



LDN:WOW

113,702 SQ FT
GRADE A OFFICES

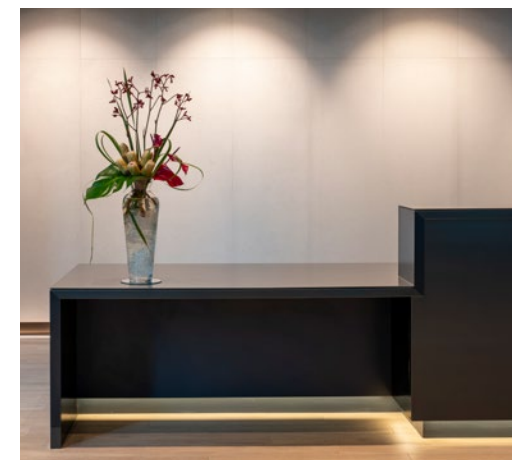
COMMUNAL ROOF TERRACE
AND PRIVATE TERRACES
ON 5 FLOORS





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'.





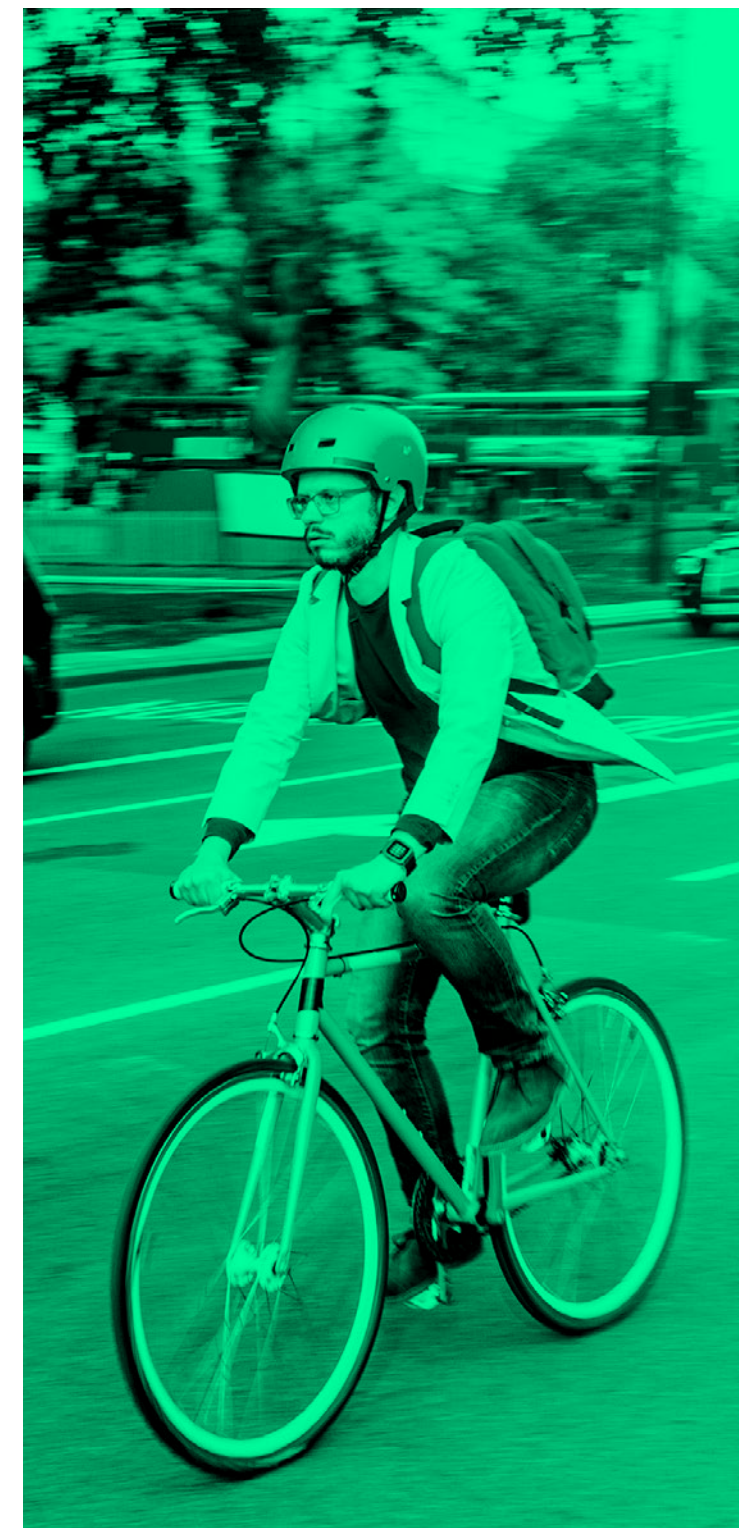
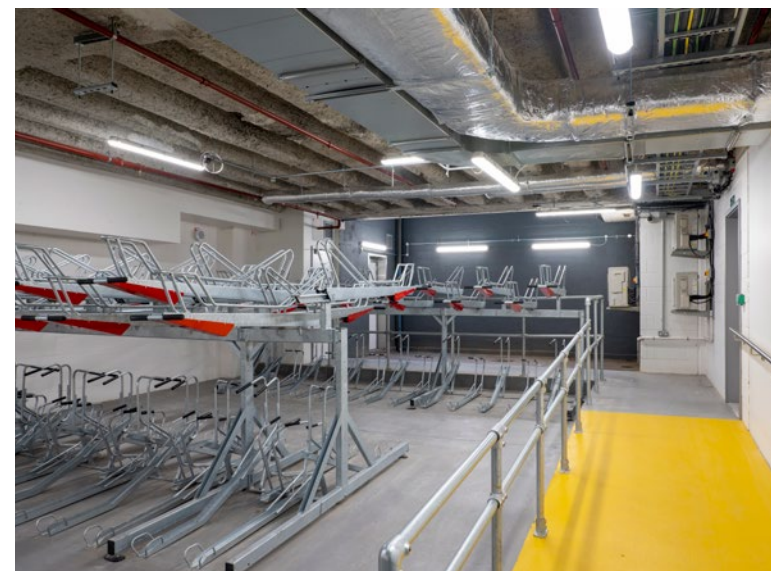


LDN:WRAPAROUND

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



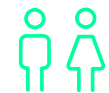
Floor to ceiling height - 2,700mm (Lower ground - 11th floor)



