



40

LEADENHALL
LONDON



A LANDMARK COMPLETED.

Final two units of 9,300 sq ft
and 19,900 sq ft available

A LEGACY IN THE MAKING.



You don't get second chances at something this complete.

With every detail delivered and every service in place, 40 Leadenhall is already redefining what best-in-class looks like. This is a building built for people, performance, and long-term value.



Summary

900,000

Total sq ft



820K

sq ft of business ready space



80K

sq ft of amenity space across the building



100m

reception with Central Square



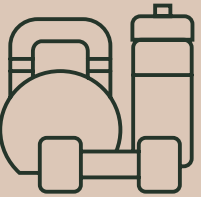
11th

floor communal rooftop clubhouse The Treehouse



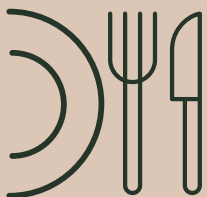
5

independent retailers



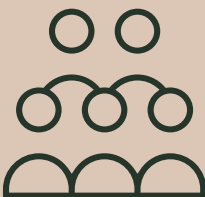
1

fitness studio



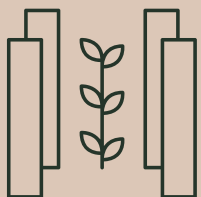
2

public restaurants



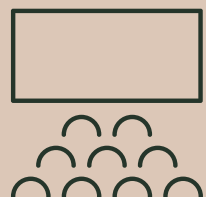
200

seat auditorium



17

outdoor green spaces and terraces



30

seat HD cinema room



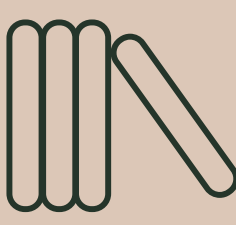
1

wellness suite



22.5K

sq ft grooming, treatment and changing area



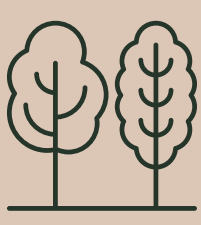
1

contemporary library area



1,000

secure bike spaces



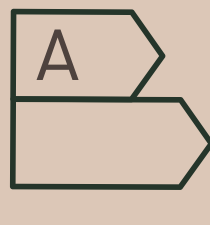
7

trees on the ground floor 4m – 7.5m high



14k

sq ft, Central Sq, Library and Think Space



A

EPC



BREEAM
Excellent



Well
Platinum



Wired Certification –
Platinum



5*
rating targeting



Step

into

exceptional

Every detail
considered,
crafted without
compromise.



