

65 FENCHURCH STREET  
LONDON EC3M 4BE

1,212 - 2,519 SQ FT



## DESCRIPTION

65 Fenchurch Street has been comprehensively refurbished to a high specification with a remodelled entrance hall and contemporary offices featuring hanging LED lighting and exposed services. The building benefits from a rectangle floor configuration with exceptional natural light on three aspects.

The 5th floor provides high-quality, plug and play accommodation comprising 12x open plan desks, 1x 10-person meeting room, 4x person hot desking/collaboration area, booth seating, kitchen and breakout in situ.

The 3rd floor is undergoing a comprehensive refurbishment to provide newly refurbished 'plug and play' accommodation comprising 18x open plan desks, 1x 8-person meeting room, 8-person collaboration/hot-desking area, kitchen and breakout in situ. The 3rd floor will be available from mid to late Q1 2025.

## LOCATION

The building is located in the City of London and benefits from close proximity to Lloyd's of London, Lloyd's Registry of Shipping and Leadenhall Market.

Bank, Monument, Tower Hill and Aldgate stations provide extensive underground connections. Mainline services are from Fenchurch Street, Liverpool Street and Cannon Street stations all within a 10 minute walk.

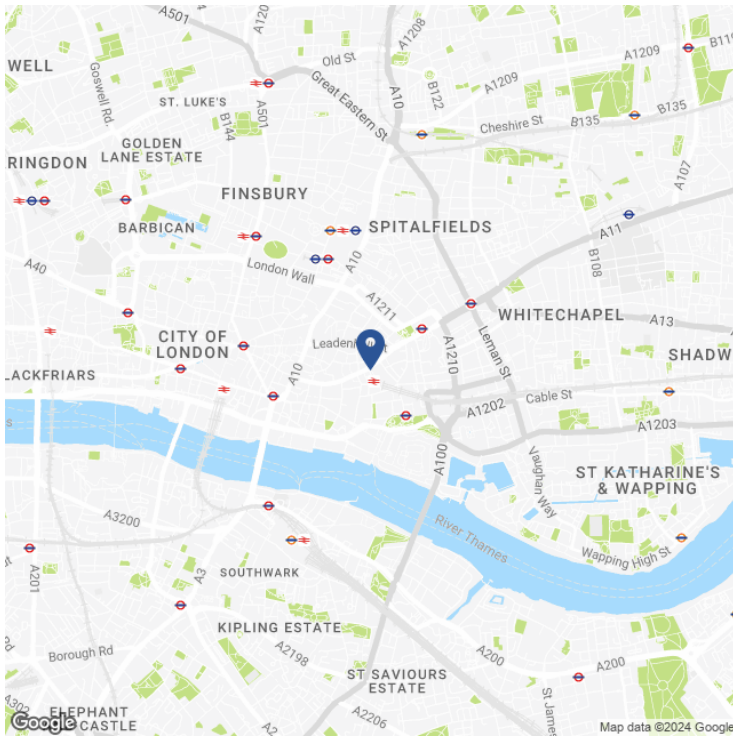


## SPECIFICATION

- Fully Fitted and Furnished 5th Floor
- Pre-installed fibre
- Remodelled entrance
- Exposed services with LED lighting
- Fan coil air conditioning
- Fully accessible raised access floors
- 10-person passenger lift
- 24-hour access
- Excellent natural light on three aspects

## AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
5TH	1,212	113
3RD	1,307	121
<b>TOTAL</b>	<b>2,519</b>	<b>234</b>



## TENURE

**Guide Rent:** £65 per sq ft  
**Rates Estimate:** £17.63 per sq ft  
**Service Charge:** £21.17 per sq ft

## CONTACT

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## FURTHER INFORMATION