Basement lockers



Double height reception 6,400mm



7 male and 7 female showers



Contemporary exposed services



1 x unisex / disabled WC and shower



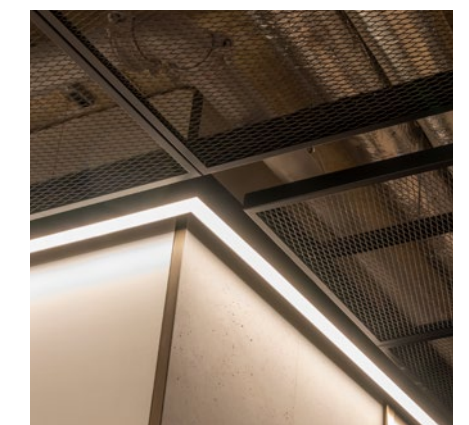
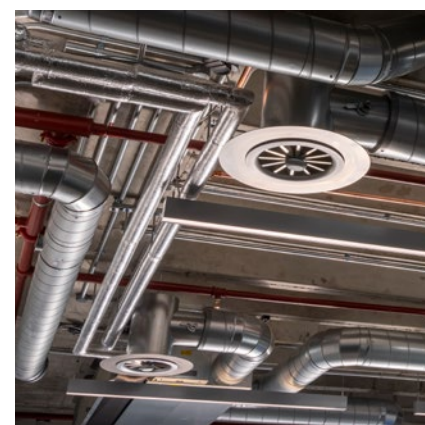
Wired Score 'Platinum'



BREEAM 'Excellent'



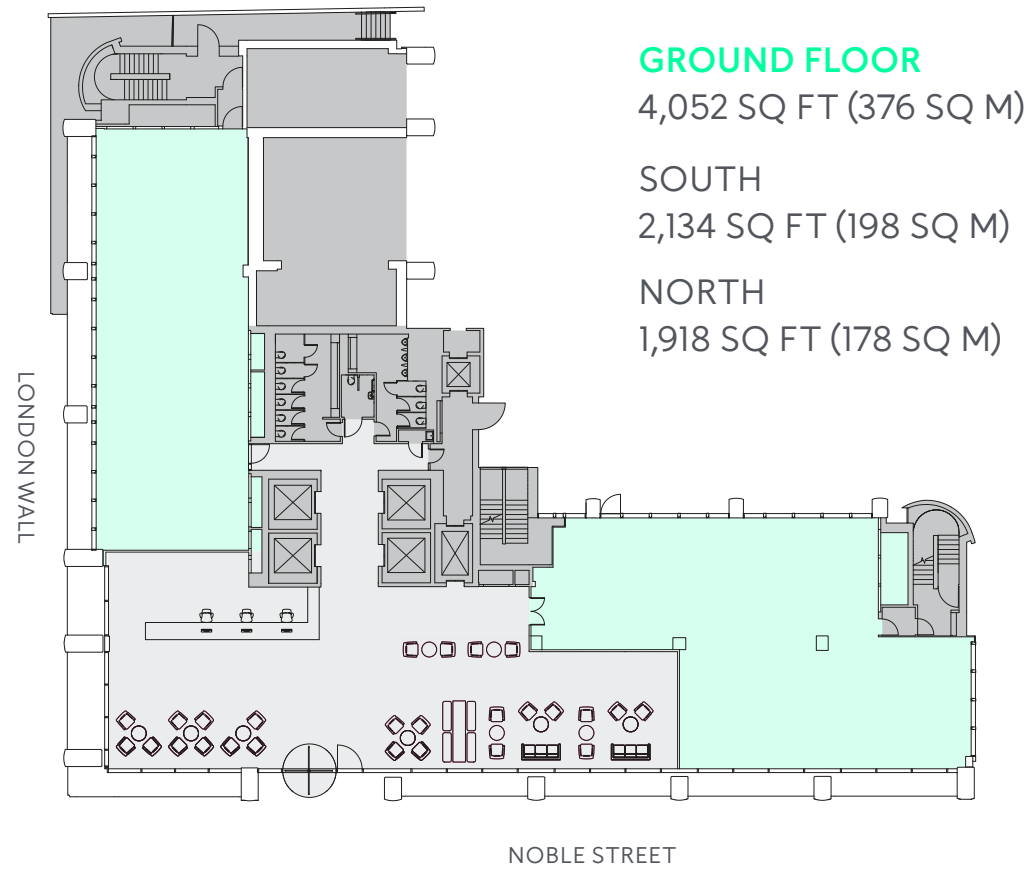
Fitwel certification 'One Star'



