

# One Three Eight Cheapside

---

City Core  
EC2

# The Building

138 Cheapside, City Core, EC2



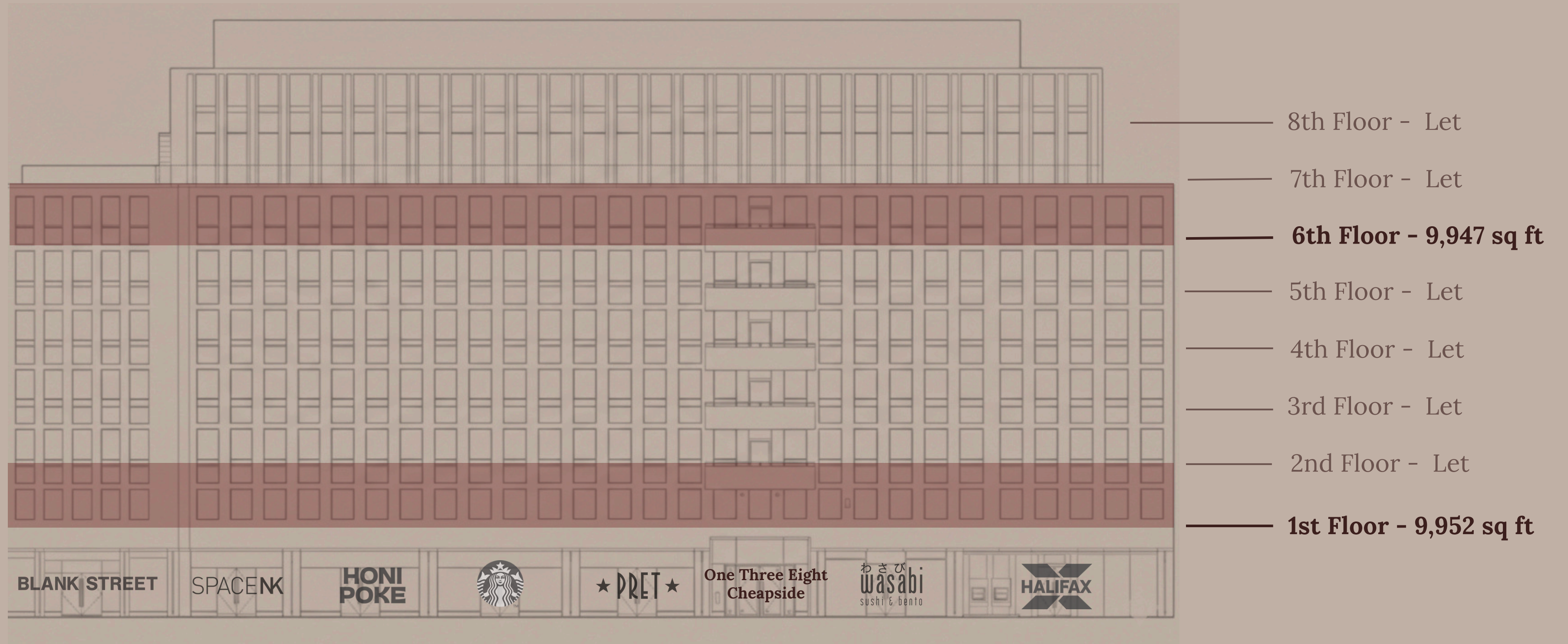
138 Cheapside occupies a prime position on the northern side of Cheapside, parallel to the historic St Paul's Cathedral and moments from the shopping, dining and rooftop terraces of One New Change.

The building, with its distinctive hallmark 1950s façade, has been reimaged and enhanced for today's occupiers. Inside, a refreshed reception leads to contemporary workspaces and modern building amenities, including new end of trip showers and changing rooms, all with the purpose of enabling efficient, flexible working.



