

№ 55 | FENCHURCH
STREET

HIGH QUALITY OFFICES 4,552 - 13,666 SQ FT & 'PLUG & PLAY' OFFICES 567 - 1,367 SQ FT

SUMMARY

A STRIKING PROPERTY IN FENCHURCH STREET

155 Fenchurch Street has undergone a comprehensive program of refurbishment with two new receptions (North & South) and communal areas.

The property offers premium quality office accommodation in either a CAT A condition or with the benefit of a brand new fit out (new CAT B).



CONNECTIVITY

LOCATED AT THE HEART OF THE CITY OF LONDON'S INSURANCE AND FINANCIAL DISTRICT

The building is situated on the north side of Fenchurch Street connecting through to Cullum Street, and with entrances to both.

Several underground and mainline stations are within close walking distance including Bank, Monument, Fenchurch Street, Tower Hill and Liverpool Street which provide extensive underground and mainline connections.



LOCAL AREA

IN THE VIBRANT ATMOSPHERE OF THE CITY

Fenchurch Street is established as one of the City's principal retailing thoroughfares thanks to its close proximity with Leadenhall Market and the local retailers and restaurants present in the area including Barbour, Sky Pod Bar, Loch Fyne, Gaucho City, Reiss, Hobbs, Suit Supply, Next, Sainsbury's, Boots and Waterstones.

EST. 1321
LEADENHALL
MARKET
LONDON



REISS LONDON **HOBBS** LONDON

Barbour **Waterstones** **pilpel**

★ **PRET** ★ — 14 HILLS — **Blacklock** CITY SOCIAL



SCHEDULE OF ACCOMMODATION

ONE55 OFFERS FLEXIBLE SOLUTIONS FROM BLANK CANVAS CATEGORY A TO FULLY FITTED 'PLUG & PLAY' WORKSPACES

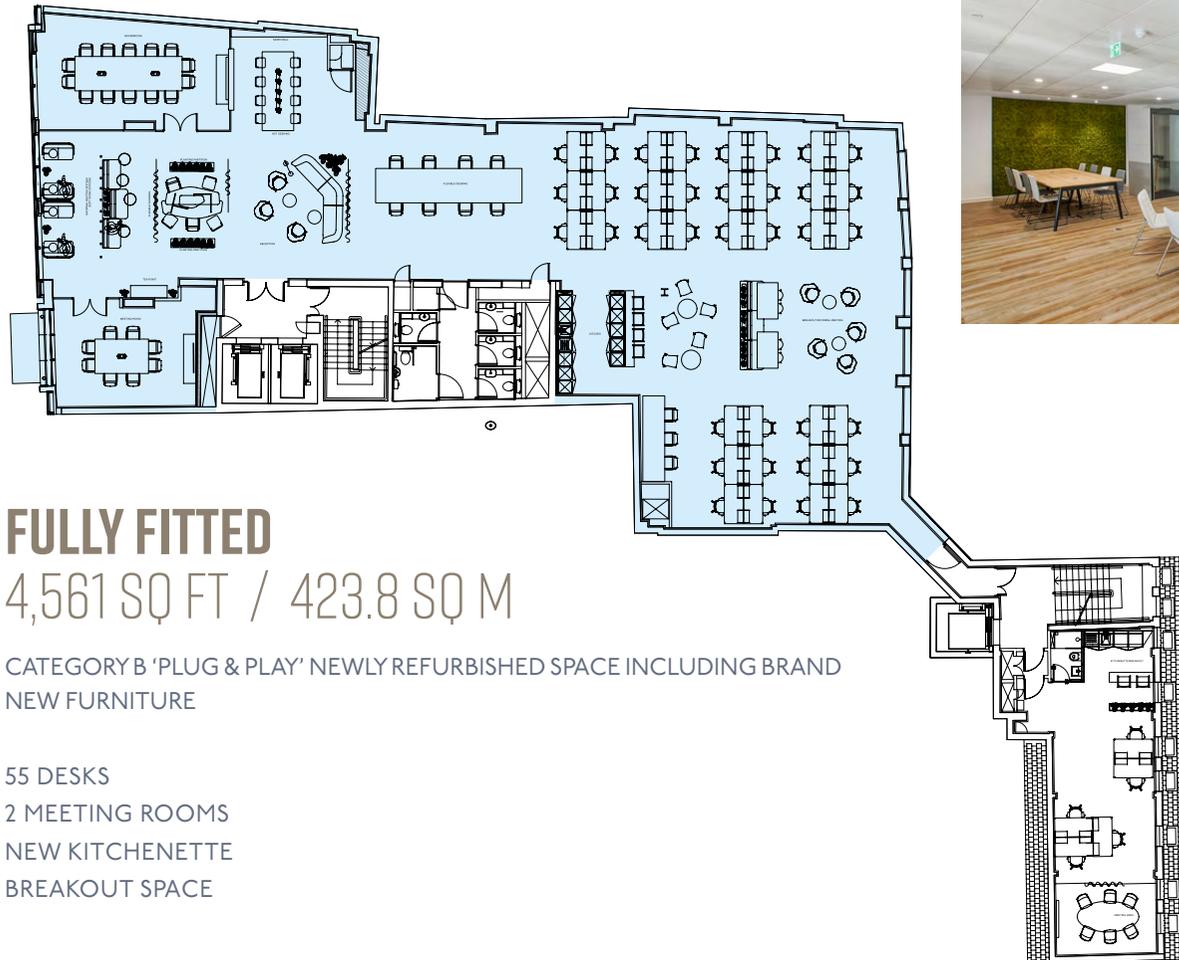
FLOOR	SIZE SQ FT	SIZE SQ M	CONDITION
4TH	4,561	423.8	FULLY FITTED
4TH ANNEX	567	52.6	FULLY FITTED
2ND	4,553	423	CATEGORY A
1ST	4,552	422.9	CATEGORY A
1ST ANNEX	800	74.3	FULLY FITTED



