



**MARTIN  
HOUSE**

**5 MARTIN LANE**  
EC4

# TAKE A PRIME POSITION

**Martin House has undergone a significant refurbishment to offer up to 18,835 sq ft of flexible high quality office space, with exposed services.**

Situated a stones throw from the bustling City core, the building features a high specification and a refurbished reception, offering an exciting welcome to tenants and visitors alike.



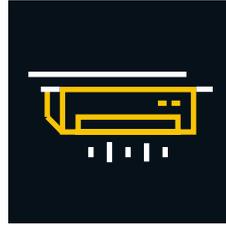


**SPACIOUS,  
WELL  
FURNISHED  
RECEPTION**

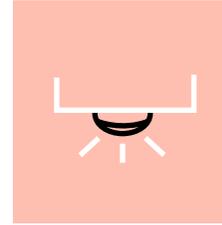
## AMENITIES



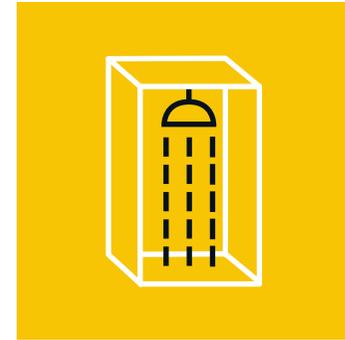
**NEWLY REFURBISHED**



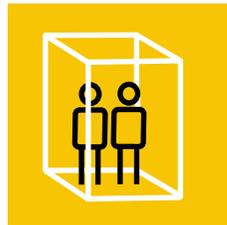
**NEW FAN COIL AIR  
CONDITIONING**



**NEW LED  
LIGHTING**



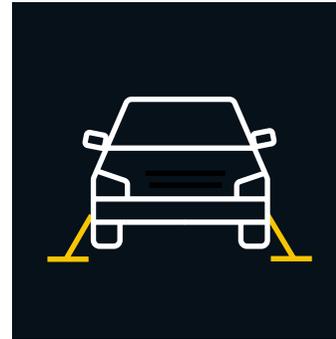
**NEW SHOWER FACILITIES**



**TWO PASSENGER  
LIFTS**



**1:8 OCCUPATIONAL  
DENSITY**



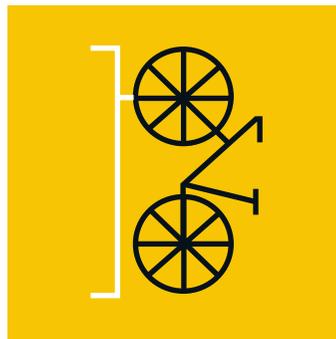
**CAR PARKING**



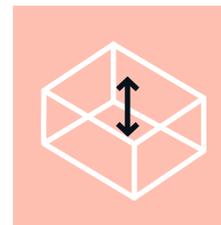
**MANNED  
RECEPTION**



**EXPOSED SERVICES**



**BICYCLE STORAGE**



**RAISED FLOORS**



**24/7/365 ACCESS  
AND SECURITY**

# VIBRANT LOCALITY



The local area features an impressive array of the finest and most exciting amenities.

