

120 Leman Street  
Aldgate - Whitechapel E1

2,833 - 27,946 sq ft  
new creative office space to let

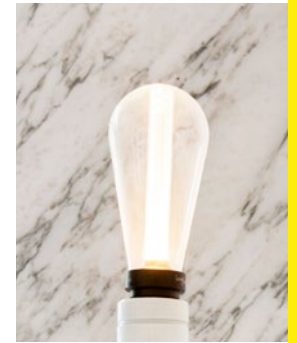
120

2,833 – 27,946 sq ft  
of stunning newly  
refurbished creative  
style office space










120 Lemon Street has undergone a major transformation with the reception and common parts designed by HH Architects.

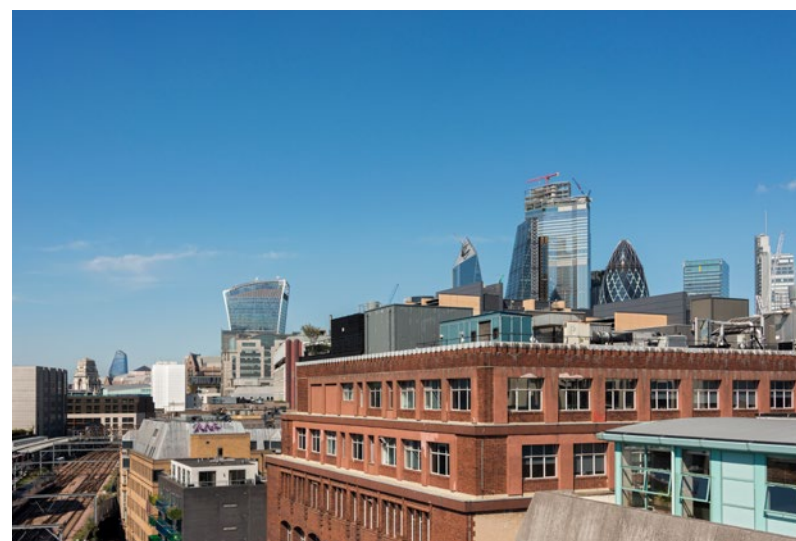
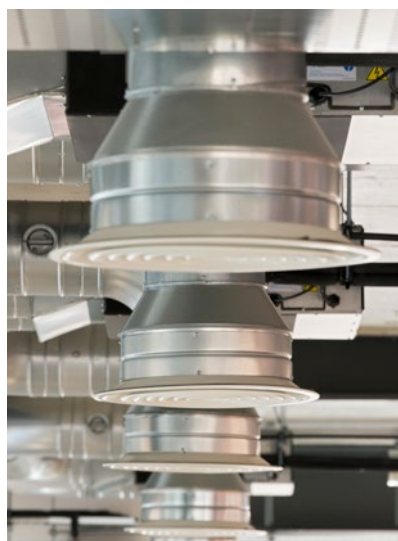
The floors offer contemporary workspace with exposed services and impressive views over London's skyline.

The 3rd floor is fitted with meeting rooms, kitchen, breakout areas and open plan workstations. The 6th floor benefits from a private terrace and has been delivered to Cat A condition.



## Exceptional attention to detail and impressive views

	Refurbished reception and common parts
	New raised access floors
	Suspended LED lights and exposed M&E
	Excellent natural light
	High speed fibre connectivity
	Floor to ceiling glazing
	Four pipe fan coil air conditioning
	Male and Female WCs on each floor
	Showers and cycle storage

