



Office To Let

Eastcheap Court

11 Philpot Lane, London, EC3M 8AA

An extensively refurbished, intelligent building, set behind a historic period façade

6,661 to 21,132 sq ft (618.83 to 1,963.23 sq m)

**AVISON
YOUNG**

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Summary

Available Size	6,661 to 21,132 sq ft / 618.83 to 1,963.23 sq m
Rent	£65 per sq ft
Rates Payable	£25 per sq ft
Service Charge	£14.80 per sq ft
EPC	B

Description

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 up to 33,653 sq ft of best-in-class office space, all within a smart controlled environment. Targeting BREEAM, WiredScore & SmartScore accreditations.

Location

Eastcheap Court is located in the heart of the city, with 10+ stations within 10 minutes walking distance including 2 London Terminal stations; London Bridge and Liverpool Street. The building is also a short stroll away from both Borough and Leadenhall Markets which showcase an array of multicultural hospitality, with multiple bars and drinking spots such as Wagtail, Coppa Club, Sky Garden and Eastcheap records also close by.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Availability
5th	4,180	Let
4th	6,661	Available
3rd	7,215	Available
2nd	7,228	Let
1st	7,256	Available
Total	32,540	



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