



THE LEADENHALL BUILDING
LONDON EC3

18,093 SQ FT IMMACULATELY FITTED PLUG AND PLAY OFFICE SPACE



THE LEADENHALL BUILDING OFFERS EXCEPTIONAL, FULLY FITTED WORKSPACE IN THE HEART OF THE CITY.

A rare opportunity to occupy prestigious office accommodation in the iconic Leadenhall Building. Available by way of assignment until August 2034 but with tenant option to break at August 2029, this remarkable space offers an exceptional fit-out, ready for immediate occupation and providing a seamless 'plug and play' solution to suit a wide range of office occupiers.





OFFICE FEATURES

Accommodates up to 160 desks: The current layout comfortably seats 110 people, with capacity to scale up to over 160 workstations to support your firm's growth.

Spectacular client entertaining space: An exclusive area for events has capacity for up to 100 people, complete with its own kitchen and incredible views of the London skyline.

Generous meeting facilities: With 16 individual meeting rooms, the space can support a wide range of collaboration and client interaction. This includes 1 x 30 person Boardroom.

Premium staff amenities: Includes a high-spec staff kitchen, bar, and internal social space.

BUILDING AMENITIES

First-class facilities: The building provides state-of-the-art services, including recently renovated end of trip facilities, a 24/7 manned reception, and high-speed panoramic elevators.

On-site retail: Offers a daily food market and high-end dining and coffee options like Bob Bob Ricard and Black Sheep Coffee.



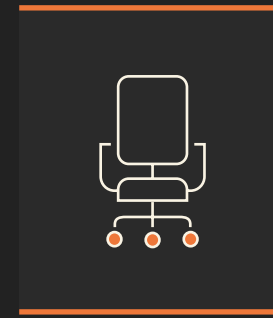
A HIGHLY SPECIFIED WORKSPACE, PROVIDING EXCEPTIONAL AMENITIES.