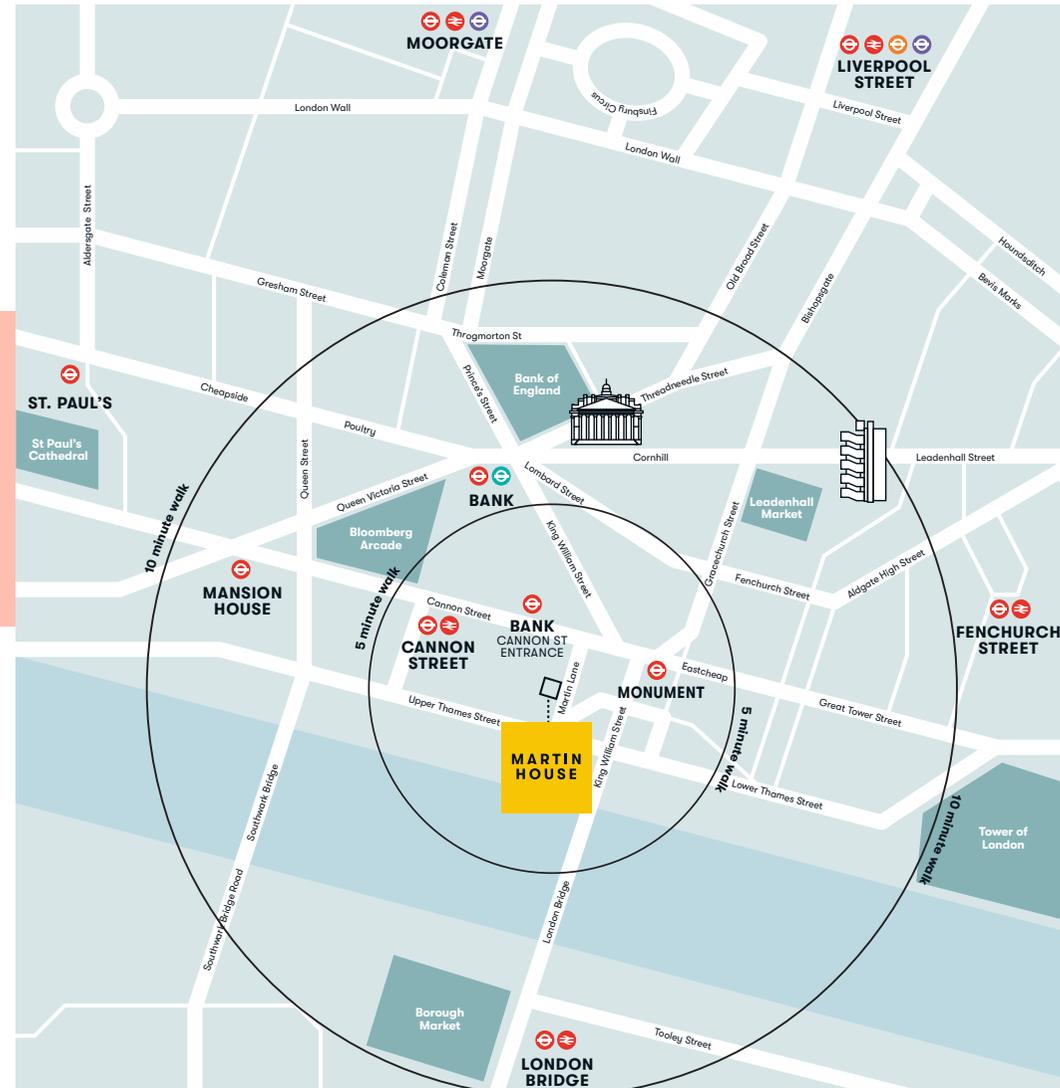
Bloomberg Arcade, Borough Market, The Ned and Leadenhall Market are all within easy reach. Whether it's a breakfast meeting, a long lunch, or simply a coffee on-the-go there is something available to satisfy all tastes.



# AN IDEAL LOCATION

Exceptional transport links surround the building, offering fast connections across London.

Bank, Cannon Street and Monument stations are all a short walk from Martin House. The new entrance to Bank station on Cannon Street is due to open in early 2022.



**BANK**

1 min walk (2022)

**MONUMENT**

2 mins walk

**CANNON STREET**

4 mins walk

**LONDON BRIDGE**

10 mins walk

- |  |  |   |   |
|--|--|---|---|
| <p><b>Restaurants</b></p> <ul style="list-style-type: none"> <li>1 Lombard Street</li> <li>Brigadiers</li> <li>Coq D'Argent</li> <li>Homeslice</li> <li>The Ned</li> <li>Vinoteca</li> </ul> | <p><b>Bars</b></p> <ul style="list-style-type: none"> <li>Madison</li> <li>Sky Pod Bar</li> <li>St Swithins</li> <li>The Folly</li> <li>The Oyster Shed</li> </ul> | <p><b>Cafés</b></p> <ul style="list-style-type: none"> <li>Black Sheep Coffee</li> <li>Grind</li> <li>Roasting Plant Coffee</li> <li>Rosslin</li> </ul> | <p><b>Hotels</b></p> <ul style="list-style-type: none"> <li>Club Quarters</li> <li>Shangri-La</li> <li>The Ned</li> <li>Threadneedles</li> <li>Vintry &amp; Mercer</li> </ul> |
|--|--|---|---|