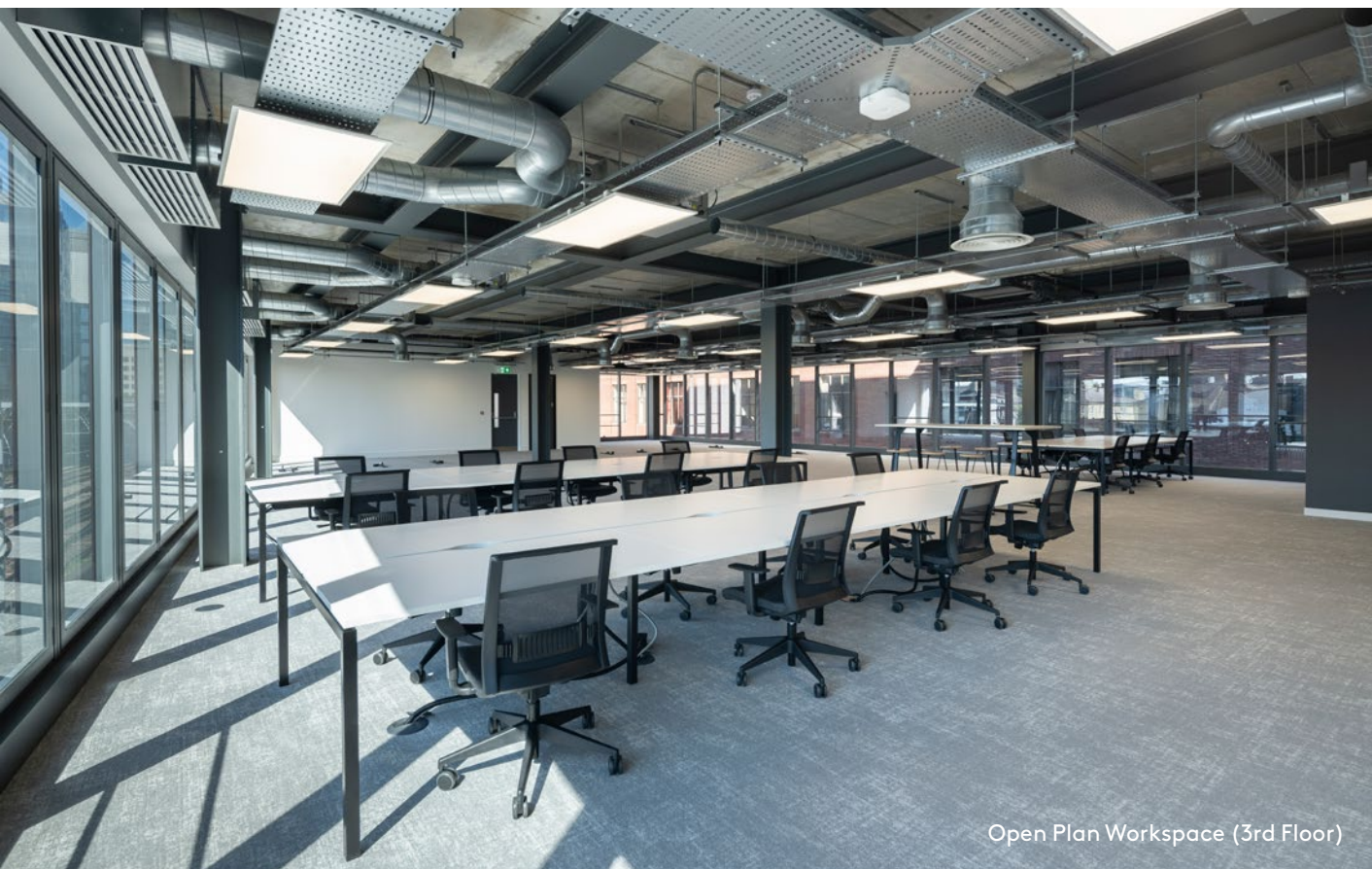




Contemporary  
industrial style  
with excellent  
natural light



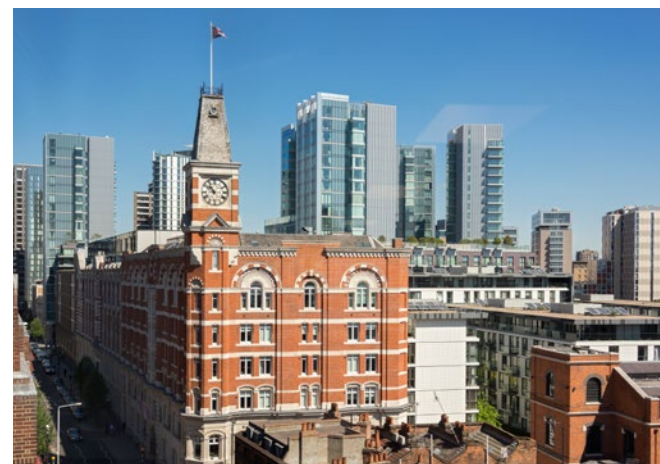
Fitted Kitchen (3rd Floor)



Open Plan Workspace (3rd Floor)



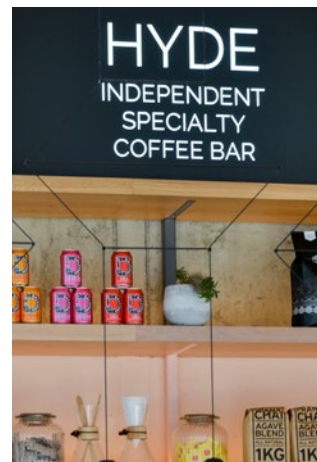
Private Terrace (6th Floor)





## Within the exciting neighbourhoods of Aldgate and Whitechapel

Perfectly located, the local area is constantly evolving with an ever increasing selection of bars, restaurants, cafés and cultural attractions.



