



EXCHEQUER COURT

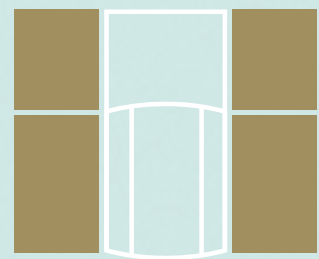
33 ST MARY AXE | LONDON EC3

PART 6TH FLOOR – 8,479 SQ FT
PROMINENT CITY SPACE

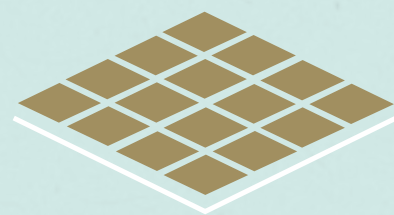
AMONGST THE LANDMARKS OF LONDON'S BUSINESS DISTRICT



Amongst
iconic City
landmarks



Impressive new
double-height
reception hall



New CAT A
part 6th floor
available





Ground Floor Reception

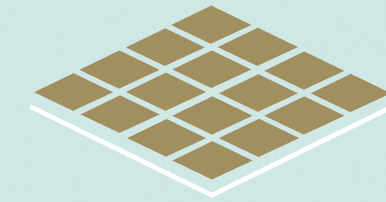
AN IMPRESSIVE RECEPTION



SPECIFICATION



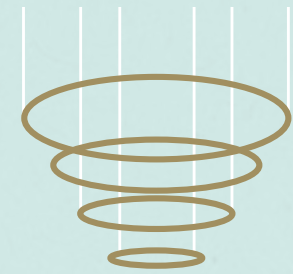
EPC – A Rating



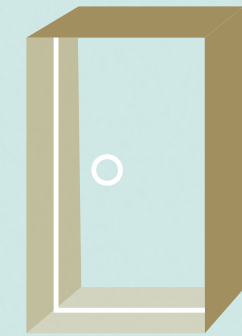
New CAT A
Part 6th Floor



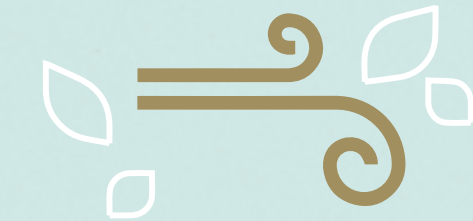
New LED
lighting



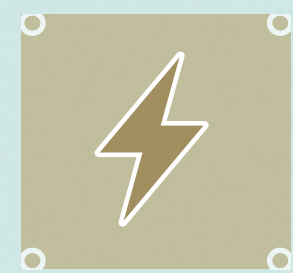
Newly refurbished ground
floor reception



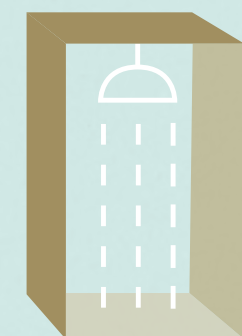
Twin building entrances: St Mary Axe
& St Helen's Place