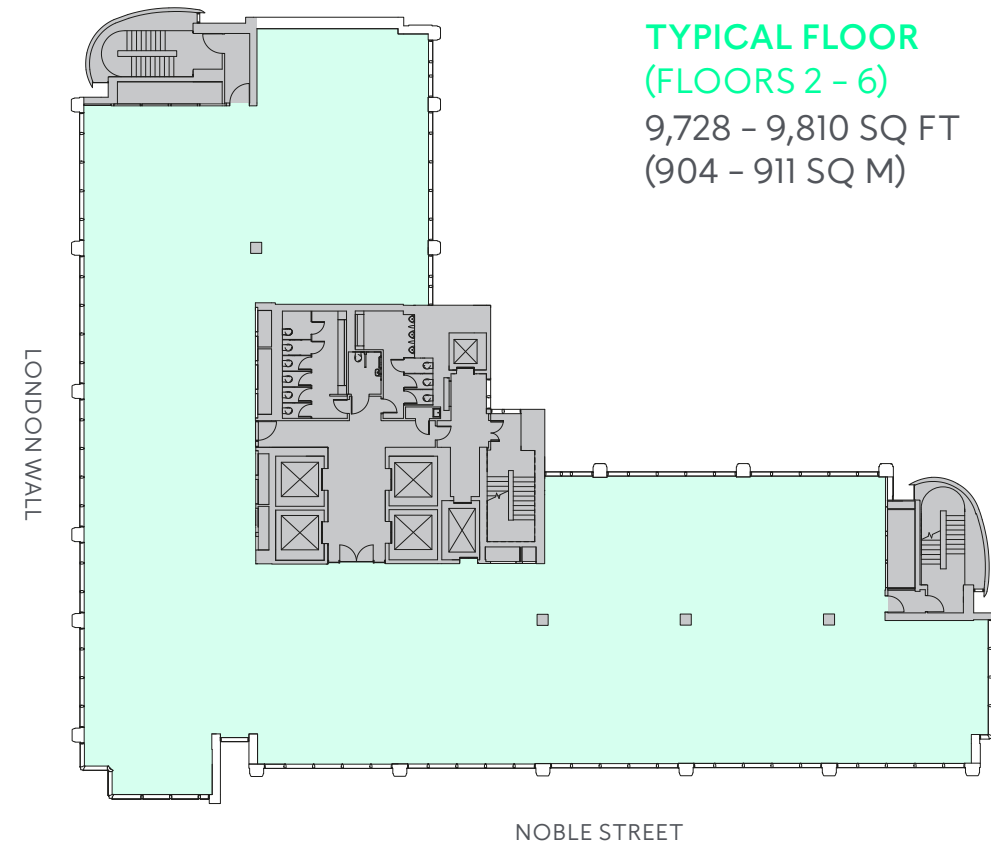
THE BUILDING

Floor	sq ft	Terrace sq ft	Availability	More information
12 Communal Roof Terrace	—	2,745		
11			LET TO NIPPON LIFE GLOBAL	
10			LET TO HELABA	
9			LET TO ISIO GROUP LTD	
8			LET TO BOARD INTERNATIONAL	
7			LET TO ENBW	
6			LET TO ALSTON & BIRD	
5			LET TO HARVEY NASH	
4			LET TO MURA TECHNOLOGY	
3	9,809		AVAILABLE	FOR FULL DETAILS CLICK HERE
2			LET TO D YOUNG & CO	
1 - Part (South)			LET TO D YOUNG & CO	
1 - Part (North)	2,757		AVAILABLE	FOR FULL DETAILS CLICK HERE
G - Part (South)	2,134		AVAILABLE	FOR FULL DETAILS CLICK HERE
G - Part (North)	1,918		AVAILABLE	FOR FULL DETAILS CLICK HERE
G (Reception)	2,650			
LG (Office)	9,032		AVAILABLE	FOR FULL DETAILS CLICK HERE
Basement (Ancillary)	591			
Total available	25,650 sq ft			

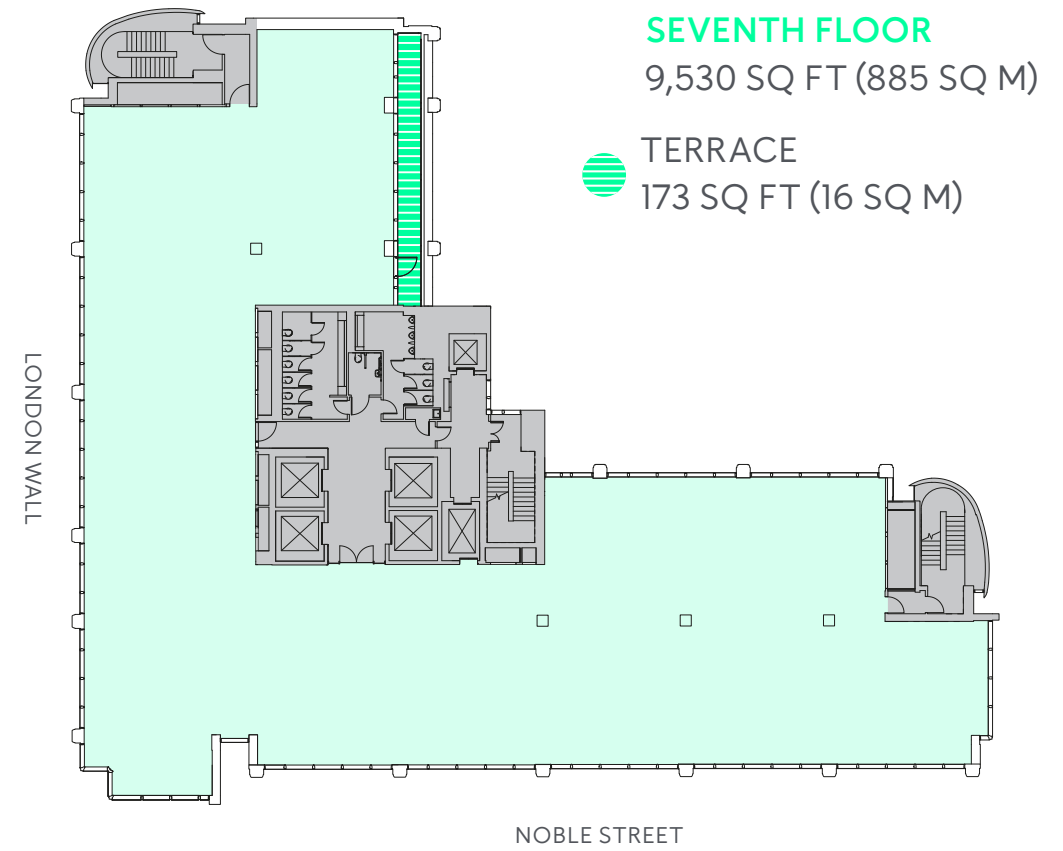
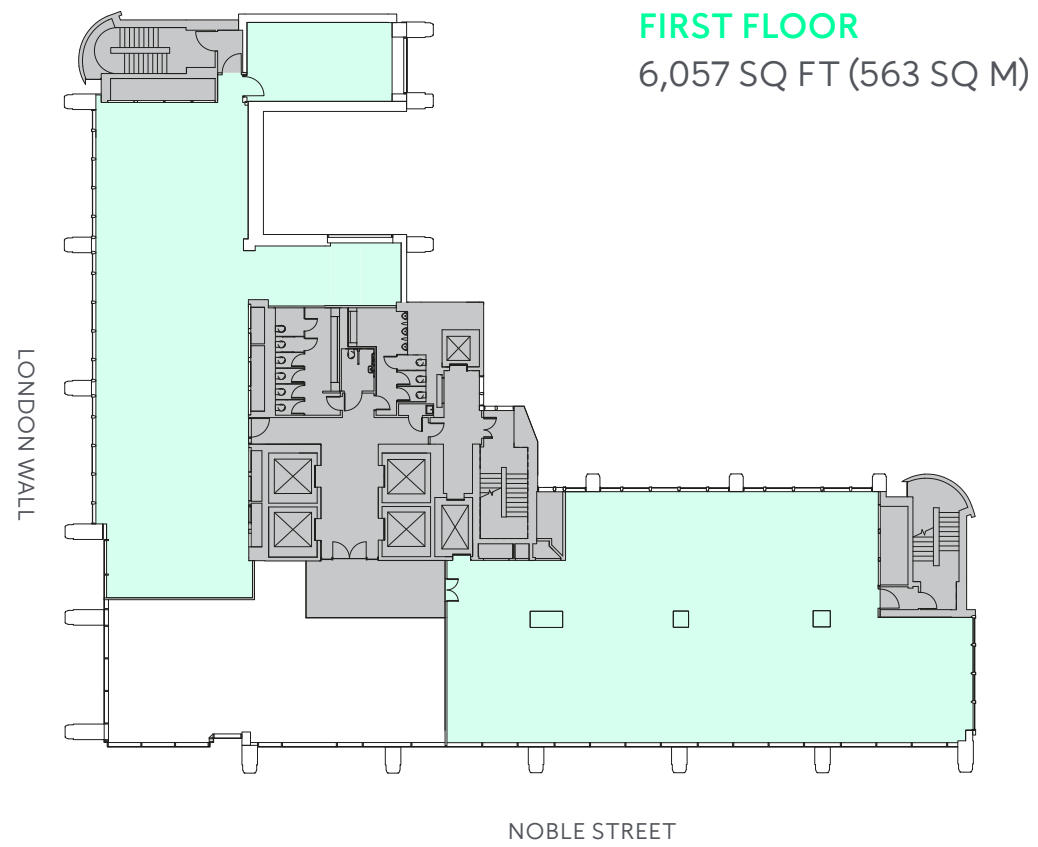


