

PENINSULARHOUSE.CO.UK

PENINSULAR HOUSE

**30 MONUMENT STREET
LONDON EC3**

**5,092 SQ FT – 47,028 SQ FT
REFURBISHED OPEN PLAN CAT A OR FULLY FITTED CAT B
OFFICE SUITES AVAILABLE**

NEED SOME SPACE?

Peninsular House offers 5,092 - 47,028 sq ft of high quality, newly refurbished open plan (Cat A) and fully fitted (Cat B) work spaces.

Whatever your requirement – we have the space for you.



OVERVIEW / SPECIFICATION

A NEW APPROACH

Following a transformational programme, Peninsular House now offers an aspirational working environment that will compliment your recruitment, retention and ESG strategies.

As well as creating a spacious main reception, the forward thinking owner of the building has ensured tenant wellbeing is a priority. An entirely new end of journey facility has been created for you.



SPECIFICATION



Fully and partially fitted, refurbished office space



Two entrances



Four pipe fan coil air conditioning



Newly created end of journey facilities:



Raised access floors

- 11 new showers
- Extensive changing facilities & lockers
- 70 bike racks
- Drying room
- Electric bike and scooter charging stations
- 12 Brompton lockers



LED lighting



Metal tile and hybrid ceiling finishes



PANORAMIC VIEWS FROM THE SIXTH FLOOR



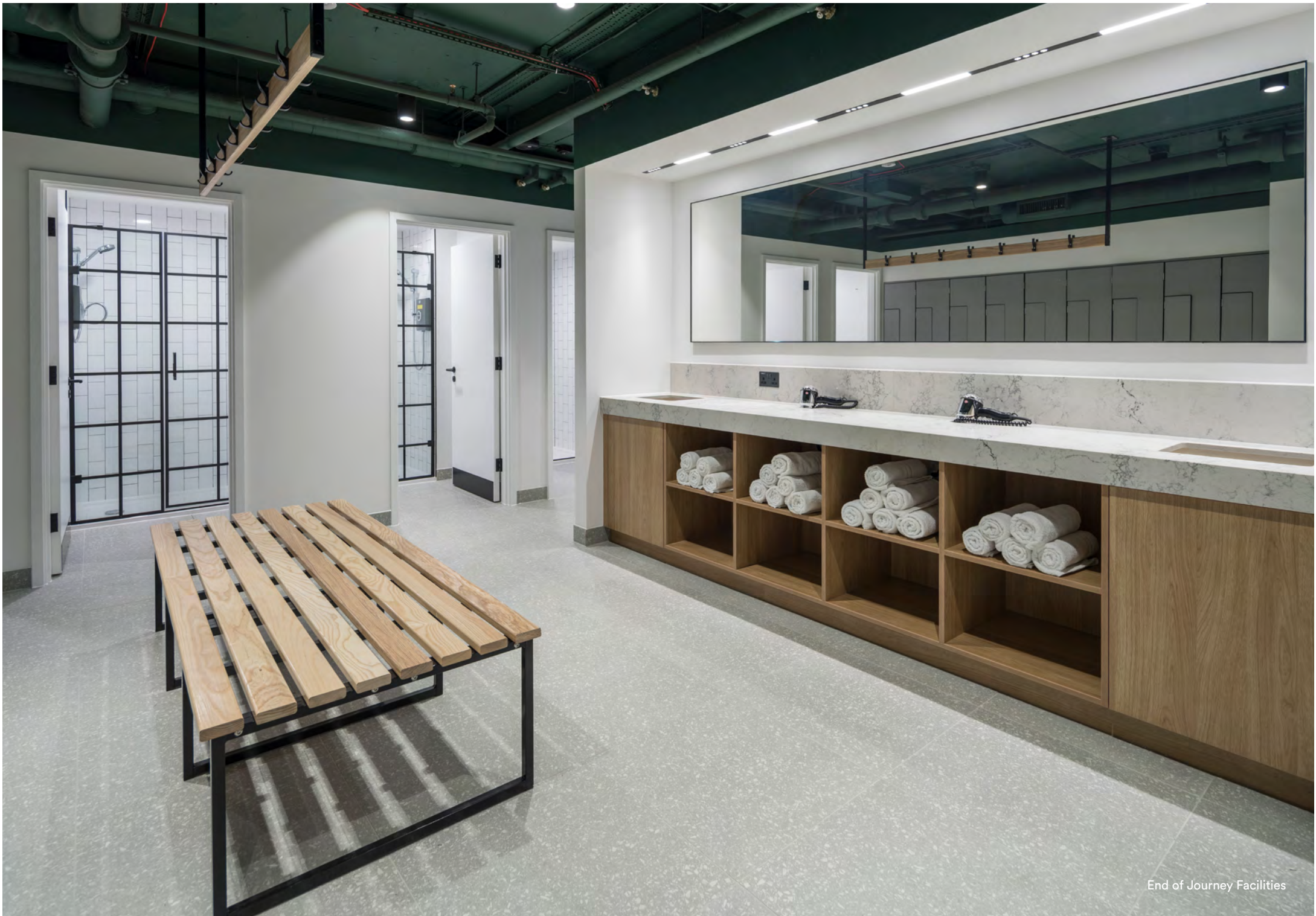
View from the 6th Floor

THE WAY YOU TRAVEL HAS CHANGED

Our tenants well-being is always on our mind.

We've completely refurbished and installed new showers, cycle storage (including Brompton lockers), electric bike charging points and a bike repair station.





ACCOMMODATION

AVAILABILITY (NIA)

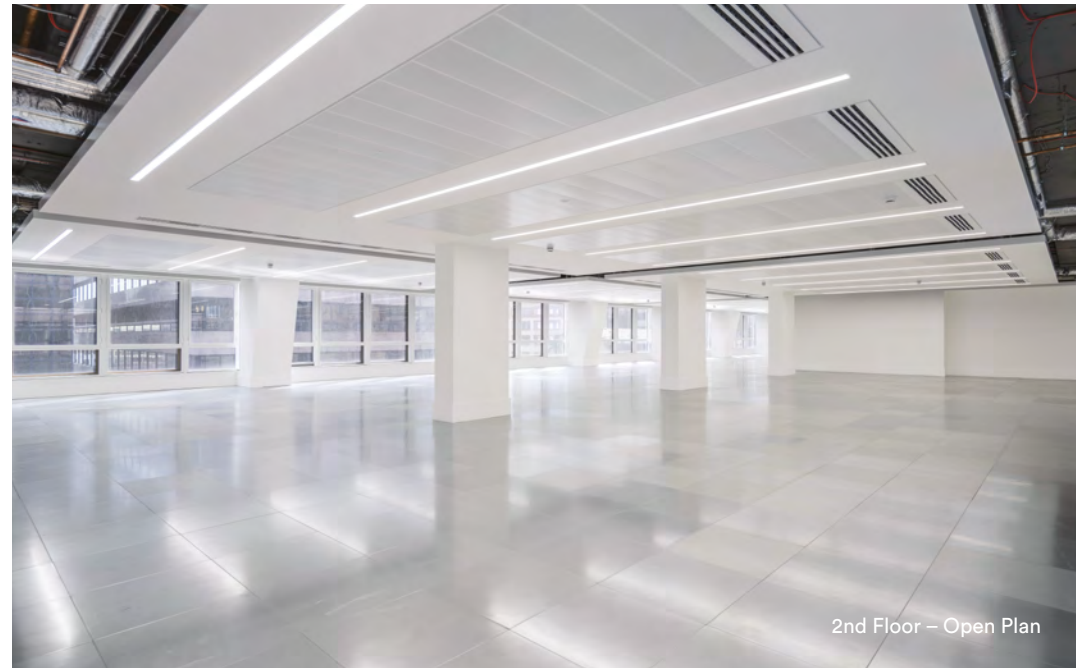
Floor	Area Sq Ft	Area Sq M	Specification	Guiding Rent psf p/a exclusive
6th	7,042	654	Fully fitted Cat B	£62.50
5th	7,047	654	Existing tenant fit out Fully fitted Cat B	£52.50 £62.50
3rd	11,102	1,031	Open plan Cat A	£55.00
2nd	11,502	1,068	Open plan Cat A	£55.00
1st	5,243	487	Existing tenant fit out	£55.00
Ground	5,092	473	Unrefurbished	£37.50
Total	47,028	4,367		



