



London EC2

# GRESHAMSTPAUL'S

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# MOVE FORWARD THIS IS GRESHAM ST PAUL'S

There is still an opportunity to be part of this forward-looking building, where offices come with a view of St Paul's Cathedral. The 6th floor remains available in the building.

The building has a privileged proximity to neighbouring innovative businesses, cultural offerings, some of London's best food and drink, as well as several green spaces to take a break and recharge.





The inviting business lounge and communal cafe offer a moment of relaxation and connection.

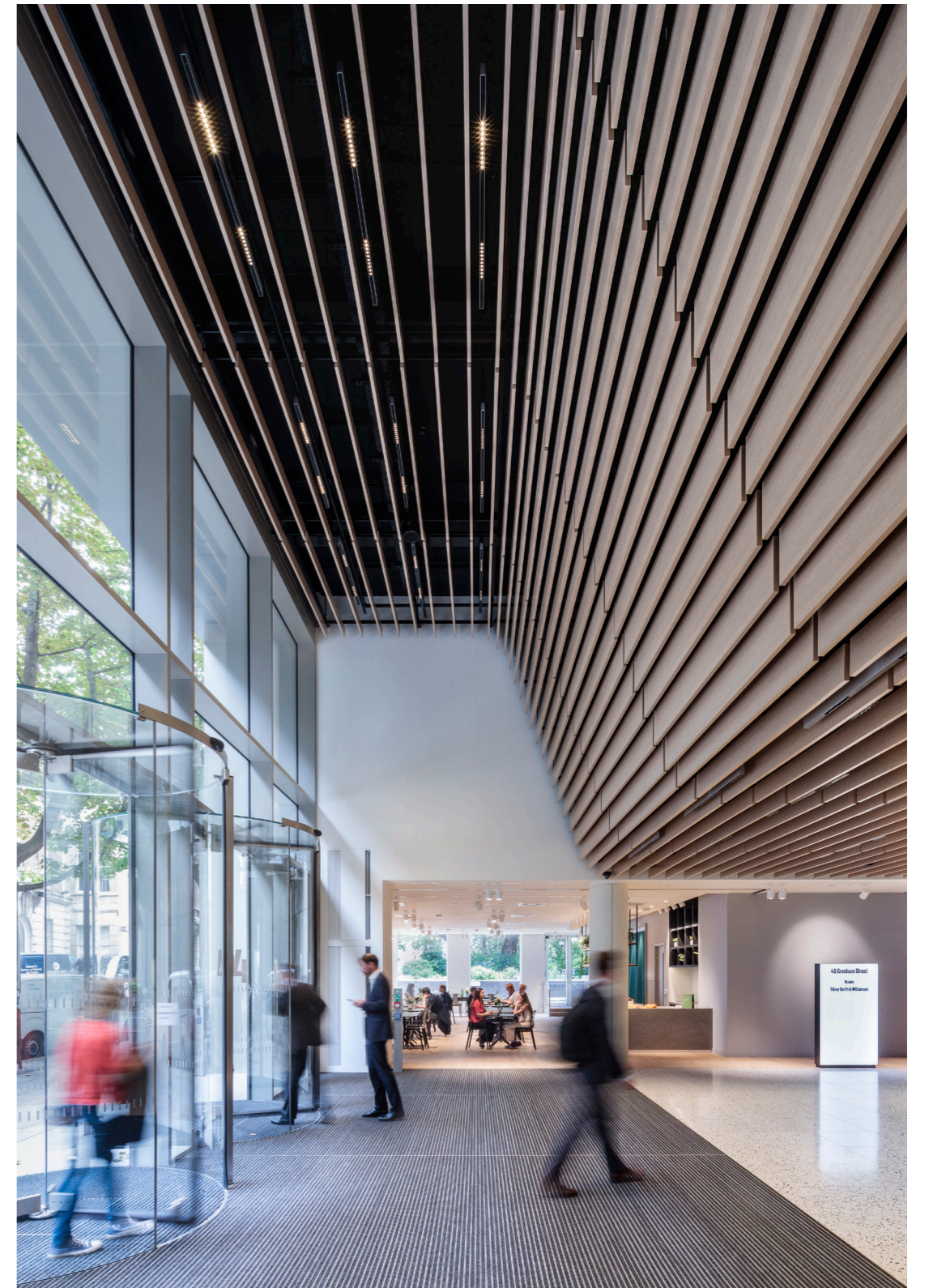


The inviting business lounge and communal cafe offer a moment of relaxation and connection.



