

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 Treharne Architects and Fletcher Preist, to provide up to 32,550 sq ft of best-in-class HQ office space, all within a smart controlled environment.

Image: Exterior Photo / CGI

An area steeped in history.

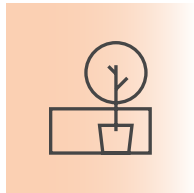
Eastcheap was originally
at the heart of Roman
London, it was one of the
City's principal markets.

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



Future thinking

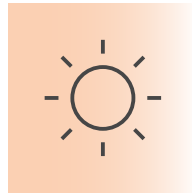
Specification



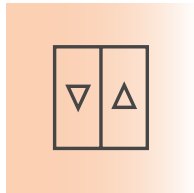
Terraces on the 4th & 5th floors



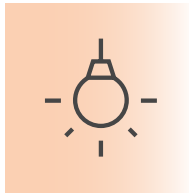
Comprehensive refurbishment



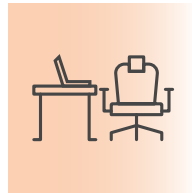
Excellent natural light throughout



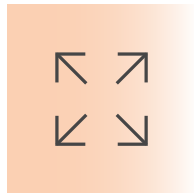
3 x 13 person passenger lifts



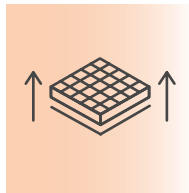
High efficiency LED lighting system



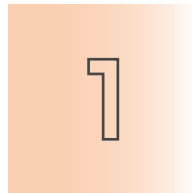
Occupancy density 1:8



Floor to ceiling height 2.7m



Fully accessible raised floors



Single column per floor

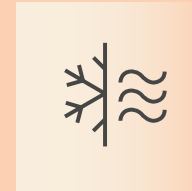
Sustainability



Predicted BREEAM Excellent



Predicted EPC rating B

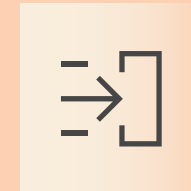


Fully electric VRF air conditioning

Smart Building



Dedicated building app



Smart sensors optimising building efficiency

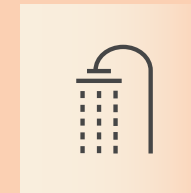


Smart Building Certification*

Wellness



56 cycle spaces & maintenance station



6 showers with underfloor heating



In excess of 56 lockers including drying lockers

* Subject to final accreditation



Entrance CGI

A stylish
new arrival

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.

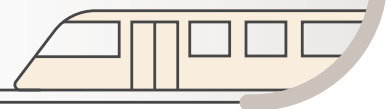
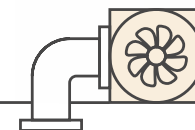
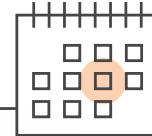
Report issues
Something doesn't work? Report issues via the app.

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.

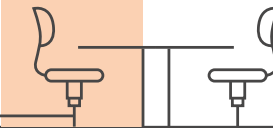
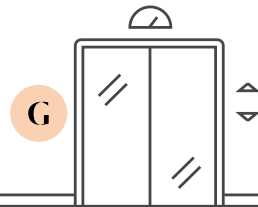
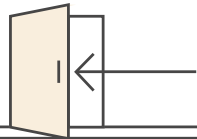
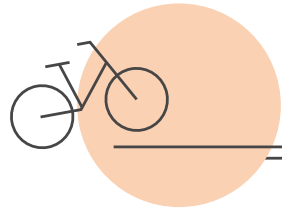
Integrated services
3rd-party integration such as restaurants, public transport and gyms.