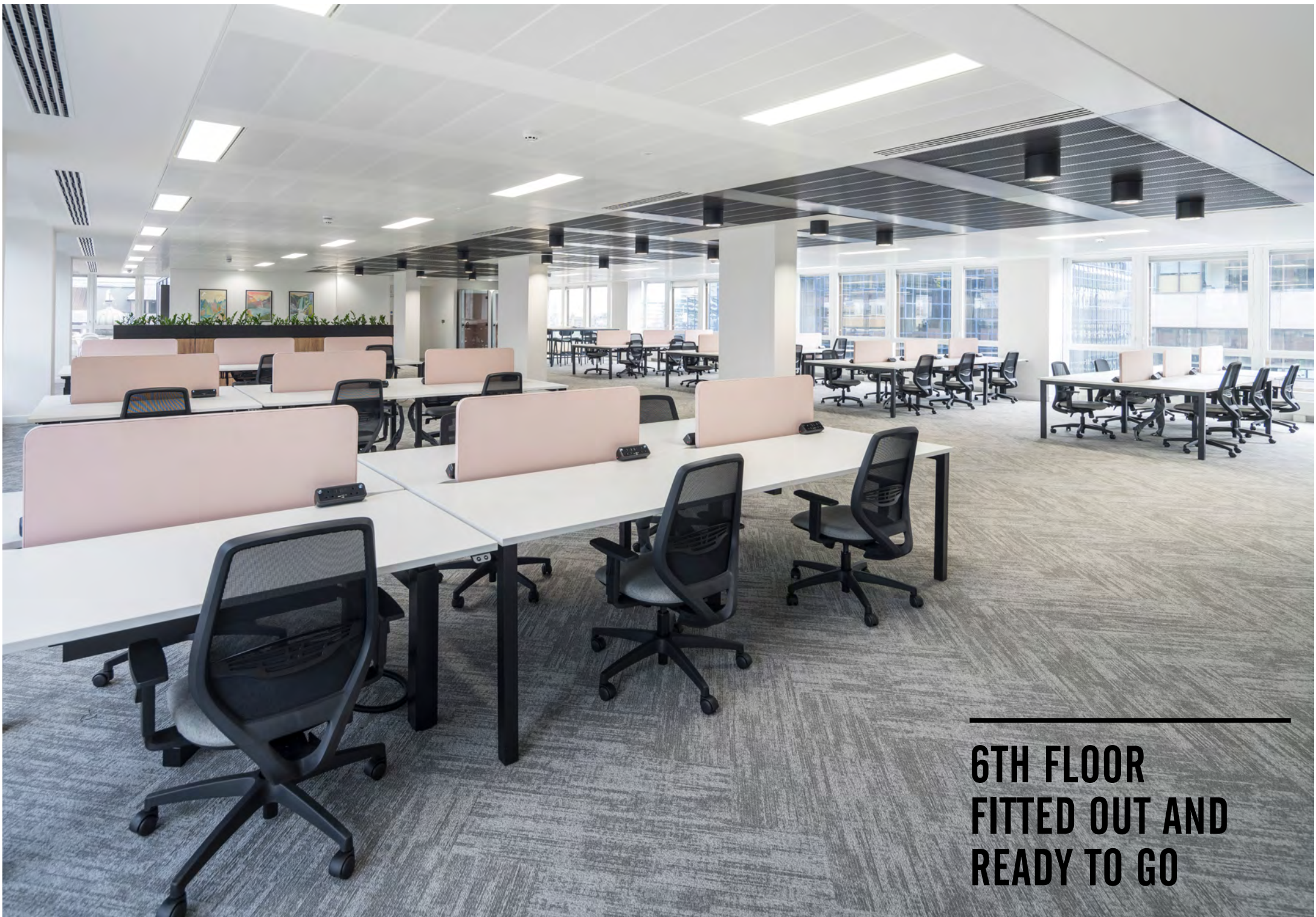
6th Floor – Reception Installed



6th Floor – Meeting Rooms Installed



2nd Floor – Open Plan



**6TH FLOOR
FITTED OUT AND
READY TO GO**

OPPORTUNITY ONE

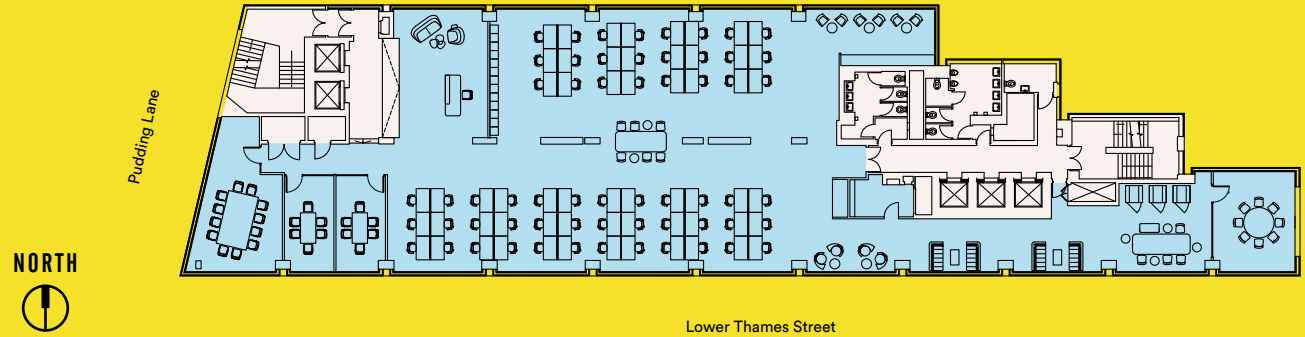
FULLY FITTED OUT 6TH FLOOR

Newly refurbished to a high standard with contemporary finishes throughout. Features include: breakout spaces, a full kitchen, informal work stations, phone booths and a variety of sized meeting rooms. Perfect for those businesses who want to hit the ground running and encourage productivity.

6TH FLOOR

7,042 SQ FT

Open plan desks	60	12 person meeting room	01
