

The



Leadenhall

Building

122 Leadenhall Street, EC3

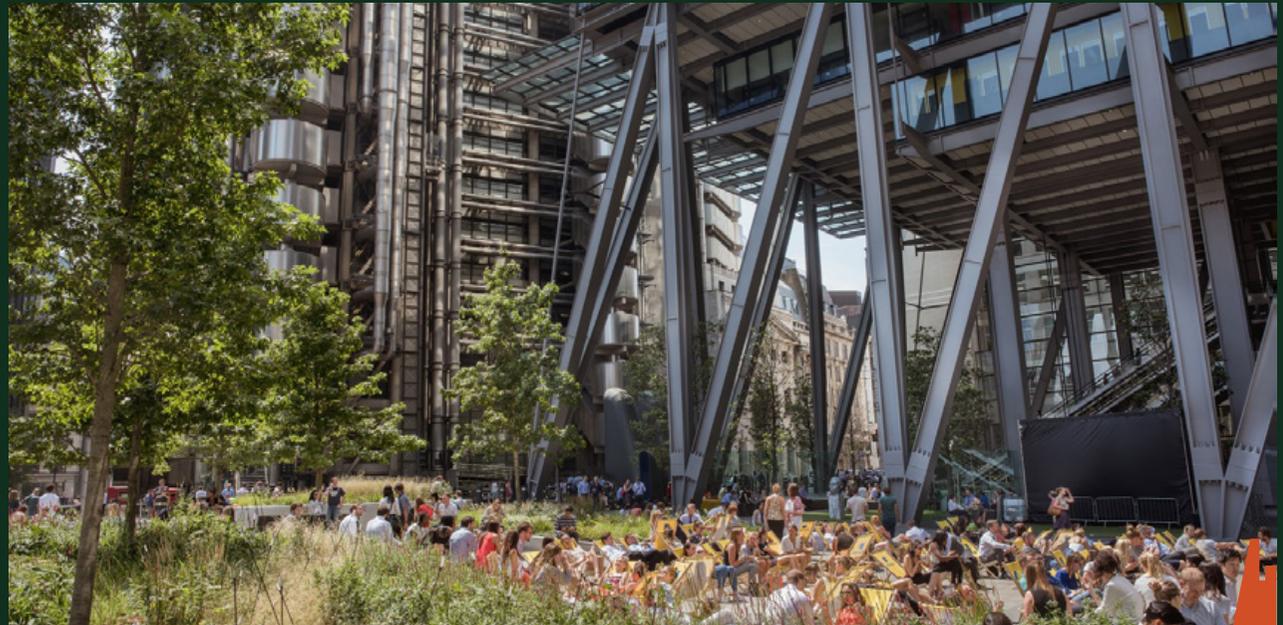
The Leadenhall Building, affectionately referred to as “The Cheesegrater”, is one of the most striking and widely recognised buildings on London’s skyline.

This 225-meter tall skyscraper, designed by the world-renowned architects, Rogers Stirk Harbour & Partners (RSHP), is a marvel of modern engineering and design. Its distinctive wedge shape, designed to preserve the view of St Paul’s Cathedral from Fleet Street, maximizes space efficiency whilst offering breathtaking views of the City.

The building incorporates cutting edge energy-efficient systems and materials, earning it the highly coveted BREEAM rating of “Excellent.” Tenants enjoy top-tier amenities, including advanced security systems, high-speed elevators as well as flexible office spaces designed to foster productivity and collaboration. The building enjoys top class end of journey facilities with secure bicycle parking and shower facilities are available to tenants too.

The Leadenhall Building App keeps all the building tenants up to date on special offers and events including Yoga on Level 42, and the weekly pop-up markets in the Galleria downstairs.

The Cheesegrater is located across the road from the iconic Lloyds of London and the Leadenhall Market. The building has access to 5 tube stations, 4 railways stations and the Elizabeth Line within 6 minutes walk. As well as being on numerous bus and cycling routes.





Availability

The available space comprises c.3,100 sq.ft. located on RSHP's floor (14th) on the southeastern corner of the building with views of Lloyds of London and beyond.

The space benefits from a demised meeting room, 30-50 desks and shared break out and kitchen facilities.

A large board room and presentation area for up to 25 guests is also available for hire by separate arrangement.

This is a fantastic opportunity to occupy an office space on the same floor as the architects of the building itself.

The space and building benefit from the following amenities...



