



107

LEADENHALL

London EC3

2,186 - 11,727 SQ FT  
SHORT TERM TURNKEY OFFICES TO LET

# SPACE THAT WORKS WITH YOU

107 LEADENHALL STREET IS READY FOR IMMEDIATE USE. THE TURNKEY OFFER IS PERFECT FOR A FLEXIBLE AND EVOLVING BUSINESS. AVAILABLE ON A SHORT TERM LEASE.

107 Leadenhall Street is perfect for businesses looking for flexible space to suit your everyday needs. Available on a short term lease.

## SPECIFICATION



Air-conditioned



Meeting rooms & private offices



Furnished



Refurbished reception



Plug & play and fibre ready



Fitted out kitchen & break out area



4 x 13-person passenger lifts



24 hour access



Main Building Reception Area.



5th Floor (Front) Office.



7th Floor Office.

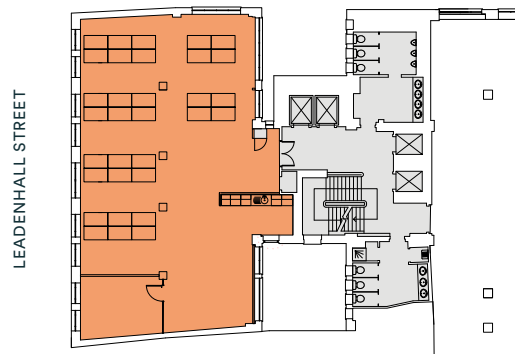
## ACCOMMODATION

FLOOR	CONDITION	SQ FT	SQ M
7th	Fitted	9,541	886.4
5th (Front)	Fitted	2,186	203
<b>TOTAL</b>		<b>11,727</b>	<b>1,089.4</b>

### 5TH FLOOR PLAN (FRONT)

2,186 Sq Ft / 203 Sq M

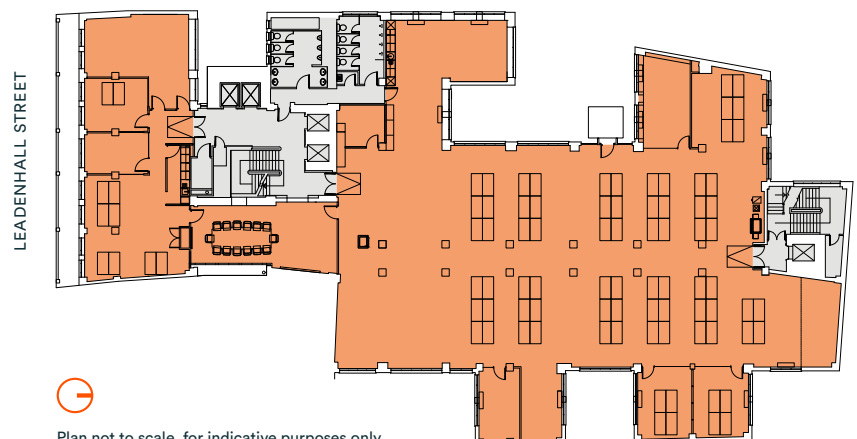
Open plan desks	32
<b>Total Occupancy</b>	<b>32</b>



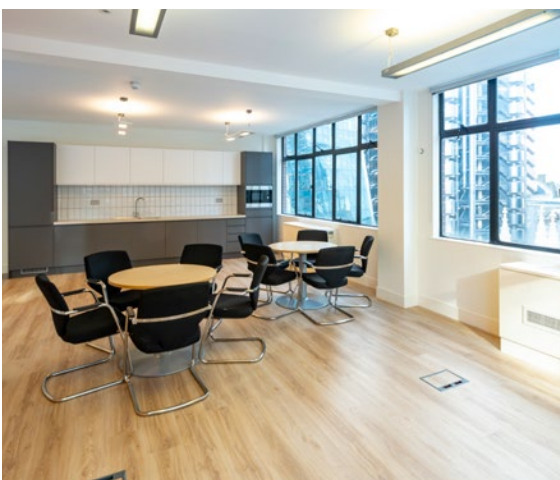
### 7TH FLOOR PLAN

9,541 Sq Ft / 886.4 Sq M

Open plan desks	78
2 person office	01
4 person office	04
14 person boardroom	01
<b>Total Occupancy</b>	<b>88</b>



Plan not to scale, for indicative purposes only.



