

120

CANNON ST

LONDON EC4



AN ELEGANTLY ENHANCED PRIME CITY OFFICE BUILDING

120 Cannon Street has been comprehensively redesigned to provide up to 27,575 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 floors and a high quality specification throughout.





A STUNNING
NEW RECEPTION
WITH HIGH-END
FEATURE FINISHES

EXEMPLARY SPACE TO MEET THE HIGHEST OF STANDARDS



OCCUPATIONAL DENSITY
OF 1:8 SQ M



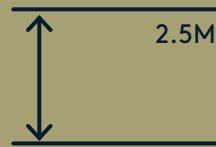
COMPREHENSIVELY
RE-MODELLED RECEPTION



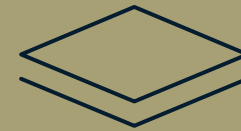
EXPOSED SERVICES



VRV AIR-CONDITIONING



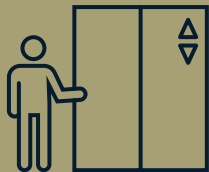
2.5M FLOOR-TO-CEILING
HEIGHT



150 - 190MM RAISED
FLOORS



LG7 LIGHTING



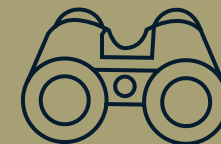
1 x 12 PERSON & 1 x 11
PERSON PASSENGER LIFTS



45 CYCLE SPACES &
48 LOCKERS



4 SHOWERS



ICONIC CITY VIEWS



WIREScore 'GOLD'

