



40

LEADENHALL  
LONDON

[40leadenhall.london](https://40leadenhall.london)



40

LEADENHALL  
LONDON



Offering & introduction

# *Be part of a* **10,000 STRONG** *community*

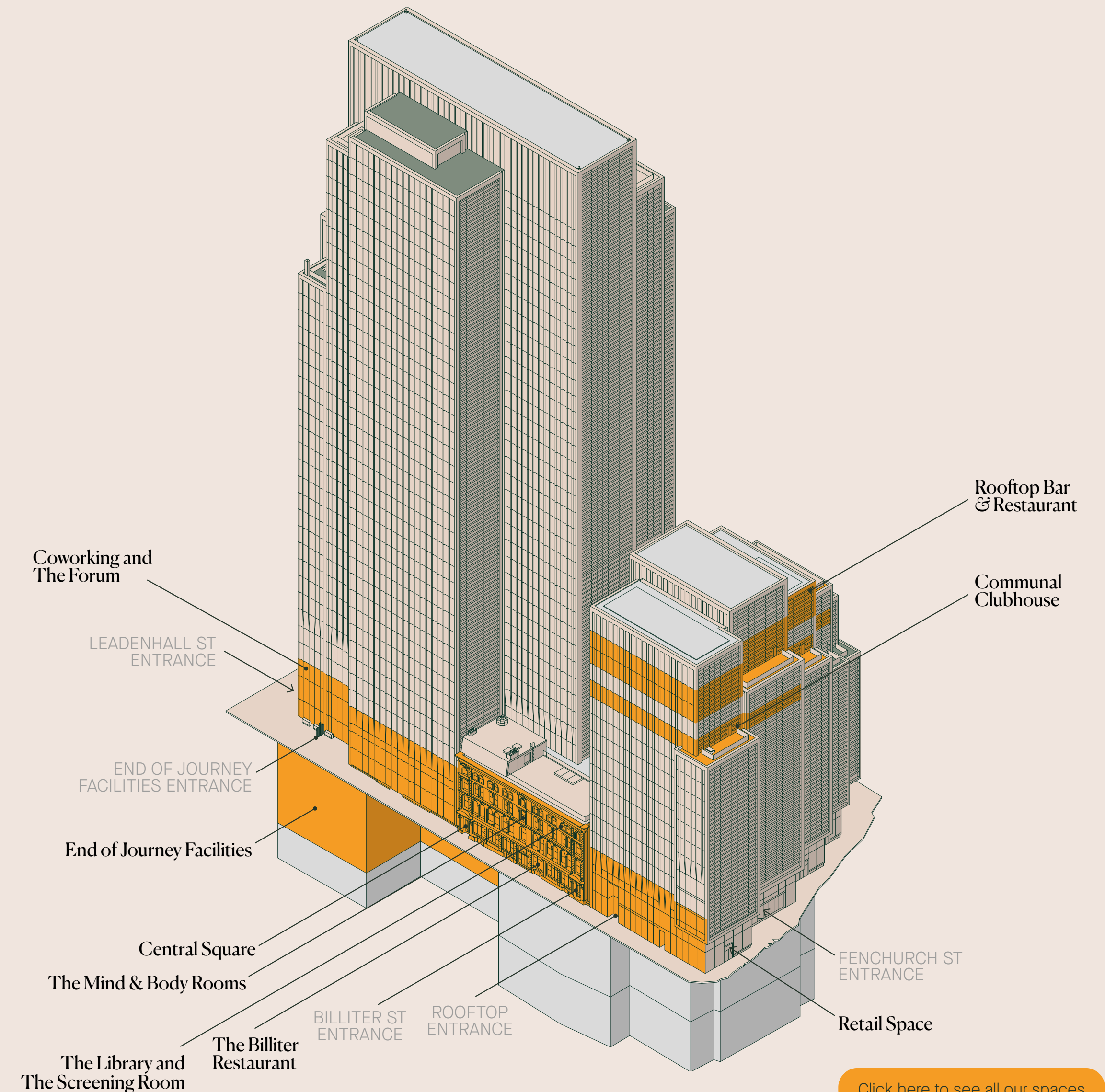
**900k**  
total sq ft



**70k**  
total amenity on site

Step into 40 Leadenhall London.

This is a place surrounded by thriving businesses – both through our doors, and on our doorstep. From the very first moment, your visitors will experience exceptional.



