

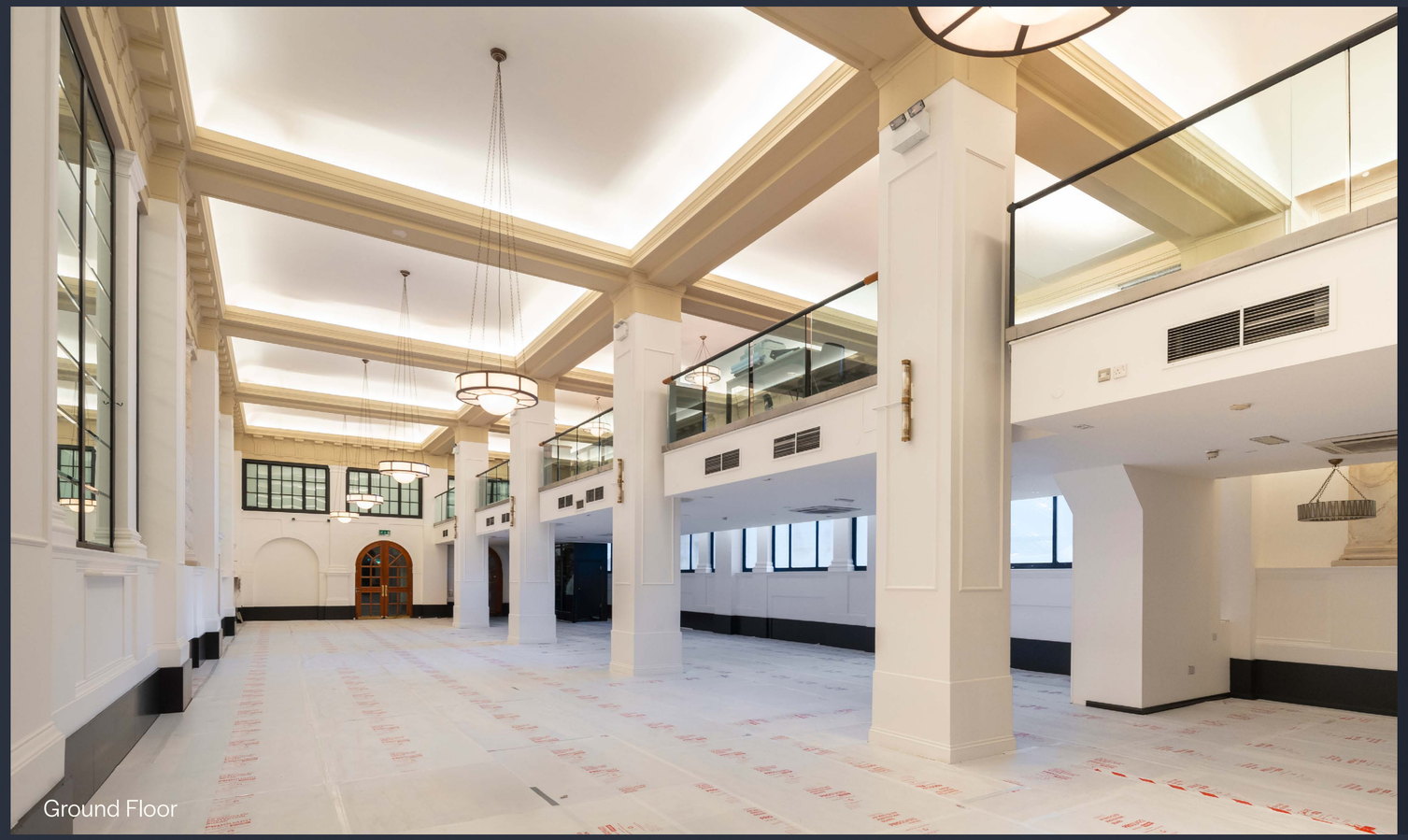
140 LEADENHALL STREET

Prime City Leisure Opportunity

An outstanding opportunity positioned in the heart of EC3.