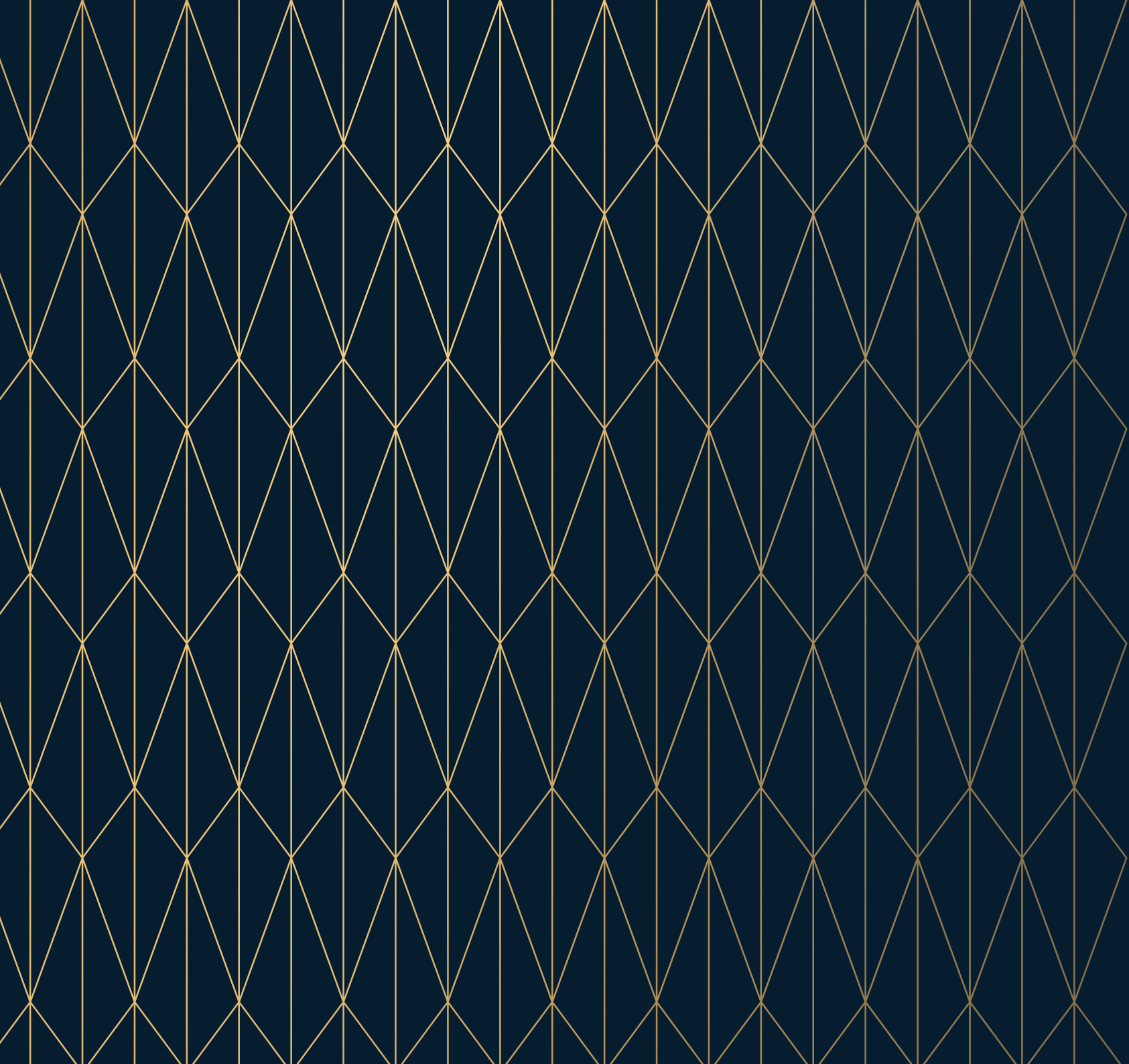


TAKE IN THE
PANORAMIC
CITY VIEWS

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 will be 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