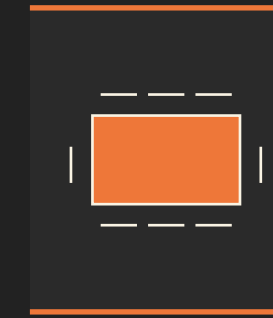
SPECIFICATION



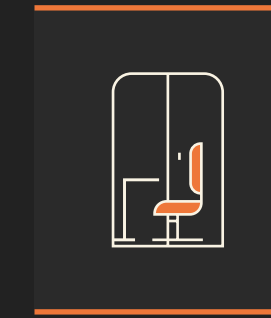
Fully fitted office accommodation



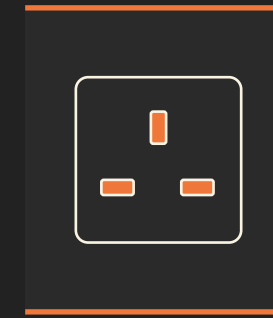
Potential to fit 160 desks



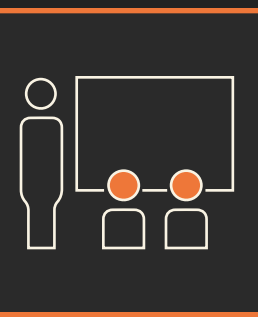
7 client facing meeting rooms



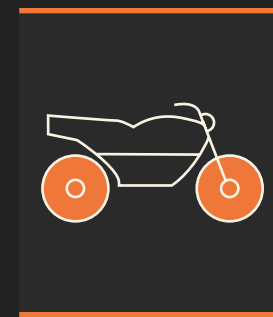
7 call pods / booths



Plug & play office space