A spacious reception greets visitors and tenants on their way in, making everyone feel welcome.

With modern yet classic design touches, the entrance lobby draws you into the building.





With stunning views of St Paul's, the beloved London landmark that immediately places you at the heart of this incredible city.











Connected to business: The City of London is Europe's financial centre, home to over 24,000 businesses and growing - every year, another 1,200 startups arrive in the Square Mile.

Connected to everyone: 7 train stations within 11 minutes' walk, including Crossrail, placing the West End within 6 minutes.

Connected to nature: 15 public green spaces within 6 minutes' walk.





# THE WORLD MEETS HERE

 Walking time (from Gresham St Paul's)

<b>ST PAUL'S</b> 	<b>3</b>
<b>BANK</b> 	<b>5</b>
<b>MOORGATE</b> 	<b>6</b>
<b>CITY THAMESLINK</b> 	<b>7</b>
<b>CANNON ST</b> 	<b>8</b>
<b>FARRINGDON</b> 	<b>10</b>
<b>LIVERPOOL ST</b> 	<b>11</b>



Key

-  OCCUPIERS
-  AMENITIES
-  CULTURAL
-  GREEN SPACE



Leading cultural institutions are just a lunch break away – work side by side with the Barbican, the Guildhall Art Gallery and the Museum of London, as well as your choice of green gardens hidden amongst the ruins of historic churches. Whatever your appetite, this part of London is experiencing a renaissance as an exciting place to go to eat, drink and shop – any day of the week.



**One New Change**  
Shopping destination with top brands, restaurants and a roof terrace



**Bloomberg Arcade**  
The Bloomberg Arcade has 10 independent restaurants, including Vinoteca, Caravan, and the Royal Exchange Grind.



**Guildhall Art Gallery**  
Home to the City of London's art collection with works dating from 1670 to the present

**The Ned**  
The Ned hotel and member's club has 250 rooms, six event spaces and a rooftop swimming pool.



**Vinoteca**  
Open plan dining and a prominent central bar serving food & wine all day



**Tate Modern**  
The world's most popular art museum is connected to St Paul's by the Millennium Bridge



**Christ Church Greyfriars**  
A peaceful public garden has been created amongst the ruins that remain after wartime bombings.

**The City**  
This is the area from which the capital grew as evidenced by an eclectic mix of historic buildings and striking examples of modern architecture