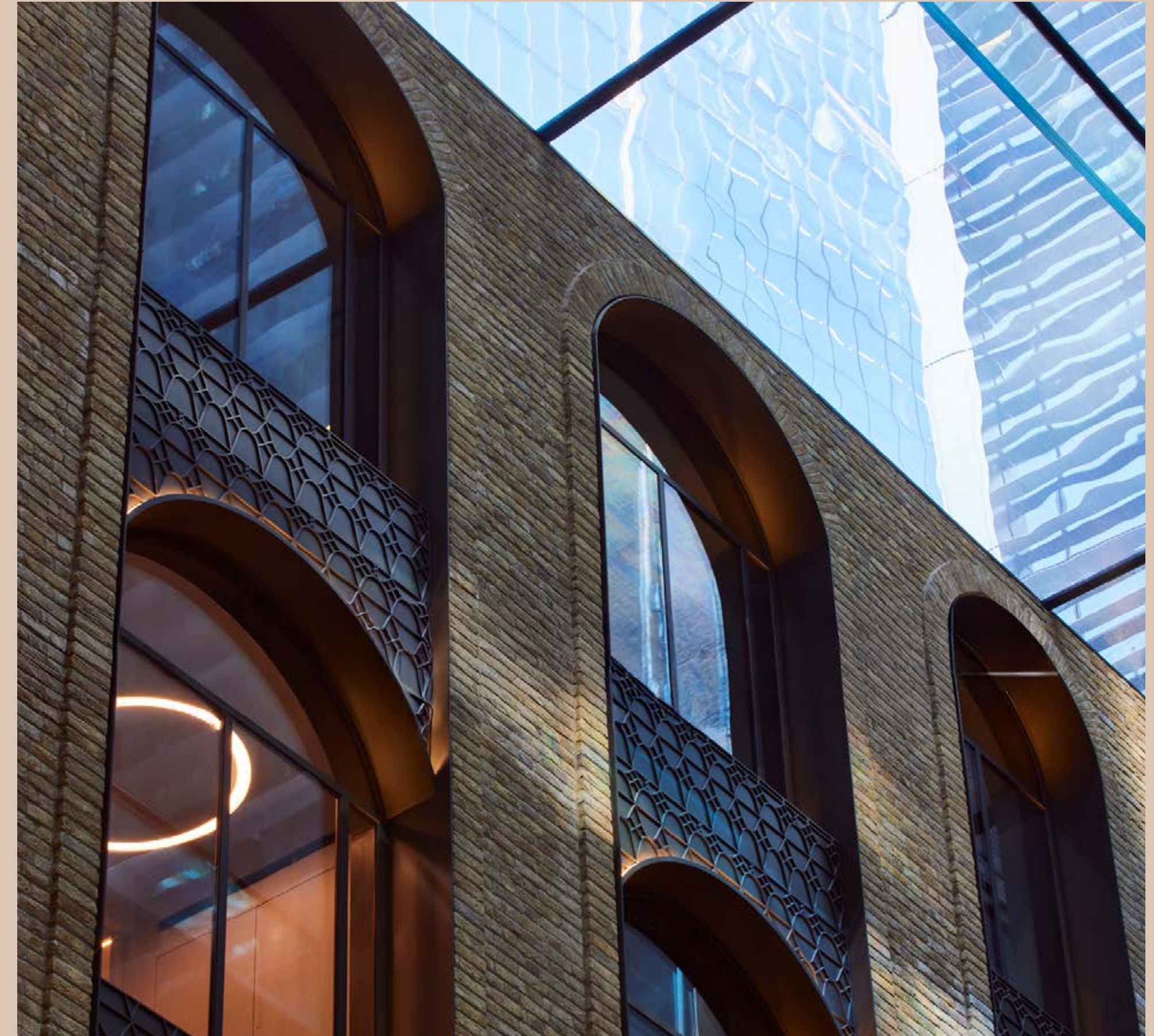
02



03



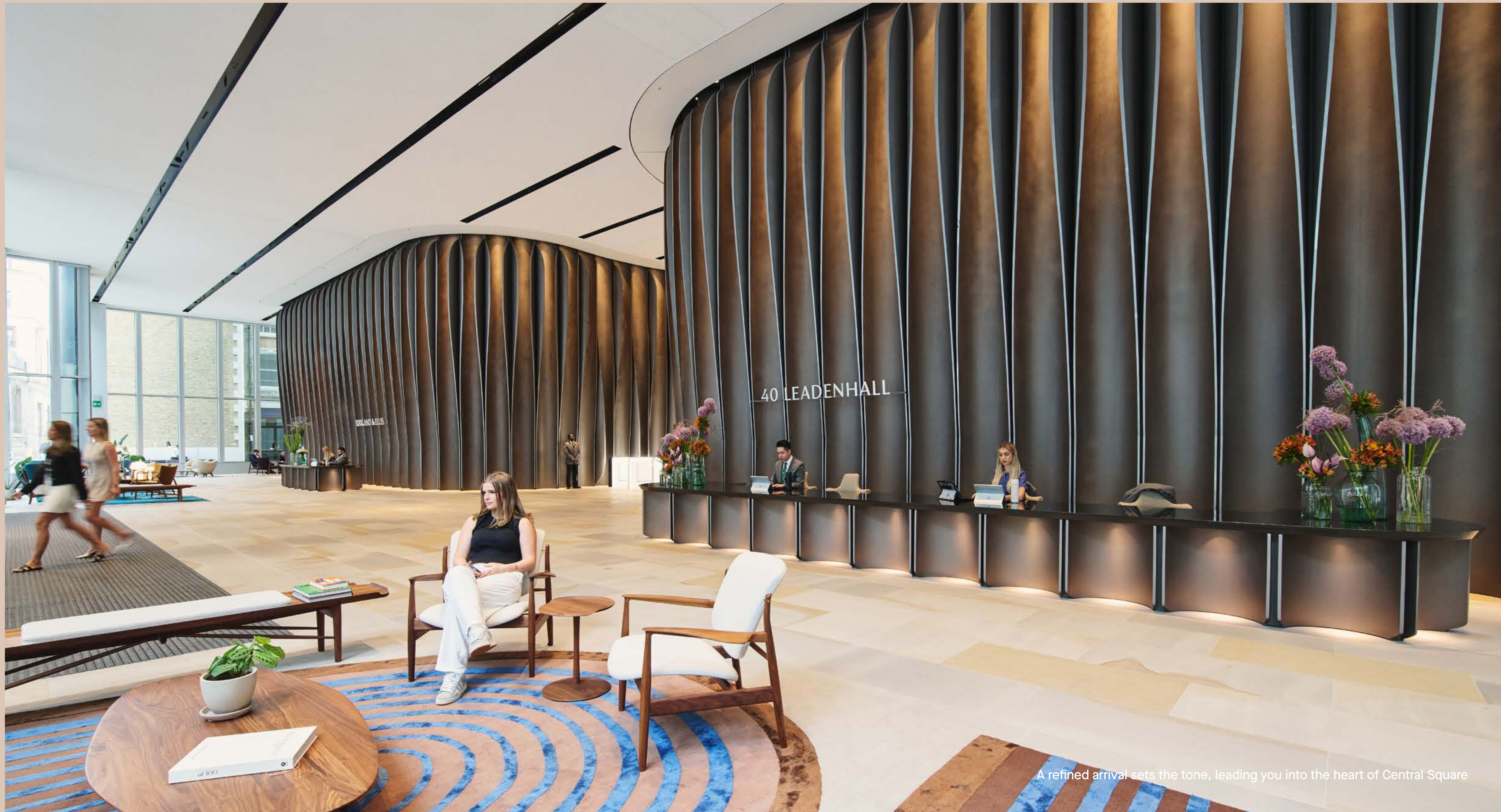
04



05

All in the detail

- 01 — An elegant spiral staircase unites the library and mezzanine spaces.
- 02 — Sleek metal railings create semi-transparent layers that enhance the space.
- 03 — Ground floor spaces are unified by luxurious polished stone floors.
- 04 — Curved wooden ceiling fins bring warmth and movement to the space.
- 05 — A striking contrast where the heritage of the Billiter Building meets the clarity of new glass.



A refined arrival sets the tone, leading you into the heart of Central Square



Central Square alive with greenery and light



Curated sculptures and art pieces bring creativity into every shared space

The boldest
ideas come
to light in
an inspiring
environment.



Handcrafted steel fluted detailing elevates the reception, offering a refined and exceptional welcome

A complete ecosystem
where ideas ignite,
energy flows, and
productivity thrives.



01



03



02

- 01 — Fenchurch Street entrance
- 02 — Central Square — alive with greenery and light
- 03 — Digital art in Central Square

The wonders of Italy brought to the heart of London.

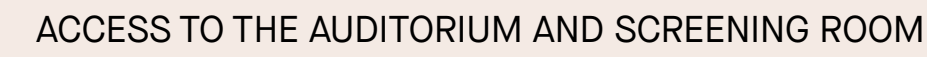


The grand dining room harks back to the City restaurants of old.



The Campanelle restaurant is set over two stories and includes a private dining room and an all-weather terrace.





Fenchurch Buildings

Leadenhall Street

Fenchurch Street

Retail 1

Retail 2

Toilet

Post

Contracto
Entrance

Dock
Office
/Security

Retail 4

The Library and think space

Leadenhall St Reception

Fenchurch St Reception

Central Square

Bar

Cycle Entrance