# Availability

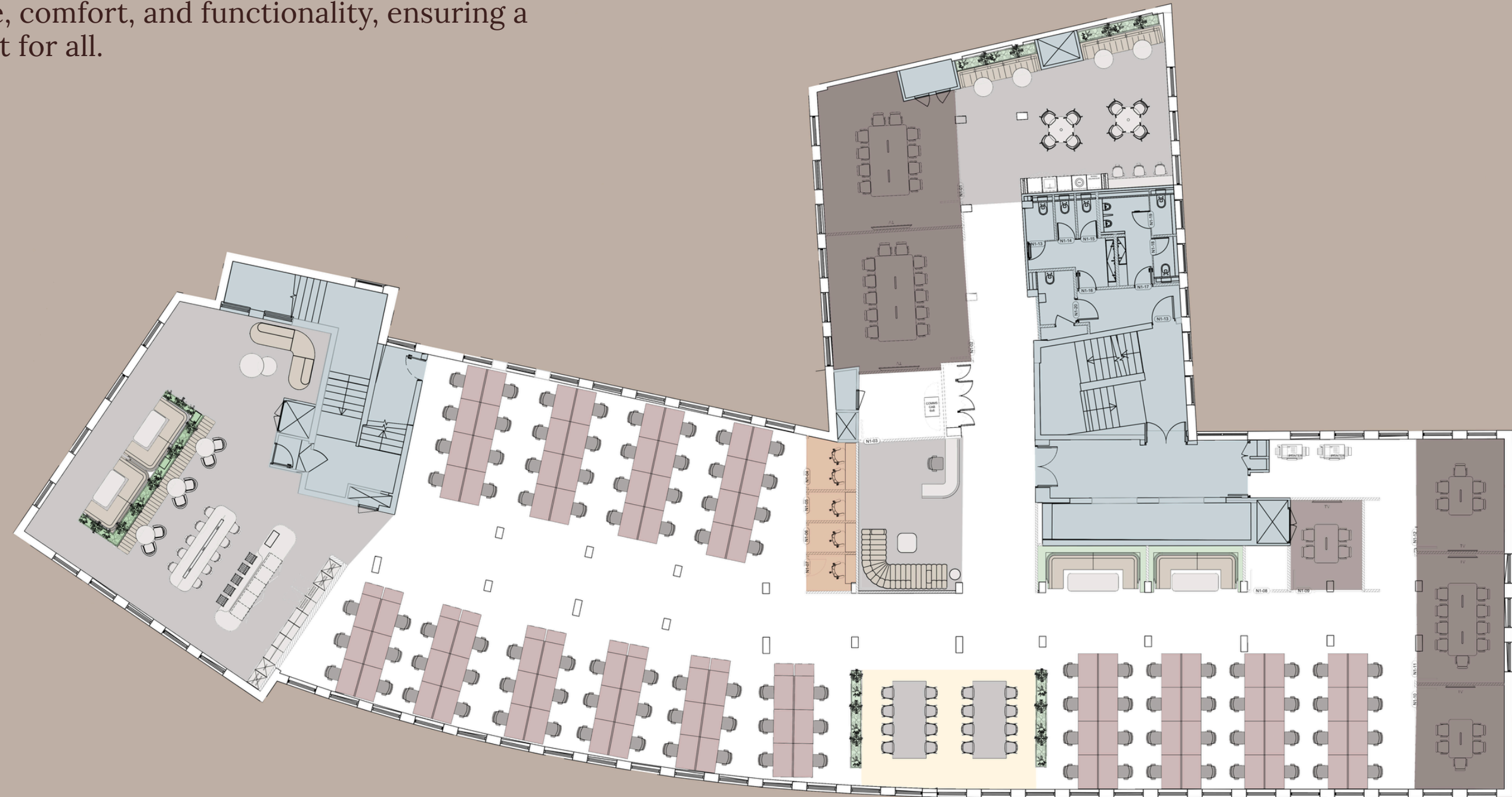
Available space on both the 1st and 6th floors, offering flexible options to suit a range of occupier needs.



# 1st Floor

The first floor has been comprehensively refurbished, featuring best-in-class furniture and high-quality fittings throughout. Every detail has been thoughtfully considered to create a modern, flexible workspace that adapts to the evolving needs of today's workforce. From collaborative zones to individual focus areas, the space combines style, comfort, and functionality, ensuring a productive and inspiring environment for all.

- Core
  - Biophilia
  - Breakout Space
  - Collaboration Space
  - 100 Sit/Standing Desks
  - 5 Phone Booths
  - 6 Meeting Rooms
- 1 x 12 person
  - 1 x 10 person
  - 1 x 9 person
  - 2 x 5 person
  - 1 x 4 person



**1st Floor - 9,952 sq ft**

# Ready to Occupy

Including abundant breakout spaces, quiet zones, and collaborative hubs, this workspace delivers everything modern teams need, designed to the highest standard with best-in-class furniture and finishes.