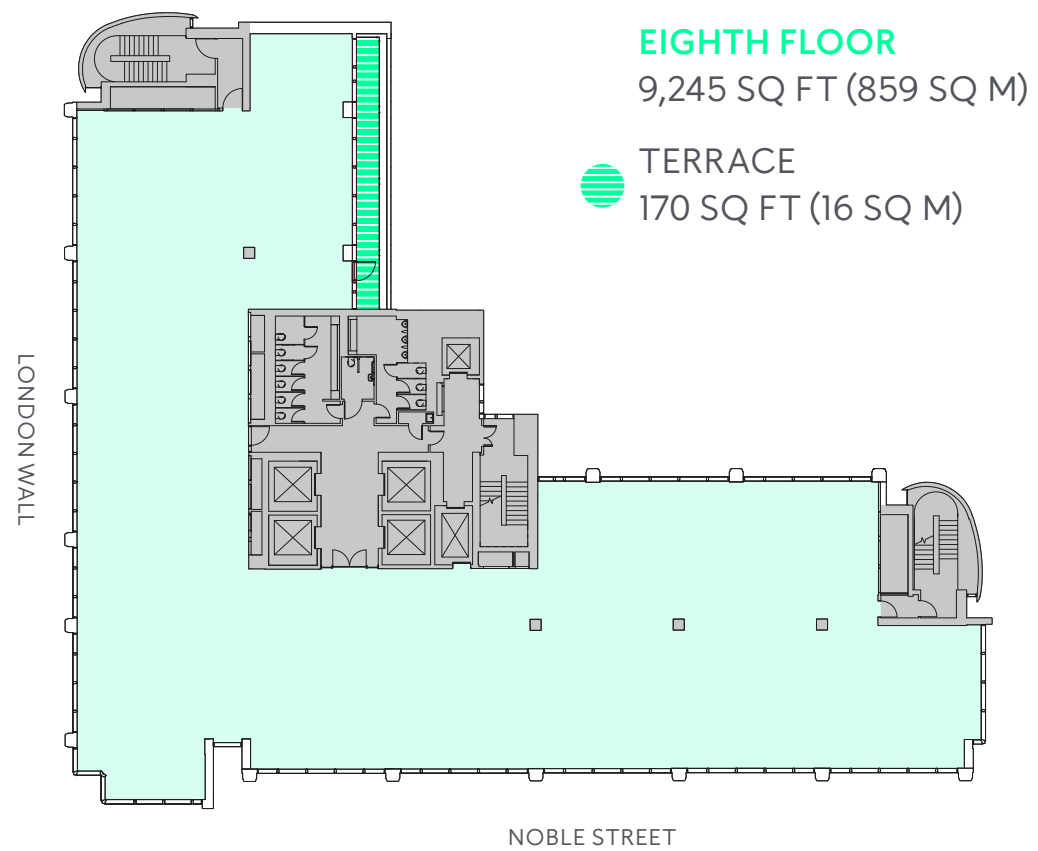


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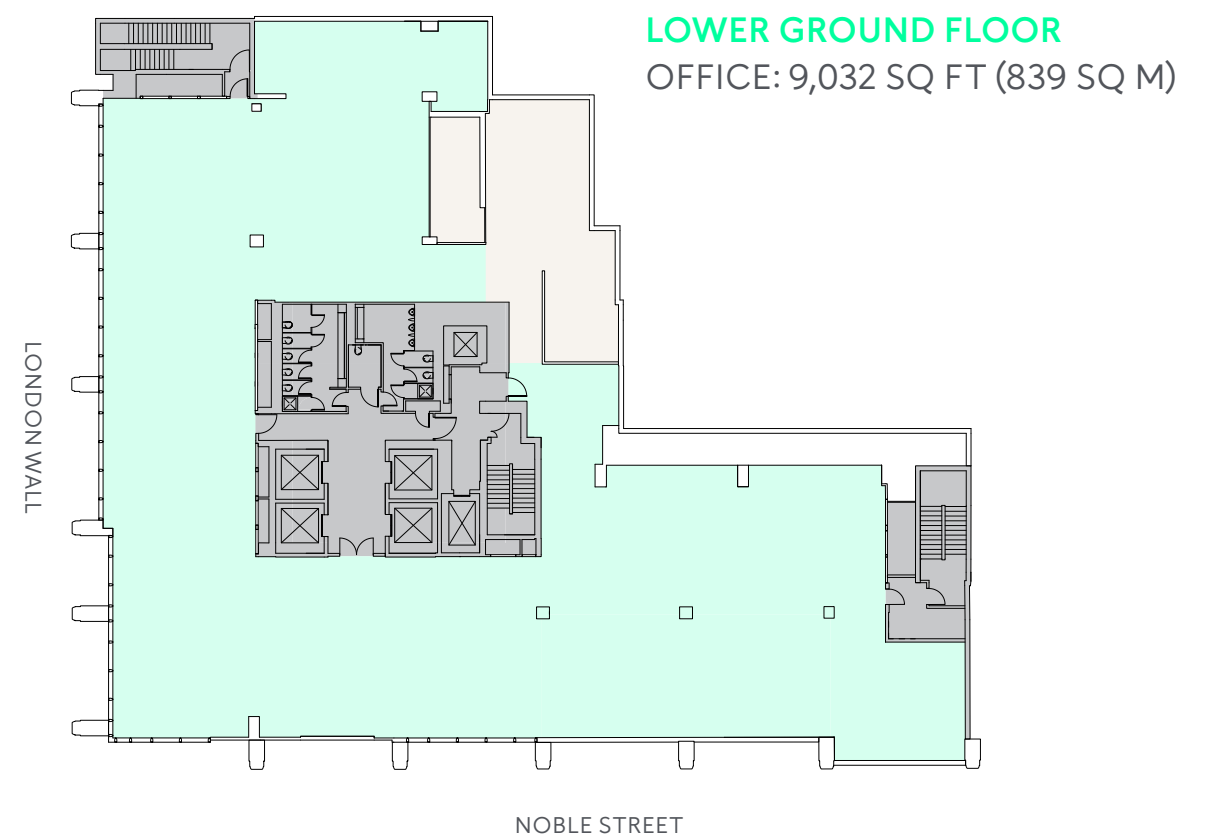


