

LEADENHALL
LONDON

20,000 sq ft remaining in this new 900,000 sq ft neighbourhood,
crafted for London's pioneering businesses

A development by







The Billiter restaurant bar on the ground floor

Summary

900,000

Total sq ft



820K

sq ft of business ready space



80K

sq ft of amenity space across the building



100m

reception with Central Square



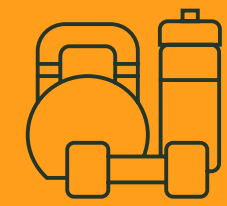
11th

floor communal rooftop clubhouse



5

independent retailers



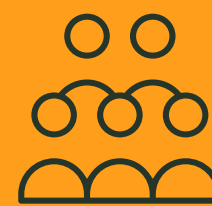
1

fitness studio



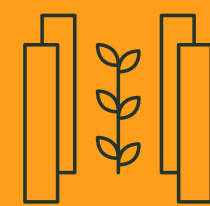
2

public restaurants



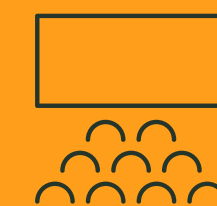
200

seat auditorium



17

outdoor green spaces and terraces



30

seat HD cinema room



1

wellness suite



22.5K

sq ft grooming, treatment and changing area



1

contemporary library area



1,000

secure bike spaces



7

trees on the ground floor 4m – 7.5m high