*CGI for indicative purposes only*

# 1st Floor

## Open Plan Desk Area



*CGI for indicative purposes only*

# 1st Floor

## Breakout Space

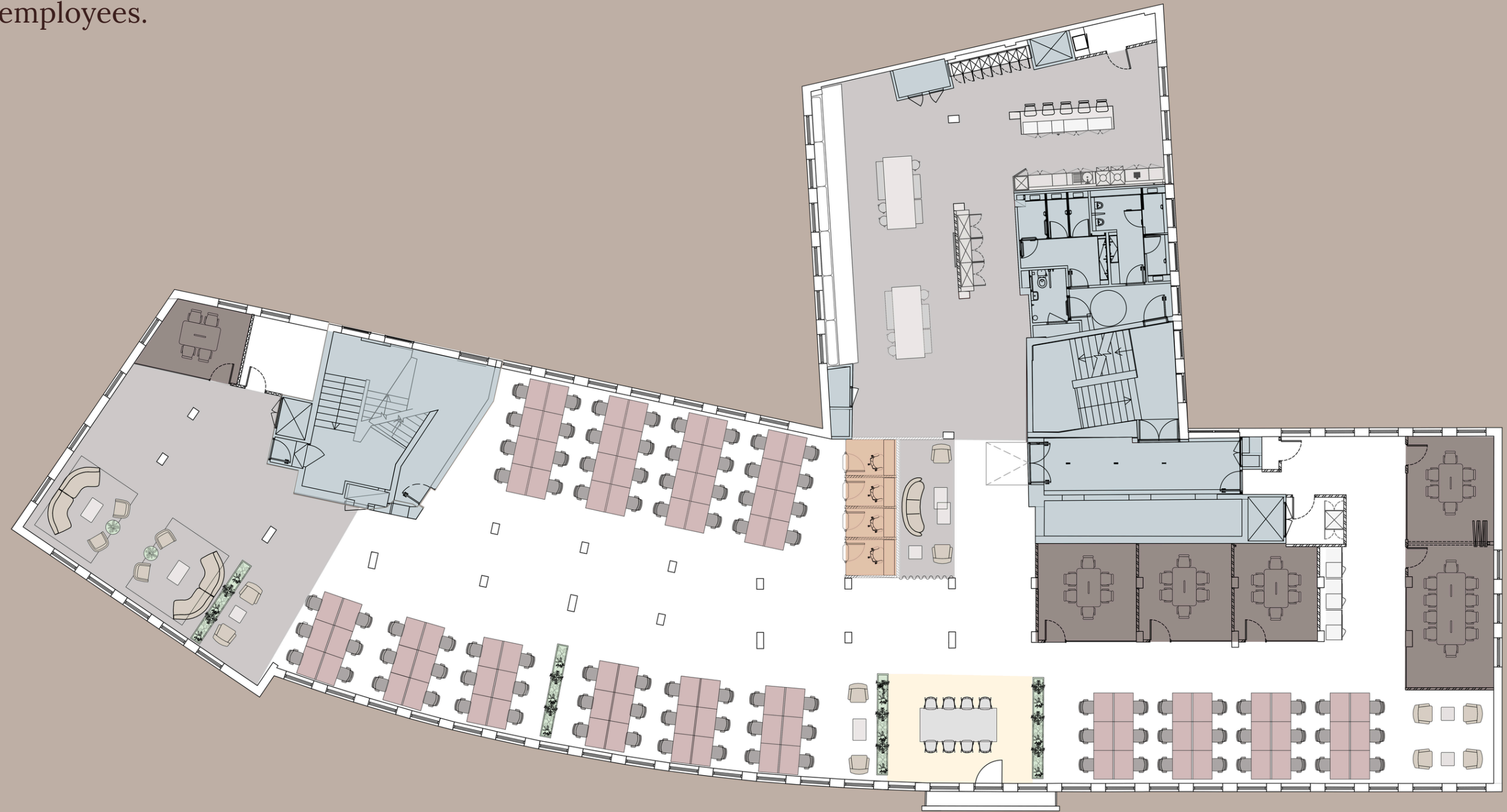


CGI for indicative purposes only

# 6th Floor

A fully fitted workplace designed to maximise desk capacity while offering generous breakout spaces and essential office amenities. Carefully considered throughout, the layout achieves a seamless balance between efficiency and comfort, creating an environment that supports productivity, collaboration, and the needs of both employers and employees.