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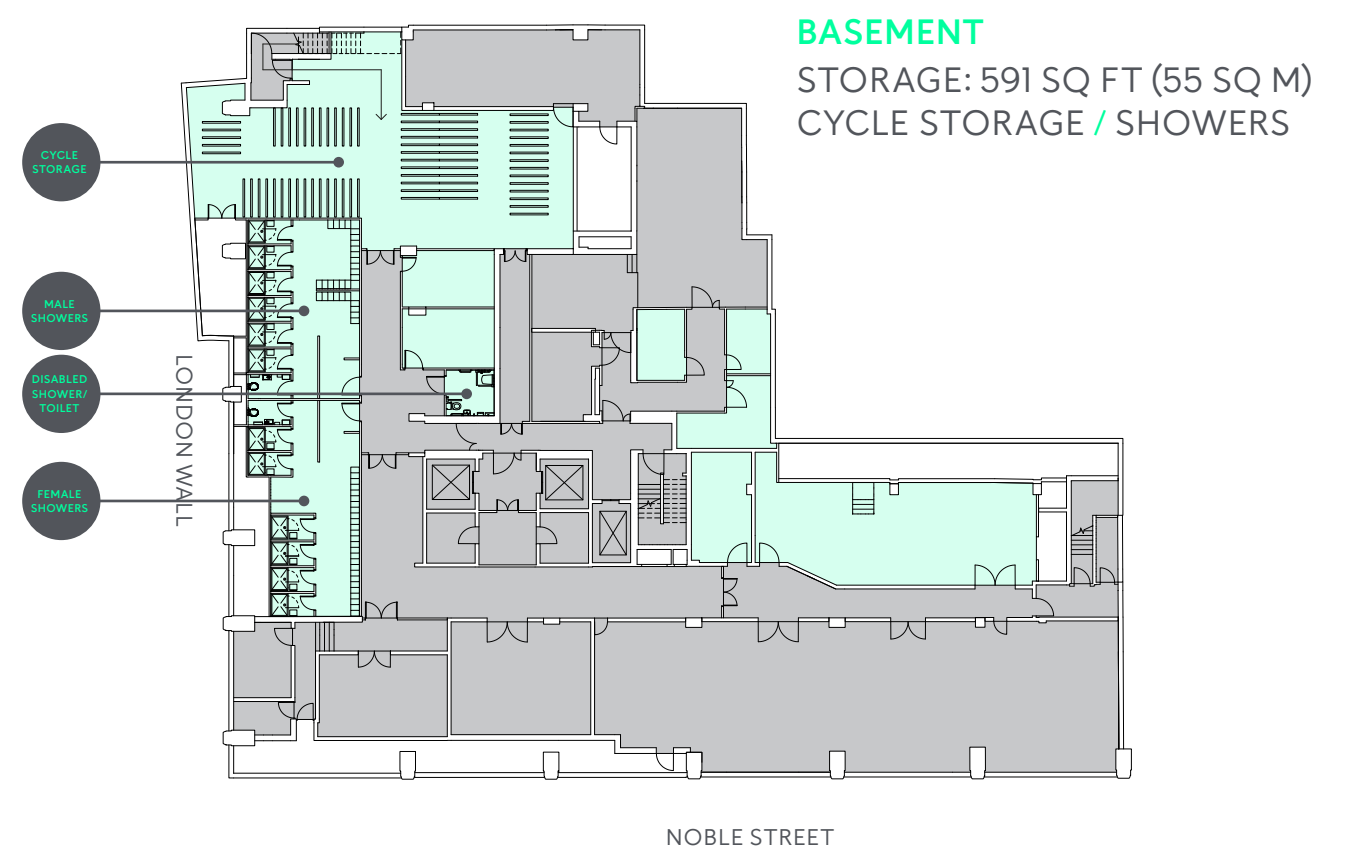
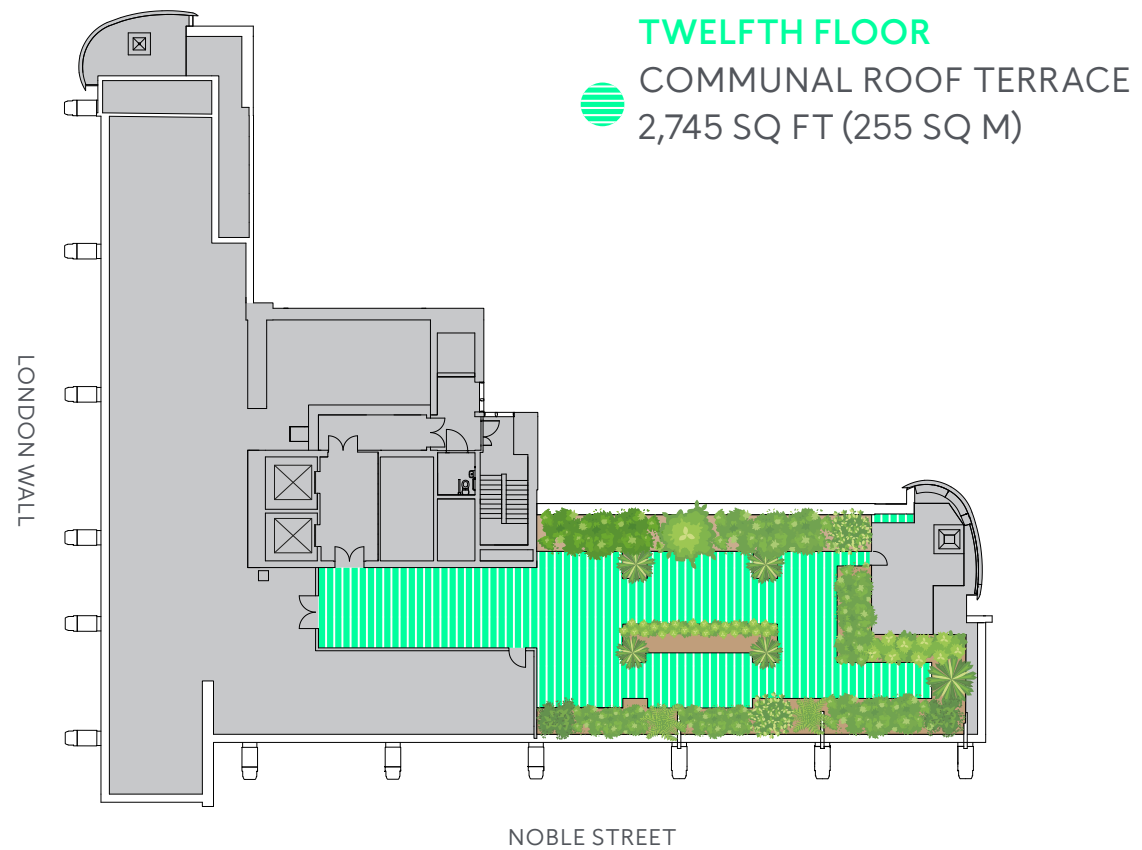