**CUTTING EDGE CULTURE**

**8**

world-class cultural venues form the Culture Mile, all within walking distance

**GROW WITH GREENERY**

**15**

public green spaces within a six minute walking distance

**THE ECONOMIC POWERHOUSE**

**22%**

London accounts for 22% of the UK's GDP

**FOOD AND RETAIL RENAISSANCE**

**7**

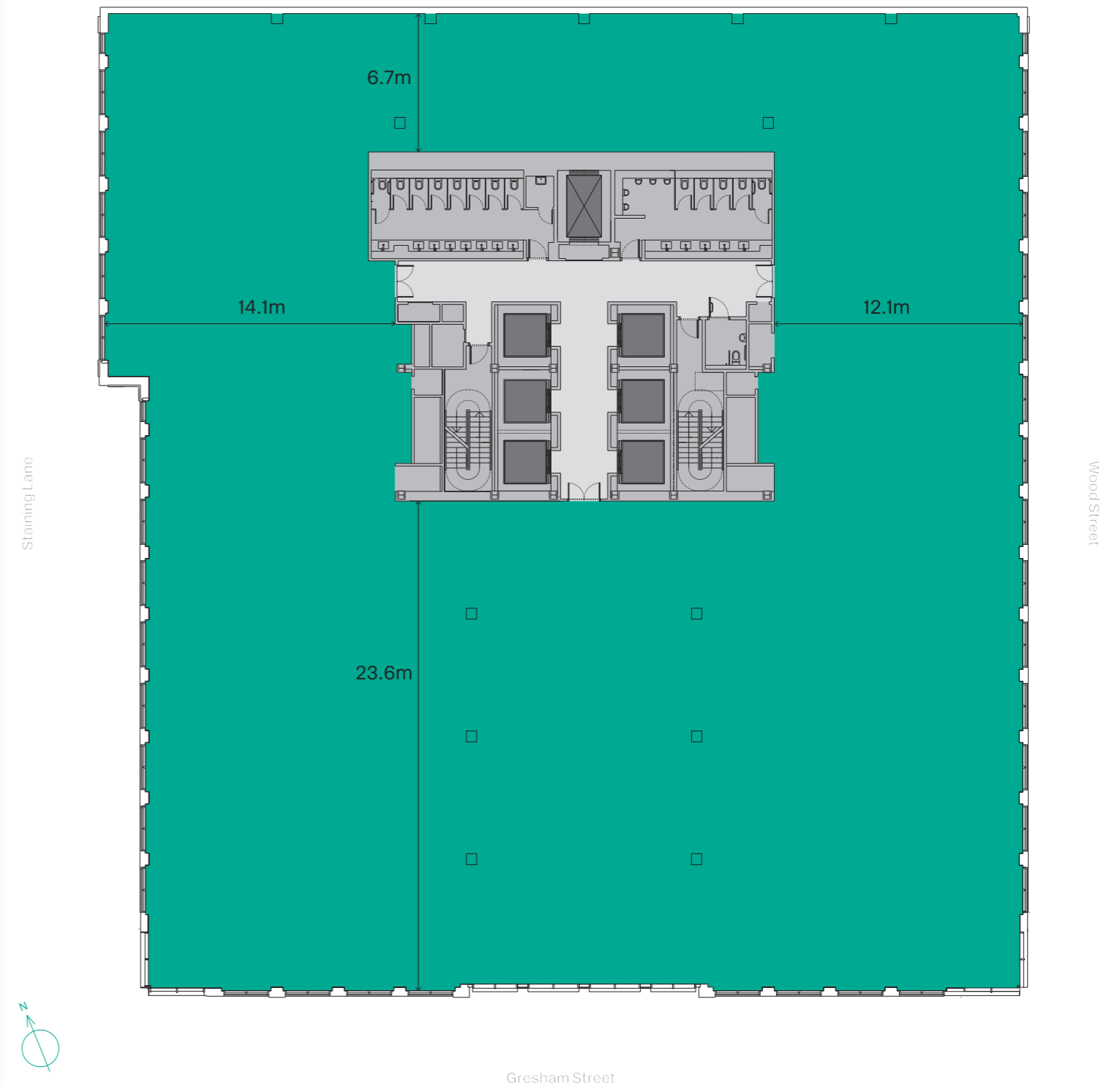
days-a-week eating and drinking



The 6th floor is filled with natural light, creating a pleasant working environment that nurtures creativity.

Floor	Office (sq ft)	Retail (sq ft)
9	LET	
8	LET	
7	LET	
6	18,807	
5	LET	
4	LET	
3	LET	
2	LET	
1	LET	
<b>GROUND</b>	<b>LET</b>	<b>2,950</b>

