

EXCHEQUER COURT



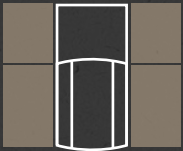
33 ST MARY AXE
LONDON EC3

**UP TO 34,764 SQ FT PROMINENT CITY SPACE
& ACROSS 4TH & 6TH FLOORS.
4TH 18,640 SQ FT AND 6TH 16,124 SQ FT. BOTH REFURBISHED TO CAT A.**

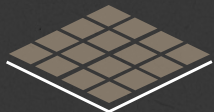
AMONGST THE
LANDMARKS
OF LONDON'S
BUSINESS
DISTRICT



Amongst
iconic City
landmarks



Impressive new
double-height
reception hall



Contemporary
Category A
options

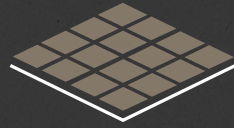


Ground Floor Reception CGI



AN IMPRESSIVE
NEW RECEPTION

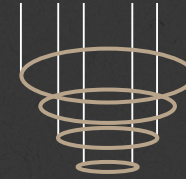
CAREFULLY
CONSIDERED AND
WELL DESIGNED
FEATURES



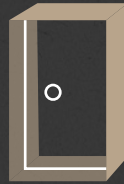
Refurbished
CAT A 4th floor



LED lighting



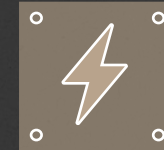
Newly refurbished
ground floor reception



Dual entrance off the
historic private and gated
St Helens Place and
St Mary Axe



New VAV
air conditioning



Spare generator
capacity



Shower facilities



Cycle storage
access



Locker room and
changing area

SMART WORKING
ENVIRONMENT
OVERLOOKING
ST MARY AXE



EXCHEQUER COURT

St Helen's Place



Floor	Condition	Sq Ft	Sq M
6th	Cat A	16,124	1,498
5th			Occupied
4th	Cat A	18,640	1,732
3rd			Occupied
2nd			Occupied
1st			Occupied
Ground			Occupied
Total		34,764	3,230