[Click here to see all our spaces](#)



# OUR SPACE

830k

sq ft office space

50,000  
PROFESSIONALS

within a 3 minute walk

70k

sq ft of amenity space  
across the building

90%

of office space already  
pre-let or under option

The majority of the office tenants are of institutional  
grade from legal, finance and insurance sectors

18m

footfall from  
Fenchurch St Station  
\*2019 Statistic

M&G

developed by  
a renowned landlord

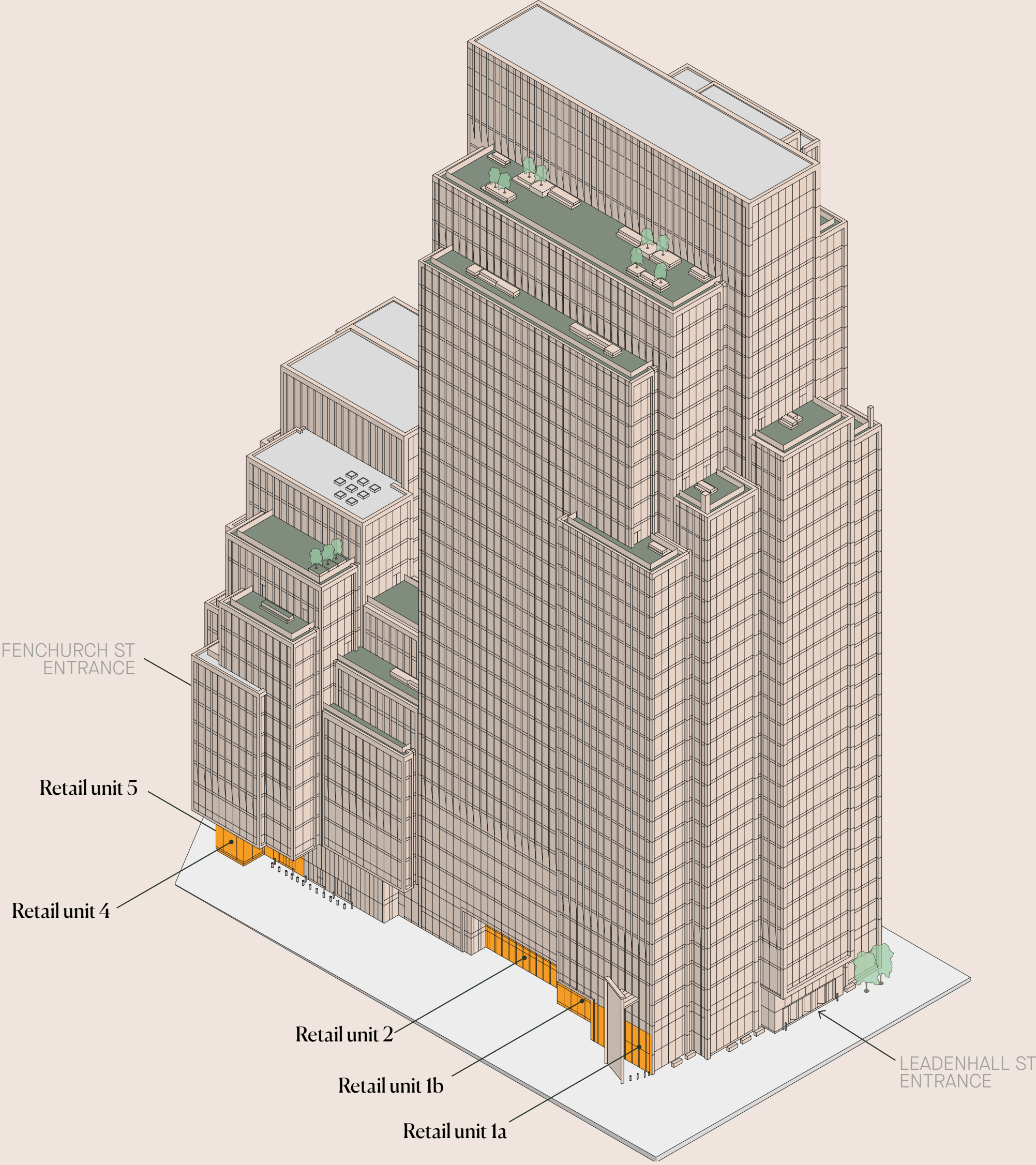


