

LONDON  
FRUIT & WOOL  
EXCHANGE

Spitalfields E1

---

LFWE

2

# DYNAMIC SPACE FOR DYNAMIC BUSINESSES

18,266 sq ft of premium offices available to let.

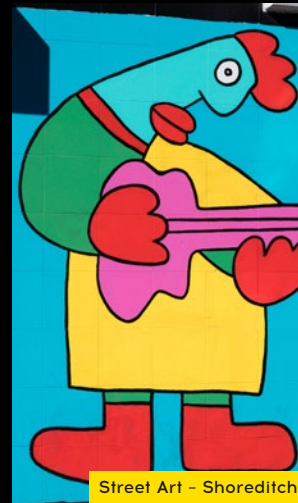




Spitalfields Market



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).

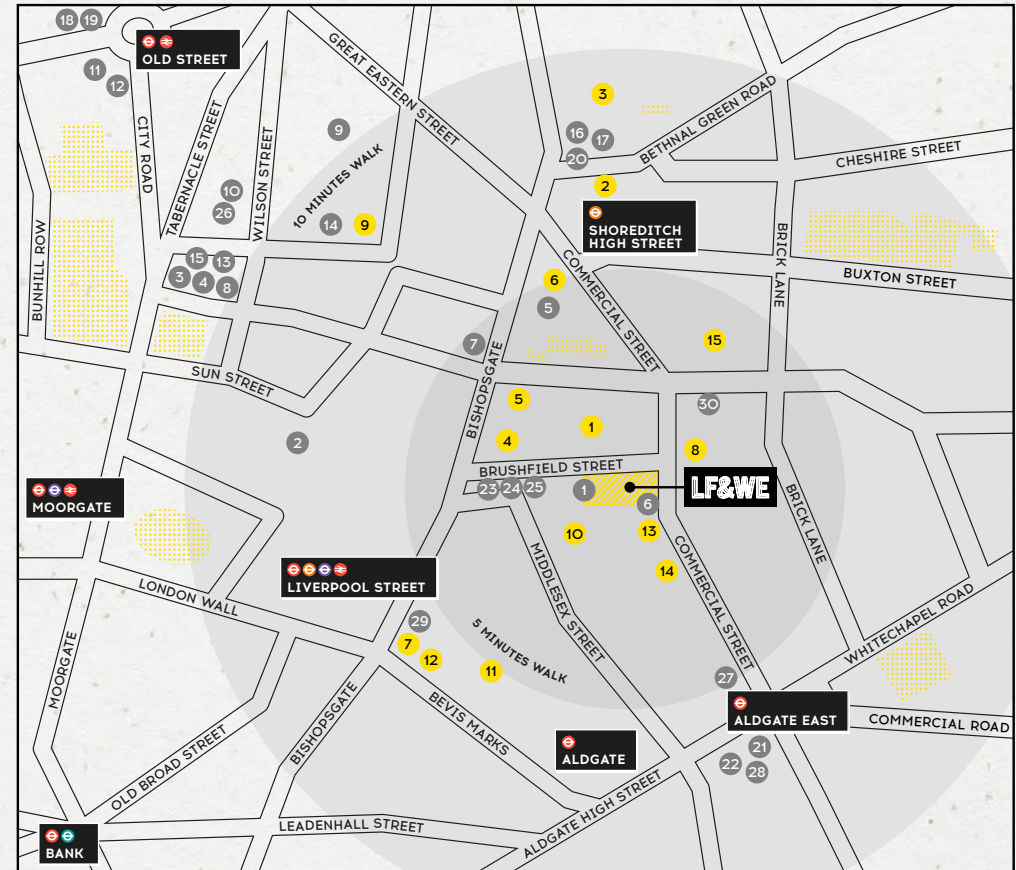
The London Fruit & Wool Exchange is surrounded by a wealth of local amenity and a diverse mix of London's most progressive occupiers.

