



LDN:WOW

113,702 SQ FT
GRADE A OFFICES

COMMUNAL ROOF TERRACE
AND PRIVATE TERRACES
ON 5 FLOORS

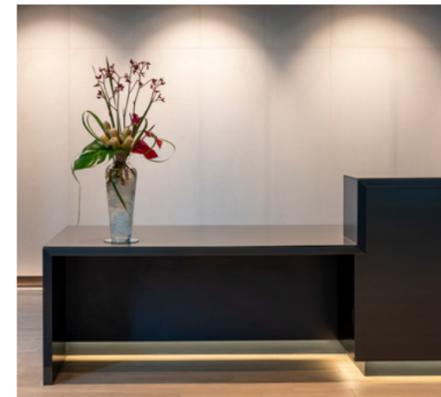




LDN:WELCOME



A CONTEMPORARY
ARRIVAL EXPERIENCE





LDN:WORKS



LDN:WIDE OPEN PLAN FLOOR

Each floor has 5 sides of natural light, allowing every individual occupier the chance to observe the views and greenery outside of the building – including numerous full grown trees, the original London Wall (LDNW) and St Paul’s Cathedral.

The building has been comprehensively repositioned with new plant, machinery and new finishes giving a sustainable orientation solution to every tenant’s occupation.

LDN: WITH CAT A+ AND CAT B FITOUTS

All the floors in the building have been finished to Cat A.

However, to benefit a tenant seeking immediate fitted out space, two floors (levels 2 and 8) in the building have been finished to an exceptionally high quality level.

Level 8 is finished to a Cat A Plus level with meeting rooms, a reception, break out areas and wiring to allow immediate occupation once the tenant's specific choice of furniture is installed.

Level 2 is completed to a Cat B finish including a series of meeting rooms, a fully fitted reception, break out areas, wiring and furniture (106 desks and chair units), 24 meeting room seats and up to 21 break out seats.

This additional work allows for immediate occupation for the tenant that wants completely 'ready to go - plug 'n play space'.





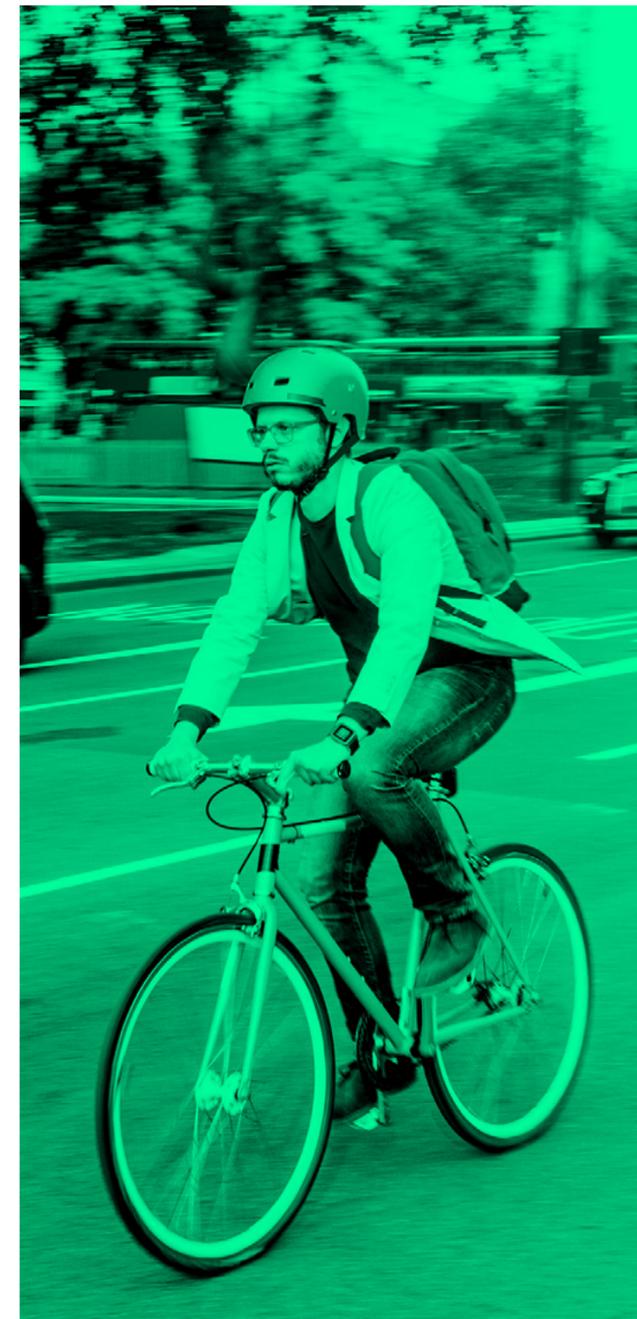
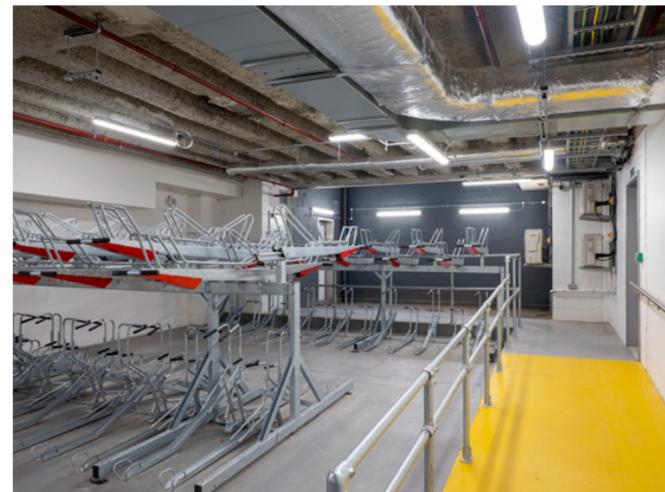


