



135 FLEET ST
LONDON

33,399 SQ FT
MASTERPIECE
WORKSPACE
OPPORTUNITY

A COMPREHENSIVE, HIGH-QUALITY REFURBISHMENT OF A HISTORIC, GRADE II BUILDING.

- ◆ Highly prominent landmark building
- ◆ Double height reception hall with luxury finishes
- ◆ Feature art-deco architecture
- ◆ Flexible floor plates of 3,000 to 6,000 sq ft
- ◆ All electric with optional backup generator provision and resilient diverse fibre connections
- ◆ Amenities including townhall, gym, F&B and state-of-the-art end of trip facilities on site
- ◆ Listed 6th floor with terrace and outstanding views
- ◆ Top 3 floors leased to Emerald Restaurants
- ◆ Outstanding end-of-trip facilities



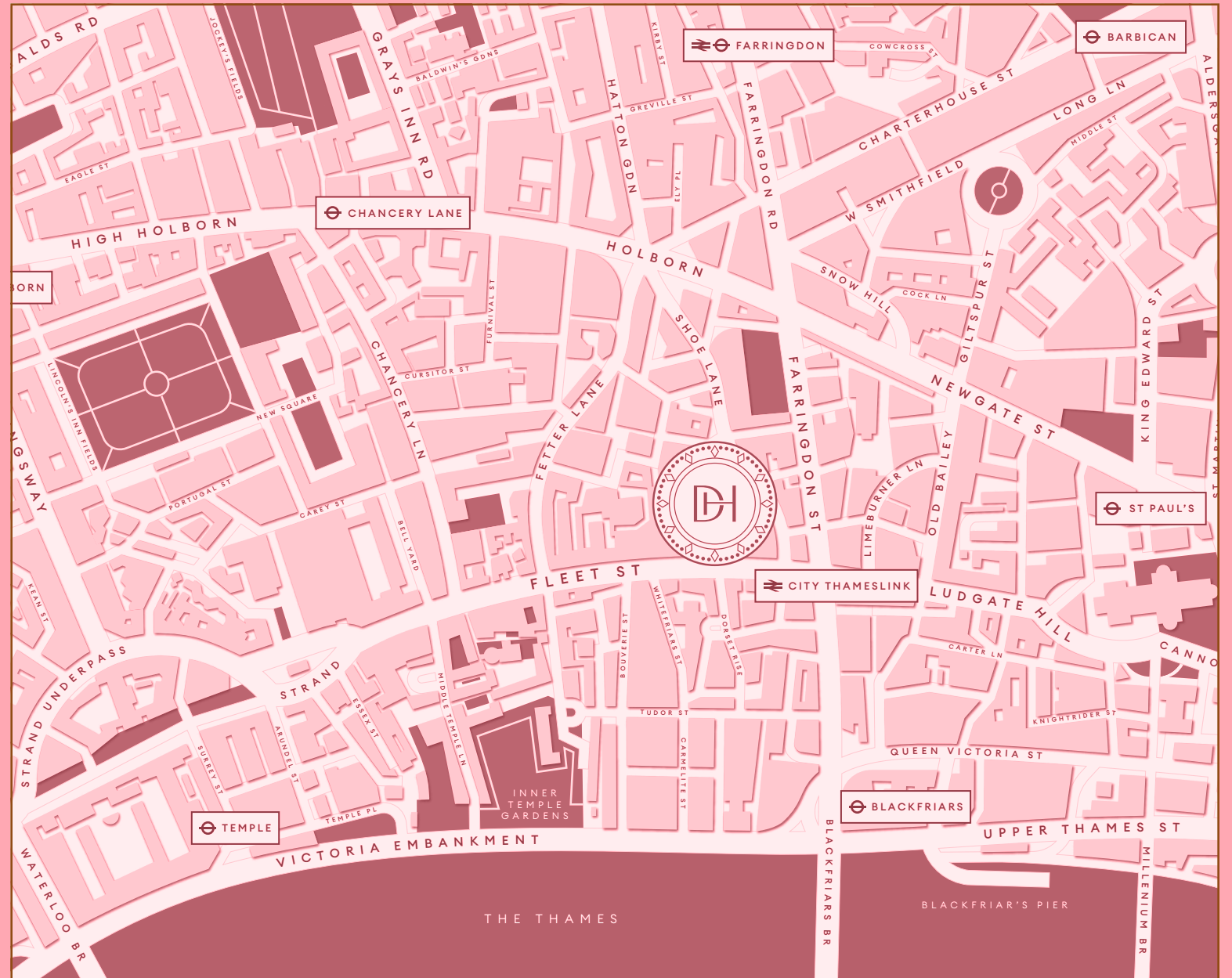
A DIVERSE AND EVER EVOLVING
NEIGHBOURHOOD

THE CHAIR



58 RESTAURANTS
27 BARS
32 CAFÉS
5 GYMS

ALL WITHIN
A 5 MIN WALK





STUNNING VIEWS IN
ONE OF THE CITY'S
MOST RECOGNISABLE
OFFICE BUILDINGS.

EAT



THE REFINERY



NATURAL KITCHEN



GAUCHO



HUMBLE GRAPE

CORD

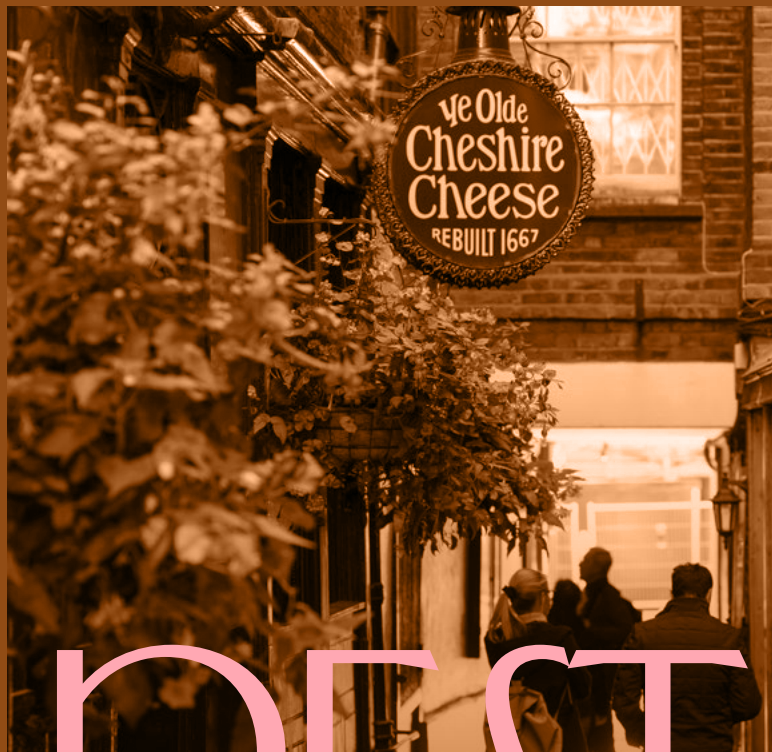


The streets and avenues surrounding 135 Fleet Street are some of the oldest in London. They are pockets of the real heritage of London and nestled amongst them are hidden gems to eat, drink, shop and relax.