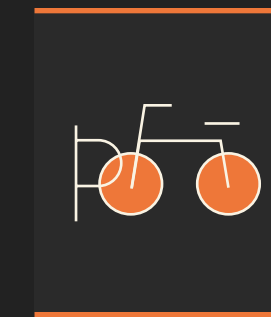
Presentation area



Motor bike parking



Event space at Landing 42



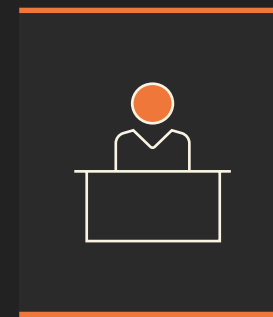
Bike racks



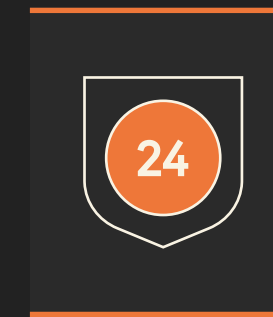
Showers and lockers



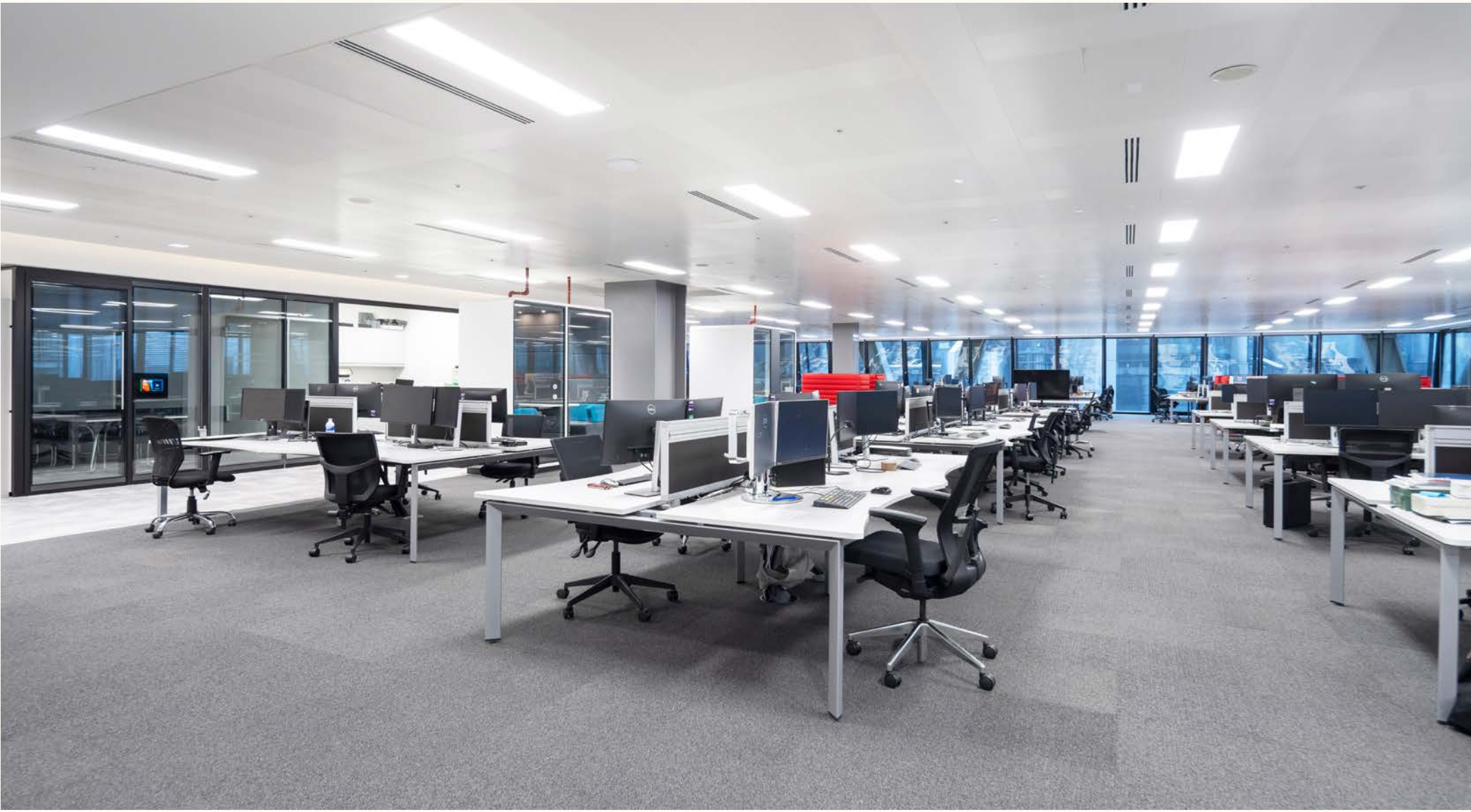
High speed lifts



Commissionaire



24 hour access



ADAPTIVE SPACE