Informal working areas	05	Tea point	03
6 person meeting room	02	Reception	01
8 person meeting room	01	Comms room	01



Plan not to scale.
For indicative purposes only.



6th Floor – Reception Installed



6th Floor – Meeting Room Installed



**DESIGNED FOR
COLLABORATION
AND PRODUCTIVITY**

OPPORTUNITY TWO

OPEN PLAN (CAT A)

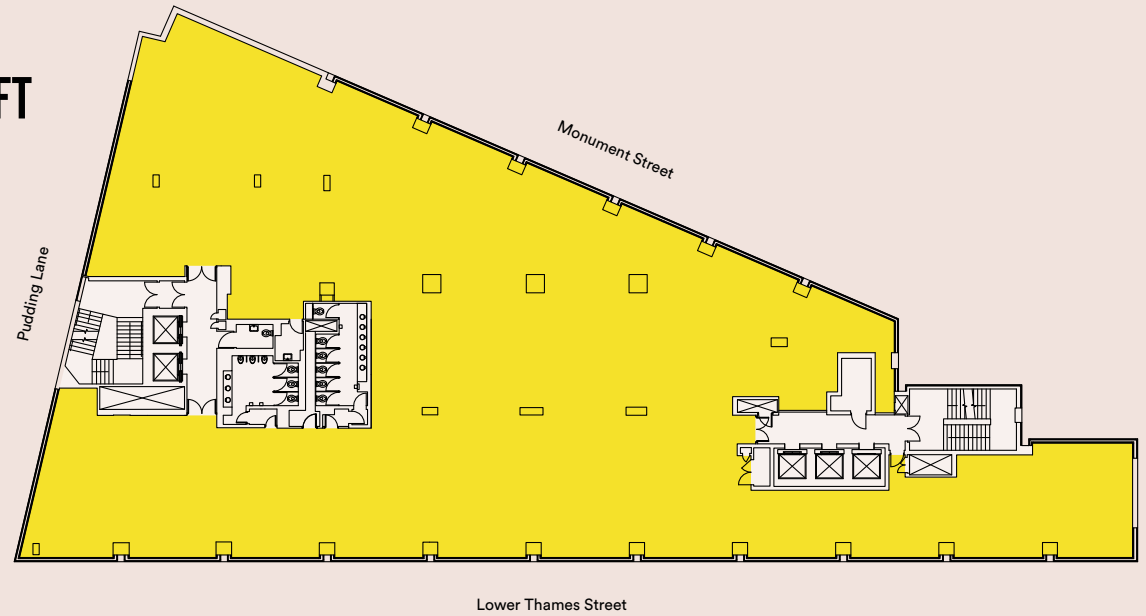
The 2nd and 3rd floors provide the perfect blank canvas for businesses who want to create their own tailored solution, that fits the way they work.

2ND FLOOR

11,502 SQ FT



Plan not to scale.
For indicative purposes only.



