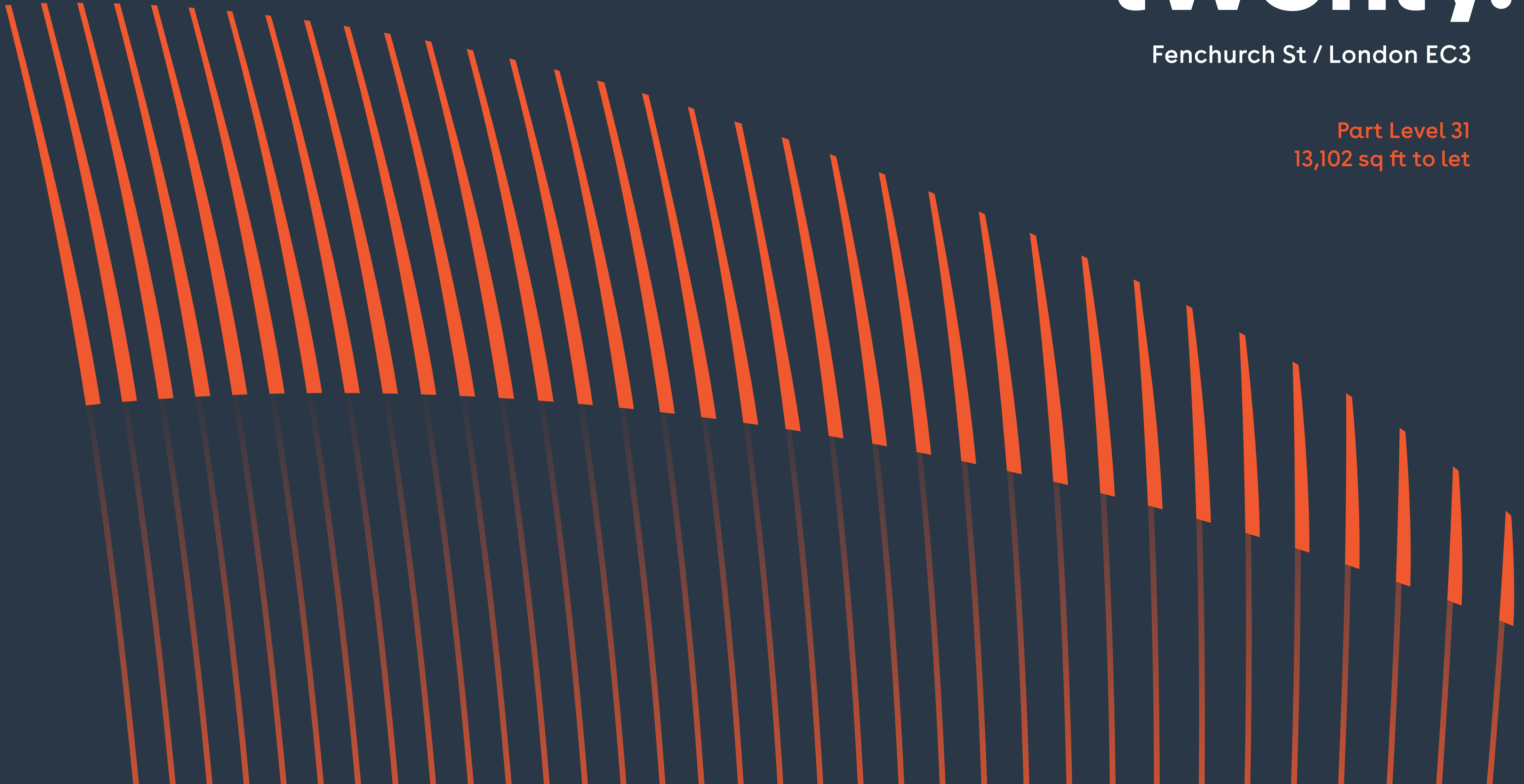


twenty.

