

120

CANNON ST. EC4

UP TO 6,046 SQ FT
GRADE A OFFICE SPACE



AN ELEGANTLY ENHANCED PRIME CITY OFFICE BUILDING

120 Cannon Street has been comprehensively redesigned to provide up to 6,046 sq ft of prime Grade A office space positioned on bustling Cannon Street.

The building offers modern and efficient office accommodation, with the available first floor in flexible CAT A condition and sixth floor being newly fully-fitted to a high-quality specification.



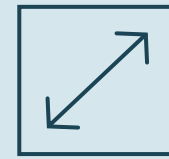


A STUNNING
NEW RECEPTION
WITH HIGH-END
FEATURE FINISHES

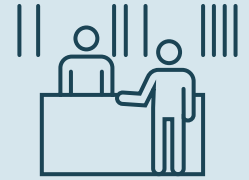
EXEMPLARY SPACE TO MEET THE HIGHEST OF STANDARDS



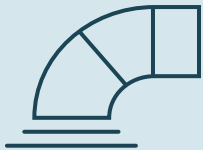
CAT A & FULLY FITTED
OPTIONS



OCCUPATIONAL DENSITY
OF 1:8 SQ M



COMPREHENSIVELY
RE-MODELLED RECEPTION



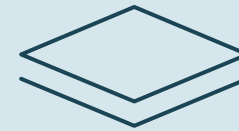
EXPOSED SERVICES



VRV AIR-CONDITIONING



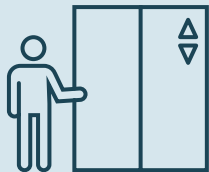
2.5M FLOOR-TO-CEILING
HEIGHT



150 - 190MM RAISED
FLOORS



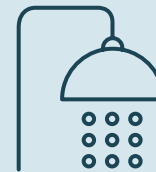
LG7 LIGHTING



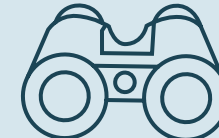
1 x 12 PERSON & 1 x 11
PERSON PASSENGER LIFTS



45 CYCLE SPACES &
48 LOCKERS



4 SHOWERS



ICONIC CITY VIEWS



WIREScore 'GOLD'