ENGINEERED FOR
INNOVATION AND
GROWTH.



A SPACE PLAN THAT ENHANCES PRODUCTIVITY AND FLEXIBILITY.

18,093 SQ FT / 1,680.89 SQ M

110 x Open Plan Workstations

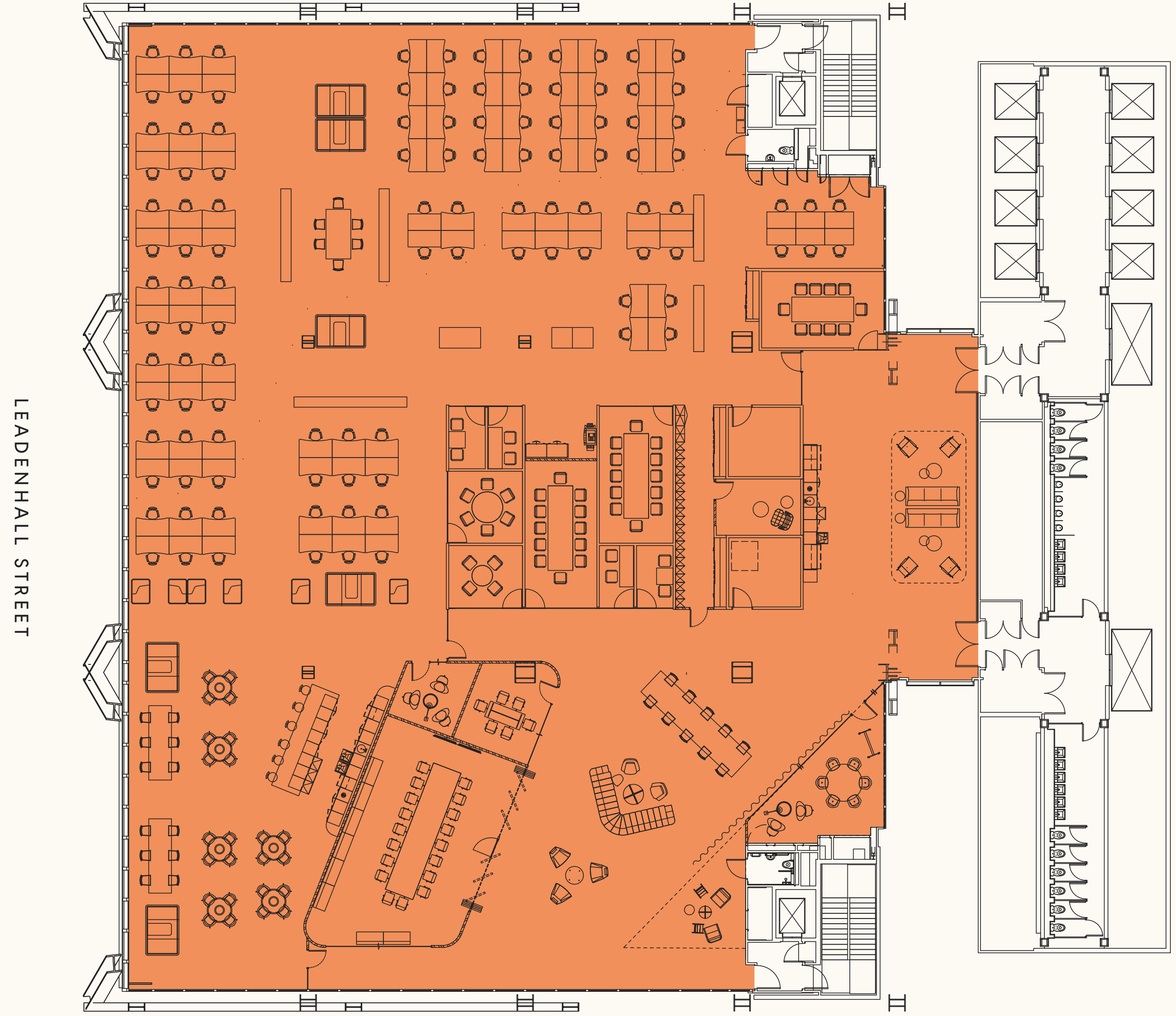
- 16 Meeting Rooms Inc:
 - 1 x 30 Person Boardroom,
 - 2 x 12 Person Meeting Room,
 - 5 x 4 Person Meeting Room,
 - 1 x Podcast/Audio Studio,
 - 7 x 1-2 Person Booths