**6**  
**OFFICE 18,807<sup>SQ FT</sup>**  
**1,747<sup>SQ M</sup>**



# ACTIVITY BASED WORKPLACE

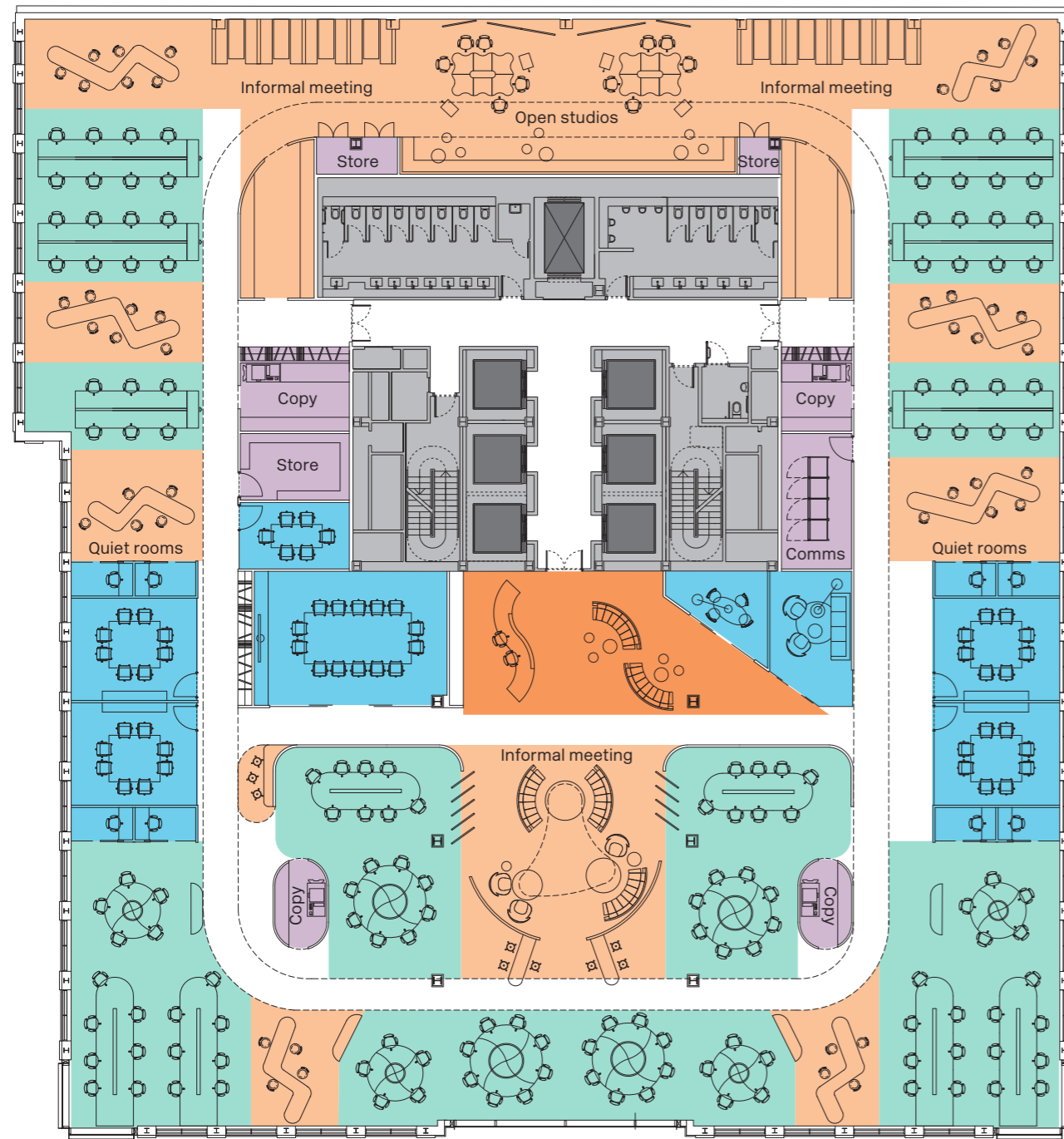
DESIGN DENSITY 1:8<sup>SQM</sup>  
18,807<sup>SQFT</sup>

## Key

- Open plan
- Meeting rooms
- Informal meeting / Breakout
- Support
- Reception

## Work Stations

Open plan workstations	× 98
Receptionists	× 2
Agile work settings (min)	× 113
<b>Total headcount</b>	<b>× 213</b>
Meeting Rooms	
Meeting rooms	× 8



