

4 5 L E A T H E R L A N E

1,300 SQ FT WORKSPACE

Single fully fitted floor for rent

EC1



Set within an open space of wooden floors and full-height ceilings, a newly available furnished office floor at 45 Leather Lane. With an abundance of planting and contemporary furniture, providing a healthy balance of focused, work comfort and a sense of well-being.

Just outside lies the warmth and energy of EC1 with its vibrant market stalls, old London traditions and creative culture.

All within easy reach of Farringdon and Chancery Lane stations.

45 Leather Lane comes well-equipped with a number of discerning design features as well as practical, functional offerings to enable industrious work for the individual or team.

The first floor comes fully fitted with bespoke features.

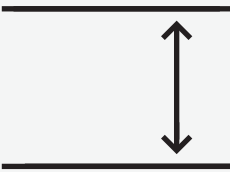
FINISHES + AMENITIES AS STANDARD



WOOD
FLOORING



24/7
ACCESS



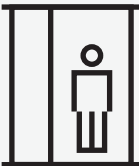
HIGH
CEILINGS



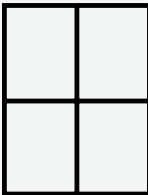
SUSPENDED LED
LIGHTING



COMFORT/COOLING
+ HEATING



LIFT



NATURAL
LIGHT



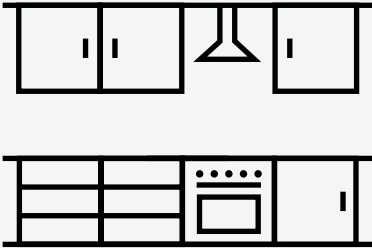
DISCREET
SECURITY



FIBRE
CONNECTION

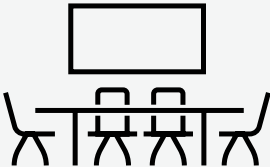


OPEN PLAN

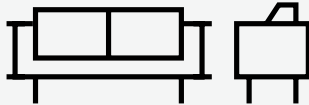


FITTED KITCHENS

FITTED



MEETING ROOM



LOUNGE

18

WORKSTATIONS
PER FLOOR

3

BREAKOUT AREAS
PER FLOOR



DIVERSE
PLANTING

W
O
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K

&

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WORK & WELL-BEING

With an abundance of planting and contemporary furniture, set within an open space of wooden floors and full-height ceilings, the floors of 45 Leather Lane offer a healthy balance of focussed work and well-being.



QUIET CALM

To work flexibly, safely and in comfort, we offer a variety of breakout areas and a meeting room with accompanying kitchen and dining area.



OPEN & LIGHT

Open spaces washed with natural light and wood flooring create a contemporary setting for a working environment.



QUICKER CONNECTIONS

45 Leather Lane is within easy reach of Central London, the commerce of The City and the creative spark of Clerkenwell.

Just five-minutes walk from one of London’s busiest transport hubs from which the new Elizabeth Line will run, Farringdon Station offers swift links to outer London, the home counties, Canary Wharf and three of London’s airports.

Whilst five-minutes walk away is Chancery Lane and its quick connections on the Central Line to the East and West.

Multiple buses and bike networks ensure every commuter need is considered.



