



YARNWICKE

Work-life reinvented

A building by Riverside Capital



Artists impression of 5th floor terrace

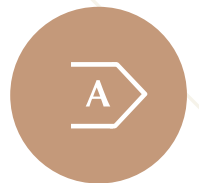
Expanding horizons

Yarnwicke is a newly refurbished office building offering five star amenities and services in the heart of the City. It features finishes and workspaces that have been designed to the highest of standards with functionality at the forefront.

The fifth floor provides 6,851ft² of brand new, premium Blank Canvas space, complete with a private terrace and access to a communal roof terrace.



BREEAM Excellent



EPC A rating

Blank Canvas

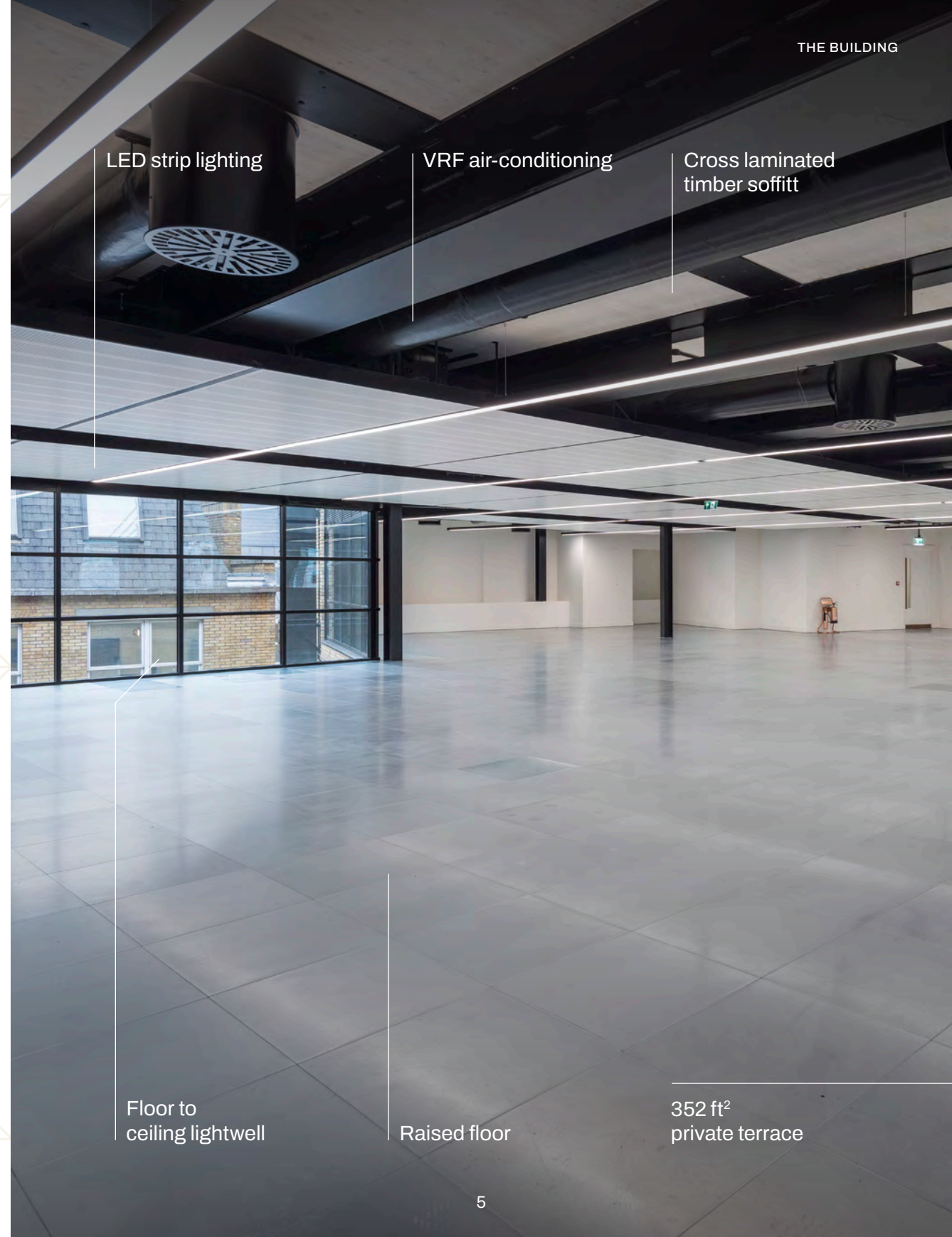
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An exceptional space for
collaboration and productivity

Making plans

The fifth floor offers brand new workspace, ready for you to make your mark. Step out onto the private terrace with its stunning City views, the perfect sanctuary for rest and reflection.