Ground floor and Mezzaine

# Retail units



9,121 sq ft



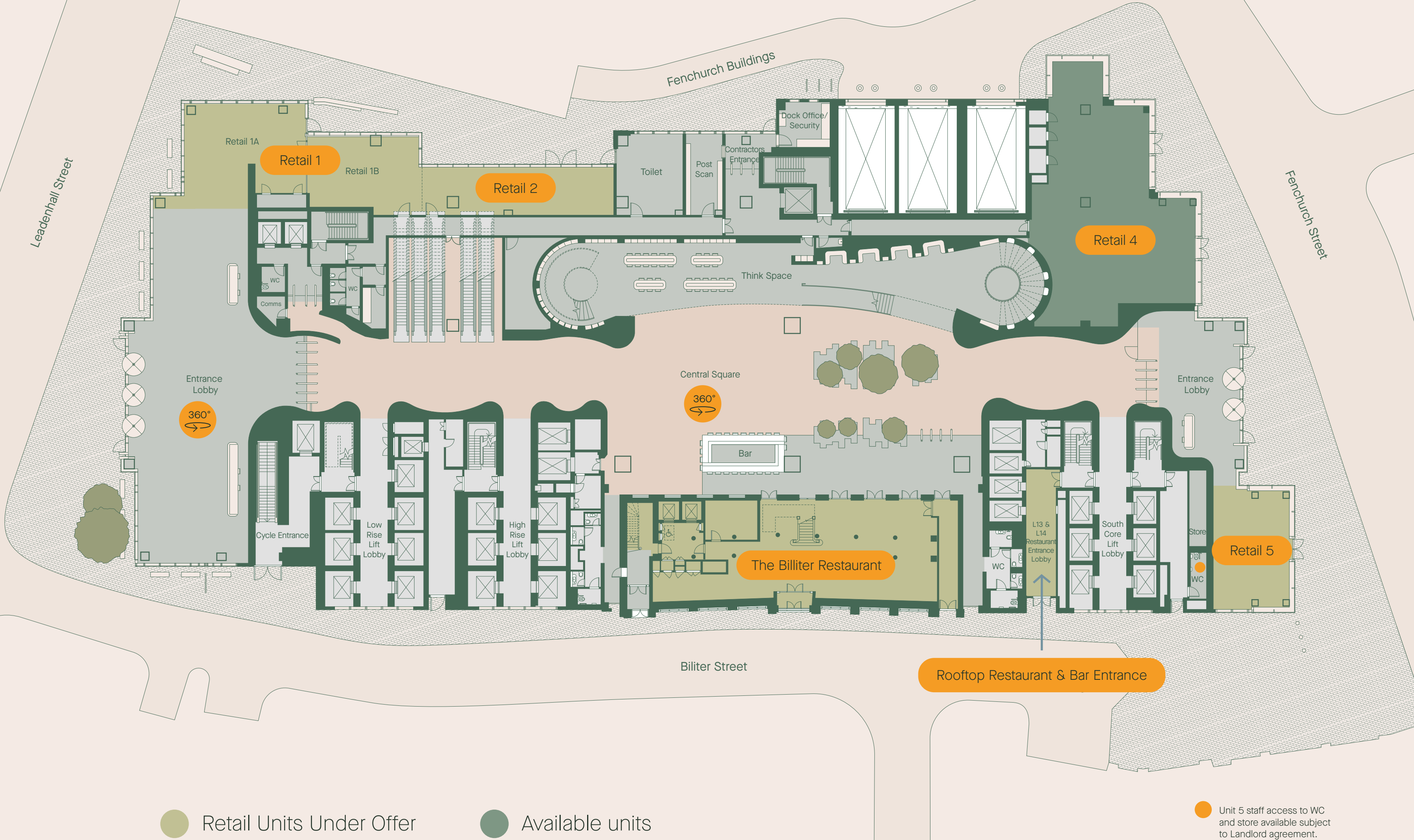
# Retail Units

## Floorplan & Areas

| Retail Unit          | sq ft | sq m |
|----------------------|-------|------|
| Unit 1a ground floor | 1,073 | 100  |
| Unit 1b ground floor | 832   | 77   |
| Unit 2 ground floor  | 933   | 92   |
| Unit 4 ground floor  | 3,088 | 287  |
| Unit 4 mezzanine     | 2,238 | 208  |
| Unit 5 ground floor  | 993   | 92   |