-  4TH FLOOR FULLY FITTED 'PLUG & PLAY'
-  NEW LED LIGHTING
-  VRF FAN COIL AIR CONDITIONING
-  SUSPENDED METAL TILE CEILINGS
-  FULLY ACCESSIBLE RAISED FLOORS
-  2 PASSENGER LIFTS
-  MANNED RECEPTION
-  VERY GOOD BREEAM RATING
-  SHOWERS & BIKE RACKS



4TH FLOOR



FULLY FITTED

4,561 SQ FT / 423.8 SQ M

CATEGORY B 'PLUG & PLAY' NEWLY REFURBISHED SPACE INCLUDING BRAND NEW FURNITURE

55 DESKS

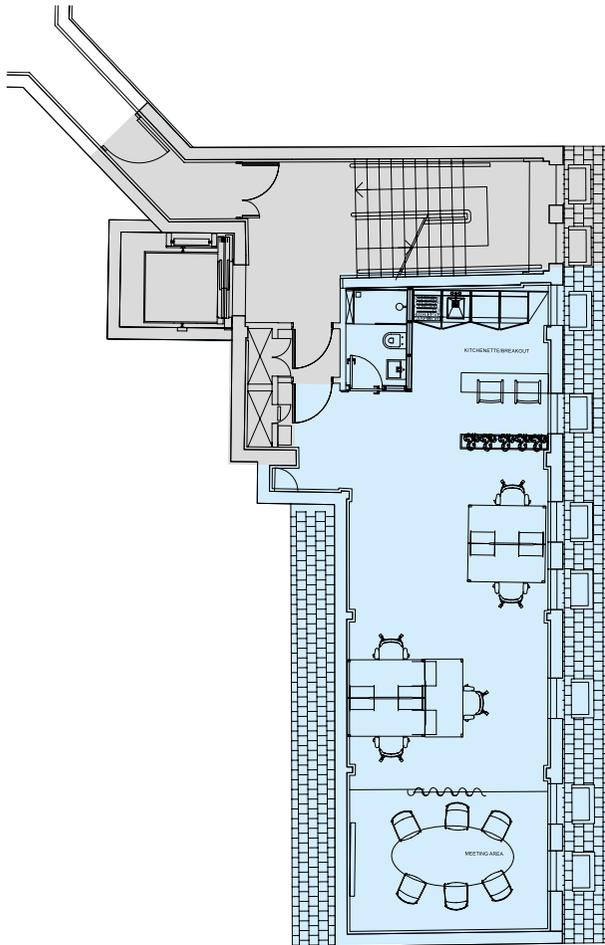
2 MEETING ROOMS

NEW KITCHENETTE

BREAKOUT SPACE



4TH FLOOR ANNEX

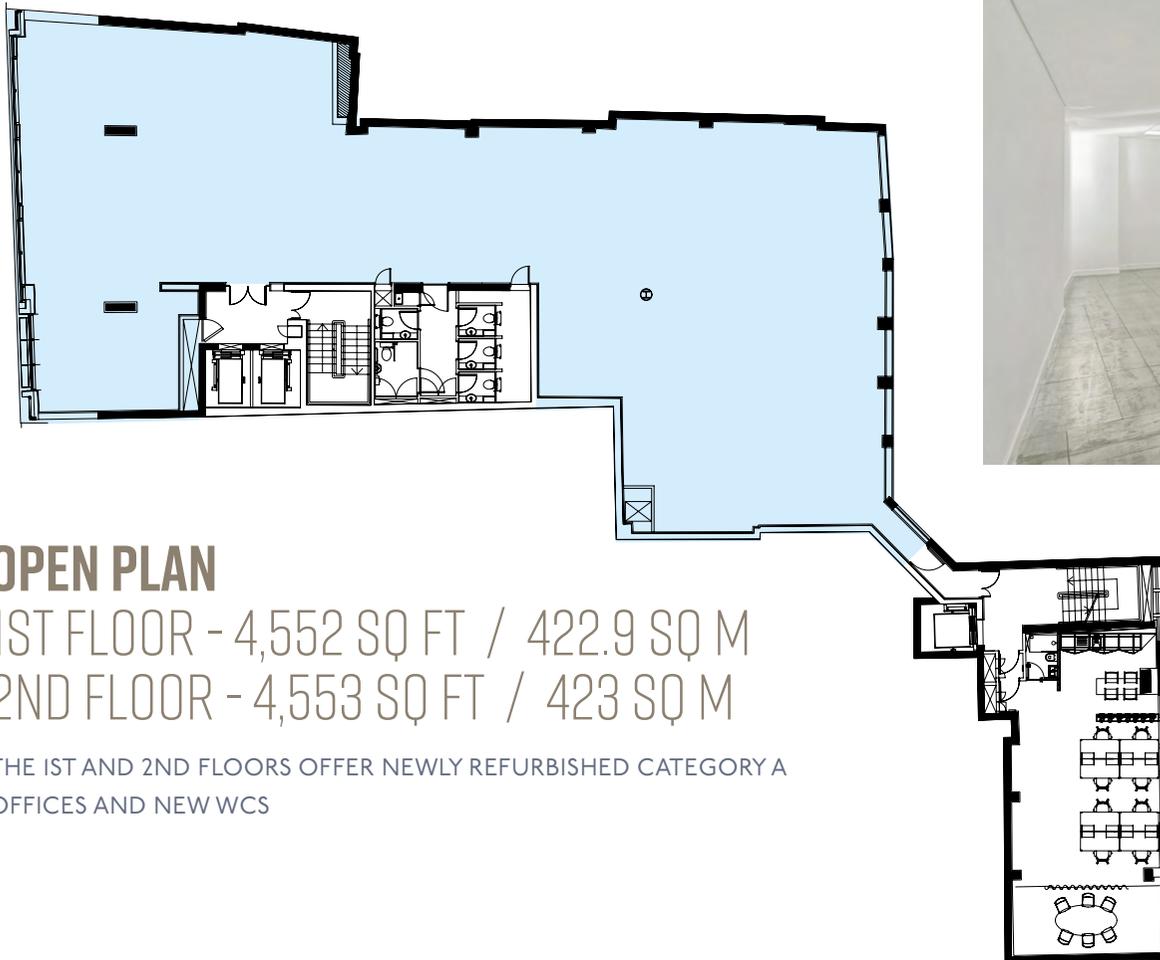


ANNEX 14 CULLUM STREET
567 SQ FT / 52.6 SQ M

