

Eastcheap Court

11 Philpot Lane
London EC3



**An intelligent building,
set behind a historic
period facade, designed
to meet ESG standards
for the modern occupier.**

Eastcheap Court has been newly re-designed by Trehearne Architects and Fletcher Preist, to provide a best-in-class fully fitted floor of 7,256 sq ft, all within a smart controlled environment.

An area steeped in history.

Eastcheap was originally
at the heart of Roman
London, it was one of the
City's principal markets.

A fully redesigned reception area provides a stylish welcome, with considered soft tones and feature detailing throughout



Future thinking

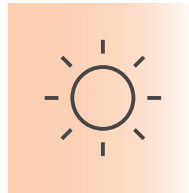
Specification



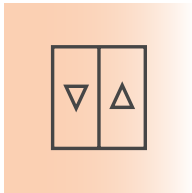
Fully fitted workspace



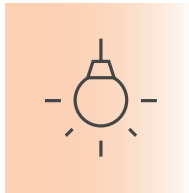
Comprehensive refurbishment



Excellent natural light throughout



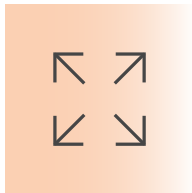
3 x 13 person passenger lifts



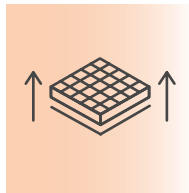
High efficiency LED lighting system



Occupancy density 1:8



Floor to ceiling height 2.7m



Fully accessible raised floors



Two columns per floor

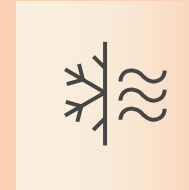
Sustainability



BREEAM Excellent

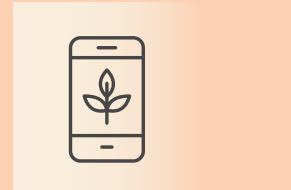


EPC rating B

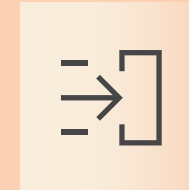


Fully electric VRF air conditioning

Smart Building



Dedicated building app



Smart sensors optimising building efficiency

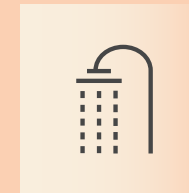


Smart Building Certification Platinum

Wellness



56 cycle spaces & maintenance station



6 showers with underfloor heating



In excess of 56 lockers including drying lockers

**Premium
end-of-journey
facilities provide
the ideal start
to a productive
working day**



A smarter way to work

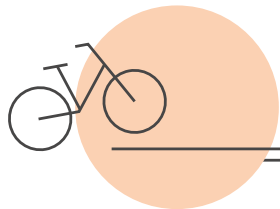
A truly smart building

Working in partnership with Siemens, Eastcheap Court provides smart technology to assist occupiers and visitors throughout the working day.

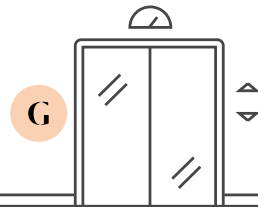
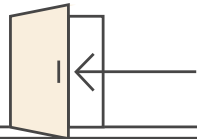
It provides everything you need to enhance productivity, from securing your bike after the daily commute, to maintaining the ideal working environment.

- Reduce costs
- Increase environmental performance
- Improving wellbeing and productivity
- Maximising space and use

Check availability
Check availability and book your bike rack space.



Seamless access
Seamless access via smart phone, also for visitors.



Find and book desks
Book a desk based on your preferences or check availability.



Personalised comfort
Machine learning enables personalised settings such as temperature and lighting.

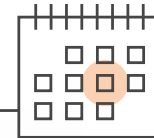


Touchless elevator call
Call the lift from your app so it knows when you are approaching.

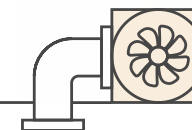
Report issues
Something doesn't work? Report issues via the app.



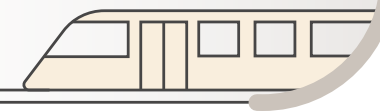
Visitor management
Secure, automated process for visitor registration.



Find and book rooms
Find rooms near to you and book instantly – integrated to the calendar system.

