

# 120

CANNON ST. EC4

TWO FLOORS NOW  
NEWLY FULLY FITTED



## AN ELEGANTLY ENHANCED PRIME CITY OFFICE BUILDING

120 Cannon Street has been comprehensively redesigned to provide up to 14,986 sq ft of prime Grade A office space positioned on bustling Cannon Street.

The building offers modern and efficient office accommodation, benefitting from open flexible CAT A and **two newly fitted floors** finished to a high quality specification throughout.

Other floors can also be offered on a turnkey fit out basis.





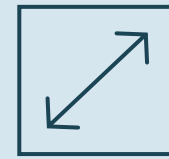


A STUNNING  
NEW RECEPTION  
WITH HIGH-END  
FEATURE FINISHES

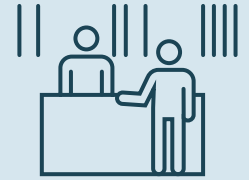
# EXEMPLARY SPACE TO MEET THE HIGHEST OF STANDARDS



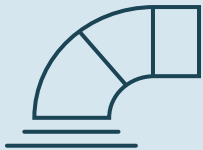
CAT A & FULLY FITTED  
OPTIONS



OCCUPATIONAL DENSITY  
OF 1:8 SQ M



COMPREHENSIVELY  
RE-MODELLED RECEPTION



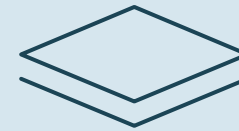
EXPOSED SERVICES



VRV AIR-CONDITIONING



2.5M FLOOR-TO-CEILING  
HEIGHT



150 - 190MM RAISED  
FLOORS



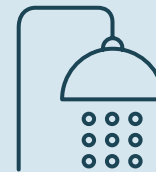
LG7 LIGHTING



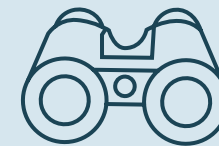
1 x 12 PERSON & 1 x 11  
PERSON PASSENGER LIFTS



45 CYCLE SPACES &  
48 LOCKERS



4 SHOWERS



ICONIC CITY VIEWS



WIREScore 'GOLD'