- Core
- Biophilia
- Breakout Space
- Collaboration Space
- 92 Sit/Standing Desks
- 4 Phone Booths
- 6 Meeting Rooms
- 1 x 10 person
- 4 x 6 person
- 1 x 4 person



6th Floor - 9,947 sq ft

# 6th Floor

## Reception



*CGI for indicative purposes only*

138 Cheapside, City Core, EC2

# 6th Floor

## Breakout Space



CGI for indicative purposes only

# 6th Floor

## Tea Point



CGI for indicative purposes only

# End of Trip Excellence

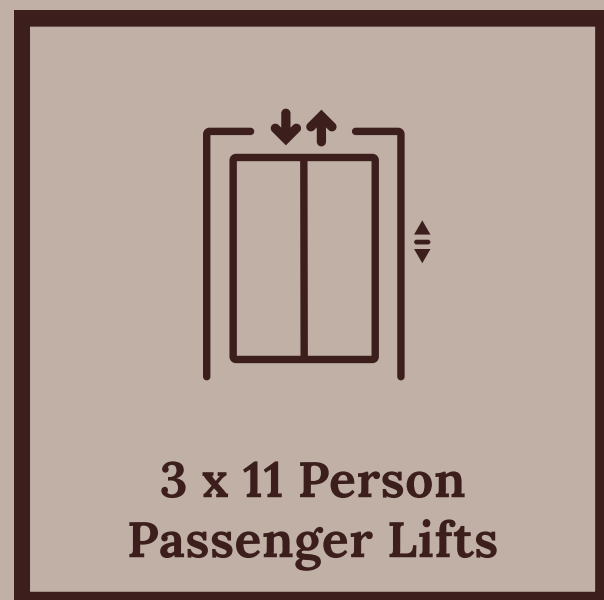
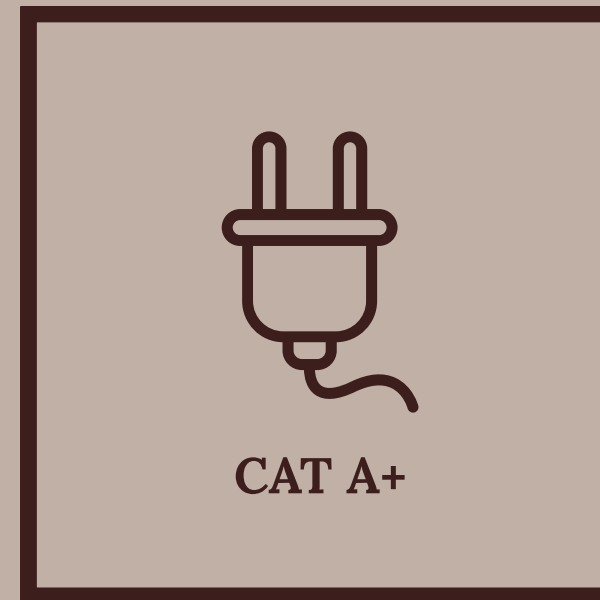
Beautifully designed, best-in-class end-of-trip facilities with upgraded showers, changing areas and locker storage to support workouts, commutes, and life around the working day.