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



The better way to work

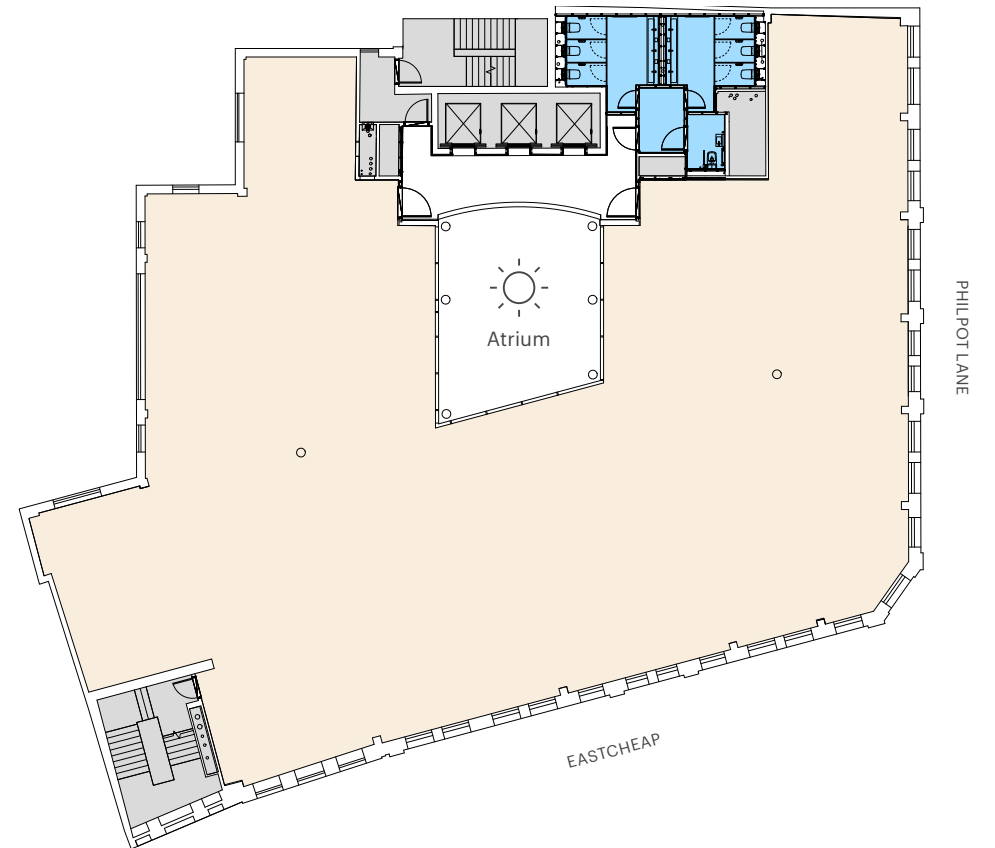
Accommodation

Floor	Use	Sq Ft	Sq M
Fifth	Office	4,187	389.0
	Terrace	(753)	(70.0)
Fourth	Office	6,636	616.5
	Terrace	(135)	(12.5)
Third	Office	7,251	673.6
Second	Office	7,206	669.5
First	Office	7,279	676.2
Ground	Reception	(1,093)	(101.5)
Total		32,559	3,024.8

* The above-mentioned proposed floor areas are for guidance purposes only and will be verified upon the practical completion of the building works, so may be subject to change.

Typical Upper Floor

7,206 sq ft / 669.5 sq m



- Office
- WCs
- Core

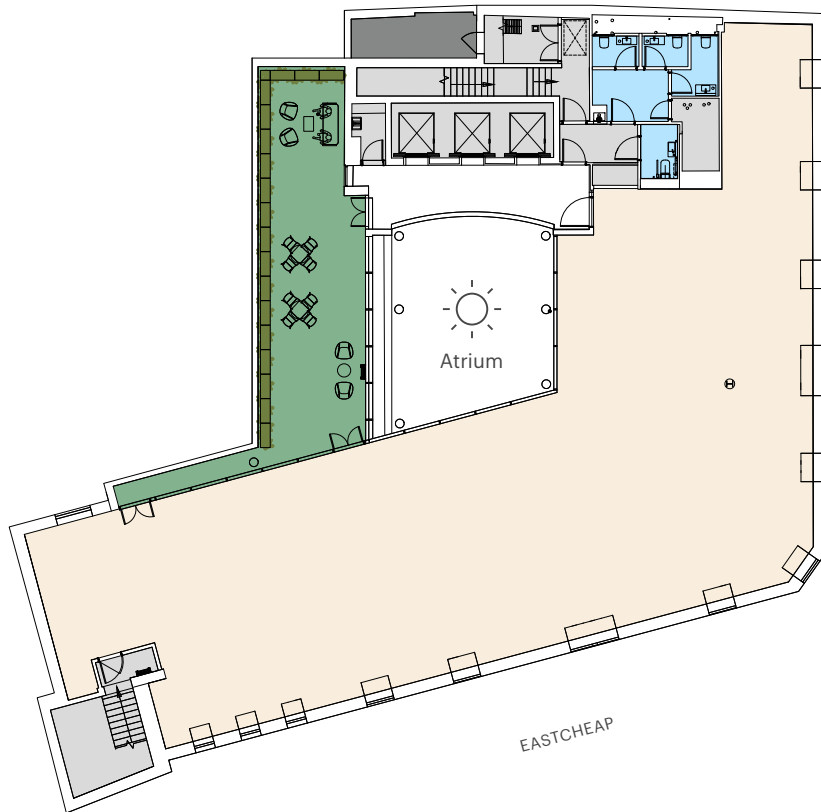
Plans not to scale.
For indicative purposes only