Low
Rise
Lift
Lobby

High
Rise
Lift
Lobby

CAMPONELE

Food
Beverage

L14
Restaurant
Entrance
Lobby

South
Core
Lift
Lobby

Store

Retail U

End of Journey Facilities Entrance

Biliter Street

Rooftop Restaurant & Bar Entrance

Billiter St Office Entrance

Campanelle Restaurant Entrance





A welcoming bar anchors the Central Square, where restaurant tables spill into an atrium of trees and light



Wellbeing

Focus

Performance

Wellness, elevated — effortlessly integrated into your day.



01



02

Wellness & Productivity Spaces

- 01 — Beauty suite for hair and nail treatments
- 02 — Private treatment rooms
- 03 — Peloton and fitness studios

Seamlessly move from morning workouts to afternoon meetings, or from focused training to moments of inspired reflection. Thoughtfully designed wellness spaces and services support your rhythm and productivity throughout the day.



03



Peloton and fitness studios

Reserve Peloton bikes in the app to transform your lunch hour, or explore a versatile fitness studio offering everything from calming yoga to dynamic group sessions.



Beauty suite

Located in the Billiter building, our serene beauty suite is designed to offer luxury treatments in a calming setting. Whether you're unwinding at lunch or preparing for the evening, a range of hair and beauty services is available — thoughtfully tailored to fit your day.



Defining a healthier, more productive working day.



More than space,

take the opportunity

to excel

Designed for your brightest ideas.

Knowledge, curated.
Innovation spaces where
breakthrough moments are
inevitable. This isn't just where
you work. It's where you
grow, create, and evolve.