Dense office catchment area

Prime City position



Ground Floor



The available unit comprises 16,364 sq ft across the Ground, Mezzanine and two Basement levels. The office floors above are undergoing a comprehensive new refurbishment.

Characterful space in a bustling City location.

Leadenhall Street is a City thoroughfare that has seen significant redevelopment over recent years, bringing a whole new office population to the already busy area.

The unit has retained character to provide a unique environment suitable for a range of occupiers.



Basement

City location statistics

- 10.5m tourists in the Square Mile per year
- 678,000 City workforce
- 50,000 professionals within a 3 minute walk
- 18 million annual footfall from Fenchurch Street Station
- Opposite Lloyds of London – the epicentre of the EC3 district

Building highlights

- Suitable for a range of uses
- 3:30am alcohol license
- Superb head heights
- Kitchen with extract route
- Maximum occupancy of 662 people

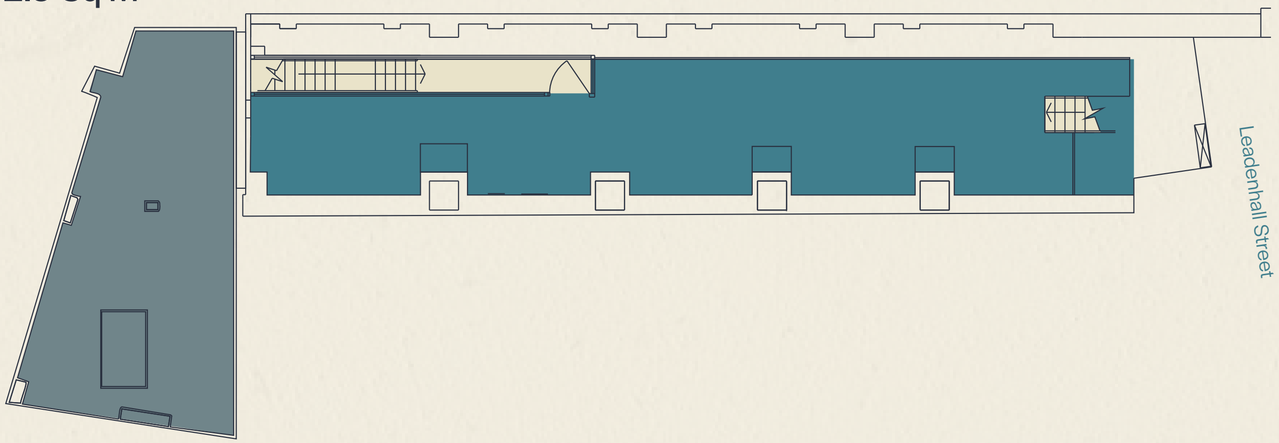
Ground and Mezzanine Floors.

Accommodation

FLOOR	SQ FT	SQ M
Ground & Mezzanine	6,315	586.7
Basement	4,382	407.1
Lower Basement	5,667	526.5
Total Office	16,364	1,520.3