TAKE IN THE
PANORAMIC
CITY VIEWS

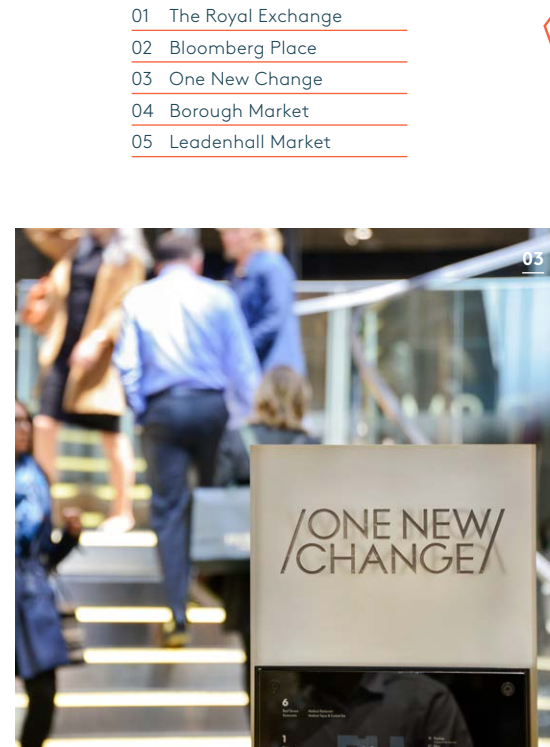
FINISHED TO
THE HIGHEST
STANDARDS







THE
LOCATION



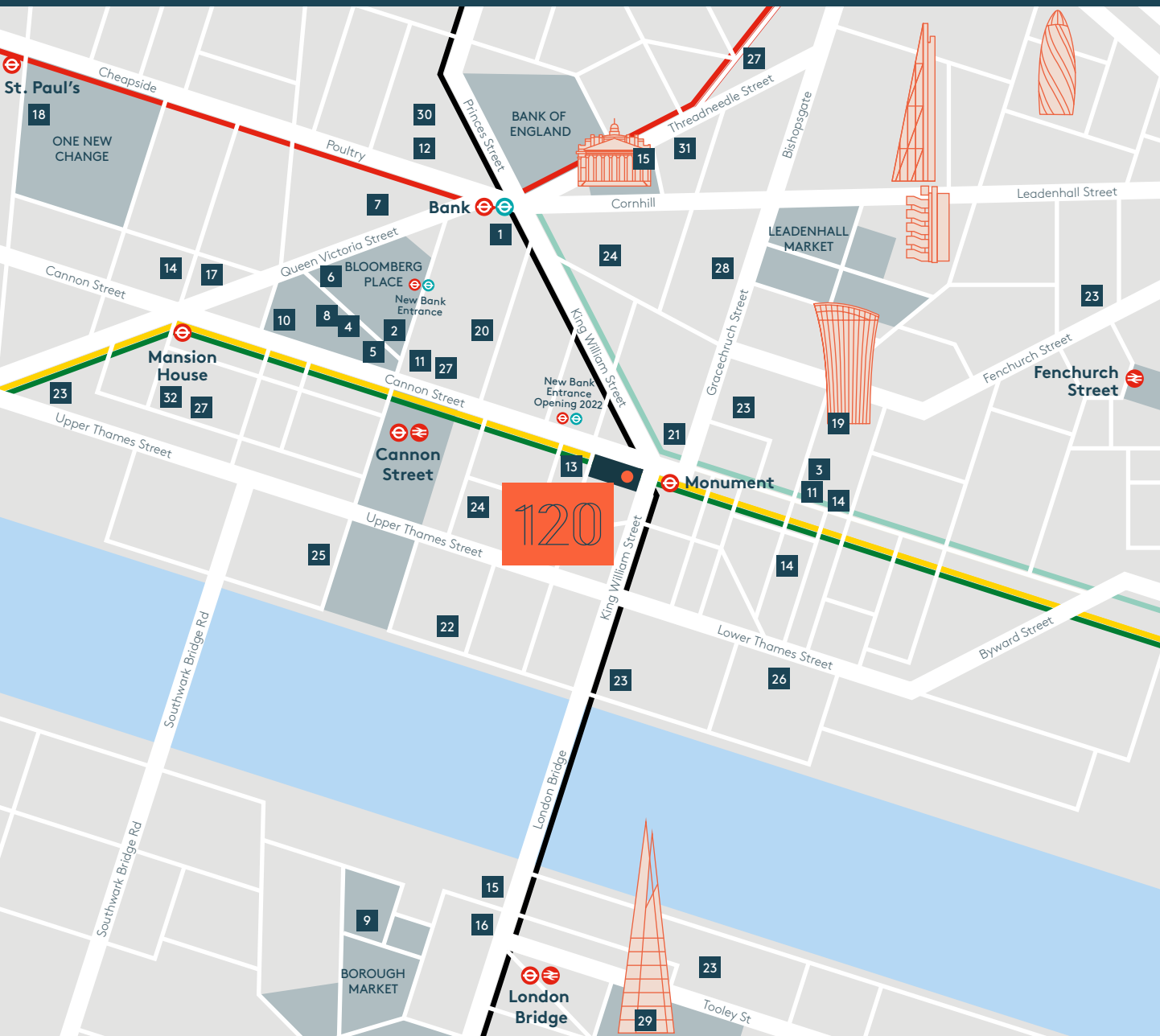
A WEALTH OF THE FINEST AMENITIES

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



- 01 The Royal Exchange
- 02 Bloomberg Place
- 03 One New Change
- 04 Borough Market
- 05 Leadenhall Market