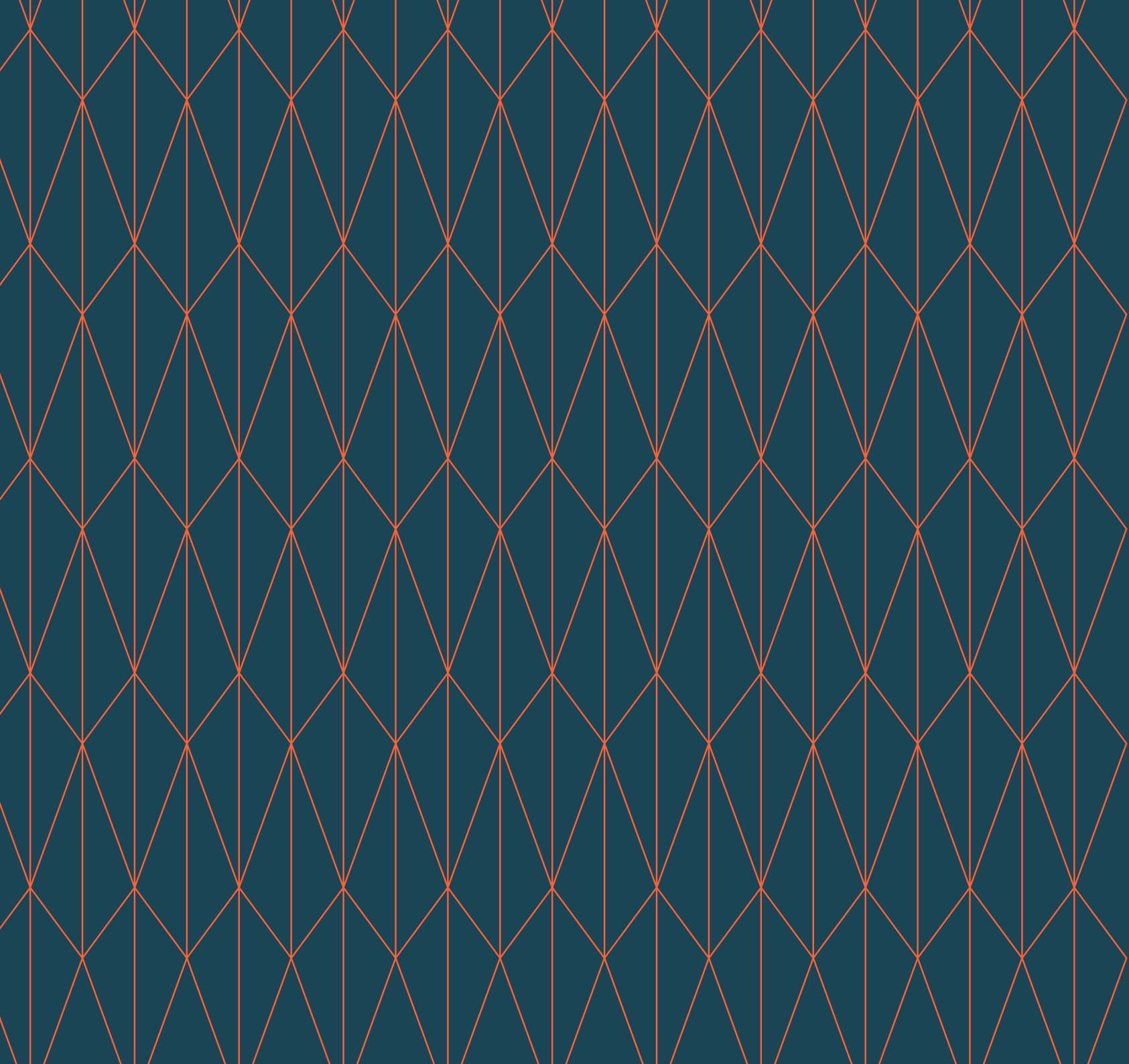
TAKE IN THE  
PANORAMIC  
CITY VIEWS

FINISHED TO  
THE HIGHEST  
STANDARDS









THE  
LOCATION





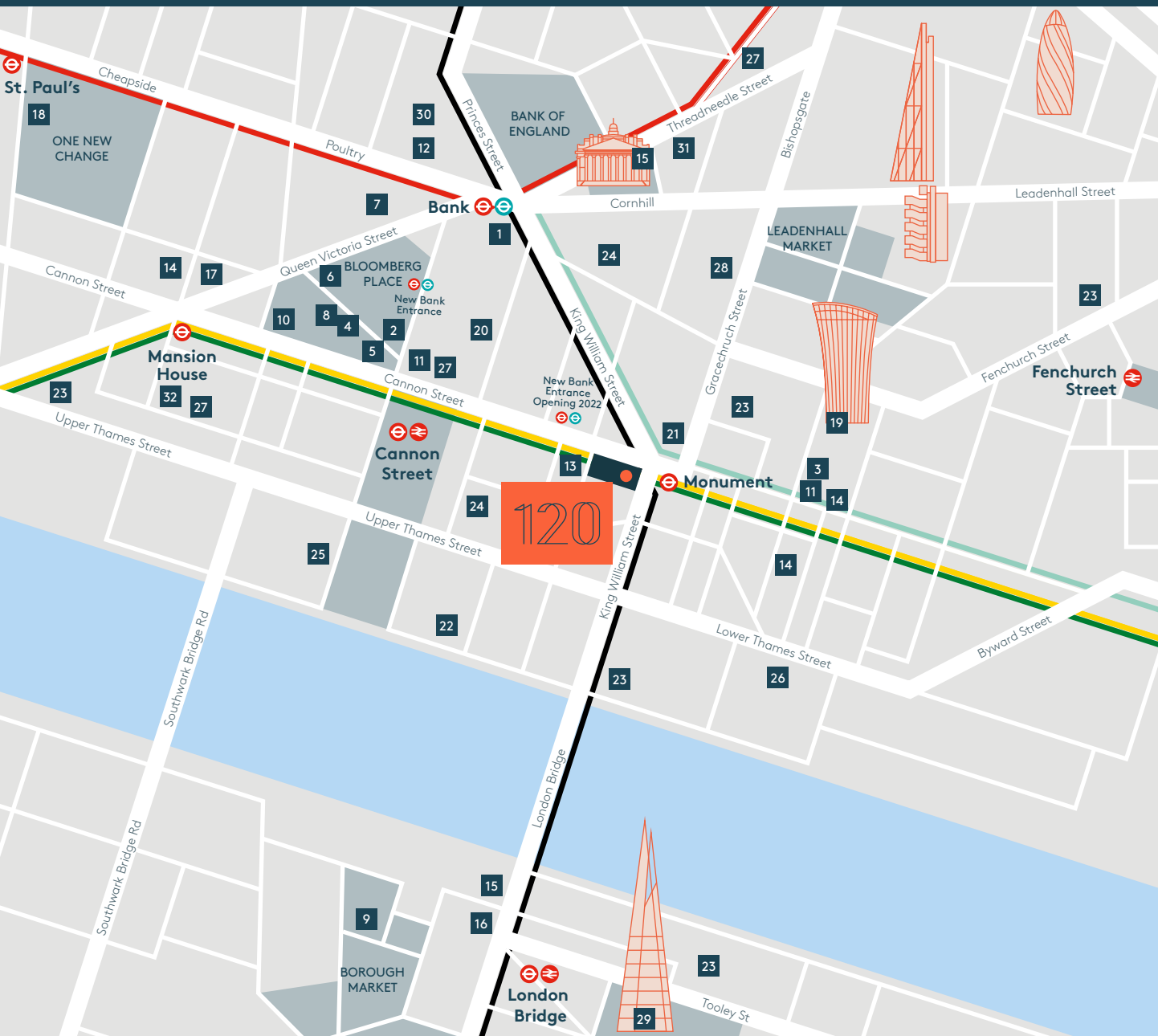
## A WEALTH OF THE FINEST AMENITIES

Cannon Street has recently undergone a transformation, with iconic new amenities now added to a renowned list of the best restaurant, bar and retail offerings. With Borough Market and Leadenhall Market also within a short walk, it's a location that has it all.

07 | LOCATION







## WELL POSITIONED AMONGST CITY LANDMARKS

### Dining

- 1 1 Lombard Street
- 2 Vinoteca
- 3 Blacklock
- 4 Bleeker Street
- 5 Caravan
- 6 Brigadiers
- 7 Coq D'Argent
- 8 Ekte
- 9 Hawksmoor
- 10 Homeslice
- 11 Joe & The Juice
- 12 The Ned
- 13 Scarpetta

### Drinks

- 18 Madison
- 19 Sky Pod Bar
- 20 St Swithins
- 21 Wagtails
- 22 The Oyster Shed

### Fitness

- 23 Fitness First
- 24 Gymbox
- 25 Nuffield Health
- 26 The Gym
- 27 Virgin Active

### Hotels

- 28 Club Quarters
- 29 Shangri-La
- 30 The Ned
- 31 Threadneedles
- 32 Vintry & Mercer

### Coffee

- 14 Black Sheep Coffee
- 15 Grind
- 16 Roasting Plant Coffee
- 17 Rosslyn





01



02

- 01 Vinoteca, Bloomberg Place
- 02 Wagtails
- 03 Gymbox, Lombard Street
- 04 Louis Vuitton, The Royal Exchange
- 05 Cecconi's, The Ned



