



20

FENCHURCH STREET

7,739 SQ FT AVAILABLE IN THIS ICONIC CITY LANDMARK

**A PART OF THE CITY.
APART FROM THE CROWD.**



"WITH ITS INNOVATIVE ARCHITECTURE, THE ICONIC SILHOUETTE OF THE 'WALKIE TALKIE' IS A QUINTESSENTIAL ELEMENT OF THE LONDON SKYLINE, AND AN ENVIABLE ADDRESS FOR ANY BUSINESS. THE NATURALLY VENTILATED SKY GARDEN MAKES FOR A BREATH OF FRESH AIR, HIGH ABOVE THE HUSTLE AND BUSTLE OF THE CITY."



SPACE THAT IS ON ANOTHER LEVEL

Occupying a prominent site in the heart of the City of London, 20 Fenchurch Street is a landmark building that stands apart from the crowd of the City Cluster and overlooks the River Thames. There is availability on part Level 15 of this iconic feature of the London skyline.

SKY GARDEN

AVAILABILITY

LEVEL	SIZE	LEASE
Part 15	7,739 sq ft	Outside the Act sublease for a term until January 2026

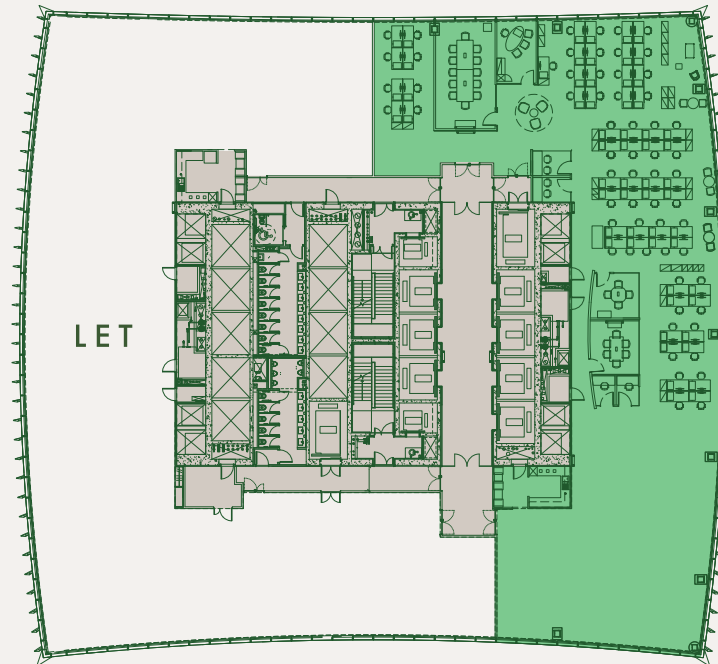




Part Level 15 offers a high-quality existing fit-out, with open-plan workstations and meeting room facilities. Floor-to-ceiling glazing provides a steady stream of natural light throughout the day, and magnificent views creating an inspirational working environment.



PART LEVEL 15



*EXISTING FITOUT

7,739 SQ FT | 718.9 SQ M

- 60 x Workstations
- 1 x 12 Person meeting room
- 2 x 6 Person meeting room
- 1 x 4 Person meeting room
- 4 x Private booths
- 1 x Kitchenette

● Office ● Core ● Lift

RISE ABOVE IT ALL

THE BUILDING



20 Fenchurch Street is home to the Sky Garden, London's highest public garden, providing 360-degree views of the world-famous skyline, regular live music, DJs and yoga.

