

A photograph of a modern, multi-story office building with a glass and metal facade. The building features a prominent corner entrance with large glass windows and doors. The sky is overcast, and the overall lighting is somewhat dim, suggesting an overcast day. A few people are walking on the sidewalk, and a car is blurred in the foreground, indicating motion. The text 'HUCKLETREE LEADENHALL' is overlaid in the center of the image.

HUCKLETREE LEADENHALL

Welcome to London's Best Building

Huckletree at 40 Leadenhall redefines excellence. As London's premier architectural achievement in the Square Mile, this isn't just workspace – it's the gold standard for global business ecosystems. Every detail, from its striking design to its world-class hospitality, is built to redefine how businesses work, connect, and thrive.

From unmatched smart-building technology to hospitality rivaling five-star establishments, every element has been engineered to surpass

expectations. Located between Bank, Liverpool Street, and Fenchurch Street stations Huckletree Leadenhall places you at the epicenter of international commerce.

This isn't just an office. It's the future of work, set in the most exceptional building the capital has to offer.

Welcome to Huckletree at 40 Leadenhall.

Nearby Links

• **Aldgate Station**
4 minutes walk

• **Bank Station**
6 minutes walk

• **Fenchurch Street**
6 minutes walk

• **Liverpool Street Station**
7 minutes walk

• **City Airport**
33 minutes train

• **Heathrow Airport**
55 minutes train



Step into Exceptional



BCO Regional Award winner for London

Huckletree has been recognised by the British Council for Offices as one of London's top workplaces, praised for its design, sustainability, and operations. Winning in the ESG category, the award highlights Huckletree's focus on user-first design, wellbeing, and restoring heritage buildings, affirming its leadership in responsible, future-focused workspaces.



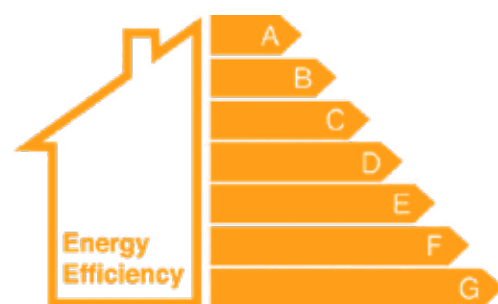
Building targeting a 5* rating

A critical benchmark for sustainability. This rating is essential because it evaluates not only the intent behind sustainability efforts but also their actual impact. By monitoring energy usage, the building actively manages its objective of achieving net zero carbon emissions.



Building targeting 'Excellent'

The building aims to set an exceptional example of environmental, social, and economic sustainability, not just in the UK but worldwide. The standards established by the Building Research Establishment (BRE), which measure the building's performance, are globally recognized.



Building targeting an 'A' rating

Acquiring an Energy Performance Certificate (EPC) is a legal requirement, but it's also an effective way to make sure we're as energy efficient as we can be. The graded ratings run from the least efficient 'G' to the most efficient rating of 'A', which also helps to reduce running costs too.