New electric HVRF
air conditioning



Spare generator
capacity

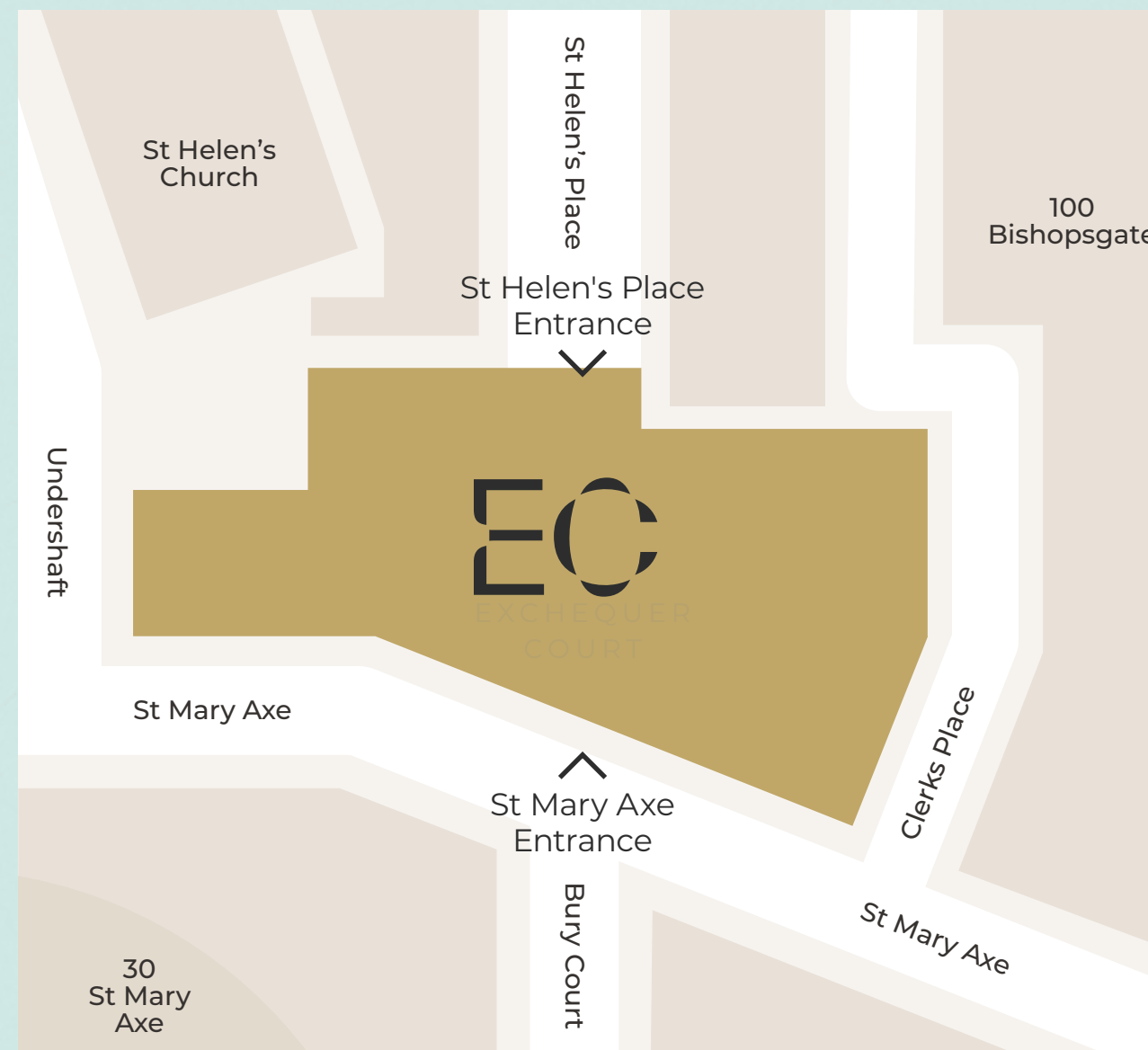


Shower facilities &
cycle storage




Locker room &
changing area

EXCHEQUER COURT



Floor	Condition	Sq Ft	Sq M
Part 6th	Cat A	8,479	788
5th			Occupied
5th			Occupied
3rd			Occupied
2nd			Occupied
1st			Occupied
Ground			Occupied
Total		8.479	788