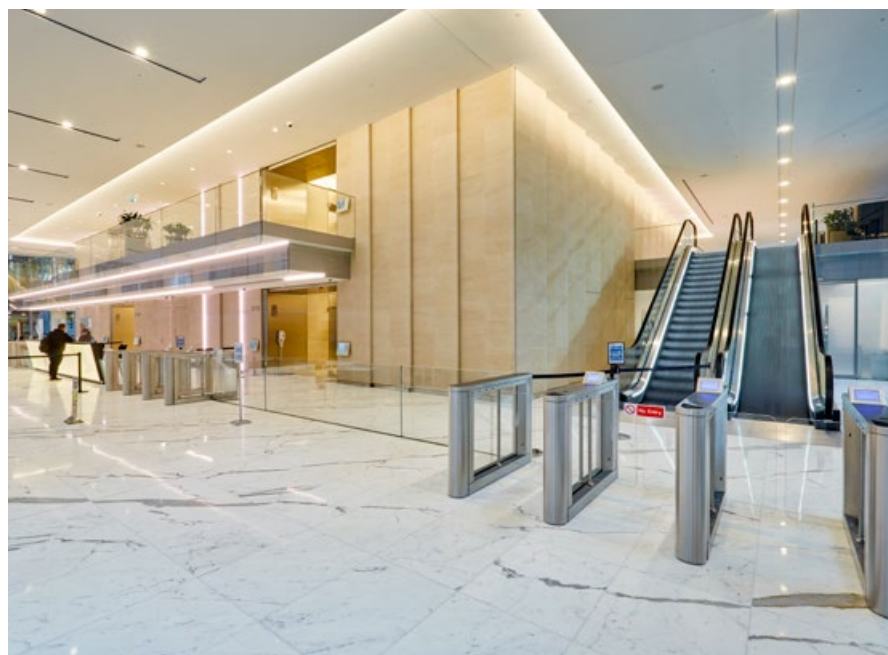
Food & beverage offerings:

- Fenchurch Restaurant – Exquisite fine dining at Fenchurch Restaurant, focussed on seasonal ingredients, innovative flavour combinations, and beautiful presentation.
- Darwin Brasserie – Delicious all-day dining at the Darwin Brasserie, showcasing the best of British produce.
- Sky Pod Bars – All day drinking and dining venue, providing uninterrupted, panoramic views of the London skyline.
- Event space – variety of flexible spaces that can be hired for private events.