& DRINK

Just moments away are thriving bars, restaurants and open public spaces. But wander down the myriad of cobbled streets and uncover serene environments away from the hustle and bustle of the City.

WINE OFFICE COURT



MIDDLE TEMPLE LANE



PEGASUS



REST & ROAM

REST



TEMPLE GARDENS

NEW STREET SQUARE

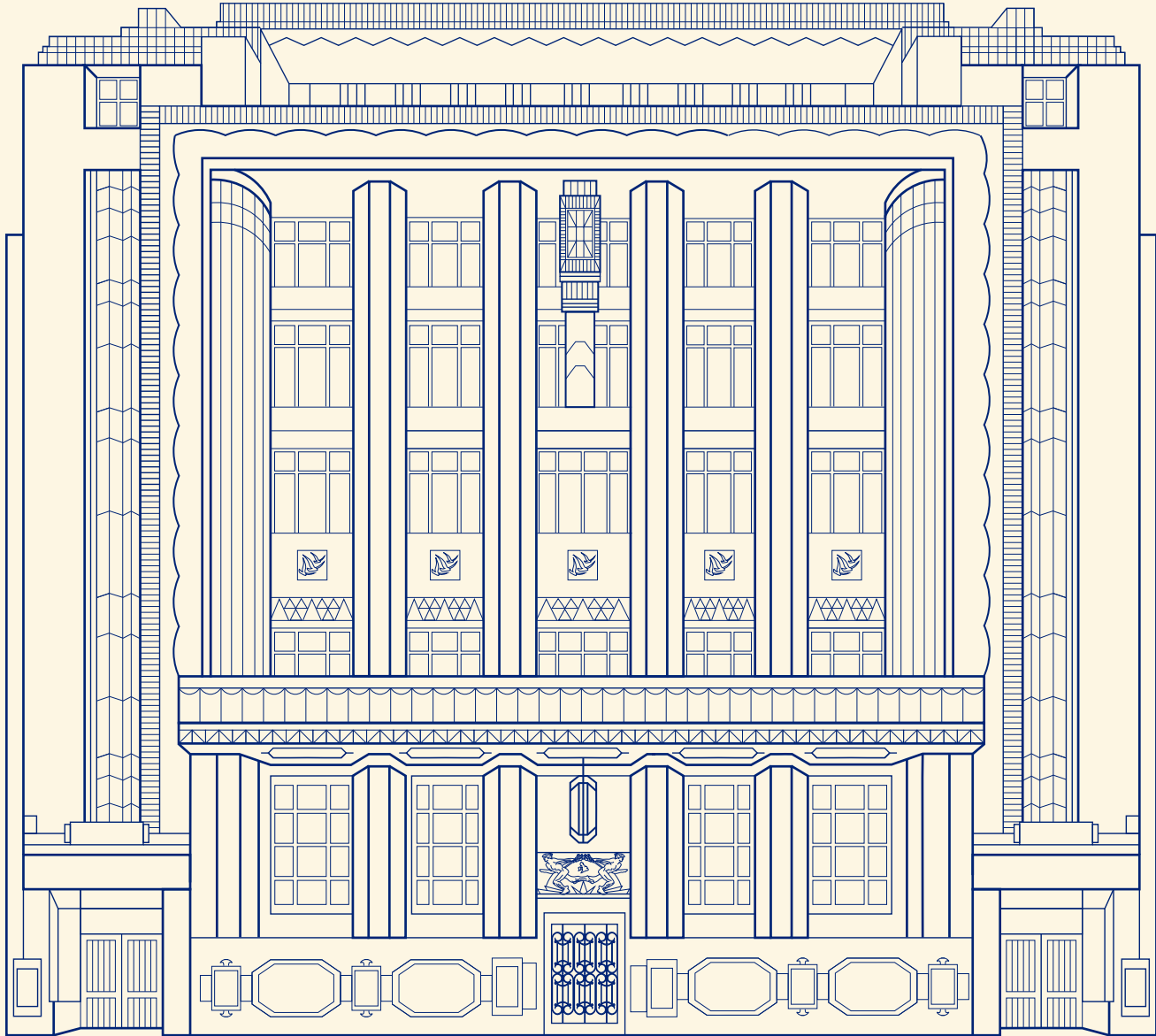


THE BUILDING

INSPIRING ARCHITECTURE
COUPLED WITH SUPERB
MODERN INTERIORS



ART DECO
FLOORPLATES
FROM 3,400 SQ FT
AVAILABLE



LEVEL	OFFICES (SQ FT)	
6	3,417	Terrace
5	5,792	
4	6,255	
3	6,277	
2	6,278	
1	5,380	

TOTAL SQ FT

33,399 SQ FT

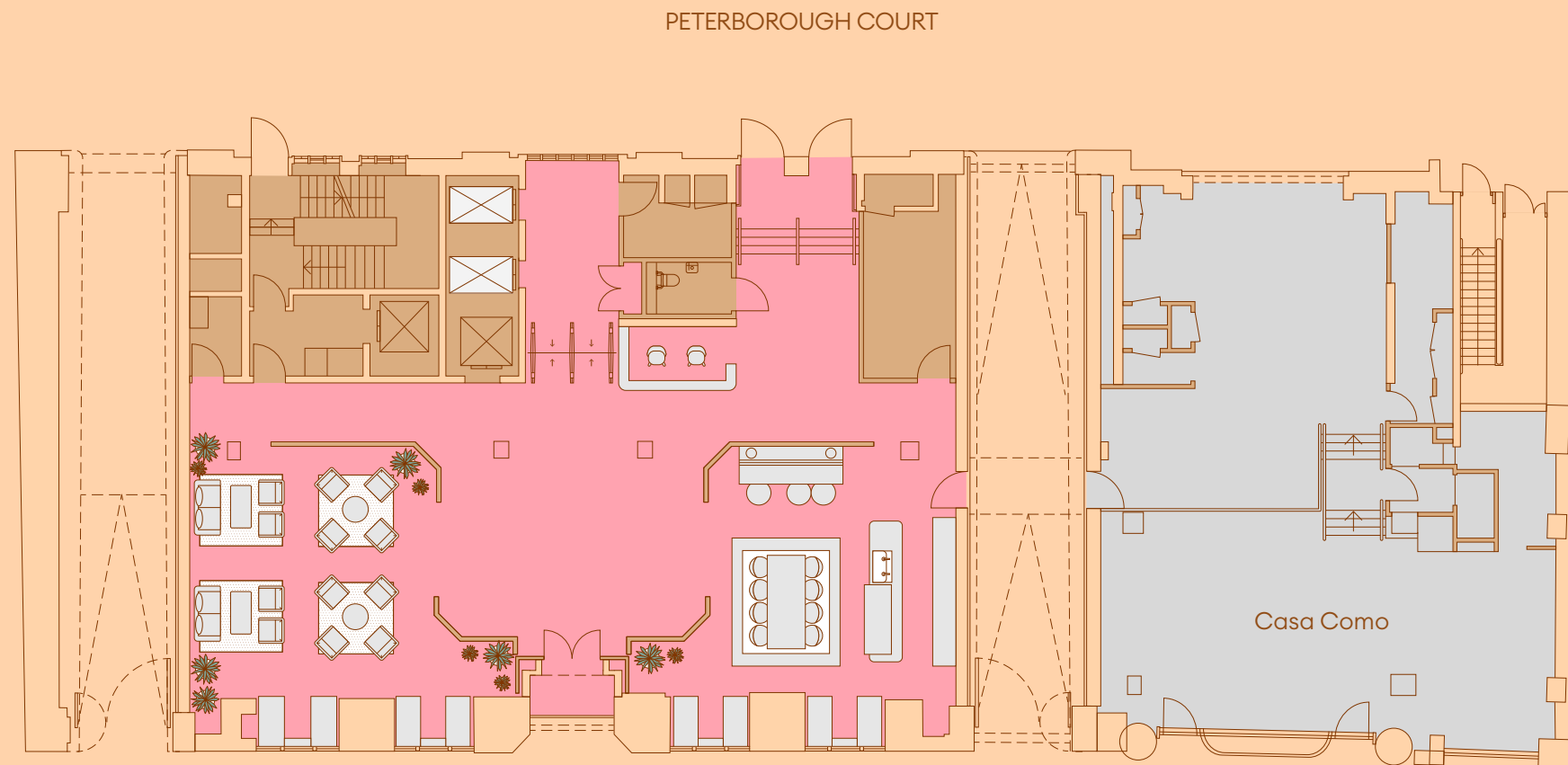
Note: the net internal areas are estimated only and will be verified on Practical Completion

