



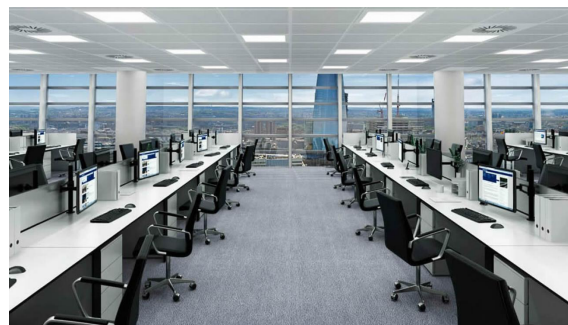
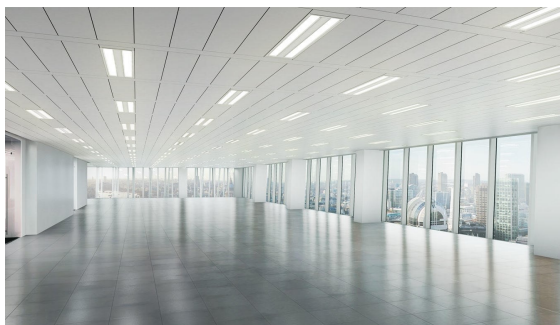
THE WORKPLACE CO.

THE WALKIE TALKIE

20 Fenchurch Street, EC3M 3BY

THE OFFICE

Designed in 2004 by renowned architect Rafael Violy, 20 Fenchurch Street, or the Walkie Talkie building as it's often referred to thanks to its distinctive top-heavy shape, is a stunning 34-storey tower comprising office space and public areas. The building is occupied by some of the world's biggest names in business, and its efficient use of space offering expansive views over London makes this a unique place to work. The Sky Garden, encompassing the top 3 floors is a fabulous public viewing deck, rooftop garden and selection of eateries.



AVAILABILITY & FLOOR PLANS

New leases, subleases and assignments of existing leases are available.

SPECIFICATION

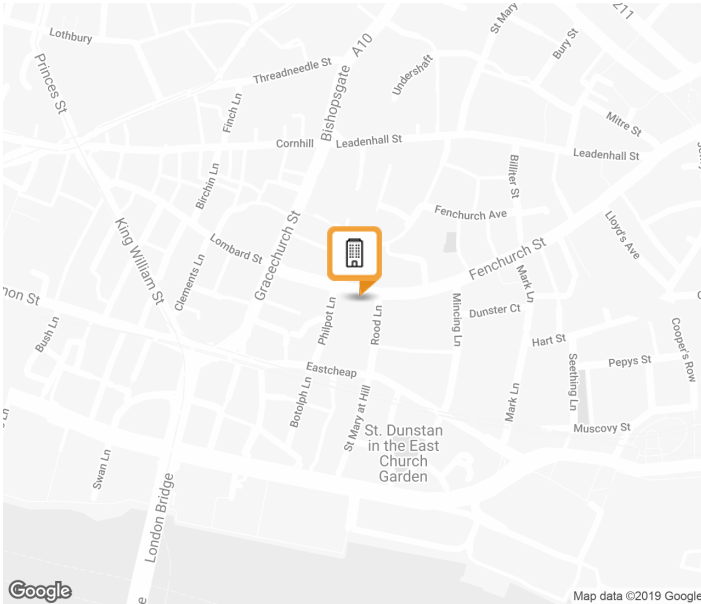
- 7 passenger lifts
- 2.75m floor to ceiling height
- 175mm raised floors
- Low energy fan coil air conditioning
- BREEAM "Excellent"
- Shower and locker facilities
- Motorbike parking
- Cycle storage
- 24 hour access
- 24 hour security

AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
11th	1,585.11	17,062	£72.50	£24.07	£10.50	£1,826,828.34	Available
14th	1,703.10	18,332	£72.50	£24.07	£10.50	£1,962,807.24	Available

LOCATION

20 Fenchurch Street occupies a prominent location in the heart of EC3.







COMMUNICATION

Communications are excellent with Fenchurch Street and Liverpool Street mainline stations, Bank and Monument underground stations all within a short walk of the building.

WALKING TIMES

From the building

	Monument	3 Minutes
	Fenchurch Street	3 Minutes
	Bank	5 Minutes
	Liverpool Street	8 Minutes

CONTACT

020 7993 8075

hello@theworkplacecompany.co.uk



UNIT 202-203, 1ST FLOOR SMITHFIELD MARKET, EAST POULTRY AVENUE, LONDON, EC1A 9LH

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