"Plug and play" furnished space with fibre



24hr reception and security



Bike racks*



Events space at Landing 42*



High speed lifts



Air conditioning and raised floors



24/7 Reception and Security



Lockers*



Excellent natural light with full height fenestration



Showers and dry cleaning*

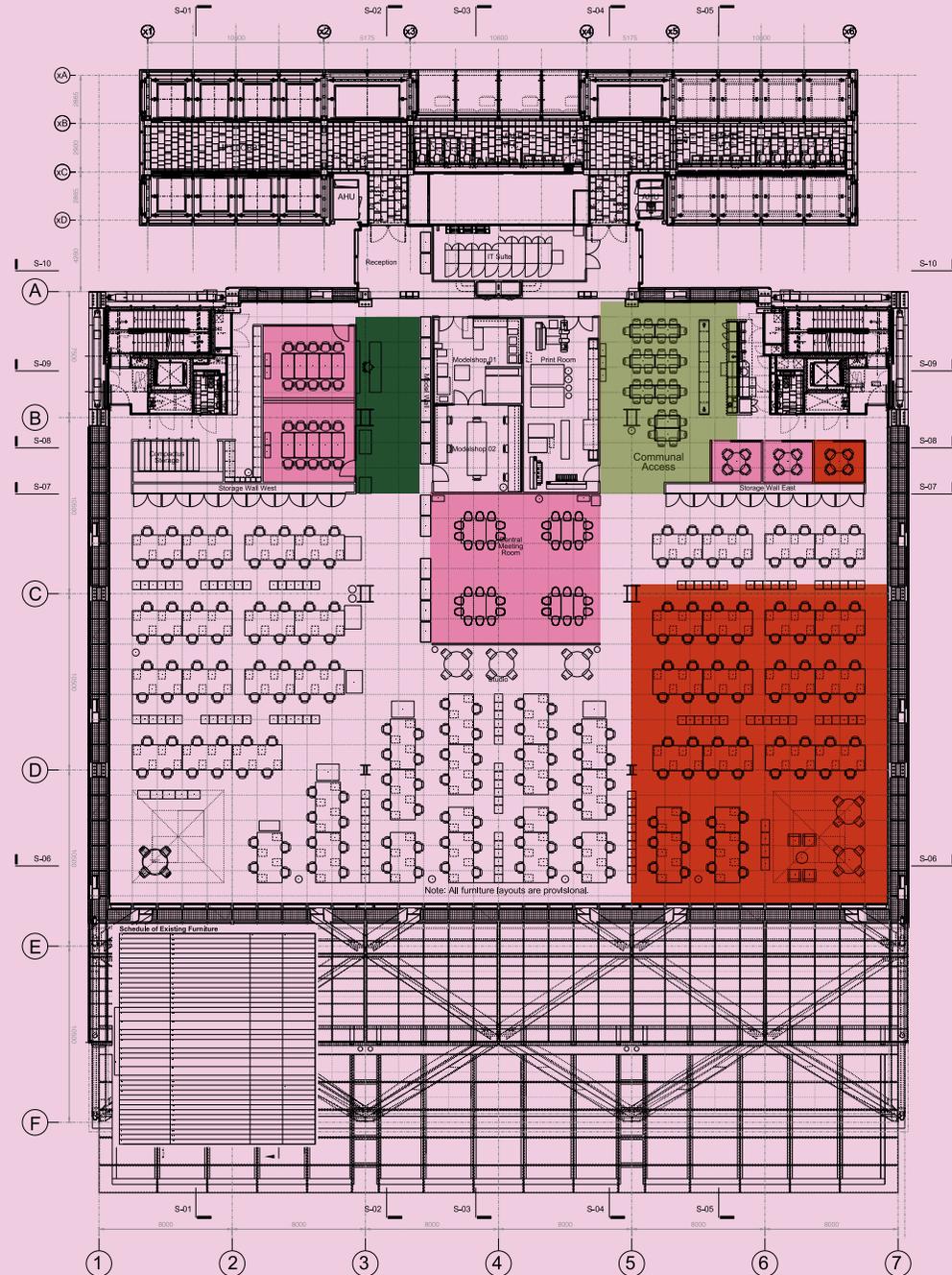
*by arrangement

Terms

The part 14th floor is available by way of an all inclusive desk rate at £850 per desk/per month on a flexible arrangement for up to 24 months.

The rate (subject to contract) is inclusive of rent, rates, service charge, insurance, utilities, internet, cleaning services and use of the common areas

-  Available area and desks + demised meeting room
-  Shared teapoint / kitchen
-  Reception
-  Meeting / presentation areas available for hire



The property is conveniently located in the heart of the City of London, opposite Lloyds of London, the global centre of the insurance market for specialist nsk's.

The area's eclectic variety of dining, retail and entertainment include:

Leadenhall Market - for fine-dining and award-winning pubs and bars alongside retail offerings and numerous pop-up events annually. Look out for super lunches at Luc's Brasserie or wind down with a drink at the Golden Goose.

Devonshire Square - a hidden gem a few minutes from Liverpool Street. Originally a warehouse storage for raw silk in the 18th century, it can now be enjoyed year-round thanks to the glass-domed roof giving access to the Devonshire Terrace, a beautiful bar and restaurant. Cinnamon Kitchen, from the internationally renowned master of Indian fine dining, Vivek Singh, is also not to be missed.

Spitalfields Market - the No 1 spot in East London for fashion, food and unique furnishings.

Royal Exchange Buildings - a historic venue for luxury brands, restaurants and events in the heart of London. From Hermes to Mont Blanc, Fortnum and Mason to Rosslyn - every shopping and dining need can be met.



Make The Leadenhall Building your new workplace with top transport on your doorstep.

The following rail and tube station are all within a five-minute walk:

- Liverpool Street – Greater Anglia, Elizabeth, Central, Circle & Metropolitan lines
- Bank – Central, Northern and Waterloo & City lines
- Cannon Street - Circle and District lines
- Aldgate - Circle & Metropolitan lines
- Monument - Northern, District & Circle lines
- Fenchurch Street - c2c trainline

bbg Real Estate London are delighted to be letting the part floor. For more information and to book a viewing please contact:

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