GROUND FLOOR

RECEPTION

3,147 SQ FT
292 SQ M

- ◆ Lobby
- ◆ F&B Amenity
- ◆ Core





Indicative CGI of the ground floor reception

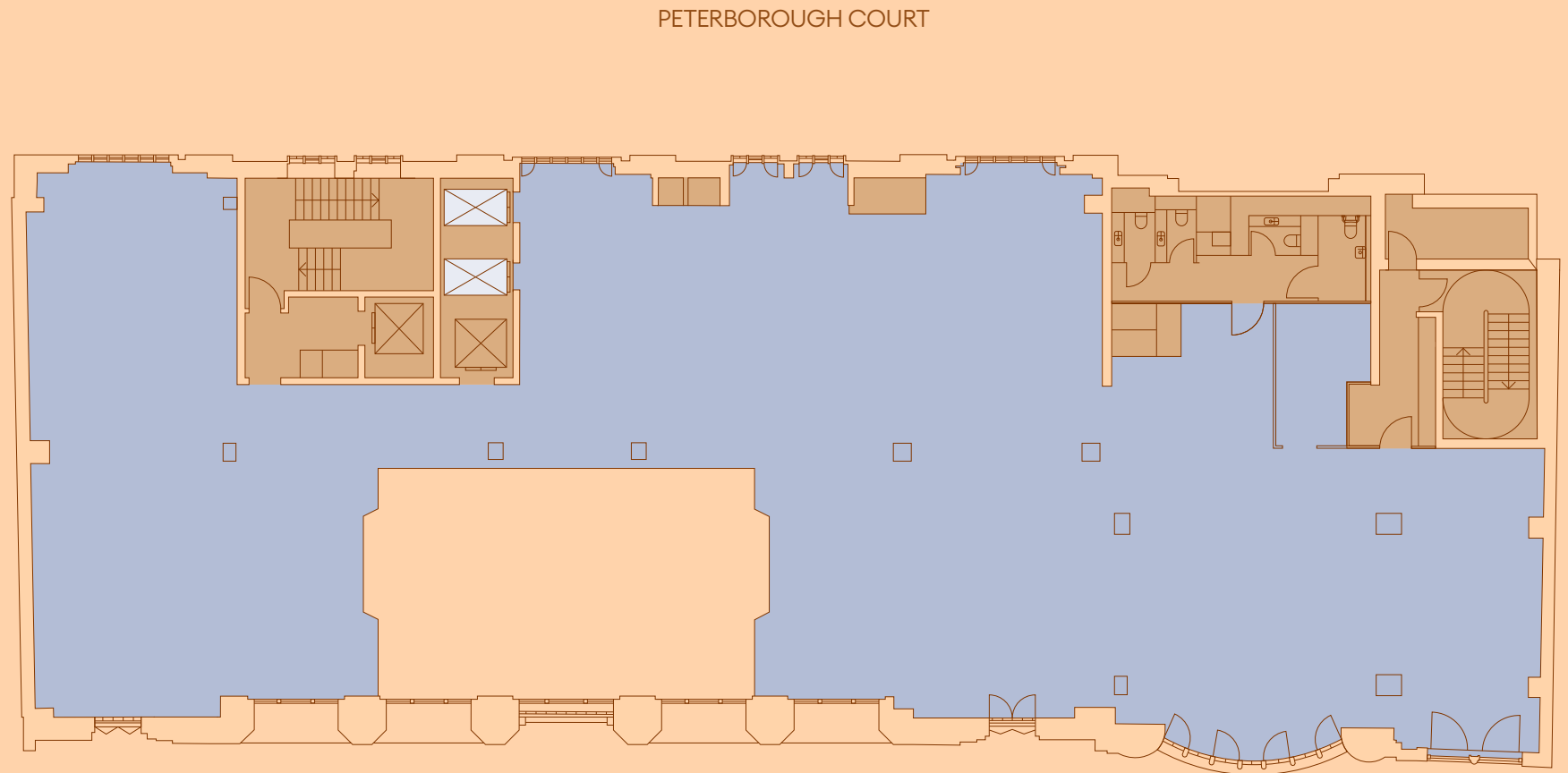


Indicative CGI of the communal reception

FIRST FLOOR

5,380 SQ FT
500 SQ M

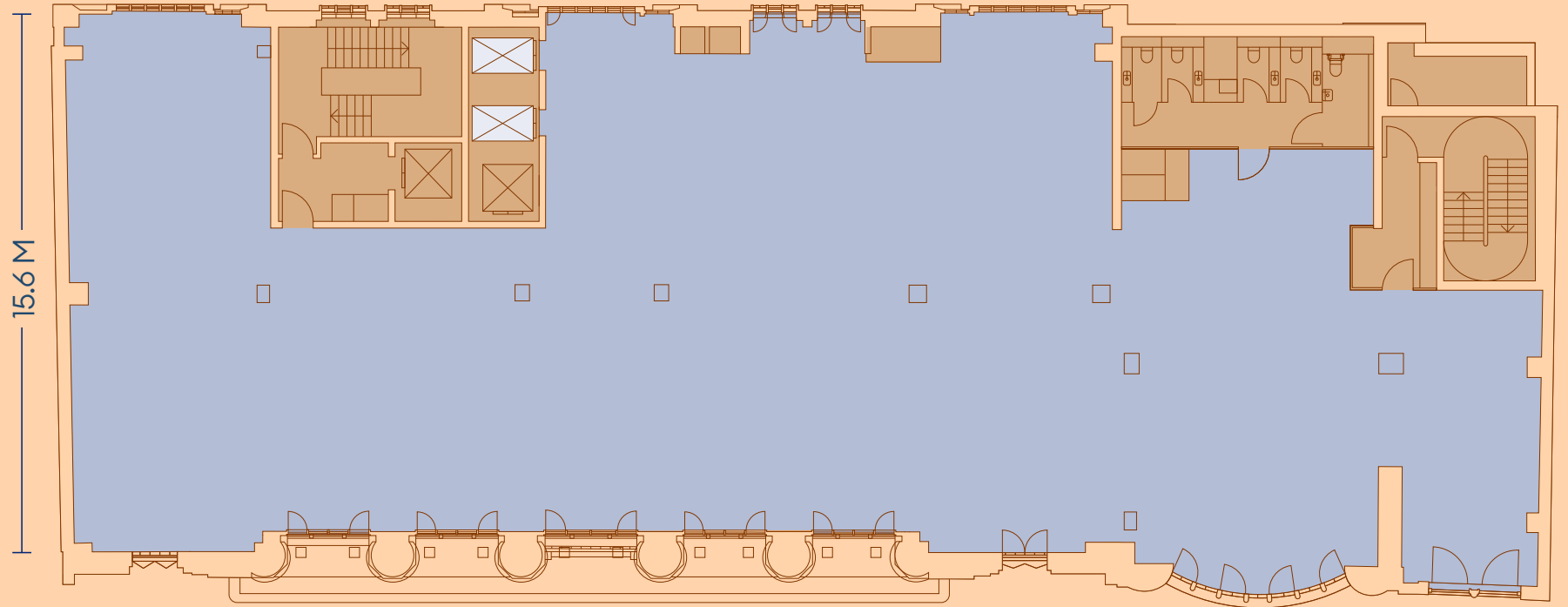
- ◆ Offices
- ◆ Core



SECOND FLOOR