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



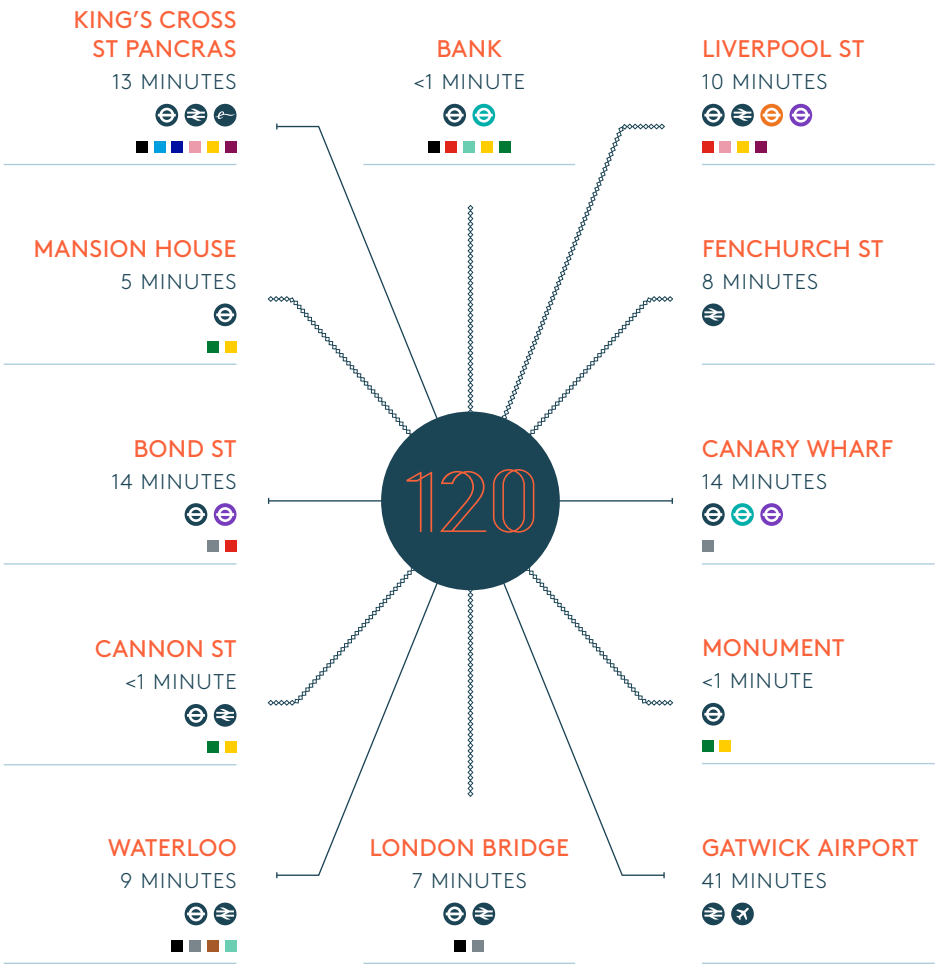
05

VIBRANT PLACES TO MEET, RELAX AND ENJOY

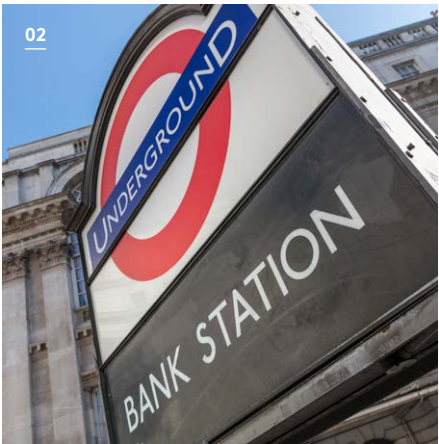
Whether it's a relaxed lunch at Bloomberg Place, or a fine dining experience in The Ned, the area has it all on offer. With a selection of gyms nearby and spaces to unwind, it's the work and lifestyle destination of choice.