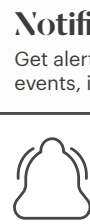


Healthy indoor climate
Rooms are automatically ventilated to maintain air quality.



Integrated services
3rd-party integration such as restaurants, public transport and gyms.

Find colleagues
Find colleagues and get directions to their location.



Notifications
Get alerts on your mobile about events, incidents and more.



Way home...
Departure time suggested based on personal schedule.



Spaces to inspire



Fully fitted
workspace

First Floor Breakout Area



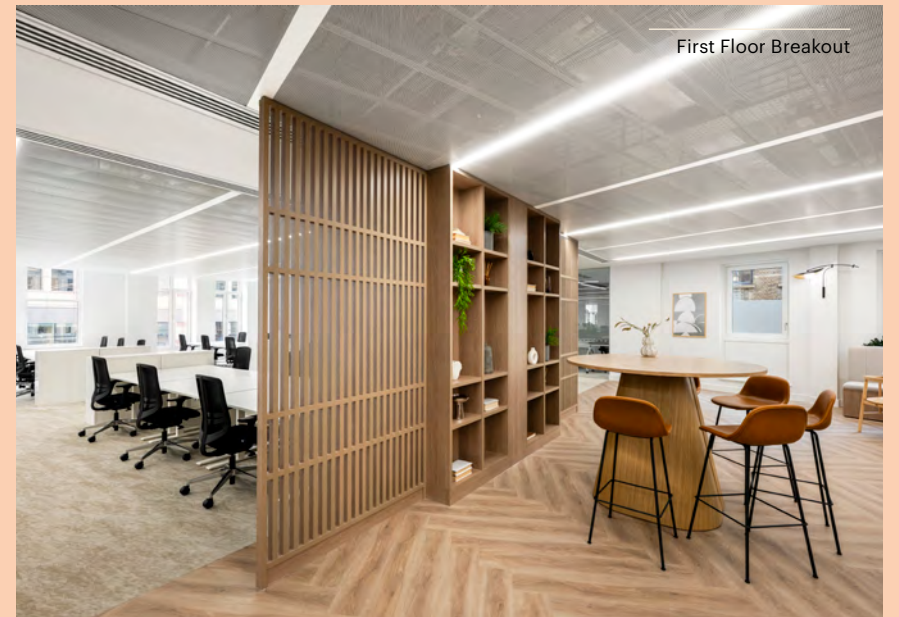
First Floor Breakout

Accommodation

Floor	Condition	Sq Ft	Sq M	Status
Fifth				Let
Fourth				Let
Third				Let
Second				Let
First	Fully fitted	7,256	674.1	Available now
Total		7,256	674.1	