6,278 SQ FT
583 SQ M

PETERBOROUGH COURT



FLEET STREET

- ◆ Offices
- ◆ Core



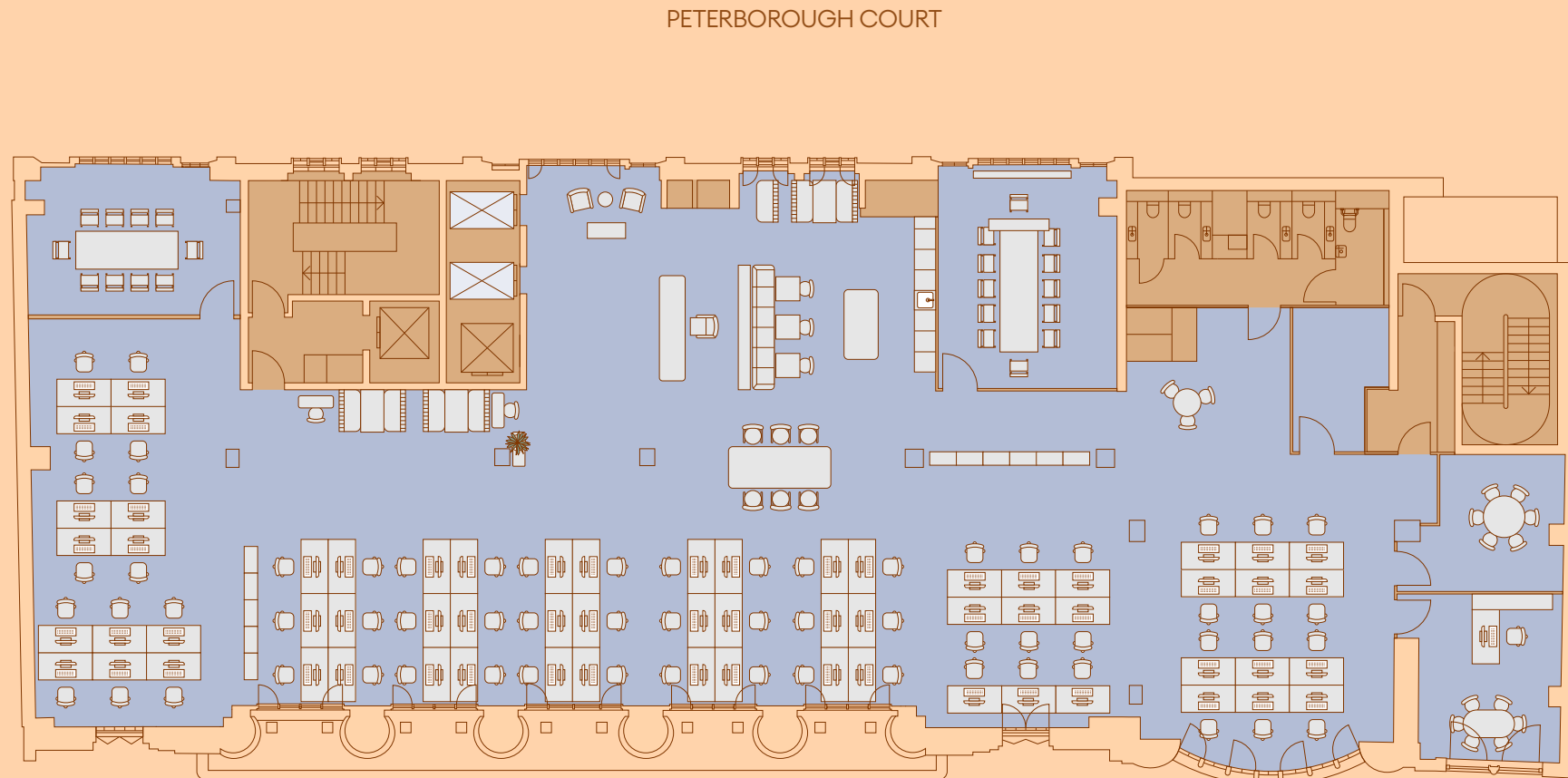
SECOND FLOOR

CORPORATE TEST FIT

Meeting Rooms	3
1 x 1p Office	1
Open Plan Desks	65
Total	66

Occupancy density 1:8 sq m

- ◆ Offices
- ◆ Core



SECOND FLOOR

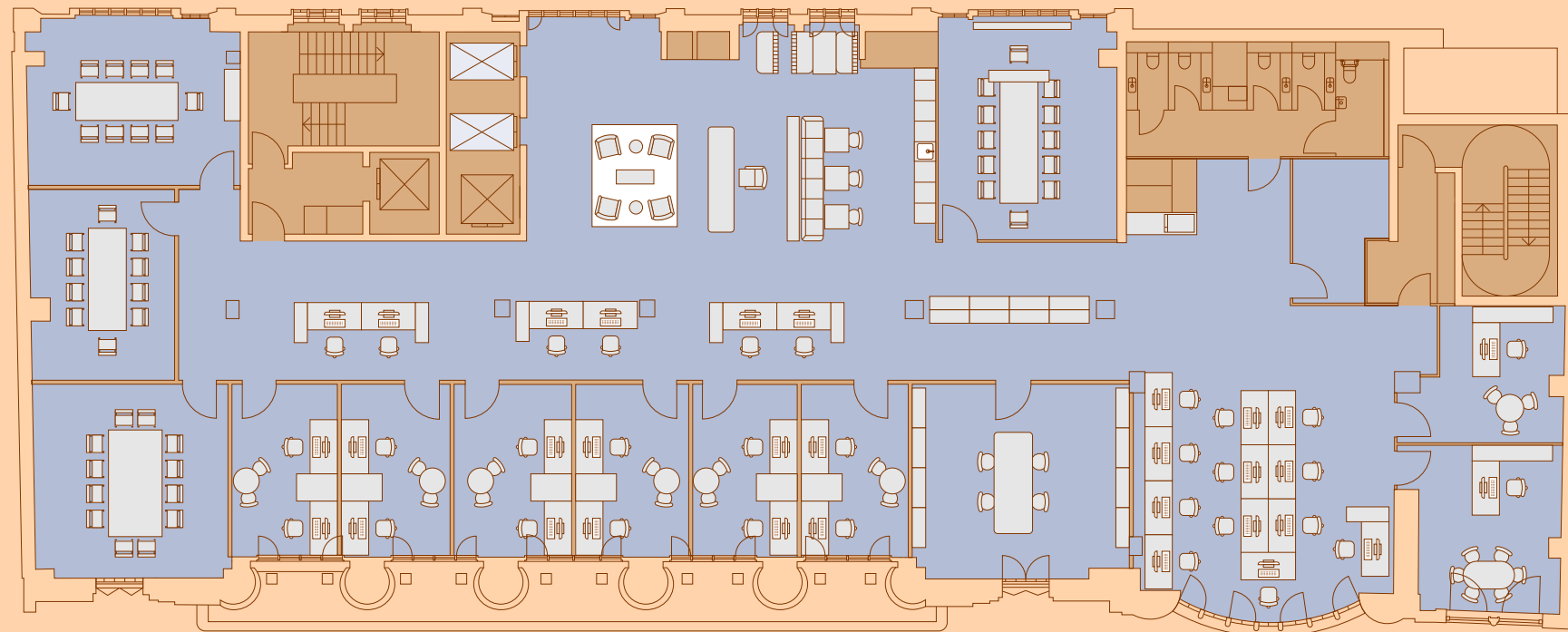
LEGAL TEST FIT