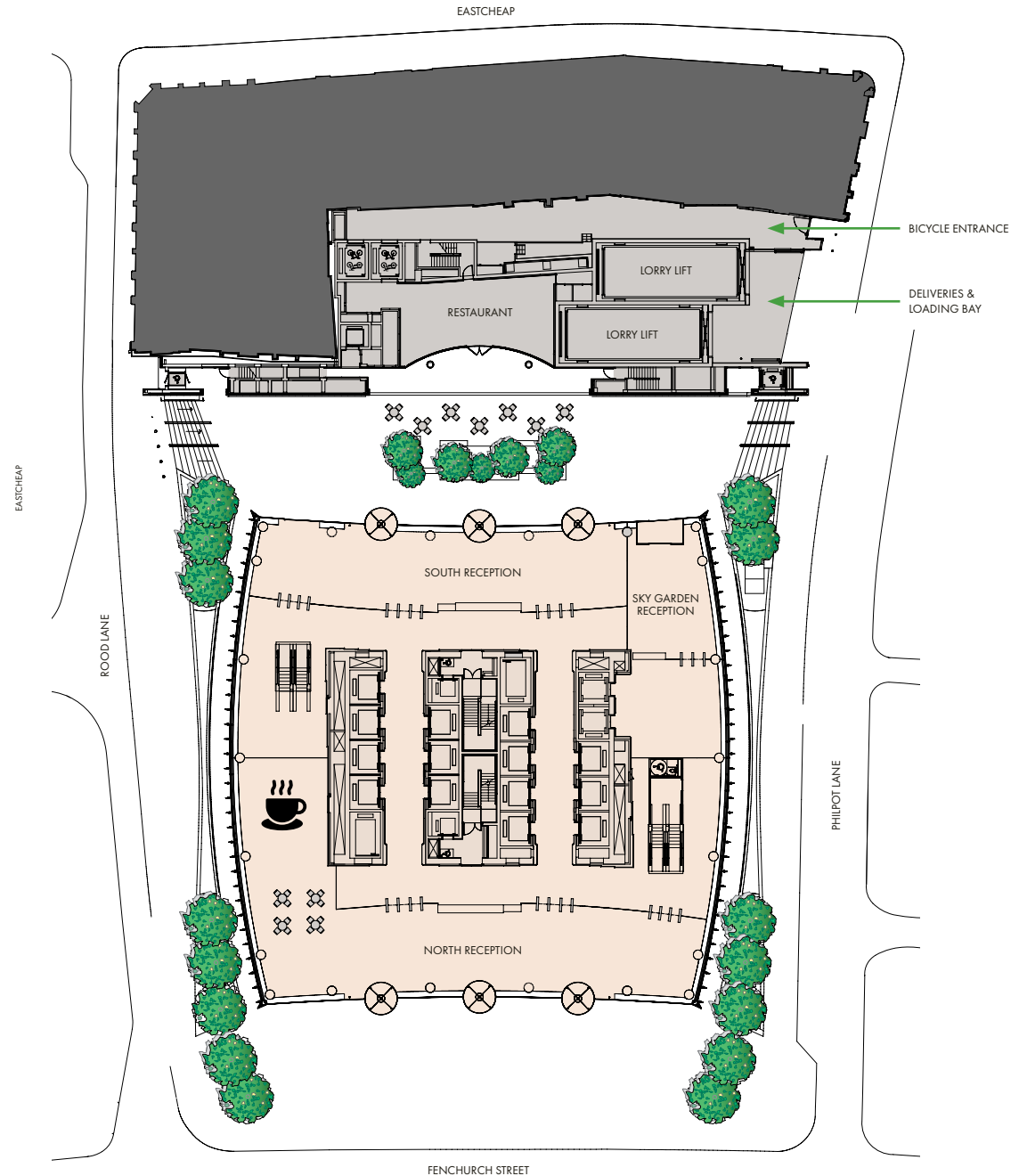
A SENSE OF ARRIVAL

Finished to an exceptionally high specification, both well-lit, triple-height receptions make an impression every time. With Statuario marble floors and Chamesson limestone wall tiles, the entrances are warm and welcoming, while the café on the north side reception offers a sociable space for work or relaxation. Behind the back-lit white onyx reception desks, staff are on hand to meet and greet visitors to the building.



GROUND FLOOR ACCESS AND AMENITIES

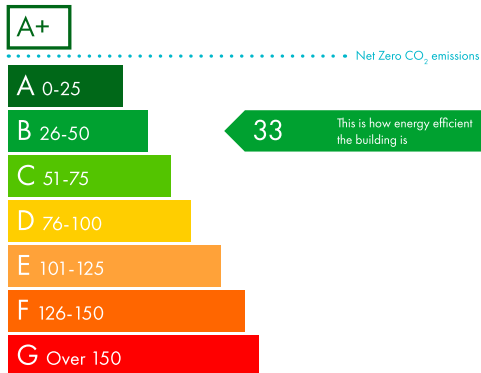
- End of journey facilities are housed in the Annex Building.
- Annex Building facilities have undergone refurbishment to include 50x additional bicycle parking bays (460x total), 164x additional lockers (624x total) and 4x additional showers (15x total).
- The sublease of part level 15 will provide for the following:
 - 5 x bicycle racks
 - 1 x motorbike bays
 - 8 x lockers