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

accenture



Bloomberg



// howden



KIRKLAND & ELLIS

News UK

WillisTowersWatson



Miller

IN GOOD
COMPANY -
SURROUNDED
BY A HOST OF
ICONIC NAMES



MILLS & REEVE



worldpay

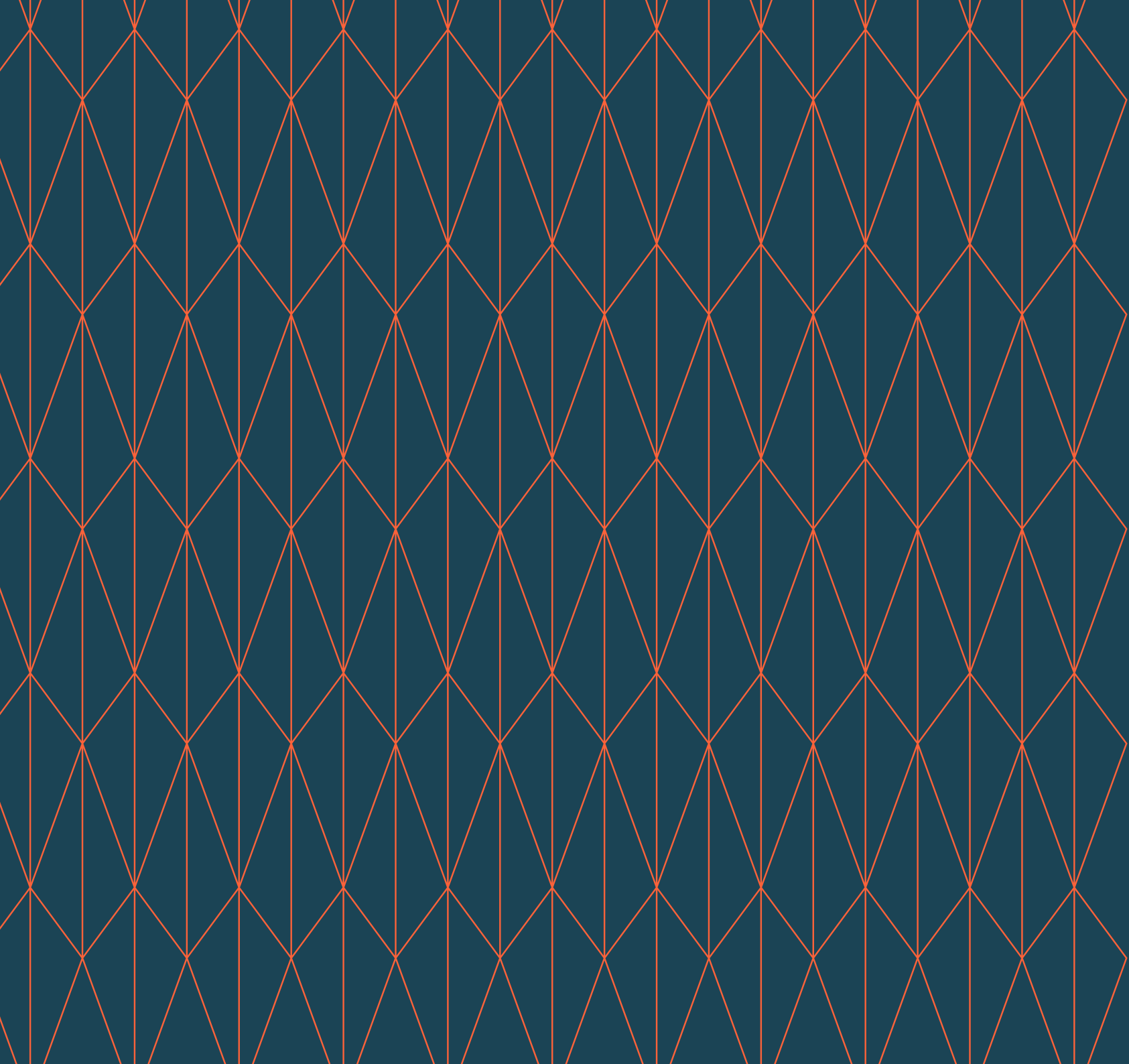


BRYAN
CAVE
LEIGHTON
PAISNER



ROTHSCHILD

Aon



THE
SPACE



FULLY FITTED WORKSPACE

The 6th floor is newly fully fitted, providing occupiers with exceptional space that's ready for them to hit the ground running.