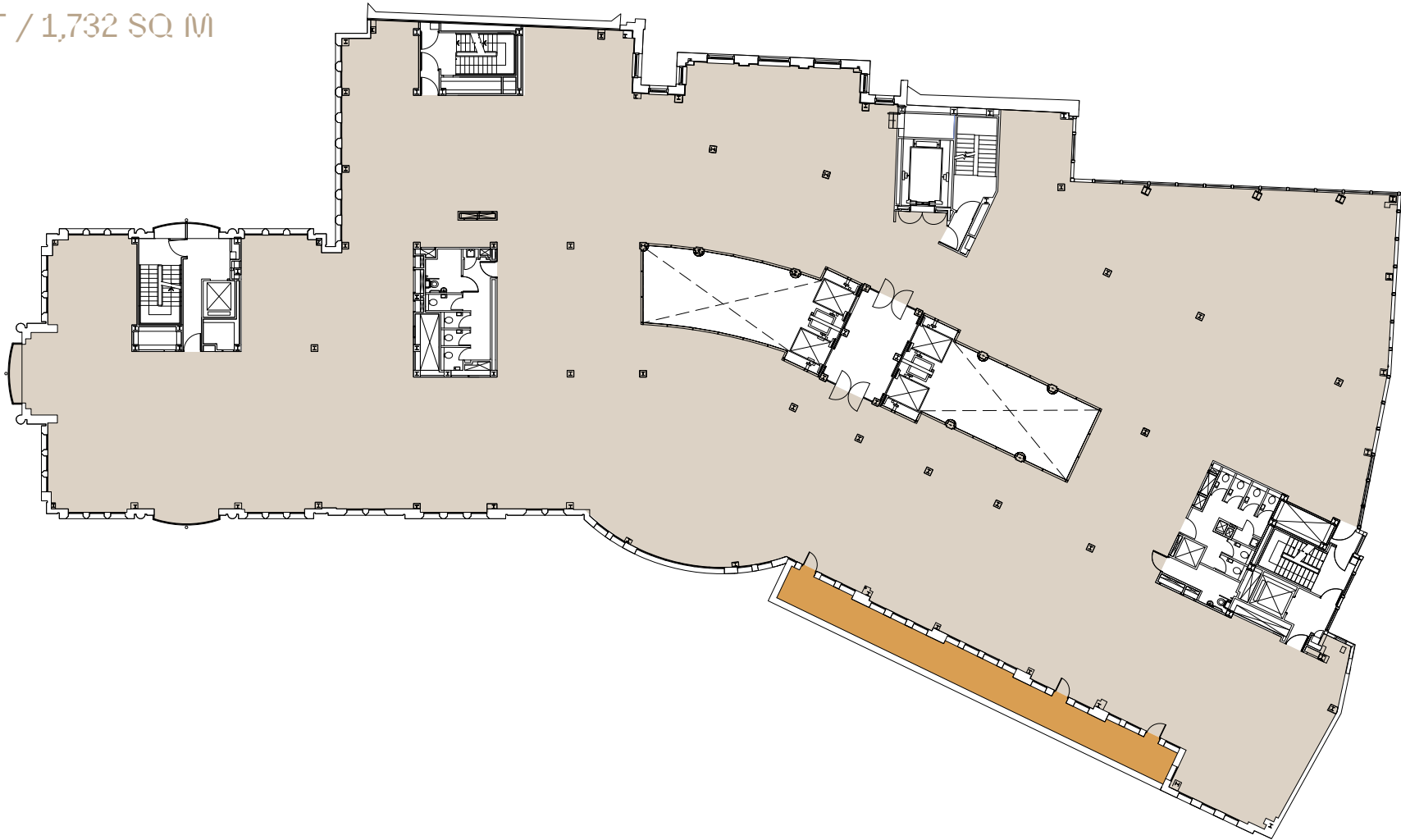


Plan not to scale. Indicative use only.



4TH FLOOR

18,640 SQ. FT / 1,732 SQ. M



Plan not to scale. Indicative use only.



