



Eastcheap Court

11 Philpot Lane
London EC3



EASTCHEAP COURT

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 Priest, 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

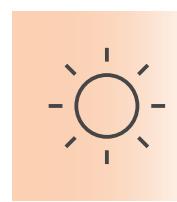
Specification



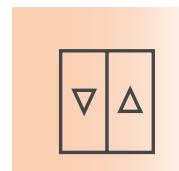
Fully fitted workspace



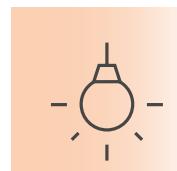
Comprehensive refurbishment



Excellent natural light throughout



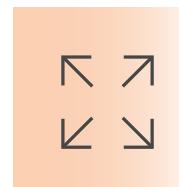
3 x 13 person passenger lifts



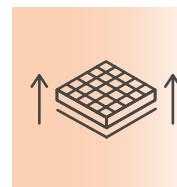
High efficiency LED lighting system



Occupancy density 1:8



Floor to ceiling height 2.7m



Fully accessible raised floors



Two columns per floor

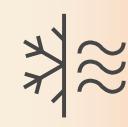
Sustainability



BREEAM Excellent



EPC rating B

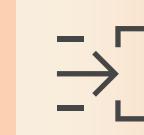


Fully electric VRF air conditioning

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.

Reduce costs

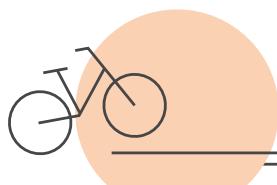
Increase environmental performance

Improving wellbeing and productivity

Maximising space and use

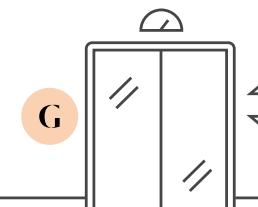
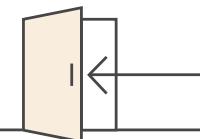
Check availability

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.



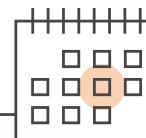
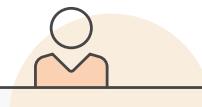
Report issues

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



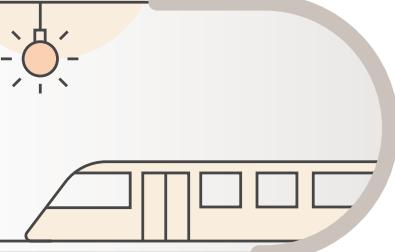
Visitor management

Secure, automated process for visitor registration.



Integrated services

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



Find and book rooms

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



Notifications

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

Find colleagues

Find colleagues and get directions to their location.



Way home...

Departure time suggested based on personal schedule.