THE ANNEX PROVIDES NEWLY FURNISHED 'PLUG & PLAY' WORKSPACE INCLUDING BRAND NEW FURNITURE

- 5 DESKS
- MEETING ROOM
- NEW KITCHENETTE
- DEDICATED SHOWER & W/C

1ST & 2ND FLOORS



OPEN PLAN

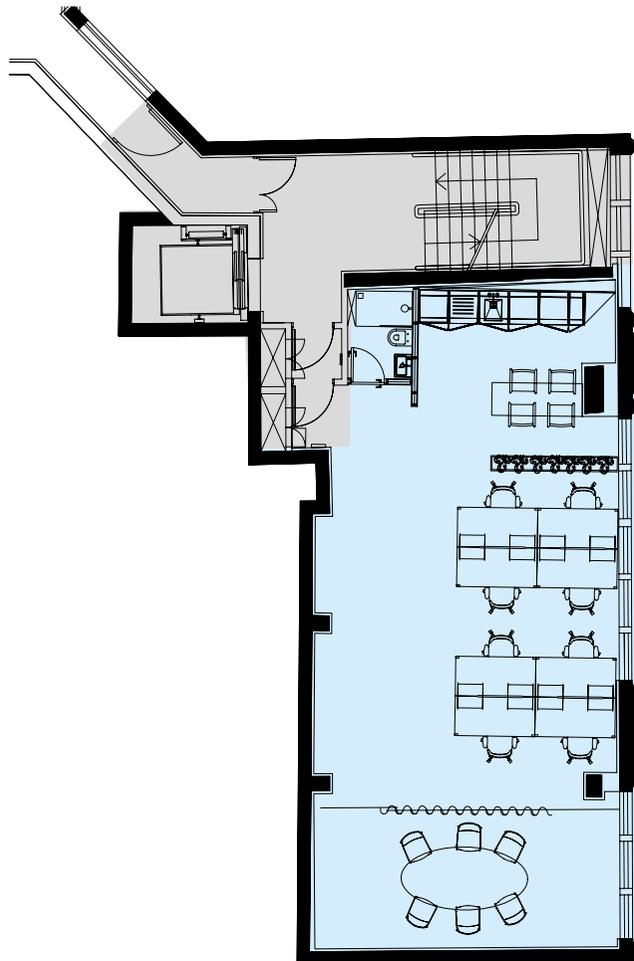
1ST FLOOR - 4,552 SQ FT / 422.9 SQ M

2ND FLOOR - 4,553 SQ FT / 423 SQ M

THE 1ST AND 2ND FLOORS OFFER NEWLY REFURBISHED CATEGORY A OFFICES AND NEW WCS



1ST FLOOR ANNEX



ANNEX 14 CULLUM STREET

1ST FLOOR - 800 SQ FT / 74.3 SQ M

THE ANNEX PROVIDES NEWLY FURNISHED 'PLUG & PLAY' WORKSPACE

- 8 DESKS
- MEETING ROOM
- NEW KITCHENETTE
- DEDICATED SHOWER & W/C

END OF TRIP FACILITIES

NEW WELCOMING COMMUTER AND SHOWER AREAS

Newly refurbished end of trip facilities to include:

17	BIKE RACKS
3	SHOWERS
10	LOCKERS



SHOWERS



BIKE RACKS



LOCKERS



A PROPERTY PROPOSED BY ANPORA UK LTD

For more information, please contact:



JASON COLLIER

+44 (0)207 399 5514
jason.collier@eu.jll.com

NICK LINES

+44 (0)207 399 5693
nick.lines@eu.jll.com

HONOR DUNNING

+44 (0)7999 139 511
honor.dunning@eu.jll.com



JON BEILIN

+44 (0)7976 392 016
jb@newtonperkins.com

HARRY WOODS

+44 (0)7884 602 870
hw@newtonperkins.com

NICK RUSSELL-SMITH

+44 (0)7918 588 107
nrs@newtonperkins.com

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