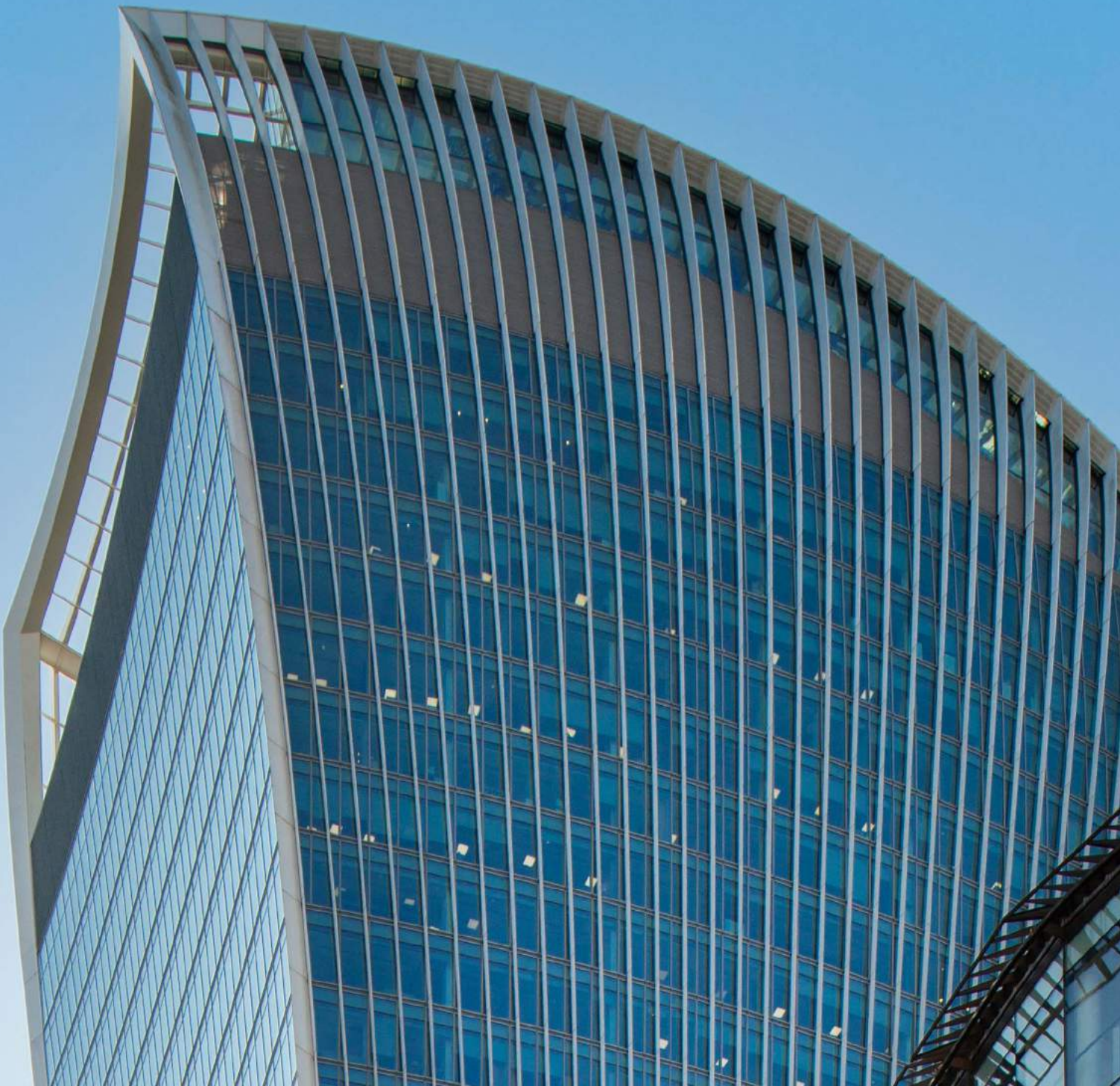


TWENTY.

Fenchurch Street
London EC3



High quality fitted office space from 7,825 sq ft to 18,332 sq ft (726 – 1,703 sq m)

A CITY LANDMARK

The iconic 20 Fenchurch Street sits in a prime position on the London skyline.

Designed by renowned architect Rafael Viñoly, the building offers exceptional workspace with stunning views across the City.

The 14th floor is currently available, offering 7,825 to 18,332 sq ft of high-quality fitted out space.



TAKE IT ALL IN



Panoramic views
from the 14th floor



Sky Garden with bar
and two restaurants

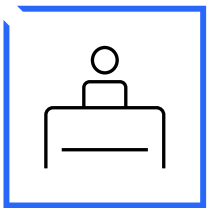


New reception café
and breakout space

DIFFERENT VIEWS

Work the way you want
to do business.