Spaces to inspire

Fully fitted workspace



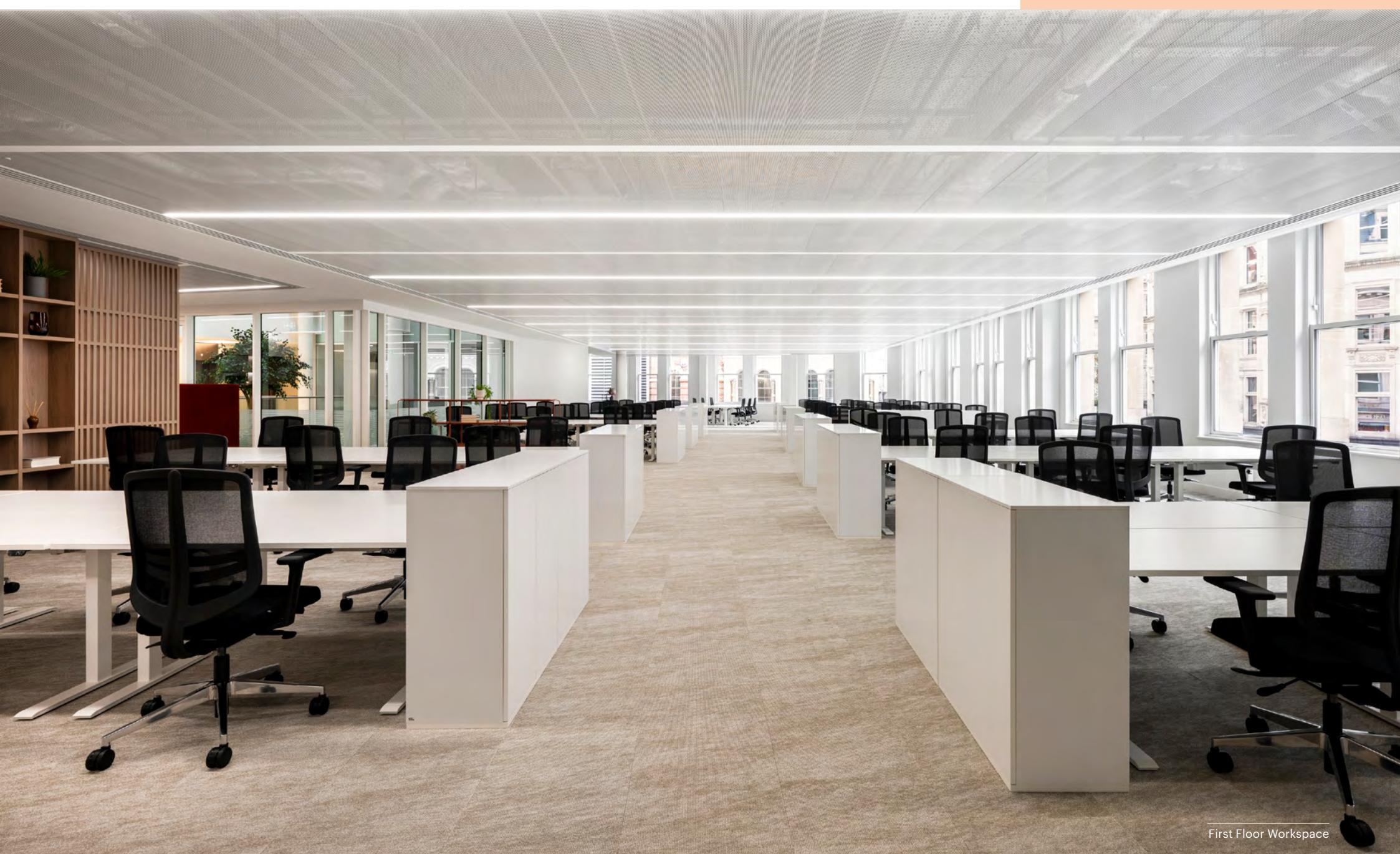
First Floor Breakout Area



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	

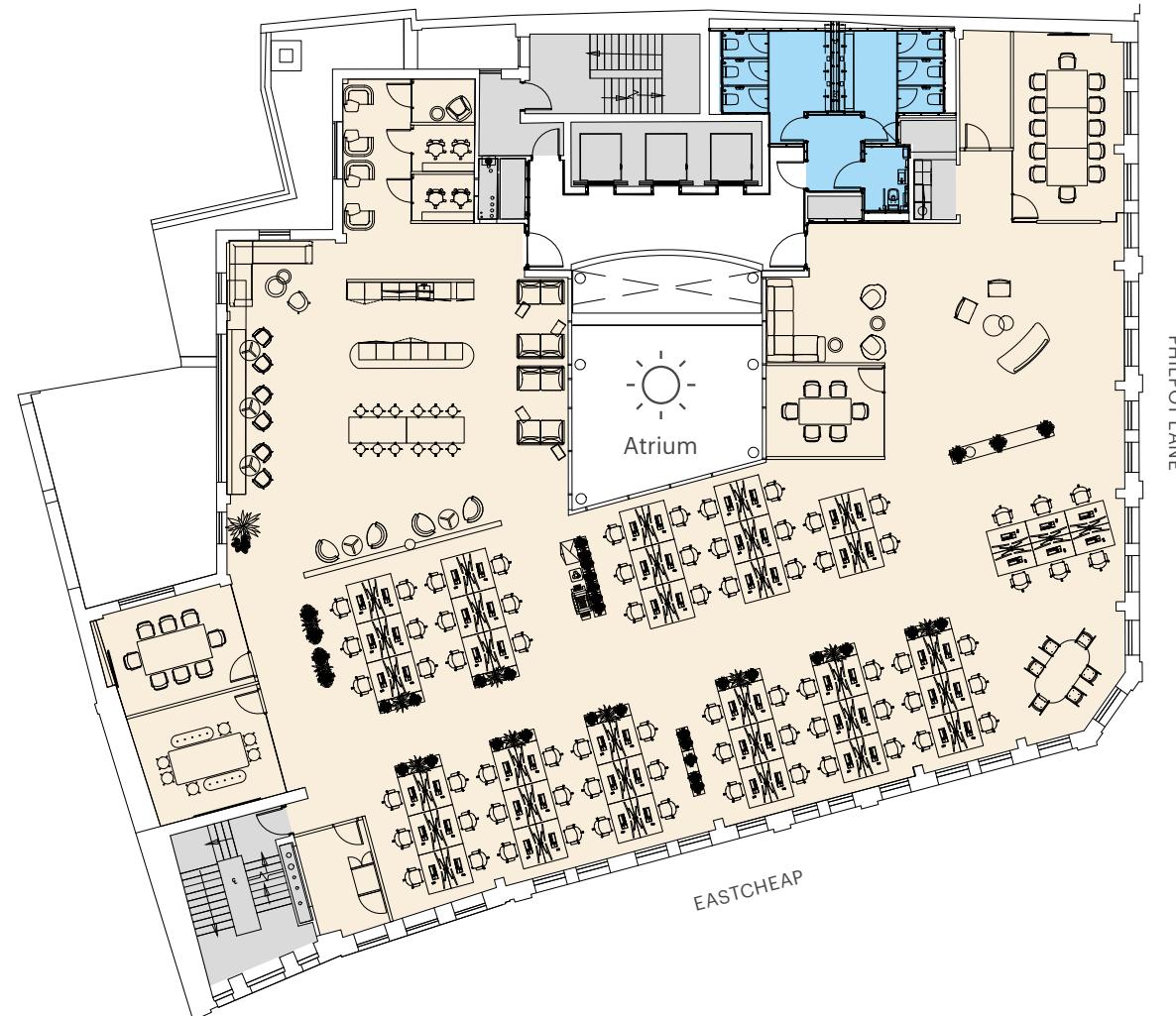




First Floor Workspace

First Floor

7,256 sq ft / 674.1 sq m



Office
WCs
Core

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

Plans not to scale.
For indicative purposes only

The heart of the City

Less than two minutes walk away



Sky Garden



EASTCHEAP COURT



Bar 20 at Birleys

Blacklock



Vagabond Wines

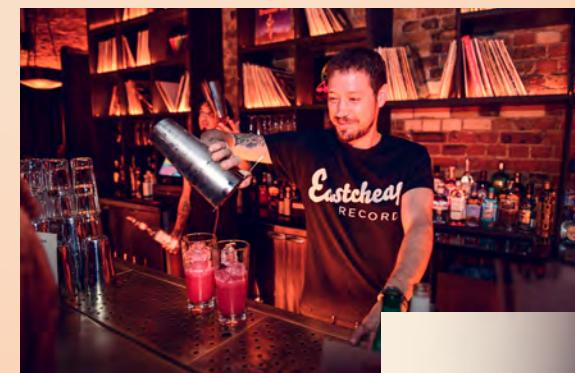
VAGA BOND



Sky Garden



Brewdog



Eastcheap Records

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

accenture



deliveroo

YOTI

UBS

wework

Aon

ROTHSCHILD

M&G



worldpay

Bloomberg



LYST

ZURICH

★ Trustpilot

FDM

Miller

// howden

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.

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.



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Terms

Upon application



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