views onto the River Thames as well as some of the city's most exciting venues such as Somerset House.

# An authentic landmark HQ for London

# Surrounded by amenities





Early morning workout at Gymbox

🚶 8 mins



Morning coffee at Press

🚶 2 mins



Luxury and comfort at the Rosewood Hotel

🚶 8 mins

## ROUND THE CLOCK AMENITIES ON YOUR DOORSTEP

Outdoor venues, green spaces, but most importantly an eclectic mix of cool bars and restaurants within a few minutes of your office.



Dinner to remember at  
The Amicable Society of Lazy Ballerinas

🚶 2 mins

After work cocktails at Baranis

🚶 2 mins



The perfect lunch spot at  
New Street Square

🚶 5 mins



Space to relax at Middle Temple Gardens

🚶 5 mins

# Chancery Lane improvements

## PEDESTRIAN PRIORITY SCHEME

The Chancery Lane Pedestrian Priority Scheme, introduced by The City of London Corporation, restricts all vehicles from using Chancery Lane to the north of Carey Street from 7.00am – 7.00pm on Mondays to Fridays (exceptions for taxis or vehicles requiring access to properties).

This has a major positive impact of making Chancery Lane a more attractive place for people to dwell and spend time, whilst also significantly reducing motor traffic (and therefore air and noise pollution) on this historic street.



## FLEET STREET QUARTER

“FLEET STREET HAS ALWAYS HAD A STORY TO TELL.”

The Fleet Street Quarter ‘Business Improvement District’ was established in February 2022.

The priority of the BID is to champion a cohesive plan of action to create a vibrant and dynamic local environment which will promote Fleet Street Quarter as a thriving place to work, visit, live and invest in.

Working in partnership with the City of London Corporation, investment will be made on delivering high quality public realm.

In excess of 2 million sq ft of new office space is being developed over the next three years which will result in over 10,000 people locating to the area. Following this development, Fleet Street Quarter will benefit from much improved public spaces and a vibrant retail and leisure offering.

[fleetstreetquarter.co.uk](https://fleetstreetquarter.co.uk)

# In good company



BNY MELLON

VOXMEDIA



Taylor Wessing



COMPANY3

Bird & Bird

MACFARLANES



LEXLAW

Deloitte.

Goldman Sachs

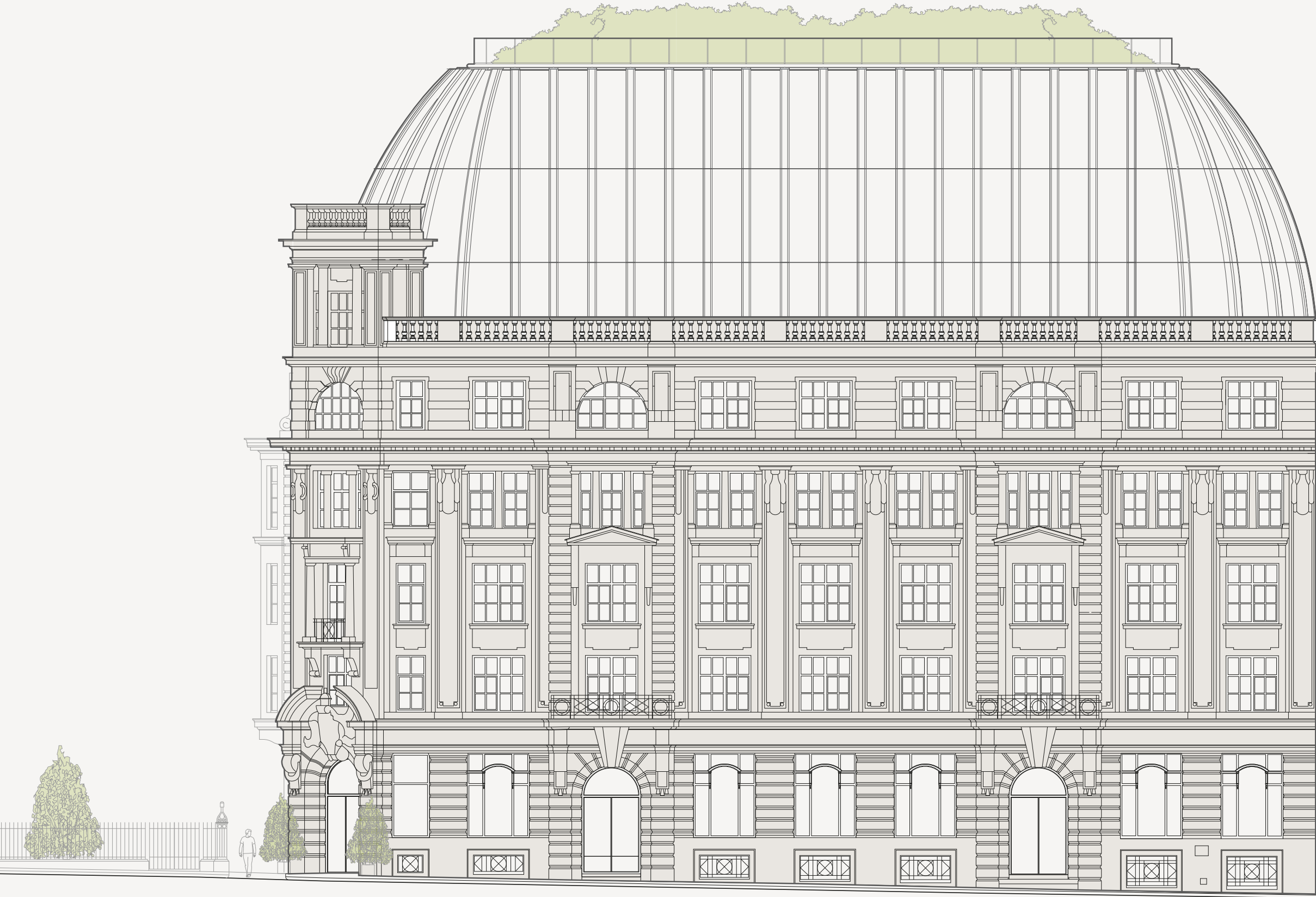


AB InBev

# THE BUILDING



# Accommodation



END OF JOURNEY:



206 cycle spaces



250 lockers



20 showers

| LEVEL        | USE                               | FLOOR AREAS (SQ FT) |
|--------------|-----------------------------------|---------------------|
| 8            | COMMUNAL TERRACE<br>(4,388 SQ FT) |                     |
| 7            | OFFICE                            | 7,832               |
| 6            | OFFICE                            | 10,183              |
| 5            | OFFICE                            | 11,359              |
| 4            | OFFICE                            | 13,837              |
| 3            | OFFICE                            | 13,905              |
| 2            | OFFICE                            | 13,900              |
| 1            | OFFICE                            | 13,798              |
| GROUND       | OFFICE                            | 9,988               |
| GROUND       | RECEPTION                         | 3,038               |
| LOWER GROUND | OFFICE                            | 7,796               |
| TOTAL        |                                   | 105,637             |

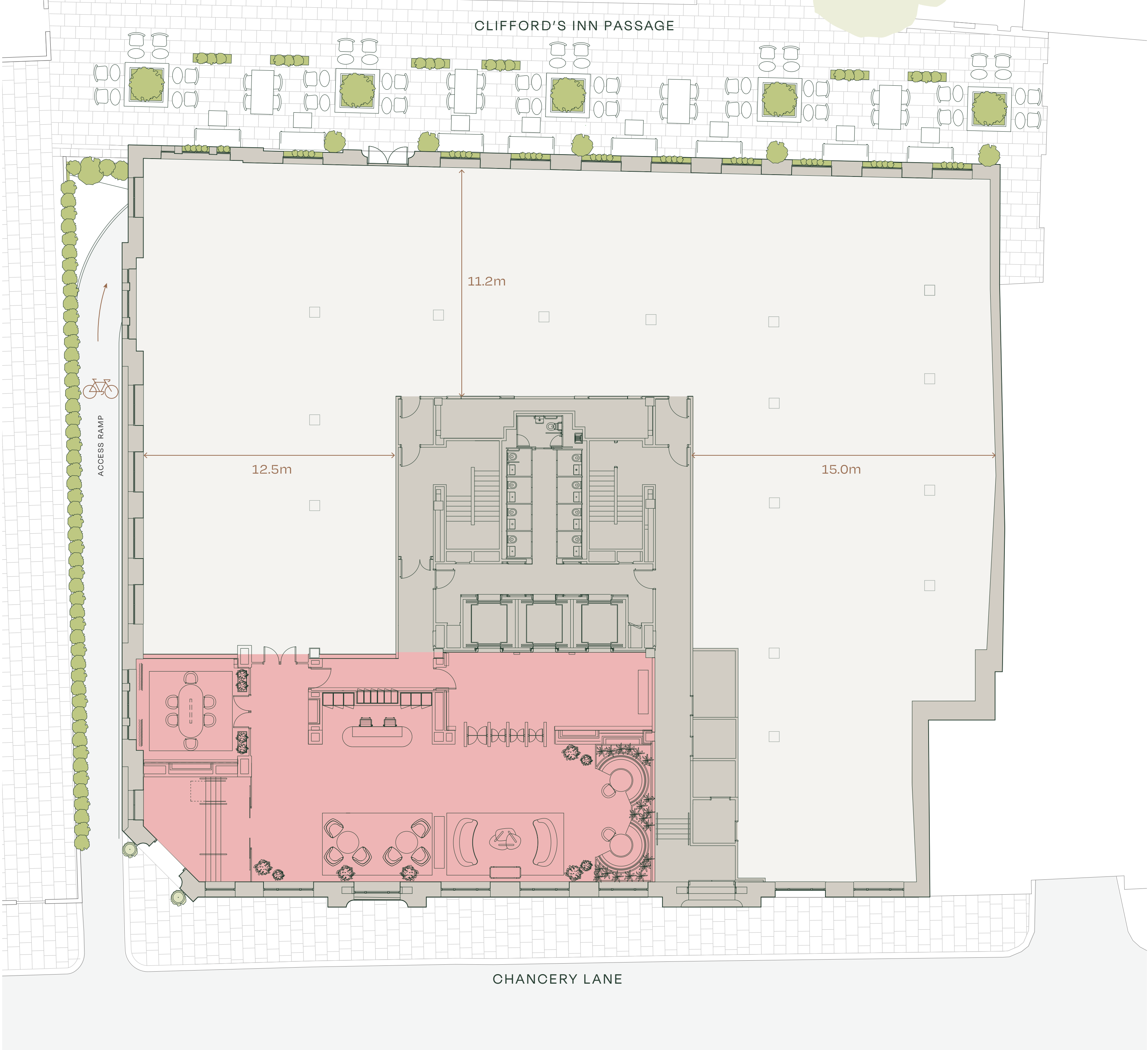
GROUND FLOOR

9,988 SQ FT  
928 SQ M

RECEPTION

3,038 SQ FT  
282 SQ M

- OFFICE FLOOR
- RECEPTION
- CORE



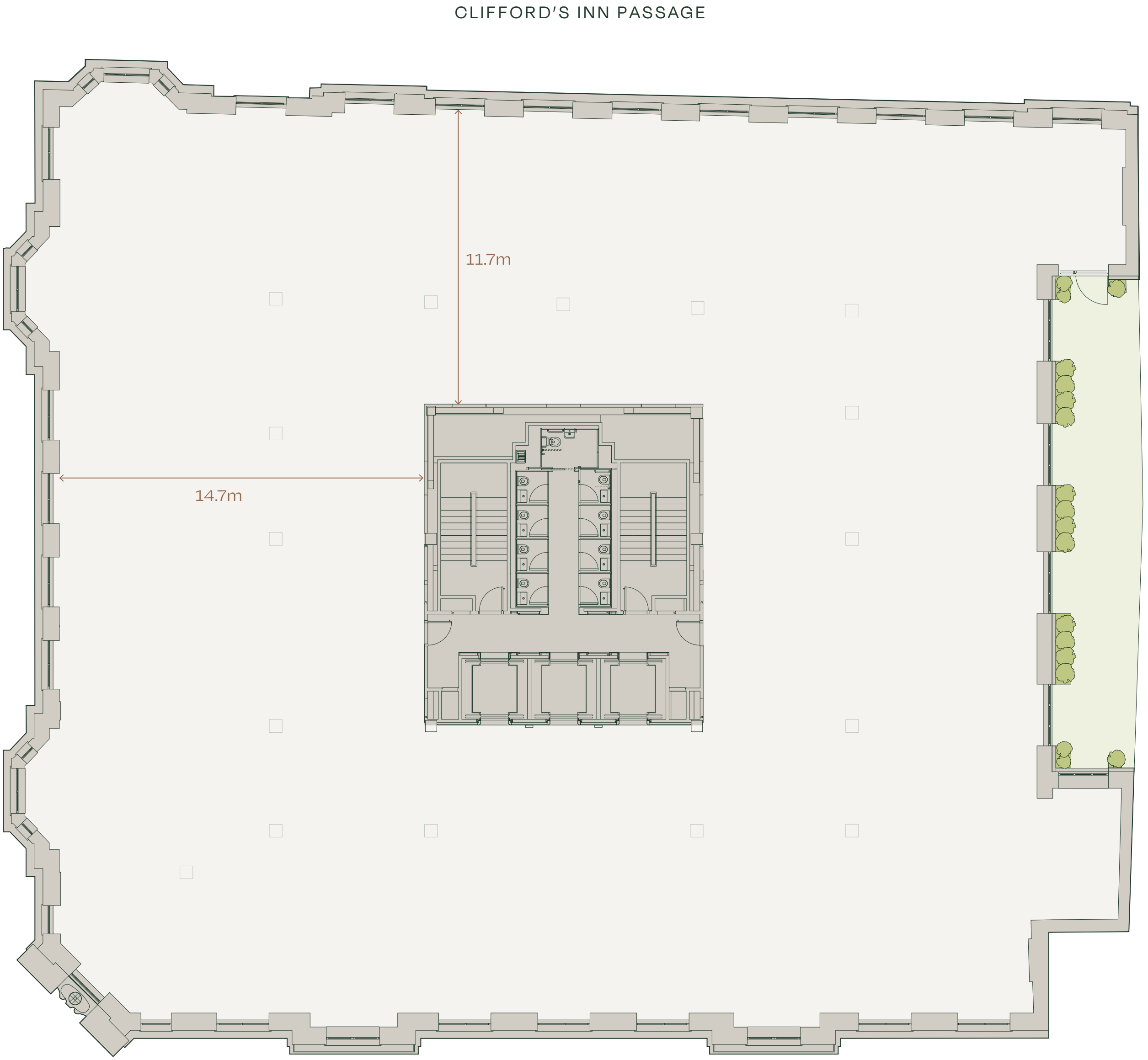
AL FRESCO AREA  
CLIFFORD'S INN



CGI VIEW OF CLIFFORD'S INN

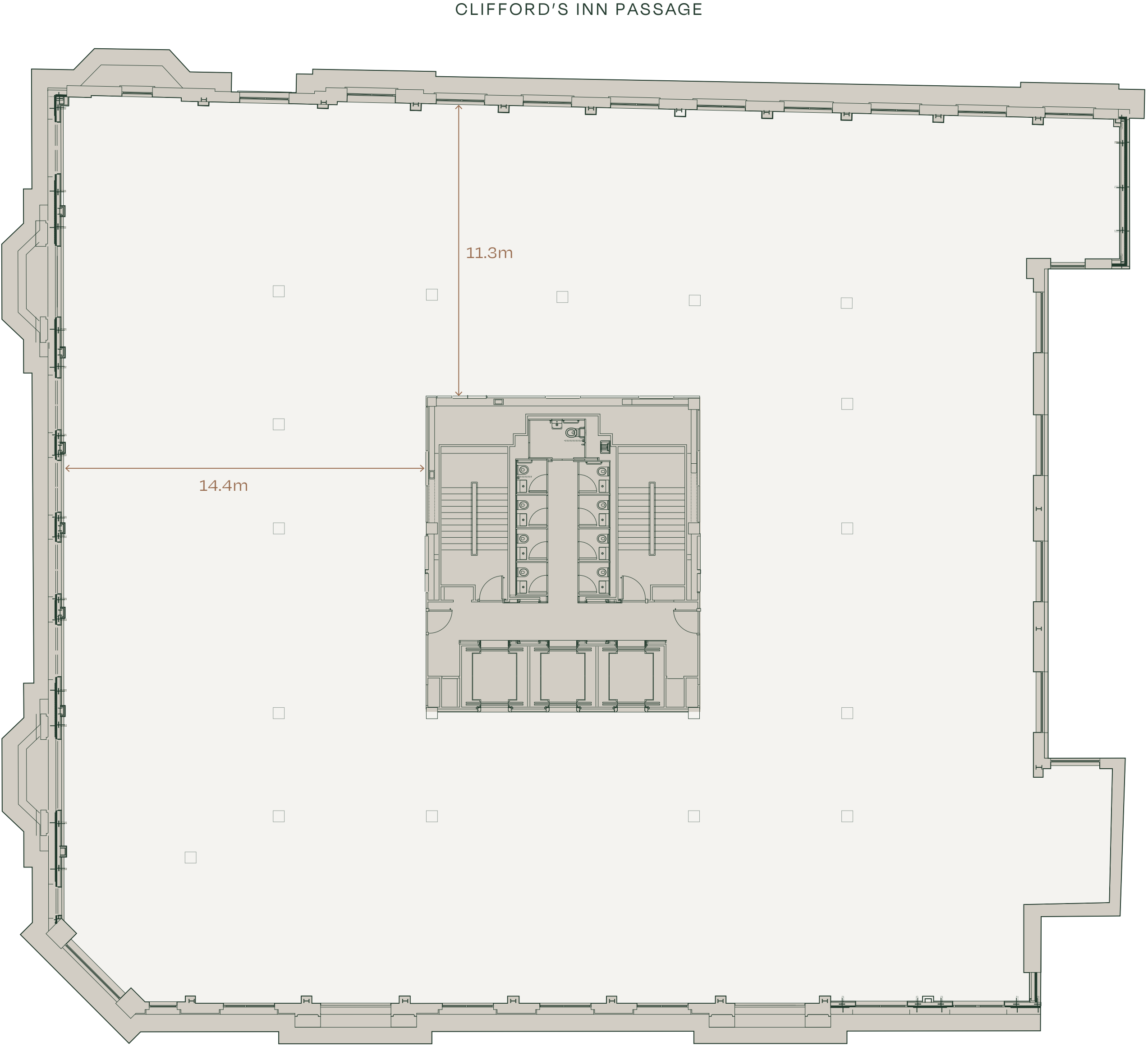