**LIGHT AND  
BRIGHT  
WORKSPACE**

# FIT FOR A RANGE OF OCCUPIERS



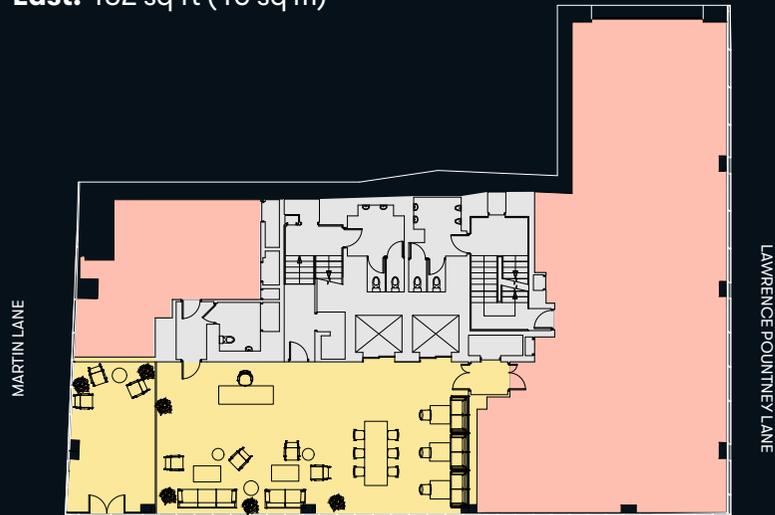
## ACCOMMODATION

Floor	Sq Ft	Sq M
4th	3,926	365
3rd	3,739	347
2nd	4,405	409
1st	4,379	407
Ground (West)	1,954	182
Ground (East)	432	40
Lower Ground and Basement (Storage)	1,671	155
<b>Total (Excluding Storage)</b>	<b>18,835</b>	<b>1,750</b>



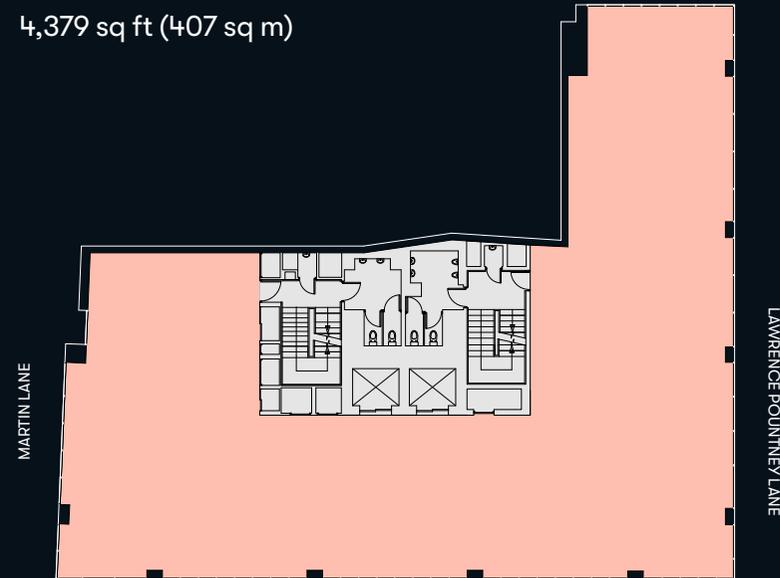
## GROUND FLOOR

West: 1,954 sq ft (182 sq m)  
East: 432 sq ft (40 sq m)



