



107

LEADENHALL

London EC3

2,186 - 40,545 SQ FT
SHORT TERM TURNKEY OFFICES TO LET

SPACE THAT WORKS WITH YOU

107 LEADENHALL STREET IS READY FOR IMMEDIATE USE. WITH A TURNKEY OFFER IN PLACE, THIS SPACE IS IDEAL FOR A FLEXIBLE AND EVOLVING BUSINESS.

Offering options for both plug & play and CAT A office space – 107 Leadenhall Street is perfect for businesses looking for flexible space to suit your everyday needs. Available on a short term lease.



COMMON AREAS SPECIFICATION



4 x 13 person passenger and goods lifts



Refurbished reception



24 hour access



Main building reception area

CAT A FLOORS SPECIFICATION



Air conditioning



Contemporary finishes



Raised floors



2nd floor CAT A

ACCOMMODATION

FLOOR	CONDITION	SQ FT	SQ M
7th	Fitted	9,541	886.4
6th	Fitted and furnished	9,726	903.6
5th (Front)	Fitted	2,186	203.1
2nd (Front)	Fitted and furnished	2,795	259.7
Mezzanine	Fitted	8,068	749.5
Ground	Fitted	8,229	764.4
TOTAL		40,545	3,766.7



CAT B FLOOR SPECIFICATION



Plug and play fibre installed and wired up



Fitted out kitchenettes & break out areas



Meeting & board rooms

CGIs of potential CAT B fit out on 6th floor

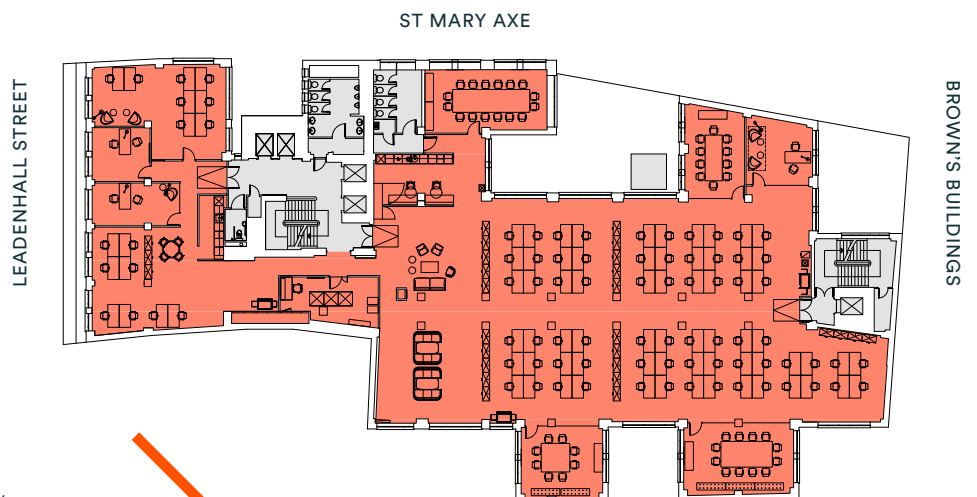
6TH FLOOR SPACE PLAN

9,726 Sq Ft / 903.6 Sq M

Workstations	83
Meeting Rooms	4
Offices	3
Tea Points	2
Soft Seating	1
Meeting Booths	2
Total	86



Plan not to scale, for indicative purposes only.

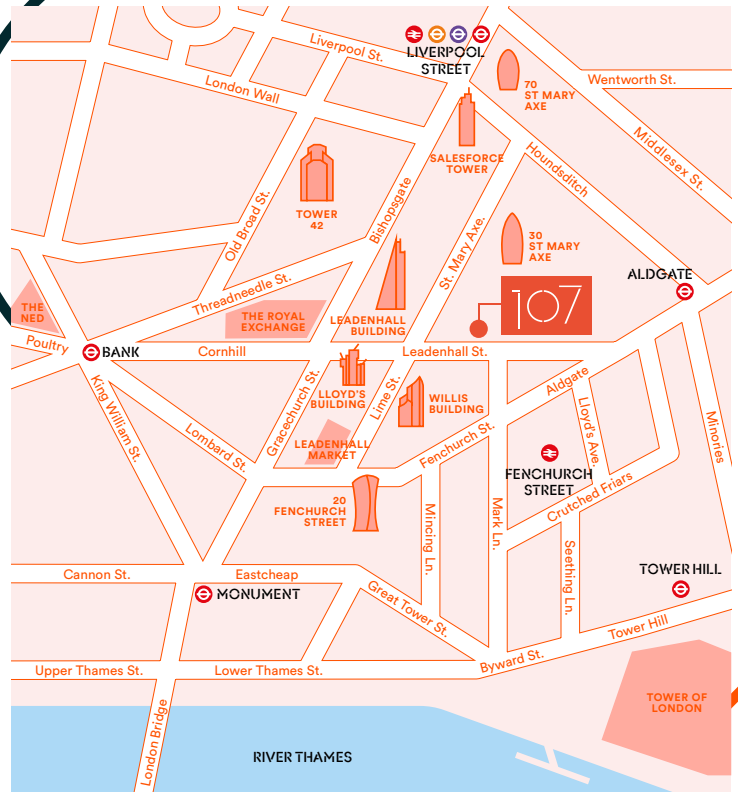


A PRIME CITY LOCATION

A VIBRANT LOCATION BOASTING EXCELLENT TRAVEL CONNECTIONS AND AMENITY THAT IS SECOND TO NONE

The building is located in close proximity to a variety of amenity hot spots including Leadenhall Market, Royal Exchange and The Ned.

107 Leadenhall Street is located within the heart of the EC3 tower cluster and insurance district, overlooking Lloyd's of London. Aldgate Underground Station and London Fenchurch Street Station also provide fast and frequent services across London and beyond.



CONNECTIONS

*Walking times according to TfL



TERMS

Upon application.

VIEWING

Strictly through joint sole letting agents:



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