Meeting Rooms	4
8 x 2p Office	16
1 X 4p Library	4
Open Plan Desks	19
Total	39

Occupancy density 1:14 sq m

- ◆ Offices
- ◆ Core

PETERBOROUGH COURT



FLEET STREET



SECOND FLOOR

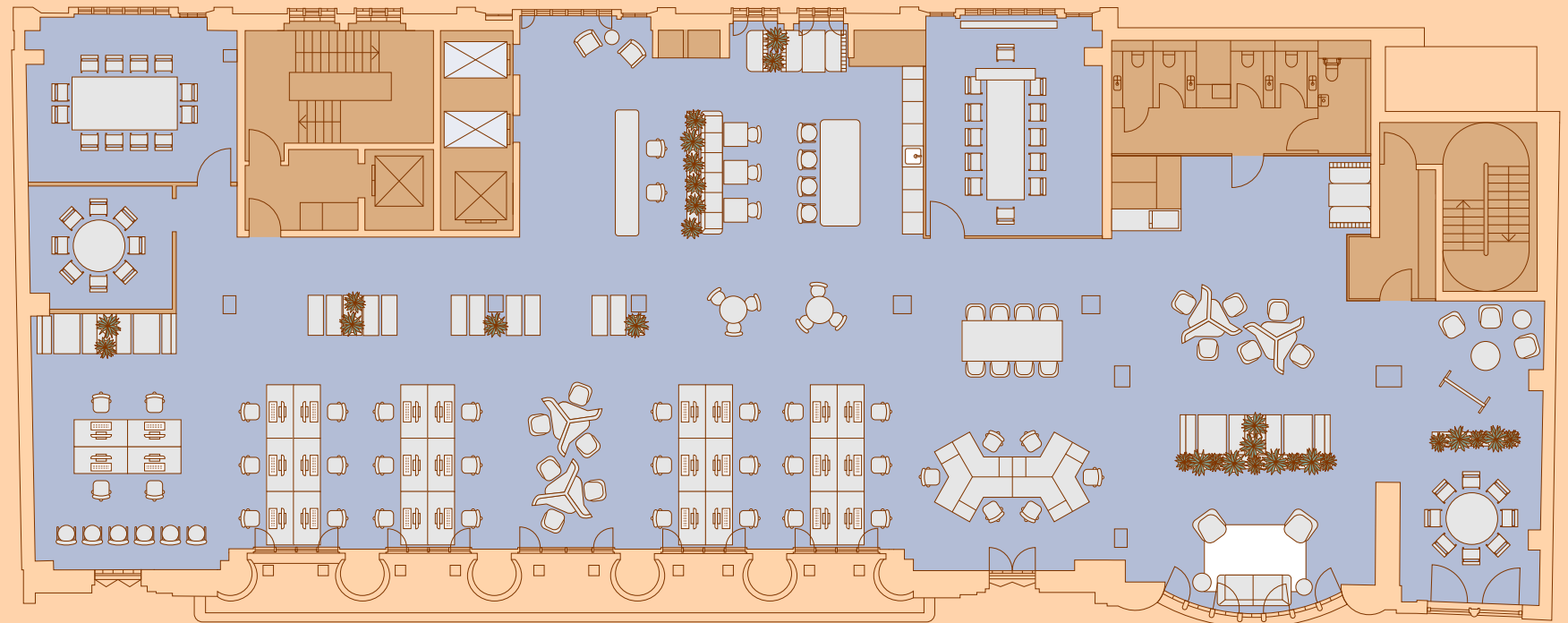
AGILE TEST FIT

12p Meeting Room	2
8p Meeting Room	1
Teapoint	1
Open Plan Desks	28
Agile Workstations	40
Total	62