Fenchurch St / London EC3

Part Level 31
13,102 sq ft to let



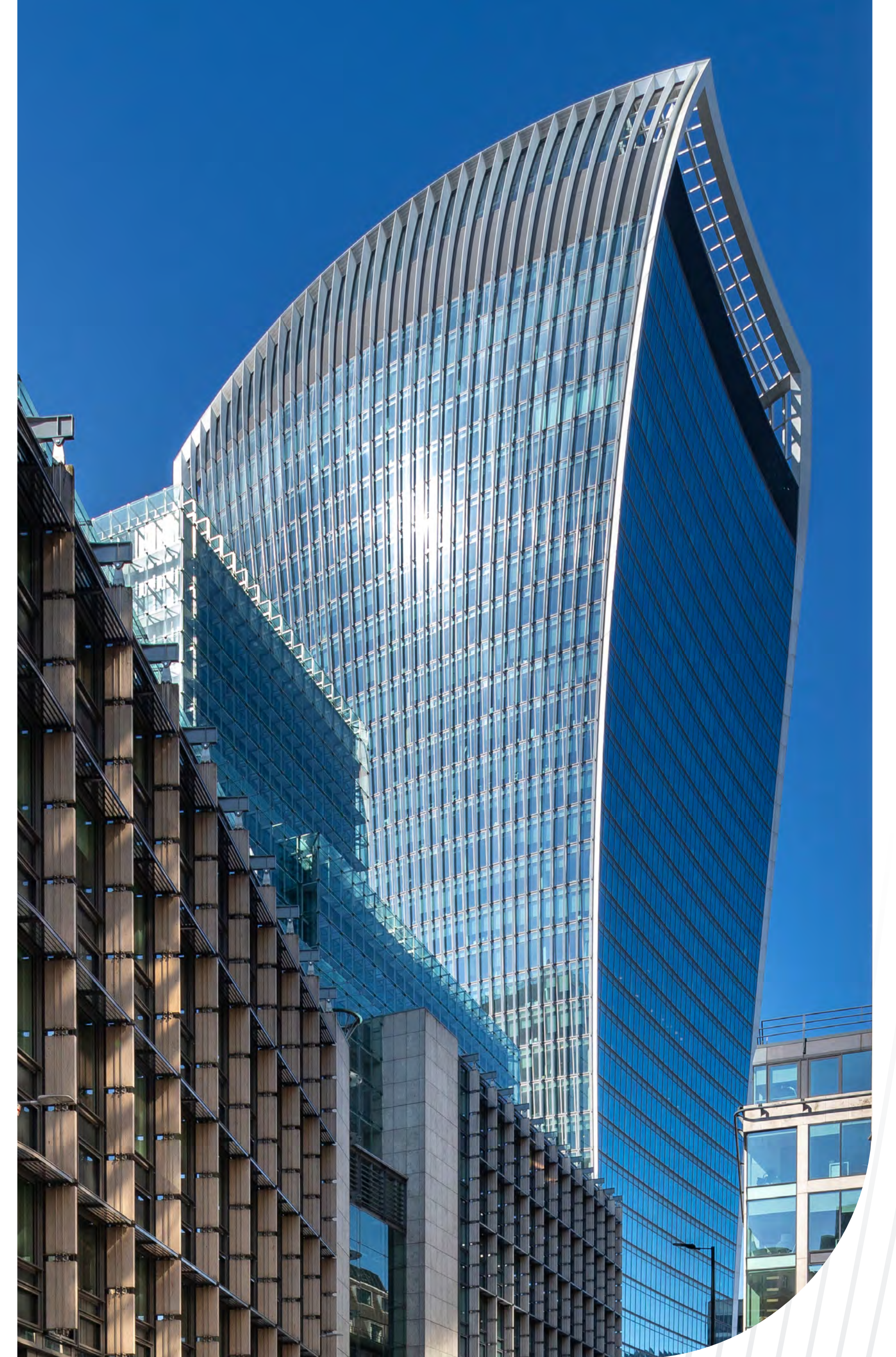
An icon of
the London
skyline.