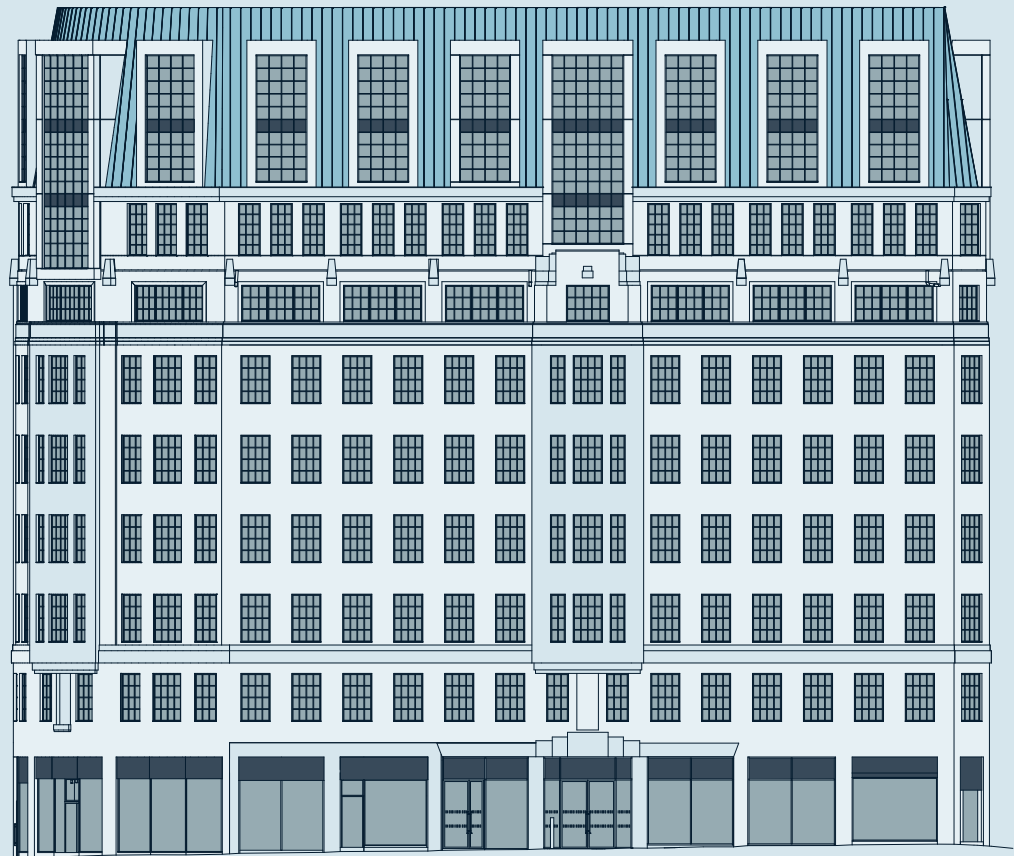




FLEXIBLE
CAT A FLOOR

AN INSPIRING WORK ENVIRONMENT WITH STUNNING CITY VIEWS

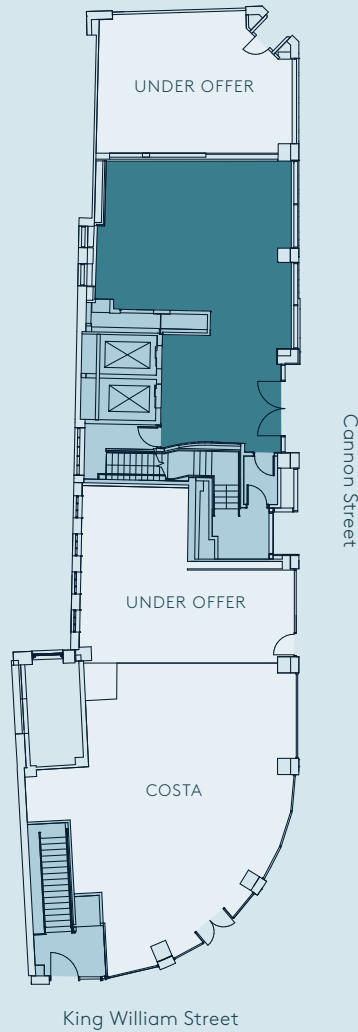
Floor	Condition	Sq Ft	Sq M
Ninth	N/A	–	Let
Eighth	N/A	–	Let
Seventh	N/A	–	Under offer
Sixth	Fully fitted	3,003	279.0
Fifth	N/A	–	Under offer
Fourth	N/A	–	Under offer
Third	N/A	–	Under offer
Second	N/A	–	Under offer
First	CAT A	3,043	282.7
Ground (Reception)	N/A	(764)	(77)
Total		6,046	561.7