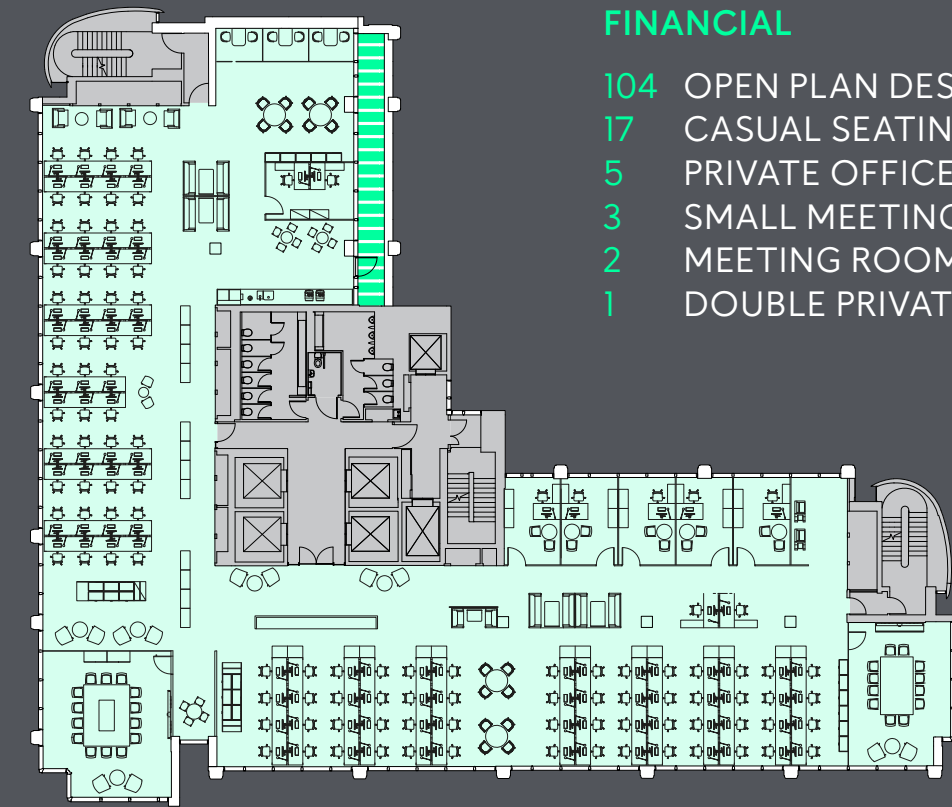


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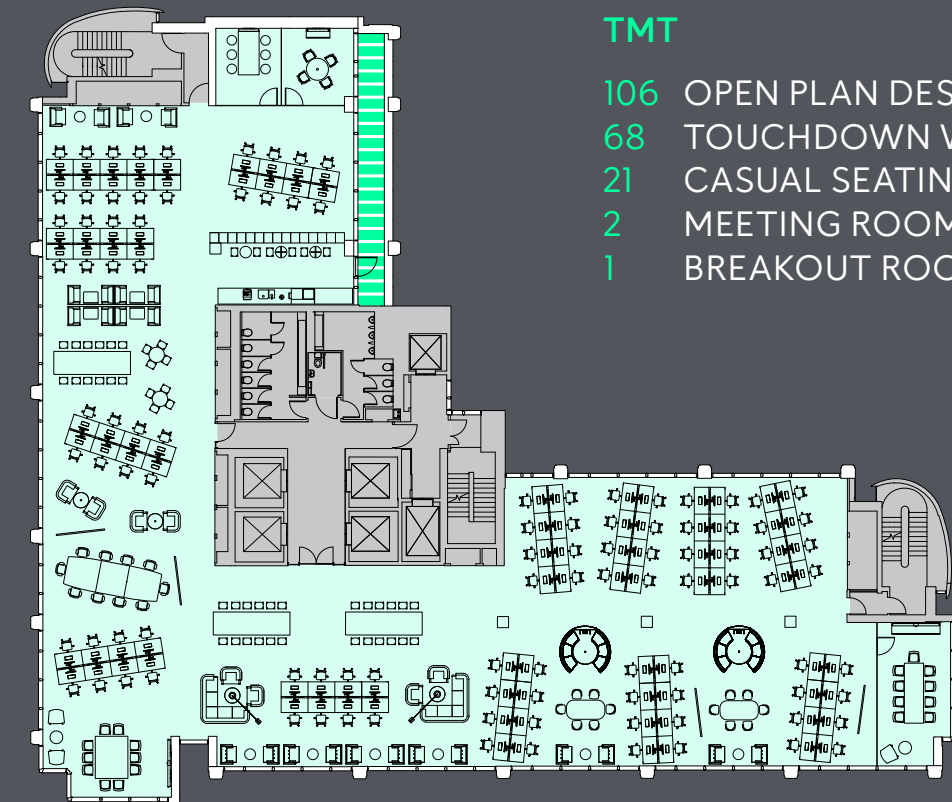
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FINANCIAL