Indicative fit-out



LED strip lighting

VRF air-conditioning

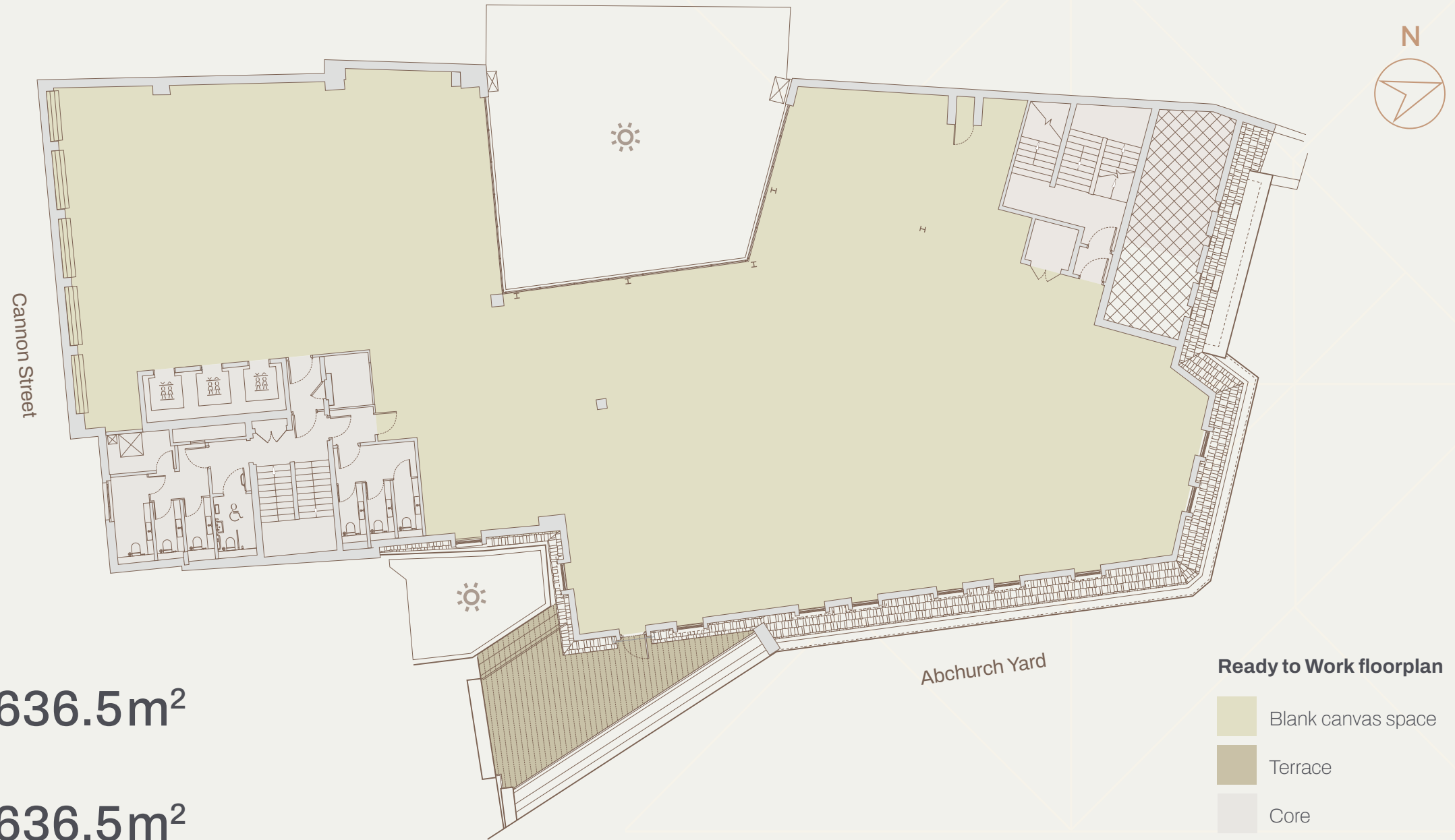
Cross laminated timber soffitt

Floor to ceiling lightwell

Raised floor

352 ft² private terrace

The space



Internal

6,851ft² / 636.5m²

External

6,851ft² / 636.5m²

Ready to Work floorplan

- Blank canvas space
- Terrace
- Core

The extra mile in the square mile



Communal roof terraces



Opening windows on all floors



Passenger lifts



Bike storage with separate entrance



24 hours security



Floor-by-floor air conditioning



Secure lockers



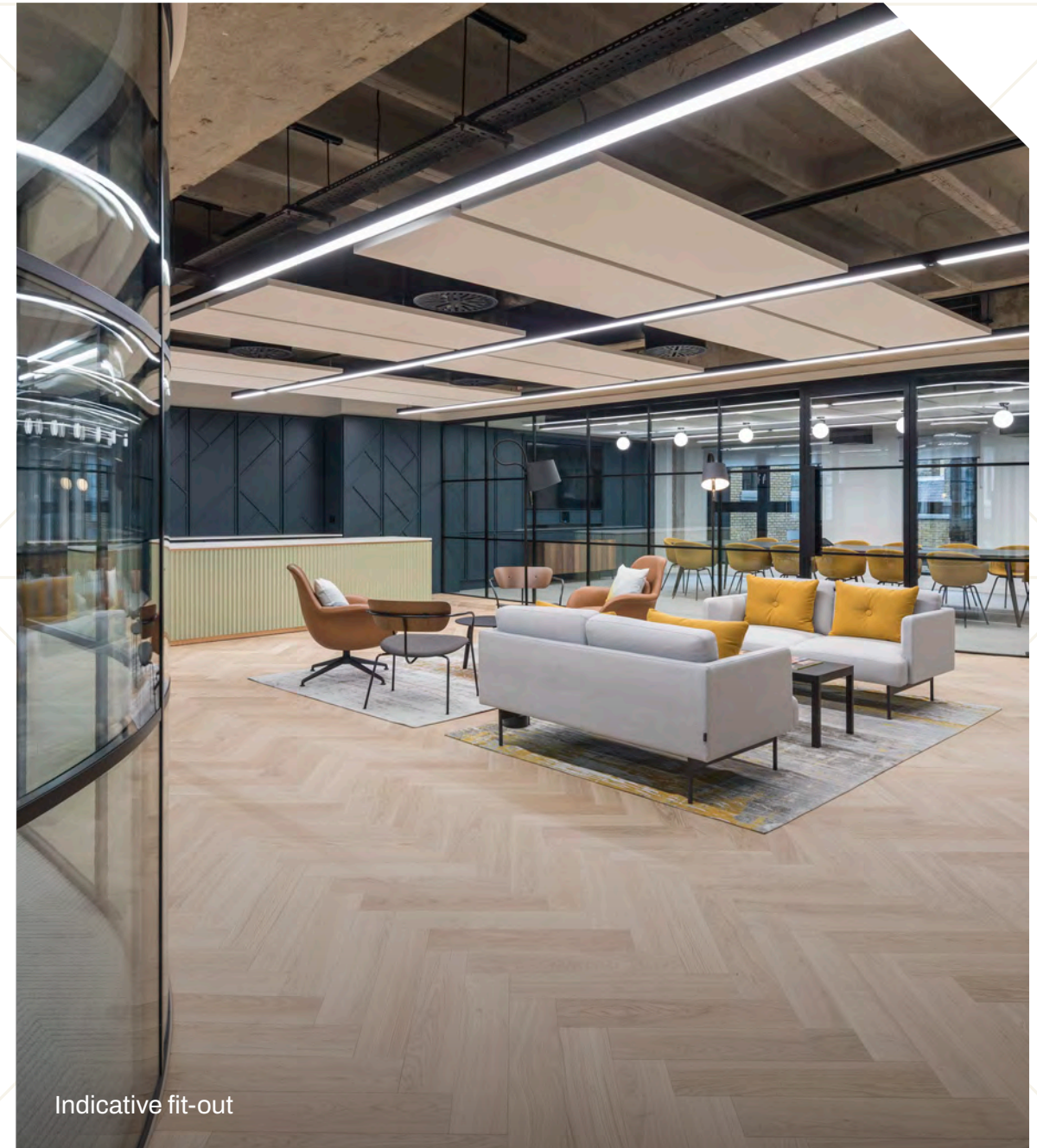
Concierge during working hours



Air quality testing



Super-fast wifi throughout



Indicative fit-out