● 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

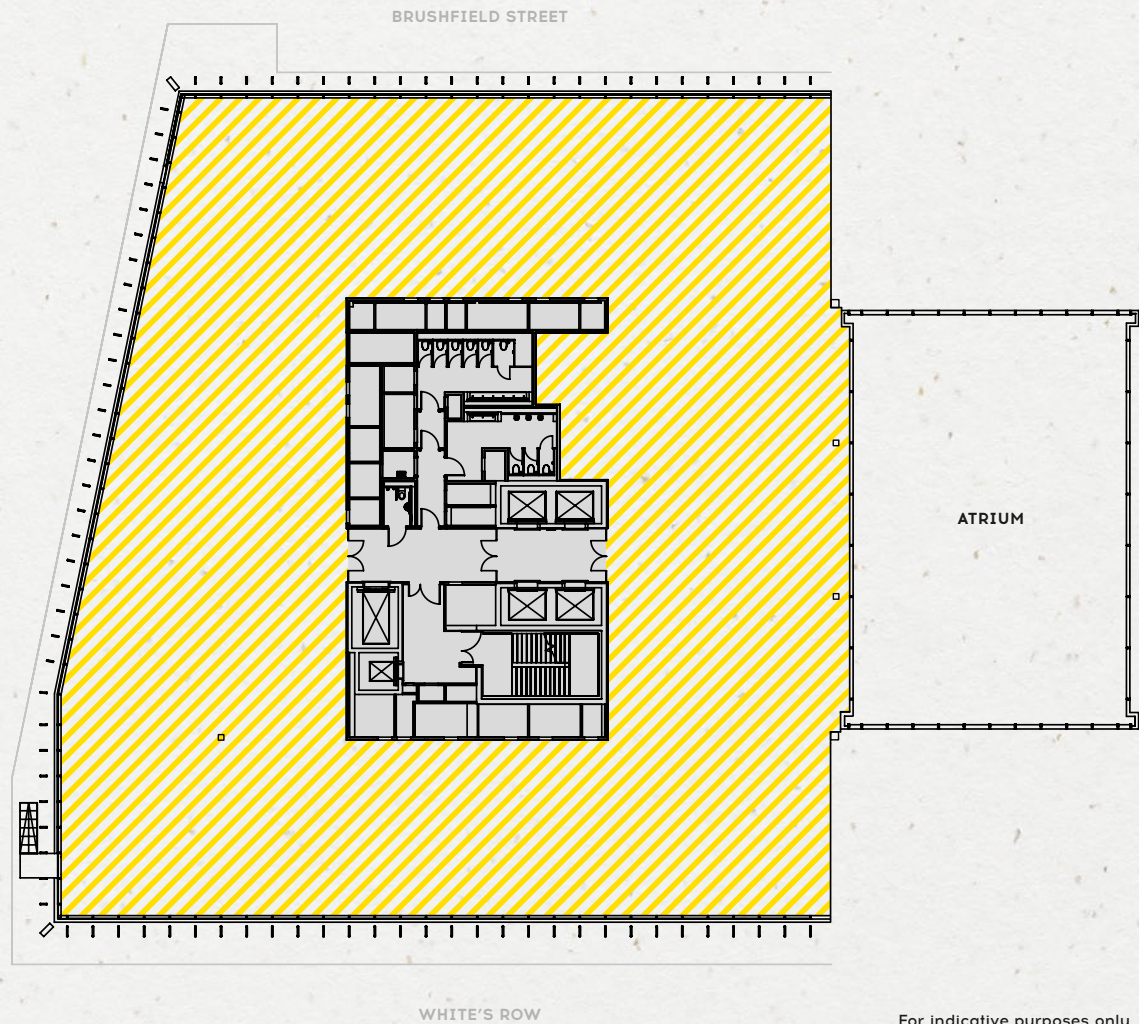
FLOOR	SQ FT	SQ M	
5th	18,266	1,697.0	
<b>TOTAL</b>	<b>18,266</b>	<b>1,697.0</b>	

# FLOOR PLAN

Flexible, efficient floor plate flooded with natural light.

## 5TH FLOOR

18,266 sq ft / 1,697.0 sq m



North



For indicative purposes only. Not to scale.





# SUMMARY SPECIFICATION

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



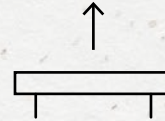
Exposed services  
Category A condition



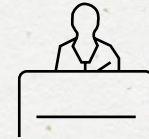
Occupational density  
of 1 person per 8m<sup>2</sup>



Slab to slab  
height of 3.75m



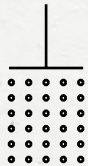
Raised access floor  
height of 150mm



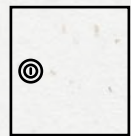
Dedicated self-contained  
reception for NEX and  
its subtenants



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**

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](mailto:richard.carson@eu.jll.com)

**Jeremy Attfield**

020 7399 5675

[jeremy.attfield@eu.jll.com](mailto:jeremy.attfield@eu.jll.com)



Misrepresentation Act 1967: JLL for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give JLL nor any person in their employment any authority to make or give, any representation or warranty whatever in relation to this property. 5. Computer Generated Images are for indicative purposes only and do not necessarily represent the finished design specification. Finance Act 1989: Unless otherwise stated all prices and rents are quote exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. November 2018.

Designed and produced by Cre8te - 020 3468 5760 - [cre8te.london](http://cre8te.london)