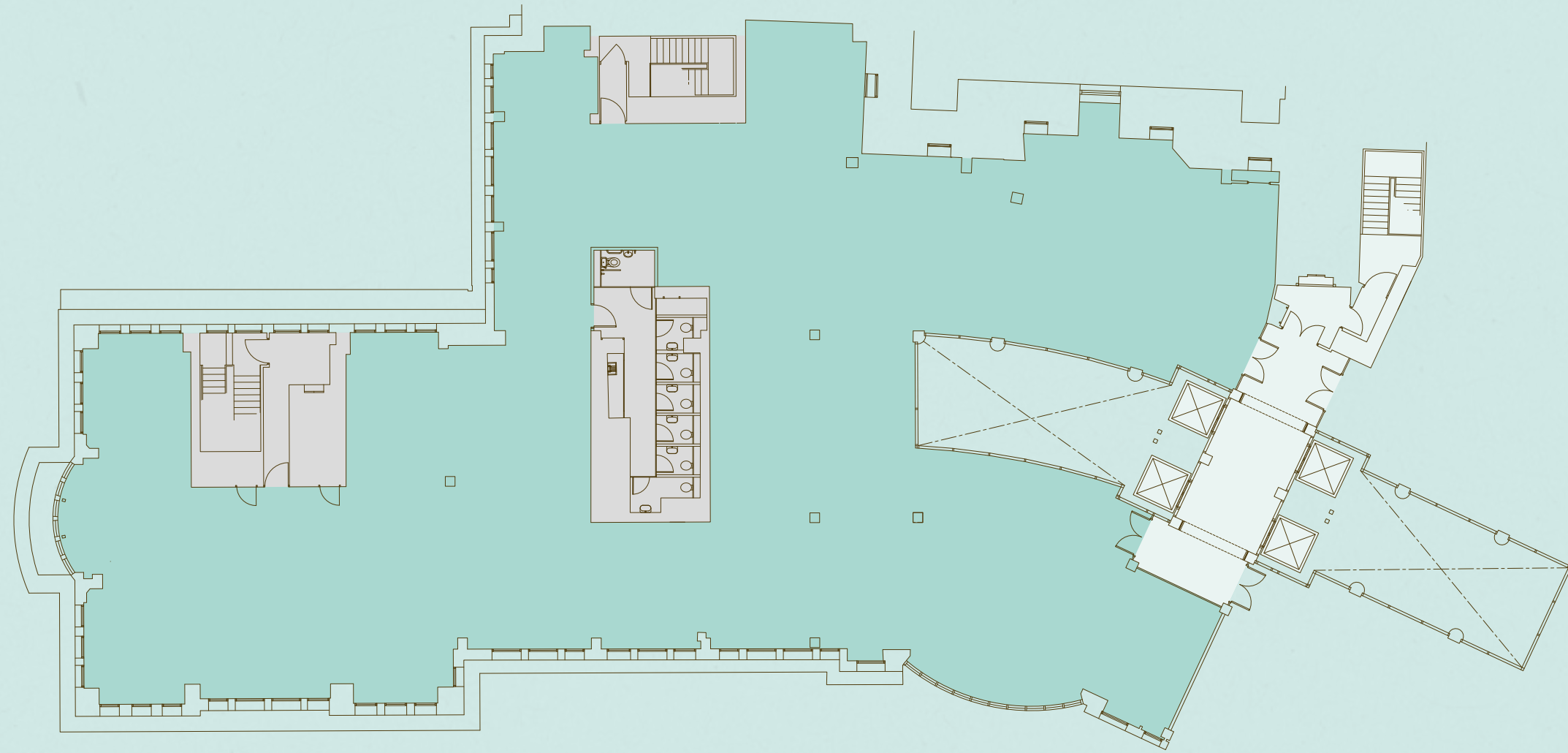
 Plan not to scale. Indicative use only.