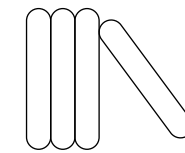


Building Amenities



Retail

Five independent retailers



The Library

Dive into deep working and new learning



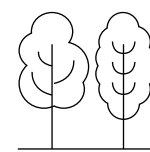
Fitness Studio

30+ Peloton bikes, HIIT, Yoga and pilates classes



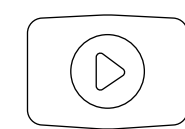
The Treehouse

A communal clubhouse & events space



Central Square

A 100m, 10,000 sq ft reception and community space



Screening Room

Inspiration for curious minds



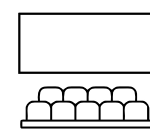
Wellness Suite

Nail salon, hairdresser & treatment rooms



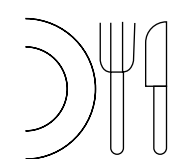
Wellness Hub

3 saunas, 1,068 cycle racks, cycle maintenance, 115 showers, 1,069 lockers



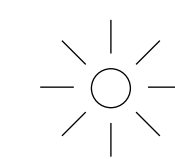
The Forum

200 person auditorium



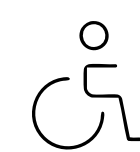
Billiter Restaurant

A unique space to wine & dine



Rooftop Eatery

Globally recognised rooftop restaurant and bar



Inclusive Design

5 disabled spaces and 2 disabled visitor parking bays





Huckletree

Over the last ten years, Huckletree has become more than just a workspace — it's been a launchpad for some of the most exciting businesses of today. We've been the backdrop where new ideas are sparked, where bold change took root, and where businesses didn't only grow, they thrived.

As the companies that call Huckletree home have evolved, so too have we. From our first space in Clerkenwell to our expansion into some of London's most iconic buildings, our growth has mirrored the dynamic landscape of the businesses we support. It's been a decade of innovation and transformation — and we're just getting started.

2025 marks an exciting new chapter. Huckletree has grown not only in size but in the diversity of businesses that now call us home. Whether you're scaling quickly, exploring new markets, or seeking the perfect location for your HQ, we provide workspaces designed to meet your unique needs and fuel your growth.

The work environment you choose is critical to your success. That's why we're committed to creating workspaces that inspire and support your business. The world of work is constantly evolving, and so are we. But one thing remains constant: our dedication to ensuring your business thrives at Huckletree.

Huckletree, the home where businesses *thrive*.