2nd Floor – Open Plan



2nd Floor – Open Plan



2nd Floor - Open Plan

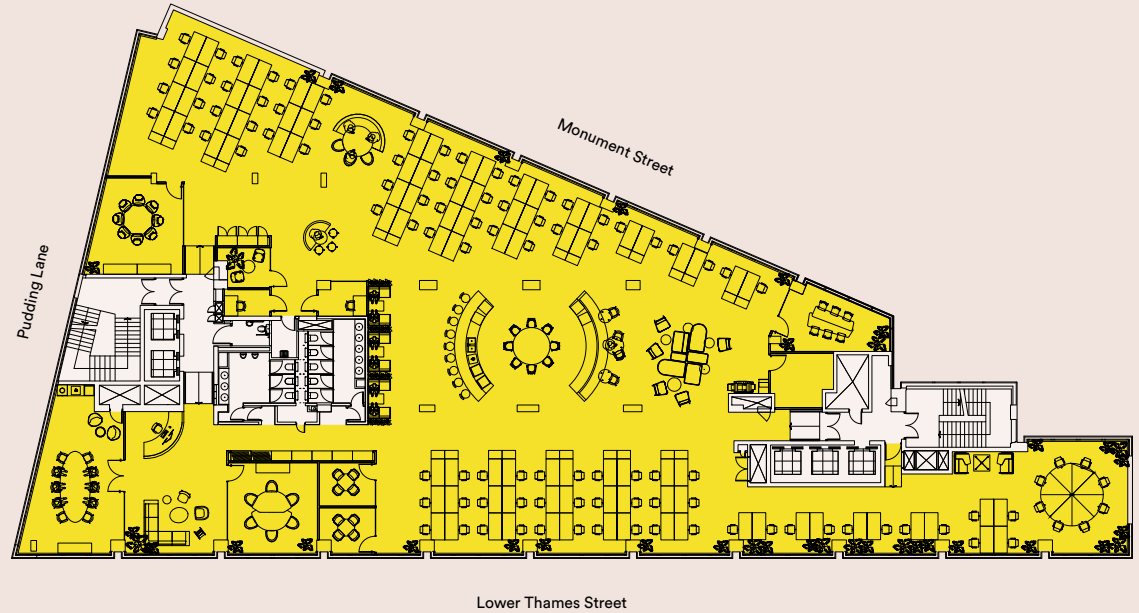
**MAKE IT
BESPOKE TO YOUR
REQUIREMENTS**

OPPORTUNITY TWO

IDEAS FOR USING THE SPACE

2ND FLOOR 11,502 SQ FT

Open plan desks	104
2 person meeting room	01
4 person meeting rooms	02
6 person meeting rooms	02
8 person meeting rooms	03
Reception	01
Tea point	01
Breakout area	01
Lounge	01
Phone booths	02
Seating booths	03
Collaboration	02
Comms room	01



3RD FLOOR 11,102 SQ FT

Open plan desks	100
2 person meeting room	01
3 person meeting room	01
4 person meeting rooms	02
6 person meeting rooms	02
8 person meeting rooms	03
Reception	01
Tea point	01
Breakout area	01
Lounge	01
Phone booths	03
Collaboration	03
Comms room	01