Occupancy density 1:8 sq m

- ◆ Offices
- ◆ Core

PETERBOROUGH COURT



FLEET STREET



Indicative CGI of
the office space

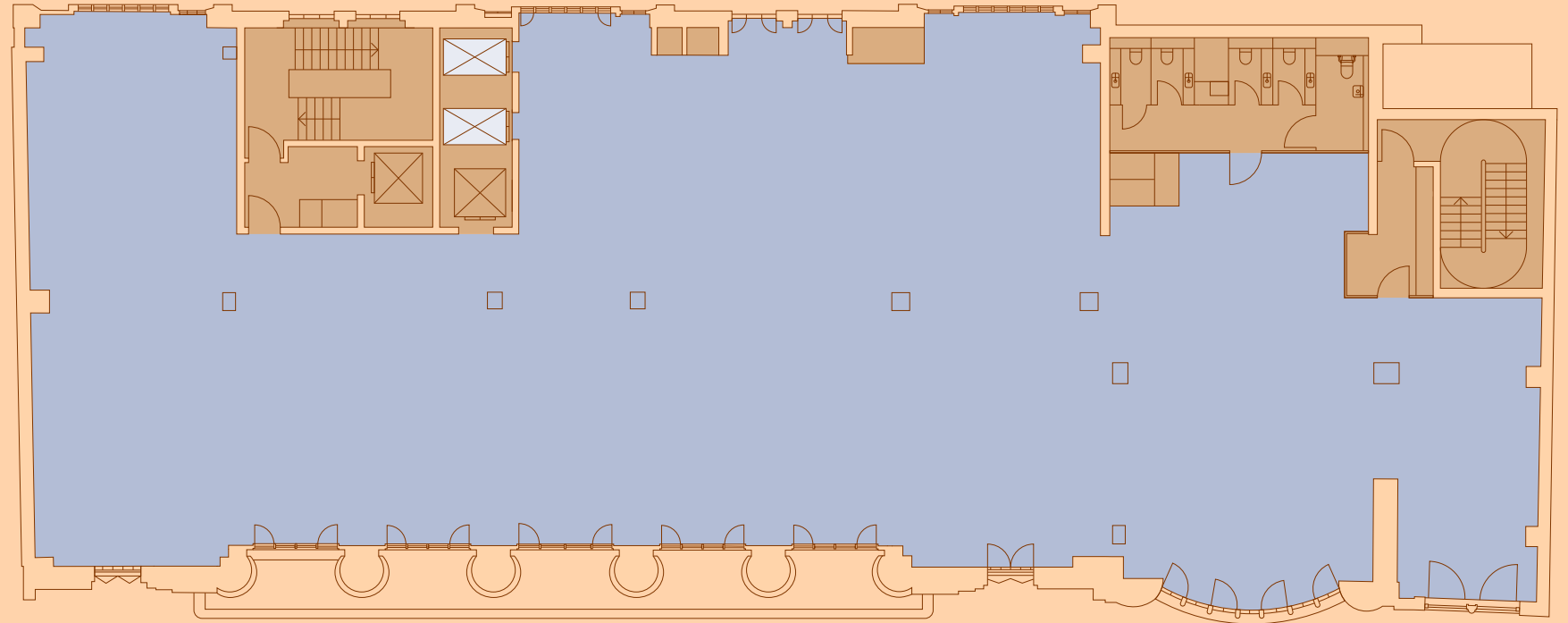


THIRD FLOOR

6,277 SQ FT
583 SQ M

◆ Offices
◆ Core

PETERBOROUGH COURT



FLEET STREET

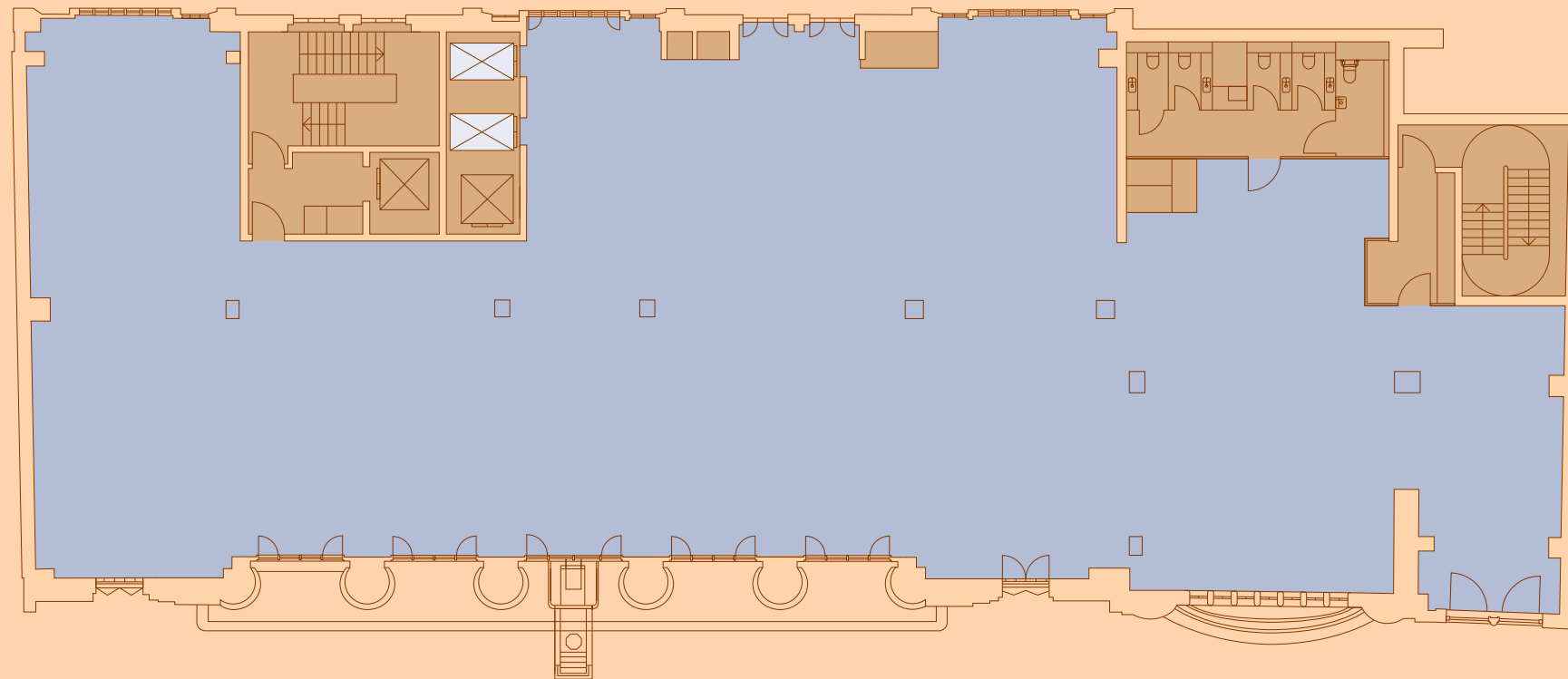


FOURTH FLOOR

6,255 SQ FT
581 SQ M

◆ Offices
◆ Core

PETERBOROUGH COURT



FLEET STREET



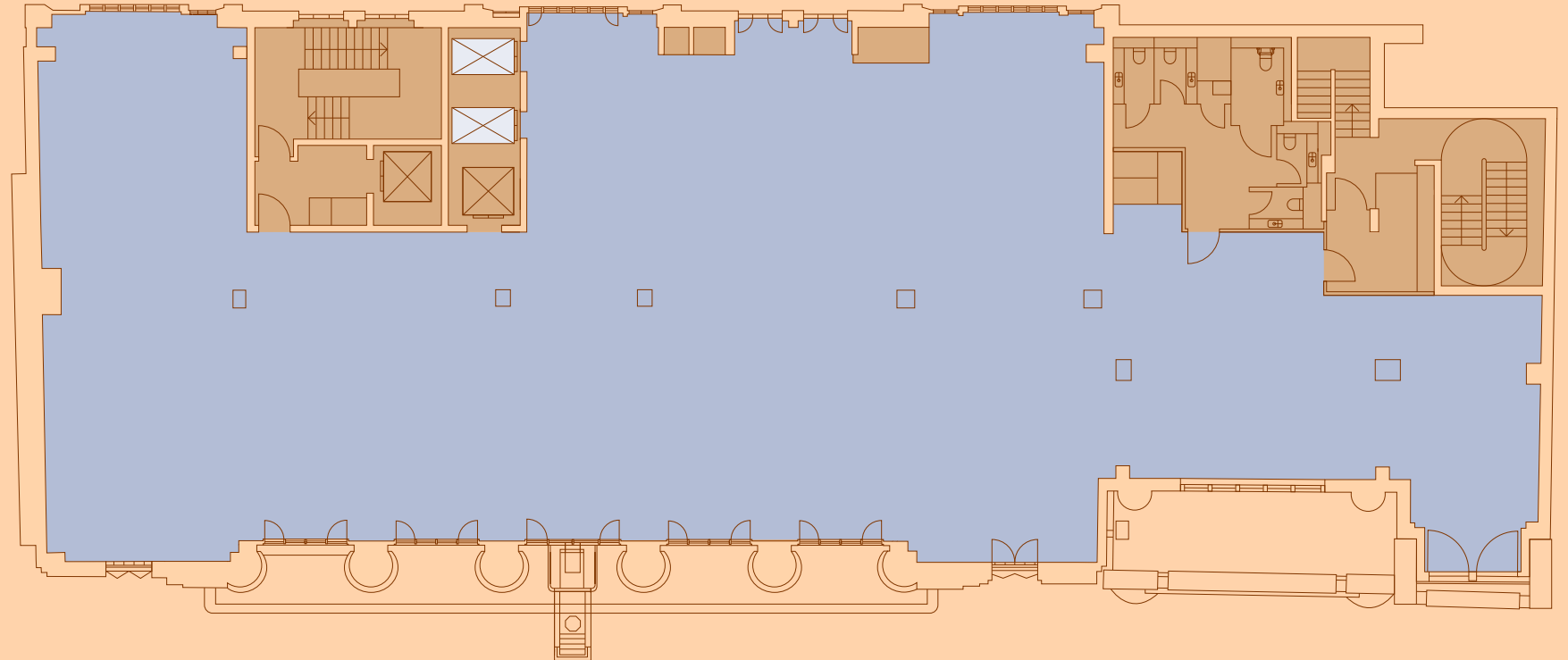


Indicative CGI of the CAT A office space

FIFTH FLOOR

5,792 SQ FT
539 SQ M

PETERBOROUGH COURT



FLEET STREET

- ◆ Offices
- ◆ Core



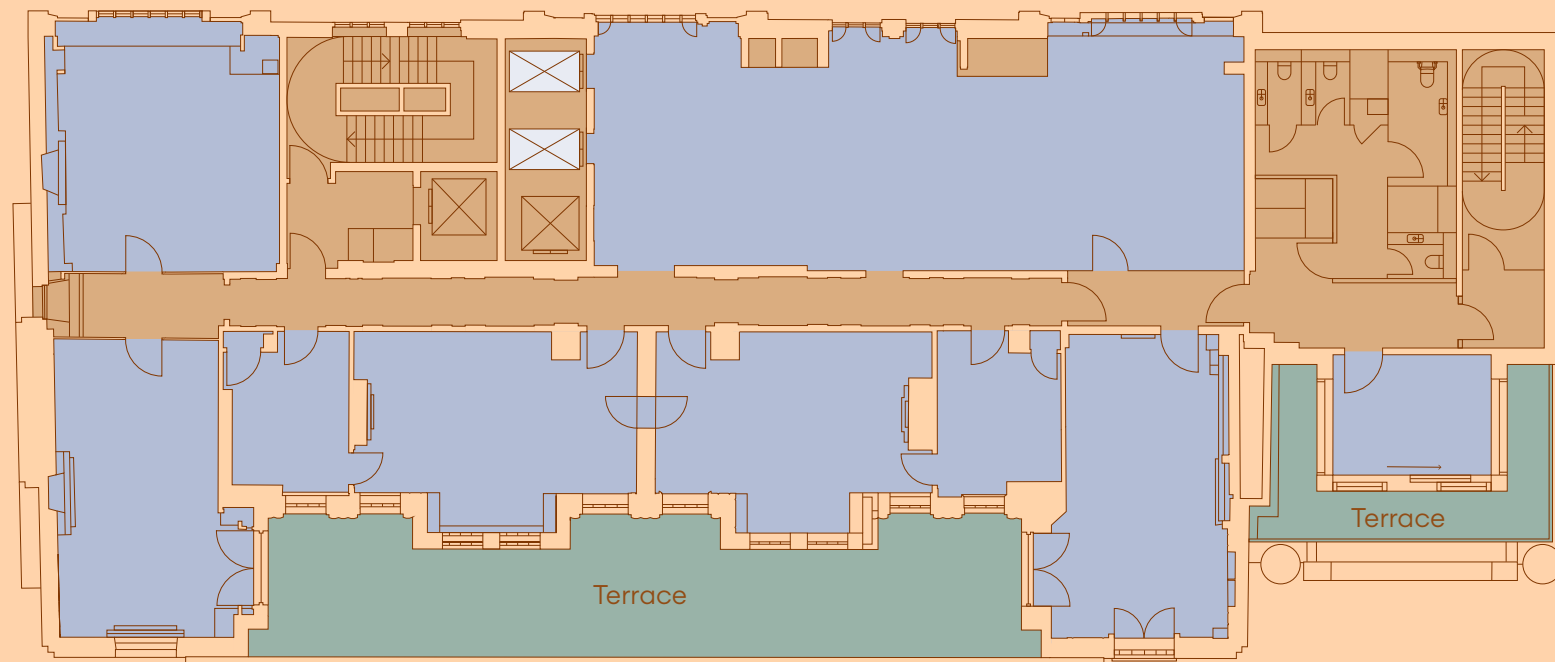
SIXTH FLOOR

3,417 SQ FT
317 SQ M

Terrace
739 SQ FT
69 SQ M

- ◆ Offices
- ◆ Core
- ◆ Terrace

PETERBOROUGH COURT



FLEET STREET



Indicative CGI
of the level 6 terrace



LOWER GROUND

EXCLUSIVE END OF TRIP
AREA FOR 135 FLEET STREET
IN PETERBOROUGH COURT

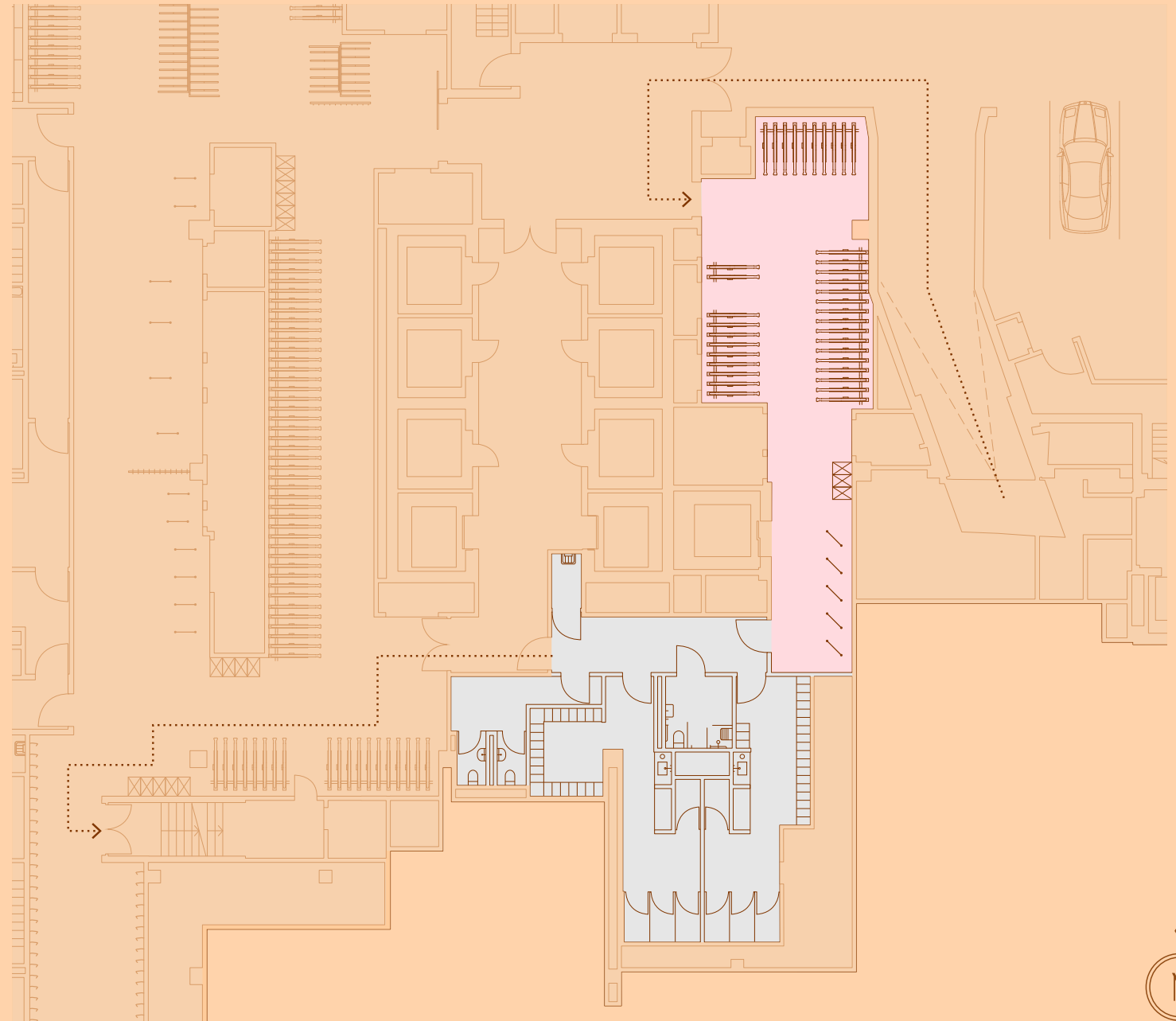
Cycle spaces: 84

Showers: 8

Lockers: 84

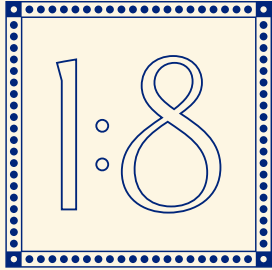
- ◆ 135 Fleet St End of Trip
