



1 Whittington Avenue

London, EC3V 1LE

A rare opportunity to secure economical fitted and furnished offices next to Leadenhall Market and close to Lloyd's of London.

6,890 to 36,512 sq ft
(640.10 to 3,392.08 sq m)

- Fully fitted floors
- Air conditioning
- Direct access to Leadenhall Market
- Manned reception
- 3 passenger lifts
- LED lighting

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Summary

Available Size	6,890 to 36,512 sq ft
Rent	Rent on application
Rates Payable	£19.07 per sq ft
Service Charge	£16.14 per sq ft
EPC Rating	C

Description

The building provides 36,512 sq ft of accommodation arranged across efficient rectangular floorplates with the building core located to the northern end, allowing flexible workspace layouts and strong natural light from two elevations.

5th Floor – 6,890 sq ft

Fitted and furnished with meeting rooms and open plan workspace and kitchen facilities.

4th Floor – 7,420 sq ft

High quality fitted and furnished office space predominantly open plan with meeting rooms and a generous breakout area. Desking remains in situ.

The 1st to third floors are largely open plan and furnished and can be leased in their current condition or a turn-key managed solution can be provided by Orega our preferred Managed Office Operator

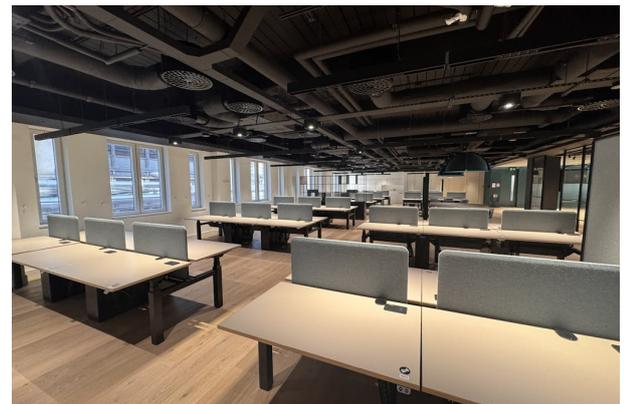
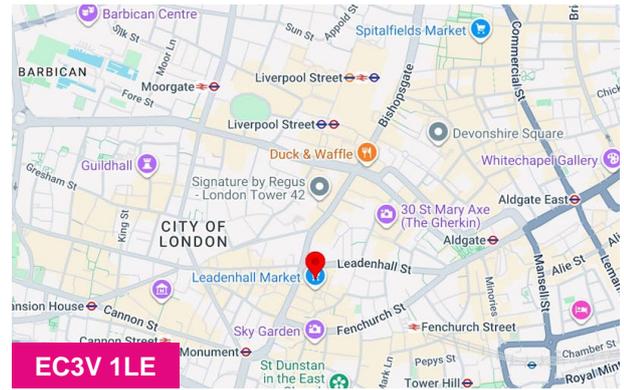
Location

1 Whittington Avenue is located adjacent to the main entrance of the historic Leadenhall Market, directly opposite One Leadenhall tower and moments from the Lloyd's Building. Positioned in the heart of the City's EC3 insurance district, it offers 36,512 sq ft of efficient office accommodation at the centre of one of London's most vibrant and well-connected business locations. The surrounding area features an exceptional range of amenities including restaurants, cafés, bars and retail within Leadenhall Market and the wider Gracechurch Street area, providing a lively amenity environment in the City.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
5th	6,890	640.10	Available
4th	7,420	689.34	Available
3rd	7,450	692.13	Available
2nd	7,462	693.24	Available
1st	7,290	677.26	Available
Total	36,512	3,392.07	



Viewing & Further Information



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