Collaboration Areas

Lounge Area

Soft Seating Areas

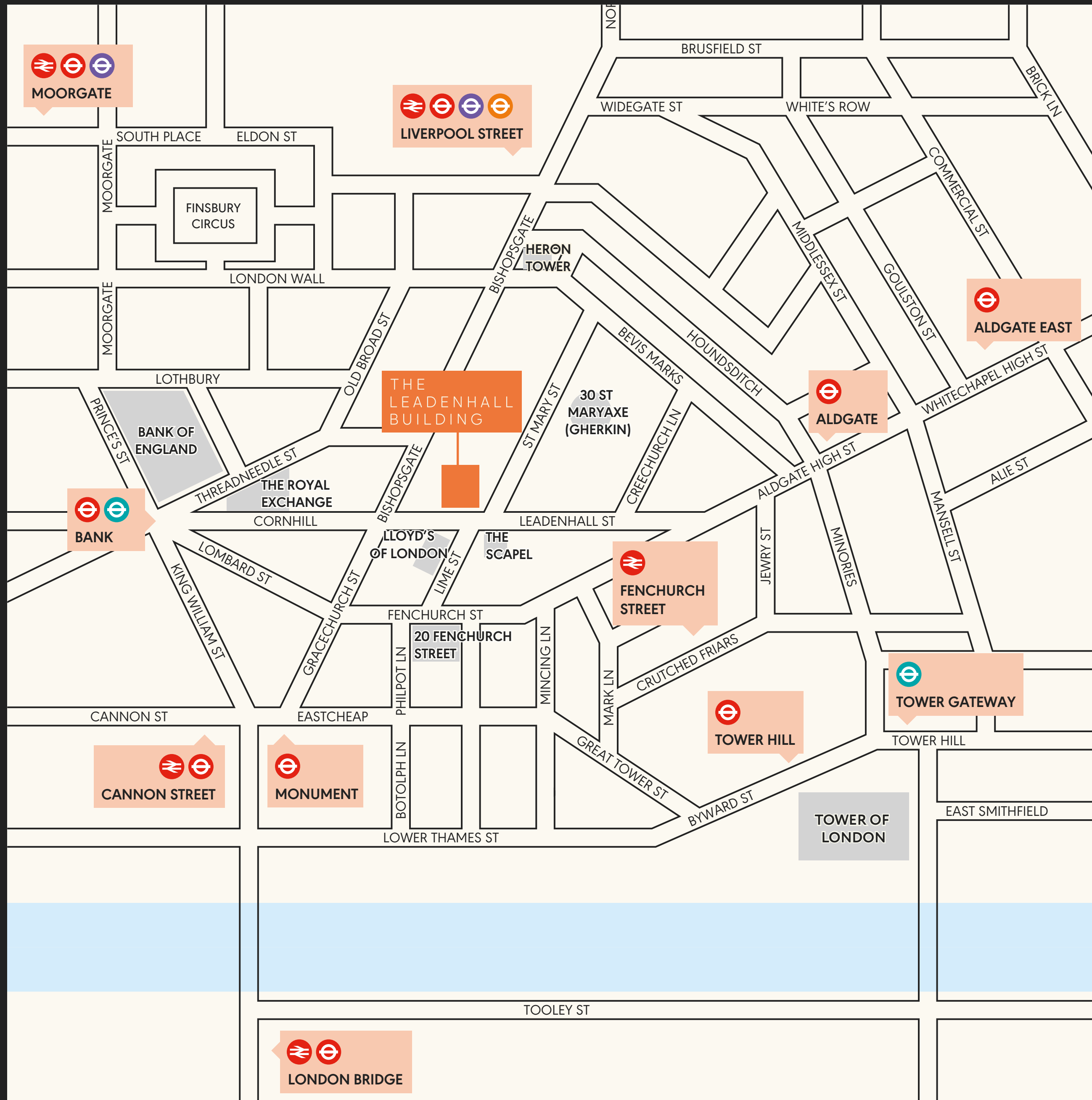
2 x Kitchenettes



A PREMIER CITY LOCATION.



A commanding building within the City cluster, the Leadenhall Building occupies a prime position in EC3, providing immediate access to the City's leading financial institutions, transport links, and abundant lifestyle amenities.



WORLD-LEADING NAMES AND A HOST OF CHOICES ON YOUR DOORSTEP.

LOCAL OCCUPIERS

1. Allianz
2. Hiscox
3. Chubb
4. Axa
5. Accenture
6. Zurich

RESTAURANTS & BARS

7. 14 Hills
8. Bob Bob Ricard City
9. Osteria del Mercato
10. Eataly
11. Duck and Waffle
12. Burger & Lobster
13. Darwin Brasserie
14. Ivy City Garden
15. Swingers
16. Eastcheap Records
17. London Cocktail Club
18. The Folly
19. Wagtail
20. The Ned

COFFEE

21. Association Coffee
22. Black Sheep
23. Joe and the Juice
24. Grind
25. WatchHouse
26. Blank Street Coffee

WELLNESS

27. Third Space City
28. PureGym
29. 1Rebel
30. Fitness First
31. Gymbox

HOTELS

32. Threadneedle
33. Four Seasons
34. Double Tree
35. Leonardo Royal
36. Club Quarters



SEAMLESSLY CONNECTED TO THE CITY AND BEYOND.

The building boasts exceptional public transport links, with convenient access to five London Underground stations, four national rail stations, and the Elizabeth Line, all accessible within a six-minute walk. In addition to extensive bus and cycling routes, the surrounding neighbourhood provides a diverse range of amenities, including dining, retail, and entertainment venues.