LDN:WRAPAROUND

A SUPERB COMMUNAL ROOF TOP TERRACE IS AVAILABLE FOR ALL THE OCCUPIERS OF THE BUILDING ON A SHARED BASIS

With direct and immediate views over the dome of St Paul's and the City 'Tower Cluster' it will allow occupiers the opportunity to relax together, to meet and work together and to entertain clients with one of the iconic views of Western Europe denoting both culture, beauty and business energy.

LDN:WELLBEING, WHEELS & WATER



With 144 brand new cycle spaces, 15 new showers, drying rooms and plentiful basement lockers the end of journey facilities are very well catered for.

SPECIFICATION HIGHLIGHTS



Shared 2,745 sq ft roof terrace on the 12th floor



Private terraces on levels 7 to 11



Occupational density 1:8 sq m



Male, female and disabled WCs in main core on every floor



Four pipe fan coil air conditioning



144 cycle spaces



Floor to ceiling height - 2,700mm (Lower ground - 11th floor)



Basement lockers



Double height reception 6,400mm



7 male and 7 female showers



Contemporary exposed services



1 x unisex / disabled WC and shower



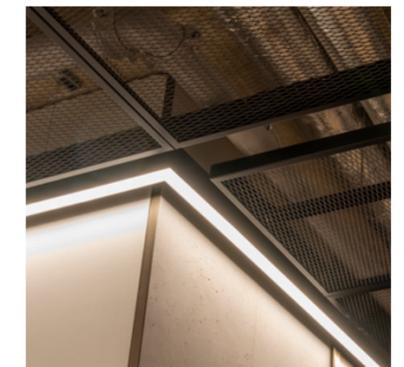
Wired Score 'Platinum'



BREEAM 'Excellent'