Fifth Floor

4,187 sq ft / 389.0 sq m

Terrace

753 sq ft / 70 sq m

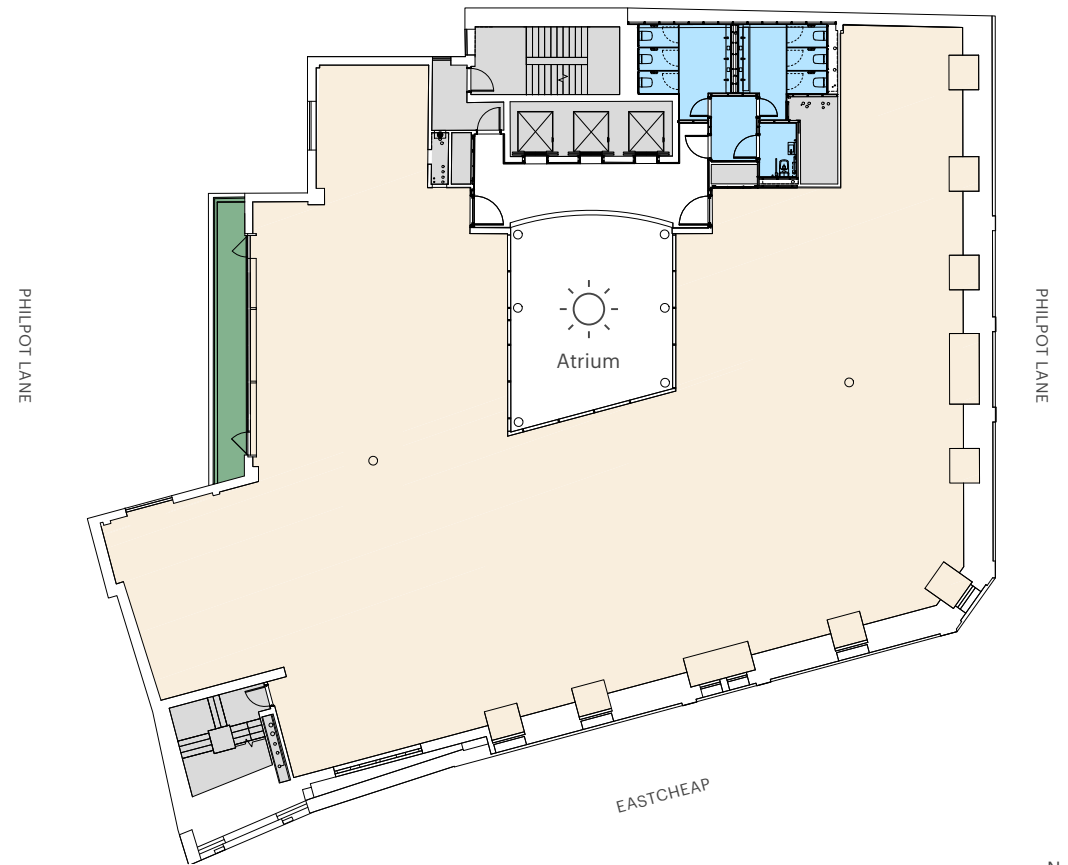


Fourth Floor

6,636 sq ft / 616.5 sq m

Terrace

135 sq ft / 12.5 sq m



- Office
- Terrace
- WCs
- Core



Plans not to scale.
For indicative purposes only

Light filled workspace

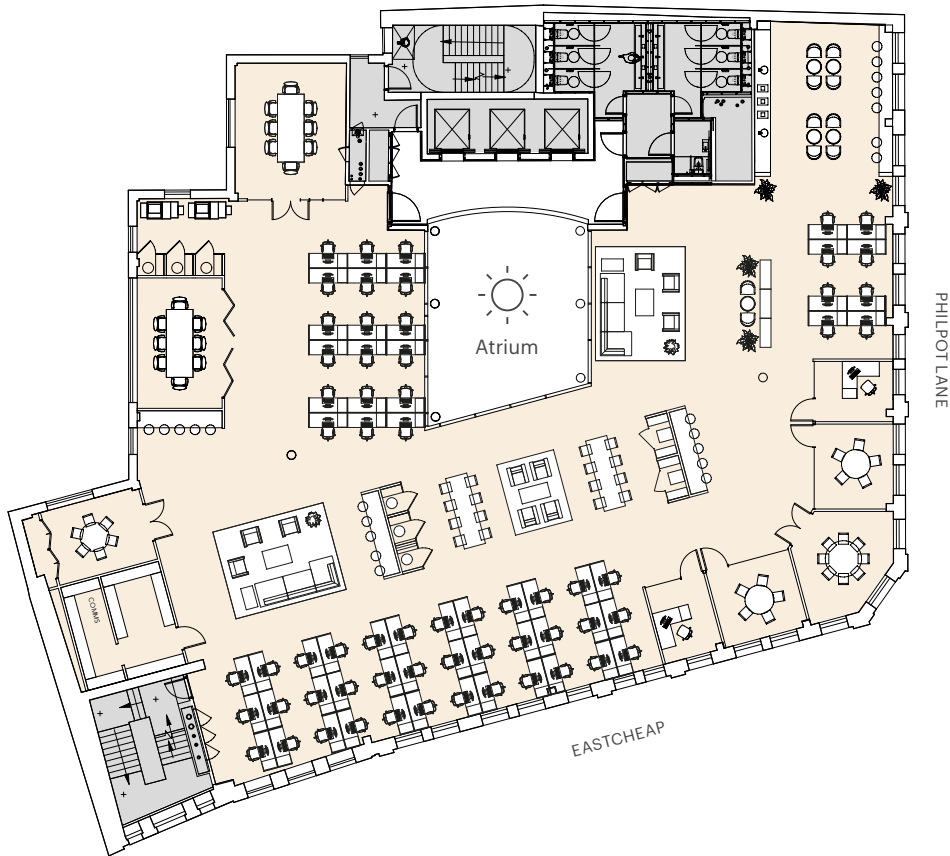
The office floors provide bright, open space, designed around a central light filled atrium, with 3m floor to ceiling height around the perimeter. The feature raft ceilings house the integrated LED lighting.

Open Plan Layout

7,206 sq ft / 669.5 sq m

Open plan workstations	62
Hot desk workstations	16
1 Person Offices	02
5 Person meeting rooms	02
8 Person meeting rooms	03
Kitchen	01