Dimensions are indicative

Retail units 1b & 2 could be combined to create a total of 1,765 sq ft

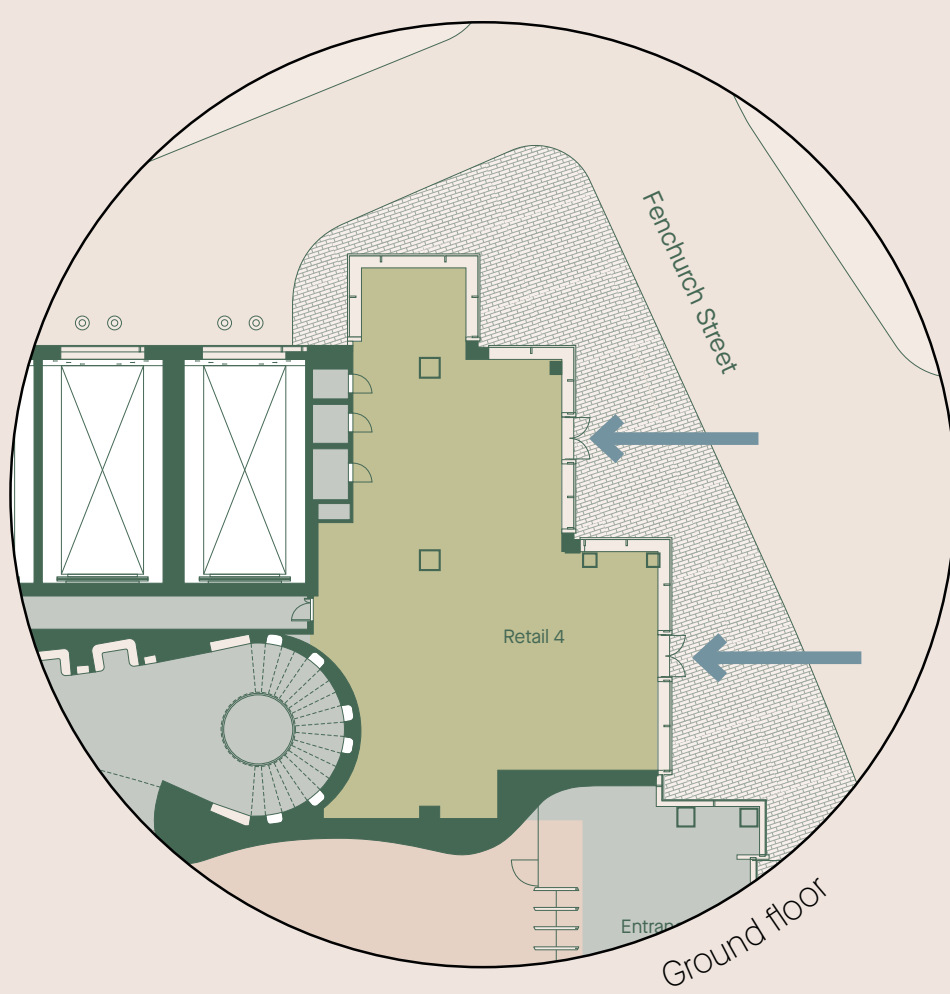


# Retail Unit 4

## Floorplan and Areas

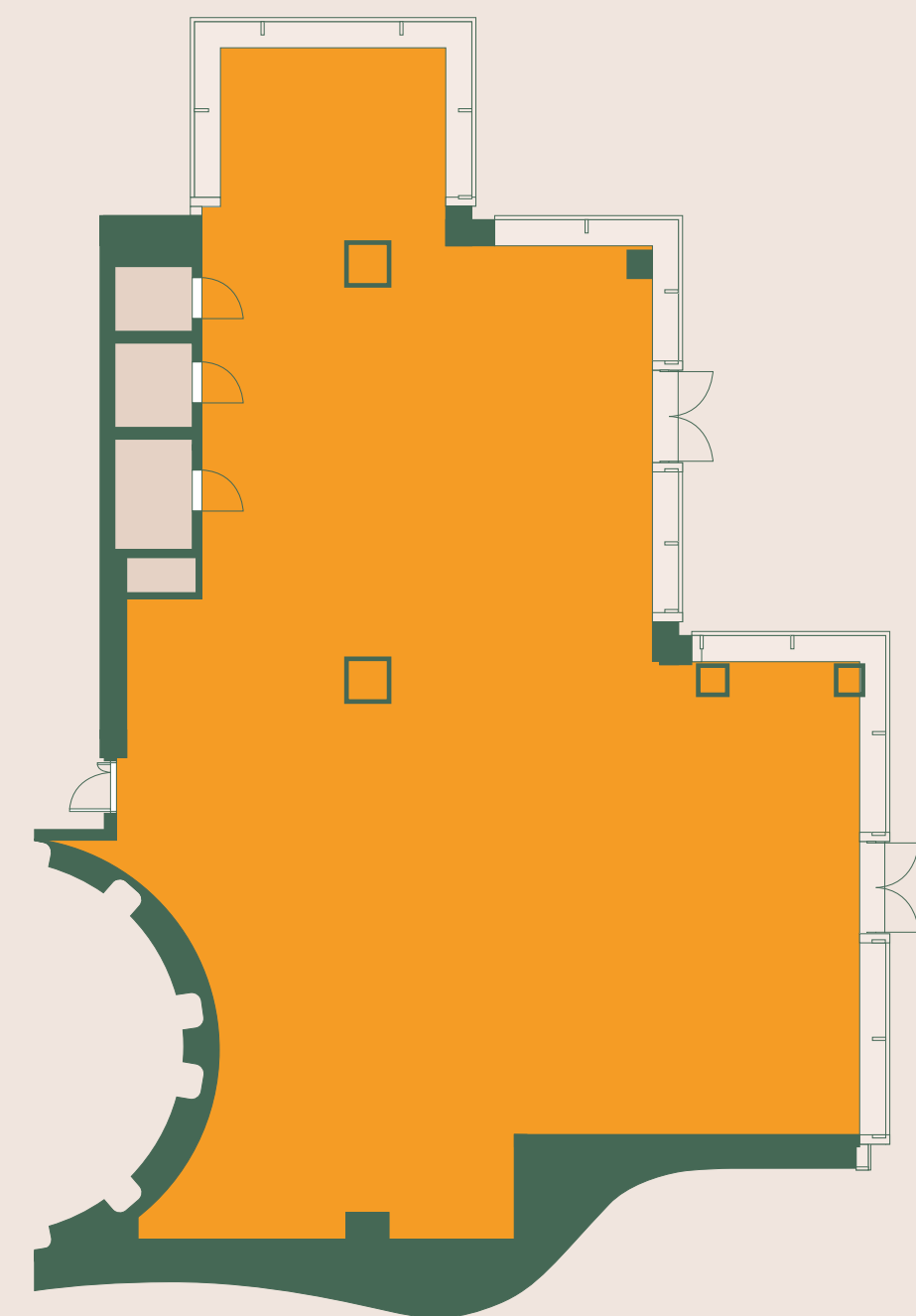
|                     | sq ft | sq m |
|---------------------|-------|------|
| Unit 4 ground floor | 3,088 | 287  |
| Unit 4 mezzanine    | 2,238 | 208  |