FITTED SPACE

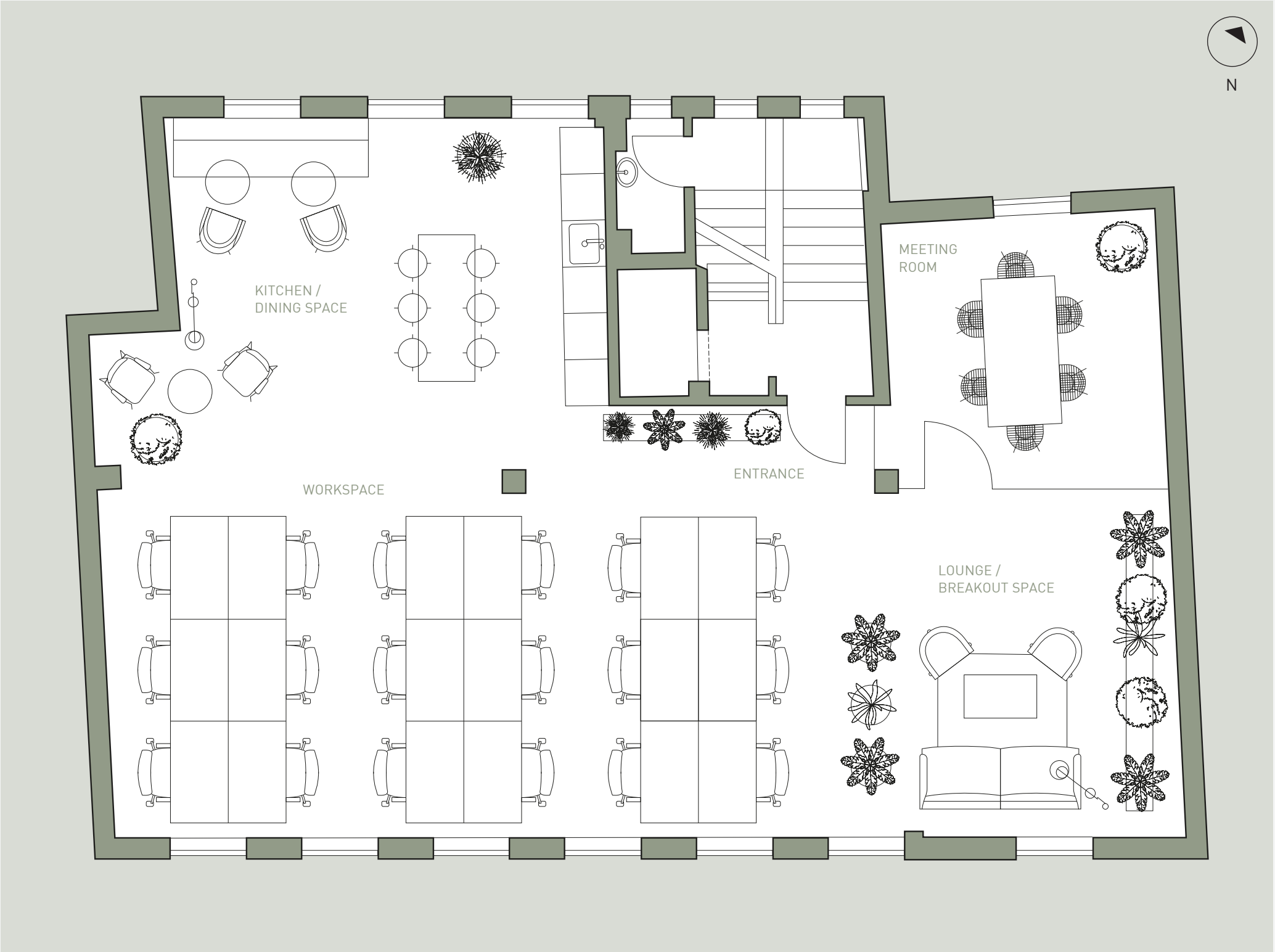
SIZE
1,300 sq. ft

WORKSPACES 18
desks

MEETING ROOM
For 6

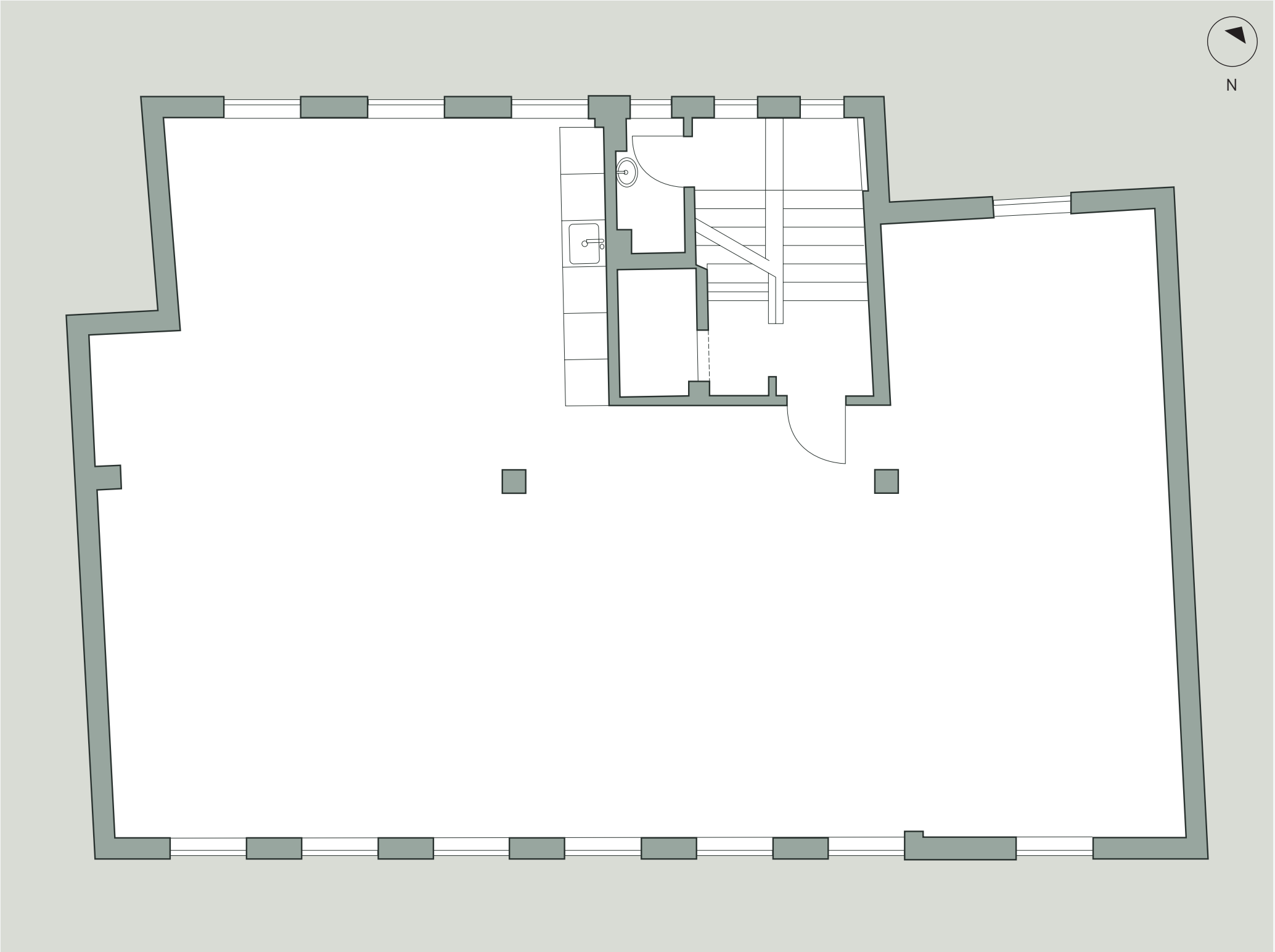
LOUNGE SPACE
For 4

KITCHEN &
DINING For 12



TYPICAL
SPACE

SIZE
1,300 sq. ft





Incorporating a CGI of the proposed ground level façade

VIEWING INFORMATION

Viewings of 45 Leather Lane are available through our joint commercial letting agents Forest Real Estate and Bluebook

EPC Rating : B

Terms upon application.

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FOREST BLUEBOOK
REAL ESTATE