NORTH



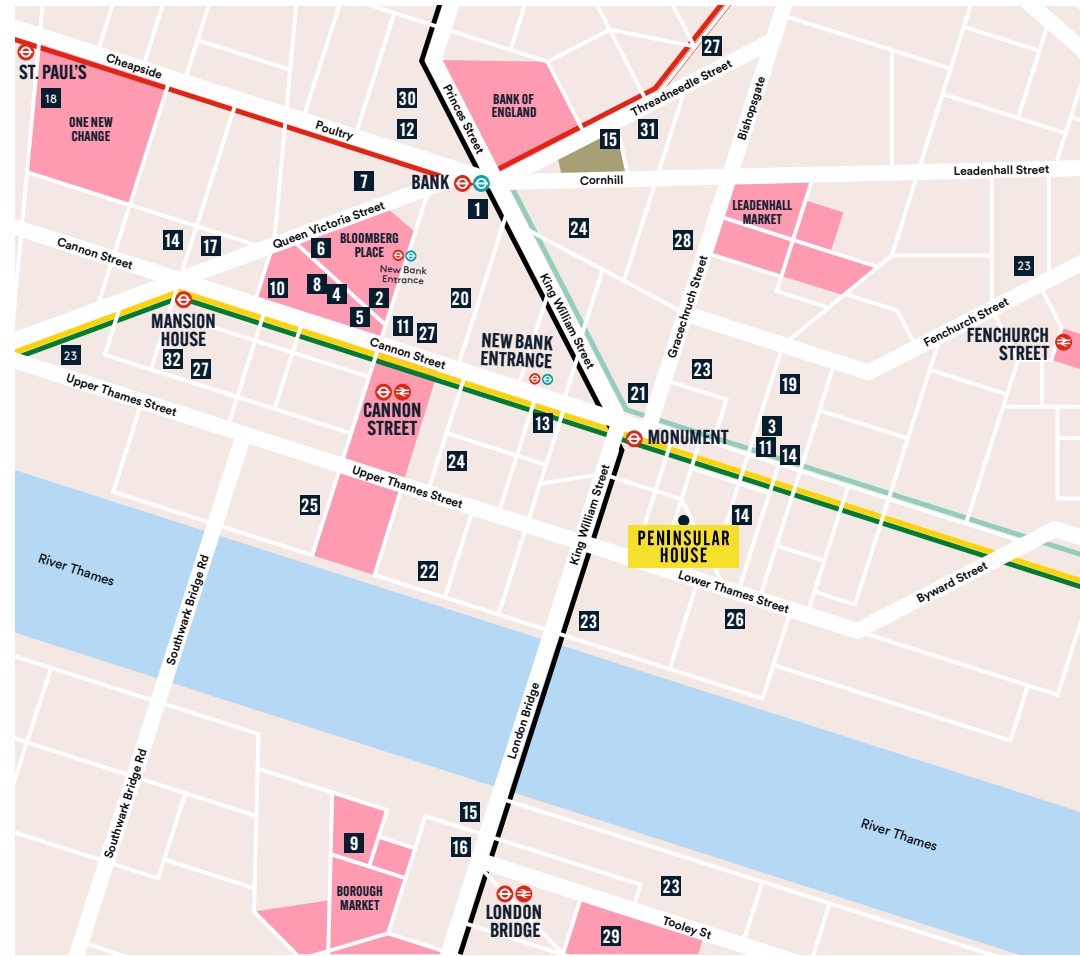
Plan not to scale.
For indicative purposes only.

TAKE YOUR PICK



Located in an ideal position for access to the best amenities the City has to offer – Peninsular House is also within easy reach of London Bridge and Borough Market.

From Michelin starred City favourites to one of the World's most famous food markets, there's something close by to satisfy every appetite... big or small.



- ## IMAGES
- 1 OYSTER SHED - 1 ANGEL LANE
 - 2 HAWKSMOOR - BOROUGH MARKET
 - 3 THE NED - 27 POULTRY
 - 4 VINOTECA - BLOOMBERG PLACE
 - 5 CARAVAN CITY - BLOOMBERG ARCADE