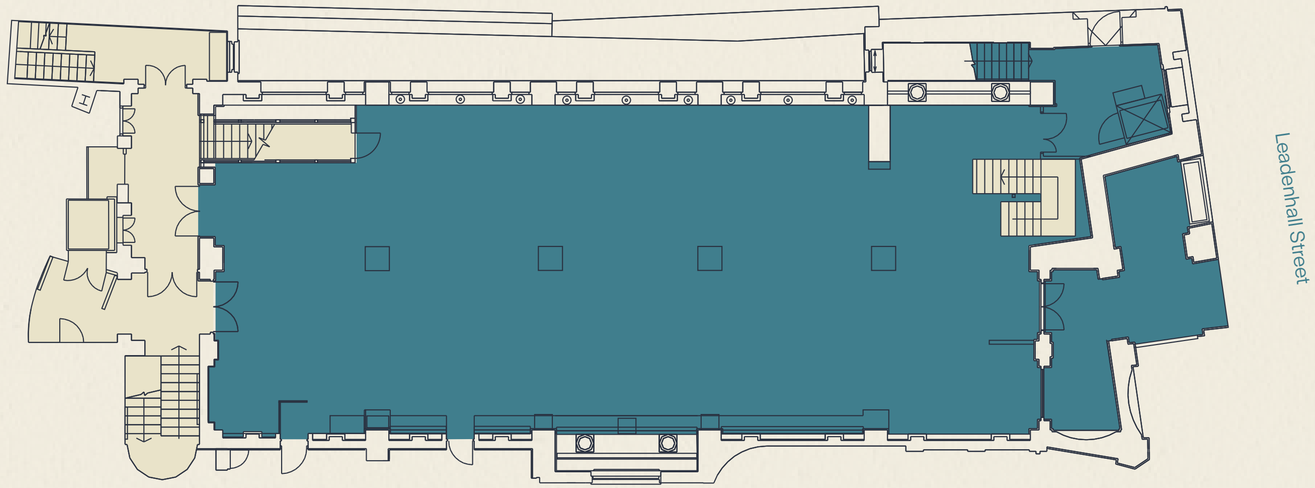
Mezzanine

2,076 Sq Ft / 192.9 Sq M



Ground Floor

4,239 Sq Ft / 393.8 Sq M



Retail Core Kitchen

N

Floorplans not to scale. For indicative purposes only.

Basement
Retail Floorplan.

Accommodation

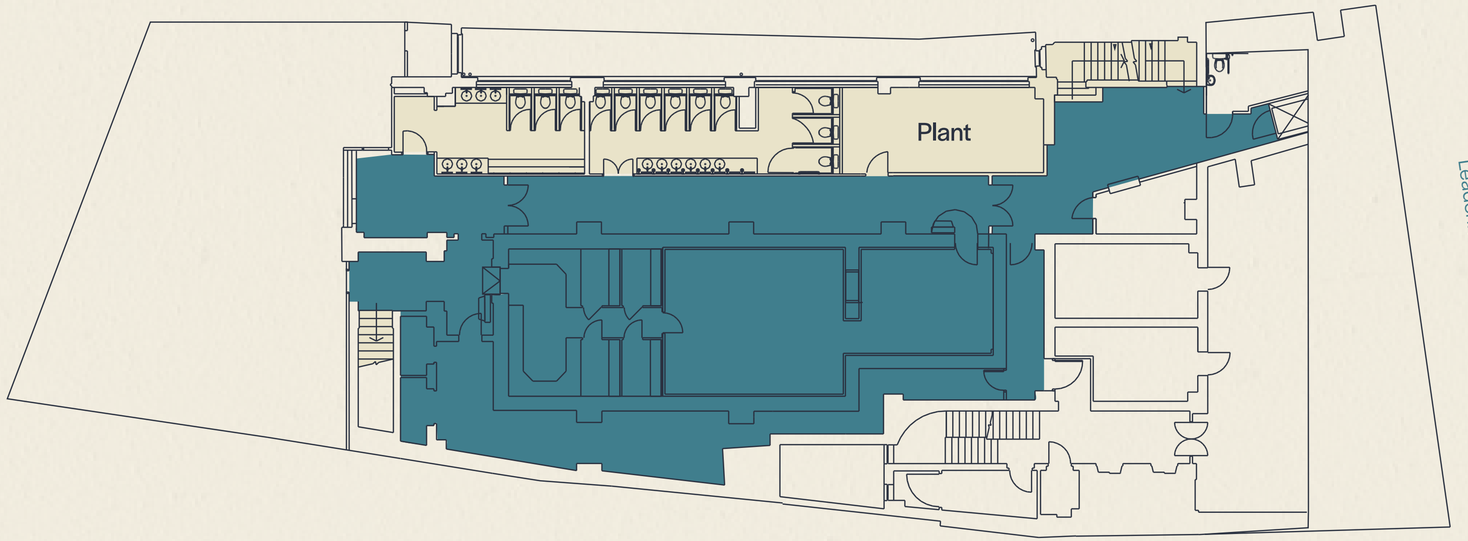
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Lower Basement	5,667	526.5
Total Office	**16,364**	**1,520.3**

Retail Core

N

Floorplans not to scale. For indicative purposes only.

