

LONDON
FRUIT & WOOL
EXCHANGE

Spitalfields E1

LFWE

DYNAMIC SPACE FOR DYNAMIC BUSINESSES

12,249–43,164 sq ft of premium offices available to let.





Spitalfields Market



Las Iguanas



Street Art - Shoreditch



Spitalfields Dining



Wright Brothers



Truman Brewery



Boxpark

SPITALFIELDS – THE CITY'S PLAYGROUND

Local amenity is unrivalled with Spitalfields, Shoreditch, Brick Lane, Commercial Street and the City surrounding the building. From high end dining to the latest street food trends; independent boutiques to big name brands; cultural institutions to music venues – the area offers the City's most diverse social scene.

PERFECTLY PLACED

The London Fruit & Wool Exchange is within a short walk of major London transport connections.

Shoreditch High Street station and Liverpool Street station provide access to the Overground network, whilst the latter also connects to National Rail, London Underground lines and from 2018 the Elizabeth Line (with access also from Moorgate Station).

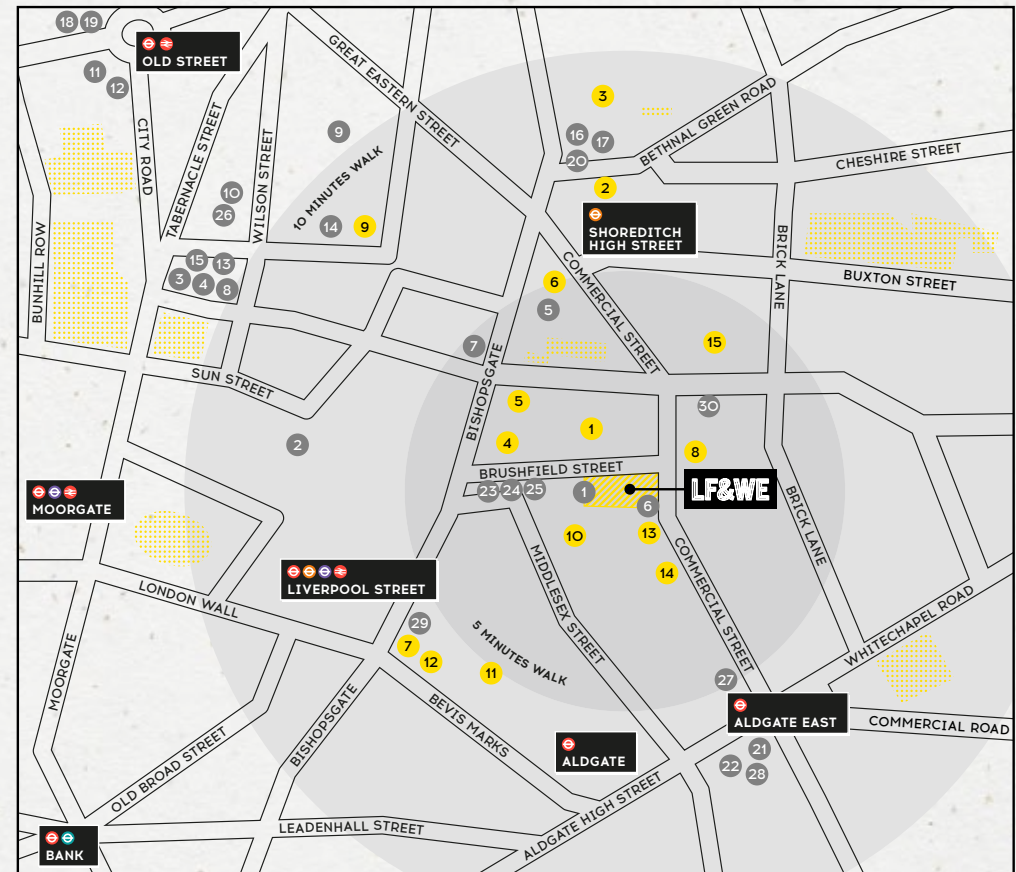
The London Fruit & Wool Exchange is surrounded by a wealth of local amenity and a diverse mix of London's most progressive occupiers.