03



04



05

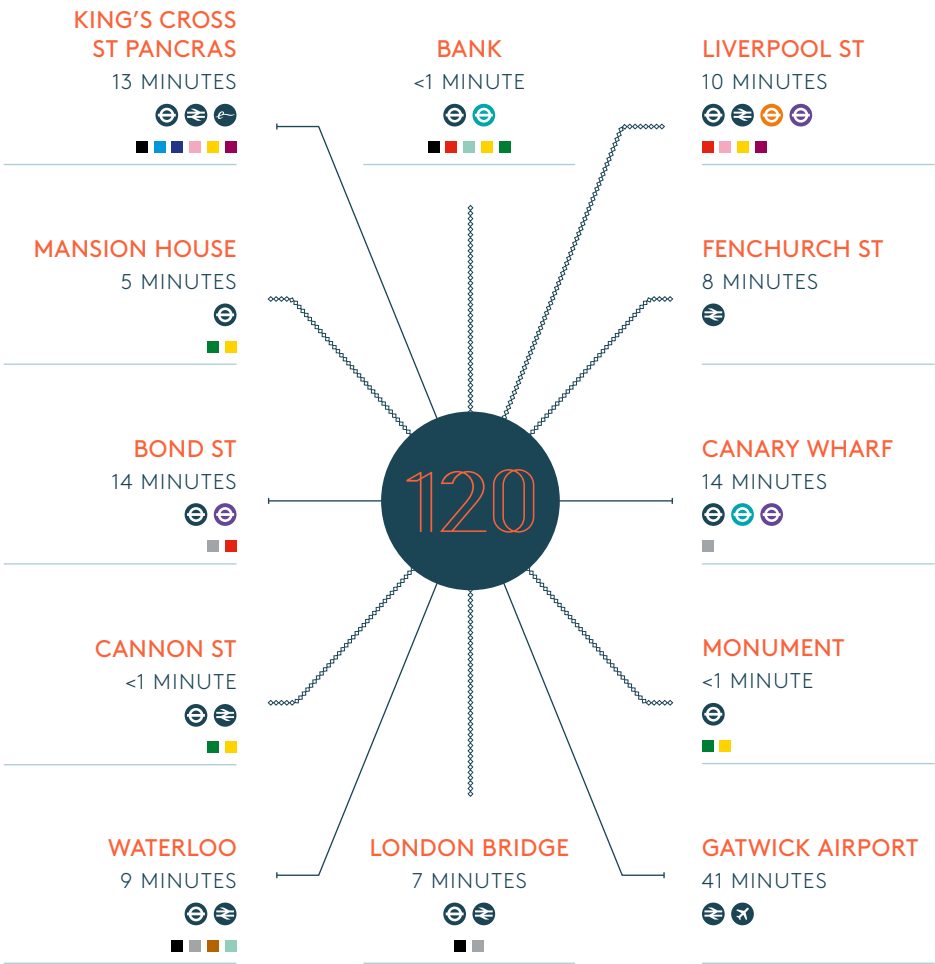
## VIBRANT PLACES TO MEET, RELAX AND ENJOY

Whether it's a relaxed lunch at Bloomberg Place, or a fine dining experience in The Ned, the area has it all on offer. With a selection of gyms nearby and spaces to unwind, it's the work and lifestyle destination of choice.



# CONNECTIONS

Numerous transport links are moments away, offering connections across London and beyond. The area has been further enhanced with the arrival of the Elizabeth Line at Liverpool Street.



