

PLAY FILM



34 THREADNEEDLE STREET

2,528 sq ft of new plug & play contemporary office space across two floors



34
THREADNEEDLE
STREET

TAILORED FOR BUSINESS

34 Threadneedle offers up to 2,528 sq ft of new plug and play contemporary office space across two floors.

With a bespoke modern finish, both floors include open plan workspaces, meeting rooms, kitchenettes and breakout spaces.

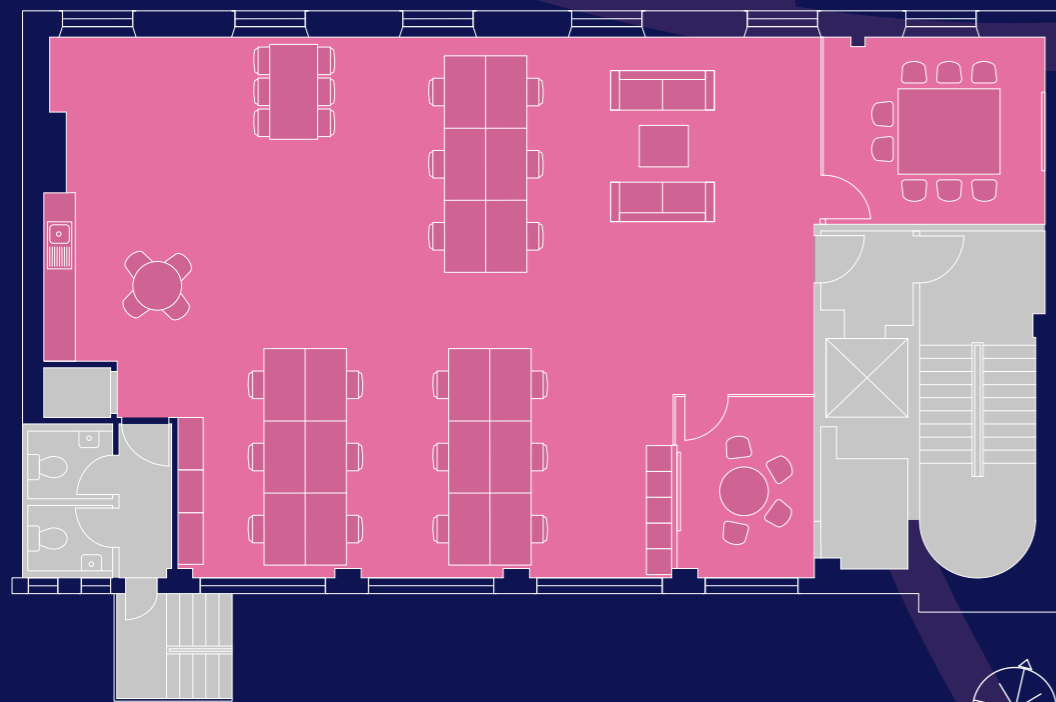


Reception

34
THREADNEEDLE
STREET

2ND FLOOR

THREADNEEDLE STREET



1,649 sq ft / 153.2 sq m

- 18 workspaces
- 2 meeting rooms
- 2 breakout areas
- 1 kitchenette
- EPC rating - B (41)