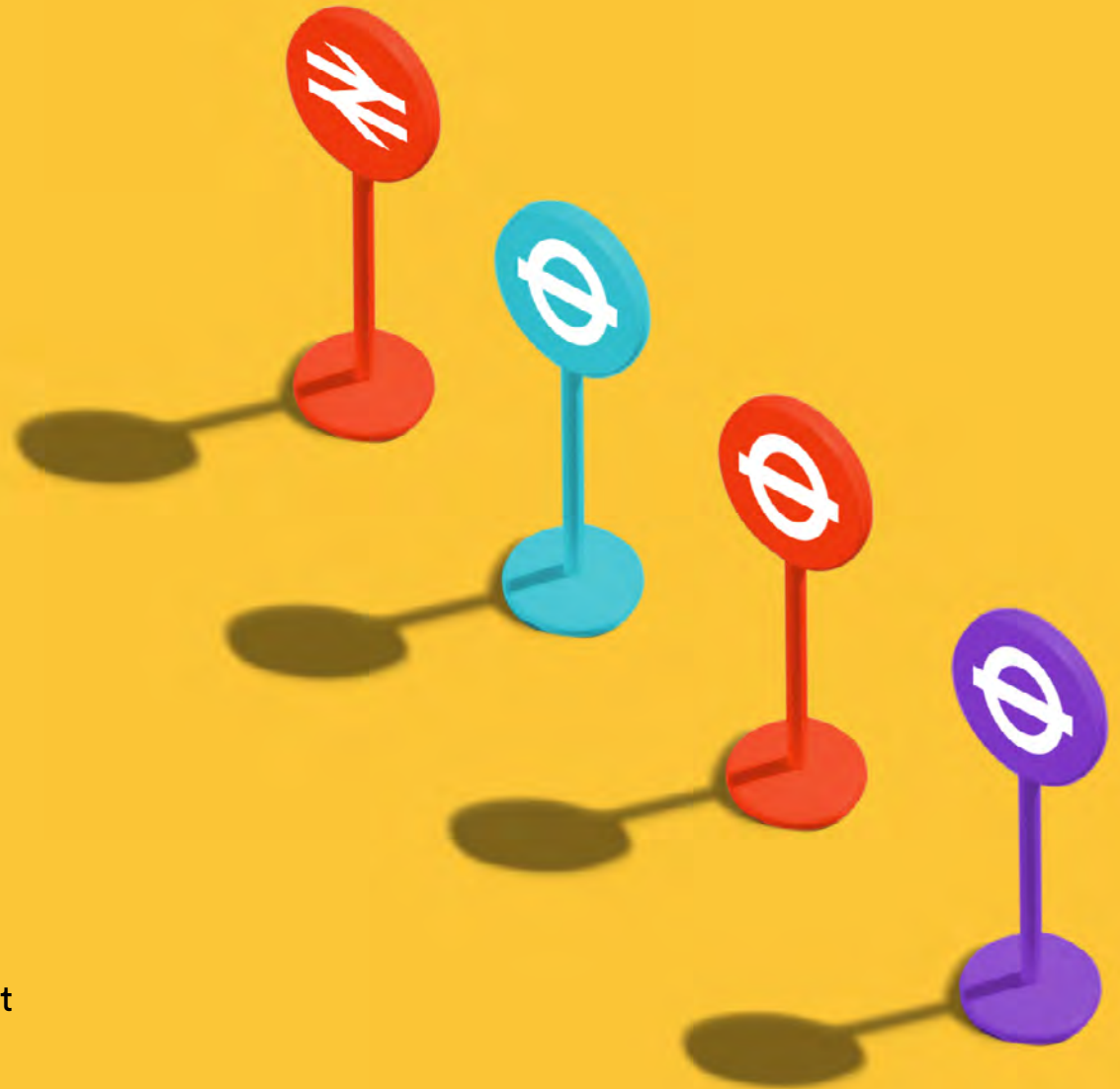


- ## AMENITIES
- | | | |
|---|--|--|
| <h3>DINING</h3> <ol style="list-style-type: none"> 1 Lombard Street 2 Vinoteca 3 Blacklock 4 Bleeker Street 5 Caravan 6 Brigadiers 7 Coq D'Argent 8 Ekte 9 Hawksmoor 10 Homeslice 11 Joe & The Juice 12 The Ned 13 Scarpetta | <h3>COFFEE</h3> <ol style="list-style-type: none"> 14 Black Sheep Coffee 15 Grind 16 Roasting Plant Coffee 17 Rosslyn <h3>DRINKS</h3> <ol style="list-style-type: none"> 18 Madison 19 Sky Pod Bar 20 St Swithins 21 The Folly 22 The Oyster Shed | <h3>FITNESS</h3> <ol style="list-style-type: none"> 23 Fitness First 24 Gymbox 25 Nuffield Health 26 The Gym 27 Virgin Active <h3>HOTELS</h3> <ol style="list-style-type: none"> 28 Club Quarters 29 Shangri-La 30 The Ned 31 Threadneedles 32 Vintry & Mercer |
|---|--|--|

