

41 LOTHBURY – FACT SHEET

A reimaged City of London landmark, blending heritage, sustainability and exceptional modern workspace.

KEY FIGURES AT A GLANCE

127,357 sq ft office and retail space · 800+ staff capacity · 8,000 sq ft terraces · 1,350 sq ft fitness studio · 180+ cycle racks · 224 lockers · 360 plants + 5 trees · 15-year lease with Addleshaw Goddard

THE BUILDING

- Grade II-listed heritage building built between 1923 and 1931, replacing the original 1834 structure.
- 121,169 sq ft across seven working floors (plus roof terrace; eight stories total).
- Neo-classical façade with marble floors and original stone columns.
- Located opposite the Bank of England in the heart of the City of London.

HERITAGE & DESIGN

- Historic Banking Hall reimaged with Jason Bruges light installation.
- Heritage rooms paired with modern collaboration spaces.
- Breakout zones, diner booths, huddle rooms and tech-free focus areas.

TENANT & OCCUPATION

- Entire building occupied by Addleshaw Goddard (~800 staff) on a 15-year lease.
- Four full floors dedicated to client hospitality, meeting rooms and events.

WELLBEING & AMENITIES

- 1,350 sq ft fitness studio, 18 showers and cooling wall.
- 360 plants and five full-sized trees throughout.
- 224 basement lockers and drying facilities.
- Multi-faith room, mothers' room, quiet rooms and cocooning desks.
- CO₂ sensors that monitor air quality and automatically adjust airflow distribution.

TERRACES & OUTDOOR SPACE

- 8,000 sq ft of terraces across levels 4, 6, 7 and 8.
- Landscaped spaces for lunch, informal meetings and quiet reflection.

TECHNOLOGY & SMART SYSTEMS

- Platinum WiredScore.
- Teams-based desk booking and fully integrated AV.
- Sit-stand desks with 38-inch curved monitors.
- Digital antenna infrastructure to guarantee reliable reception.
- Wi-Fi throughout, including terraces.

SUSTAINABILITY

- All-electric MEP system powered by air-source heat pumps.
- 78% lower embodied carbon versus a standard new build.
- 37% below the 2030 LETI embodied-carbon target.
- Targeting BREEAM Excellent, NABERS rating and 81 kWh/sqm EUI.

INCLUSION & ACCESSIBILITY

- Wheelchair-friendly layout with 1.5m spacing between desks.
- Induction loops and sensory-friendly features.
- 18 library desks for quiet focus.
- Workplace Adjustments Portal for tailored support.