1ST FLOOR  
13,798 SQ FT  
1,282 SQ M

- OFFICE FLOOR
- CORE
- TERRACE



TYPICAL FLOOR  
(2ND - 4TH FLOOR)  
13,837 - 13,905 SQ FT  
1,286 - 1,292 SQ M

- OFFICE FLOOR
- CORE

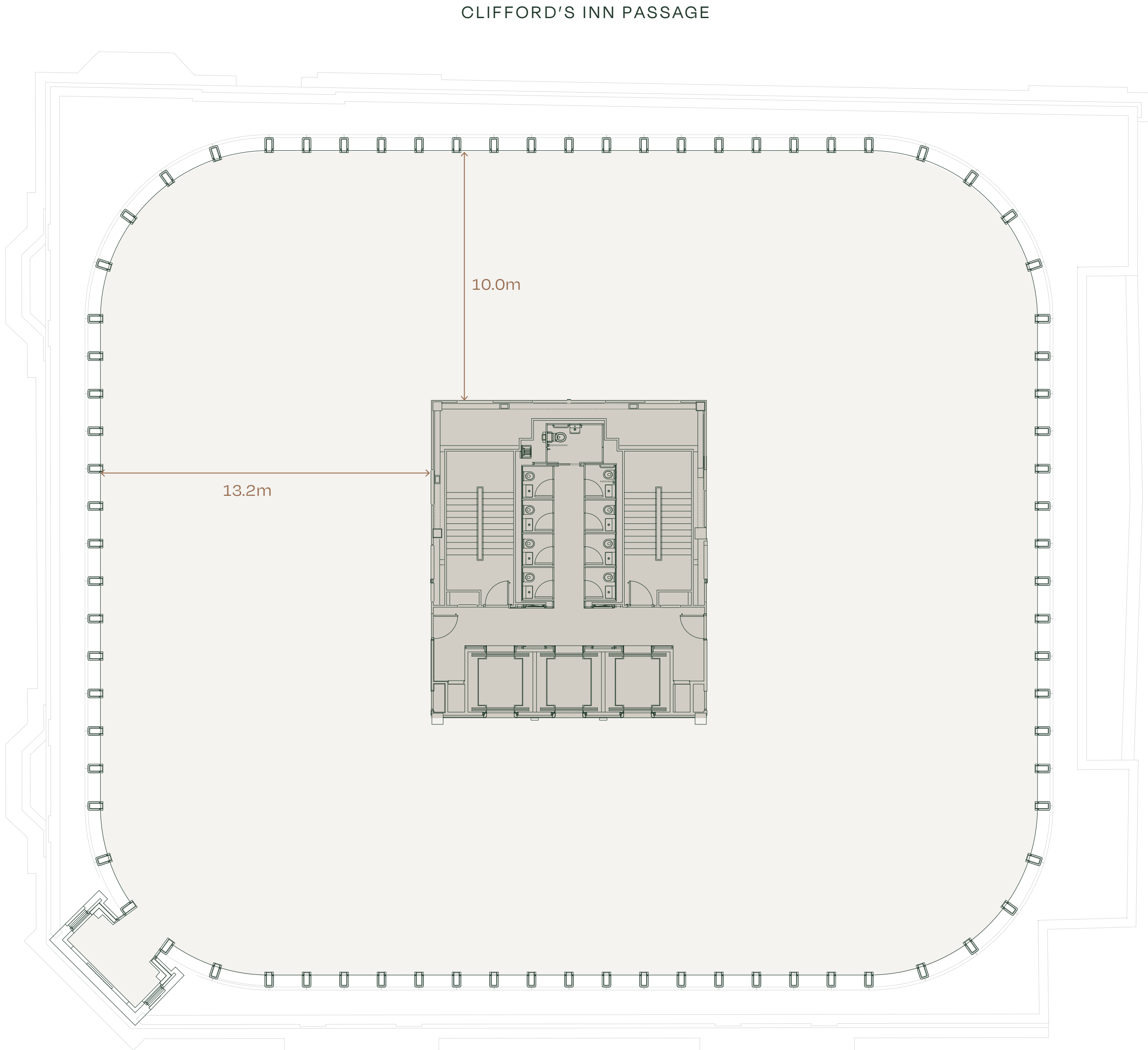


3RD FLOOR  
INDICATIVE CAT B  
FIT-OUT



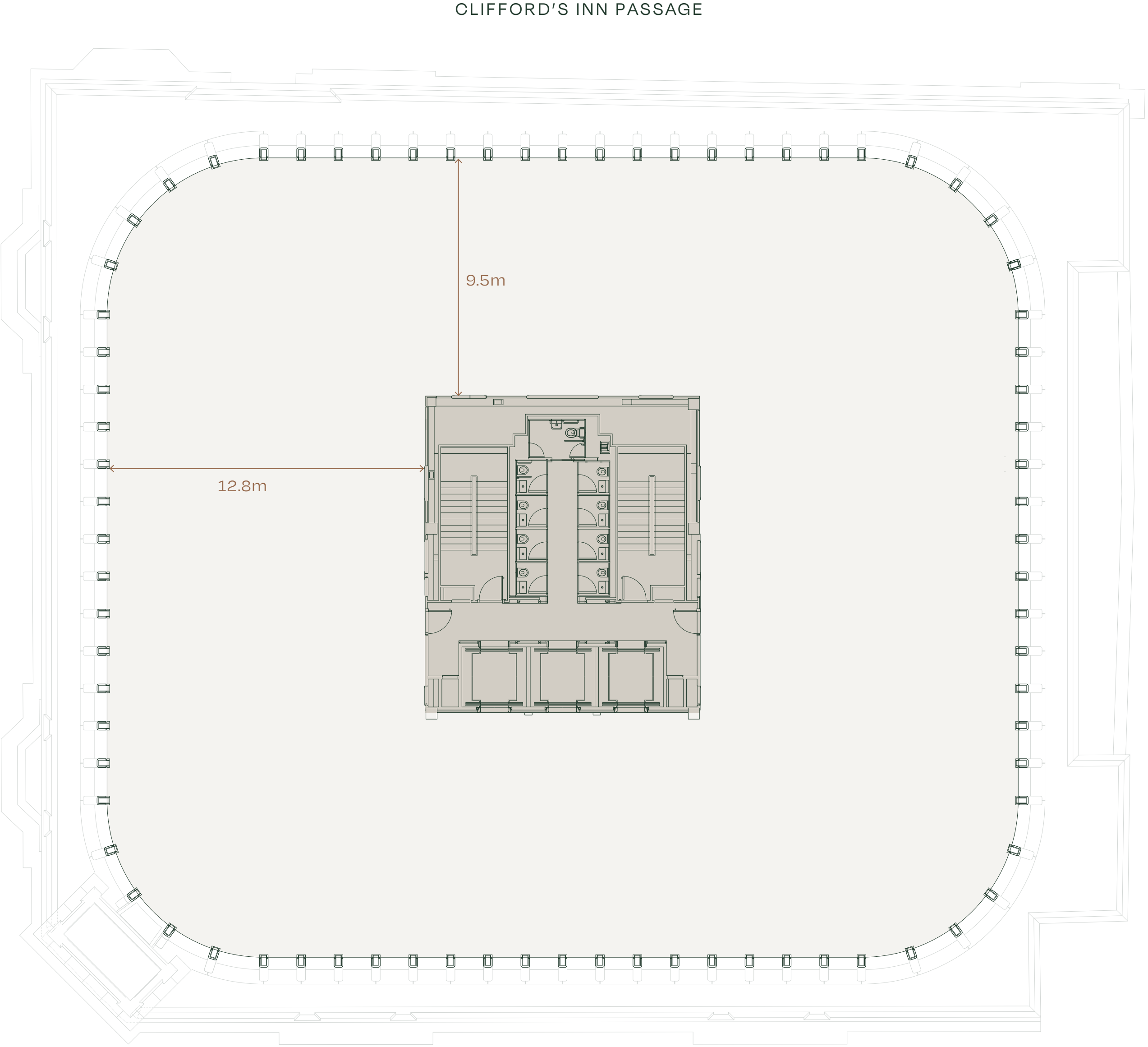
5TH FLOOR  
11,359 SQ FT  
1,055 SQ M

- OFFICE FLOOR
- CORE



6TH FLOOR  
10,183 SQ FT  
946 SQ M

OFFICE FLOOR  
CORE

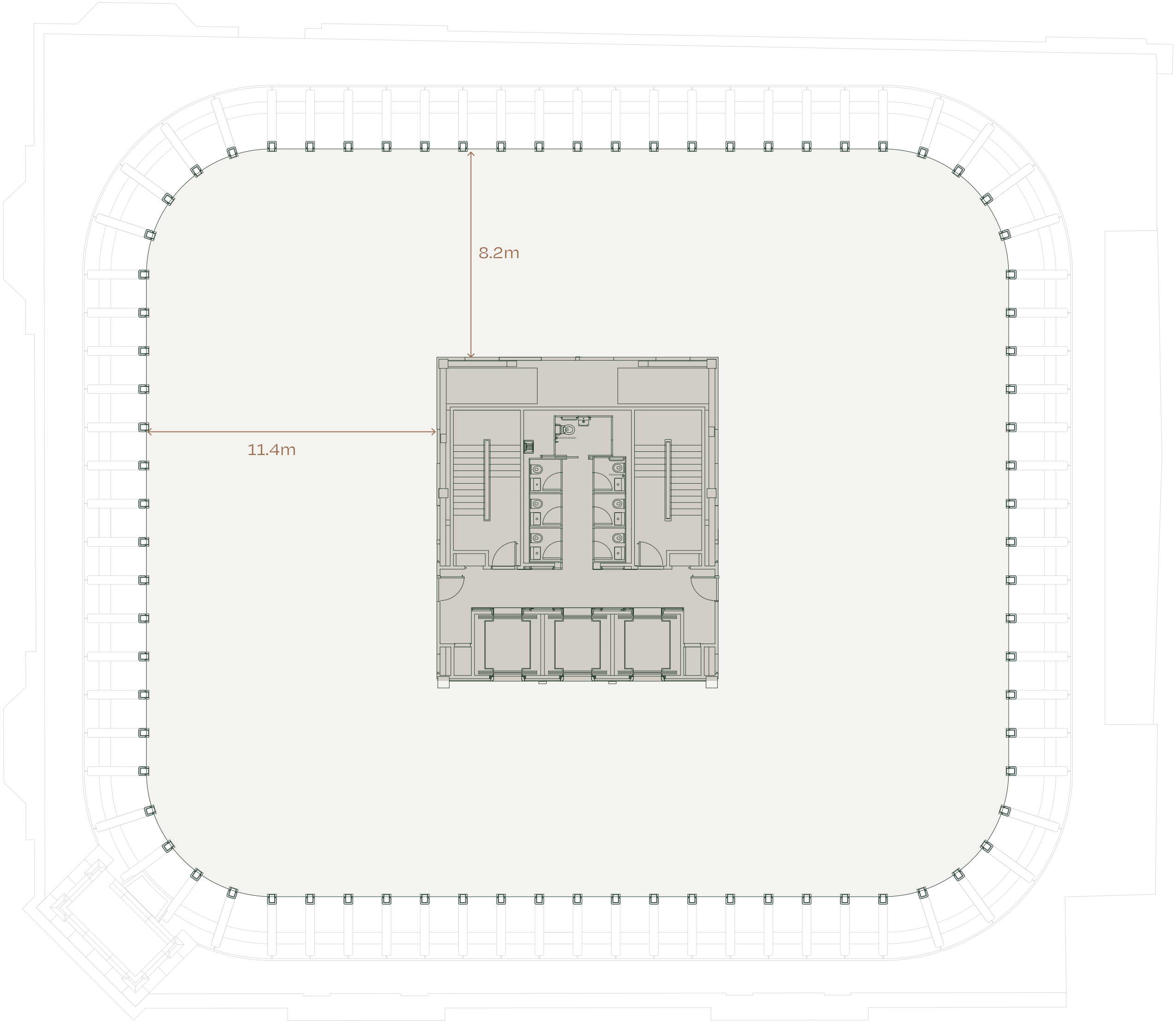