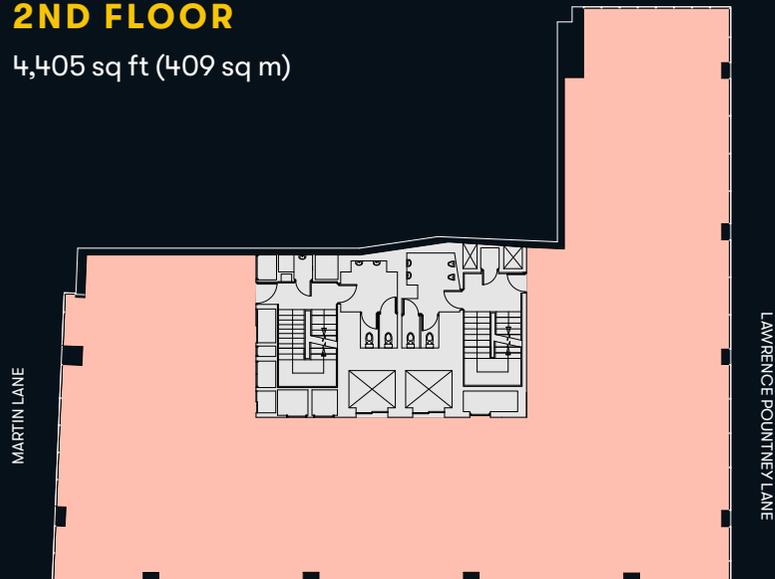
## 1ST FLOOR

4,379 sq ft (407 sq m)



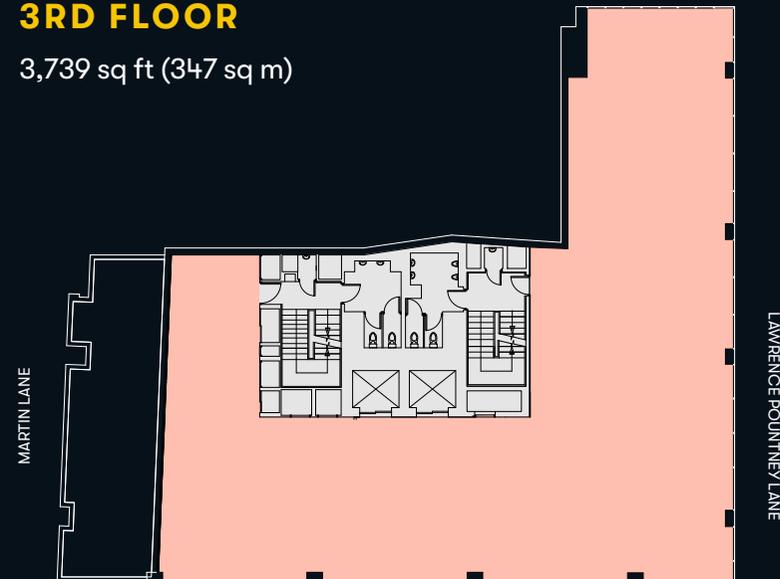
## 2ND FLOOR

4,405 sq ft (409 sq m)