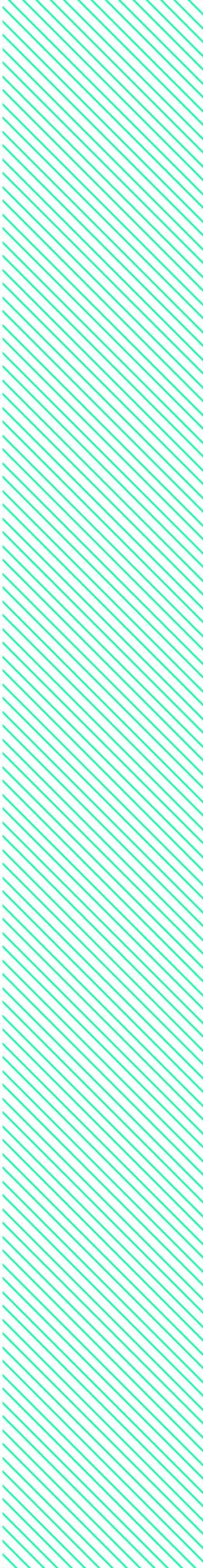
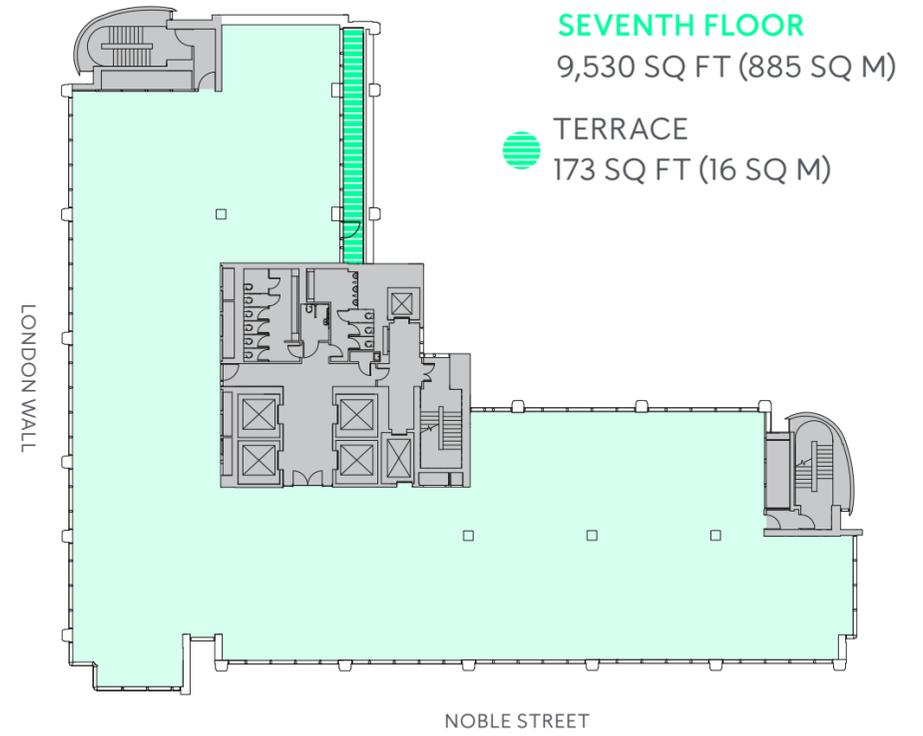
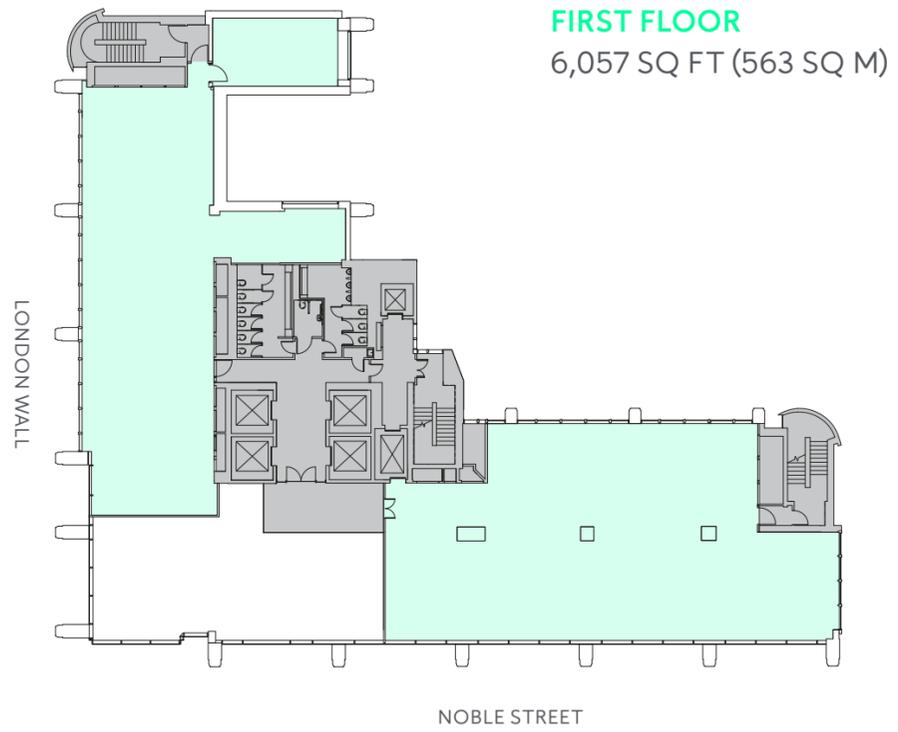
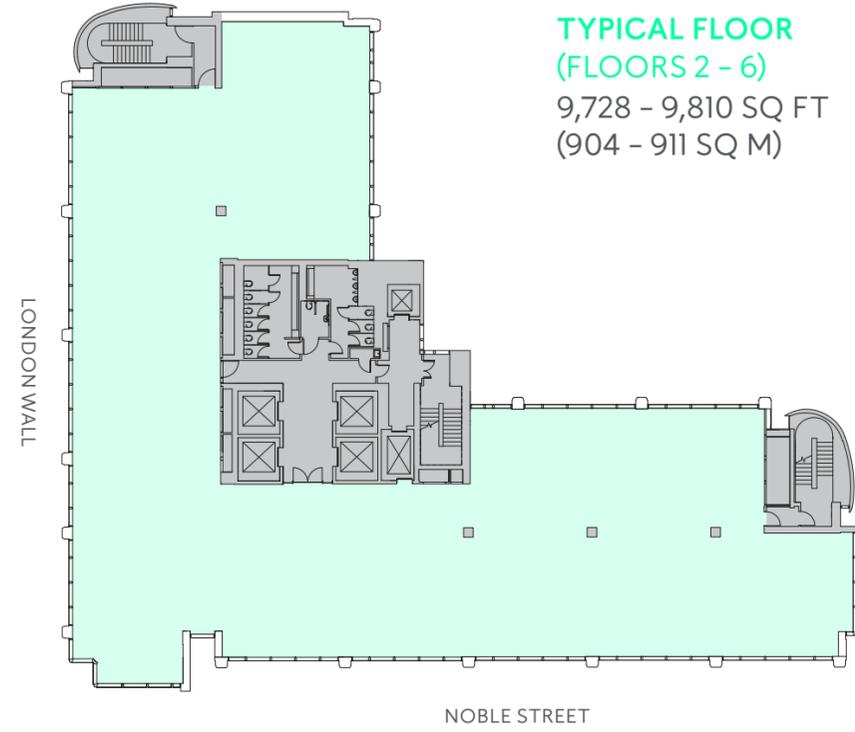
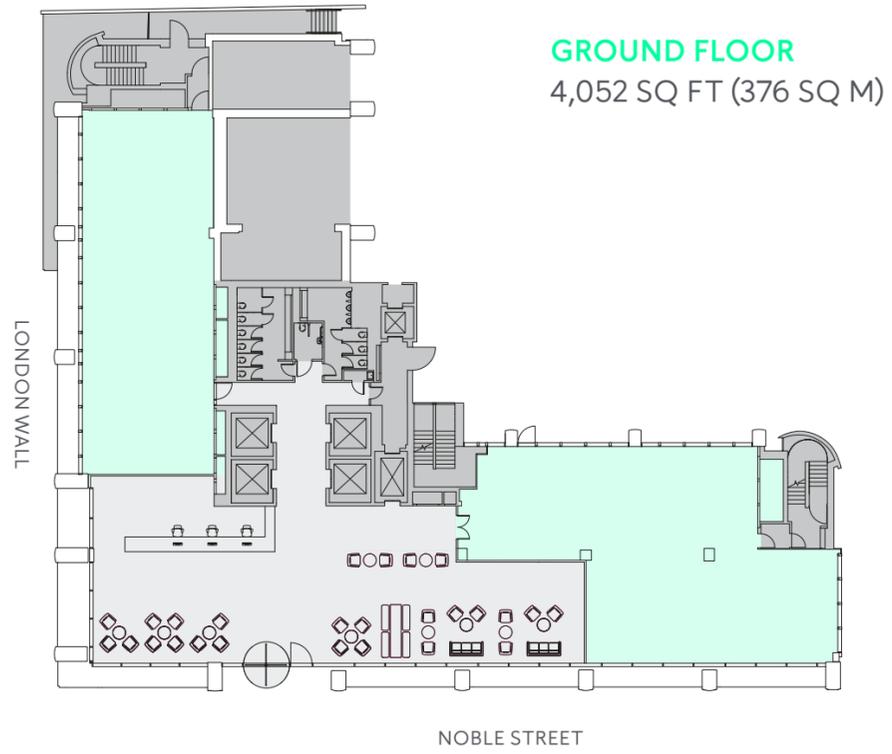
Fitwel certification 'Two Stars'