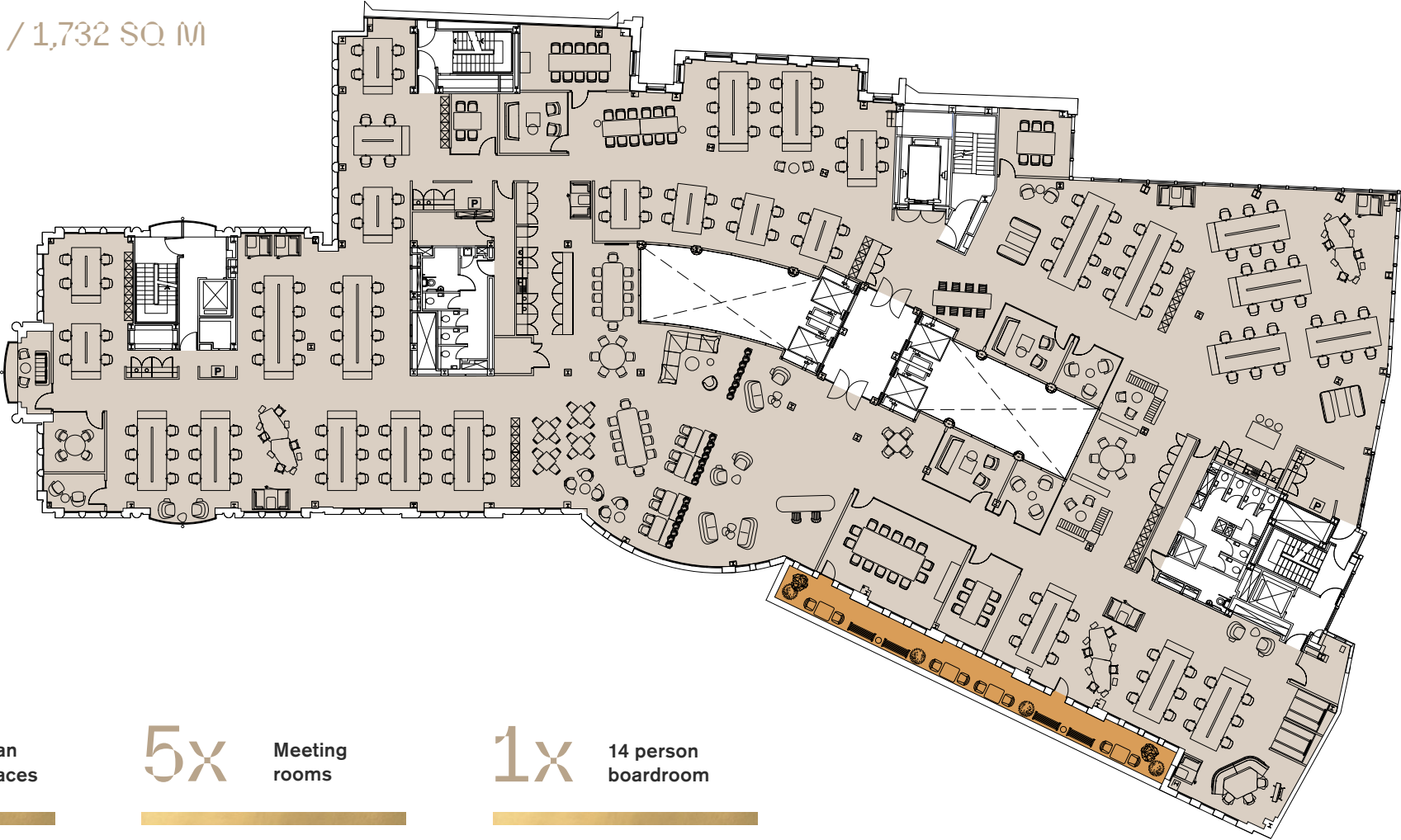
Terrace overlooking St Mary Axe

4TH FLOOR SPACE PLAN

18,640 SQ FT / 1,732 SQ M



Plan not to scale. Indicative use only.