Gresham Street

# CORPORATE

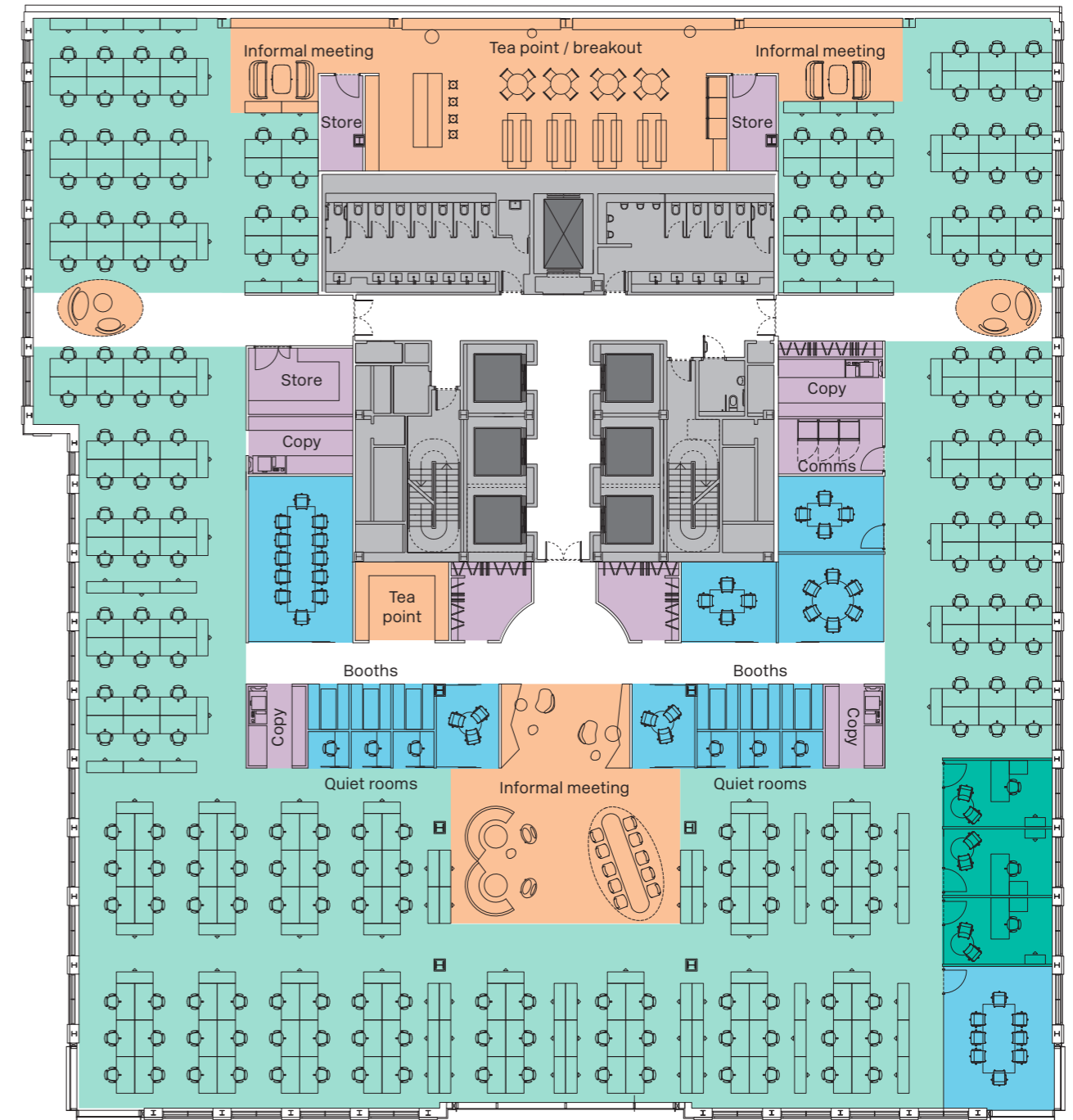
DESIGN DENSITY 1:8<sup>SQM</sup>  
18,807<sup>SQFT</sup>

## Key

- Office
- Open plan
- Meeting rooms
- Informal meeting / Breakout
- Support

## Work Stations

Cellular offices	× 3
Open plan workstations	× 208
<b>Total headcount</b>	<b>× 211</b>
Meeting Rooms	
Meeting rooms	× 7



Gresham Street

	<b>OCCUPANCY</b>	1 person per 8 sqm Floor 6 offers 200+ total headcount
	<b>FLOOR HEIGHT</b>	2750 mm
	<b>AMENITY</b>	Wi-Fi enabled café, reception and business lounge
	<b>POWER</b>	The 2No UKPN HV feeders, protected by UKPN SOLKOL protection circuits
	<b>STAND BY POWER</b>	2MVA generator offering fully backed up power supply
	<b>LIGHTING</b>	New LED lighting and control: presence detection and daylight sensing
	<b>LIFTS</b>	6 × 21-person passenger lifts with destination control
	<b>COMMS</b>	2 comms room in basement providing resilience of service. Satellite provision on roof
	<b>BIKES &amp; SHOWERS</b>	29 bike spaces and lockers and 25 showers
	<b>SUSTAINABILITY</b>	BREEAM 'Excellent' rating EPC B
	<b>WIREDSCORE</b>	WiredScore Platinum
	<b>HEATING</b>	Air handling units with thermal wheel heat recovery up to 70%
	<b>COOLING</b>	High efficiency cooling tower utilises 78% less fan power than a traditional cooling tower
	<b>BIODIVERSITY</b>	735 sqm sedum roof to increase biodiversity

Roll your bike inside straight off the street, and park safely right next to the comfortable changing areas with ample locker space and showers.