14k

sq ft, Central Sq, Library and Think Space



A

Targetting EPC



Targetting BREEAM Excellent



Targetting Well Platinum



Reset air quality assessment



Targetting Wired Certification – Platinum

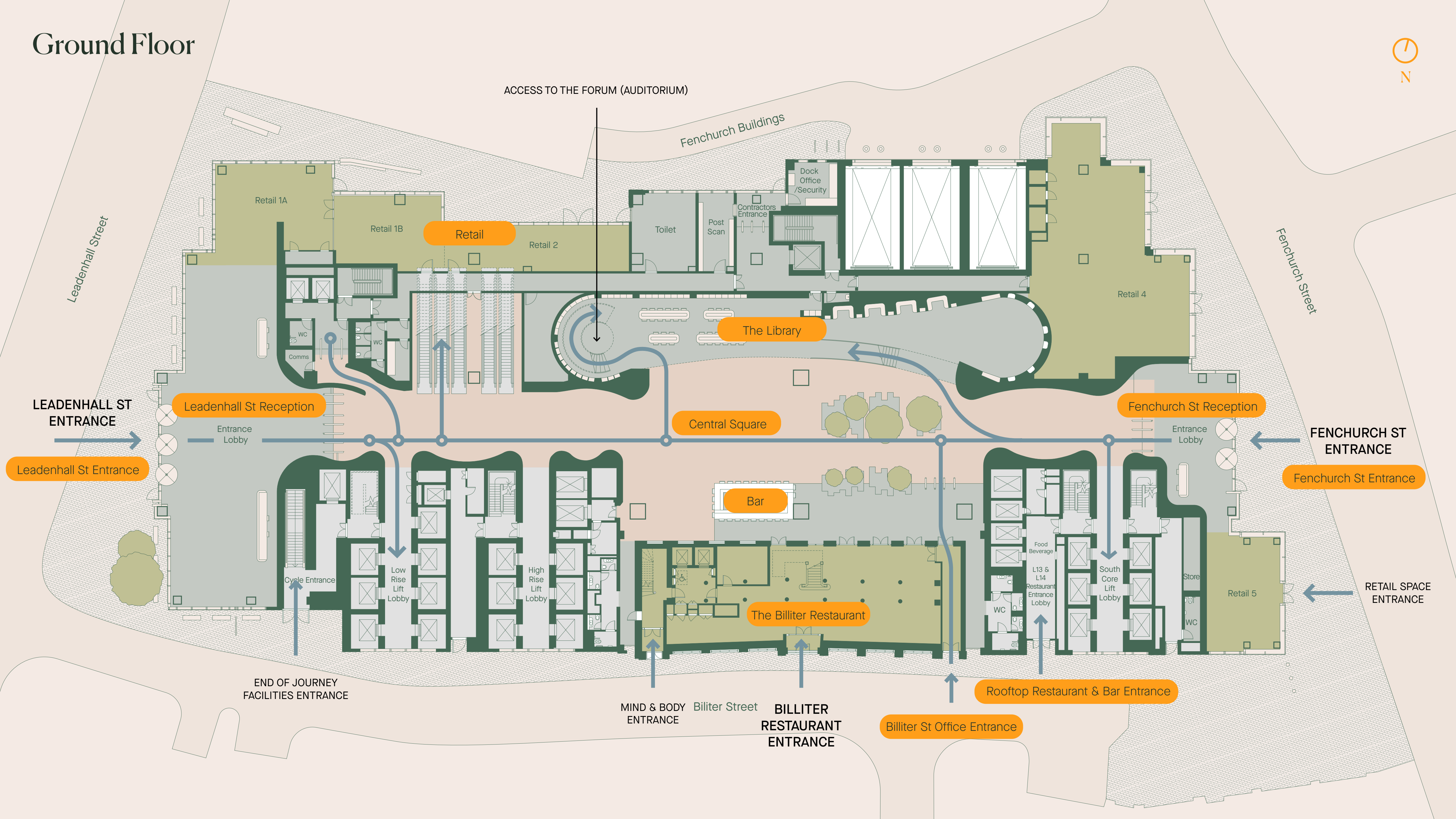


Targetting the top 'Platinum' rating



Targetting 5* rating

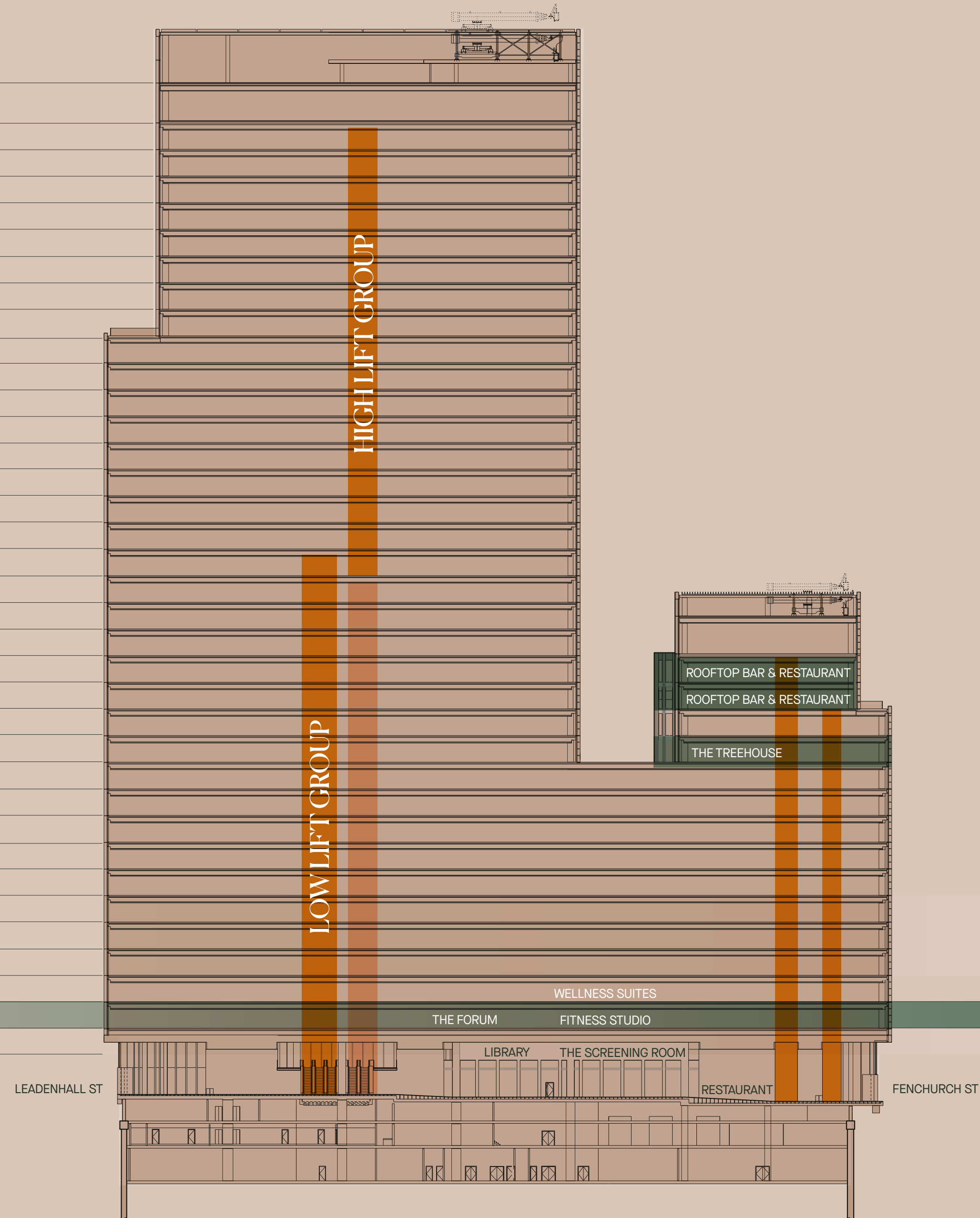
Ground Floor



Schedule of Office Areas

FLOOR AVAILABILITY OFFICES (SQ FT)

FLOOR	AVAILABILITY	OFFICES (SQ FT)
34	LET	
33	LET	
32	LET	
31	LET	
30	LET	
29	LET	
28	LET	
27	LET	
26	LET	
25	LET	
24	LET	
23	LET	
22	LET	
21	LET	
20	LET	
19	LET	
18	LET	
17	LET	
16	LET	
15	LET	
14	LET	
13	LET	
12	UNDER OFFER	
11	LET	
10	LET	
09	LET	
08	UNDER OFFER	
07	UNDER OFFER	
06	UNDER OFFER	
05	UNDER OFFER	
04	LET	
03	LET	
02	UNDER OFFER	
01	PART AVAILABLE	19,468
Mezzanine	LET	
G		
-01		
-02		
-03		
Total Available	19,468	Total 857,808