- 01 London Bridge Station
- 02 Bank Station
- 03 Cannon Street Station



KEY

- Walk times
- Journey times

Source: TfL

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accenture



Bloomberg



// howden



KIRKLAND & ELLIS

News UK

WillisTowersWatson



Miller

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IN GOOD  
COMPANY -  
SURROUNDED  
BY A HOST OF  
ICONIC NAMES



MILLS & REEVE



worldpay



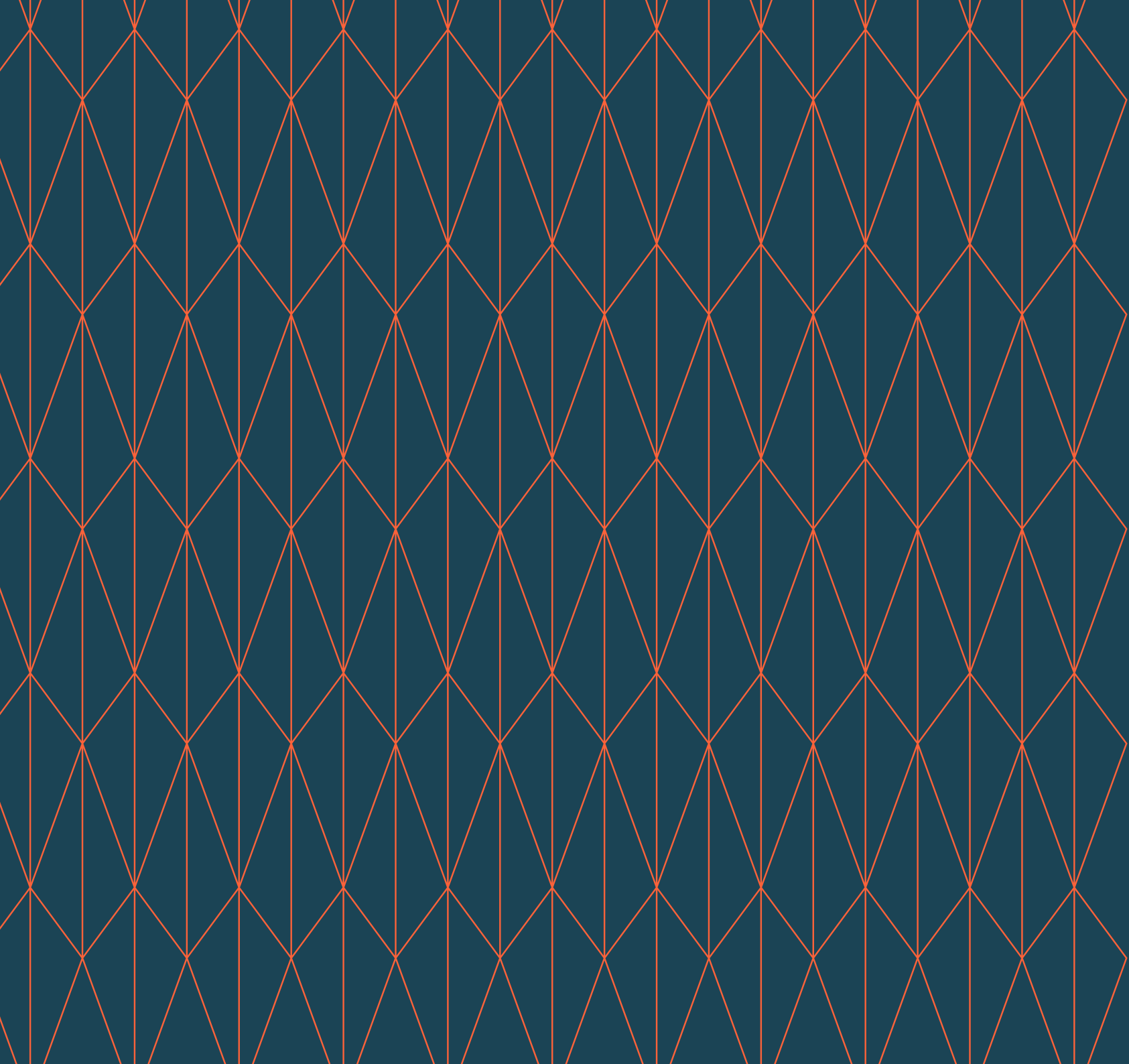
BRYAN  
CAVE  
LEIGHTON  
PAISNER  
BCLP



Aon

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THE  
SPACE



## FULLY FITTED WORKSPACE

The 2nd and 6th floors have now been newly fully fitted, providing occupiers with exceptional space that's ready for them to hit the ground running.

Other floors can also be offered on a turnkey fit out basis.