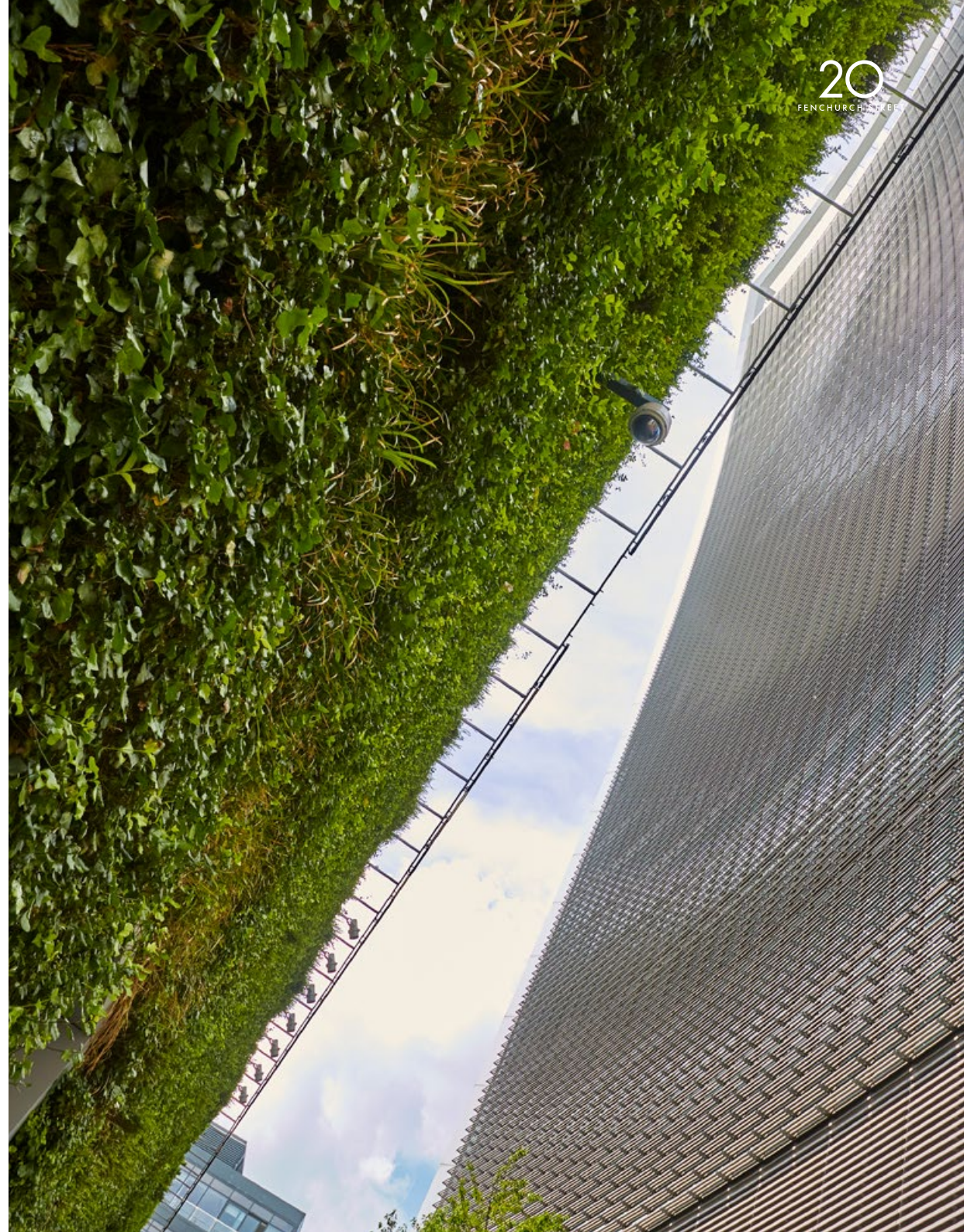
BUILT ON SUSTAINABILITY

Rated BREEAM Excellent and EPC B, sustainability is built into the core of 20 Fenchurch Street. Other benefits include:

- Electricity supply 100% generated from renewable schemes as accredited by Ofgem and REGO Certification.
- Embodied carbon benefits from existing high quality CAT B fit out and infrastructure.
- Roof mounted PVs generating 27,300 kWh per year.



BREEAM®



BASE BUILD DESIGN SPECIFICATION

OCCUPATIONAL DENSITY 1:8

Generally: 1:8 sq m
Lifts 1:8 sq m
Air conditioning 1:8 sq m
WCs 1:8 sq m
Means of escape 1:6 sq m

STRUCTURE

1.5 m planning grid
9m x 9m structure grid
2.75m floor to ceiling heights
75 mm raised floors

LOAD DENSITIES FOR COOLING

Lighting
12W/m² infrastructure.
Small power
30W/m².