## 3RD FLOOR

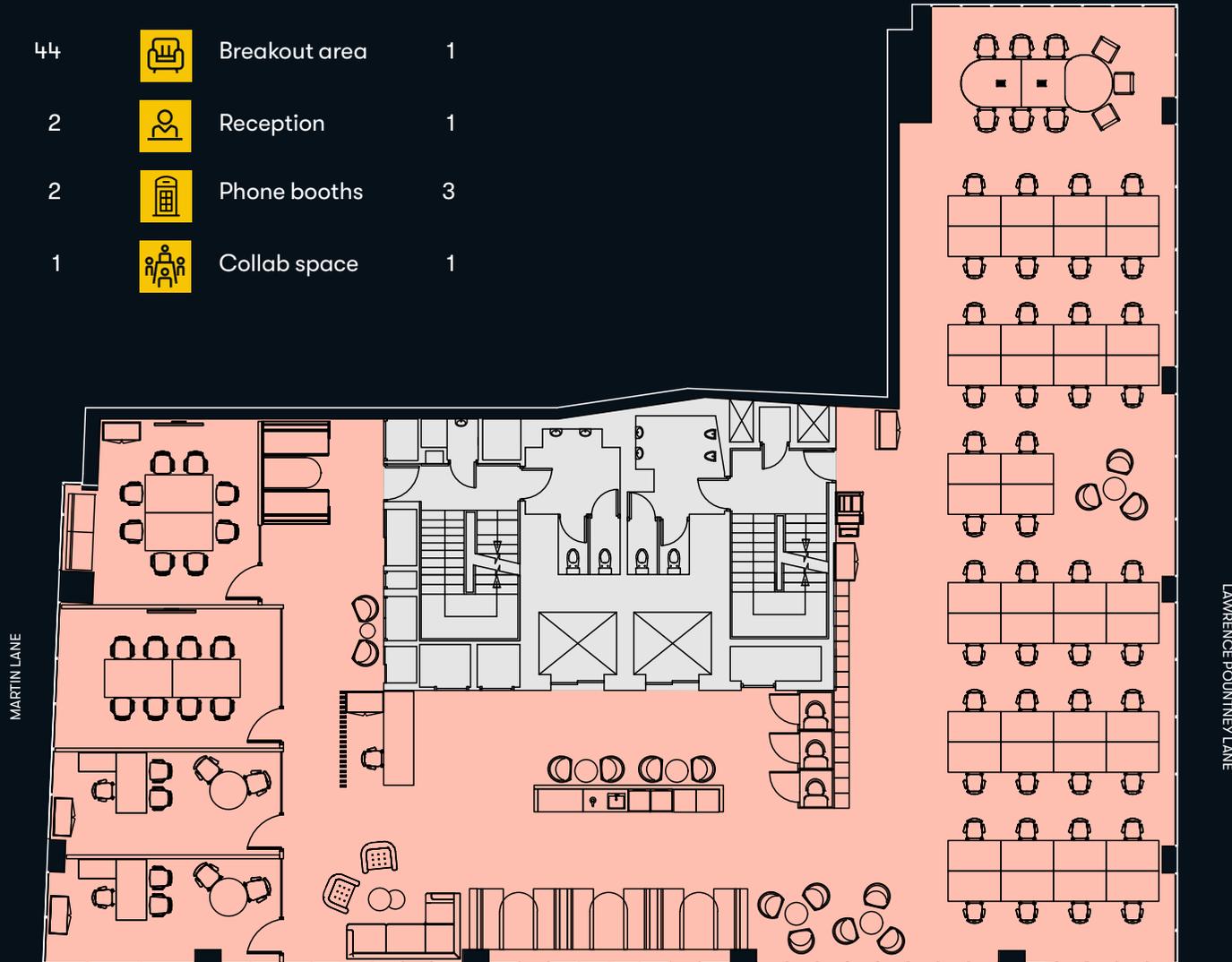
3,739 sq ft (347 sq m)



## 2ND FLOOR SPACE PLAN – OPTION 1

4,405 sq ft (409 sq m)

