A STUNNING NEW LANDMARK FOR THE CITY

From world-renowned architects MAKE, 40 Leadenhall is the City of London's newest and most desirable icon. Almost 900,000 sq ft (83,613 sq m), created with elegant lines and a modern, distinctive silhouette sets 40 Leadenhall apart, with the highest of specifications offering your business an impressive environment in which to thrive.

40 Leadenhall could not be closer to the action: with exclusive entrances at 111 Fenchurch and 40 Leadenhall providing the opportunity for an occupier to secure one of these prime business addresses in the City of London.
40 Leadenhall is set to crystallise the local area’s architectural superiority, with a scheme visible across the whole of Central London.
As well as being a striking new iconic building and occupying one of the most prominent positions in the City, it also has the benefit of two main entrances at 40 Leadenhall Street and 111 Fenchurch Street as well as direct access to Lloyd’s of London from Billiter Street.

40 Leadenhall sits amidst the global hub for the insurance, financial and professional services sectors, which is ever diversifying as the location increasingly attracts technology, media and telecommunications companies.

The following stations are situated within close proximity:

**LIVERPOOL STREET**
Situated approximately 0.5 miles to the north of the property, the station provides access to the Central, Circle, Metropolitan and Hammersmith & City line London Underground services together with mainline rail and bus services.

**FENCHURCH STREET**
Situated to the south east of the property providing mainline rail links to East Anglia and Essex.

**BANK**
Situated to the west, Bank gives access to the Central and Waterloo & City lines.

**ALDGATE**
Situated to the east of the property providing access to London Underground (Metropolitan and Circle lines) and extensive bus services.

**CROSSRAIL**
In 2018, Liverpool Street Station will also provide access to Crossrail, the flagship east-west rail link that will cross Central London, linking Maidenhead and Heathrow in the west to Abbey Wood in the east. A brand new station is being constructed within a few minutes’ walk of 40 Leadenhall.

Crossrail will connect to Heathrow giving the City a direct rail connection to Europe’s leading international airport in approximately 30 minutes and will provide access from the City to the West End within approximately 10 minutes.
40 Leadenhall benefits from excellent public transport links to London Underground, the National Rail network and Docklands Light Railway (DLR) whilst Crossrail will bring high speed communications from 2018.
The City of London’s core has seen an astonishing change over the last 10 years, not only with a new wave of landmark architectural design but also establishing a vibrant, cosmopolitan environment in which to work and relax.

World class shopping, Michelin-starred restaurants and top 5 star hotels, rival the very best in the world.
LONDON

THE GLOBAL CITY

As the major cities of the world pursue a course of growth and globalism, one city stands tall - London.

London is the largest metropolitan office market in Europe, both in terms of total office stock and variety of user.

THE FINANCIAL CITY

London is the world’s leading global financial and business centre, consistently ranked No.1 in the Global Financial Cities Index.

Over 40% of the world’s foreign equities are traded in London.

Over 45% of the world’s currency exchanges take place in London, more than New York and Tokyo combined.

London is the largest investment banking centre in Europe with a 50% share of European activity.

While New York and Tokyo are reliant mainly on their large North American and Asian domestic markets, 80% of London’s business is international.

In 2012, London was chosen as the only major offshore centre for trading the Renminbi (Yuan), the emerging global currency and alternative reserve currency to the US dollar and the Euro.
THE CITY OF INSURANCE

London is the world’s leading market for insurance, having been an insurance centre for more than three centuries.

The City of London is the only place where all of the world’s twenty largest international insurance and reinsurance companies are active.

London has the world’s main skill centre for world reinsurance.

The UK is a global market leader in marine insurance with a 17% market share in 2008.

68,000 people are employed in London’s insurance industry.

THE NEW CITY

The changing face of the City property market has seen the technology, media and telecommunications (TMT) sector take up nearly a quarter of all space in the City of London in 2013.

The traditional core City location is playing an increasingly important role in providing space and the right business environment for TMT businesses.

A far more energetic and cosmopolitan environment is being created to accommodate this new diverse demographic.
LOCAL OCCUPIERS

RESTAURANTS / BARS
1. Caravaggio
2. Searcys Club
3. Sushi Samba
4. The Mercer
5. Brasserie Blanc
6. Gaucho
7. Steam & Rye

SHOPS / SHOPPING AREAS
1. The Royal Exchange
2. French Connection
3. Leadenhall Market
4. Gieves & Hawkes
5. Marks & Spencer
6. Turnbull & Asser
7. Space.NK.apothecary

PROFESSIONAL / BUSINESS
1. Bank of England
2. Lloyd’s of London
3. Aviva
4. Deutsche Bank
5. Zurich
6. Accenture
7. AIG
8. Sw
9. Ki
10. RS
11. MI
12. AG
13. R
14. Ch
A new landmark for London’s skyline, rising up in the very heart of the City.
The freedom of personality and concept that is... 40 Leadenhall.
FLOOR PLANS

GROUND LEVEL

40 LEADENHALL

111 FENCHURCH
LEVELS 1 - 6

38,287 sq ft (3,557 sq m) NIA
FLOOR PLANS

LEVELS 11 - 12

31,344 sq ft (2,912 sq m) NIA

NORTH
21,818 sq ft (2,027 sq m)