M&G

Bloomberg



howden



KIRKLAND & ELLIS

News UK

WillisTowersWatson



Miller



MILLS & REEVE



worldpay

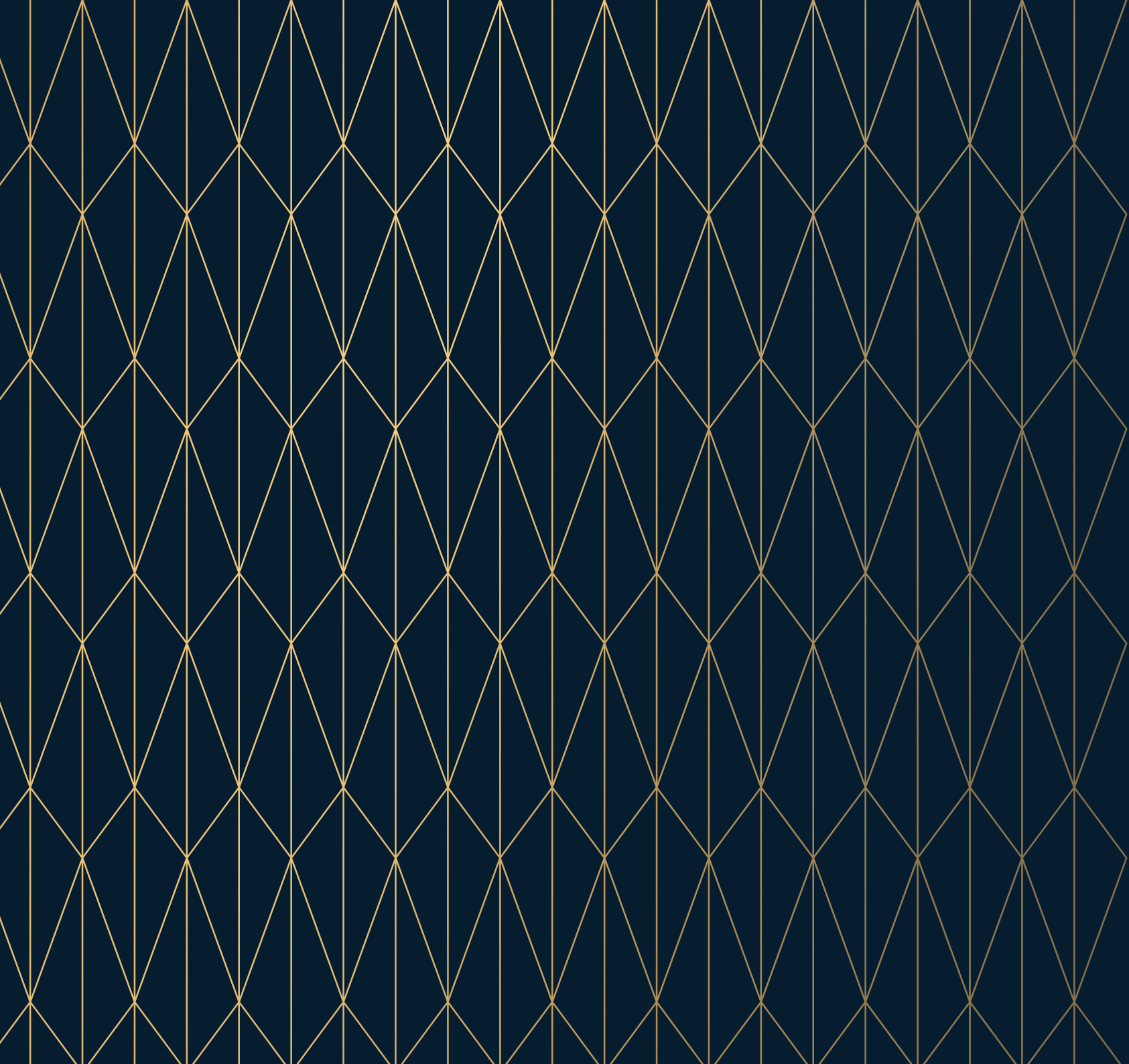
IN GOOD COMPANY - SURROUNDED BY A HOST OF ICONIC NAMES



BRYAN CAVE LEIGHTON PAISNER



AON



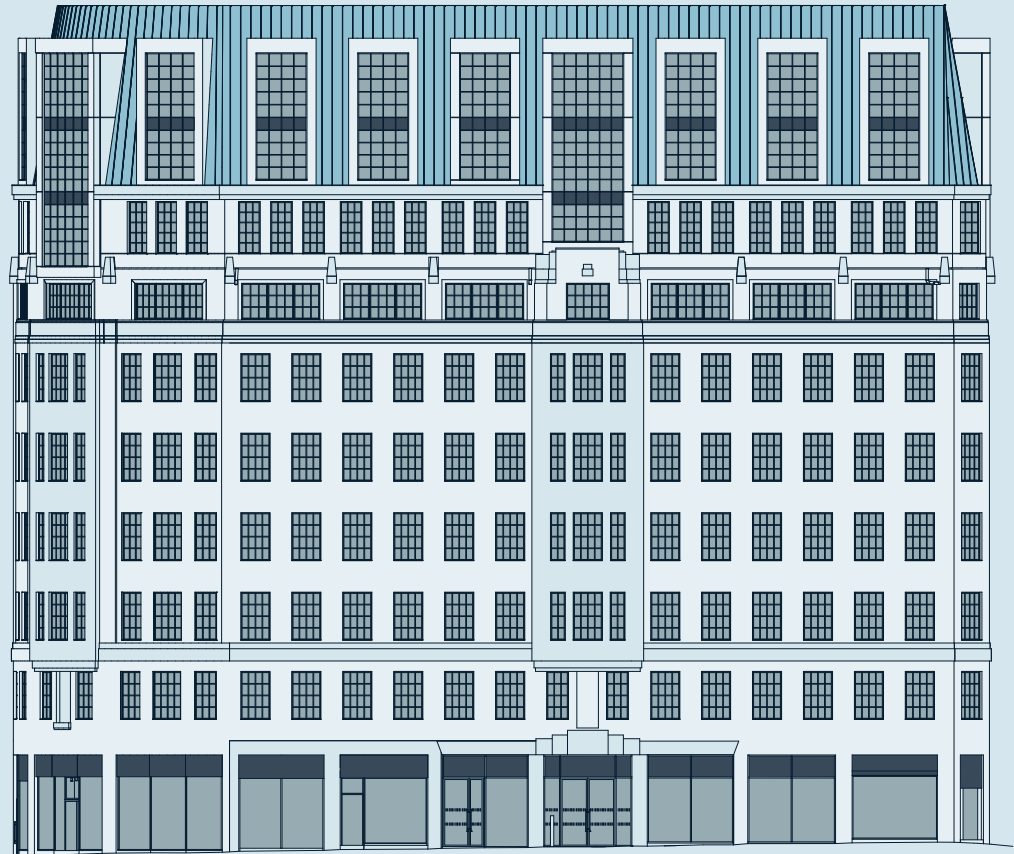
THE
SPACE