01



02



03

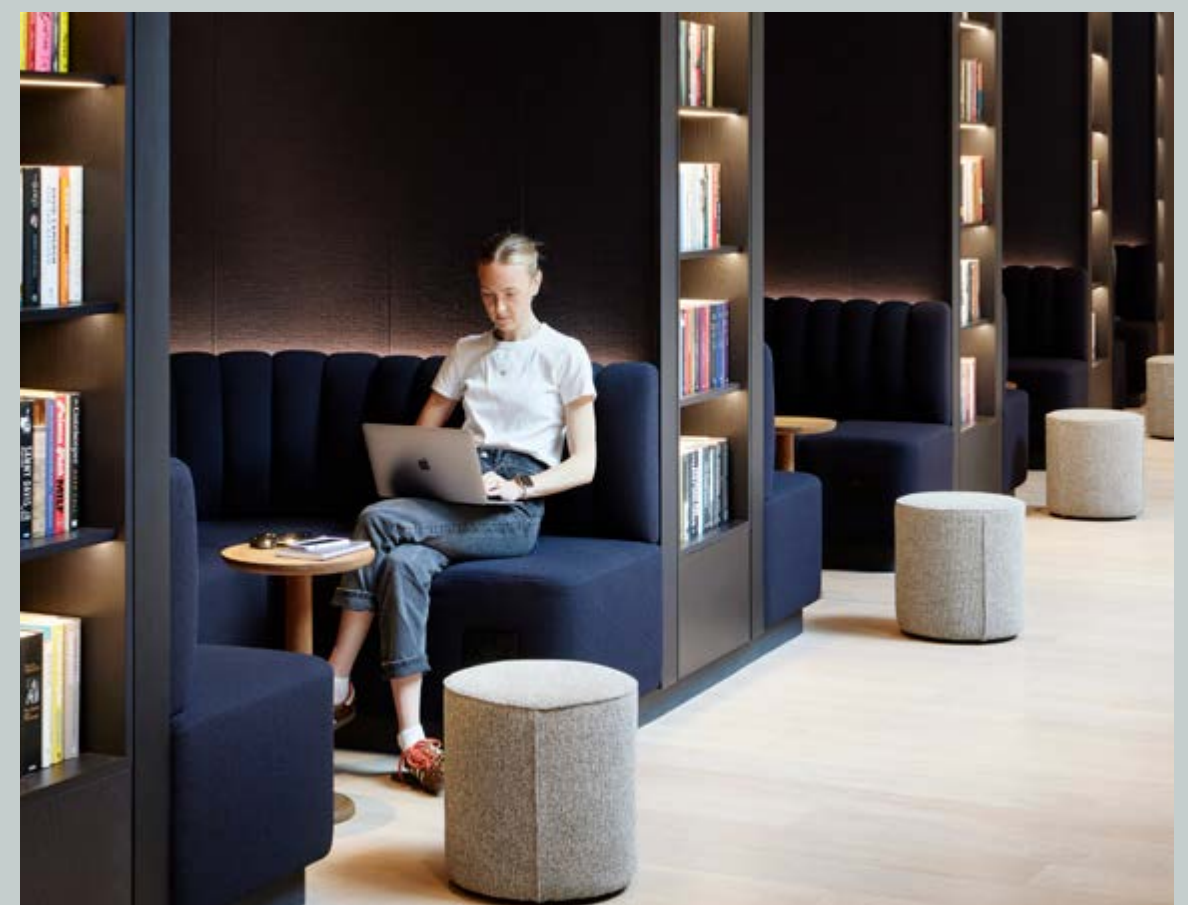
Ideas come alive across every corner of 40 Leadenhall. The curated library fuels focus and discovery. Think Spaces ignite collaboration, while the auditorium and screening room bring your team's vision to life. Fully bookable and managed by our in-house team, every space is designed for learning, creating, and connecting. This is where innovation thrives.

- Learning & Innovation Spaces**
- 01 — Library and think space
 - 02 — Auditorium
 - 03 — 30 seater screening room



Our curated library
is your sanctuary
for research and
discovery.

Library and think space





Auditorium

A fully managed 200-seat auditorium and welcome lounge, designed for seamless conferencing and events.





30 seater
screening room
and mezzanine
event space.

Host presentations
with style in the
screening room and
refined mezzanine.





An elevated community, redefining belonging

Culture that moves you forward.