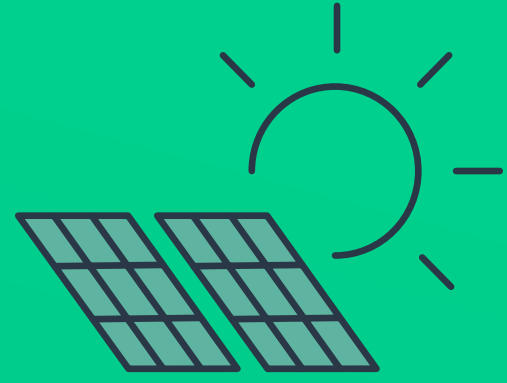
The building

With its striking vertical façade by renowned architect Rafael Viñoly, 20 Fenchurch Street is a true City landmark.

The available Part 31st floor provides 13,102 sq ft of sustainable CAT A workspace with magnificent views across London.



PV panels
on the roof



Net Zero
carbon pathway
analysis complete
– AECOM appointed



Project Go Dark
encourages turning off lights
outside of hours



Sky Garden
provides a naturally
ventilated environment

EPC B
Rating



Balance point
assessment of building base
temperature settings

**BREEAM
Excellent**
on construction

WiredScore
Platinum



1,850 homes
could be powered with
energy saved in 1 year



12 million KWH
worth of energy
saved in 2022



**WELL
Platinum**
target

2nd place
in The Cube UK Energy
Saving competition



Living Wage
Foundation
accreditation

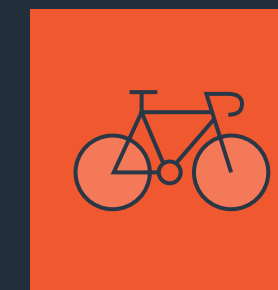


**A greener
perspective.**

**Elevate
your
workspace.**



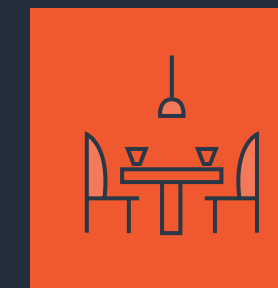
Café and
reception
lounge



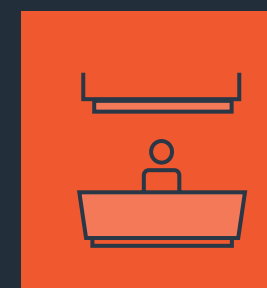
Bike storage
& repair
station



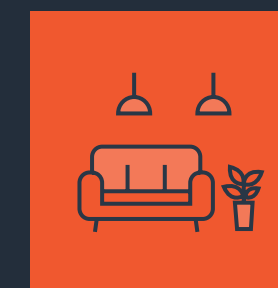
Shower
facilities
and lockers



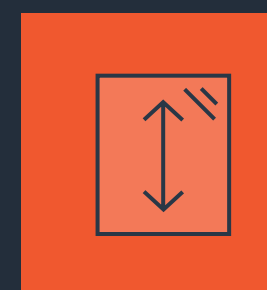
Larch
Restaurant &
Sky Garden



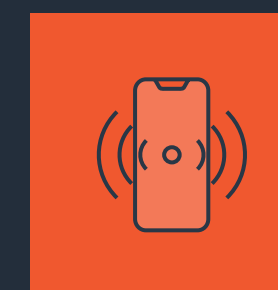
Dual entry
reception



Mezzanine
breakout area



Floor-to-ceiling
glazing



Building
app

The specification

The bright and spacious Part 31st floor is offered in new CAT A condition, ready for a business to make their own.


Tenants benefit from unrivalled on-site amenities, including new café and business lounge. They also have special access to the iconic Sky Garden with exclusive discounts at its bars and restaurants.



Panoramic City views.