THE BUILDING

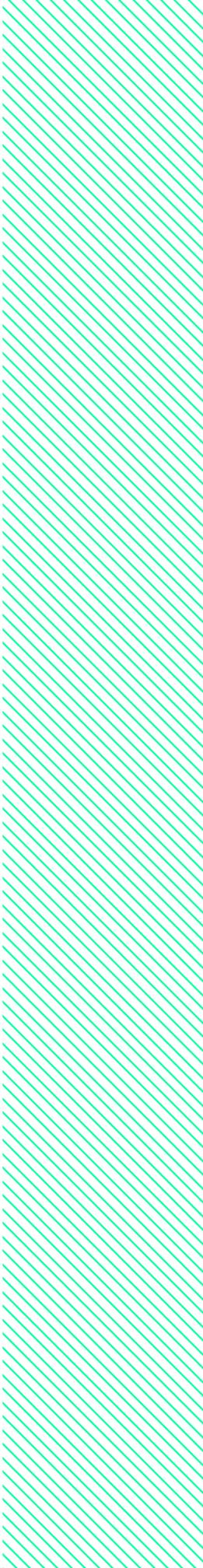
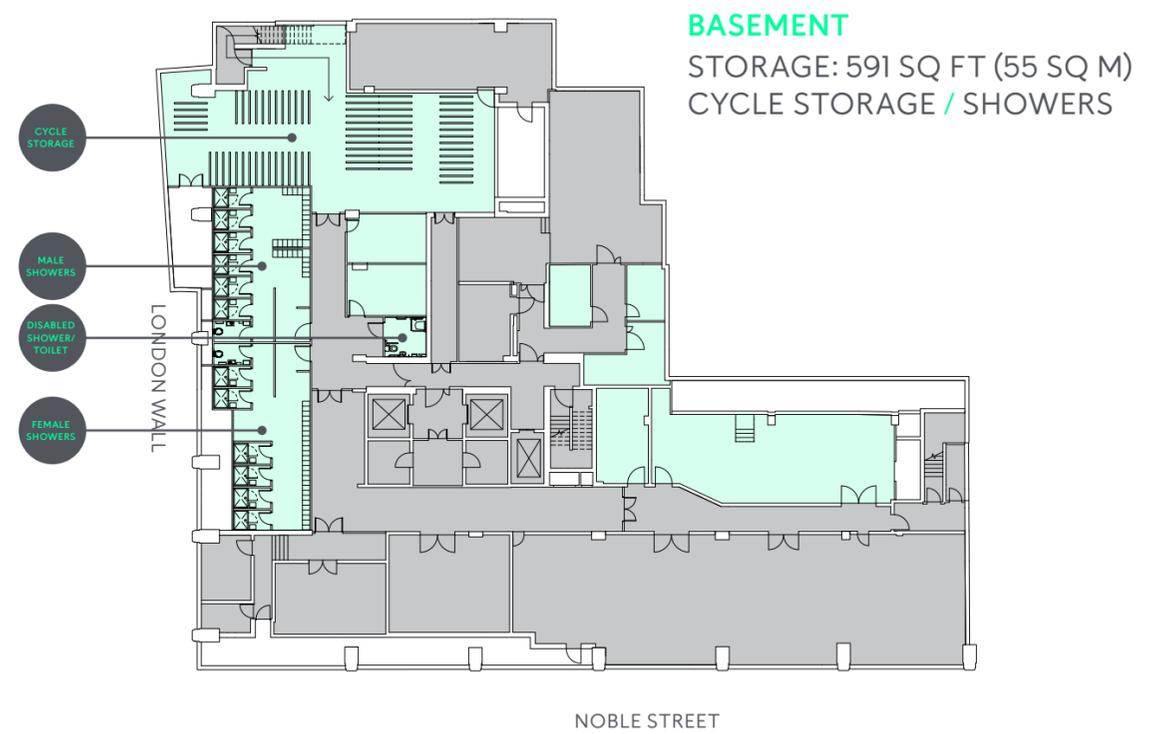
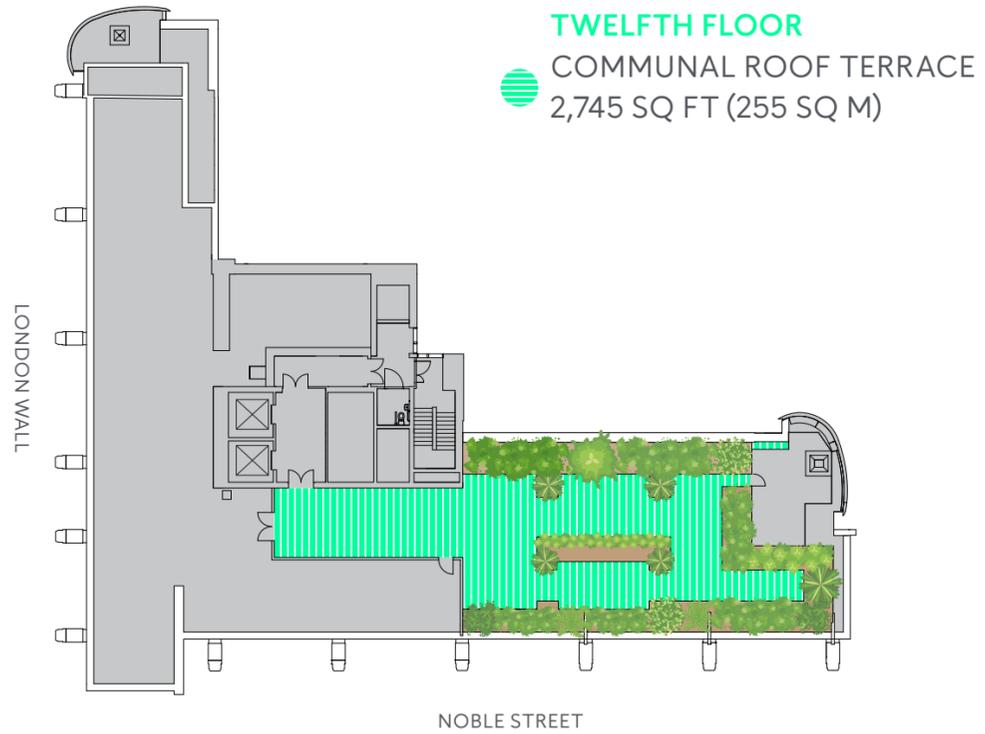
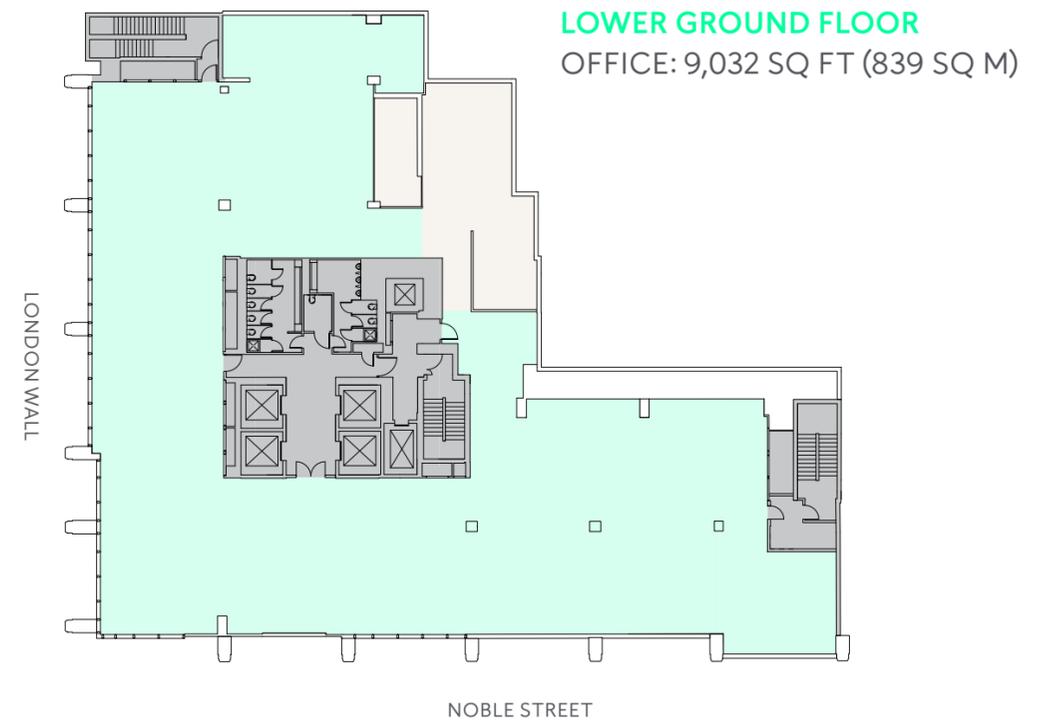
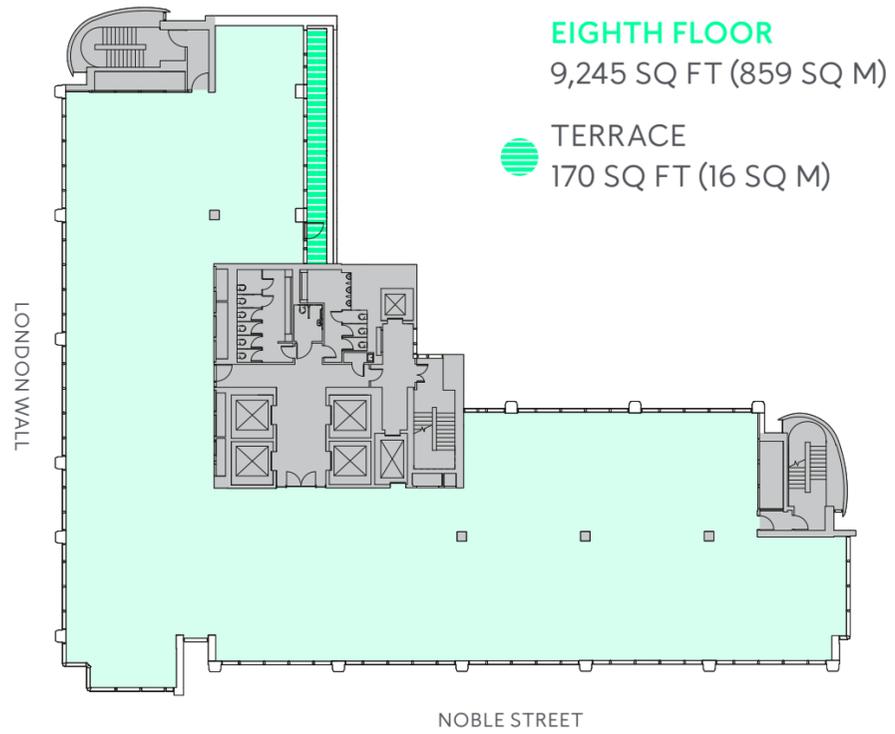
Floor	sq ft	Terrace sq ft	Availability
12 Communal Roof Terrace	—	2,745	
11			LET TO NIPPON LIFE GLOBAL INVESTORS EUROPE PLC
10			LET TO HELABA
9			LET TO ISIO GROUP LTD
8 – CAT A+			UNDER OFFER
7			UNDER OFFER
6			UNDER OFFER
5			LET TO HARVEY NASH
4			UNDER OFFER
3	9,809		
2 – CAT B	9,728		
1	6,057		
G (Office)	4,052		
G (Reception)	2,650		
LG (Office)	9,032		
Basement (Ancillary)	591		
Total available	39,269 sq ft		