02



01

Social Spaces & Events

01 — The Treehouse

02 — One of four terraces with spectacular views

03 — 40 Leadenhall Run Club

04 — Bee hives

04



Our thoughtfully designed social spaces adapt to every need – enhancing wellbeing, connection, and collaboration. From curated events, to run clubs, to beekeeping sessions, they help build a culture that inspires, connects, and attracts talent. The spaces are also available for private hire, ideal for everything from intimate gatherings to standout events.

03



Step out of the office and into the Treehouse



Enjoy your favourite coffee,
record a podcast with
stunning views, and connect
with like-minded people
through inspiring events and
networking opportunities.



The Treehouse
offers the perfect
setting for private
hire – ideal for
hosting clients.





JANUARY
Peloton wellness competition



FEBRUARY
Children's book drive



MARCH
International Women's Day



APRIL
Garden club



MAY
Treehouse presents live music



JUNE
Bees



JULY
Summer party



AUGUST
Summer film screenings



SEPTEMBER
Fermentation Workshop



OCTOBER
40-Rox Fitness Challenge



NOVEMBER
Remembrance Day



DECEMBER
Christmas party



Every
square foot
optimised

Schedule of areas

FLOOR	NORTH TOWER
34	Kirkland & Ellis
33	
32	
31	
30	
29	
28	
27	
26	
25	
24	
23	
22	
21	
20	
19	
18	
17	
16	
15	
14	McGill
13	Chubb
12	
11	Ark
10	Shawbrook
09	Acrisure
08	Brooks Macdonald
07	iSam
06	Sompo
05	Chubb
04	
03	Huckletree
02	
01	Huckletree/Auditorium
Mezzanine	Think Space Screening Room
G (North/South)	Central Hall Library

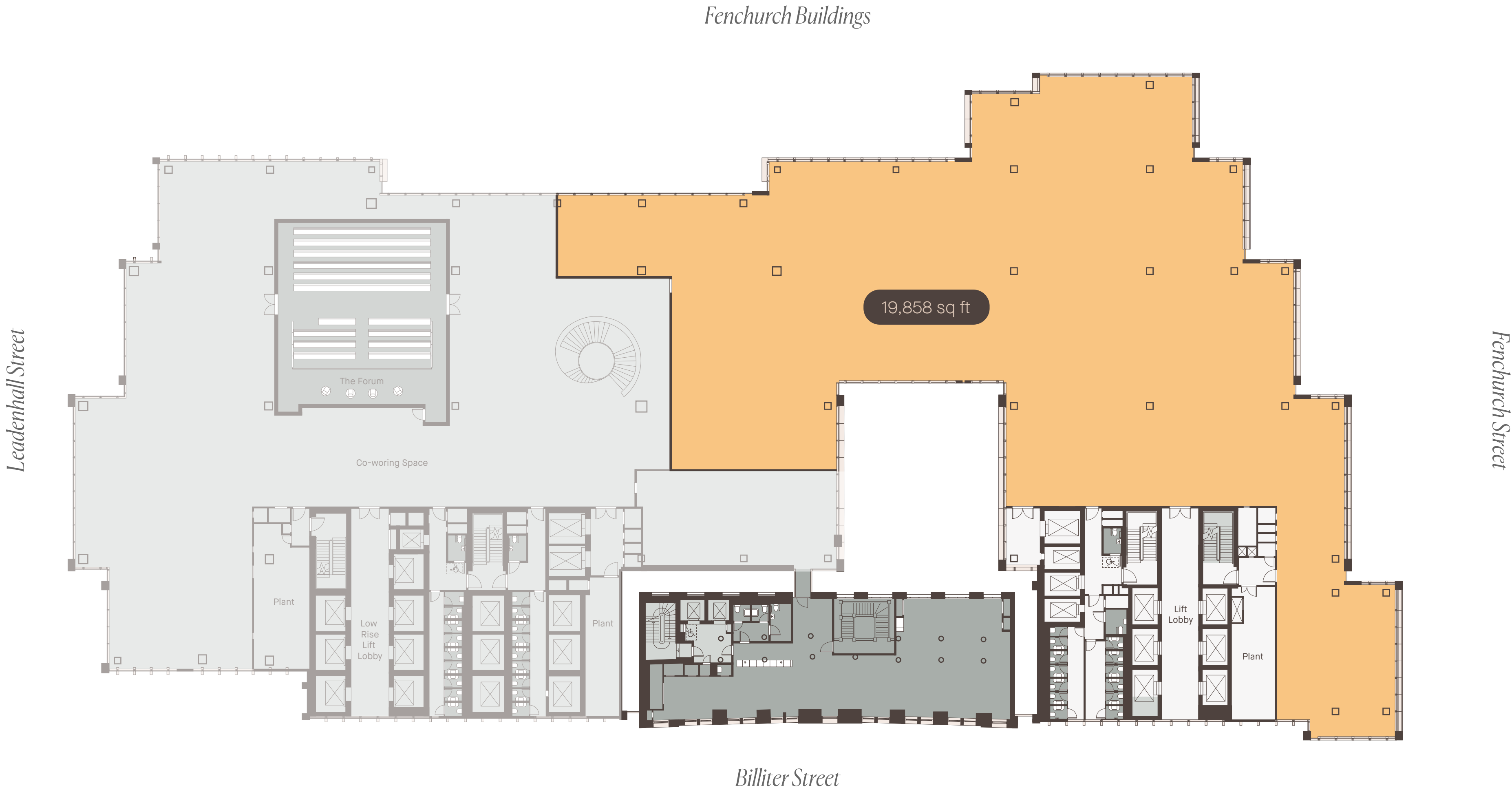
- Billiter (Floors G-5)
- Mind and Body Rooms
- Mind and Body Rooms
- Campanelle Restaurant
- Campanelle Restaurant