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



TMT

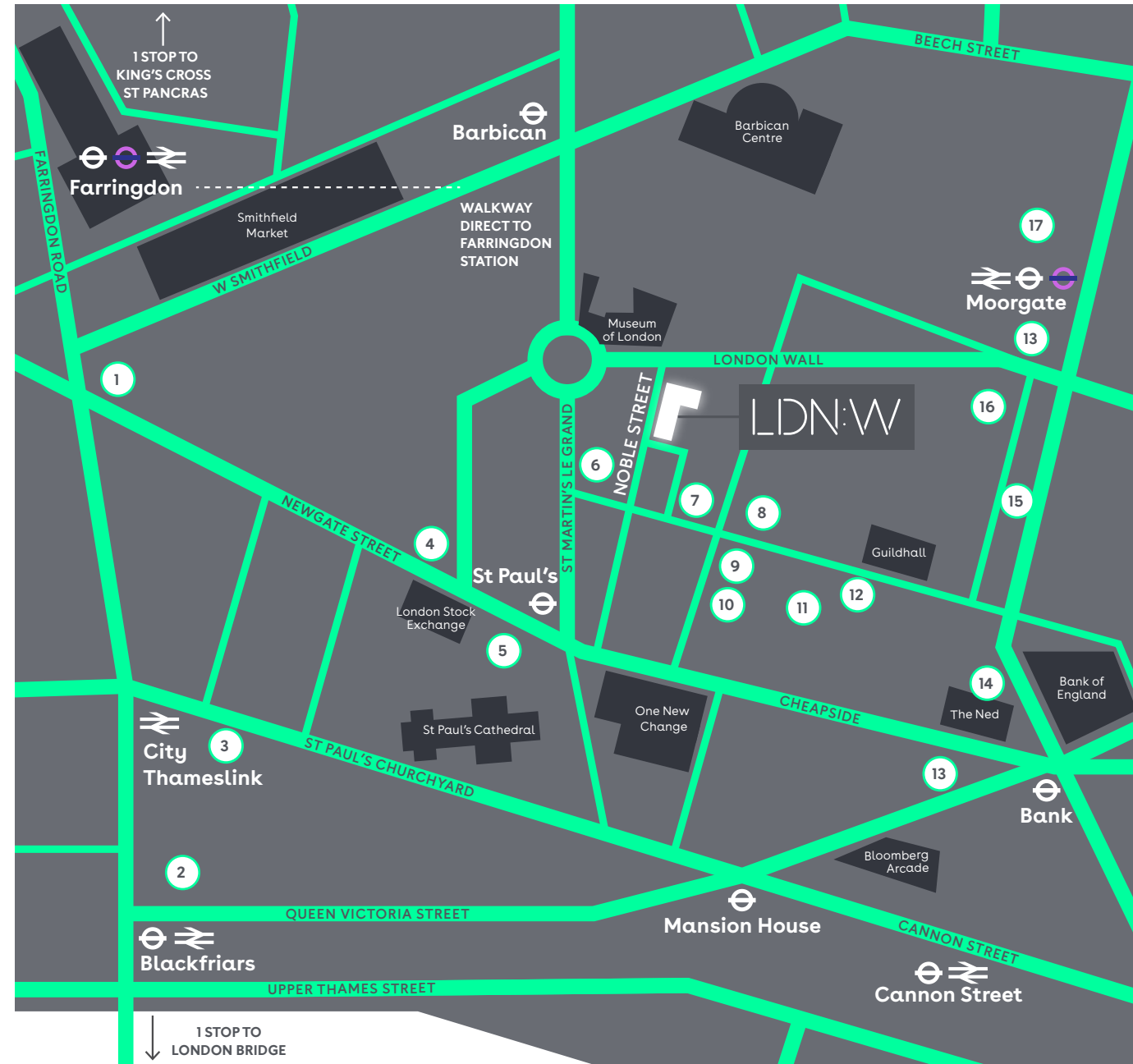
- 106 OPEN PLAN DESKS
- 68 TOUCHDOWN WORKSPACES
- 21 CASUAL SEATING SPOTS
- 2 MEETING ROOMS
- 1 BREAKOUT ROOM