GET CONNECTED

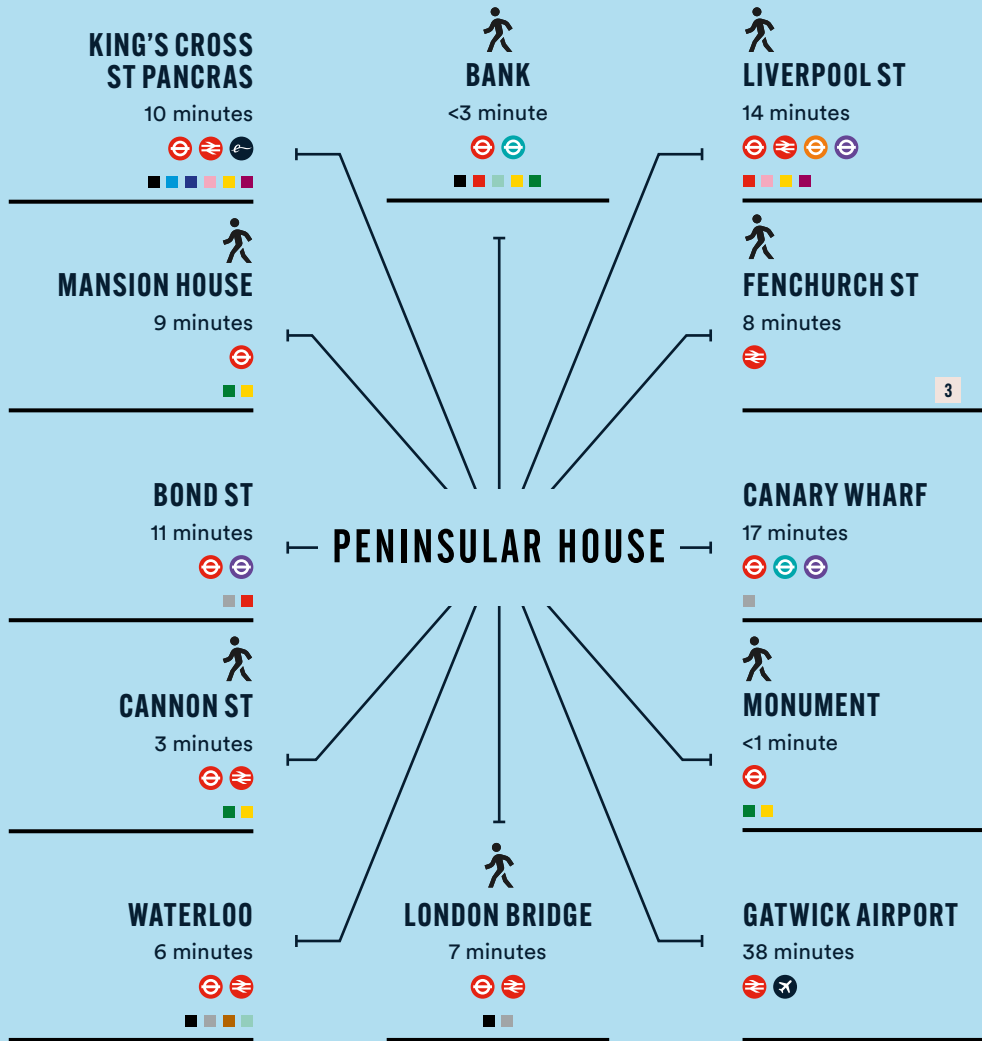
An unrivalled location for transport links – Monument underground station is on your doorstep, with London Bridge, Cannon Street, the new Bank station entrance and Fenchurch Street stations also close by.

Liverpool Street station is within easy walking distance, offering access to the newly opened Elizabeth Line with its reduced travel times across London.



FROM A TO B – WITH EASE

All times are from the building.



Source: TfL.



1

IMAGES

1. NEW BANK STATION ENTRANCE CGI
2. CANNON STREET STATION
3. LIVERPOOL STREET ELIZABETH LINE ENTRANCE
4. LONDON BRIDGE STATION



2



3



4

TERMS

Term New leases are available direct from the Landlord for terms by arrangement

Rent We are guiding rents between £37.50 - £67.50 psf

Rates Estimated at £18.63 psf for 2021

Service Charge Estimated at £15.72 psf for 2021

FURTHER INFORMATION



Peter Gray
+44 7765 220 528
peter.gray@knightfrank.com

Tom Harvey
+44 7790 344 111
tom.harvey@knightfrank.com



Malcom Trice
+44 20 7029 3612
+44 7791 049 792
m.trice@inglebytrice.co.uk

Francis Cundell
+44 20 7029 3620
+44 7939 598 545
f.cundell@inglebytrice.co.uk

PENINSULARHOUSE.CO.UK

Misrepresentations Act 1967 - Whilst all the information in this document 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. March 2023.

Designed and produced by Cre8te - 020 3468 5760 - cre8te.london