First Floor Kitchen



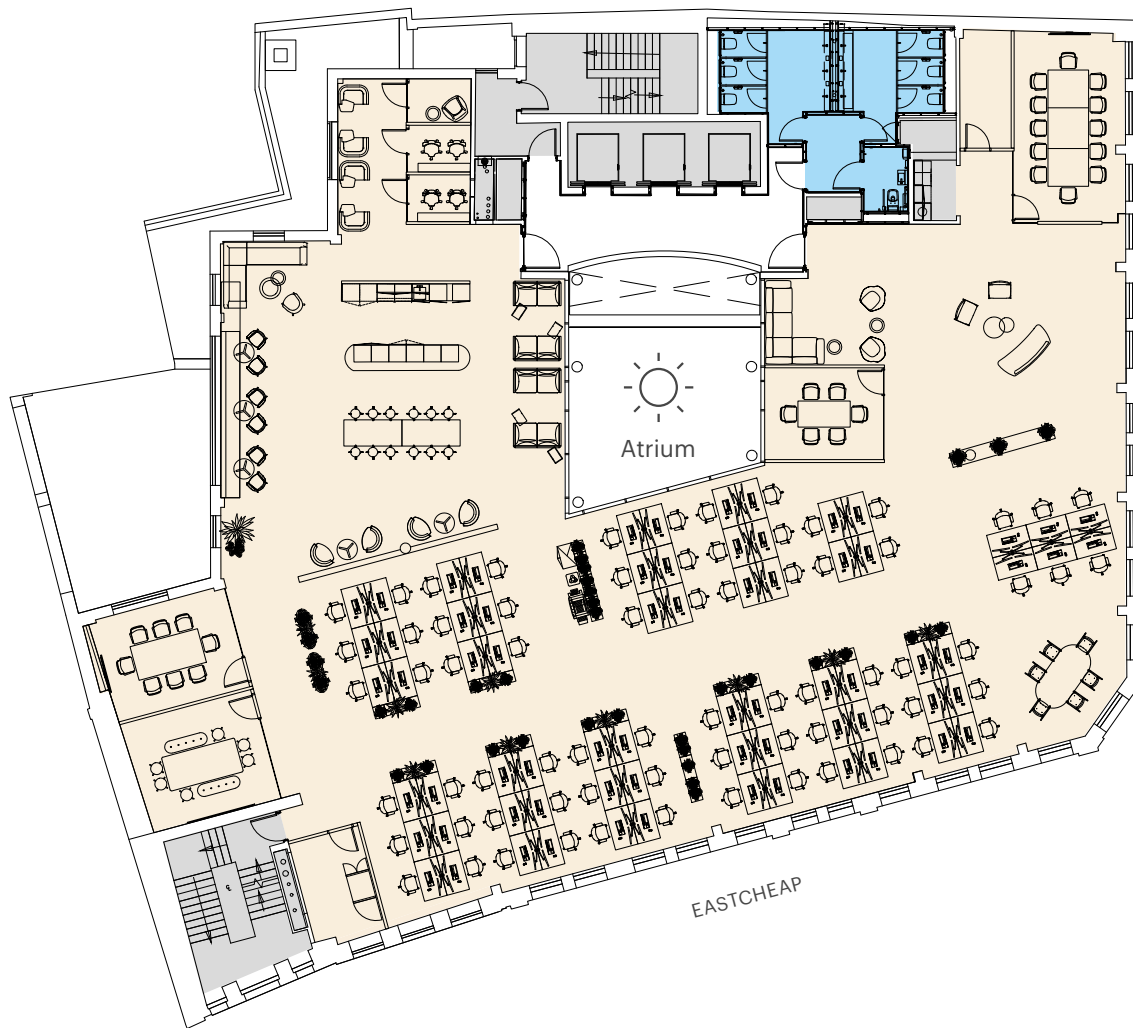
First Floor Breakout



First Floor Workspace

First Floor

7,256 sq ft / 674.1 sq m



Open plan workstations	70
6 Person meeting room	01
8 Person meeting room	01
10 Person meeting room	01
12 Person meeting room	01
Quiet rooms	03
Breakout areas	01
Kitchen	01
Total occupancy	70

- Office
- WCs
- Core



Plans not to scale.
For indicative purposes only

The heart of the City.