A unique environment that looks after its occupiers

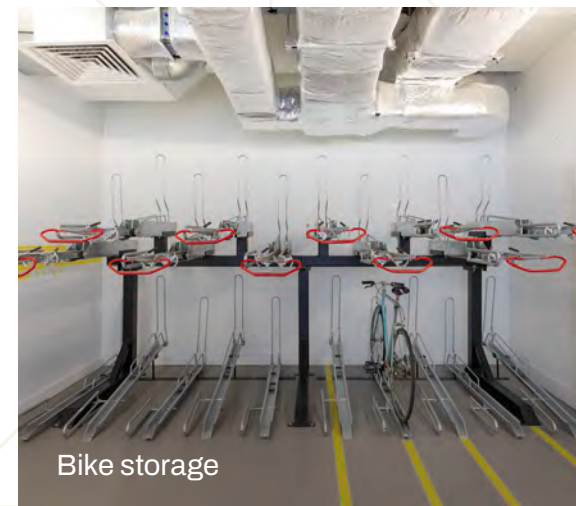
Yarnwicke has been designed with occupier wellness in mind, from exceptional end of journey facilities to spacious private and communal roof terraces.



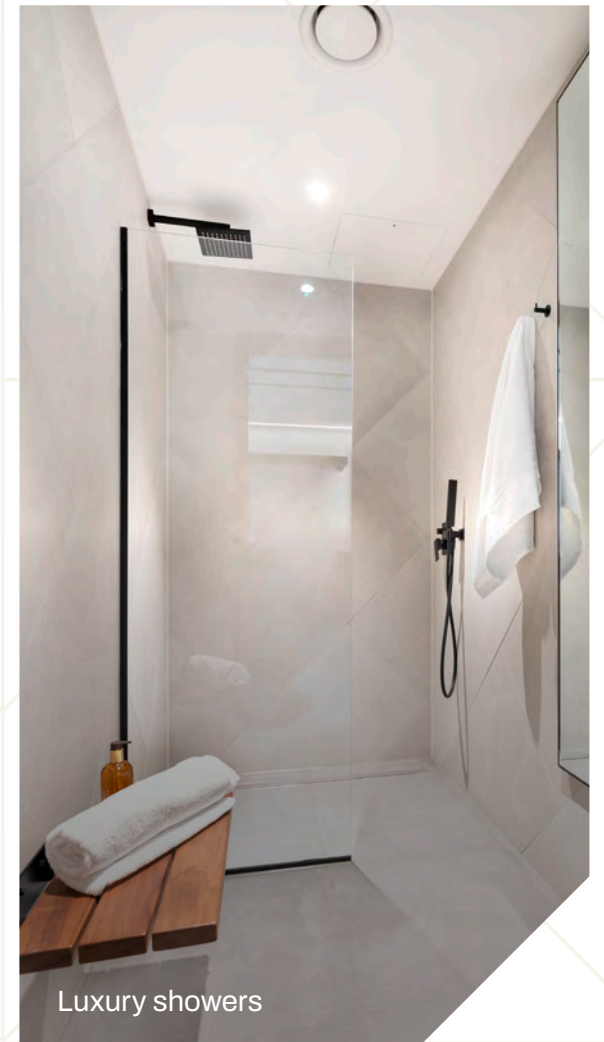
Indicative roof terrace



View of changing room



Bike storage



Luxury showers

Yarnwicke
119–121 Cannon Street
EC4, London

1 min walk
from Cannon
Street station

1 min walk
from new Bank
station entrance



On your doorstep

The local area is filled with a whole host of lifestyle amenities and is well served by transport links. The Bloomberg Arcade, Royal Exchange and Leadenhall Market are all a short walk away and offer exceptional food and drink options.

⊕
Bank (new entrance) 0 min

⇒ ⊕
Cannon Street 1 min

⇒ ⊕
Monument 2 mins

⊕
Mansion House 5 mins

⊕
St. Pauls 6 mins



- | | |
|--------------------------|---------------------|
| 1. Vinoteca | 1. Fitness First |
| 2. Blacklock | 2. Gymbox |
| 3. 1 Lombard Street | 3. Nuffield Health |
| 4. Caravan | 4. The Gym |
| 5. Brigadiers | 5. Strength House |
| 6. Ekte | 6. Pure Gym |
| 7. Hawksmoor | 7. Shangri-La |
| 8. Homeslice | 8. Threadneedles |
| 9. The Ned | 9. Club Quarters |
| 10. Bread Street Kitchen | 10. Vintry & Mercer |

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Brochure design by L8Co

A building by **Riverside Capital**

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CAPITAL

THE
PROPERTY
INVESTMENT
PEOPLE