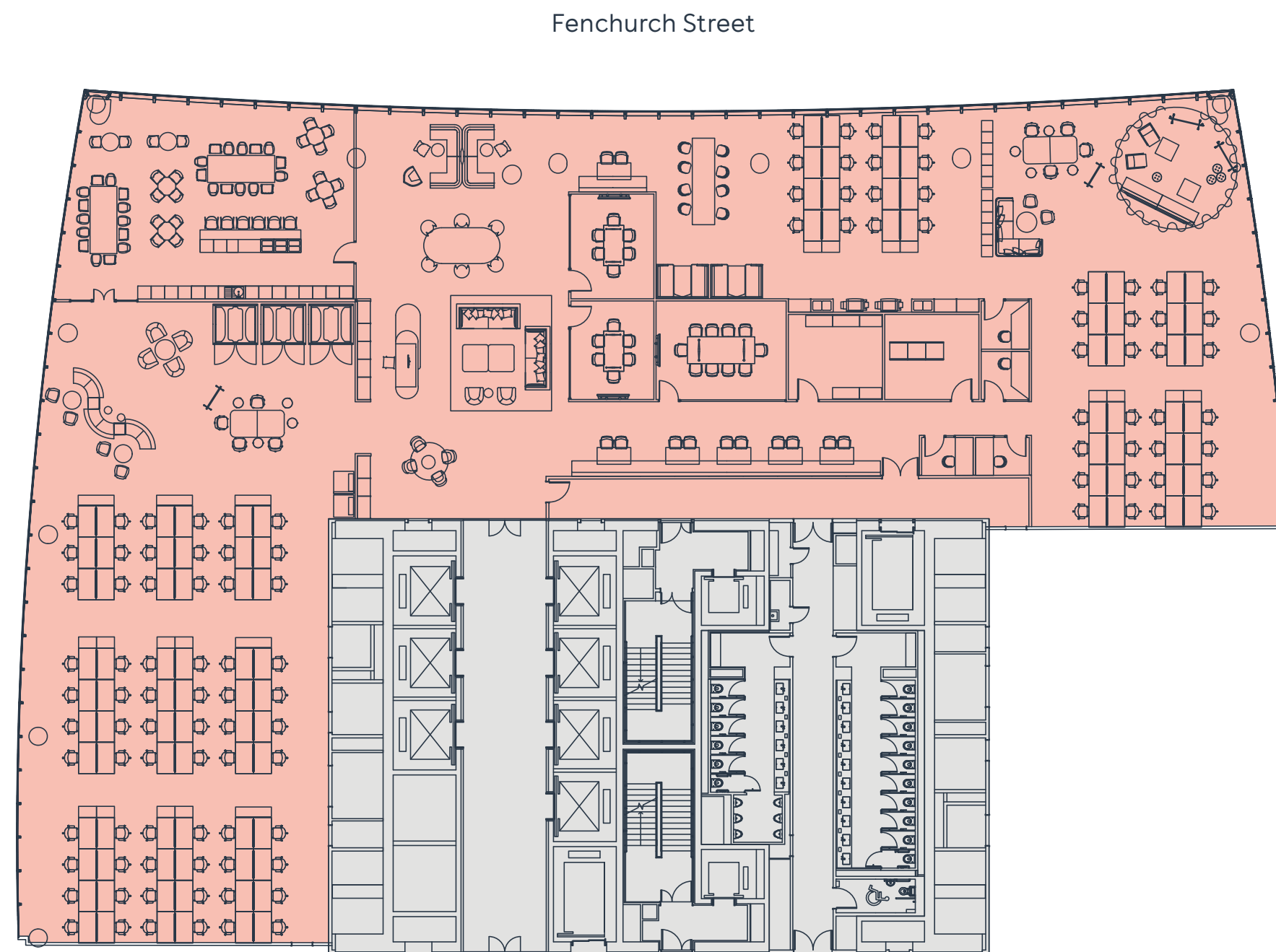
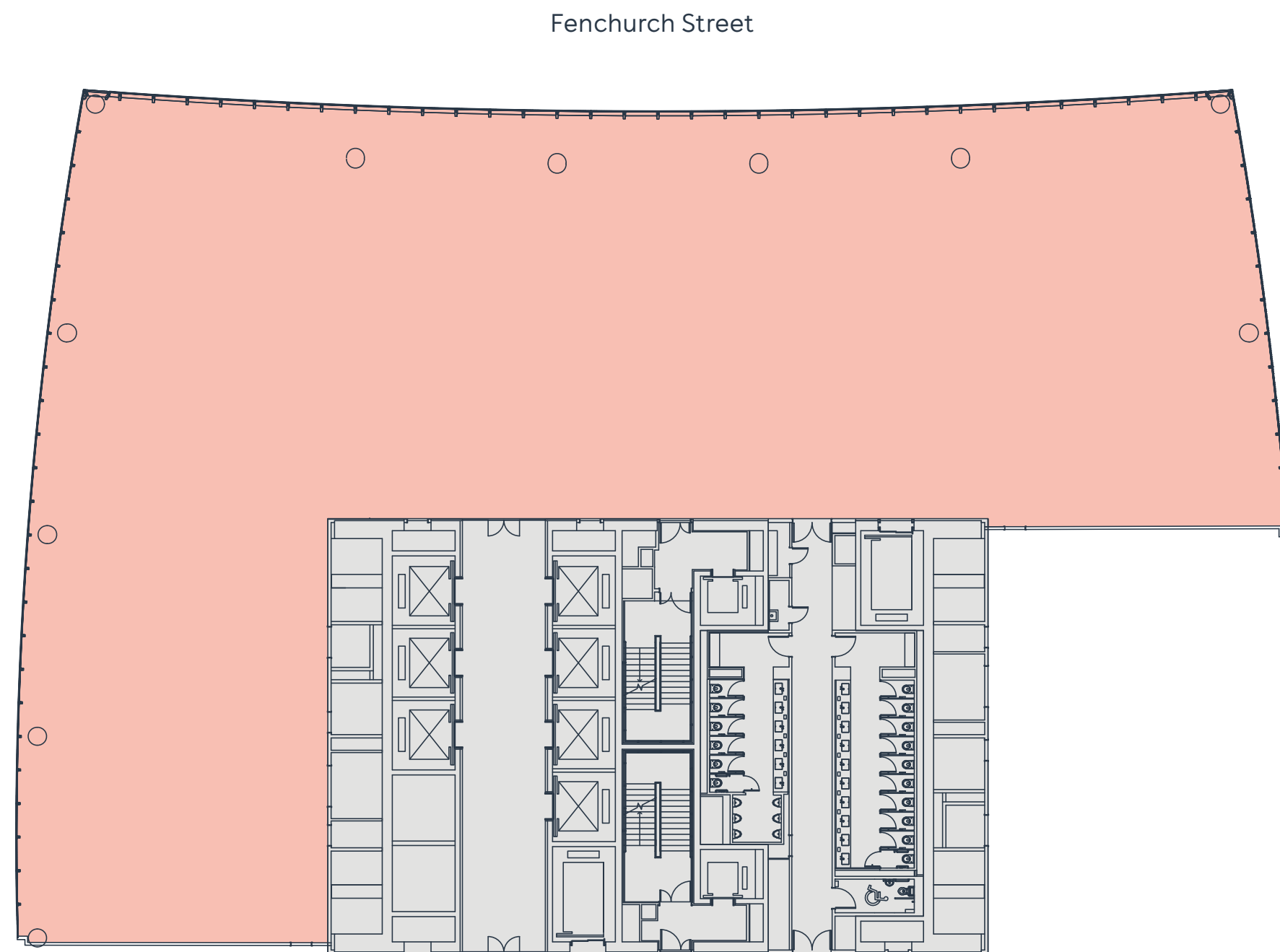
Floor-to-ceiling glazing offers an abundance of natural light and breathtaking views.