160 Open plan work spaces

5x Meeting rooms

1x 14 person boardroom

42 Flexible workstations

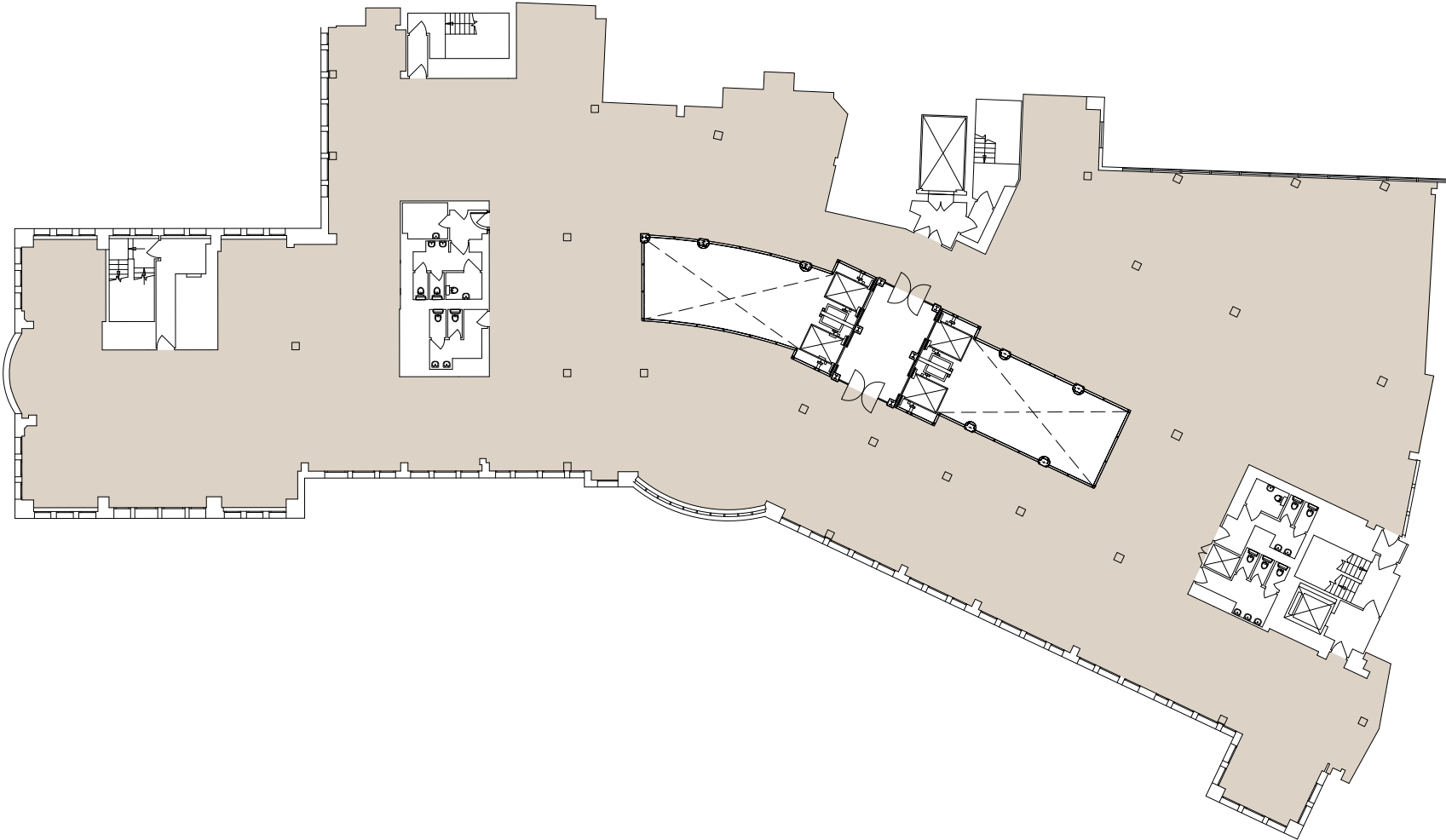
Reception / waiting area

8x Phone and meeting booths

Breakout / meeting areas

6TH FLOOR

16,124 SQ FT / 1,498 SQ M



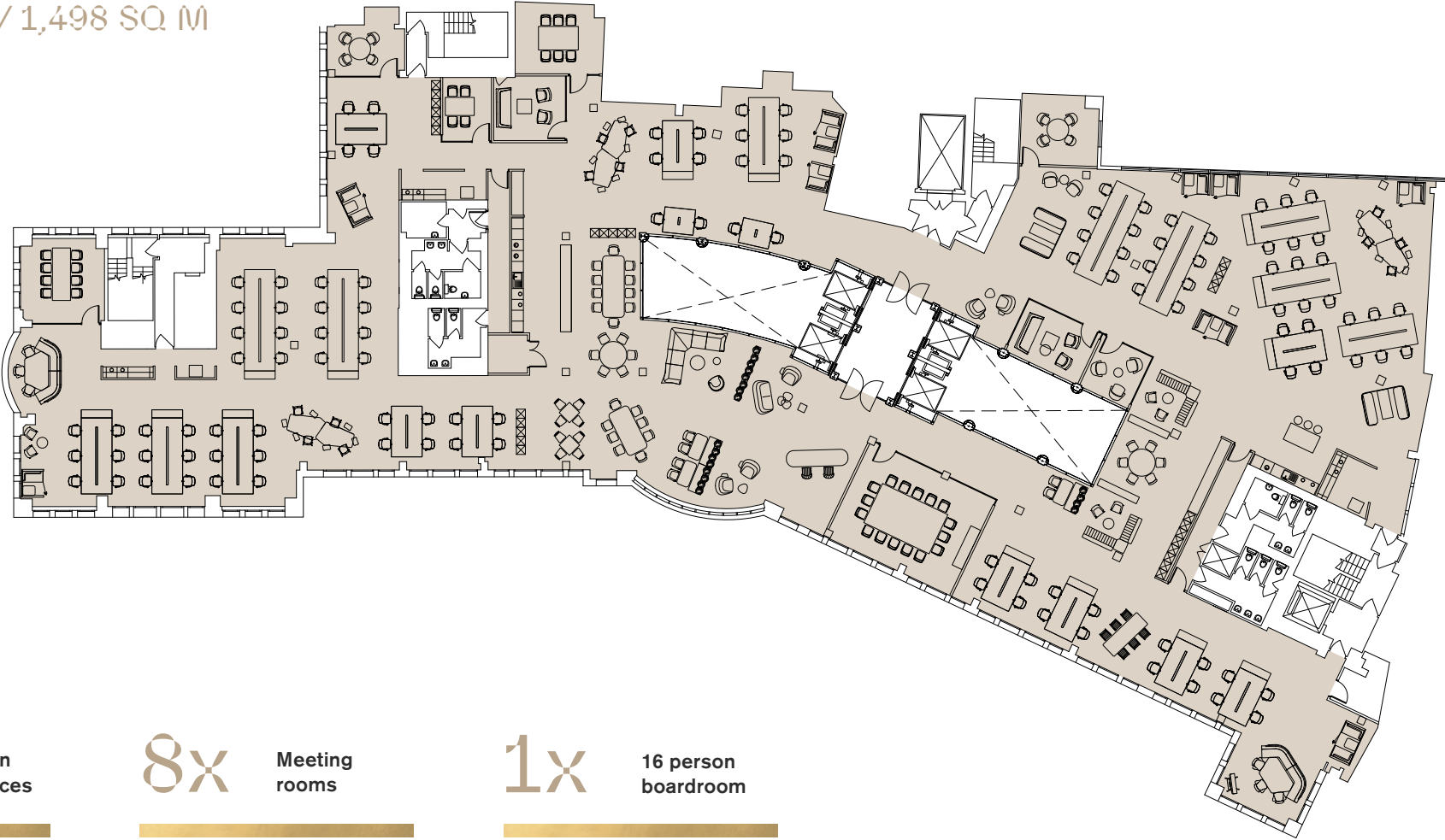
Plan not to scale. Indicative use only.