2nd Floor Office



2nd Floor Meeting Room

34
THREADNEEDLE
STREET

2ND FLOOR



2nd Floor Office

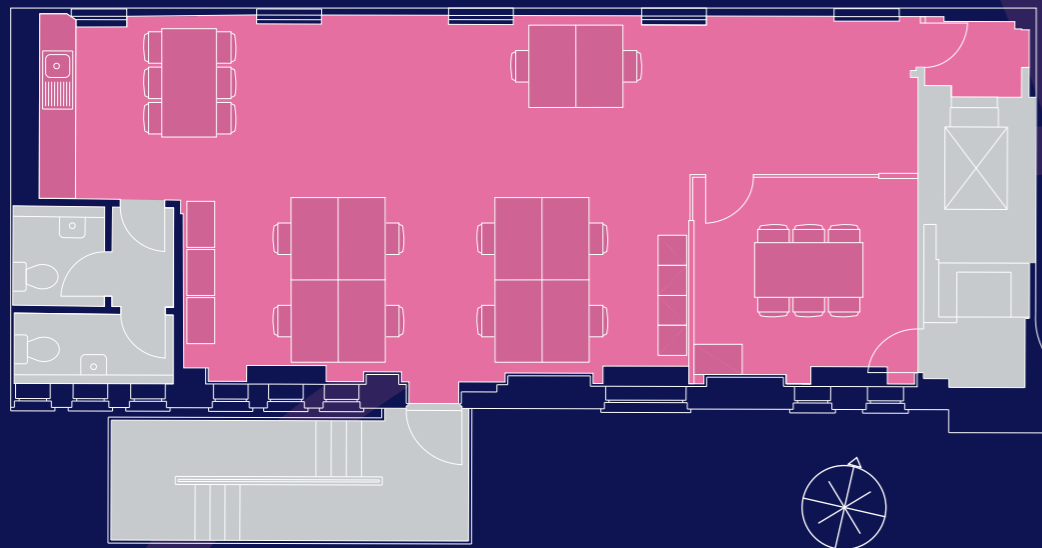


2nd Floor Kitchen

34
THREADNEEDLE
STREET

5TH FLOOR

THREADNEEDLE STREET



879 sq ft / 81.7 sq m

- 10 workspaces
- 1 meeting room
- 1 breakout area
- 1 kitchenette
- EPC rating - B (42)



5th Office Floor



5th Floor Kitchen



5th Floor Office

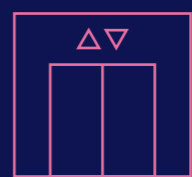


5th Floor Kitchen

FINER DETAILS



24 hour access



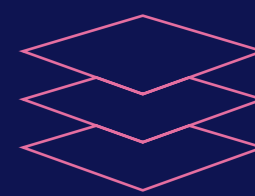
1 x passenger lift



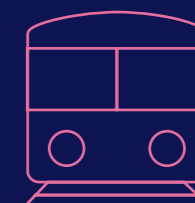
Great City
Core location



Perimeter heating
and cooling



New fitted and
furnished floors



Great connectivity

34
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STREET

SMART CITY

Situated in the City core, 34 Threadneedle is within close proximity to The Royal Exchange, Leadenhall Market and Angel Court, all offering excellent restaurants, cafés and shops.

Located just 4 mins from Bank station and 9 mins from Liverpool St, the building also benefits from excellent connectivity.



The Ned

Leadenhall Market

12 Hills

Coya City

KEY

- Restaurants
- Bars
- Hotels
- Cafés
- Gyms
- Shops



34 THREADNEEDLE STREET

LIVERPOOL ST
9 MINS WALK

ALDGATE
10 MINS WALK

BANK
4 MINS WALK

CANNON ST
8 MINS WALK

MONUMENT
6 MINS WALK

FENCHURCH ST
9 MIN WALK

The map displays the following points of interest and establishments:

- Restaurants:** Tossed, Tortilla, Little Farm, Duck & Waffle, Kenza Restaurant & Lounge, Natural Kitchen, Haz, Mint Leaf Lounge, Coya City, Le Relais de Venise l'Entrecôte, Burger & Lobster, Brasserie Blanc, Threadneedles, Bob Bob Ricard City, Coq d'Argent, Brigadiers, Vinoteca, Caravan, The Folly, Blacklock City, The Monument, Britannia, The Banker, The Oyster Shed, Skyline London.
- Cafés:** Notes Coffee, The Alchemist, Swingers, The Moniker, Cococure, East India Arms, Curators Coffee Studio, Sky Garden, Brewdog.
- Hotels:** The Ned, The Royal Exchange, The Moniker, Four Seasons.
- Gyms:** Kobox, Gymbox, Fitness First, Third Space.
- Shops:** The Sugar Loaf, The Vintry, The Monument.
- Other:** Hawksmoor Guildhall, Goodman City, The Ned, The Royal Exchange, Exchange, Forge, The Garden at 120, 14 Hills, The Garden at 120, Curators Coffee Studio, The Folly, Sky Garden, Blacklock City, Third Space, Brewdog, Four Seasons, Skyline London.

Transport links shown include Liverpool Street, Aldgate, Bank, Cannon Street, Monument, and Fenchurch Street. Major streets include Moorgate, Princes Street, Cheapside, Queen Victoria Street, Cannon Street, Upper Thames Street, London Bridge, Gracechurch Street, Fenchurch Street, Bishopsgate, Wormwood St, Leadenhall St, and Byward Street.

34
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STREET



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