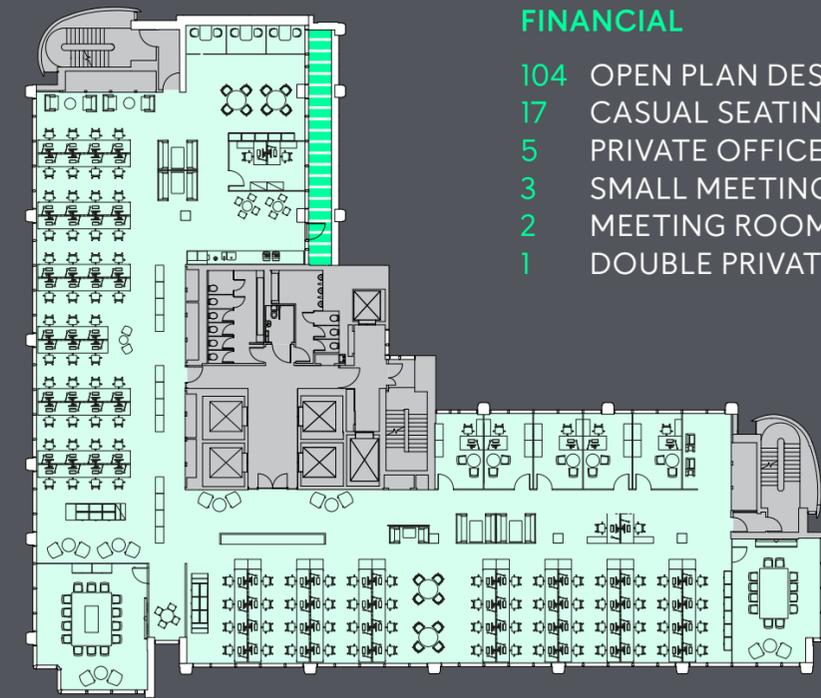




INDICATIVE ONLY. NOT TO SCALE.