FLOOR	SOUTH TOWER
14	Restaurant
13	Restaurant
12	AVAILABLE 9,327 SQ FT
11	Treehouse
10	Shawbrook
09	Acrisure
08	
07	iSam
06	Sompo
05	
04	Chubb
03	
02	Huckletree
01	AVAILABLE 19,858 SQ FT
Mezzanine	Think Space Screening Room
G (North/South)	Central Hall Library
-01	Cycle Storage
-02	End of Trip Facilities

Level 01

19,858 sq ft available

- Office
- Core



Level 01

19,858 sq ft available

Space plan

Fenchurch Buildings

Leadenhall Street

Fenchurch Street

Billiter Street

Open plan

Office

Core

Desks/working stations: 177

Open collaboration: 50

Internal meeting & quiet room seats: 60

Social area seats: 46

Client space rooms: 6

Client space seats: 48

Workspace total seats: 298

Support space

The floor plan illustrates the layout of Level 01, which is primarily composed of a large, open-plan workspace on the left and a more structured office area on the right. The open-plan area includes a large 'Co-working Space' and 'The Forum' area. The structured office area features numerous desks, meeting rooms, and support spaces. Key areas include:

- Open-plan workspace:** A large area on the left side of the plan, primarily colored light grey, containing 'The Forum' and 'Co-working Space'.
- Office area:** A large area on the right side of the plan, primarily colored orange, containing numerous desks and working stations.
- Meeting rooms:** Several rooms of varying sizes, some colored orange and some grey, containing tables and chairs.
- Support spaces:** Areas like 'STAFF SOCIAL', 'COMMS', 'RECEPTION', 'COATS', 'PANTRY', and 'Lift Lobby' are located on the right side.
- Core and circulation:** A central area with stairs, elevators, and corridors, primarily colored light grey.
- Plant rooms:** Located at the bottom left and bottom right of the plan.

32

Level 01

19,858 sq ft available

Space plan

Fenchurch Buildings

Leadenhall Street

Fenchurch Street

Billiter Street

Legal hybrid plan

- Office
- Core
- Desks/Docking stations: 109

- Open collaboration: 6
- Internal meeting & quiet room seats: 61
- Social area seats: 40
- Client space rooms: 6
- Client space seats: 52