STATION WALKING TIMES

06
MINS

BANK

06
MINS

FENCHURCH
STREET

06
MINS

LIVERPOOL
STREET

07
MINS

ALDGATE

10
MINS

TOWER HILL

11
MINS

CANNON
STREET

11
MINS

MANSSION
HOUSE

13
MINS

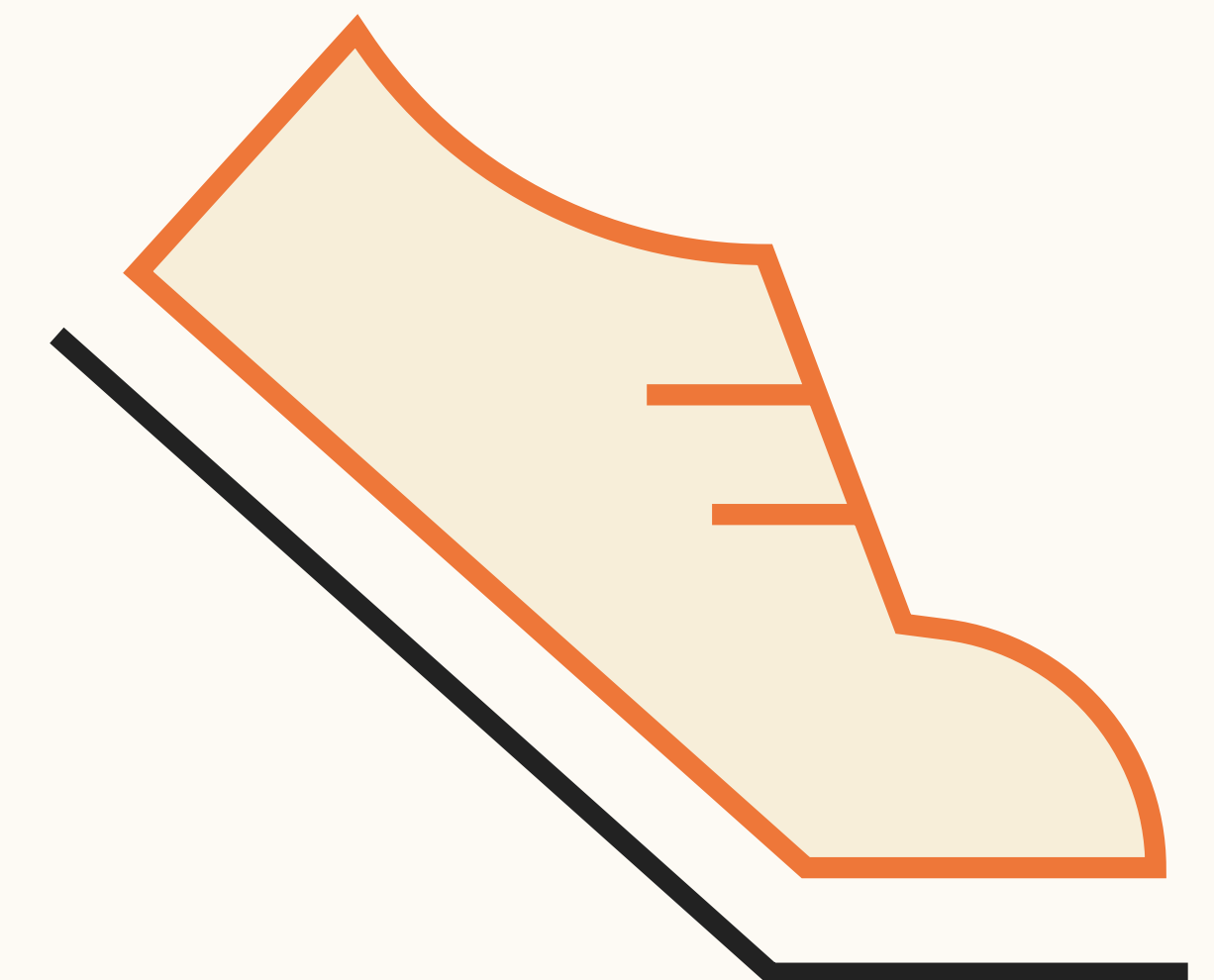
MOORGATE

16
MINS

ST PAUL'S

18
MINS

LONDON
BRIDGE



TERMS

Offers are invited for the benefit of an assignment until August 2034 but with tenant option to break at August 2029.

RENT

On Application.

BUSINESS RATES

Approx. £35.96 per sq ft

SERVICE CHARGE

Currently £25.45 per sq ft

VIEWINGS

Strictly through the joint agents.

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OSTRO-RE



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