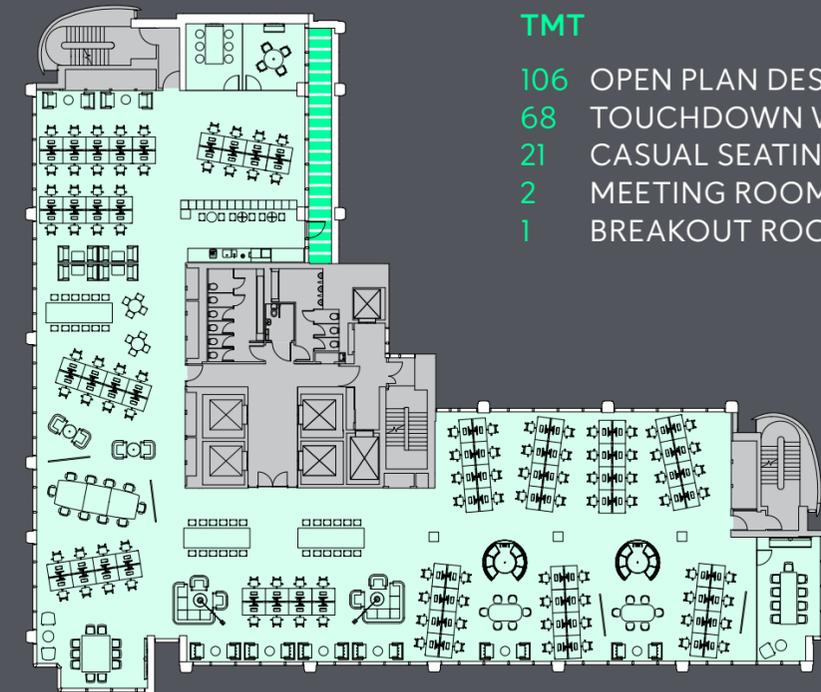






FINANCIAL

- 104 OPEN PLAN DESKS
- 17 CASUAL SEATING SPOTS
- 5 PRIVATE OFFICES
- 3 SMALL MEETING ROOMS
- 2 MEETING ROOMS
- 1 DOUBLE PRIVATE OFFICE



TMT

- 106 OPEN PLAN DESKS
- 68 TOUCHDOWN WORKSPACES
- 21 CASUAL SEATING SPOTS
- 2 MEETING ROOMS
- 1 BREAKOUT ROOM

LDN:WALL

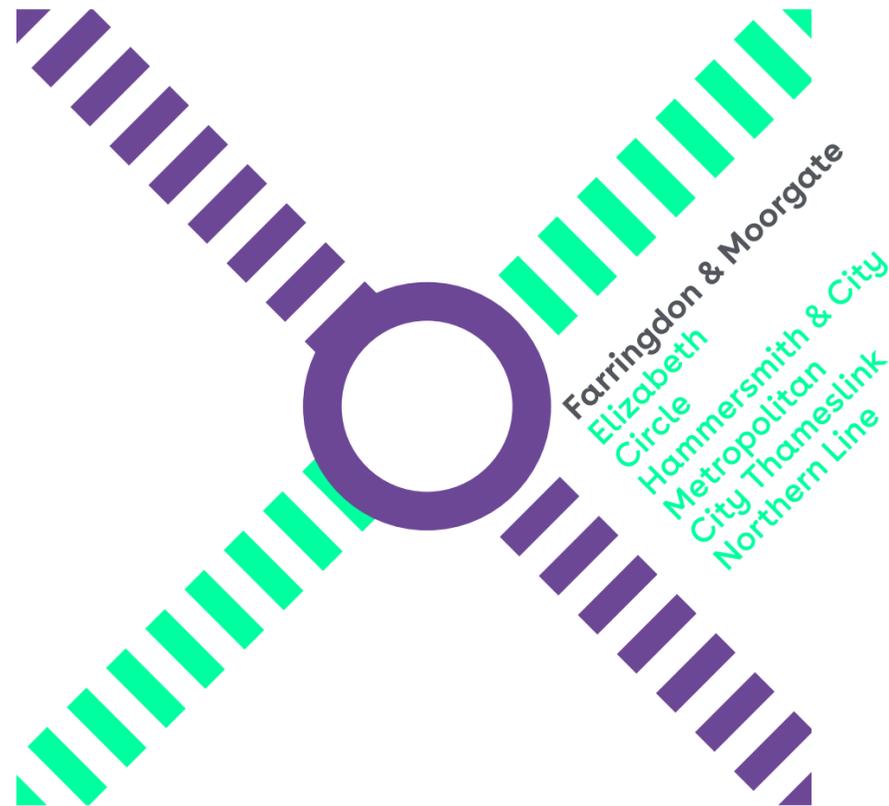
A LOCATION THAT WORKS FOR BUSINESS AND FOR PEOPLE



- | | | | | |
|-------------------|--------------|----------------|-------------------------------------|-------------|
| 1 amazon.co.uk | 5 Numis | 9 Milbank | 13 wework | 17 mimecast |
| 2 BNY MELLON | 6 Julius Bär | 10 LLOYDS BANK | 14 Deloitte. Digital | |
| 3 MINTEL | 7 Schrodgers | 11 ICBC | 15 Smith & Williamson | |
| 4 BofA SECURITIES | 8 Ninety One | 12 COMMERZBANK | 16 Standard Chartered Here for good | |