Less than two minutes walk away



Bar 20 at Birleys

Blacklock



Vagabond Wines



Sky Garden

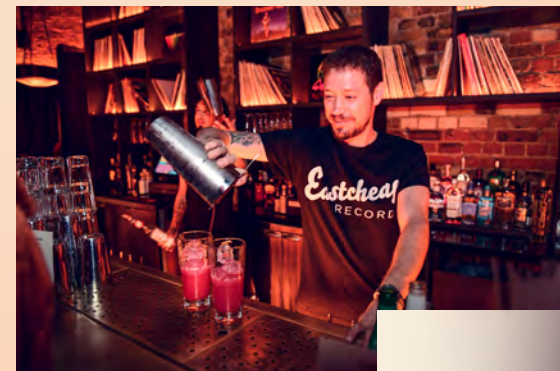
COCO
DI MAMA



Wagtail
ROOFTOP BAR & RESTAURANT

VAGABOND

Brewdog



Eastcheap Records



Sky Garden

THE FOLLY



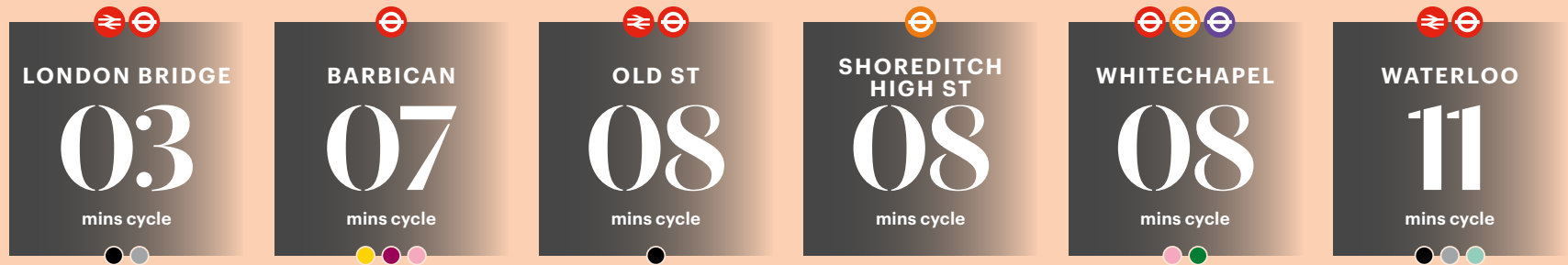
EASTCHEAP COURT

M B E R

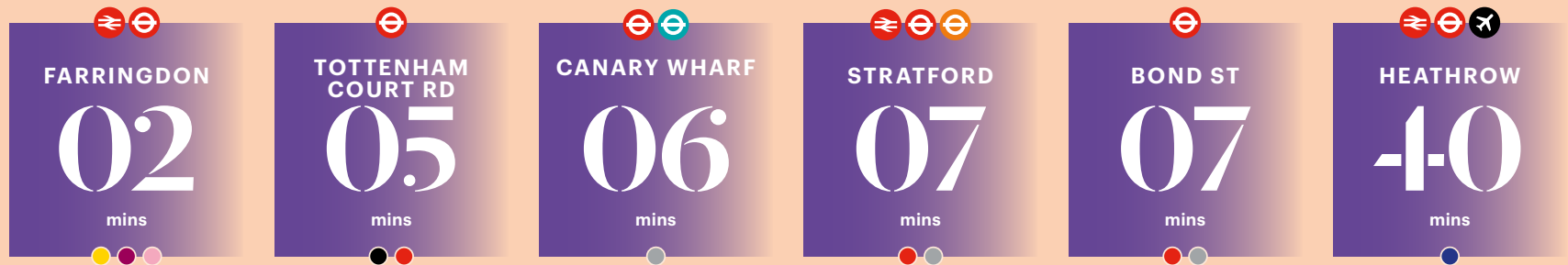
Walk times
from Eastcheap Court



Cycle times
from Eastcheap Court



Elizabeth line
journey times
from Liverpool Street



Source: TfL

Meet the neighbours

The neighborhood is home to a global line-up of brands from a diverse range of sectors, all choosing to call the local area home.