7TH FLOOR  
7,832 SQ FT  
728 SQ M

OFFICE FLOOR  
CORE

CLIFFORD'S INN PASSAGE

N



CHANCERY LANE

7TH FLOOR  
INDICATIVE CAT B  
FIT-OUT



8TH FLOOR

COMMUNAL TERRACE

4,388 SQ FT

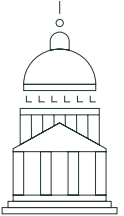
408 SQ M

- TERRACE
- CORE

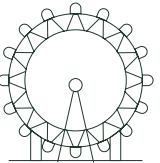
CLIFFORD'S INN PASSAGE

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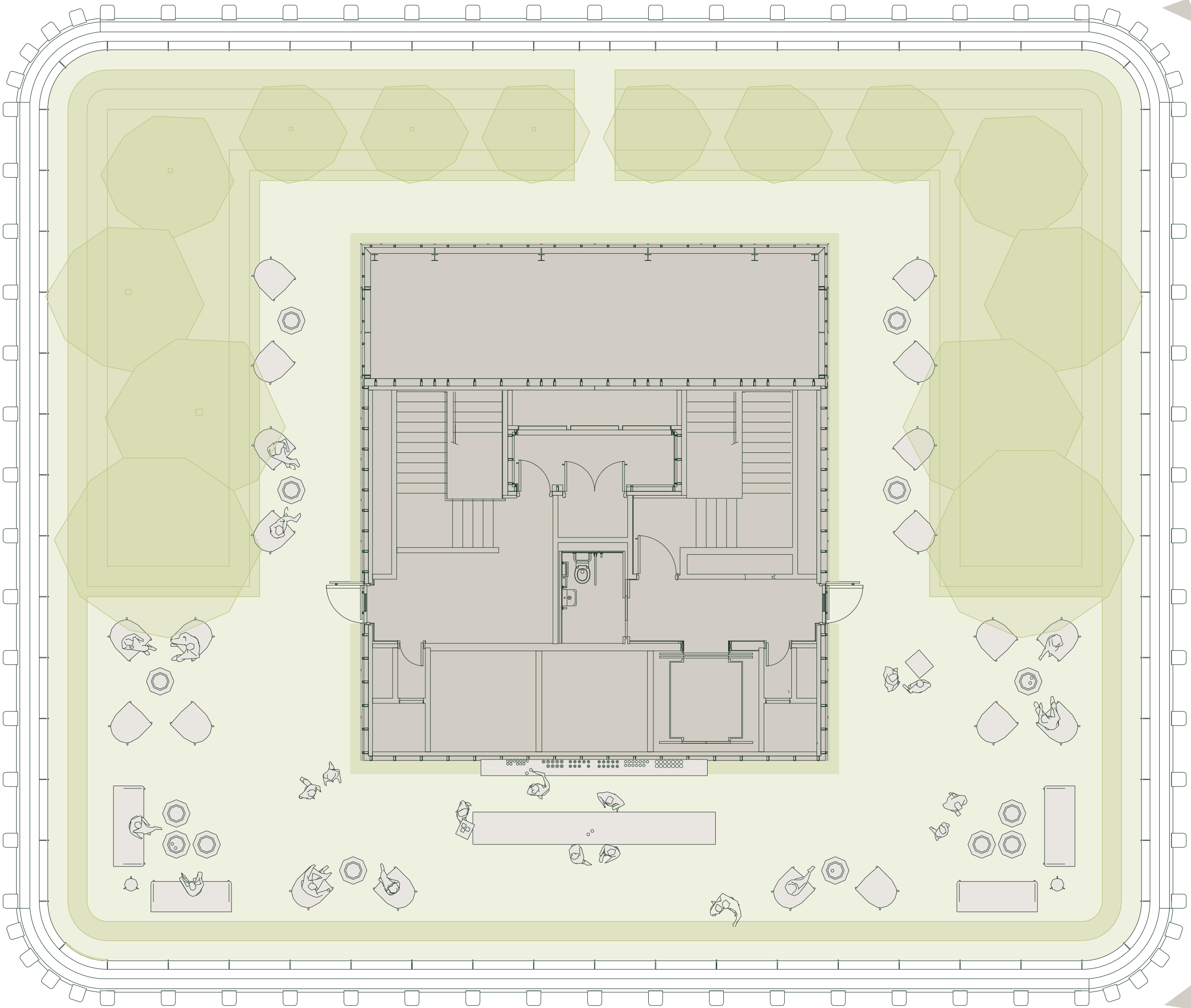
VIEWS TO ST PAUL'S CATHEDRAL