Available

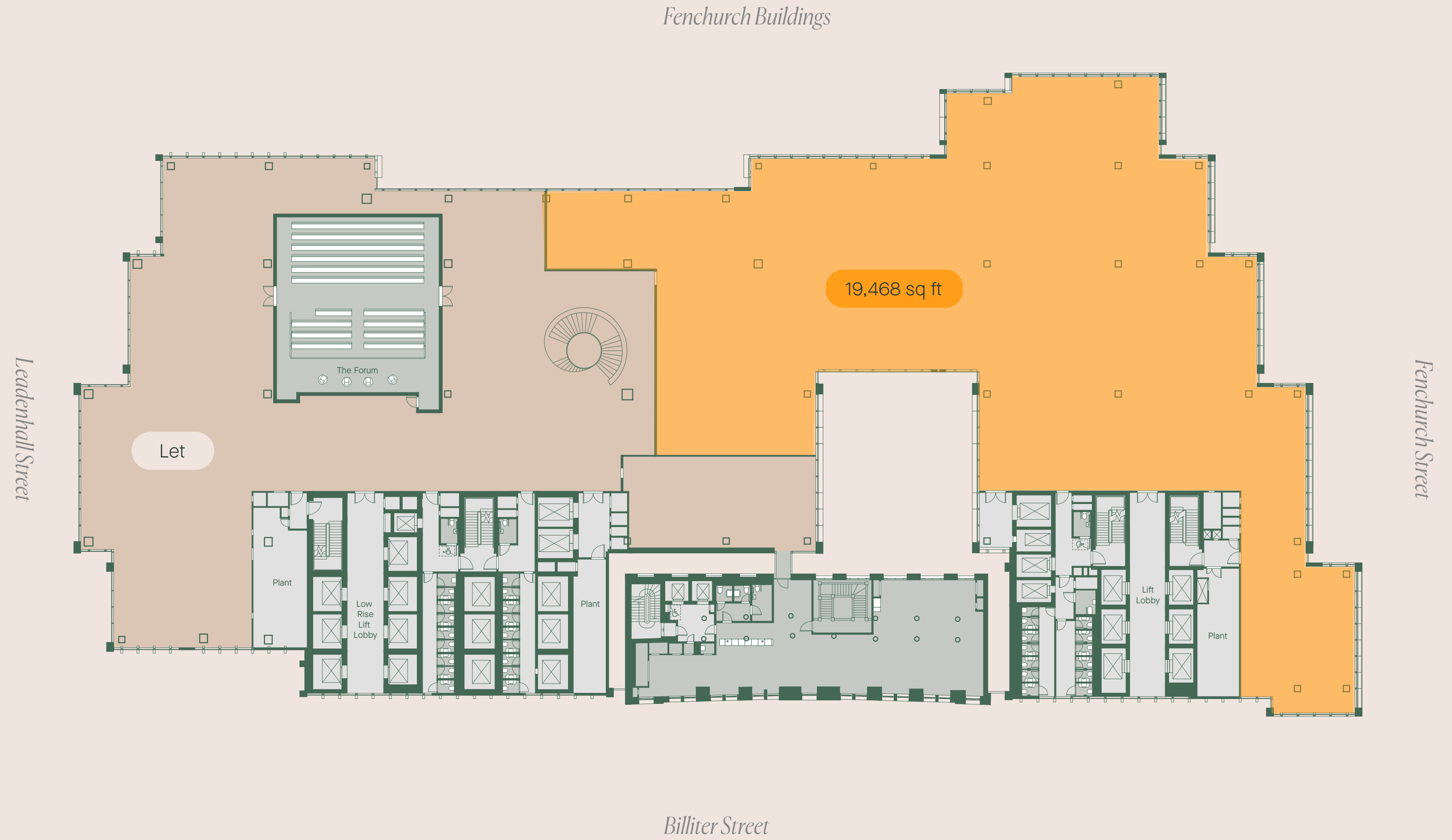