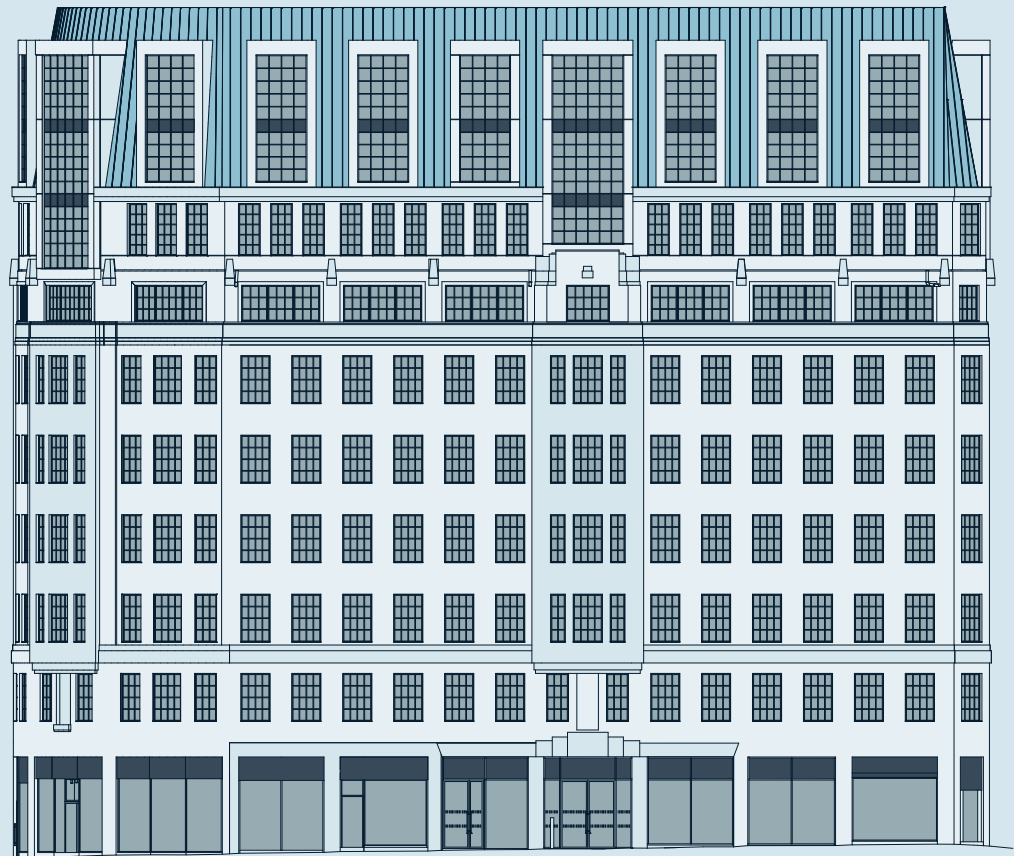




FLEXIBLE  
CAT A FLOOR

# AN INSPIRING WORK ENVIRONMENT WITH STUNNING CITY VIEWS

Floor	Condition	Sq Ft	Sq M
Ninth	N/A	–	Let
Eighth	N/A	–	Let
Seventh	CAT A	2,884	267.9
Sixth	Fully fitted	3,003	279.0
Fifth	N/A	–	Under offer
Fourth	CAT A	3,013	279.9
Third	N/A	–	Under offer
Second	Fully fitted	3,043	282.7
First	CAT A	3,043	282.7
Ground (Reception)	N/A	(764)	(77)
<b>Total</b>		<b>14,986</b>	<b>1,392.2</b>