Dimensions are indicative



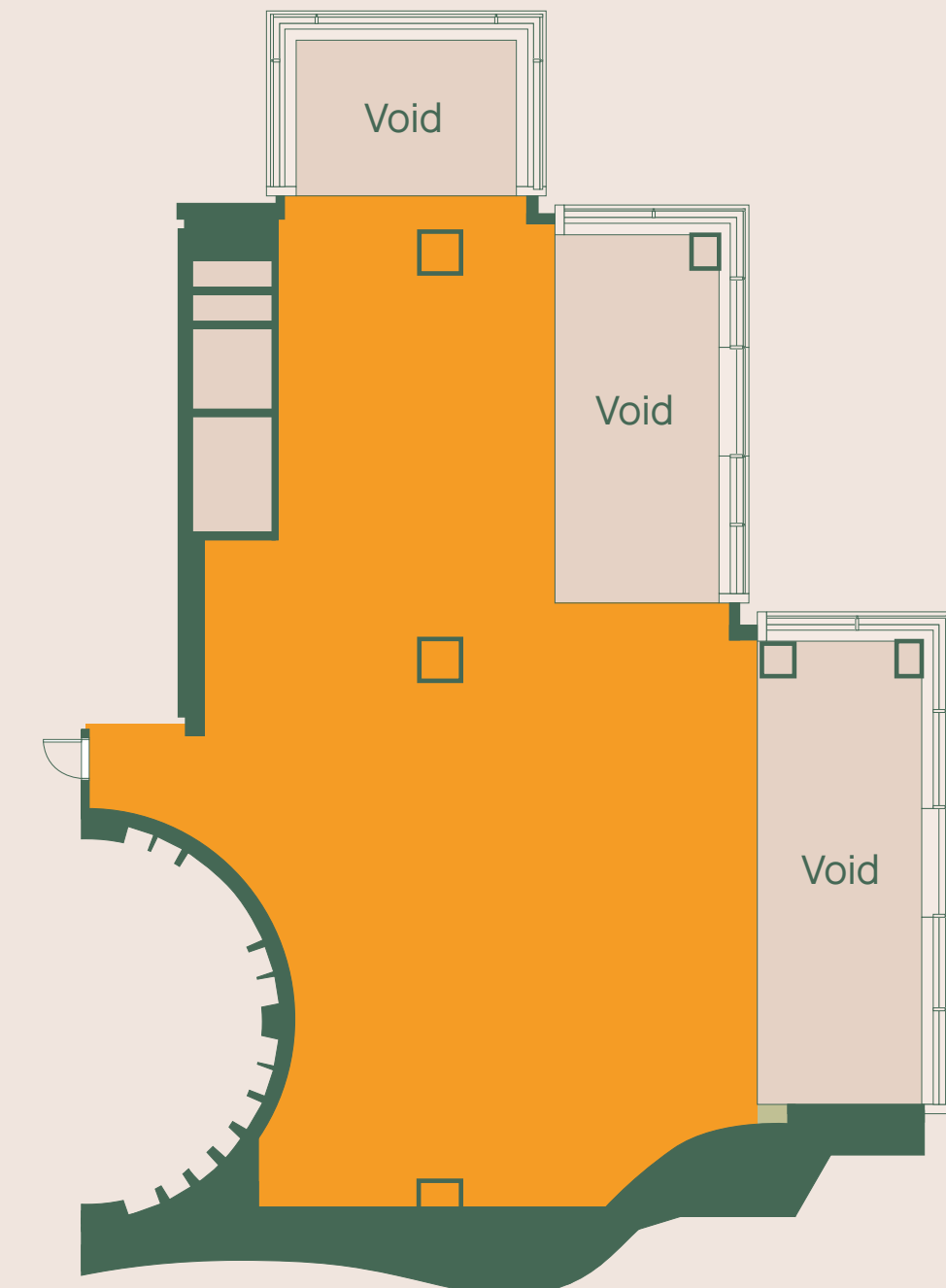
 Vertical circulation between floors to be agreed between parties

Ground floor



[View CGI](#)