6TH FLOOR SPACE PLAN OPTION 1

16,124 SQ FT / 1,498 SQ M



Plan not to scale. Indicative use only.



114 Open plan work spaces

8x Meeting rooms

1x 16 person boardroom

36 Flexible workstations

 Reception / waiting area

9x Phone booths

2x Breakout areas

6TH FLOOR SPACE PLAN OPTION 2

16,124 SQ FT / 1,498 SQ M



Plan not to scale. Indicative use only.



96 Open plan work spaces

5x Meeting rooms

1x 16 person boardroom

8x Phone booths

26 Flexible workstations

8x Private offices

 Reception / waiting area

 Breakout and informal meeting areas

IN THE HEART
OF THE CITY

THE LOCAL AREA



The local area is host to some of the City's finest amenities, with Devonshire Square, Leadenhall Market and Spitalfields Market all within a short walk. Broadgate Circle also offers many bars, restaurants and leisure venues. Numerous open and green spaces are within easy reach.

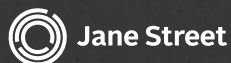
- 1 Broadgate Circle
- 2 Devonshire Square
- 3 Aldgate Square
- 4 120 Fenchurch Roof Garden
- 5 Leadenhall Market
- 6 Spitalfields Market
- 7 30 St Mary Axe
- 8 Equinox Gym
- 9 Lloyd's of London