AN INSPIRING WORK ENVIRONMENT WITH STUNNING CITY VIEWS

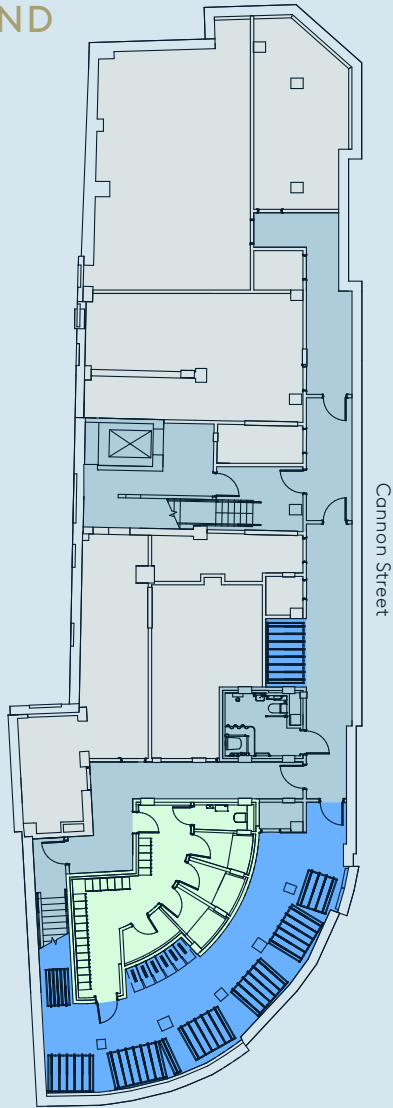
Floor	Sq Ft	Sq M
Ninth	Let	Let
Eighth	2,725	253.2
Seventh	2,884	267.9
Sixth	3,003	279.0
Fifth	3,014	280.0
Fourth	3,013	279.9
Third	3,013	279.9
Second	3,043	3,043
First	U/O	U/O
Ground (Reception)	(764)	(77)
Lower Ground	1,108	102.9
Total	20,695	1,922.6