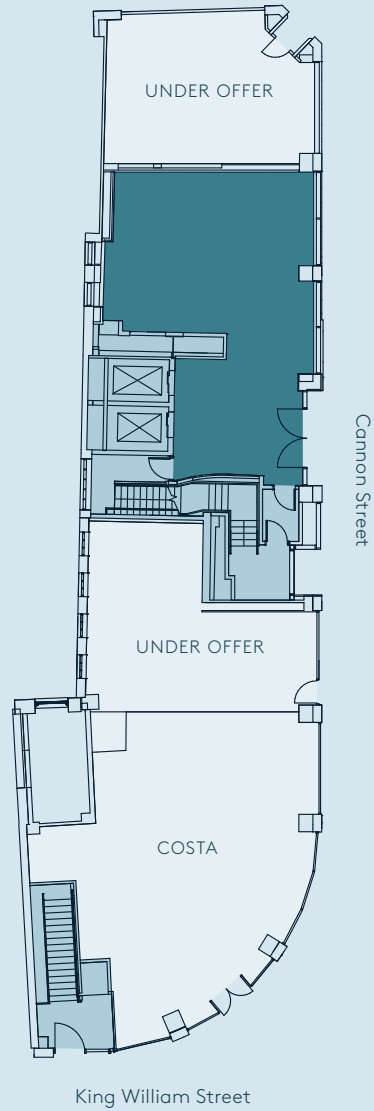


# FLOOR PLANS

## GROUND

764 SQ FT /  
77 SQ M

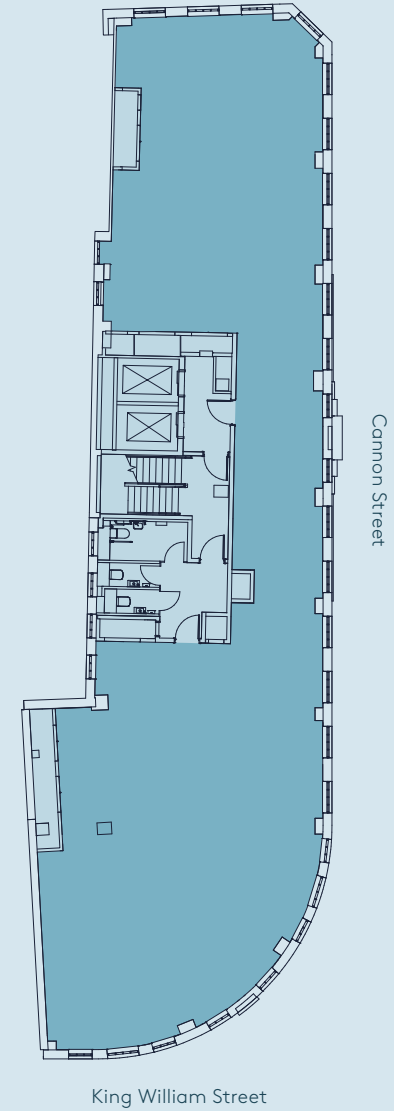
- Reception
- Retail



## TYPICAL CAT A UPPER (FOURTH)

3,013 SQ FT /  
279.9 SQ M

- Lettable space
- Core

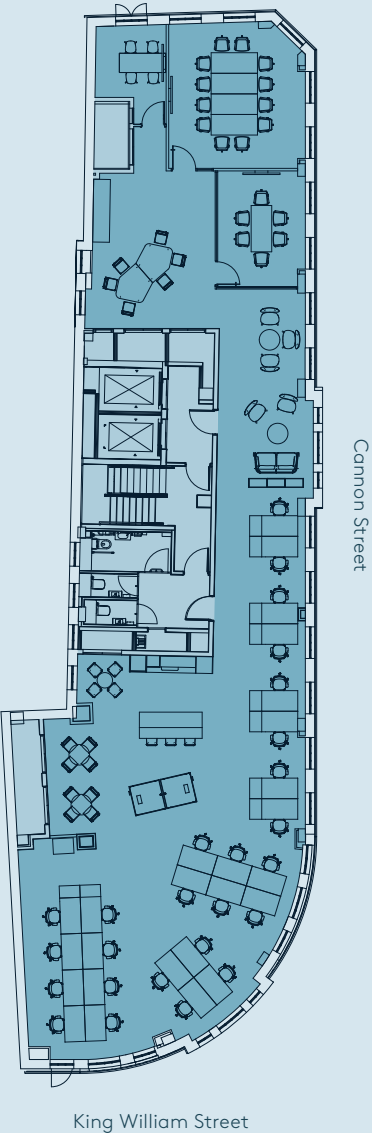


# FULLY FITTED FLOOR PLANS

## SECOND FLOOR SPACE PLAN

3,043 SQ FT /  
282.7 SQ M

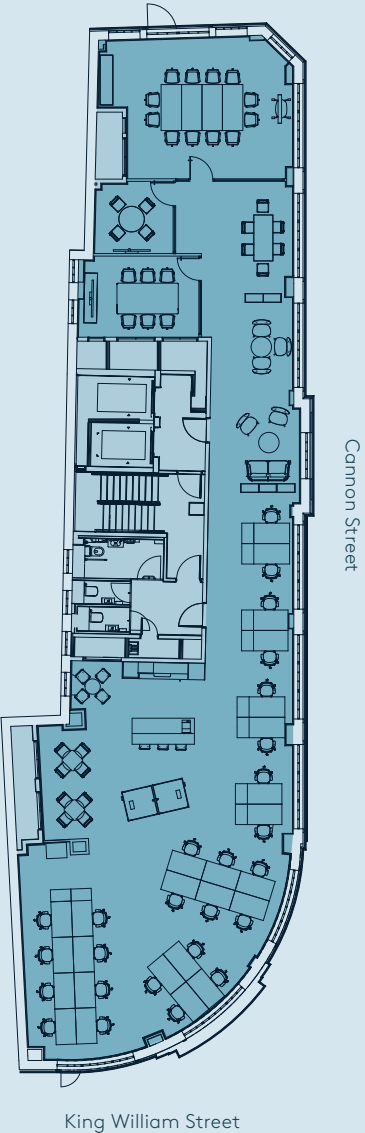
Workspaces	26
Hotdesks	06
4 person meeting room	01
6 person meeting room	01
12 person meeting room	01
Breakout areas	03
Telephone booth	02
Kitchenette	01
<b>Total occupancy</b>	<b>32</b>