Office 
Core 

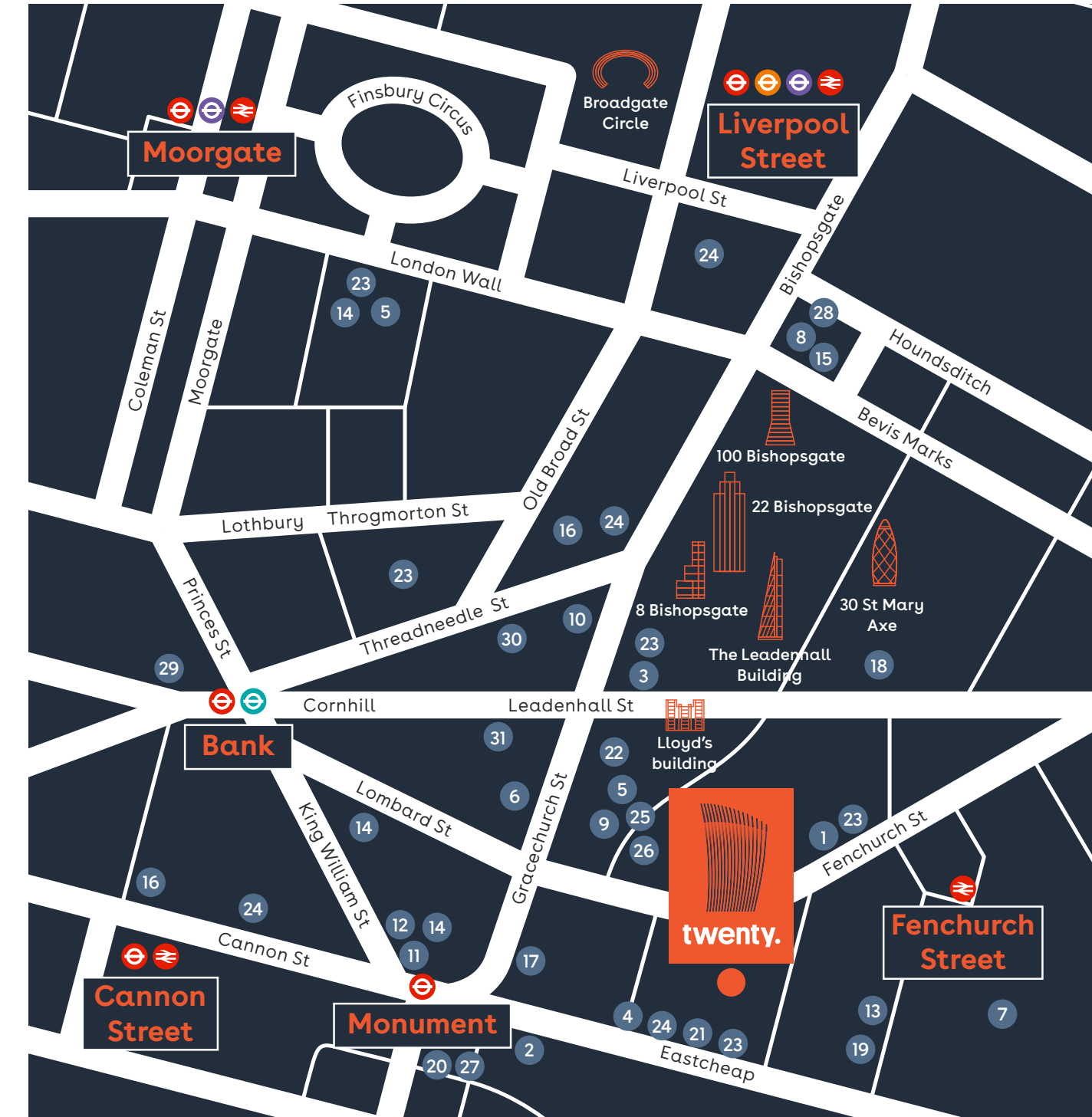
Part Level 31 — 13,102 Sq Ft / 1,213 Sq M