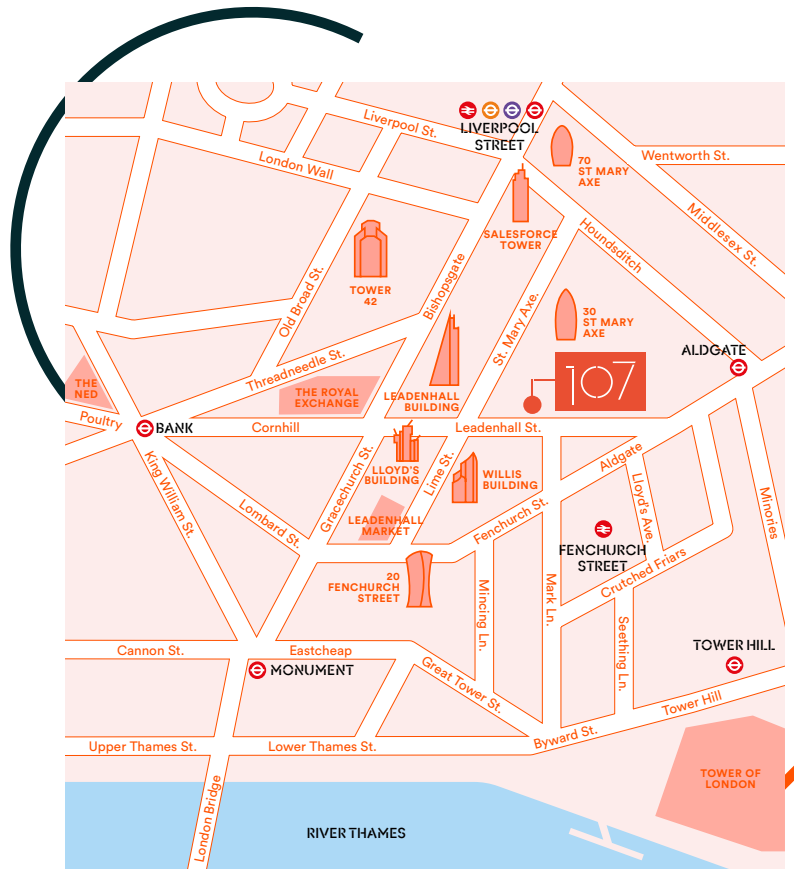
7th Floor Breakout Area.

# A PRIME CITY LOCATION

**A VIBRANT LOCATION BOASTING EXCELLENT TRAVEL CONNECTIONS AND AMENITY THAT IS SECOND TO NONE**

107 Leadenhall Street is located within the heart of the EC3 tower cluster and insurance district, overlooking Lloyd's of London. Aldgate Underground Station and London Fenchurch Street Station also provide fast and frequent services across London and beyond.

The building is located in close proximity to a variety of amenity hot spots including Leadenhall Market, Royal Exchange and The Ned.



## CONNECTIONS

\*Walking times according to TfL



FENCHURCH STREET



ALDGATE



BANK



LIVERPOOL STREET

● Circle ● Metropolitan ● Central ● Waterloo & City ● Northern ● Hammersmith & City



### TERMS

Upon application.

### VIEWING

Strictly through joint sole letting agents:



**Rob Macnab**  
07905 300 160  
rob.macnab@knightfrank.com

**Harriet Oury**  
07976 730 101  
harriet.oury@knightfrank.com



**Andrew Farquhar**  
07775 627 019  
andrew@masons-city.co.uk

Misrepresentation Act 1967: Knight Frank and Masons for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give Knight Frank and Masons nor any person in their employment any authority to make or give, any representation or warranty whatever in relation to this property. 5. Computer Generated Images are for indicative purposes only and do not necessarily represent the finished design specification. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. August 2022.