Mezzanine

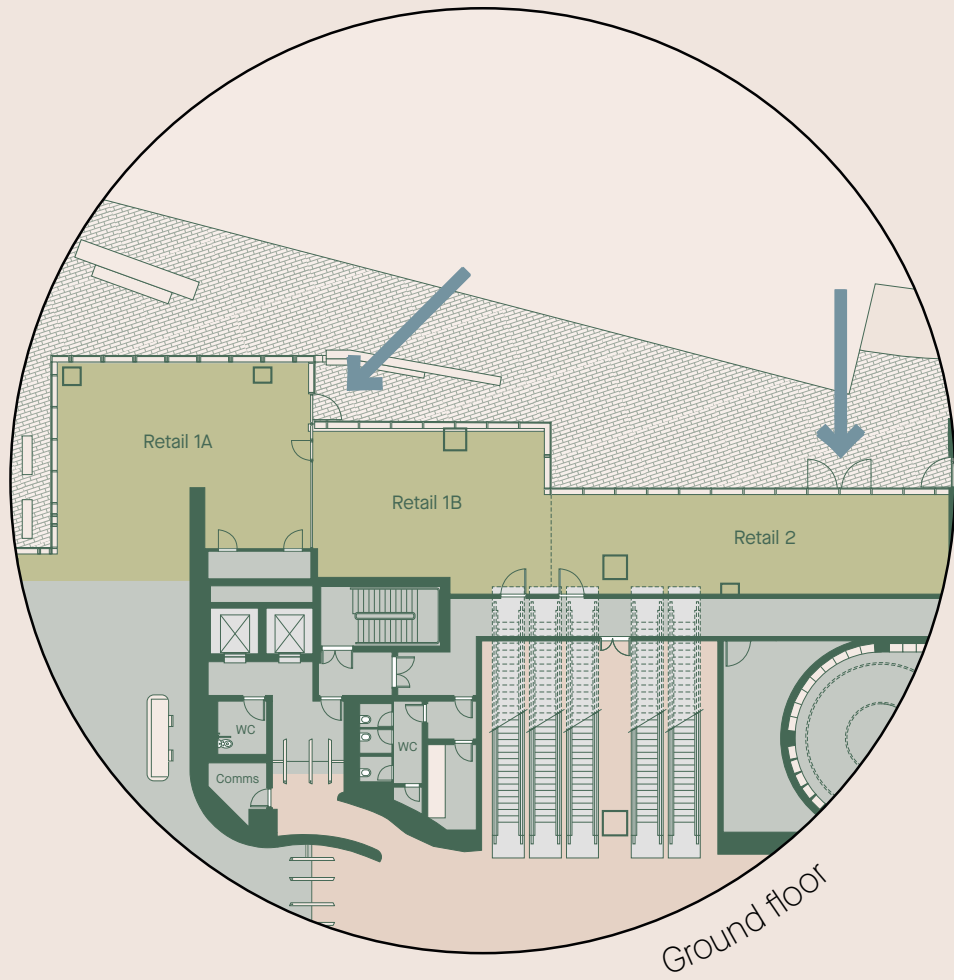


# Retail Units 1 & 2

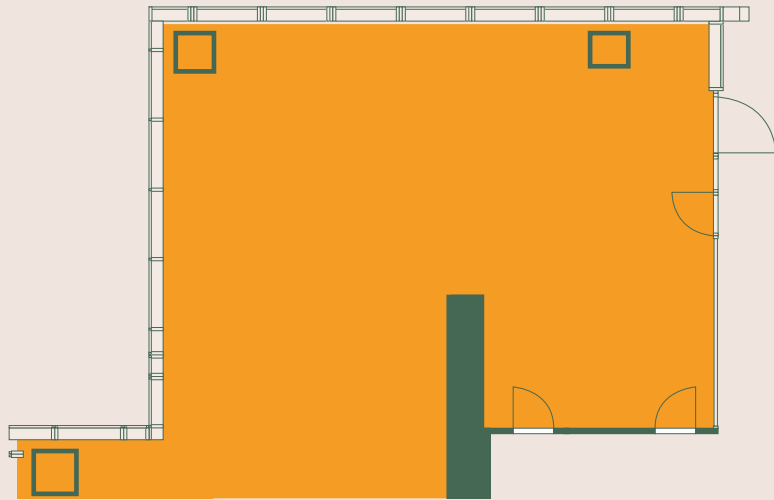
## Floorplan & Areas

|                      | sq ft | sq m |
|----------------------|-------|------|
| Unit 1a ground floor | 1,073 | 100  |
| Unit 1b ground floor | 832   | 77   |
| Unit 2 ground floor  | 933   | 87   |