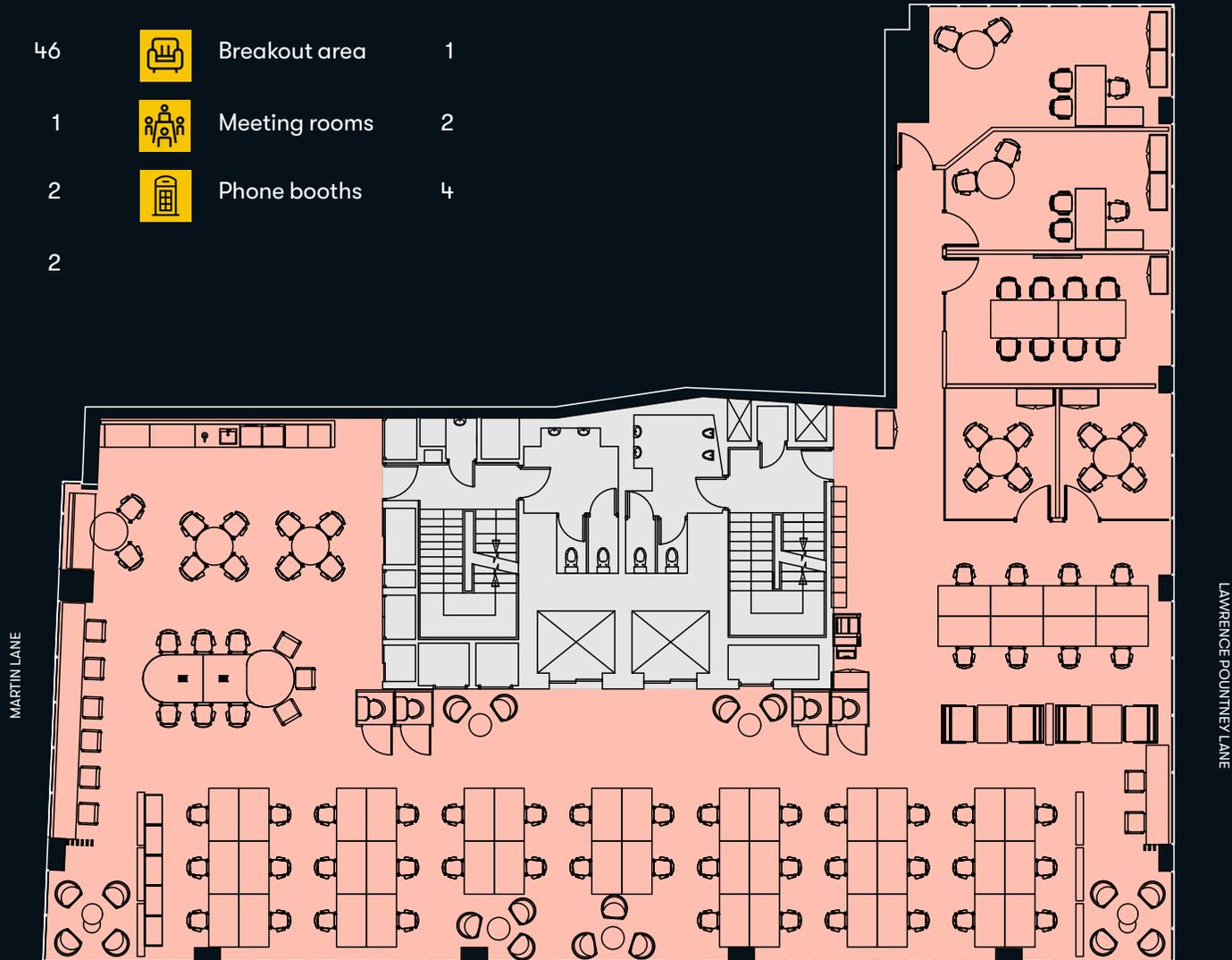
	Workstations	44		Breakout area	1
	Board rooms	2		Reception	1
	Offices	2		Phone booths	3
	Meeting booths	1		Collab space	1



## 2ND FLOOR SPACE PLAN – OPTION 2

4,405 sq ft (409 sq m)

	Workstations	46		Breakout area	1
	Board rooms	1		Meeting rooms	2
	Offices	2		Phone booths	4
	Meeting booths	2			



# GET IN TOUCH

## MARTINHOUSE.LONDON

### VIEWINGS

Strictly through sole letting agents.

#### Tim Williams

07717 576 894

tim.williams@realestate.bnpparibas

#### Philip McKenna

07774 659 597

philip.mckenna@realestate.bnpparibas

### TERMS

Upon application.

#### Harvey James

07469 403 964

harvey.james@realestate.bnpparibas



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