*CGI for indicative purposes only*

# Building and Space Specifications

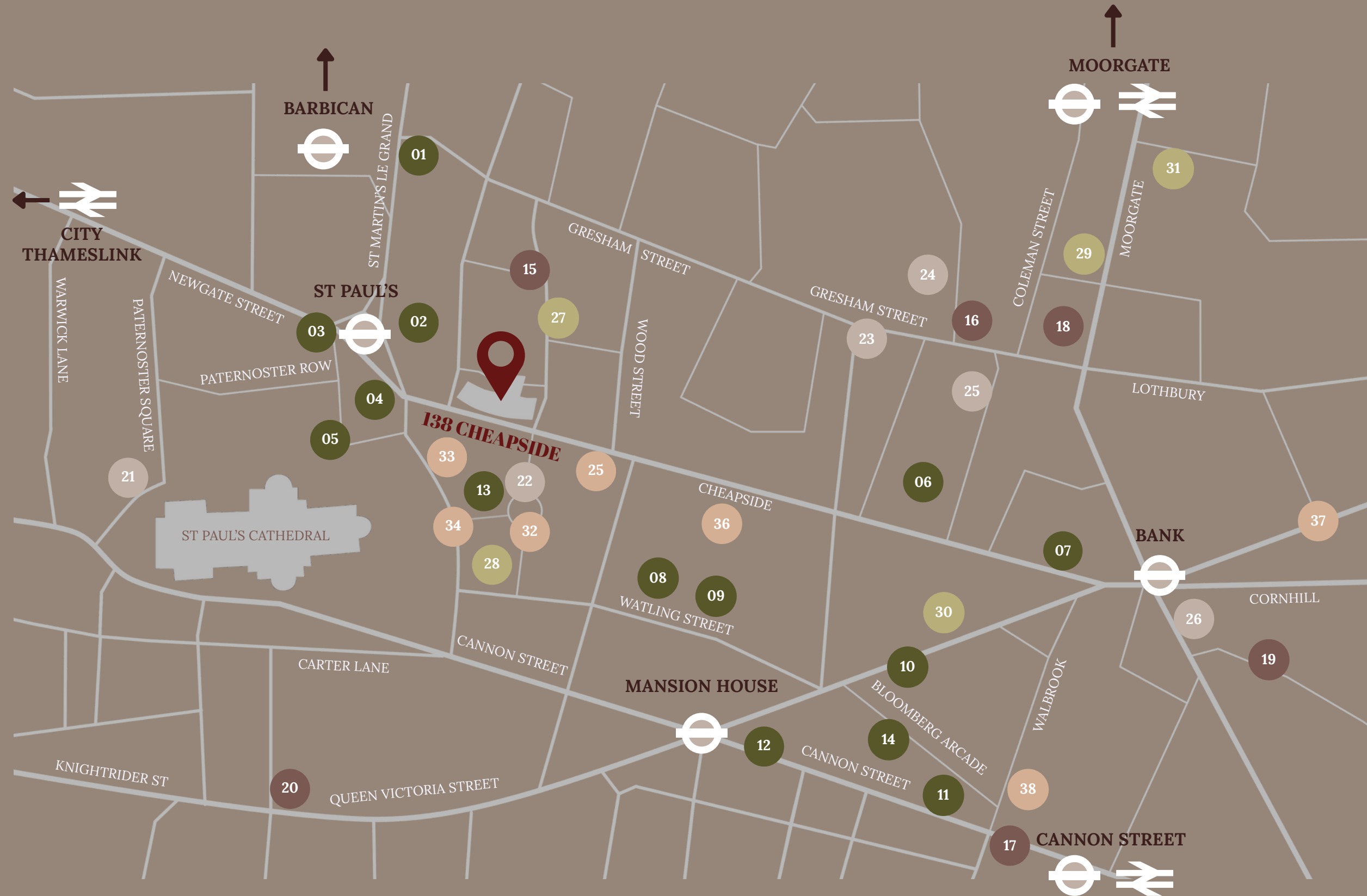
Premium workplace and building infrastructure with exceptional credentials.



# Unparalleled Convenience. Spoiled for Choice.

Everything your business and people need, right on your doorstep.

Rich in dining, shopping and lifestyle options, concentrated within a five-minute walk of Cheapside.



- |                           |                      |
|---------------------------|----------------------|
| <b>Dining</b>             | <b>Drinks</b>        |
| 01 Sandwich Sandwich      | 21 Vagabond Wines    |
| 02 Market Place Food Hall | 22 Madison Rooftop   |
| 03 Pilpel                 | 23 The Anthologist   |
| 04 Buns From Home         | 24 The Trading House |
| 05 Farmer J               | 25 Goldwood          |
| 06 Where's Fred's         | 26 1 Lombard St      |
| 07 The Ned                |                      |
| 08 Enoteca da Luca        | <b>Entertainment</b> |
| 09 Porterford Butchers    | 27 Tee Box           |
| 10 Brigadiers             | 28 F1 Arcade         |
| 11 Caravan                | 29 Clays             |
| 12 Rosslyn                | 30 Puttshack         |
| 13 The Ivy Asia           | 31 Project Golf      |
| 14 Koya                   |                      |
| <b>Wellness</b>           | <b>Shopping</b>      |
| 15 Barry's                | 32 One New Change    |
| 16 Psycle                 | 33 Aesop             |
| 17 Virgin Active          | 34 COS               |
| 18 Foundry                | 35 M&S Simply Food   |
| 19 Gymbox                 | 36 Daunt Books       |
| 20 Fitness First          | 37 Fortnum & Mason   |
|                           | 38 Little Waitrose   |

# Connectivity

Exceptionally connected with outstanding transit access.