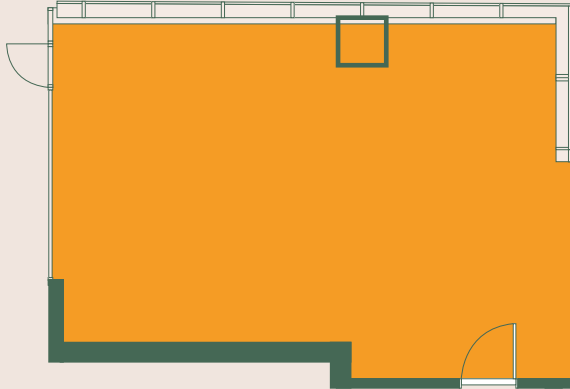
Dimensions are indicative



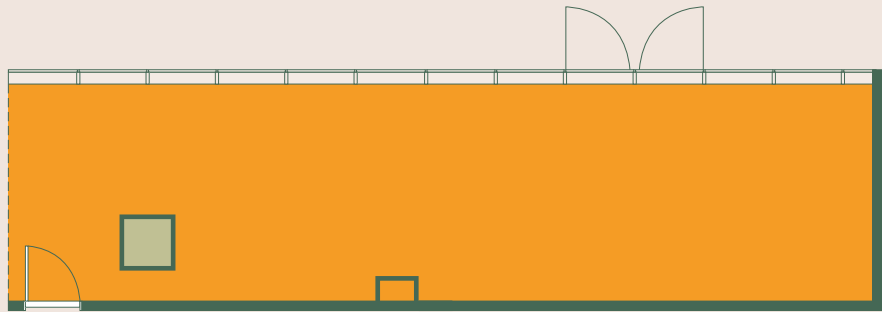
Unit 1a



Unit 1b



Unit 2



[View CGI](#)

BACK TO PLANS

# Retail unit 4 *Exterior View*



View from Fenchurch Street



The local lifestyle

# THE CITY LIMITS HAVE NO BOUNDS

Perfectly placed between Aldgate, Bank, Spitalfields and Southwark, 40 Leadenhall London is at the centre of it all, providing you with endless options morning, noon or night.

## *Fitness & wellbeing*

Frame, Shoreditch

## *Unrivaled restaurants*

The Buxton, Brick Lane

## *Limitless retail*

Spitalfields Market

## *Unbeatable coffee*

Watch House Cafe, Commercial St

## *Established parlours*

Jack The Clipper, Brick Lane

## *Surrounded by character*

Leadenhall Market



# Retail at the heart of the action

## Restaurants & Bars

- 1. 14 Hills
- 2. Bob Bob Ricard City
- 3. BrewDog
- 4. City Social
- 5. Darwin Brasserie
- 6. The Folly
- 7. Fora Restaurant
- 8. The Ivy City
- 9. Jin Bo Law
- 10. The Drift
- 11. Sky Garden
- 12. Sushi Samba
- 13. Temper

## Fitness

- 14. 1Rebel
- 15. F45 Training
- 16. CrossFit Aldgate East
- 17. Equinox
- 18. No1 Fitness
- 19. PureGym Aldgate
- 20. Third Space

## Social

- 21. CitizenM
- 22. Curzon
- 23. Dabbers Social Bingo
- 24. The Garden at 120

- 25. Leadenhall Market

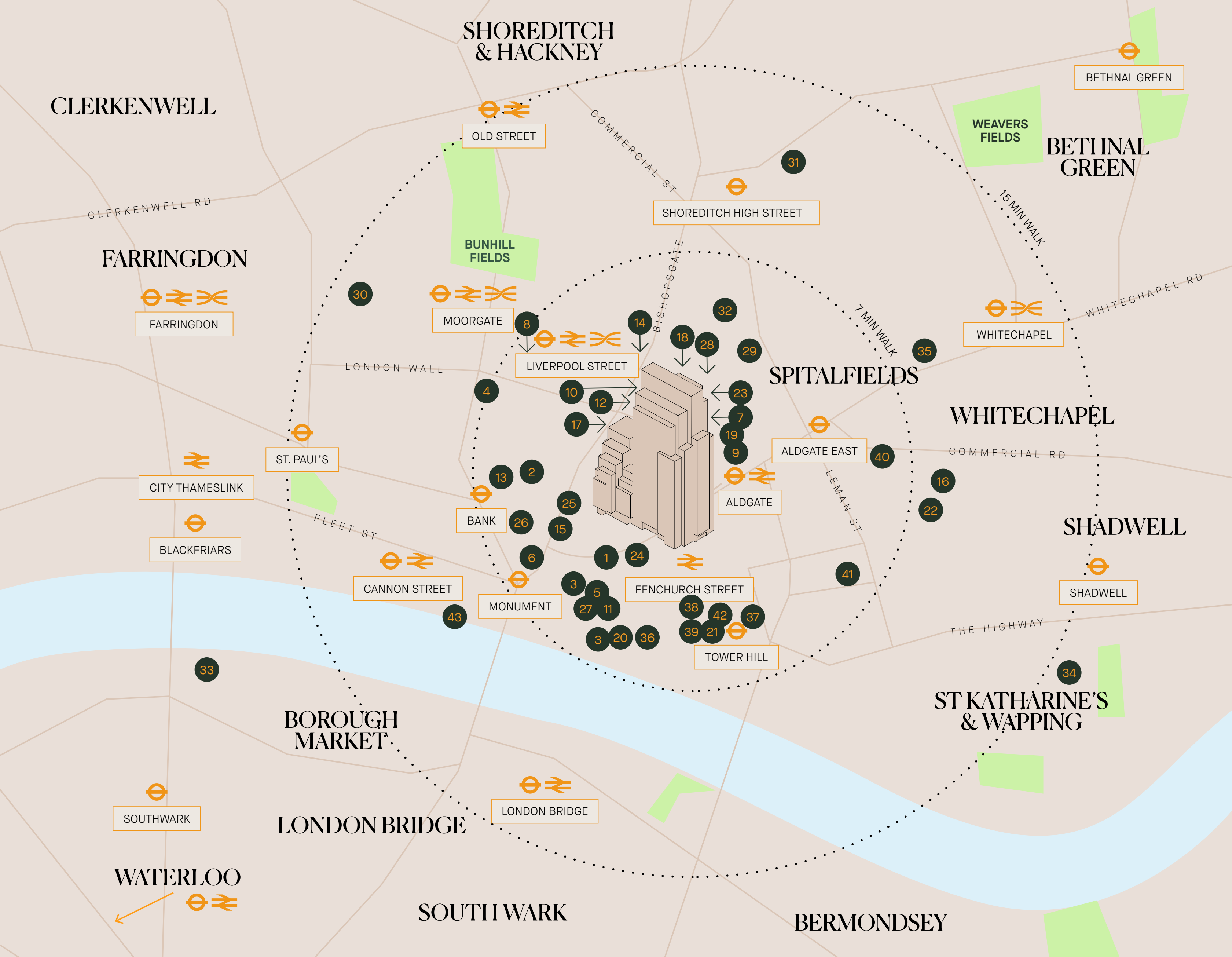
- 26. The Ned
- 27. Sky Garden
- 28. Swingers