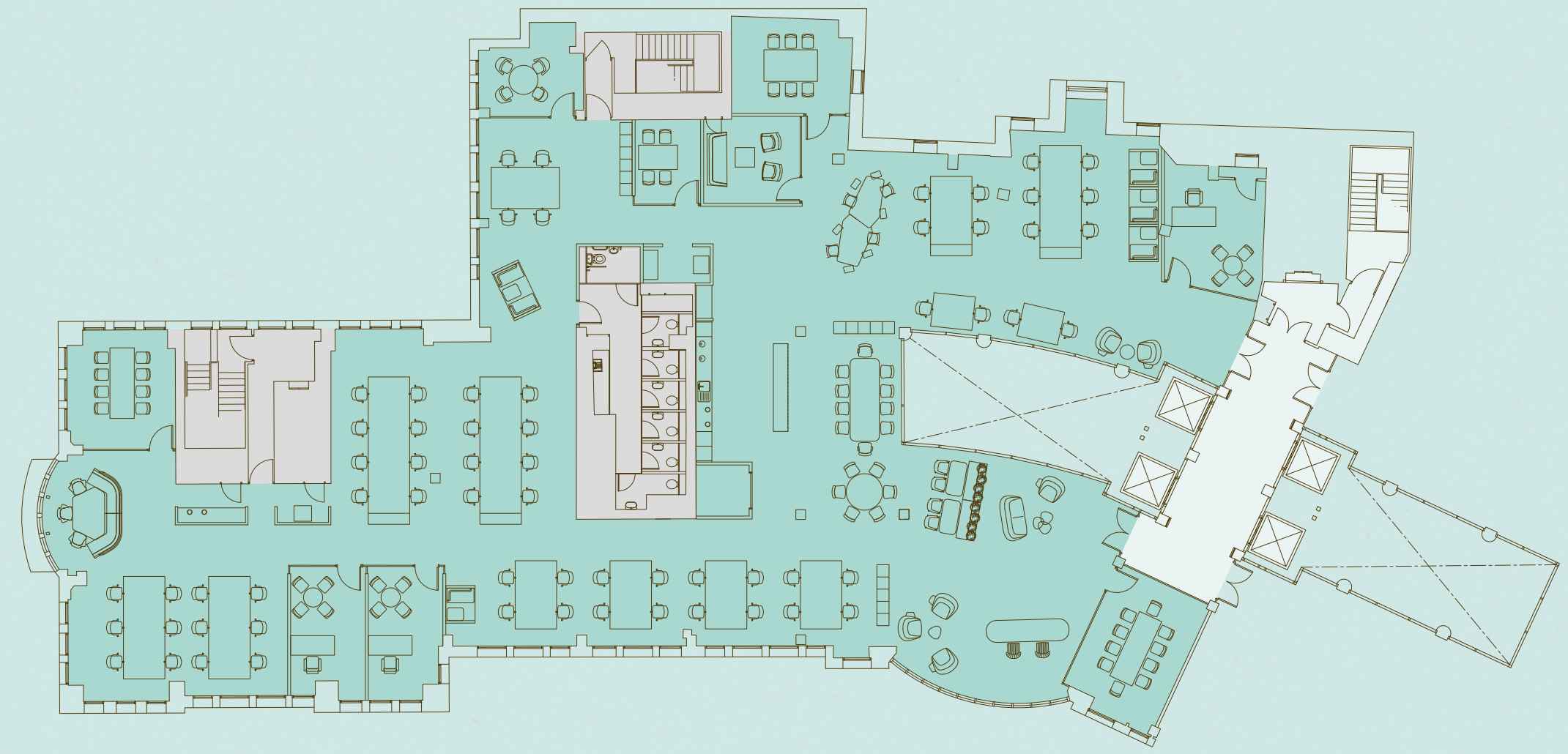


PLANS

PART 6TH FLOOR PLAN
8,479 SQ. FT / 788 SQ. M



PART 6TH FLOOR INDICATIVE SPACE PLAN
8,479 SQ. FT / 788 SQ. M



Plan not to scale. Indicative use only.

● Office ● Arrival ● Core

Open plan desks	68	Touchdown spaces	08
10 person meeting room	01	Collaboration areas	02
08 person meeting room	01	Phone booths	05
06 person meeting room	01	Kitchenette and breakout	01
04 person meeting room	03	Reception	01