PLANS

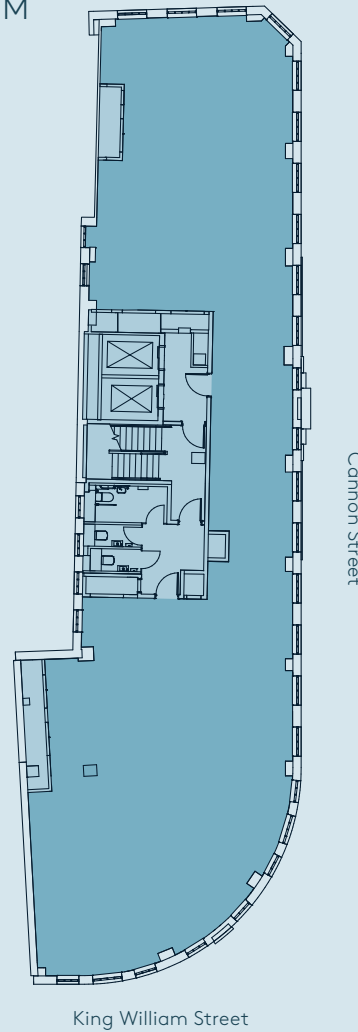
GROUND

764 SQ FT /
77 SQ M



FIRST FLOOR

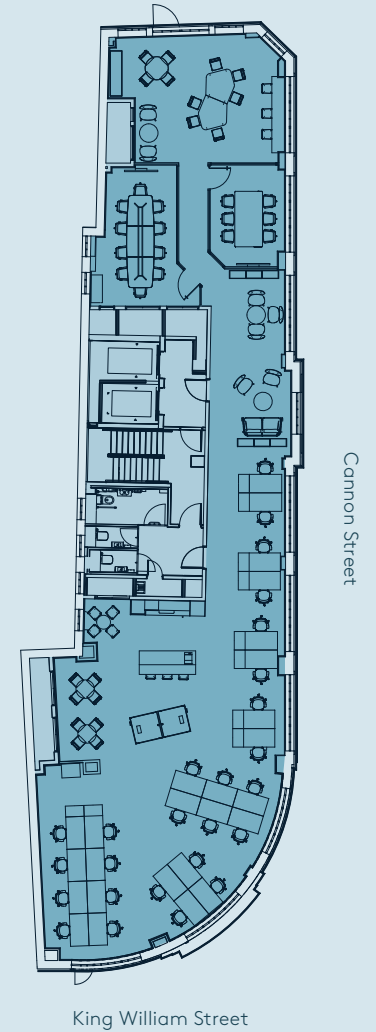
3,043 SQ FT /
282.7 SQ M



SIXTH FLOOR SPACE PLAN

3,003 SQ FT /
279.0 SQ M

Workspaces	26
Hotdesks	06
6 person meeting rooms	01
10 person meeting rooms	01
Breakout areas	03
Telephone booth	02
Kitchenette	01
Total occupancy	32



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.

WIREScore

Certified 'Gold'.

FURTHER INFORMATION

Viewings

Strictly through joint sole letting agents.

Terms

Upon application.

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120CANNONSTREET.COM

Misrepresentations Act 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. June 2024.

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