Basement
4, 382 Sq Ft / 407.1 Sq M



Lower Basement Retail Floorplan.

Accommodation

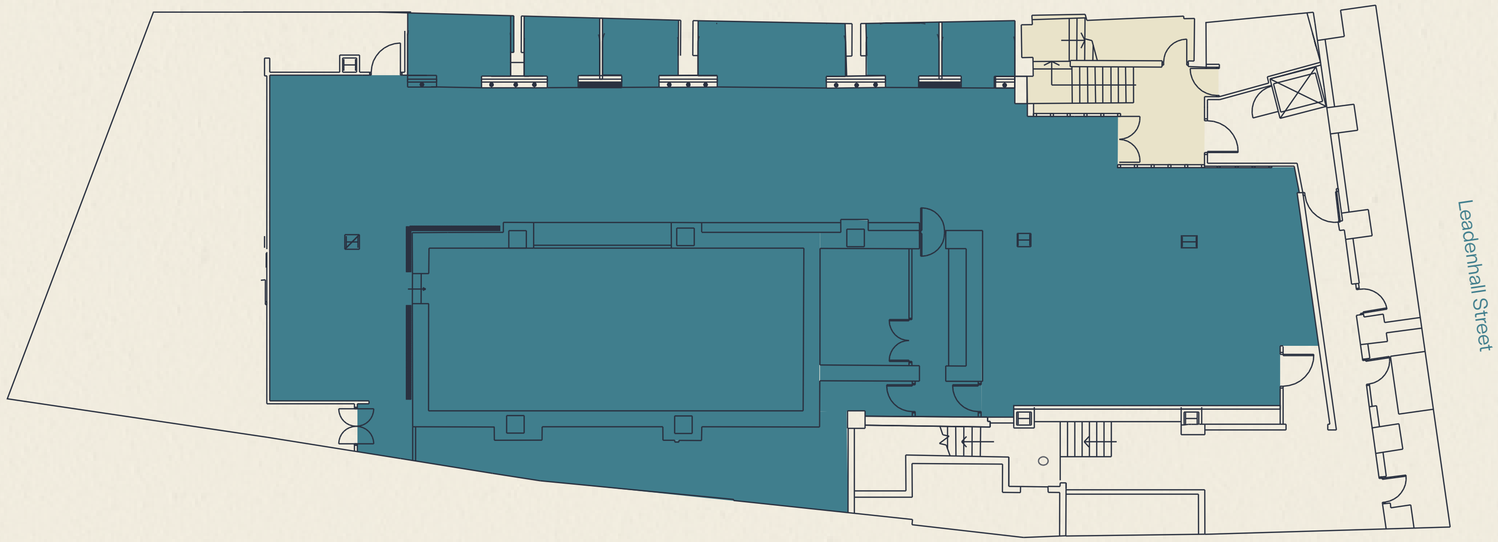
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Lower Basement	**5,667**	**526.5**
Total Office	**16,364**	**1,520.3**

Retail Core

N

Floorplans not to scale. For indicative purposes only.

Lower Basement
5,667 Sq Ft / 526.7 Sq M

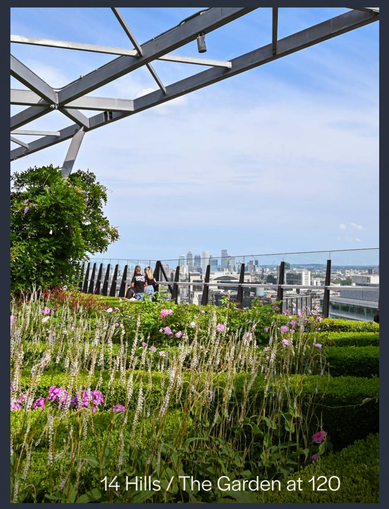


Nestled within the City cluster amongst iconic buildings – old and new.