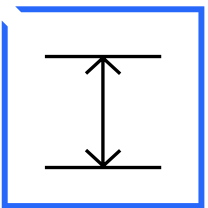
The 14th floor is designed with flexibility
in mind with a mix of private offices,
open plan workstations and a large
breakout area. The office benefits
from an abundance of natural light
and 360° views.



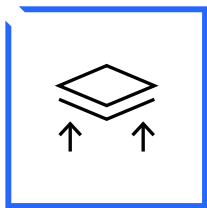
Large double height
concierge reception



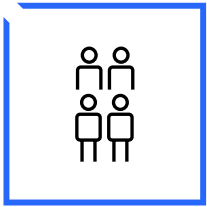
Event space available to
hire for private events



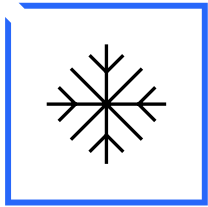
Floor to ceiling glazing
with excellent views



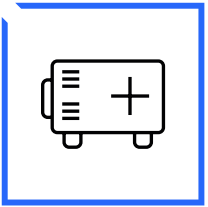
Fully accessible
raised floor (175mm void)



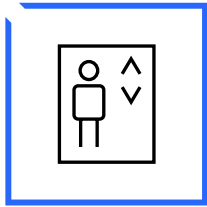
Occupancy ratio:
1:8 sq m overall



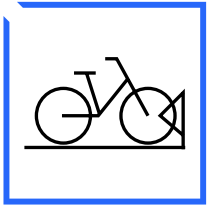
Low energy fan coil
air-conditioning



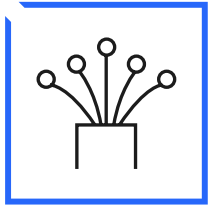
Building dual power supply
& 4 x 2.5MVA standby
generators



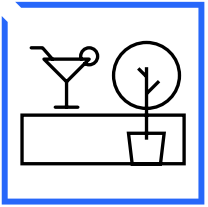
7 double decker lifts
(14 lift cars) &
2x goods lifts



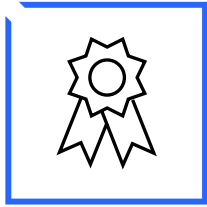
Exclusive use of 11 bicycle racks,
3 motorcycle bays and 11 lockers,
plus communal use 15 showers
and changing facilities