TOILETS

Office floors

Toilet provision designed to comply with BS 6465:1 2009 and BCO Guide 2009 and provide for the following:

- 1:8m² NIA
- 60/60 male/female
- Using 80% utilisation

Disabled toilets

The installation fully complies with Part M of the building regulations with unisex disabled toilets provided on each floor.

VERTICAL TRANSPORTATION

Passenger lifts

The main passenger lifts use state-of-the-art double deck lifts with fully integrated destination control.

Average waiting time 25 seconds or less during peak, 40 seconds or less at lunchtime.

Handling capacity 15% for up-peak,
12% for lunchtime
two-way traffic.

Lift car load factor 80%
Scheme 2 x 7 car double deck lifts,
one low rise group and
one high rise group.

Cab capacity 21 person
Speed Low rise 4m/s
High rise 6m/s

Goods lifts
2 x 3000kg

Fire fighting lifts
2 x 800kg

Other lifts

Express Sky Garden lifting via on-floor fire lift

The Annex Building is equipped with a cycle / motorcycle lift, goods / passenger lift and two lorry lifts to provide access to the loading dock.

Four escalators are provided in the reception area to link lower and upper ground floor levels.

Control system Destination control.

SERVICES DESIGN PARAMETERS

The design criteria for the mechanical services installations are as follows:

External design conditions

Summer 30°C db, 21°C wb
Winter -4°C db, 100% saturated
Heat Rejection 34°C db, 21°C wb

Internal comfort conditions

Offices

4 Pipe fan coil units 22°C db ± 2°C, 45%
±10% relative humidity

Circulation routes to air conditioned spaces 21°C db ± 3°C

Circulation routes to non air conditioned spaces 18°C minimum

Toilets 18°C minimum

Reception at reception desk. Localised climate control to 21°C ± 3°C

Outside air quantities

2 l/s/m² for offices providing flexibility for high density occupation.

Sky Garden

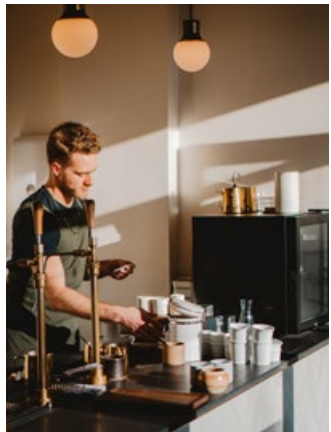
Naturally ventilated with localised climate controlled areas for the restaurant and café.

LOCATION

THE



20
FENCHURCH STREET



HIGH



LIFE

LOCATION

A PART OF THE CITY

AMENITIES

DINING

1. 14 Hills
2. MBER
3. Bob Bob City
4. Blacklock
5. Chamberlains
6. Hispania

CAFÉS

1. Association Coffee
2. Black Sheep
3. Joe & The Juice
4. Kahaila Aldgate
5. Curators Coffee
6. Notes Coffee Roasters

BARs

1. Jin Bo Law
2. Swingers
3. Planet of the Grapes
4. Savage Garden LDN
5. Eastcheap Records
6. The Folly

WELLNESS

1. Third Space City
2. Pure Gym
3. 1 Rebel
4. Virgin Active
5. Pure Spa & Beauty
6. Boom Cycle

HOTELS


1. The Ned
2. Four Seasons Hotel London
3. The Counting House
4. Club Quarters Hotel
5. Cheval Three Quays
6. DoubleTree by Hilton

20 FENCHURCH STREET




EVERYTHING CONNECTED


WITHIN WALKING
DISTANCE OF:




2 RIVER
BUS PIERS




6 NATIONAL
RAIL STATIONS









































11 TUBE LINES

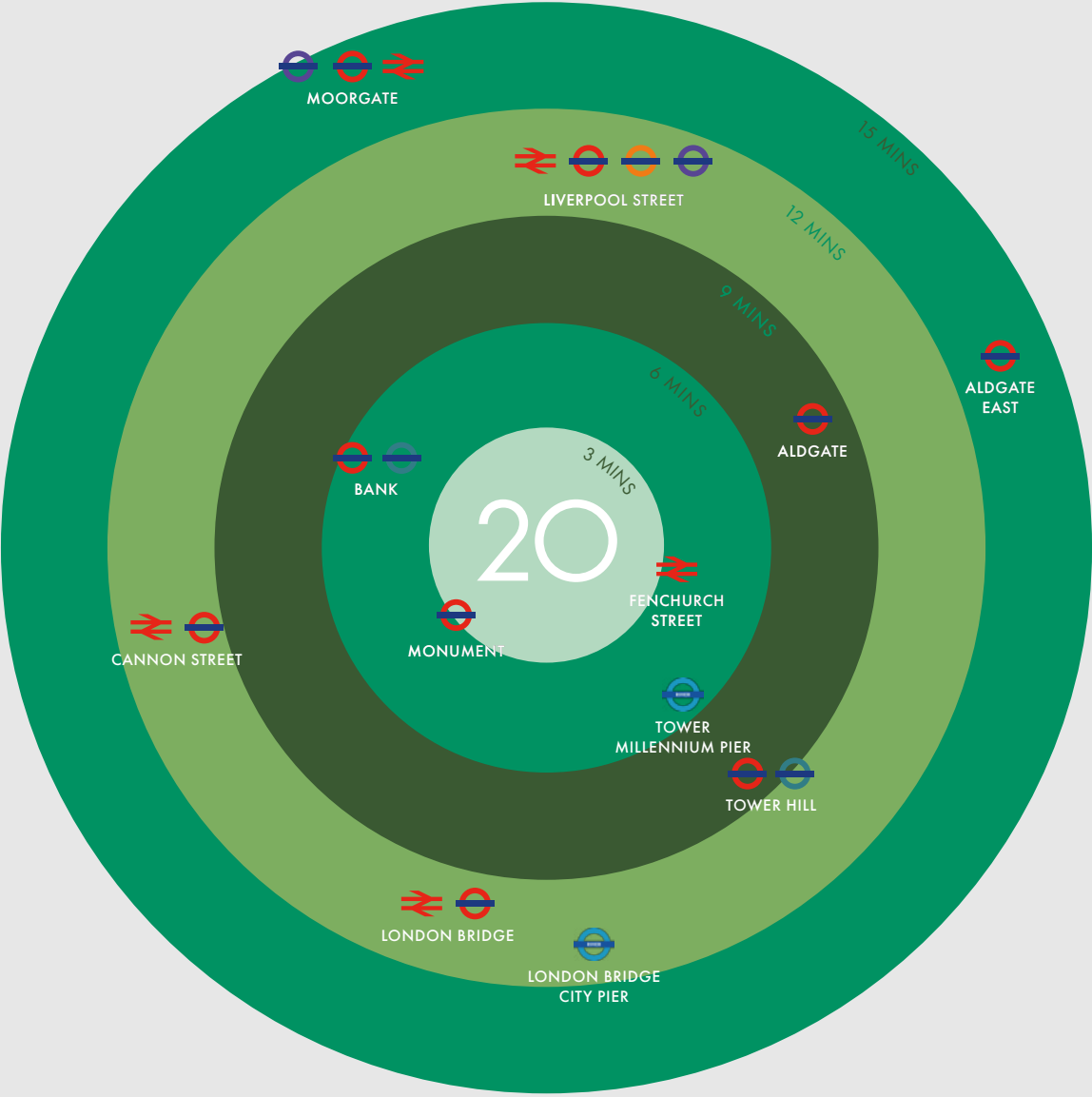


3 CYCLE
SUPERHIGHWAYS



15+ SANTANDER
CYCLES DOCKING
STATIONS

Monument	   	3 mins
Bank	  	5 mins
Liverpool Street	     	10 mins
London Bridge	   	11 mins
Old Street	  	13 mins
Waterloo	   	17 mins
King's Cross St Pancras International	         	18 mins
Canary Wharf	 	22 mins
Heathrow Airport	 	55 mins
Gatwick Airport		55 mins



CONTACTS AND FURTHER INFORMATION

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VIEWINGS

Strictly through sole letting agents.

TERMS

Upon application.

Spring4

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