- ◆ Changing Facilities
- ◆ Peterborough Court Cycle Village

WINE OFFICE COURT

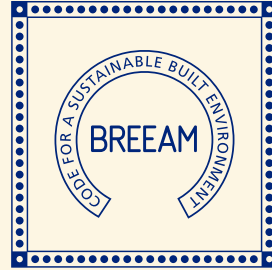


SHOE LANE

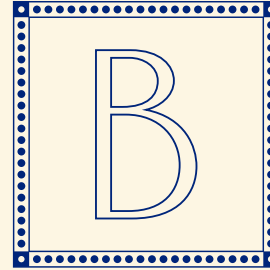




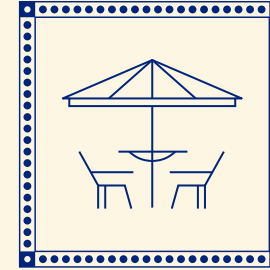
Design density
ratio 1:8 sqm



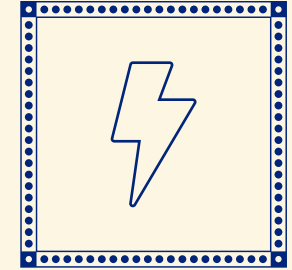
Targeting Excellent
BREEAM Rating



Targeting an
EPC B rating

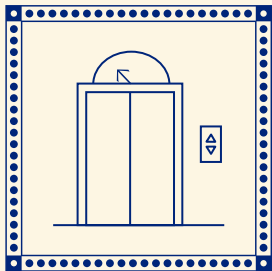


Listed rooms on
6th floor (with terrace)

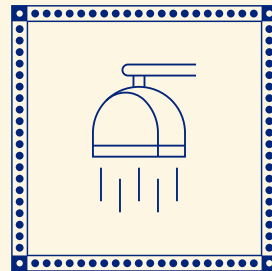


An 'All Electric' energy
efficient building
strategy

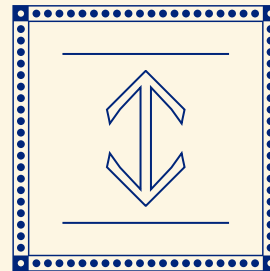
SPECIFICATION



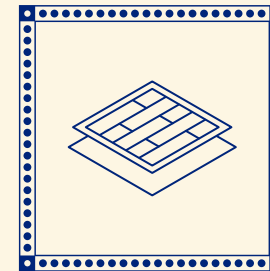
2x 10 person
passenger lifts



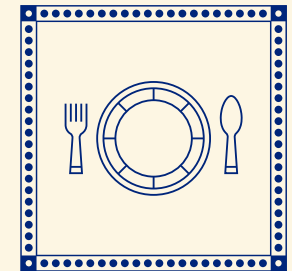
Exclusive end of
trip facilities



Floor to ceiling height
2.6m (average)

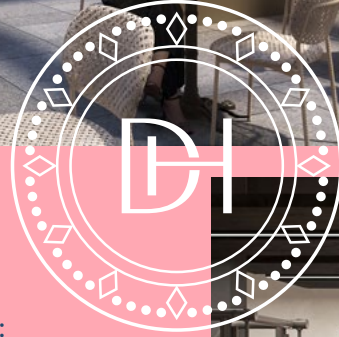


CAT-A Finish with
raised floors
(150mm overall)



Top 3 floors & ground
leased to restaurant
group EHG

COURTYARD FACING WEST



Within the Peterborough Court Campus are an array of high-quality amenities available for use:

- ◆ State-of-the-art Gym
- ◆ Library / Lounge
- ◆ Events Auditorium
- ◆ Podcast / Flex Room
- ◆ Studio

A modest supplement is payable for auditorium and podcast bookings.

All images are indicative only

125 PERSON AUDITORIUM



AMENITIES



GYM ON LEVEL -2



PODCAST STUDIO



Indicative CGI facing north of the Casa Como Restaurant



CASA COMO RESTAURANT

Our new brasserie restaurant will be opening shortly and will be serving the very best Italian cuisine for breakfast lunch and dinner.

Indicative CGI of the
Casa Como Restaurant
on the ground floor of
Peterborough Court





KUMO RESTAURANT

Our 7th floor Asian fusion destination restaurant, operated with our 8th floor open-grille restaurant and our spectacular rooftop terrace bar, with breathtaking panoramic views of London.



Indicative view of Kumo restaurant on levels 7, 8 and 9



View of our superb rooftop bar with VIP terraces



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