VIEWS TO THE LONDON EYE



CHANCERY LANE



Garden spaces  
to relax and  
recharge

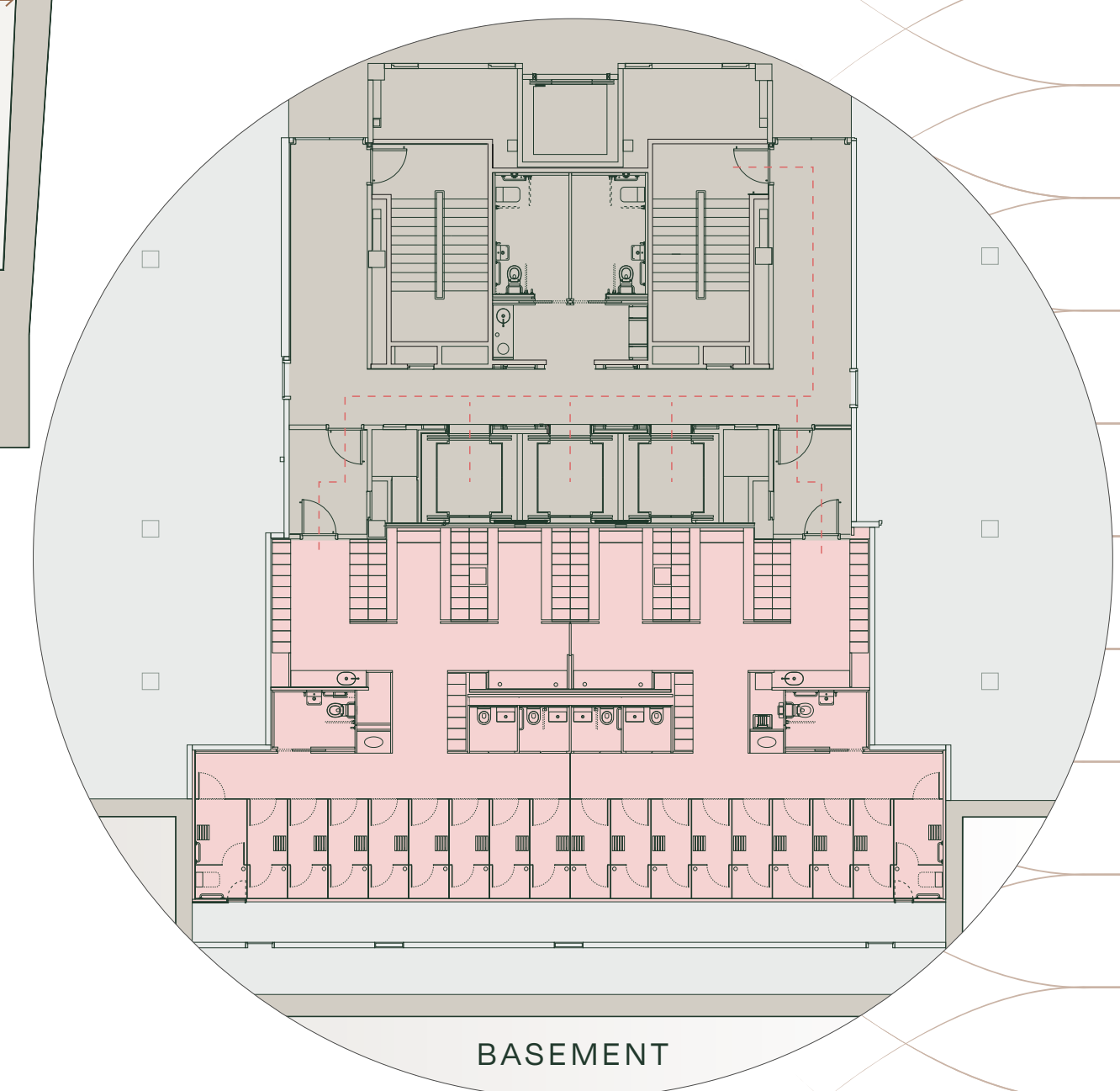
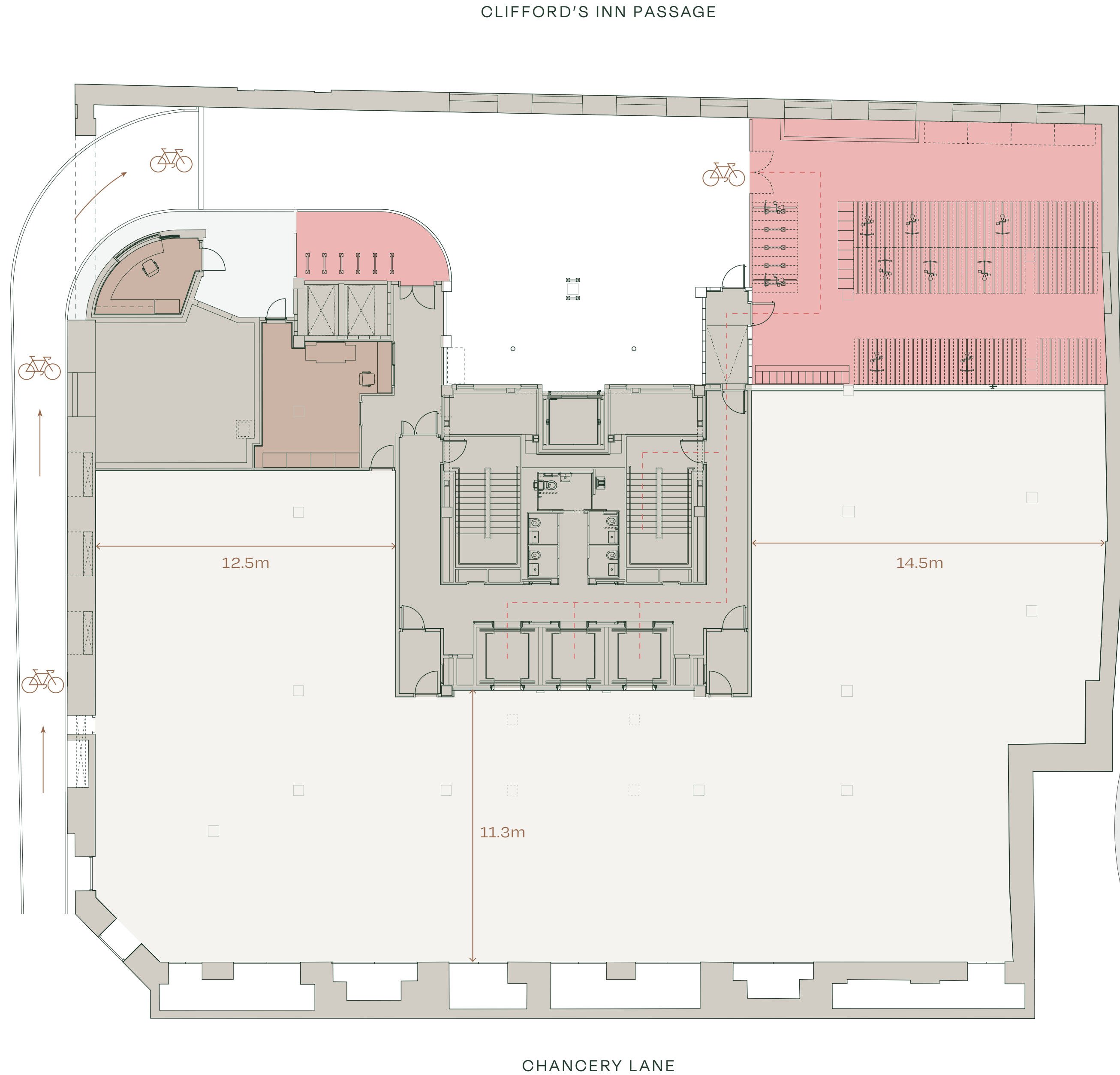