Workspace total seats: 196

- Support space

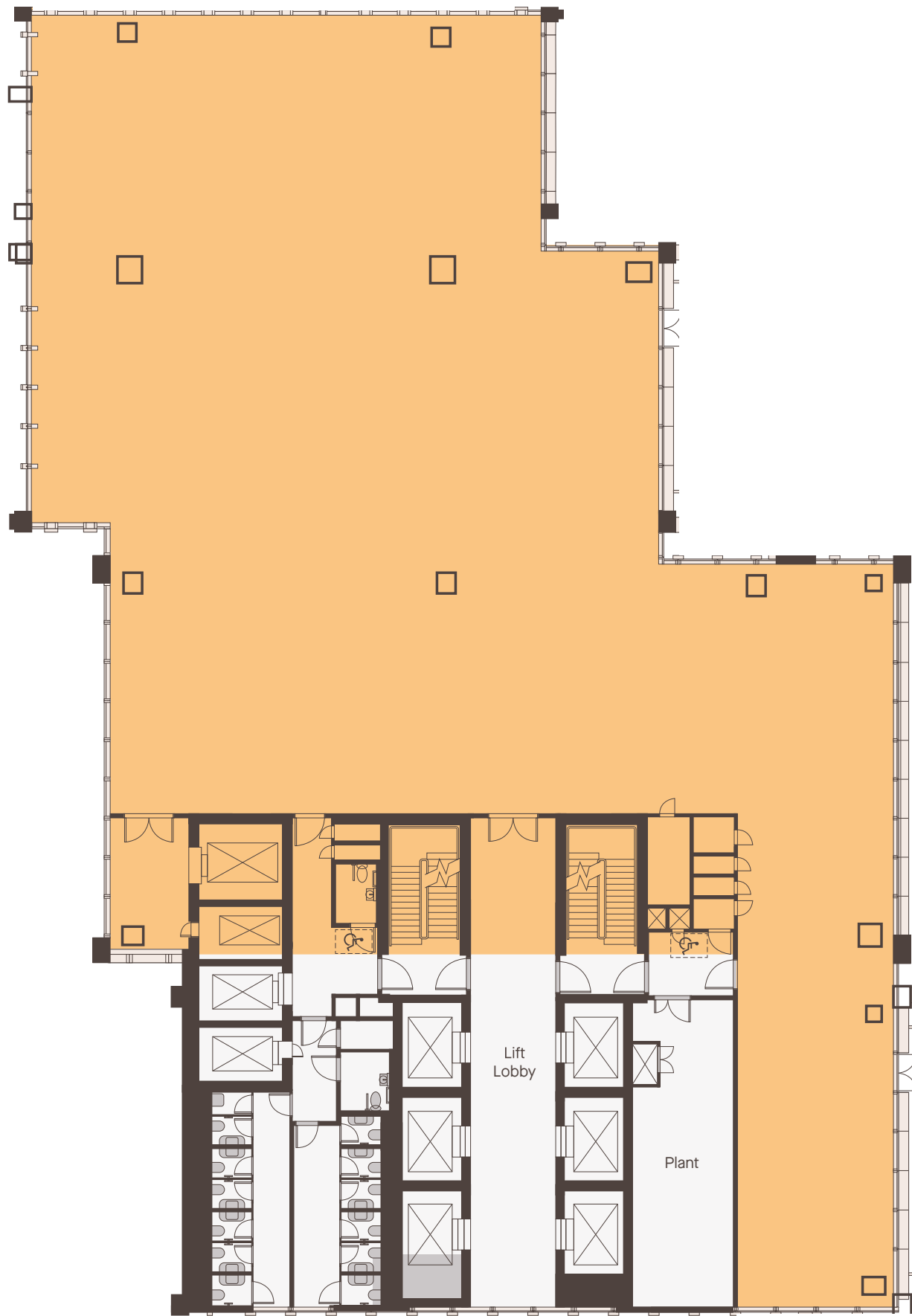


Level 12

9,327 sq ft available

Floor plan

Fenchurch Buildings



Fenchurch Street

Billiter Street

Space plan

Fenchurch Buildings



Fenchurch Street

Billiter Street

Corporate Open Plan

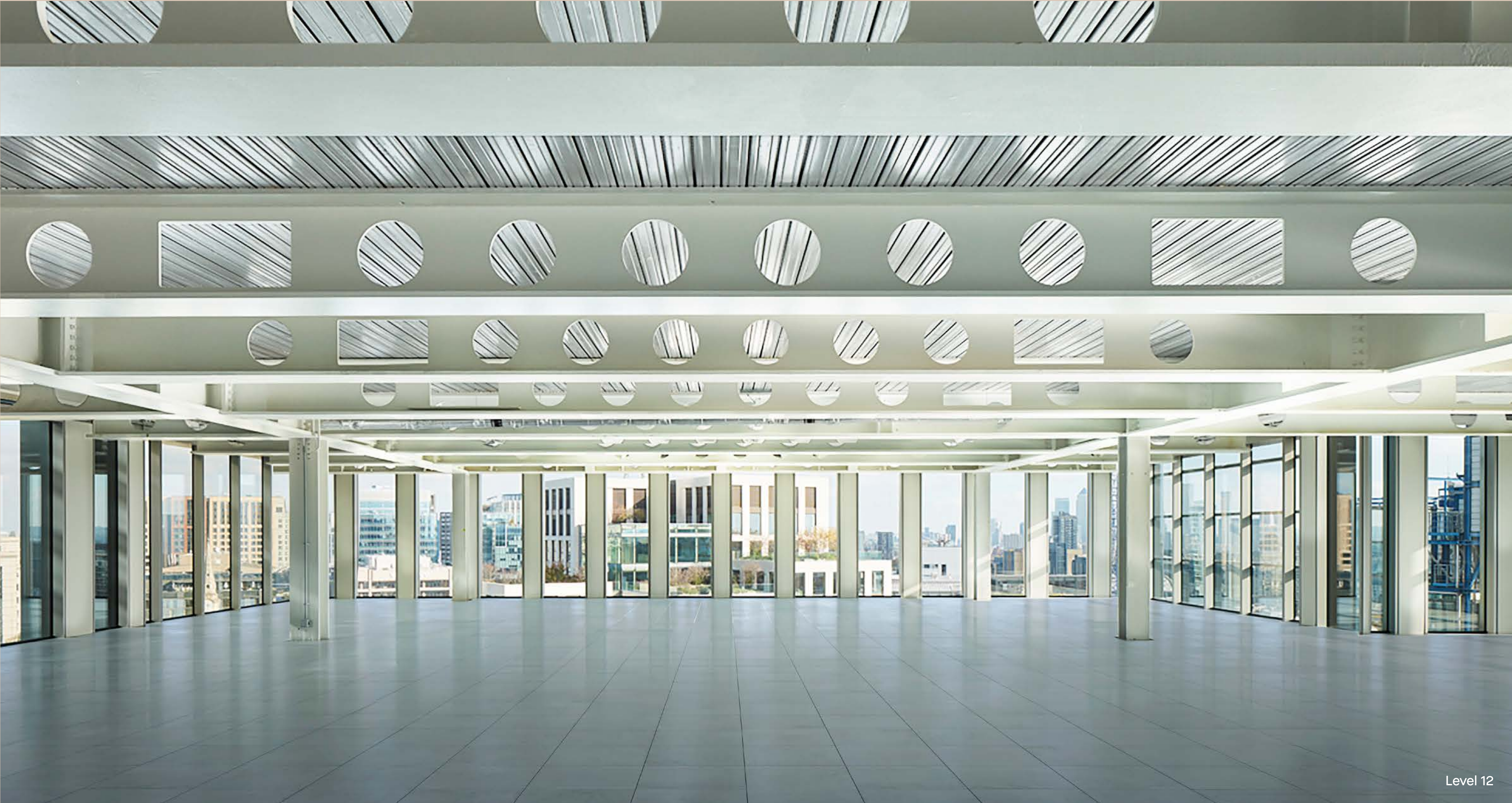
- Office
- Core
- Desks/Docking stations: 70

- Open collaboration: 20
- Internal meeting & quiet room seats: 44
- Social area seats: 28
- Client space rooms: 4
- Client space seats: 28

Fluid/shared work setting seats: 122

- Support space





Level 12



Level 12

Summary specification

Structure • 1.0kN/sq m planning module • 3.5 kN/sq m floor loading capacity + 1.0kN/m2 (partitions) • 7.5 kN/sq m in part for heavier needs
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Electrical resilience • 4 × 2.5MVA, 11kv prime rated generators • Landlord’s standby generators meet 100% of the tenants’ load • 2 × 33kv high voltage supplies
--

Building operation • Intelligent Building Management System permitting integration of landlord and tenant systems
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Key dimensions • Floor to ceiling – 2.75m • Typical Slab to Slab – 3.85m • Raised floor zone – 160mm

Occupational density • 1:8 m2 • All building services and on-floor amenities designed to 1:8 occupancy • Means of escape designed for an occupancy of 1:6, with phased evacuation
--

Air conditioning • Flexibility exists for either a chilled beam or fan-coil unit installation, depending on the density of cooling required • Dedicated on-floor air-handling on floors L1 to L22
--

Fresh air • 12.8 litres per second fresh air for each person (1:8m2 occupancy)

Lifts • 19 x office passenger lifts (26 person capacity / 2000kG) (13 in the north core are Double Deck) • 4 x Office Goods lifts (26 person capacity / 2000kg) • 2 x lifts to access End of Journey facilities (13 person / 1000kg) • 1 x hand cycle lift (26 person / 2000kg) • 3 x vehicle loading lifts (26,000 kg) (Hydraulic)
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Connectivity • Two diversely located telecommunications intake rooms – each with N+1 UPS • Blown fibre – pre-installed private fibre conduits for rapid installation • Landlord Wi-Fi network throughout the building common areas • SMART enabled building • Targeting Wired Score Platinum

End of trip provision • 1068 cycle spaces including 5 disabled spaces • 115 showers • 1069 lockers • 2 disabled visitor parking bays

40 Leadenhall London
is brought to you by
highly regarded real estate
investors and developers:

40leadenhall.london



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