WiredScore
Platinum



Rooftop 360°
winter garden, restaurant/
brasserie and sky pod bar



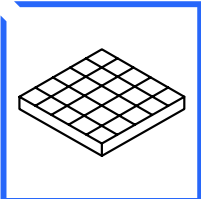
BREEAM Excellent
and EPC B-33

FITTED SPACE

14TH FLOOR PLAN
(CURRENT LAYOUT)
18,332 SQ FT / 1,703 SQ M

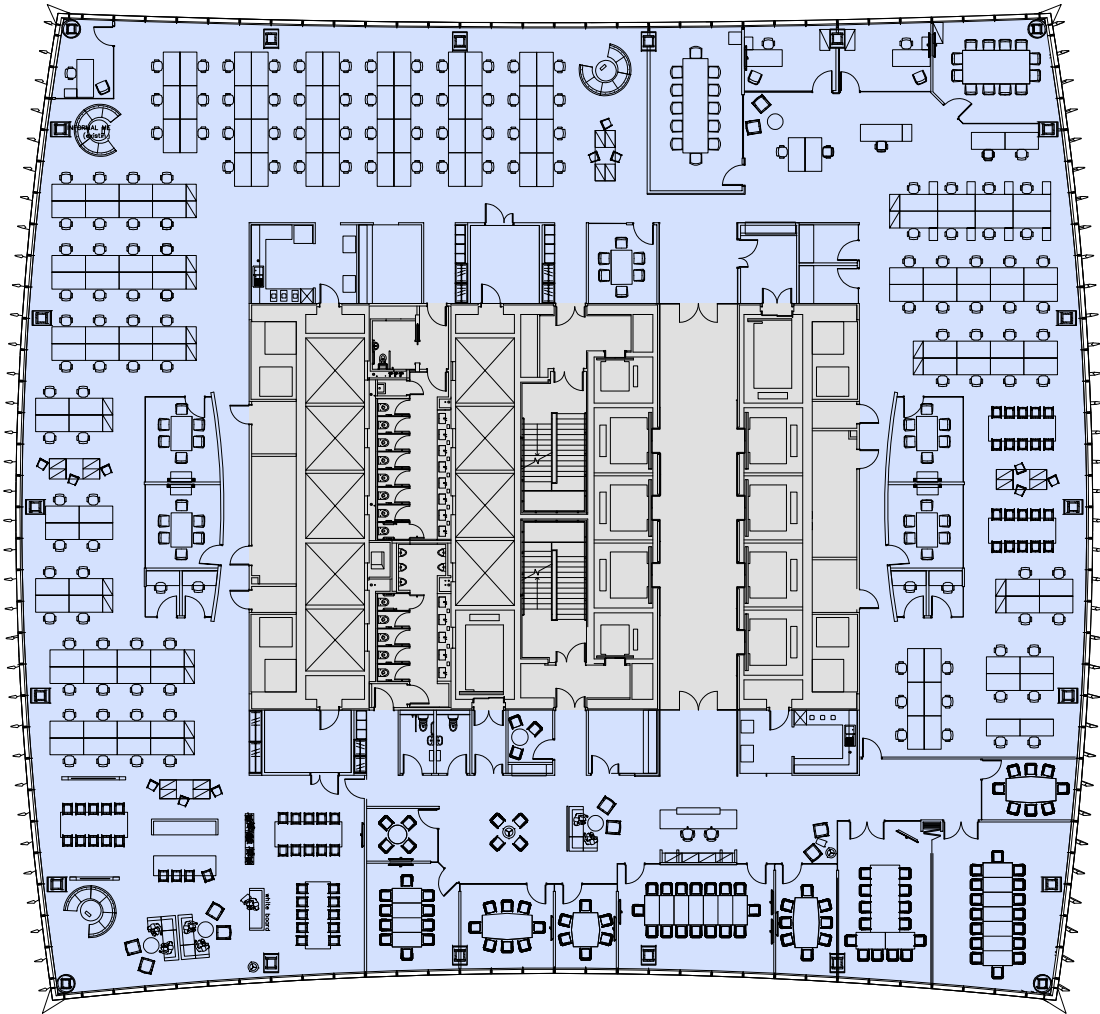


Fully fitted with 144 workstations, 22 meeting rooms, 3 private offices



Floor split from 7,825 sq ft to 18,332 sq ft (726 - 1,703 sq m). There is also 7,739 sq ft available in CAT A condition on L15 by separate arrangement to cater for requirements up to 26,071 sq ft (2,422 sq m)

FENCHURCH STREET



Workspaces	144	4 person meeting room	2	Office	Core
6 person meeting sofa	3	1 person quiet room	6		
16 person meeting room	2	Executive offices	3		
12 person meeting room	3	Breakout/lunch seating	34		
10 person meeting room	1	Large kitchen	1		
8 person meeting room	2	Break out space	2		
6 person meeting room	6				



For indicative purposes only. Not to scale.