8TH FLOOR,  
ROOF TERRACE CGI

LOWER GROUND FLOOR

7,796 SQ FT  
724 SQ M

- OFFICE FLOOR
- 206 CYCLE SPACES
- 250 LOCKERS,  
20 SHOWERS
- MANAGEMENT OFFICE
- CORE
- PLANT
- END OF TRIP JOURNEY



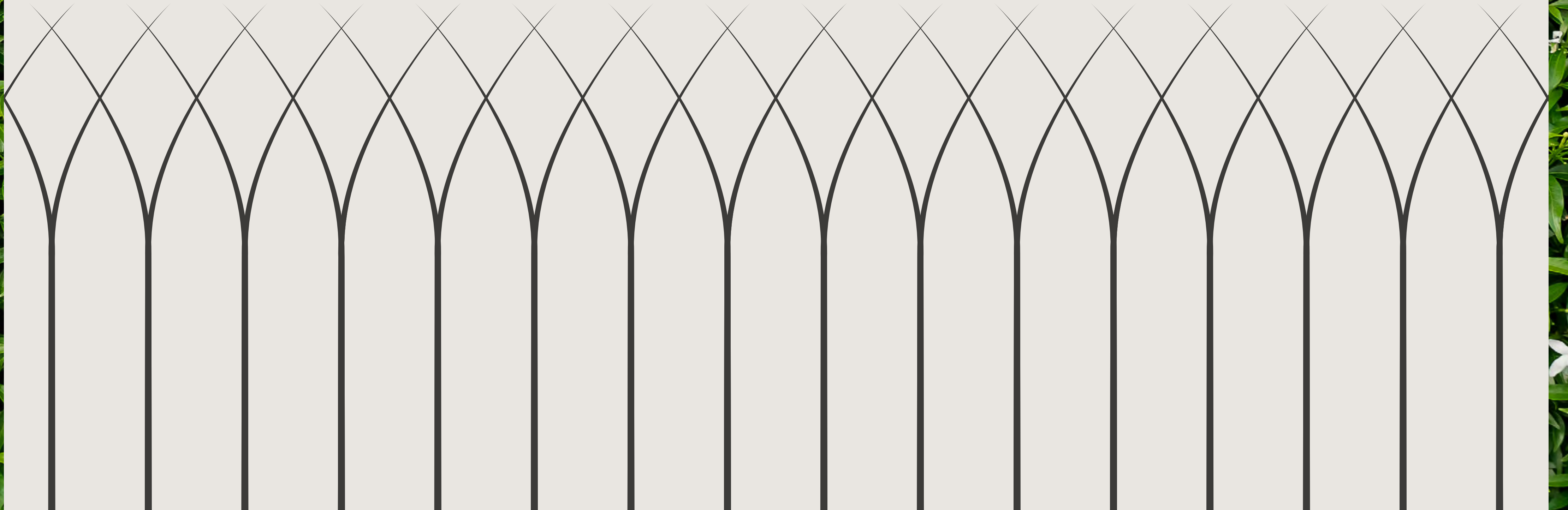
LOWER GROUND  
FLOOR CLIENT  
LOUNGE  
INDICATIVE  
LAYOUT



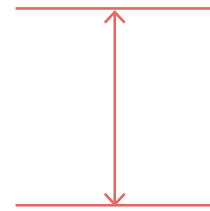
LOWER GROUND  
FLOOR MEETING/  
PODCAST ROOMS  
INDICATIVE  
LAYOUT



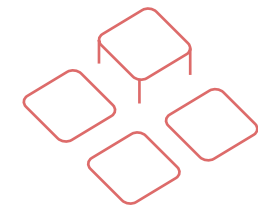
# SPECIFICATION AND SUSTAINABILITY



# Designed for the future



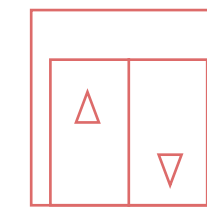
**Floor to ceiling height**  
Floors 5 – 7 – 2.75m  
Floors 1 – 4 – 2.70m  
Ground – 3.20m  
Lower Ground – 2.70m



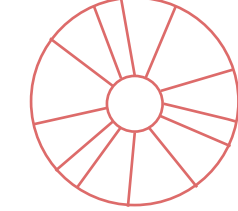
**Raised floor height (min.)**  
Floors 6 – 7 – 150mm  
Floor 5 – 425mm  
Floors G – 4 – 100mm



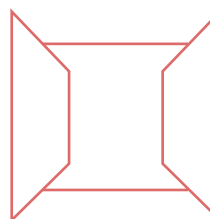
**Occupational density**  
1 person per 10m<sup>2</sup>



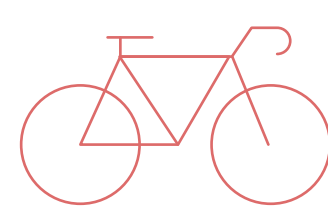
**Lifts**  
Three passenger lifts,  
19 people each



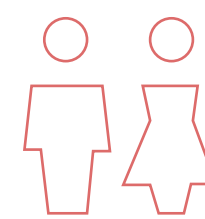
**Air conditioning**  
Four-pipe fan coil  
1.6 Ltr p/s fresh air



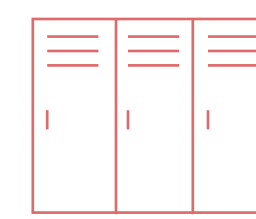
**Wellness**  
Openable windows  
(floors G – 4)



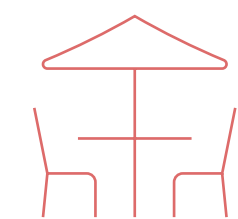
**Cycle Storage**  
206 Bike spaces  
(including 18 folding spaces,  
12 short stay and  
32 with e-bike charging)



**WCs**  
Floor 7 – seven cubicles  
Floors G – 6 – nine cubicles  
LG – five cubicles  
(including disabled WC on all floors)



**Changing Rooms**  
20 showers  
(including two accessible showers)  
250 lockers



**Communal Terrace**  
4,400 sq ft fully landscaped  
and furnished

# A healthy and highly sustainable work space

5 CHANCERY WILL BE TARGETING THE FOLLOWING ACCREDITATIONS:



Excellent



Enabled



Advanced  
metering system  
(NABERS aligned)

402<sub>kg</sub>  
Embodied Carbon  
402 KG CO<sub>2</sub> e/m<sup>2</sup> (GIA)  
GLA Target <600 kg CO<sub>2</sub> e/m<sup>2</sup>  
GLA Baseline <950 kg CO<sub>2</sub> e/m<sup>2</sup>

95%  
A target of 95% of  
construction waste will  
be diverted from landfill

87%  
of the existing  
structure has been  
retained

100%  
All Electric Building



CGI VIEW OF 5 CHANCERY LANE

# Project team:

**GT** GARDINER  
&THEOBALD

QUANTITY SURVEYORS

**MONTAGU  
EVANS**

PLANNING & HERITAGE

**GLS** Estates

ASSET MANAGER

**LS** Estates

DEVELOPMENT MANAGER

**CUNDALL**

SUSTAINABILITY

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Breathing new  
life into this  
historic building

[5CHANCERY.CO.UK](http://5CHANCERY.CO.UK)