## Culture

- 29. Artizan Street Library
- 30. Barbican Centre
- 31. Brick Lane Gallery
- 32. Old Spitalfields Market
- 33. Tate Modern
- 34. Tobacco Dock
- 35. Whitechapel Gallery

## Hotels

- 36. Apex
- 37. Blue Orchid
- 38. DoubleTree
- 39. Four Seasons
- 40. Leman Locke
- 41. Leonardo Royal London Tower Bridge
- 42. Leonardo Royal London City
- 43. Locke at Broken Wharf



# Did we mention that you're in great company?

Share the immediate area with a range of fantastic restaurants, brands, bars, cinemas and gyms all within a short walk, turning our neighbourhood into a buzzing location, bursting with character and charm.



40leadenhall.london

GET IN TOUCH

CBRE

Steven Stedman  
+44(0) 796 7697 920  
steven.stedman@cbre.com

Will Brown  
+44(0) 787 063 7267  
will.brown@cbre.com

Christian McLoughlin  
+44 (0) 778 836 3277  
christian.mcloughlin@cbre.com

Developed by M&G • Development Manager Nuveen



# 40 Leadenhall Street

## Retail/F&B specification

### Unit 4A & 4B – A1/A2/A3

#### Head Heights

Floor to soffit:

Ground Floor - 4,810mm

Mezzanine - 5,470mm

#### Floor Loadings

|                               | Superimposed<br>Dead Load kN/m2 | Variable Actions<br>kN/m2 |
|-------------------------------|---------------------------------|---------------------------|
| Ground Floor Retail<br>Unit 4 | 3                               | 5                         |

#### Service Charge

Tenant to pay a fair contribution.  
A breakdown will be provided.

#### Electrical Supply

- Based on 225W/m2 at PFC of 0.9. Power On Connections (POC) cut out located within the unit and served from dedicated retail substation 1000kVA Transformer. Loads indicated are real power (assuming 0.9 PFC).
- Retail Unit 4A – provided with a 95mm<sup>2</sup> 4 core cable to each retail unit which is capable of carrying 140kVA
- Retail Unit 4A – provided with a 95mm<sup>2</sup> 4 core cable to each retail unit which is capable of carrying 140kVA

#### Cooling & Heating

- Chilled water and low temperature hot water, from the central landlord systems, will be provided to a pair of plate heat exchangers located to the rear of units 4a and 4b.
- The supplies will be terminated into the Landlord’s side of plate heat exchangers. Tenant to install secondary side equipment, pump and pressurisation unit within space at high level.

#### Ventilation

- Ducts connect to the façade louvres. Retail 4a and 4b have direct access to the facade louvres.

#### Mains Water Supply

- Capped supply direct to Thames Water main in street with stop cock and meter. A 22mm diameter copper (internal) and 25mm diameter MDPE (external) providing an approximate flow rate of 0.5l/s per unit will be provided.

#### Telecoms

- Containment routes from unit to both incoming Point-of-Presene (PoP) rooms, plus 2 No. Landlord data points.

#### Drainage

- Shared outfall (separate stub stacks).

#### Fire Alarm / PAVA

- Temporary heads provided as part of basebuild. To be stripped out when tenant completes their fit-out. Provided with fire alarm interface to connect their local panel to.

#### Fire Suppression

- A capped sprinkler connection 100mm diameter will be provided at the boundary of the tenant demise.

#### Facade Works (by Landlord)

- The facade including louvres will be part of the landlord’s demise. Louvres will be provided for the kitchen extract and restaurant ventilation systems as part of the facade works.