accenture



M&G

Bloomberg



wework



LYST



AON



worldpay



Local amenities

Dining & Drinks

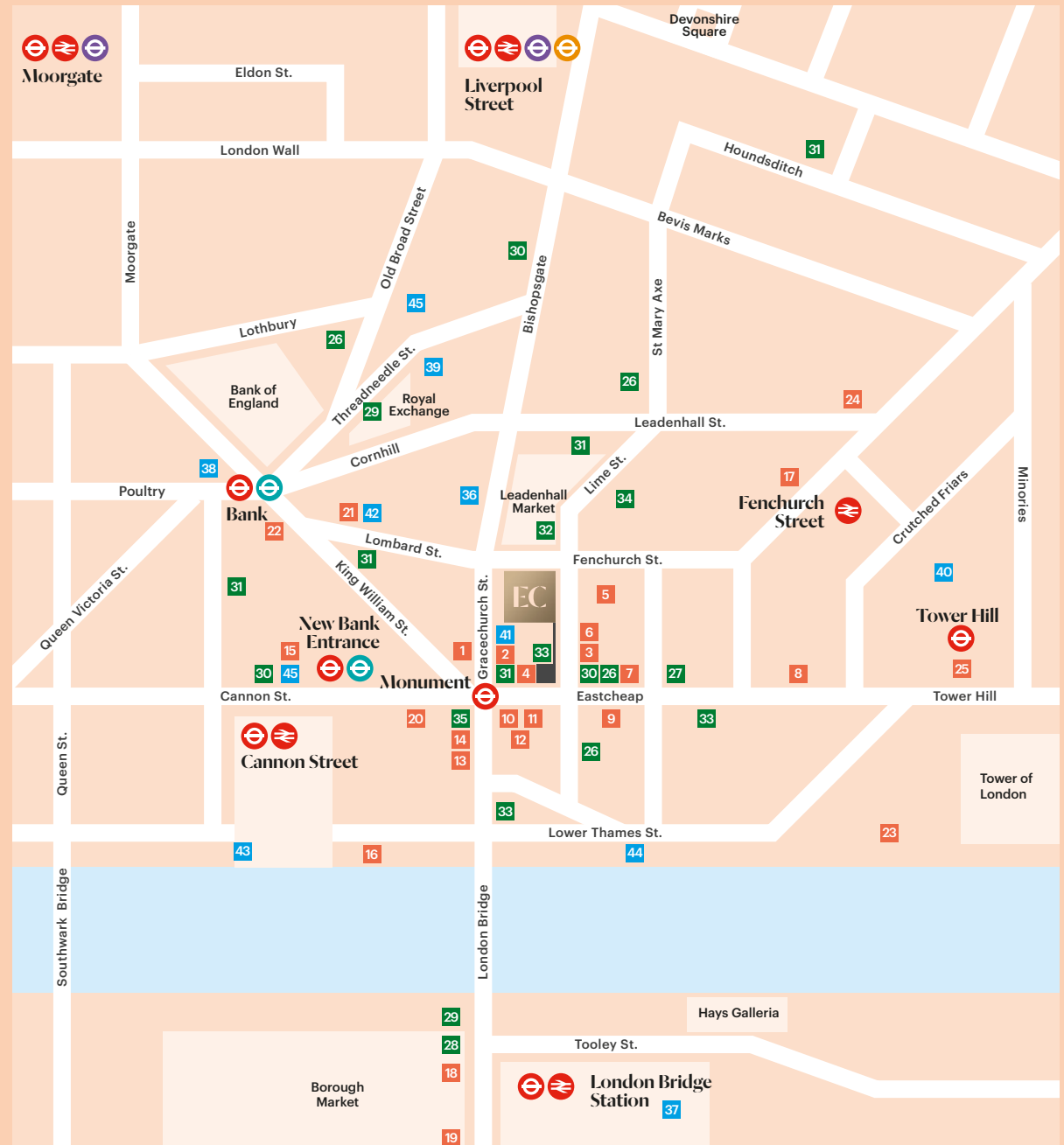
1. The Folly
2. Vagabond Wines
3. Blacklock
4. Coco di Mama
5. Darwin Brasserie
6. Bar 20
7. Simmons Bar
8. Brewdog
9. Eastcheap Records
10. Mber
11. London Cocktail Club
12. The Hydrant
13. Farmer J
14. Spinata
15. The Vintry
16. The Oyster Shed
17. 14 Hills
18. Boro Bistro
19. Padella
20. Scarpetta
21. Hispania
22. 1 Lombard Street
23. Coppa Club
24. Ominio
25. Bodean's

Coffee

26. Black Sheep Coffee
27. Caffe Espresso
28. Roasting Plant Coffee
29. Grind
30. Joe & The Juice
31. Starbucks
32. Hatch Espresso
33. Pret
34. Curators Coffee Studio
35. Costa

Hotels & Fitness

36. Club Quarters
37. Shangri-La
38. The Ned
39. Threadneedles
40. DoubleTree
41. Fitness First
42. Gymbox
43. Nuffield Health
44. The Gym
45. Virgin Active



Viewings

Strictly through the joint sole letting agents.

**AVISON
YOUNG**

James Walker
07957 388 184
james.walker@avisonyoung.com

Jamie Major
07799 341 569
jamie.major@avisonyoung.com

Daniel Gilbert
07879 475 112
daniel.gilbert@avisonyoung.com

Terms

Upon application



**BNP PARIBAS
REAL ESTATE**

Rob Rooney
07469 403 225
robert.rooney@realestate.bnpparibas

Catriona McLeod
07350 404 707
catriona.mcleod@realestate.bnpparibas

Ben Rainbow
07909 487 189
ben.rainbow@realestate.bnpparibas

eastcheapcourt.london

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