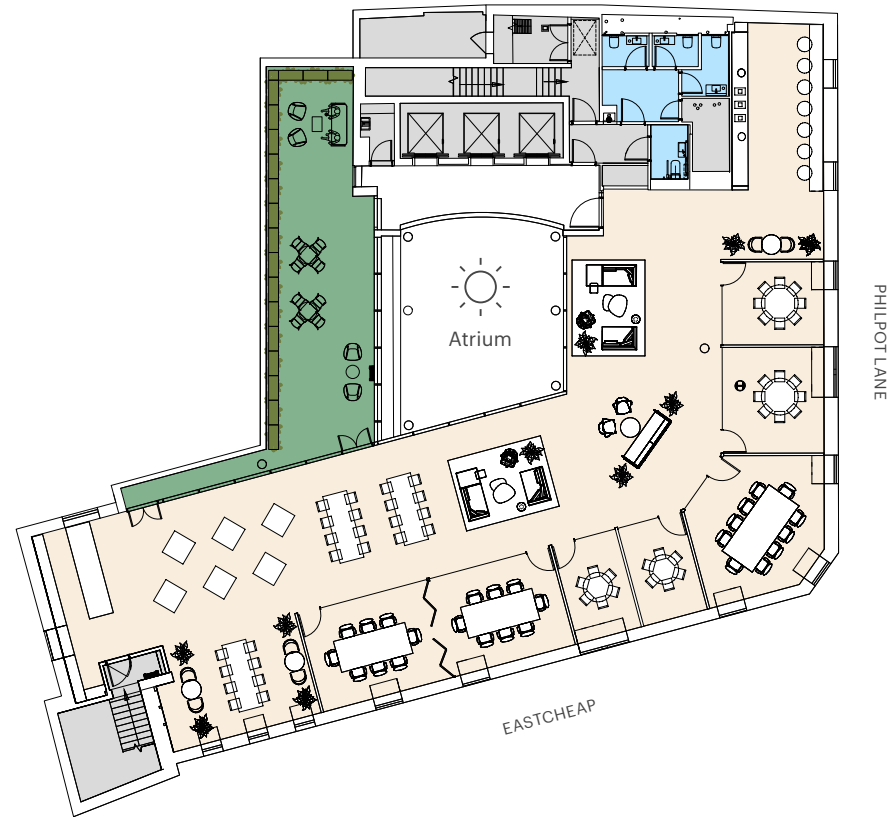
Total occupancy 80



5th Floor Meeting Suite

4,187 sq ft / 389.0 sq m

16 or 2x8 Person meeting room	01
10 Person meeting room	01
8 Person meeting room	02
6 Person meeting room	02
Hot desk workstations	16
Informal meeting areas	06
Event space	01
Kitchen	01