LOWER GROUND

1,108 SQ FT /
102.9 SQ M

- Cycle Spaces
- Showers
- Plant
- Core

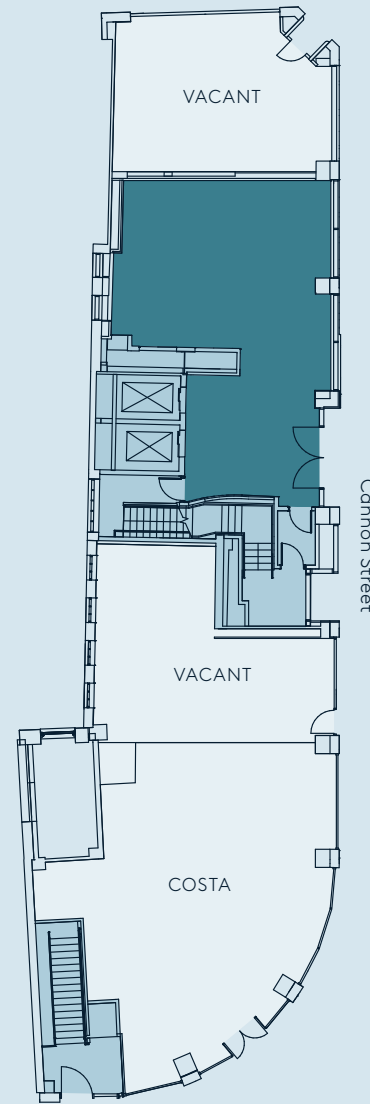


King William Street

GROUND

764 SQ FT /
77 SQ M

- Reception
- Retail

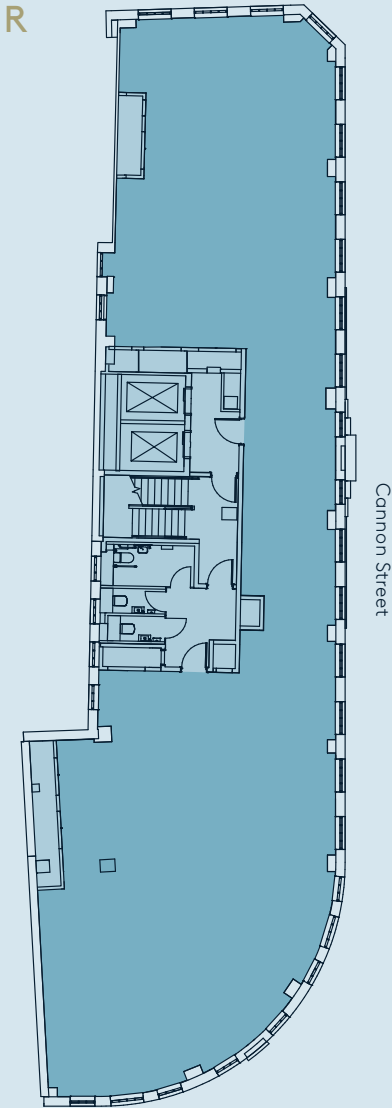


King William Street

TYPICAL UPPER (THIRD)