PART 6TH FLOOR INDICATIVE FIT OUT



Kitchen



Workspace



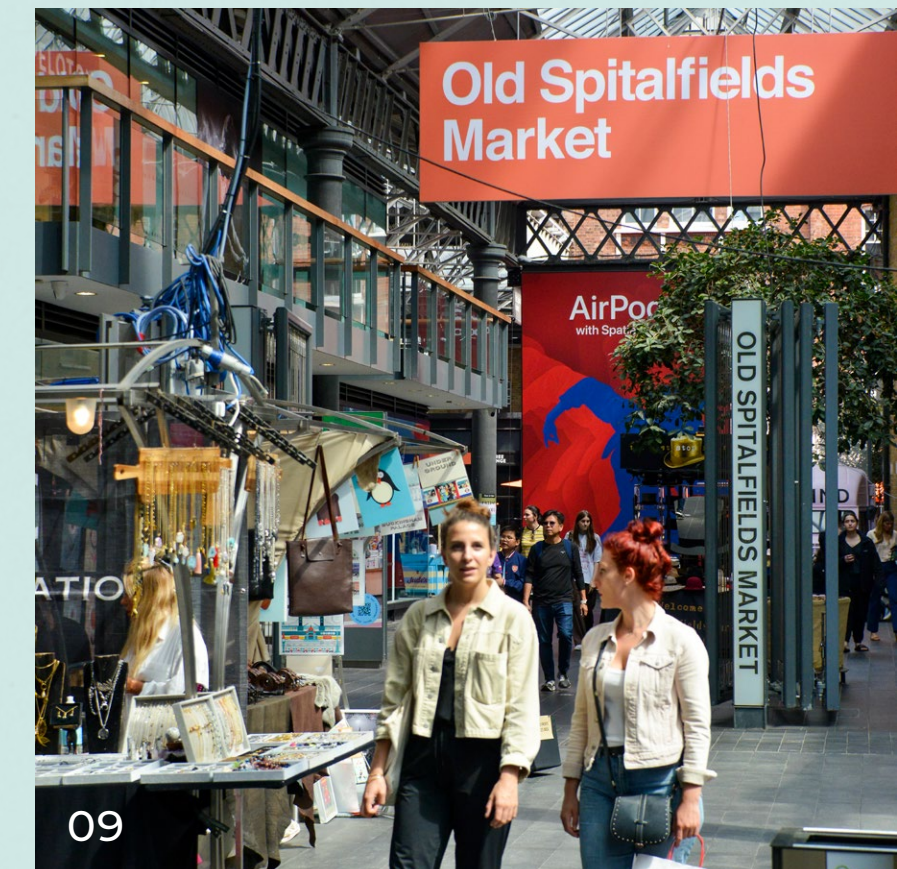
Quiet Room



Meeting Room

IN THE HEART OF THE CITY

The local area is host to some of the City's most vibrant amenities and open spaces, with Devonshire Square, Leadenhall Market, Broadgate Circle and Spitalfields Market all within a short walk. Broadgate Circle also offers many bars, restaurants and leisure venues. Numerous open and green spaces are within easy reach.



- 01 120 Fenchurch Roof Garden
- 02 Leadenhall Market
- 03 Aldgate Square
- 04 Bank
- 05 Devonshire Square
- 06 Lloyd's of London
- 07 Broadgate Circle
- 08 Equinox Gym
- 09 Old Spitalfields Market

AMONGST THE BIG NAMES AND BEST AMENITIES

LOCAL OCCUPIERS



AMENITIES

- | | |
|-----------------------|------------------------|
| 01 1Rebel | 13 Fish Market |
| 02 14 Hills | 14 Grind |
| 03 The Ned | 15 Gymbox |
| 04 Beany Green | 16 José Pizarro |
| 05 Black Sheep Coffee | 17 Notes Coffee |
| 06 Paradise Green | 18 Redemption Roasters |
| 07 Burger & Lobster | 19 The Ivy City Garden |
| 08 Comptoir Lebanese | 20 Sushi Samba |
| 09 Duck and Waffle | 21 The Alchemist |
| 10 Enoteca Di Luca | 22 Fazenda |
| 11 Equinox Gym | 23 WatchHouse |
| 12 F45 | 24 Eataly |



FAST CONNECTIONS ACROSS LONDON AND BEYOND

The building is situated in an enviable location, within close proximity to numerous transport connections. Liverpool Street Station with the Elizabeth Line providing faster connection across London and beyond.



Liverpool Street Elizabeth Line Entrance

Moorgate

09

mins walk



Liverpool Street

06

mins walk



Aldgate East

06

mins walk



Bank

05

mins walk



EC

Aldgate

05

mins walk



Monument

06

mins walk



London Bridge

14

mins walk



Fenchurch St.

04

mins walk



FURTHER INFORMATION



Viewings

Please contact the joint agents.



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