The area also benefits from the cultural diversity of the neighbouring Spitalfields, St Katharine Docks, Shoreditch and the City Core.

## Surrounded by a vibrant mix of amenities

### Local Occupiers

1. Accenture
2. Amazon
3. Deutsche Bank
4. Erdem
5. Exponential-E
6. General Assembly
7. Lloyd's of London
8. Mindspace
9. RBS
10. Sky
11. Uber
12. WeWork

### Bars & Restaurants

13. Amber
14. The Culpeper
15. Brewdog
16. Coppa Club
17. Emilia's Crafted Pasta
18. Leman Street Tavern
19. Mr White's Chophouse
20. Discount Suit Company
21. Ottolenghi
22. Som Saa
23. Sushi Samba
24. The Alchemist

### Coffee

25. Black Sheep Coffee
26. Exmouth Coffee Co
27. Long Shot Coffee
28. LMNH Kitchen
29. The Pastry Parlour

### 30. Gyms

31. 1Rebel
32. Anytime Fitness
33. F45
34. Hybrid Fitness
35. Pure Gym
36. Virgin Active
37. CrossFit
38. Axeperience
39. 12x3 Boxing

### Culture & leisure

40. Curzon Aldgate
41. Whitechapel Gallery
42. Wiltons Music Hall
43. Floating Film Festival
44. Tian Tian Market
45. Jack the Ripper Museum
46. Boom Battle Bar

### Hotels

47. 10 Trinity Square
48. Citizen M
49. Dorsett City London
50. Double Tree
51. New Road Hotel



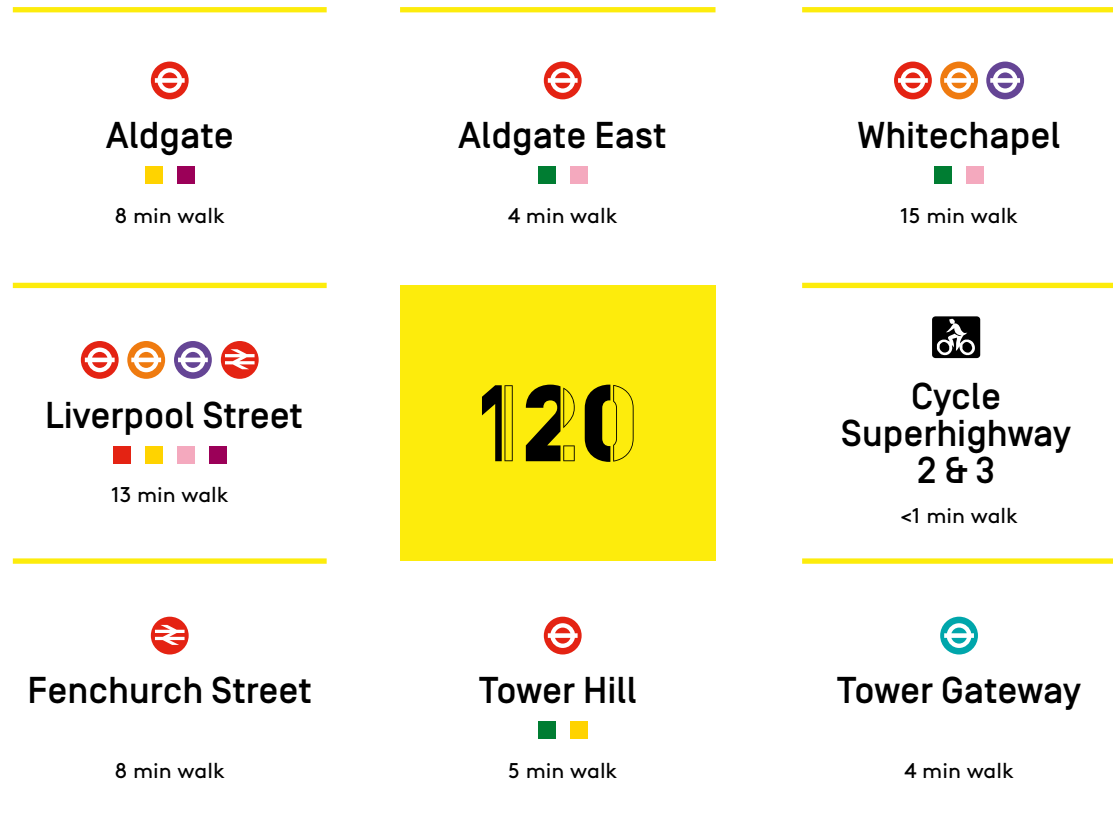


## Speedy connections

Communications are provided close by at Tower Hill (District and Circle lines), Aldgate Station (Metropolitan and Circle Lines), Aldgate East (Hammersmith & City and District lines) and Tower Gateway (DLR). Mainline rail services are accessible nearby at Fenchurch Street Station.