SOUTH
9,526 sq ft (885 sq m)
TYPICAL MID-LEVEL FLOOR (LEVELS 13-24)

20,785 – 21,818 sq ft (1,931 – 2,027 sq m)

LEVELS 32 - 33

16,189 sq ft (1,504 sq m) NIA
## Schedule of Areas

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### Billiter Street

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| Total | 878,449 | 81,611 |
SPECIFICATION

PLATFORM
1.5m x 1.5m planning grid
12m x 13.5m structural column grid (typical floors)

CRITICAL DIMENSIONS
Floor to ceiling
  office floors - 2.75m
  Raised floor - 150mm
Slab to slab height - 3.85m

CRITICAL DIMENSIONS

OCCUPATIONAL DENSITIES
  Occupation density - 1 person per 8m²
  Means of escape - 1 person per 5m²

AIR CONDITIONING
  Four pipe fan coil

FRESH AIR SUPPLY
  12l/s per person based on 1 person per 8m² occupancy

MECHANICAL SERVICES
Internal office design conditions;
  Summer - 24°C +/- 2°C
  Winter - 24°C +/- 2°C

ELECTRICAL SERVICES
  Lighting - 7.2W/m²
  Small power on floor distribution - 25W/m² + 5W/m² at riser

POWER & RESILIENCE
  33kV, 12MVA, N+1 UKPN HV power supply.
  Dual power supply is provided by way of a separate 33kV UKPN HV electrical supply.
  2 MVA standby generator system providing support to landlord’s life safety systems.
  10 MVA capacity standby generator available for tenant’s use.

LIFTS
  North core:-
    7 x 24 person Double Deck up to Level 20 - 5m/s
    4 x 24 person Double Deck Levels 20–33 - 7m/s
    1 x 24 person Single Deck Levels 20–34 - 7m/s
    2 x Goods lifts (2500 kgs capacity)
    1 x Fire fighting lift
    1 x Car park + bicycle shuttle lift
    1 x Bicycle lift
  South core:-
    4 x 21 person up to Level 10 - 2.5m/s
    4 x 21 person up to Level 14 - 3.5m/s
    1 x Goods lift (2500 kgs capacity)
    1 x Fire fighting lift
  Loading bay:-
    3 x Lorry lifts
    1 x Retail goods lift
  19-21 Billiter Street:-
    1 x Passenger lift 1m/s

The lifts have been designed to match the designed occupation densities with an 80% utilisation factor and 15% up-peak handling capacity.

FLOOR LOADINGS
  Offices - 3.5 kN/m² plus 1.0kN/m² for demountable partitions
  Retail - 7.5 kN/m²
  High load areas - 7.5 kN/m² (10% of floor area)

TRANSPORT, BICYCLE & SHOWER PROVISION
  Cycle access is from Billiter Street to the basement cycle storage racks, showers, drying rooms and WCs.
  - 1,068 bicycle parking spaces
  - 110 showers
  - 1,068 lockers

  All vehicle access to the building is into the basement via three vehicle lifts on Fenchurch Buildings.
  No on-street servicing is required with all the retail and office areas serviced from the loading bay in the basement. There are 5 loading spaces.

  Two disabled parking spaces are provided in the basement which is also accessed via the vehicle lifts.

SUSTAINABILITY
  Commensurate with the landmark nature of the building, the building is designed to the very highest of environmental credentials, designed to achieve an ‘Excellent’ BREEAM (2011) Rating.
TIAA Henderson Real Estate (TH Real Estate) is an established investment management company with specialisation in real estate equity and debt investing worldwide. As one of the largest real estate managers in the world, TH Real Estate has the scale, capital resources and knowledge to provide creative and effective real estate investment solutions for clients. With a focus on the retail, office, logistics, debt and multi-family housing sectors, TH Real Estate emphasises sustainable practices to protect assets and maximise their value.

Launched in April 2014, the company has a dedicated global presence with offices across Asia and Europe, managing c.$23bn of real estate assets across c.50 funds and mandates. Its alliance with TIAA-CREF in North America increases its global AUM to c.$71bn.

The company is jointly owned by TIAA-CREF (60%) and Henderson Global Investors (40%) bringing it a combined track record of over 90 years in global real estate. Its products are managed by specialist teams, which apply their own experience to the management and style of their portfolios. Each team is supported by an experienced senior management team and integrated investment platform, including finance, debt and currency management, performance analytics, client service, fund and transaction structuring, development, sustainability and research.

Make is a studio of highly creative and talented architects and designers who have acquired considerable professional experience designing advanced, complex and iconic buildings.

The practice was founded by Ken Shuttleworth in 2004 and has established itself as one of the UK’s foremost architectural firms, with studios based in London, Beijing and Hong Kong. The international award-winning architectural practice is engaged in a broad selection of projects worldwide, ranging from large-scale urban masterplans to luxury private houses.

**PROFESSIONAL TEAM**

- **STRUCTURAL ENGINEERS / WSP**
- **MECHANICAL & ELECTRICAL ENGINEERS / WSP**
- **RIGHTS OF LIGHT CONSULTANTS / GIA**
- **ACCESS CONSULTANT / DAVID BONNET ASSOCIATES**
- **EIA CONSULTANT / WATERMAN GROUP**
- **QUANTITY SURVEYORS / EC HARRIS**
C O N T A C T

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