3,013 SQ FT /
279.9 SQ M

- Lettable space
- Core



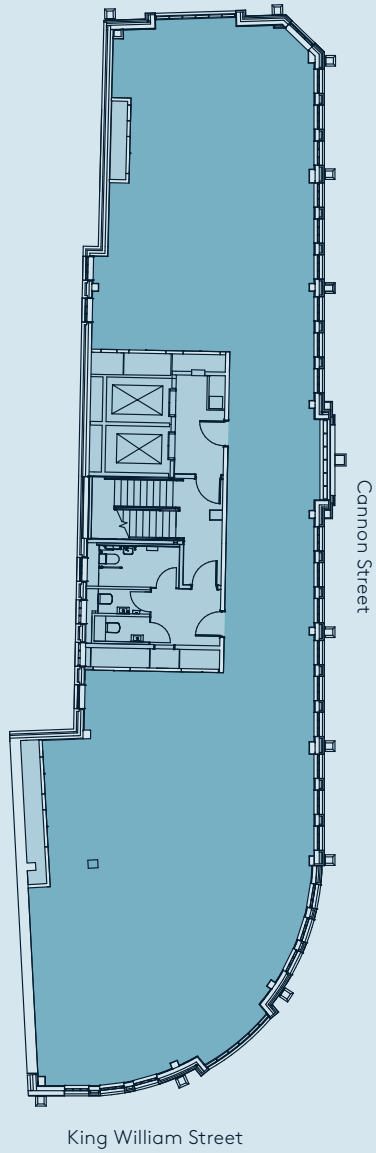
King William Street



SEVENTH

2,884 SQ FT /
267.9 SQ M

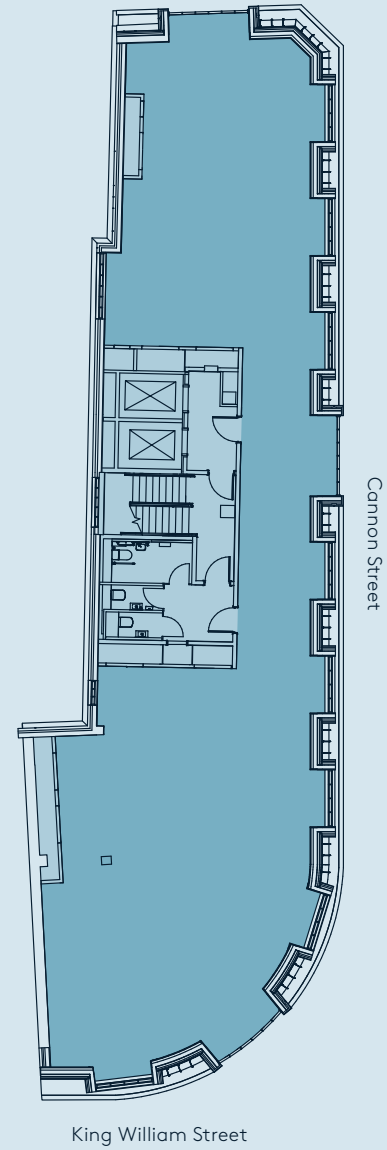
- Lettable space
- Core



EIGHTH

2,752 SQ FT /
253.2 SQ M

- Lettable space
- Core



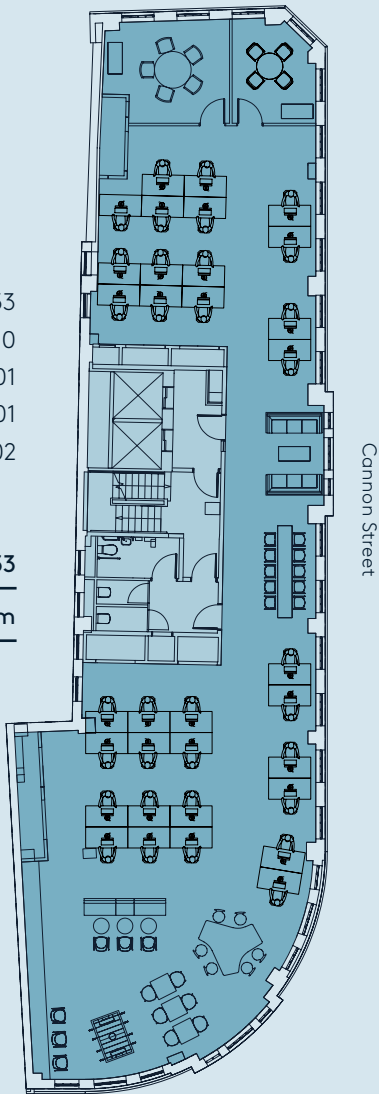
THIRD FLOOR SPACE PLAN

3,013 SQ FT /
272.9 SQ M

Workspaces	33
Hotdesks	10
4 person meeting room	01
5 person meeting room	01
Breakout areas	02

Total occupancy 33

Occupancy ratio 1:8.2 sq m



King William Street

Cannon Street

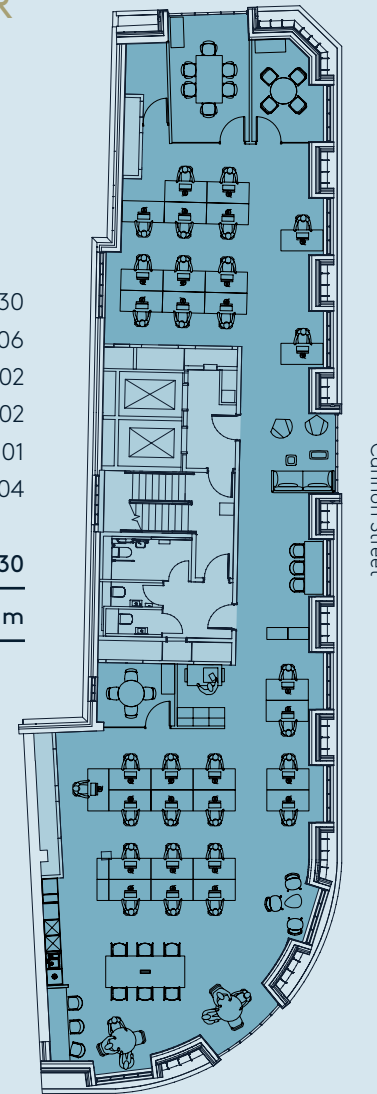
EIGHTH FLOOR SPACE PLAN

2,725 SQ FT /
253.2 SQ M

Workspaces	30
Hotdesks	06
4 person meeting rooms	02
4 person meeting areas	02
6 person meeting room	01
Breakout areas	04

Total occupancy 30

Occupancy ratio 1:8.6 sq m



King William Street

Cannon Street

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.

WIRED CERTIFIED

WiredScore 'Gold'

FURTHER INFORMATION

Viewings

Strictly through sole letting agents.

Terms

Upon application.

Contact

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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. February 2023.

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