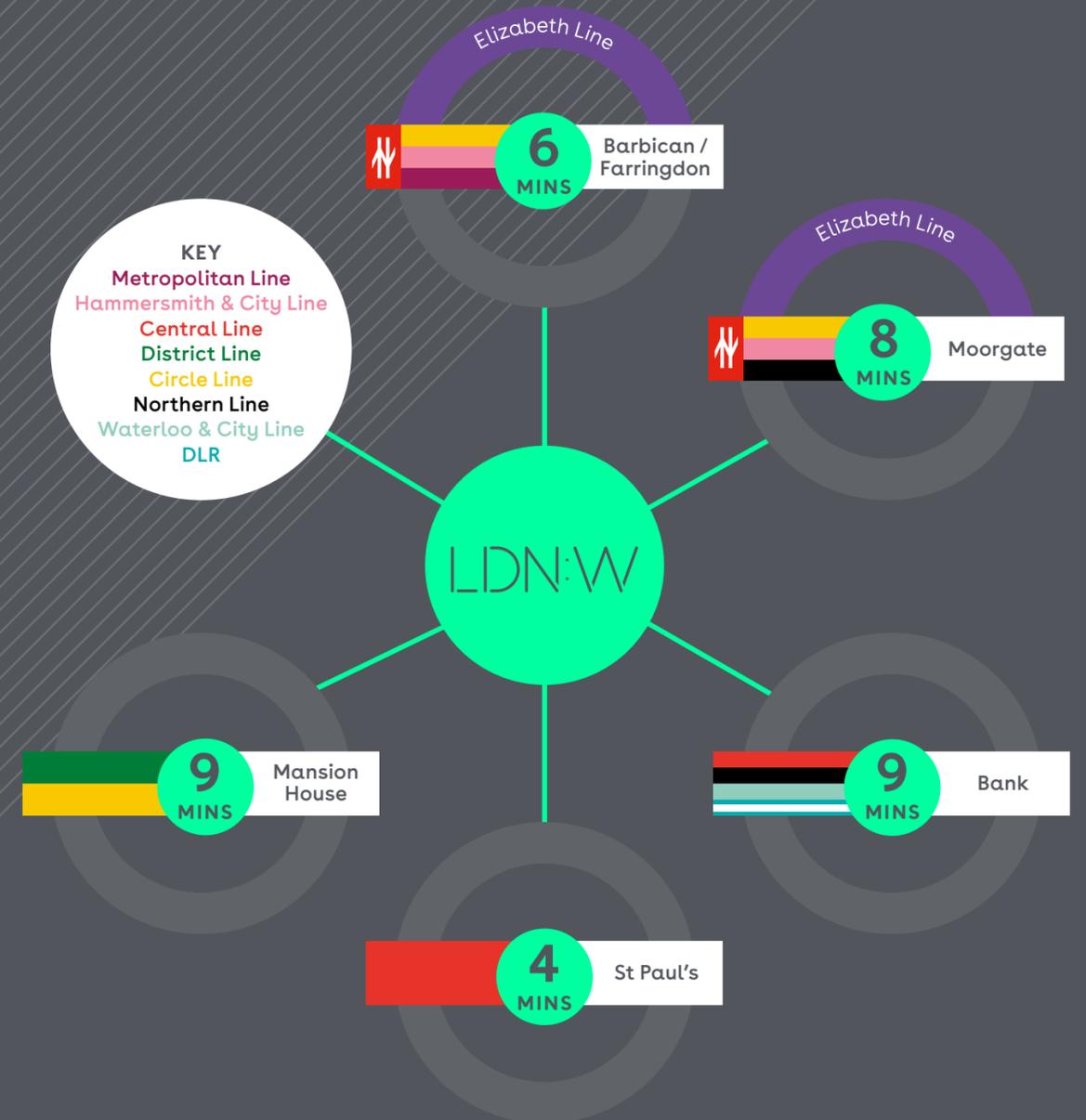
The building's location benefits from the best of the traditional City amenity offering combined with all that is new and bold from Farringdon and Barbican.



LDN:WELL CONNECTED

LDN:W will benefit from the opening of the Elizabeth line, vastly improving travelling in London from East to West.

SEVEN TUBE LINES,
ELIZABETH LINE,
DLR AND TWO MAINLINE
STATIONS IN LESS THAN
10 MINUTES WALK



CONTACT



JONATHAN HUCKSTEP
T +44 (0) 203 296 2006
M+44 (0) 7771 527 348
jonathan.huckstep@cushwake.com

ALISTAIR BROWN
T +44 (0) 203 296 2007
M+44 (0) 7771 527 350
alistair.brown@cushwake.com

TOM BREMNER
T +44 (0) 203 296 4717
M+44 (0) 7715 200 972
tom.bremner@cushwake.com



DAN GAUNT
T +44 (0) 207 861 1314
M+44 (0) 7818 008 981
dan.gaunt@knightfrank.com

PETER GRAY
T +44 (0) 207 861 1304
M+44 (0) 7765 220 528
peter.gray@knightfrank.com

HARRIET OURY
T +44 (0) 207 861 1764
M+44 (0) 7976 730 101
harriet.oury@knightfrank.com

Misrepresentation Act 1967: Cushman & Wakefield and Knight Frank for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Cushman & Wakefield and Knight Frank, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quoted exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. September 2022. S012990. Siren | +44 (0)20 7478 8300 | sirendesign.co.uk



LDNW.CO.UK