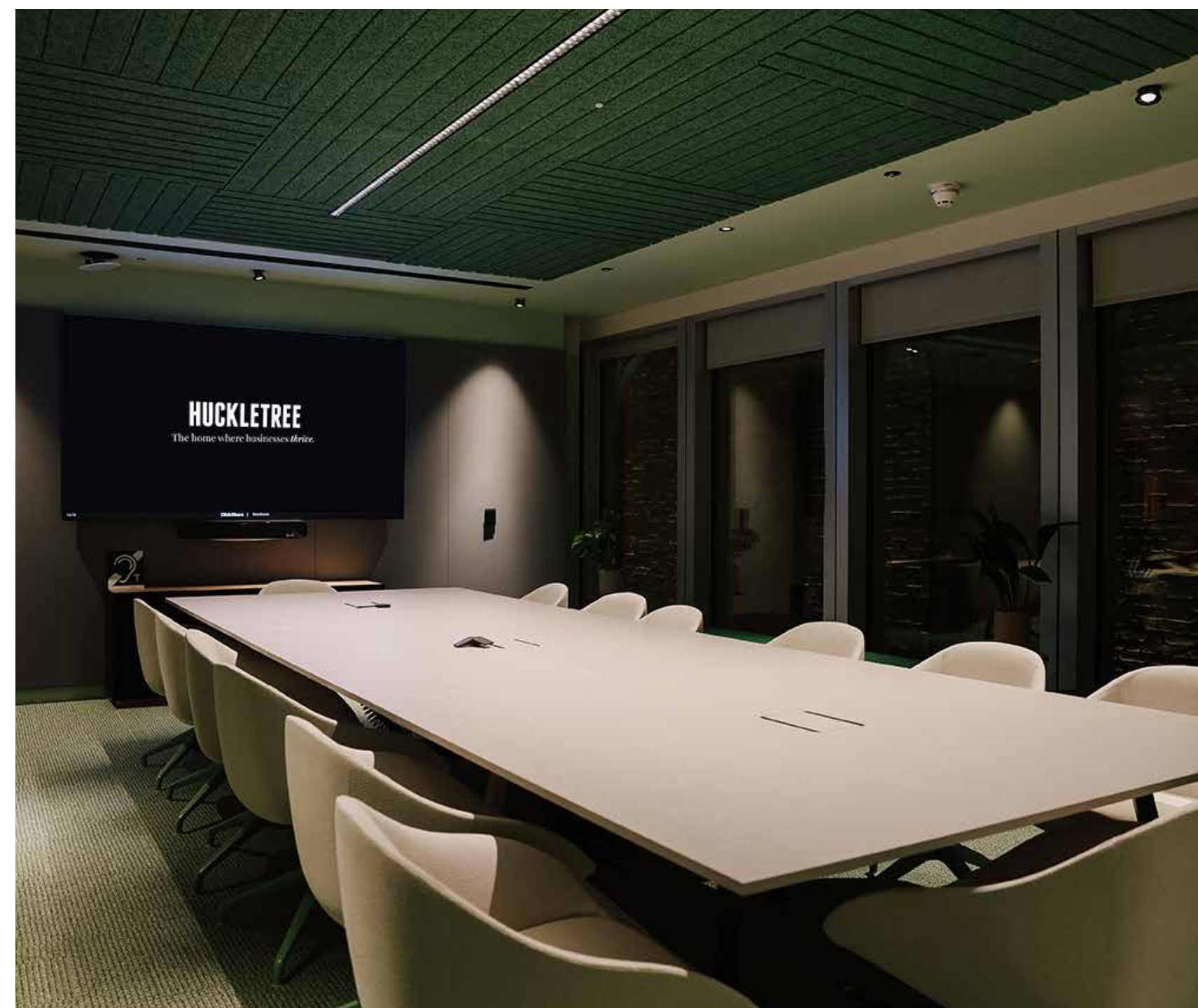
Workspace Amenities

Offices ranging from 767 sq ft to 3400 sq ft including various offices with dedicated amenity.

Generous communal areas with shared meeting spaces and booths and a large central dining space.

Enhanced amenities including a mothering room and a prayer room and hydration stations.







What we offer



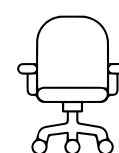
Premium

Premium, Grade A office space in central locations



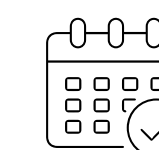
Destination Offices

Premium workspace to attract and retain top talent, and host clients



Flexible Environments

To suit all styles of working - focus booths, meeting rooms, auditoriums, board rooms



Office Connect

Social, cultural and professional events to engage your employees and bring them back into the office