● LOCAL OCCUPIERS

- 1 Nex
- 2 UBS
- 3 Silicon Valley Bank
- 4 SEI Investments
- 5 Allen & Overy
- 6 Ashurst
- 7 Mayer Brown
- 8 Virtusa
- 9 Rise (Barclays)
- 10 Mindcandy
- 11 Adobe
- 12 Box.com
- 13 7 Digital
- 14 R/GA (IPG)
- 15 We are Social
- 16 Fetch
- 17 Mother
- 18 CBS Interactive
- 19 John Brown Media
- 20 Us Two
- 21 Uber
- 22 Unruly Media
- 23 Third Bridge
- 24 Currency Cloud
- 25 Bacardi
- 26 Perkins & Will
- 27 8x8
- 28 Puppet Labs
- 29 Salesforce
- 30 Weiden & Kennedy

● LOCAL AMENITY

- 1 Old Spitalfields Market
- 2 Boxpark
- 3 Dishoom
- 4 Galvin HOP
- 5 Galvin La Chapelle
- 6 Hawksmoor
- 7 Sushi Samba
- 8 Ten Bells Pub
- 9 Queen of Hoxton
- 10 Ottolenghi
- 11 Pitt Cue
- 12 Duck & Waffle
- 13 Gunpowder
- 14 Som Saa
- 15 Old Truman Brewery



Elizabeth Line (journey times from Liverpool Street)

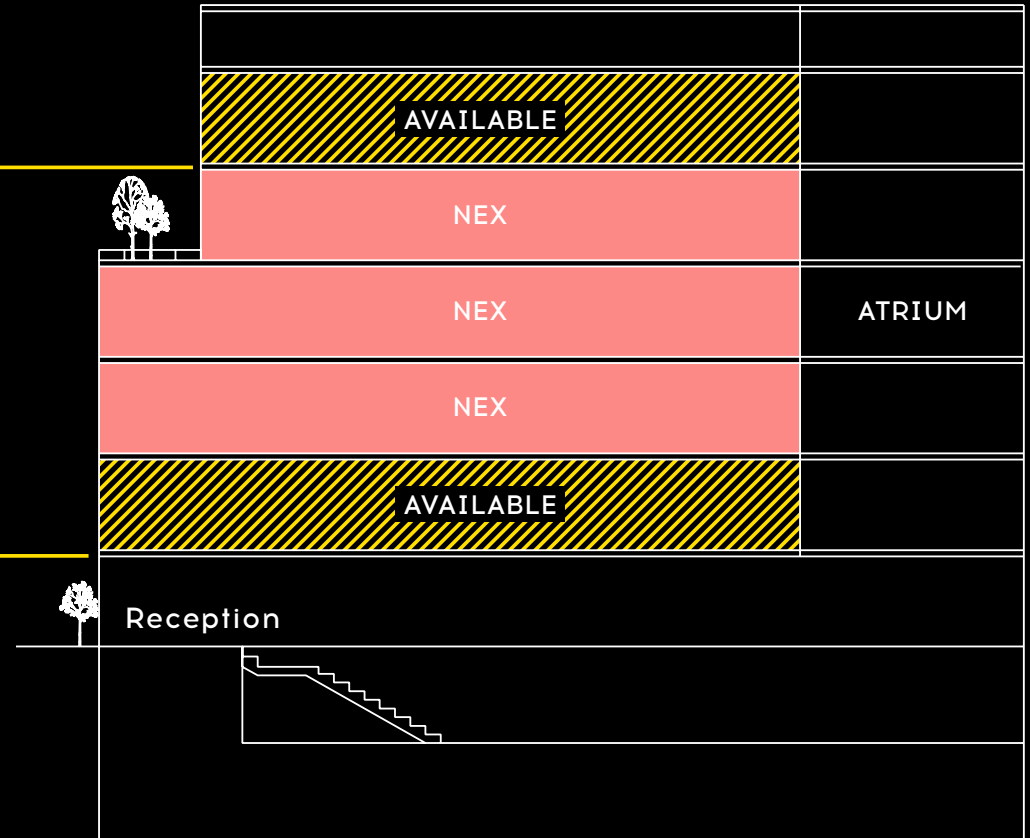




Brushfield Street Building Facade CGI

AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
5th	18,266	1,697.0
<hr/>		
1st	24,898*	2,313.1
<hr/>		
TOTAL	43,164	4,010.1



* The first floor is available to split from approximately 12,249 sq ft



FLOOR PLANS

Flexible, efficient floor plates flooded with natural light.