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LDN:WALL

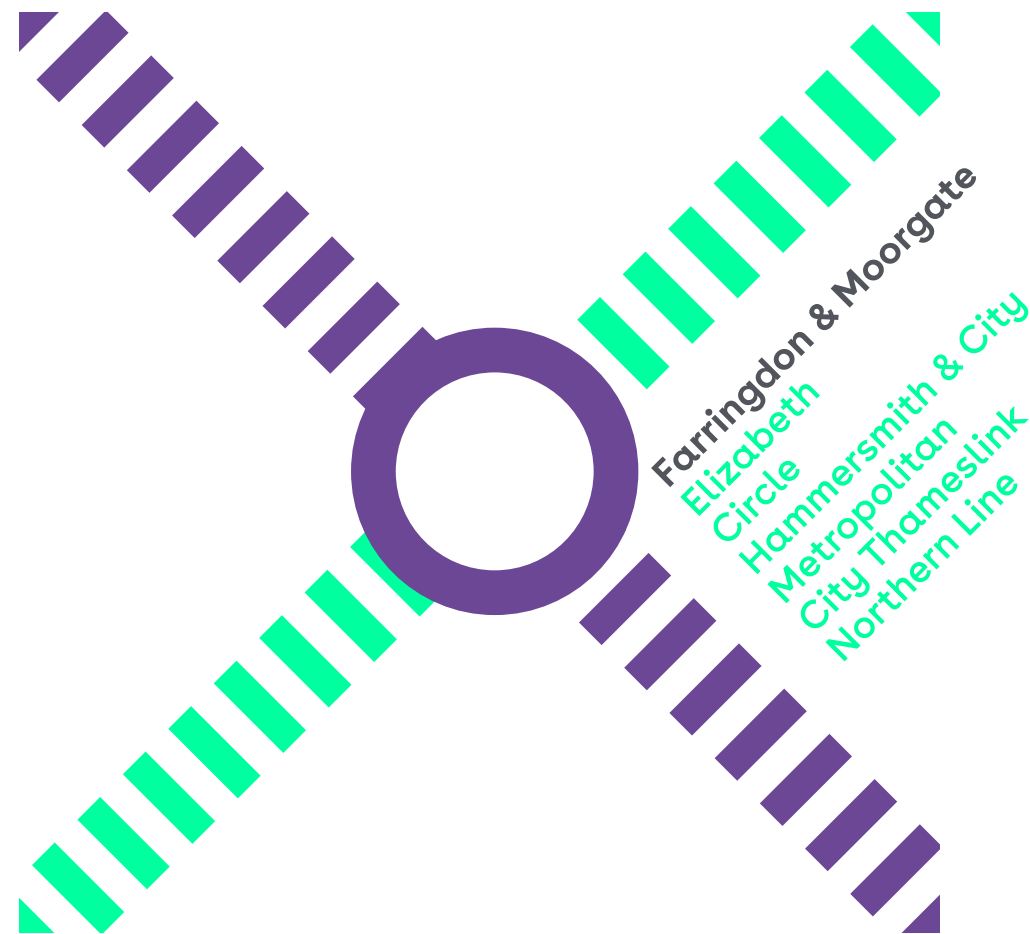
A LOCATION THAT WORKS FOR BUSINESS AND FOR PEOPLE



- | | | | | |
|-------------------|--------------|----------------|-------------------------------------|-------------|
| 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 | |



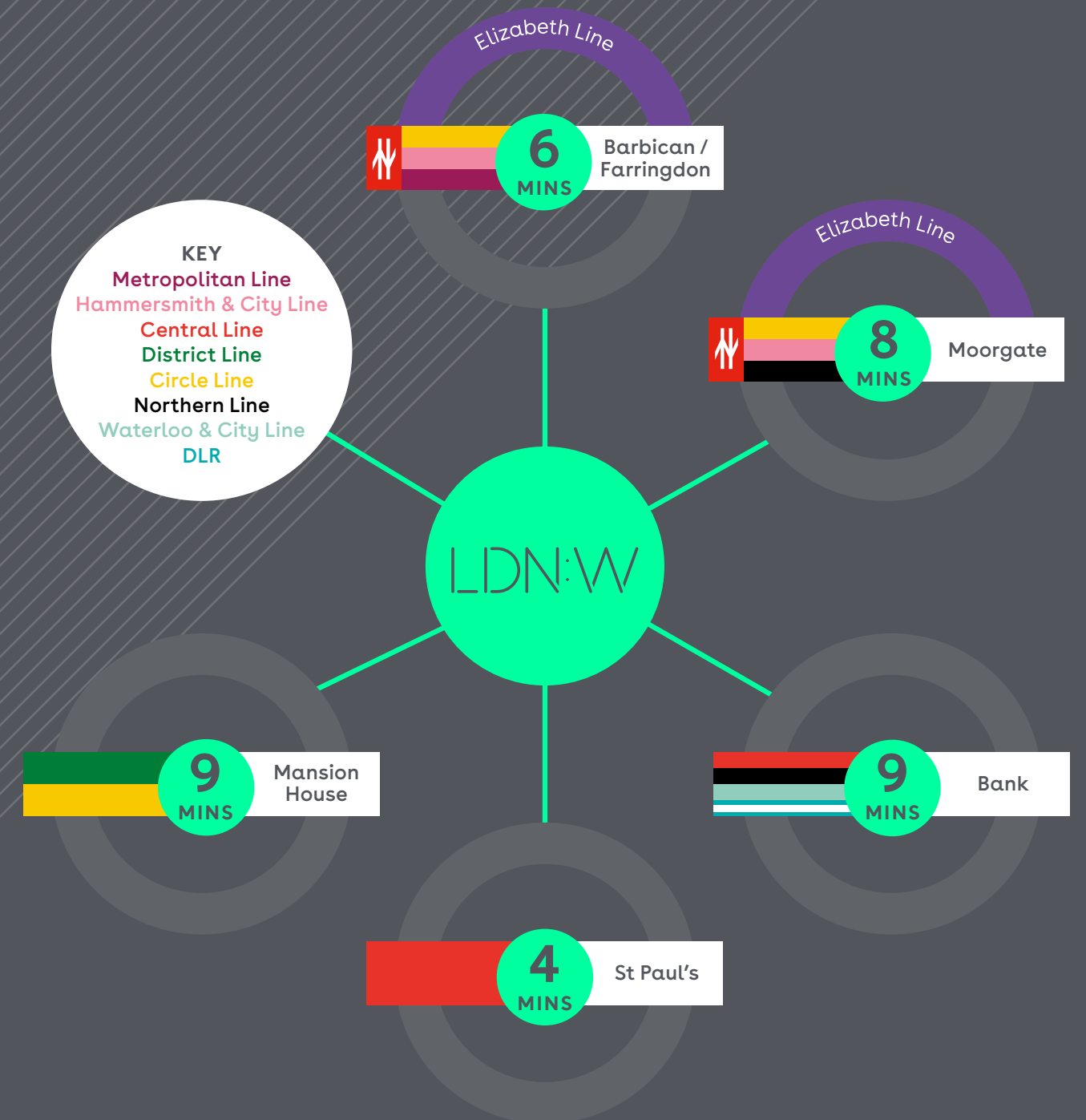
The building's location benefits from the best of the traditional City amenity offering combined with all that is new and bold from Farringdon and Barbican.



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



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