● Office
● Core

Plans not to scale.
For indicative purposes only



A place to work & meet



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



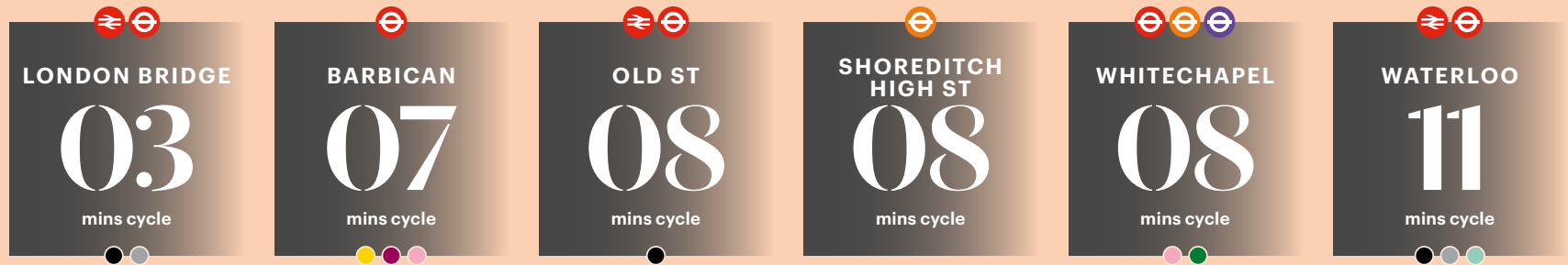
EASTCHEAP COURT

M B E R

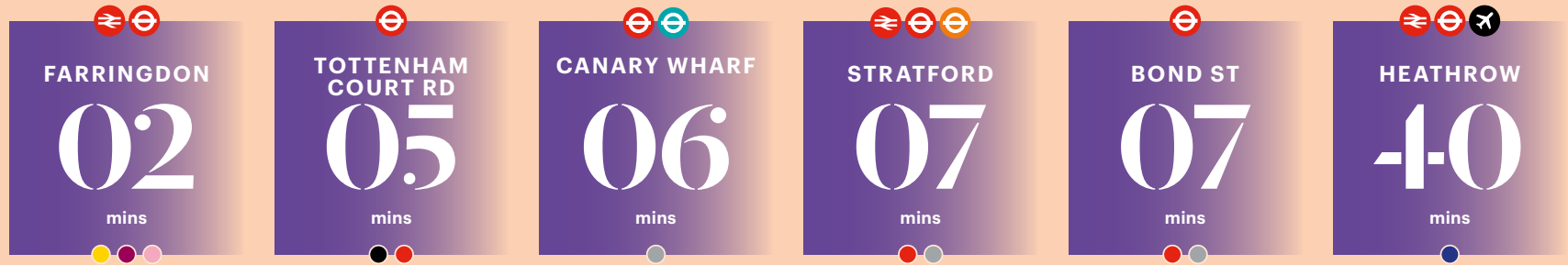
Walk times
from Eastcheap Court



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

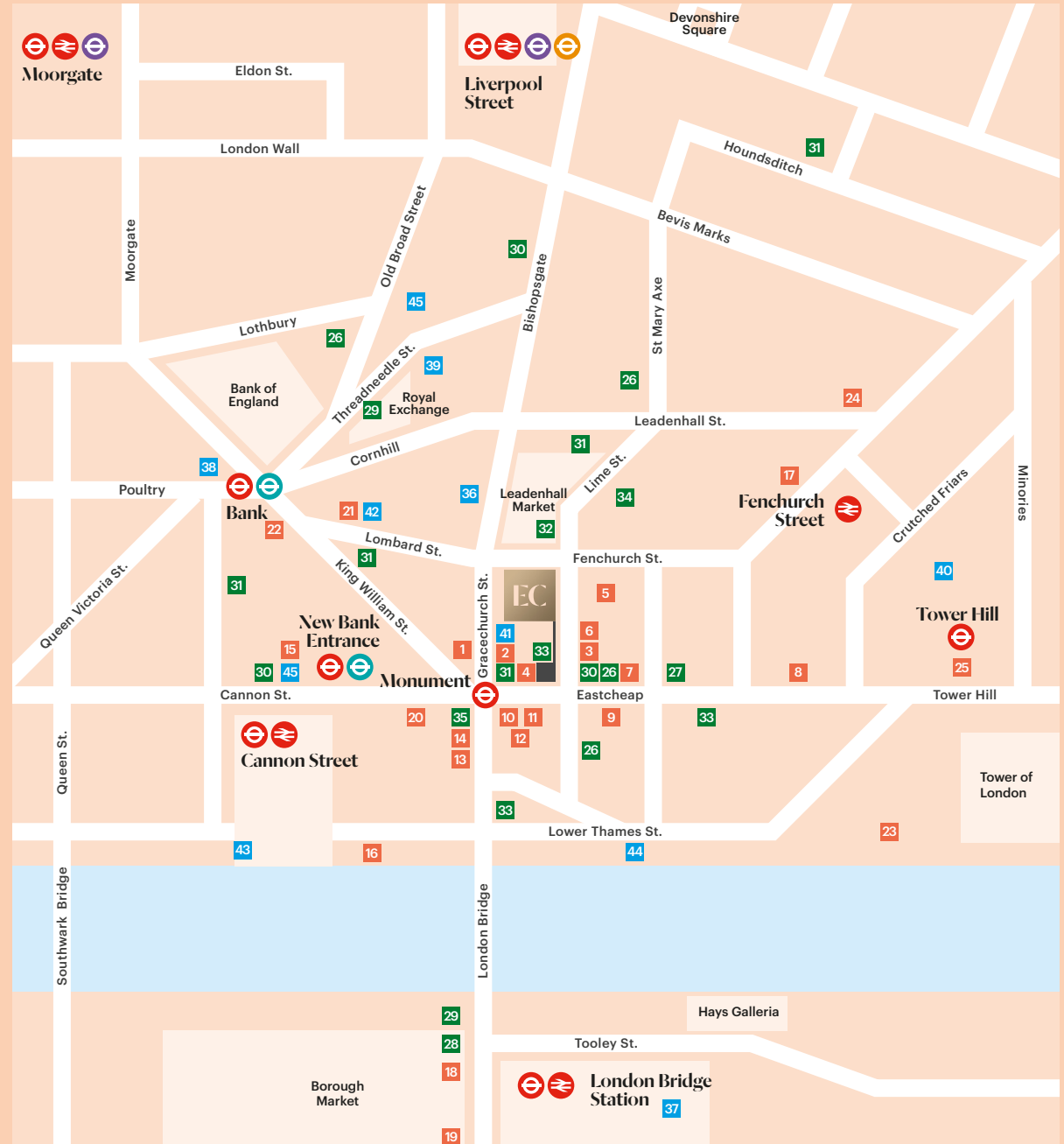
1. The Folly
2. Vagabond Wines
3. Blacklock
4. Coco di Mama
5. Darwin Brasserie
6. Bar 20
7. Simmons Bar
8. Brewdog
9. Eastcheap Records
10. Mber
11. London Cocktail Club
12. The Hydrant
13. Farmer J
14. Spinata
15. The Vintry
16. The Oyster Shed
17. 14 Hills
18. Boro Bistro
19. Padella
20. Scarpetta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

Terms

Upon application

eastcheapcourt.london

Contact

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