North

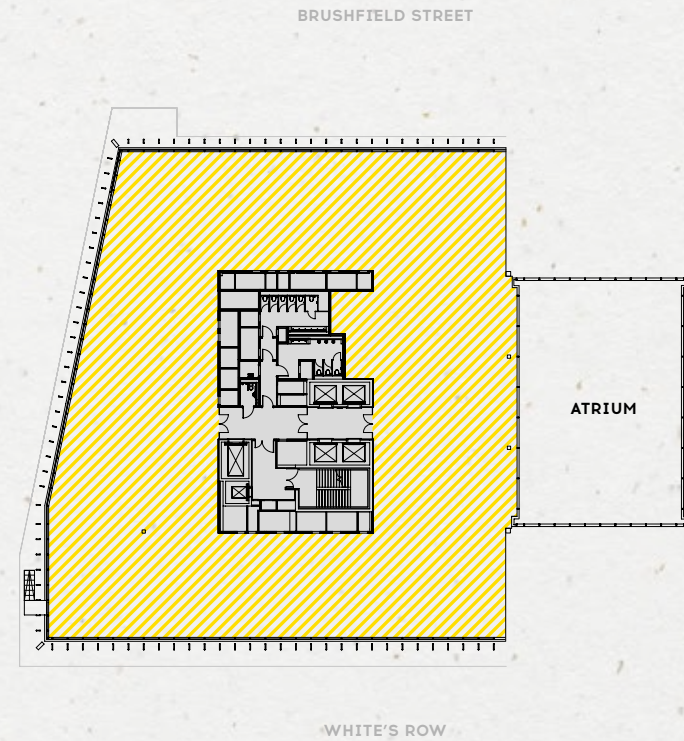
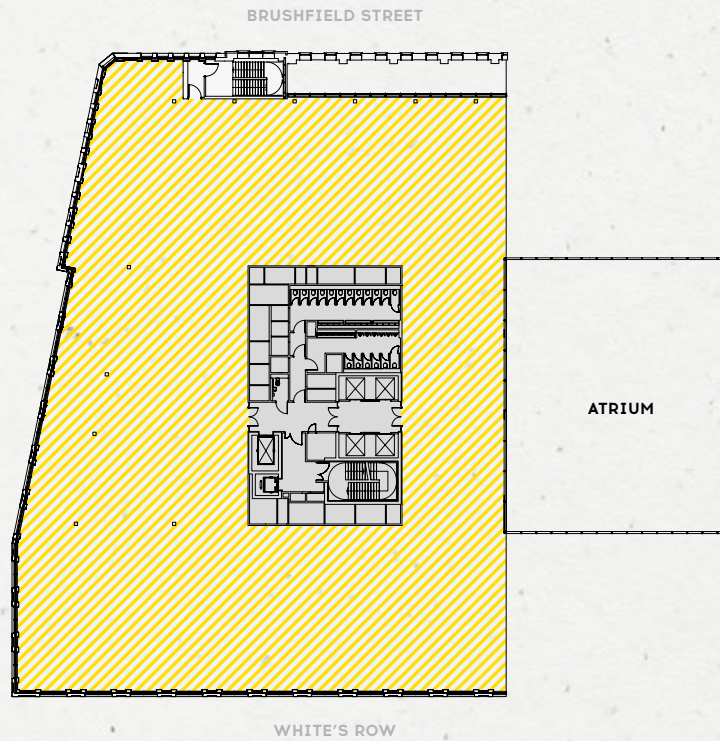


1ST FLOOR

24,898 sq ft / 2,313.1 sq m

5TH FLOOR

18,266 sq ft / 1,697.0 sq m



Note: The 1st Floor is available to split from 12,249 sq ft.

For indicative purposes only. Not to scale.



SUMMARY SPECIFICATION

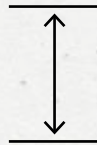
A robust specification to meet the needs of the most exacting occupier.



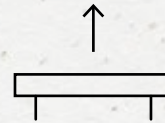
Exposed services
Category A condition



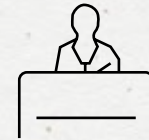
Occupational density
of 1 person per 8m²



Slab to slab height of:
- 4.15m (1st Floor)
- 3.75m (5th Floor)



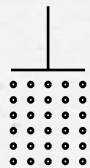
Raised access floor height of:
- 300mm (1st Floor)
- 150mm (5th Floor)



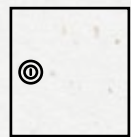
Dedicated self-contained
reception for NEX and
its subtenants



49 bicycle spaces
dedicated for subtenants



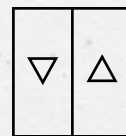
6 showers dedicated
for subtenants



34 lockers dedicated
for subtenants



Back-up power
available



4 x 1,600kg
passenger lifts



1.5m planning
module



BREEAM
Excellent

PROFESSIONAL TEAM & CONTACTS

Professional Team

Developer: **Exemplar / M&G Real Estate**

Architect: **Bennetts Associates**

Structural Engineer: **Ramboll**

Planning Consultant: **Gerald Eve**

Project Manager: **GVA Second London Wall**

Quantity Surveyor: **EC Harris**

Structural Engineer: **Ramboll**

Services Engineer: **AECOM**

Planning Consultant: **Gerald Eve**

Landscape Architect: **Robert Myers Associates**

Terms

Upon application.

Leasing Contact

Strictly through sole letting agents:

Richard Carson

020 7852 4025

richard.carson@eu.jll.com

Jeremy Attfield

020 7399 5675

jeremy.attfield@eu.jll.com



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