B Corp

Huckletree is a certified B Corp



All-Inclusive Pricing

One, all in monthly cost



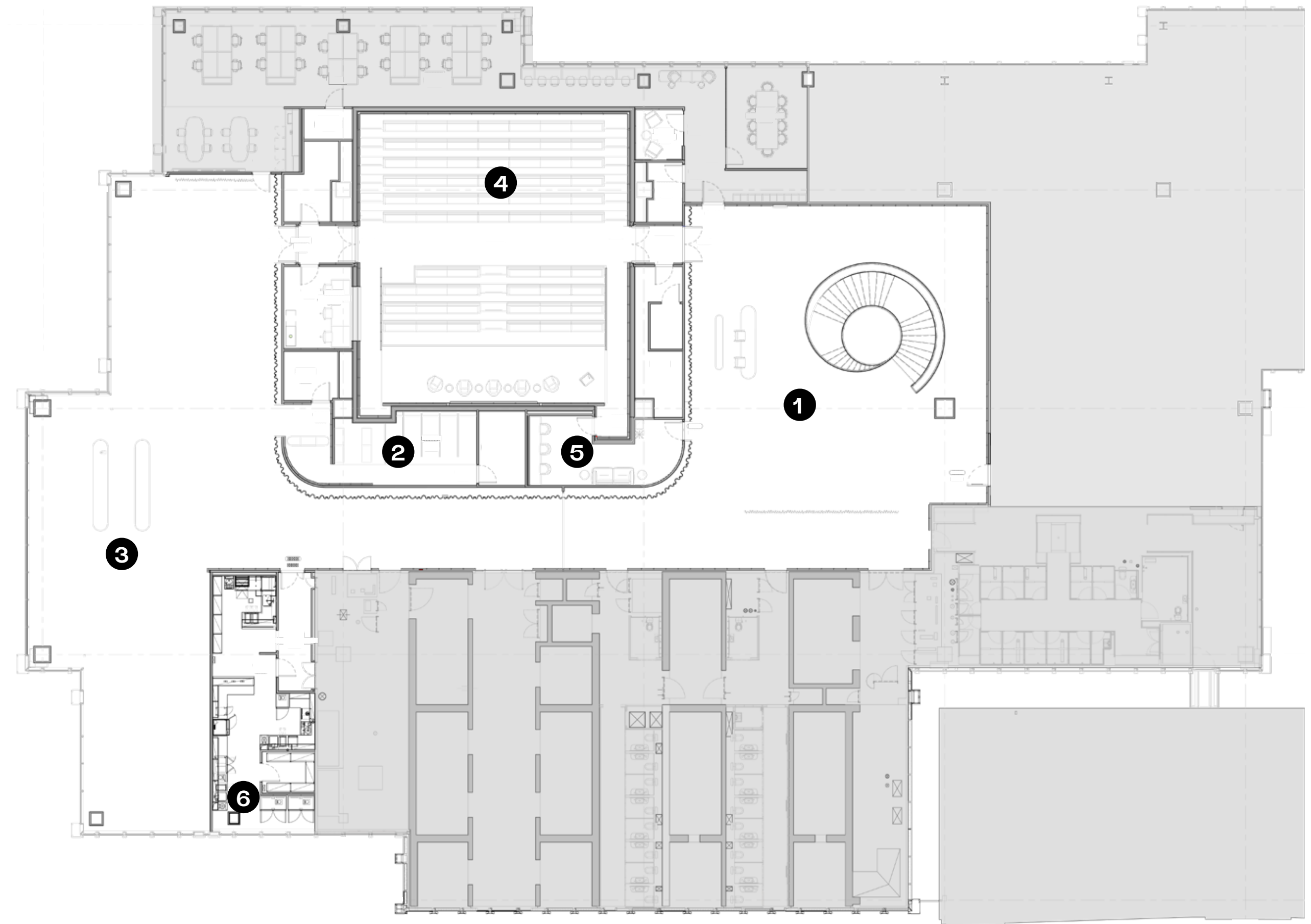
 Take a look around

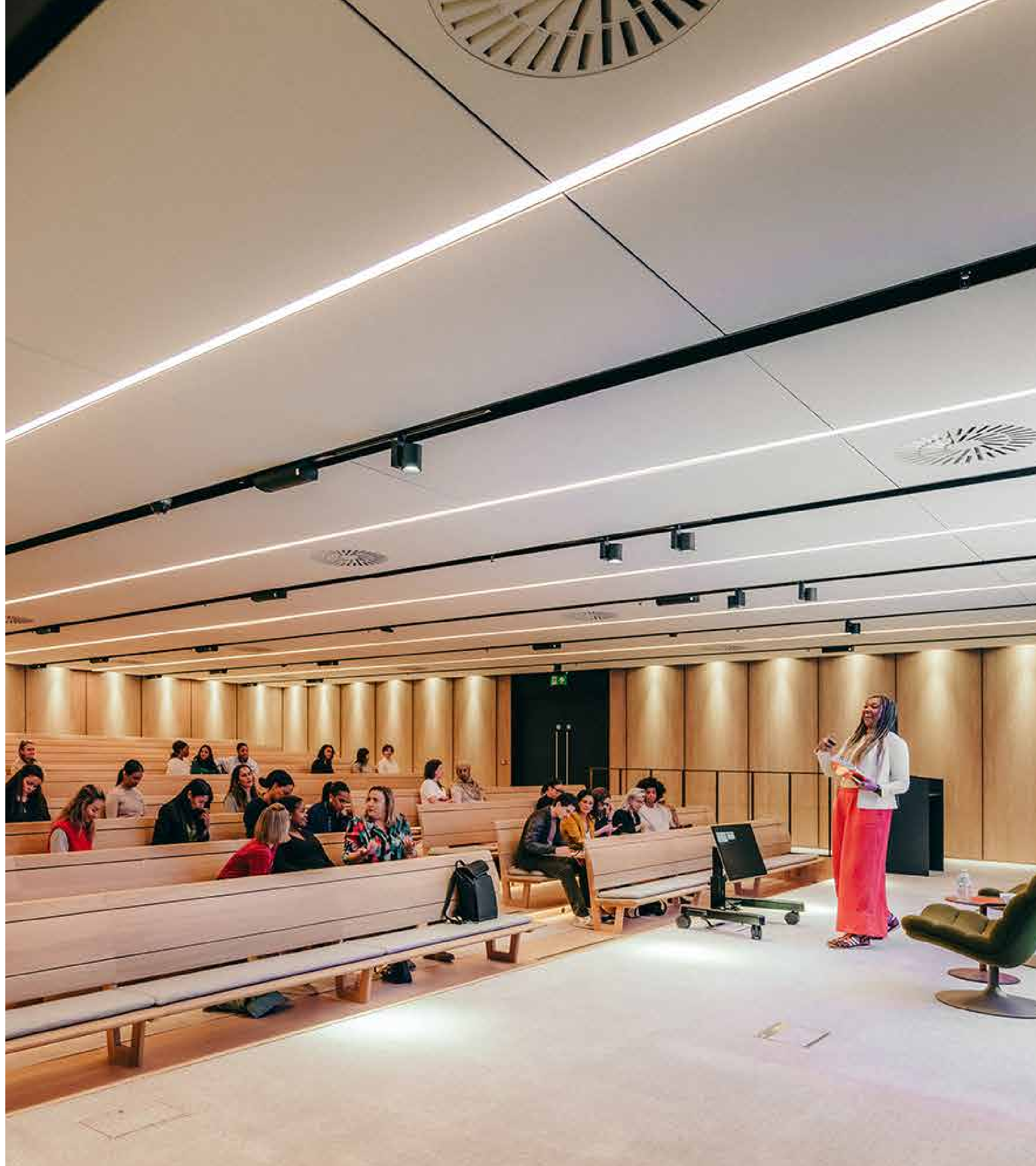
Level One: The Auditorium

More than a state-of-the-art auditorium, The Forum is a fully private venue designed to host business events seamlessly from start to finish. From the moment your guests arrive, a dedicated reception ensures a smooth welcome and a professional first impression.

The light-filled, spacious lounge creates a natural hub for networking, breakout conversations, or informal gatherings, seamlessly complementing the main auditorium. Designed to transition effortlessly from daytime conference to evening reception, it's the perfect setting to close your event with cocktails and conversation.

- ❶ Reception
- ❷ Cloack room
- ❸ Event Space
- ❹ Auditorium (200 person capacity)
- ❺ Green room
- ❻ Event Space Kitchen





Level Two: The Workspace

- 1 Huckletree Reception
- 2 Members' Kitchen
- 3 Open Plan Seating
- 4 Private Studios, with Internal Amenity
- 5 Meeting rooms (shared)
- 6 Phone rooms (shared)
- 7 Mothering / Parents Room
- 8 Prayer room
- 9 Post room
- 10 Printing



Example office layout

Studio A

Details for the space:

- 3384 sq ft
- 54 desks
- Three 6 person meeting rooms
- 4 phone booths
- Private Kitchen
- Additional Breakout space
- £84,316

- ❶ Refreshment point
- ❷ Breakout
- ❸ Meeting rooms
- ❹ Phone pods
- ❺ Studio desks



Get in contact

If you can see your team thriving in this incredible building, please get in touch with our team. We are more than happy to arrange a tour or answer any questions you may have about the space.

HUCKLETREE

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Building Flythrough

▶ Play film

🌀 Take a look around

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