# Let's Discuss Your Future Office Space

**Max Rusby**

mr@enduranceland.com

**Jake Kinsler**

07928 049777

jk@compton.london

**Shaun Simons**

07788 423131

ss@compton.london



## whitepaper

The content in this brochure (including, without limitation, any text, images, photographs, graphic designs, advertisements, sound, software and video) (the “Content”) is only for your general information and use and is not intended to address your particular requirements.

The Content does not constitute any form of advice, recommendation or arrangement by Endurance Land and our suppliers and is not intended to be relied upon by you in making (or refraining from making) any specific investment or other decisions. Appropriate independent advice should be obtained before making any such decision. You acknowledge and agree that you bear responsibility for your own investment research and investment decisions, and that Endurance Land, our subsidiaries and our affiliates shall not be held liable by you or any others for any decision made or action taken by you or others based upon reliance on or use of information or materials obtained or accessed through use of the Content.

Investors should be aware that prices may fall as well as rise and that the income derived can go down as well as up. When buying or selling any investment that fluctuates in price or value you may get back less than you invested. Past performance cannot be relied upon as a guide to future performance.

The Content is protected by copyright, trademarks and other intellectual property and proprietary rights owned by Endurance Land and our respective licensors or subsidiaries. You may not modify this brochure without the prior written permission of Endurance Land.

To the extent permitted by law, neither Endurance Land nor our suppliers, nor our respective group companies, shall in any circumstances be liable whether in contract, tort or otherwise for any consequential or indirect loss or damage or for any loss of profits or of contracts howsoever arising through negligence or otherwise and of whatsoever nature suffered or incurred directly or indirectly by you through the use of or access to information contained in this brochure, or any links to third party websites.

Endurance Land disclaims all liability for any tampering with the user's computer system by unauthorised parties. In this regard, Endurance Land expressly reminds you of the risk of viruses, and the possibility of targeted attacks by hackers. Endurance Land does not warrant that this brochure (in its electronic form) is free of any error or computer viruses or other harmful programmes that might, directly or indirectly, affect the user's computer system. In order to combat viruses, it is recommended that the most recent browser versions be used, and that anti-virus software be installed and continually updated.

This brochure is not, and should not be construed as, an invitation or inducement to engage in investment activity with any person in any jurisdiction. In particular, this brochure is not, and should not be construed as, an offer to sell or invitation to buy, or the solicitation of any offer to buy, any investments, securities or other products in any jurisdiction. Persons who are not resident in the United Kingdom should inform themselves of and observe any applicable securities law or other legal requirements in the relevant jurisdictions in which they are located and which may relate to the Content of this brochure.

The information and opinions contained within this brochure have been compiled in good faith but no representation or warranty, either express or implied, is made as to their accuracy, completeness or correctness, other than those warranties incapable of exclusion, restriction or modification by the applicable law.

Endurance Land is not obliged to remove any outdated information from this brochure, and information in this brochure may be changed without notice. The information and opinions are provided as guidance only and should not be relied upon as authoritative or definitive. They should not be taken into account in the exercise of any judgment or provide the basis of any credit or other evaluation or be taken as a recommendation of the products and services referred within this brochure. It is a condition of Endurance Land allowing you to access the Content that you accept that no director, employee or other person working for Endurance Land or any of its subsidiaries will be liable for any loss of whatever nature arising from the use of, or action you may take in reliance on, the information or opinions contained in this brochure. Endurance Land and its subsidiaries expressly disclaim all liabilities for any direct or indirect damages caused or loss suffered due to tampering of the user's computer system caused by visiting any external third-party websites.

The information contained within this brochure is not intended for distribution to, or use by, any person, company or other entity in any jurisdiction or country where such distribution or use would be contrary to local law or regulation.

We may amend any of our disclaimers from time to time without notice.

These disclaimers and any matter relating to this brochure shall be governed by English law and the English courts shall have non-exclusive jurisdiction in respect of them.

Developed by

**南豐集團**  
NAN FUNG GROUP

**ENDURANCE  
LAND.**  
A Member of NAN FUNG GROUP