## SIXTH FLOOR SPACE PLAN

3,003 SQ FT /  
279.0 SQ M

Workspaces	26
Hotdesks	06
4 person meeting rooms	01
6 person meeting rooms	01
12 person meeting rooms	01
Breakout areas	03
Telephone booth	02
Kitchenette	01
<b>Total occupancy</b>	<b>32</b>





# TECHNICAL SPECIFICATION

## RAISED FLOORS

Raised access floor (no floor finish) to all floors except for level 6, ranging from 150mm to 190mm.

## CEILINGS

Office floors: Plasterboard / soffits painted white and exposed metal services.

Reception: soffits and services painted granite grey and acoustic ceiling raft panel in white.

## COLUMNS

Existing column on level 1 to 6, dry-lined with MDF plant on skirting detail.

## OFFICE DOORS

Painted, lacquered hardwood and veneered solid core, fire resistant with hardwood frames and architraves. Stainless steel ironmongery. High quality stainless steel suite including lever handles, push plates, escutcheons, closers, pull handles and selected signage.

## LIFTS

1 x 12 person (900kg) passenger serving ground to top level and 1 x 11 person (825 kg) passenger / firefighter lift serving basement to top level. Speed 1.6 m/s.

## VENTILATION

External air handling ventilation with heat recovery and primary ductwork distribution 1No unit serving office levels 7 to 9.

Internal air handling ventilation with heat recovery and primary ductwork distribution 2No units located on each office level from 1 to 6.

1.5 litres per square meter / 12 litres per person.

## AIR CONDITIONING

External VRV condensers (roof mounted) with simultaneous heating and cooling – 1No unit provided per office level.

Internal fan coil units, ceiling mounted with secondary ductwork distribution to supply diffusers – all office levels and reception.

22 +/- 2.0°C (summer) / 21 +/- 2.0°C (winter)

## WC AND CHANGING ROOM

10 ACH (min extract) in all WCs and showers and changing rooms.

20 l/s (min extract) per shower cubicle.

## DRY RISERS

Dry riser located within curtain walling next to escape lobby. A dry riser system is provided with outlets on every level for fire brigade use.

## LIGHTING

Office lighting installation designed in accordance with the guidance given in LG7. Lux level in offices of 450-500 lux.

## FLOOR LOADING

Ground Floor imposed load = 4.0kN/m². 1st to 9th Floor imposed load = 3.0kN/m² including 0.5kN/m² for partitions.

## WATER

Provision for a connection to the boosted cold water supply is on each tenanted floor. This will allow flexibility for a variety of tenant installations

## SUPPLY & DISTRIBUTION

Electrical check metering to monitor lighting, mechanical services and small power loads separately to be provided to all tenant distribution boards in each electrical riser on each floor.

## FIRE ALARM

Automated fire alarm system designed and installed in line with L2.

## TELECOMMUNICATIONS

Telecommunications data network cabling is Cat 6 structured cabling system along with fibre back bone cabling and Cat 6a UTP copper lateral distribution.

Cabling installations shall be designed and installed in accordance with BS 6701, BS EN 50173 and BS EN 50174.

Cable conduit system installed to BS EN 61386 series, Cable trunking and ducting systems installed to BS EN 50085 series and cable tray and ladder system installed to BS EN 61537.

## WIREDSCORE

Certified 'Gold'.

# FURTHER INFORMATION

## Viewings

Strictly through joint sole letting agents.

## Terms

Upon application.

## Contact

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## 120CANNONSTREET.COM

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