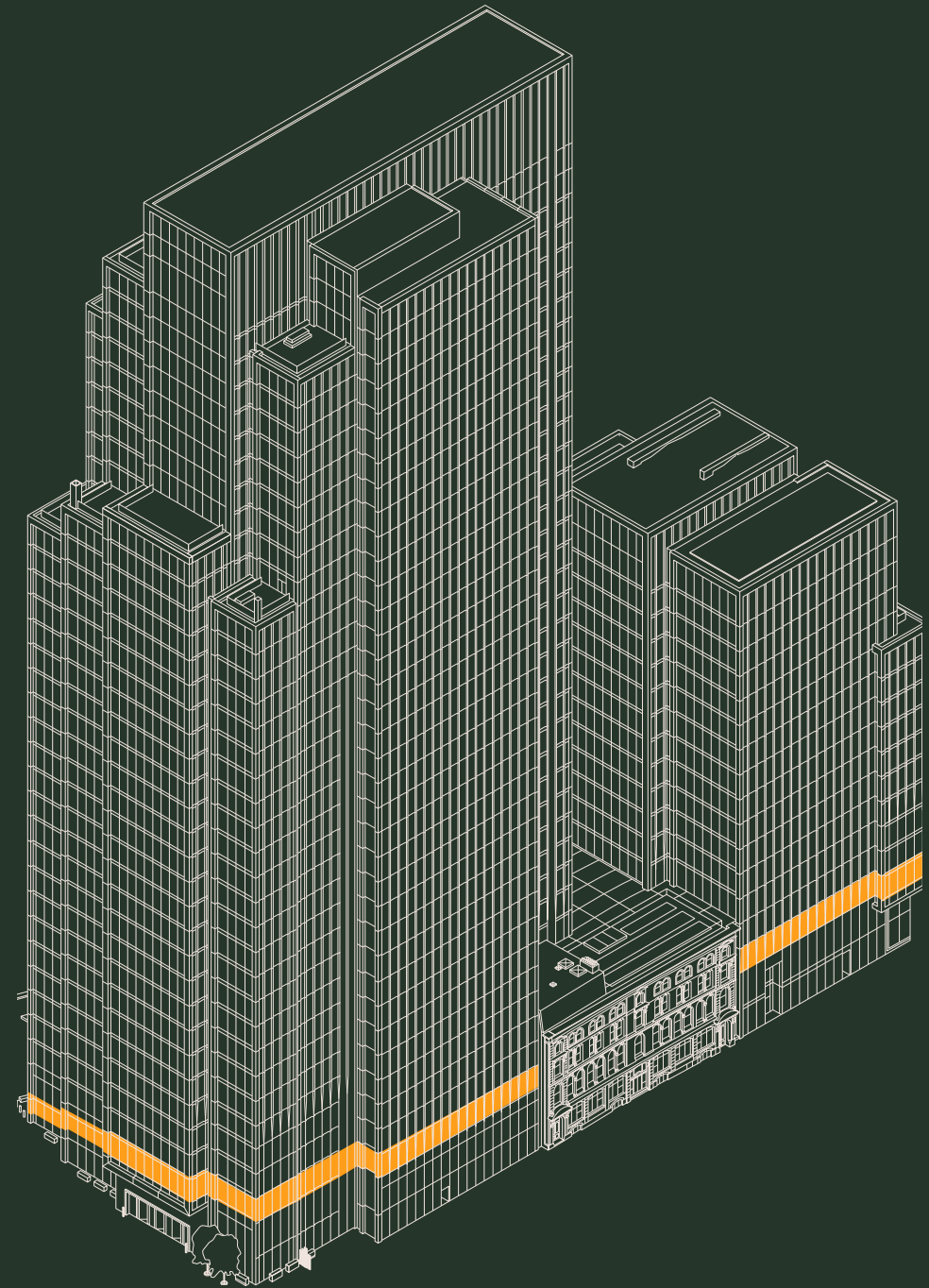
Total Offices Available
19,468 sq ft

