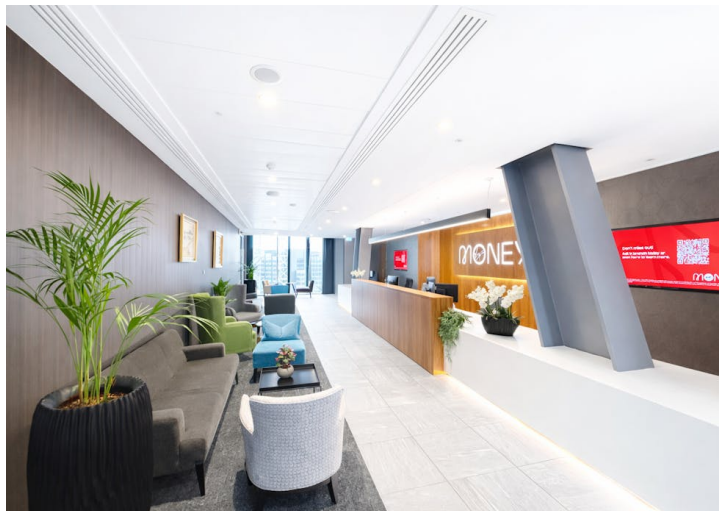




The Leadenhall Building (Level 15), 122 Leadenhall Street, London, EC3

17,331 sq ft of fitted office space available in The Leadenhall Building - one of the City's most iconic towers.

- 17,331 sq ft of fitted space available by way of sublease or assignment to December 2030
- 114 Desks
- High-speed panoramic elevators
- Daily food market
- Recently renovated end of trip facilities
- 24/7 manned reception
- Motorcycle parking



Summary

Available Size	17,331 sq ft / 1,610.10 sq m
Rent	POA
Rates Payable	£35.96 per sq ft (estimated)
Service Charge	£25.46 per sq ft (estimated)
EPC	B (39)

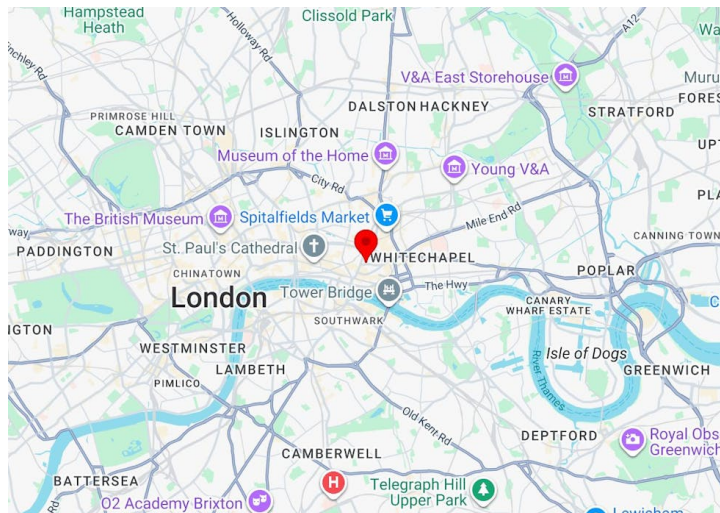
Description

The Leadenhall Building is a landmark Grade A tower designed by Rogers Stirk Harbour + Partners and developed by British Land and Oxford Properties. Rising prominently above the City of London, its distinctive tapered form creates efficient, light filled office floors supported by a perimeter braced tube structure.

The 15th floor, occupied by Virgin Money, provides high quality corporate accommodation benefiting from the building's signature floor to ceiling glazing and efficient rectangular floorplates. The detached north facing services core maximises usable space and ensures excellent flexibility for a range of workplace configurations.

Location

The Leadenhall Building is a landmark commercial tower in the City of London, situated opposite Lloyd's of London in one of the capital's core financial districts. The location places it within a prominent cluster of City towers and ensures excellent connectivity, with Bank and Liverpool Street stations both within a short walking distance.



The building offers high quality, modern office accommodation in a prime City setting, benefiting from strong transport links, extensive nearby amenities and a well established financial and professional occupier profile.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
15th	17,331	1,610.10	Available
Total	17,331	1,610.10	

Viewings

Viewings strictly via sole agents Cushman & Wakefield.



Andrew Parker

0207 152 5032 | 0797 951 6513
andrew.parker@cushwake.com



George Homer

0203 296 3160 | 0758 411 8298
george.homer@cushwake.com



Jack Syrradd

020 7152 5223 | 07385 687526
jack.syrradd@cushwake.com









LEADENHALL - 15TH FLOOR - AS BUILT LAYOUT

1:100

Key to Changes;

Leadenhall

To be converted into an office with desk setup, AV equipment
Autex acoustic panels - 24 cube - colour Parthenon.
Panels fitted to start just past the leading edge of the door
when open in 3 horizontal panels. 50 mm gap all around(skirt,
wall & ceiling) 20mm gap between each panel. 4 person
meeting table & chairs.
Vinyl to remain as existing.

Ceiling & Services - as existing.

Whittington

To be converted into an office with desk setup, AV equipment
Autex acoustic panels - 24 cube - colour Parthenon.
Panels fitted to start just past the leading edge of the door
when open in 3 horizontal panels. 50 mm gap all around(skirt,
wall & ceiling) 20mm gap between each panel. 4 person
meeting table & chairs.
Vinyl to remain as existing.

Ceiling & Services - as existing.

Room 4

Vinyl to be removed and wall painted - Floating Veil to match
Parthenon Autex Panels.
AV screen & acoustic panels to be tight to wall where
whiteboard is.

Ceiling & Services - as existing.

Meeting Table/PC setup

PC that controls AV equipment to be mounted under the table
on a bracket.
PC - 180 x 180 x 40 mm, Power supply - 150 x 70 x 25 mm.

Print Hub Room

Existing LT desks to be removed and relocated to create
additional bank of 8 continuation of existing desks.
French polished door set and glazing to be added to create
private room.
Furniture to include; desk setup, soft seated lounge area with
coffee table and meeting table.
Relocate 1 x table on wheels from hub space to allow
flexibility.
Back wall vinyl to remain. Vinyl to be removed to wall with AV
and acoustic panels.

Ceiling & Services - Lighting & AC to be adapted for closed
room.

- Proposed Autex acoustic wall panels
- Cube 24mm thick bonded directly to walls
- Proposed infill with glass screen and solid timber
door into timber frame to match existing.
- Relocated white boards
- Screen to be relocated