A prestigious address being directly opposite Lloyd's of London and neighbouring The Leadenhall Building.

The area is filled with iconic landmark office buildings, creating the famous City bustle. The building also benefits from its close proximity to Bank, Fenchurch Street, and Liverpool Street stations – making transport throughout London and beyond simple.

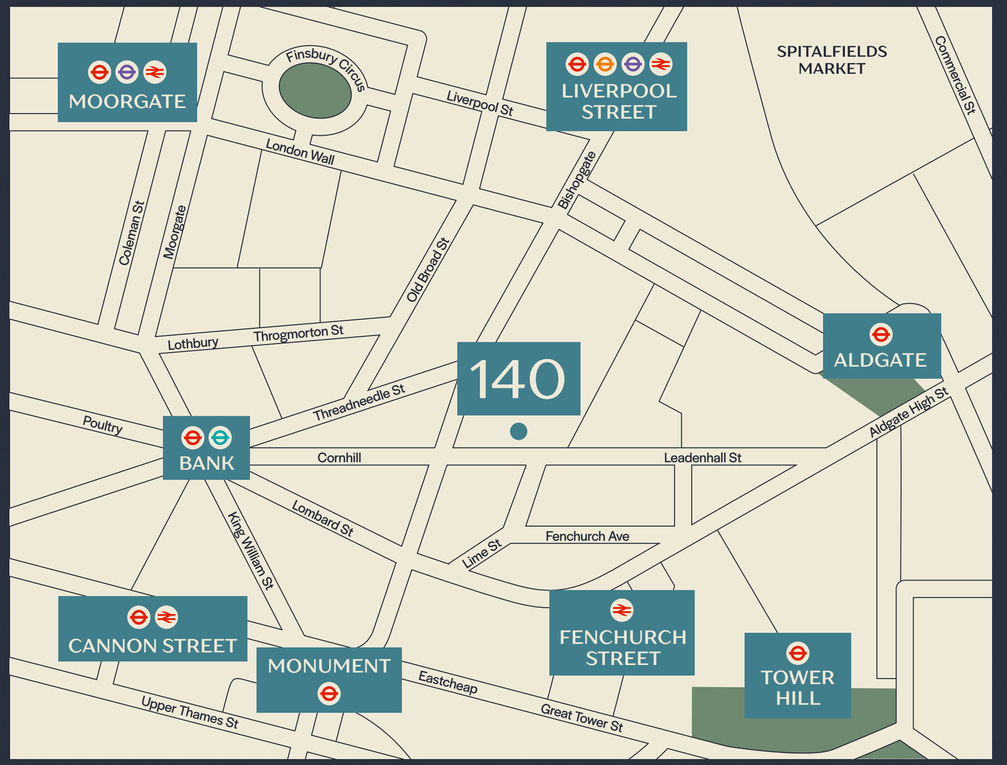

Lloyd's of London


14 Hills / The Garden at 120



The Royal Exchange


Wagtail Rooftop Bar



Key station walk times

BANK	FENCHURCH STREET	MONUMENT	LIVERPOOL STREET
04 mins	04 mins	06 mins	06 mins

Walk times from the building. Source TfL.