**CYCLING MADE SIMPLE**

**29**

Bike Spaces

**29**

Lockers

**25**

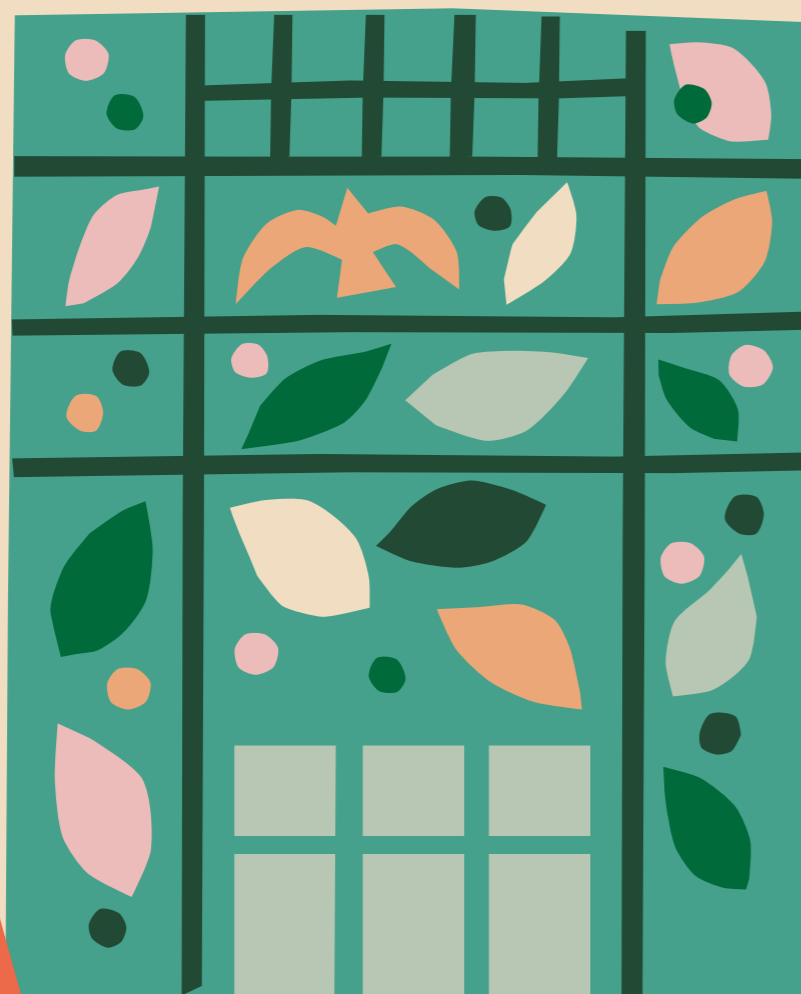
Showers



# OFFICES TO BE PROUD OF

At Gresham St Paul's we've created office space with sustainability at its core. By paying attention to the big picture, this building promotes wellbeing for people as well as nature.

This building embraces systemic change to cut carbon. By refurbishing this 20-year-old structure rather than replacing it, we increased its capacity, efficiency, and saved on emissions. It means we are reducing the building's lifetime emissions by 23% per person, and we are saving 9% per person compared to a newbuild. Over its lifetime, Gresham St Paul's will save 6,660 tonnes of CO2 compared with a new building.



## PROFESSIONAL TEAM

### AFIAA

AFIAA Foundation for International Real Estate Investments is the leading Swiss trust for direct investments into non-Swiss real estate which acts on behalf of 50 Swiss pension funds. AFIAA has invested an asset volume of approximately £1.6 bn into 28 prime office buildings in top international locations in major cities across Australia, North America and Europe.

Gresham St Paul's joins the London portfolio alongside 12 Golden Square, 21 Tudor Street and 80-82 Pall Mall. More than 300 international corporate tenants rely on AFIAA as an experienced long-term invested landlord and as committed asset manager.



21 Tudor Street, London

### WILKINSON EYRE

WilkinsonEyre, twice winners of the prestigious RIBA Stirling Prize and the RIBA Lubetkin Prize, is one of the UK's leading architecture practices.

Alongside the practice's diverse portfolio of cultural and civic projects, WilkinsonEyre has extensive experience working on commercial schemes throughout the capital including: 10 Brock Street; Aldgate Tower; and National BCO Award winner 8 Finsbury Circus.

WilkinsonEyre is currently working on the renovation of the iconic Grade II\* listed Battersea Power Station with 1,250,000ft<sup>2</sup> of office space and the new Apple Campus; 21 Moorfields a 560,000ft<sup>2</sup> oversight commercial development in the City of London and a new 51-storey high-end commercial tower at 6-8 Bishopsgate.



Television Centre

### STANHOPE

Stanhope creates and delivers major commercial and mixed use development in London and the South East. The company is known for the quality of its research, for driving excellent design and for innovative responses to occupier requirements.

With 30 years of experience and more than £20 billion in completed projects behind them, Stanhope is a team of development entrepreneurs. Their track record includes landmark London projects, such as Broadgate, Central Saint Giles, Chiswick Park, and Paternoster Square.



8 Finsbury Circus

## LEASING AGENTS

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