Connectivity has been enhanced further with the recent arrival of the Elizabeth Line at both Liverpool Street and Whitechapel.

Below: Whitechapel Elizabeth Line Station



All journey times taken from the building. Source: TfL

### Elizabeth Line [Crossrail]



Journey times taken from Liverpool Street Station or Whitechapel Station.



Bright floorplates  
with stunning views



# Flexible floorplates

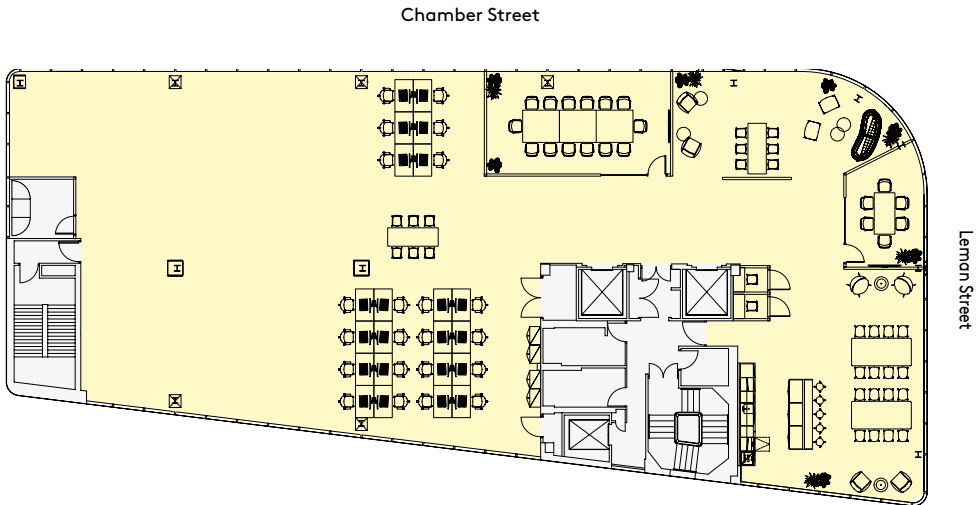
Floor	Sq Ft	Sq M
Sixth (Terrace)	4,806	446
Fifth	5,812	540
Fourth	5,818	541
Third (Fitted)	5,814	540
Ground- Rear	2,833	268
Lower Ground	2,863	266
Total	27,946	2,601

## Third Floor 5,814 Sq Ft (540 Sq M)

Open Plan Desks	22
6 Person Meeting Room	01
14 Person Meeting Room	01
Quiet Rooms	02
Breakout Areas	02
Client Lounge	01
Kitchen	01



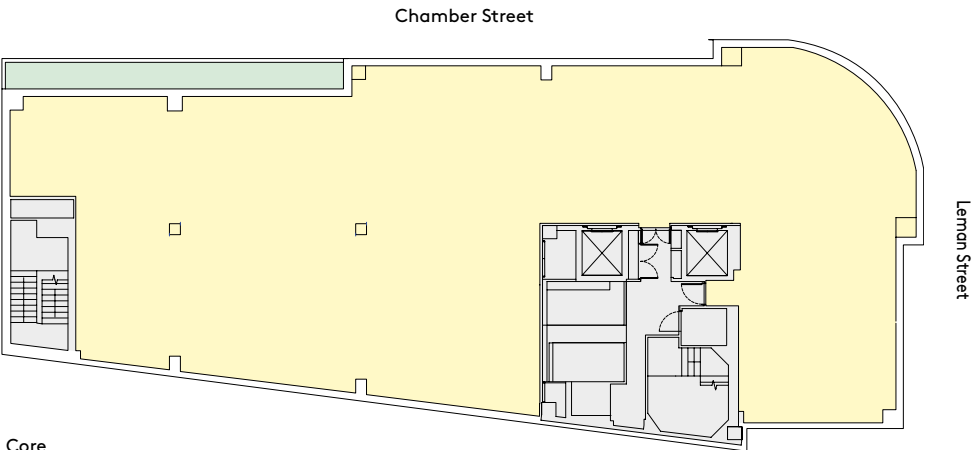
Capacity up to 54 desks  
with a 1:10 occupancy



## Sixth Floor 4,806 Sq Ft (446 Sq M)



Office Terrace Core



For indicative purposes only. Not to scale.



# Terms

Available upon request.

# Viewing

Strictly through joint sole letting agents:

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**AVISON  
YOUNG**

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