CITY LIFESTYLE

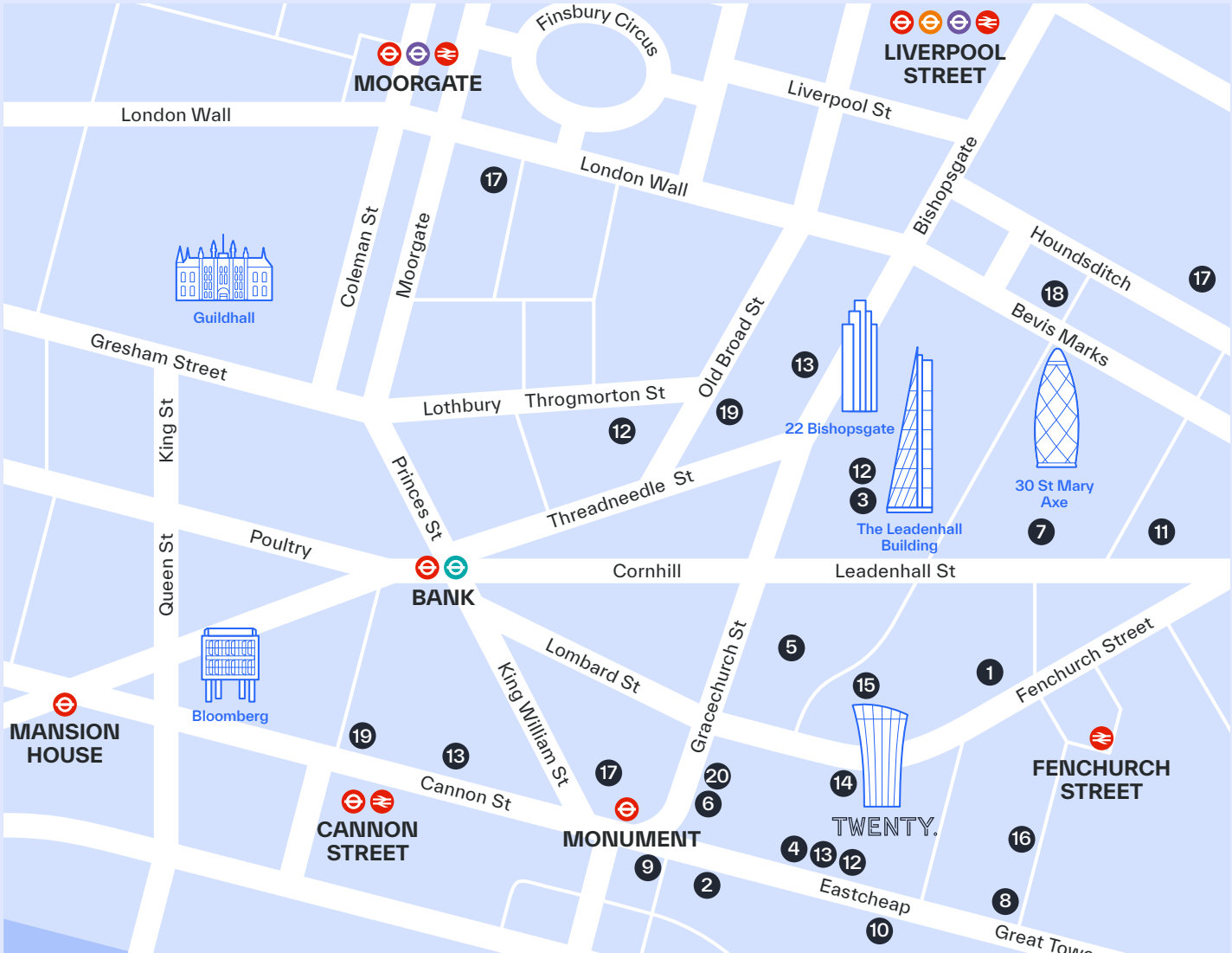
A perfect location, at the very heart of the City.

With Leadenhall Market, The Royal Exchange and Bloomberg Place within easy reach – the area offers a diverse amenity offering.

The building is also in close proximity to Fenchurch Street, Liverpool Street, Bank and Cannon Street stations providing excellent transport links across the City and beyond.



LOCAL OCCUPIERS



AMENITIES

Restaurants

1. 14 Hills
2. MBER
3. Bob Bob City
4. Blacklock
5. Chamberlains

Bars

6. Vagabond
7. Swingers
8. BrewDog
9. London Cocktail Club
10. Eastcheap Records

Cafés

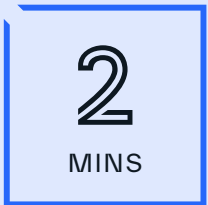
11. Association Coffee
12. Black Sheep
13. Joe & The Juice
14. Costa Coffee
15. Curators Coffee

Wellness

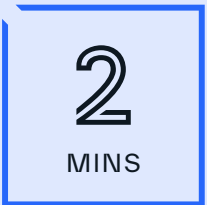
16. Third Space City
17. Pure Gym
18. 1 Rebel
19. Virgin Active
20. Fitness First

CONNECTIVITY

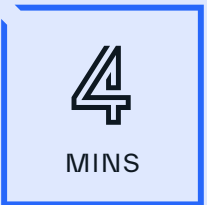
Walk times from 20 Fenchurch Street



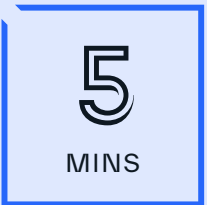
FENCHURCH ST.



MONUMENT



BANK



CANNON ST.



LIVERPOOL ST.



Walk times in minutes from the building. Source: TfL.



FINER DETAILS

LEASE TERM

Assignment to February 2026, held inside the Landlord & Tenant Act.

Alternatively, a sub-letting of the whole or part (from 10,000 sq ft) to February 2026 outside the Landlord & Tenant Act.

A new lease for a longer term could also be available.

Full terms upon application.

RATES PAYABLE

The rates payable for the year ending 31/12/23 are £476,000 (£25.97 per sq ft) based on a current Rateable Value of £875,000.

SERVICE CHARGE

The on account service charge is £249,132.00 (approximately £13.60 per sq ft).

VIEWINGS

Strictly through sole letting agents.

**Lambert
Smith
Hampton**

David Earle
dearle@lsh.co.uk
07850 056 626

Craig Hinvest
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07938 378 982

Harry Whitaker
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07936 035 417

Harry Gelder
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07873 619 947