AMONGST THE BIG NAMES AND BEST AMENITIES

OCCUPIERS



SIDLEY



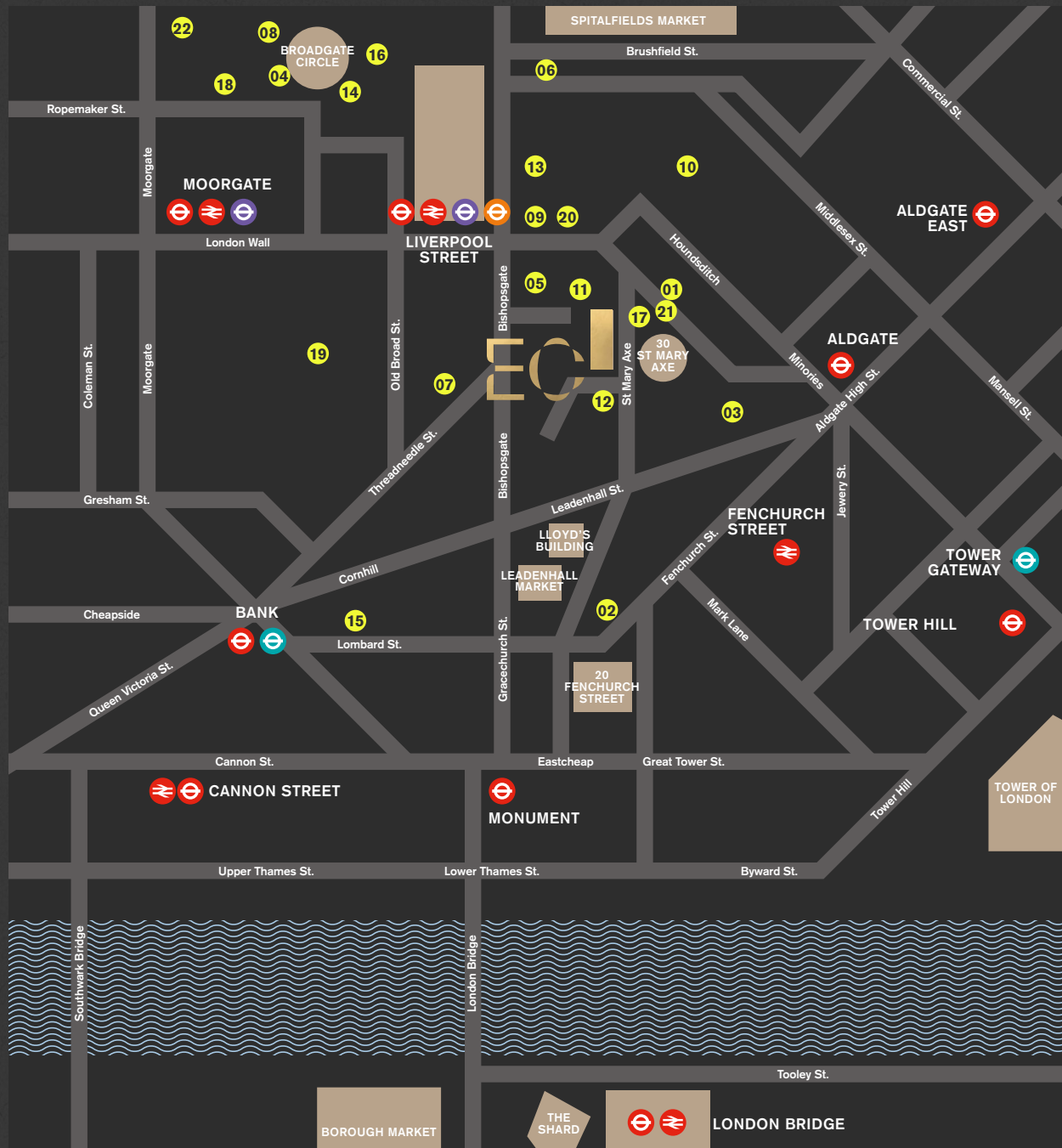
SAMSUNG



AON

AMENITIES

- 01 1Rebel
- 02 14 Hills
- 03 Association Coffee
- 04 Beany Green
- 05 Black Sheep Coffee
- 06 Breakfast Club
- 07 Burger & Lobster
- 08 Comptoir Lebanese
- 09 Duck and Waffle
- 10 Enoteca Di Luca
- 11 Equinox Gym
- 12 F45
- 13 Fish Market
- 14 Grind
- 15 Gymbox
- 16 José Pizarro
- 17 Notes Coffee
- 18 Redemption Roasters
- 19 Soho Coffee Co.
- 20 Sushi Samba
- 21 The Alchemist
- 22 Yolk



FAST CONNECTIONS ACROSS LONDON AND BEYOND

The building is situated in an enviable location, within close proximity to numerous transport connections including Liverpool Street Station with the new Elizabeth Line providing faster connections across London and beyond.



Liverpool Street Elizabeth Line Entrance

Moorgate

09 mins walk



Liverpool Street

03 mins walk



Aldgate East

06 mins walk



Bank

07 mins walk



Aldgate

05 mins walk



Monument

06 mins walk



London Bridge

14 mins walk



Fenchurch St

04 mins walk



FOR FURTHER INFORMATION



VIEWINGS

Please contact the joint agents.



Danielle Kerindi
07591 200741
danielle.kerindi@eu.jll.com

Nick Lines
07817 586971
nick.lines@eu.jll.com

TA
Real Estate

Simon Cunliffe
07425 166166
simon.cunliffe@tarealestate.co.uk

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