Level 01



19,468 sq ft available

● Available Office ● Communal ● Core





The Library on the ground floor and mezzanine



Leadenhall Street ground floor reception



The Treehouse on level 11



The Treehouse on level 11



The Treehouse on level 11



The Billiter restaurant on the ground floor



Fitness studio on level 01



End of trip facilities



The Rooftop restaurant and bar

Summary Specification

40 Leadenhall London

Structure

- 1.0kN/sq.m planning module
- 3.5 kN/s.q.m floor loading capacity + 1.0kN/m² (partitions)
- 7.5 kN/s.qm in part for heavier needs

Electrical Resilience

- 4 × 2.5MVA, 11kv prime rated generators
- Landlord's standby generators meet 100% of the tenants' load
- 2 × 33kv high voltage supplies

Building Operation

- Intelligent Building Management System permitting integration of landlord and tenant systems

Key Dimensions

- Floor to ceiling – 2.75m
- Typical Slab to Slab – 3.85m
- Raised floor zone – 160mm

Occupational Density

- 1:8 m²
- All building services and on-floor amenities designed to 1:8 occupancy
- Means of escape designed for an occupancy of 1:6, with phased evacuation

Air Conditioning

- Flexibility exists for either a chilled beam or fan-coil unit installation, depending on the density of cooling required
- Dedicated on-floor air-handling on floors L1 to L22
- Level 23 to level 34 has a combination of dedicated on-floor air-handling and a central air-handling system providing fresh air

Fresh Air

- 12.8 litres per second fresh air for each person (1:8m² occupancy)

Lifts

- 19 x office passenger lifts (26 person capacity / 2000kg) (13 in the north core are Double Deck)
- 4 x Office Goods lifts (26 person capacity / 2000kg)
- 2 x lifts to access End of Journey facilities (13 person / 1000kg)
- 1 x hand cycle lift (26 person / 2000kg)
- 3 x vehicle loading lifts (26,000 kg) (Hydraulic)

Connectivity

- Two diversely located telecommunications intake rooms – each with N+1 UPS
- Blown fibre – pre-installed private fibre conduits for rapid installation
- Landlord Wi-Fi network throughout the building common areas
- SMART enabled building
- Targeting Wired Score Platinum

End of Trip Provision

- 1068 cycle spaces including 5 disabled spaces
- 115 showers
- 1069 lockers
- 2 disabled visitor parking bays

In partnership with development manager

nuveen
A TIAA Company

Professional team



Construction



For further details and bespoke presentation please contact

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