



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 Trehearne Architects and Fletcher Preist, 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.

It provides everything you need to enhance productivity, from securing your bike after the daily commute, to maintaining the ideal working environment.

Reduce costs

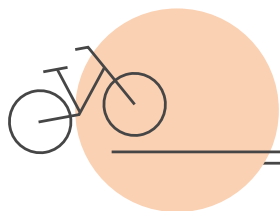
Increase environmental performance

Improving wellbeing and productivity

Maximising space and use

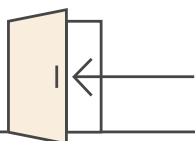
Check availability

Check availability and book your bike rack space.



Seamless access

Seamless access via smart phone, also for visitors.

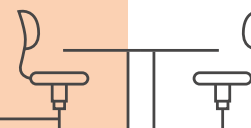


Touchless elevator call

Call the lift from your app so it knows when you are approaching.

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.



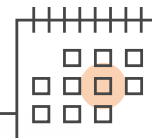
Report issues

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



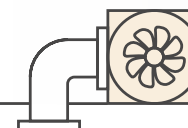
Visitor management

Secure, automated process for visitor registration.



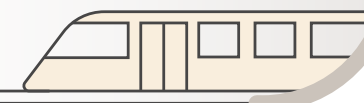
Find and book rooms

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



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	

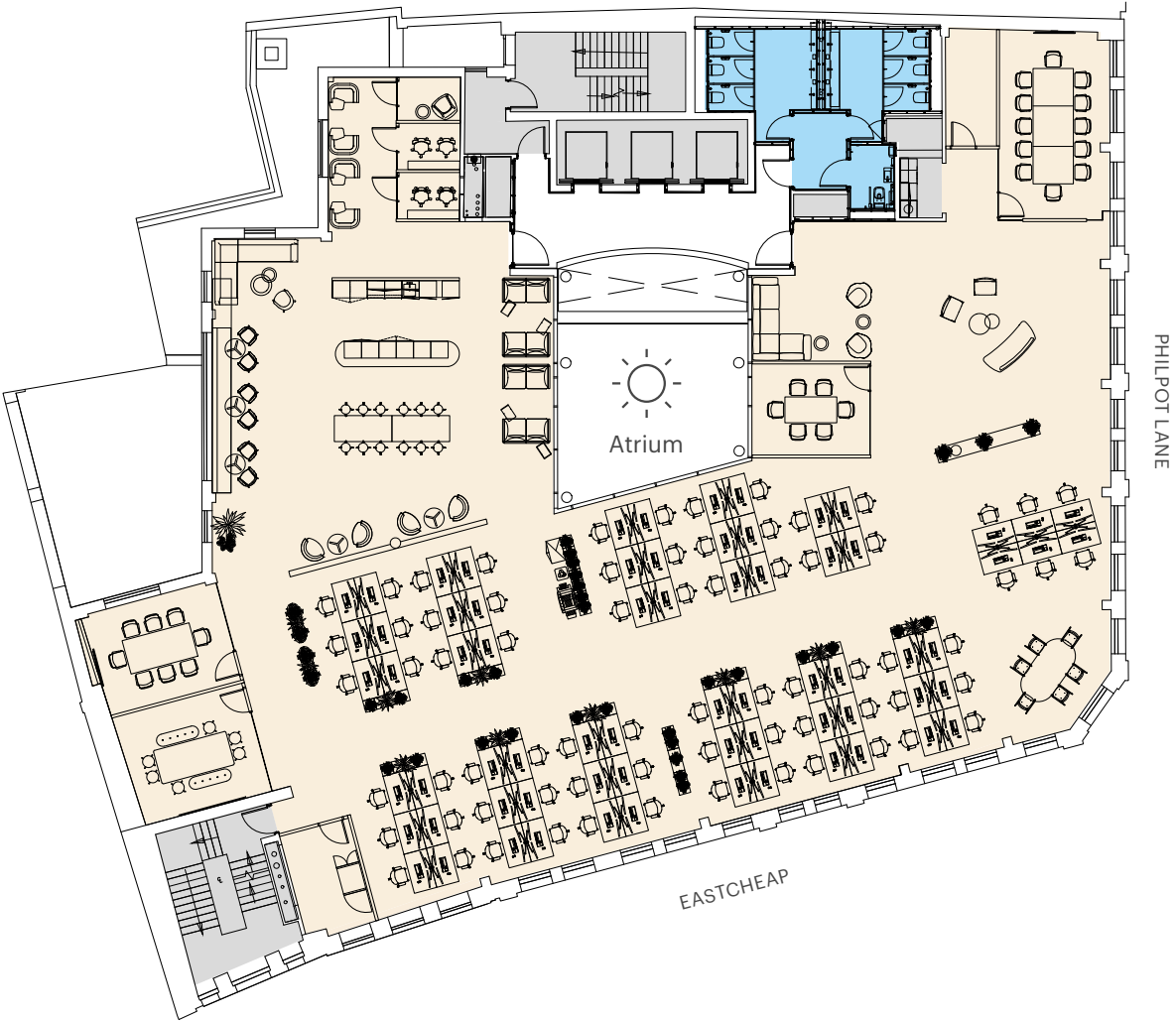




First Floor Workspace

First Floor

7,256 sq ft / 674.1 sq m



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



Bar 20 at Birleys



Blacklock



Vagabond Wines

COCO
DI MAMA



Wagtail
ROOFTOP BAR & RESTAURANT

VAGABOND



Sky Garden

THE FOLLY*



EASTCHEAP COURT

Brewdog



Eastcheap Records

M B E R



Sky Garden

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.

**AVISON
YOUNG**

James Walker
07957 388 184
james.walker@avisonyoung.com

Jamie Major
07799 341 569
jamie.major@avisonyoung.com

Daniel Gilbert
07879 475 112
daniel.gilbert@avisonyoung.com

Terms

Upon application



**BNP PARIBAS
REAL ESTATE**

Rob Rooney
07469 403 225
robert.rooney@realestate.bnpparibas

Ben Rainbow
07909 487 189
ben.rainbow@realestate.bnpparibas

eastcheapcourt.london

Avison Young and BNP Paribas Real Estate, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Avison Young and BNP Paribas Real Estate have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. January 2026.

Designed and produced by Cre8te - 020 3468 5760 - cre8te.london