Part Level 31 Indicative Space Plan

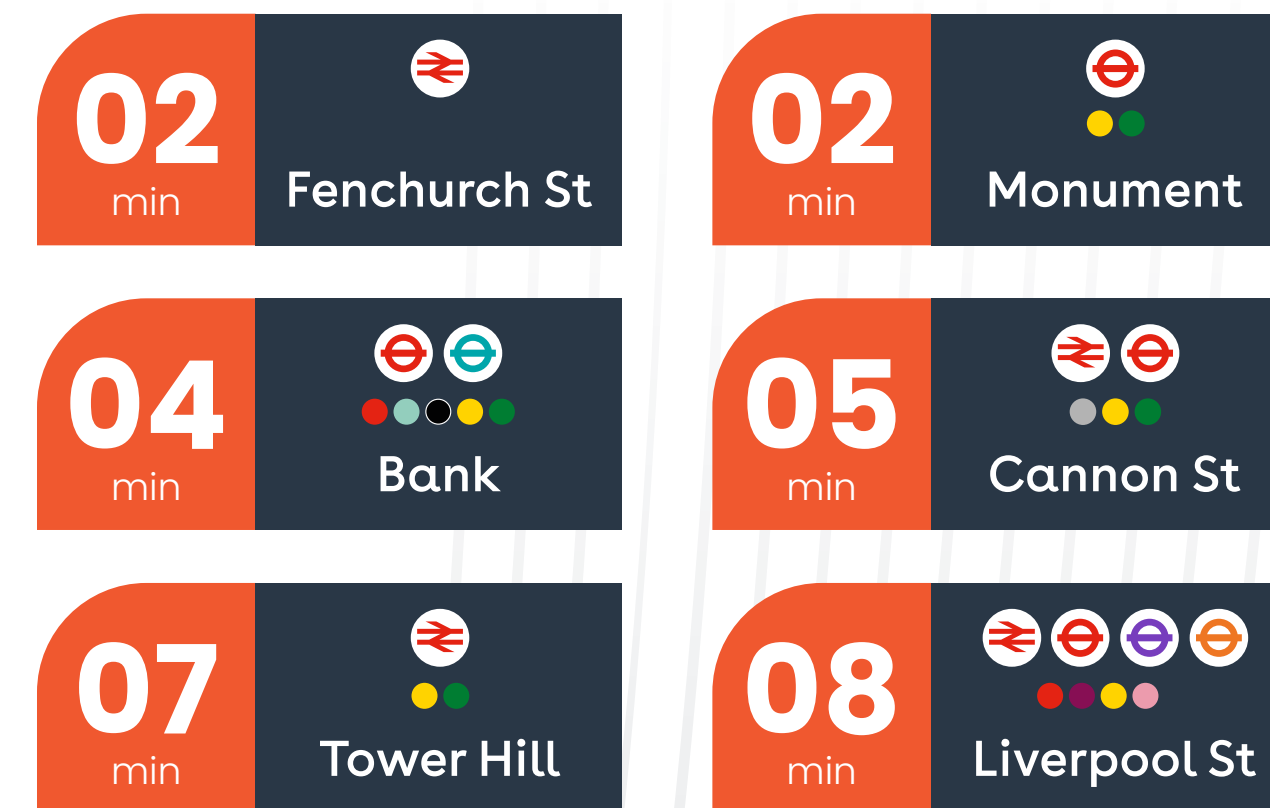


Open plan workstations	110
10 person meeting rooms	01
6 person meeting rooms	02
4 person meeting pods	03
Focus booths	04
Collaboration lounges	03
Informal meeting areas	02
Touchdown table	01
Scrum Zones	02
Teapoint / breakout area	01
Reception / lounge	01
Client lounge	01

Next level location.



Connectivity



Walk times from the building in minutes. Source: TFL.

The location

20 Fenchurch Street is situated in the heart of the City surrounded by the best bars, restaurants and retail amenities including Leadenhall Market and The Royal Exchange.

Transport links are excellent with a choice of stations within easy walking distance.

Restaurants

- 14 Hills
- MBER
- Bob Bob Ricard City
- Blacklock
- Tortilla
- Gaucha City
- Keepers Kitchen
- Duck & Waffle
- Giorgio
- The Mercer
- The Wolseley
- Wagtail

Fitness

- Third Space City
- Pure Gym
- Rebel
- Virgin Active

Bars & Cafés

- Vagabond
- Swingers
- BrewDog
- The Cocktail Club
- Eastcheap Records
- The Hagen Project
- Black Sheep Coffee
- Joe & The Juice
- Hatch Espresso
- Curators Coffee
- Blank Street Coffee

Hotels

- Pan Pacific
- The Ned
- Threadneedles
- The Counting House



twentyfenchurchst.co.uk

Further information.

Terms

Upon application.

Viewings

Strictly through the joint sole letting agents:

Abby Dwan

abby.dwan@knightfrank.com
07976 084 158

Dan Gaunt

dan.gaunt@knightfrank.com
07818 008 981

Alice Alias

alice.alias@cbre.com
07552 882 971

David Perowne

david.perowne@cbre.com
07739 814 720



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