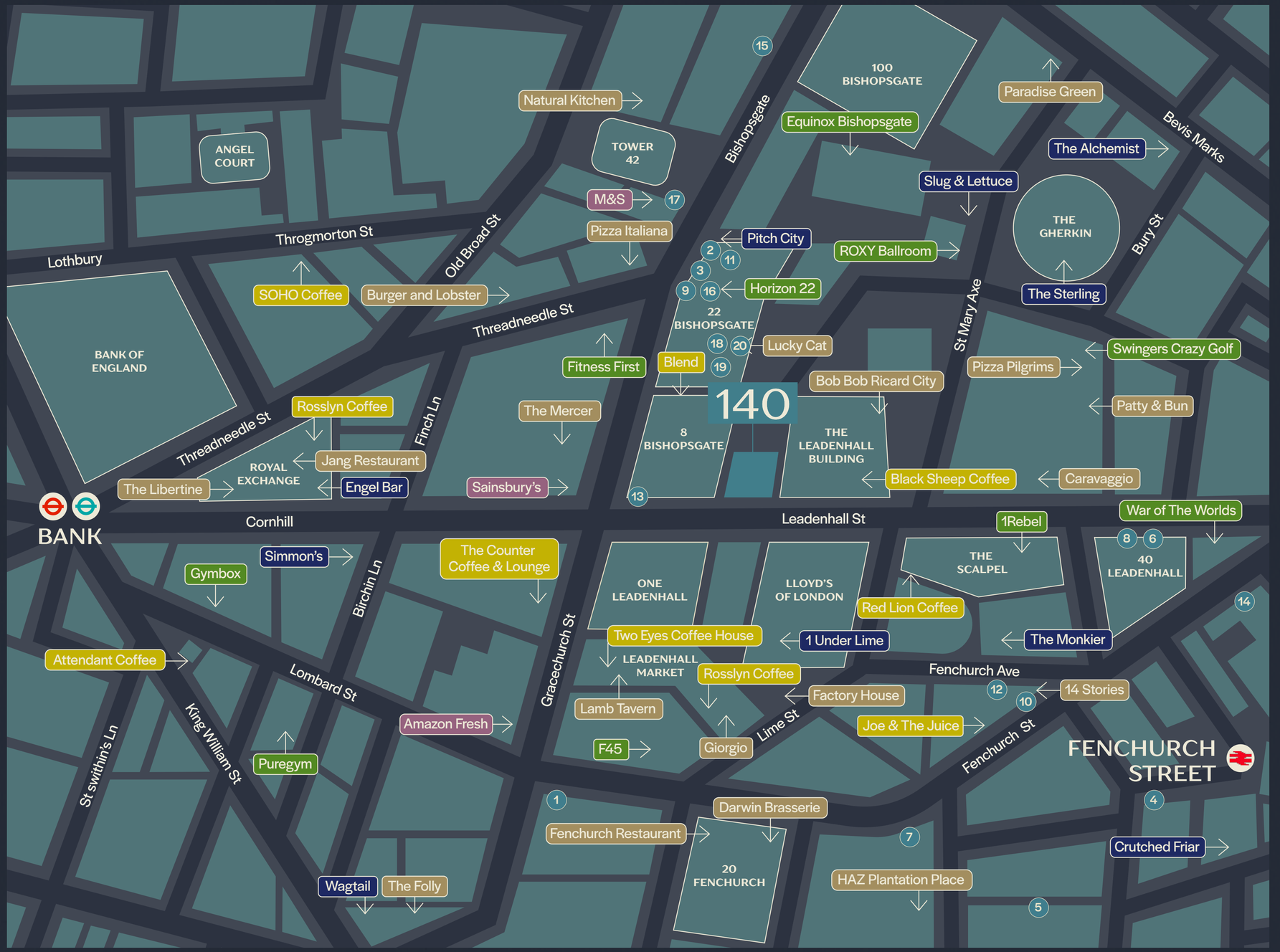
A central location surrounded by established names

Office Occupiers

1. Allianz
2. HISCOX
3. RSA
4. Miller
5. ZURICH
6. KIRKLAND & ELLIS
7. accenture
8. CHUBB
9. AXA
10. M&G Investments
11. convene
12. Munich RE
13. HFW
14. ARCADIS
15. LATHAM & WATKINS LLP
16. beazley
17. Nasdaq
18. FIDELIS
19. Skadden
20. RSA

Local Amenities

- Bars
- Restaurants
- Cafés
- Gyms/leisure
- Retail



Further Information

For further information please
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Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract.
All areas quoted are approximate. April 2025.

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