

Twenty

Gresham Street

8,757 sq ft
Grade A offices to let

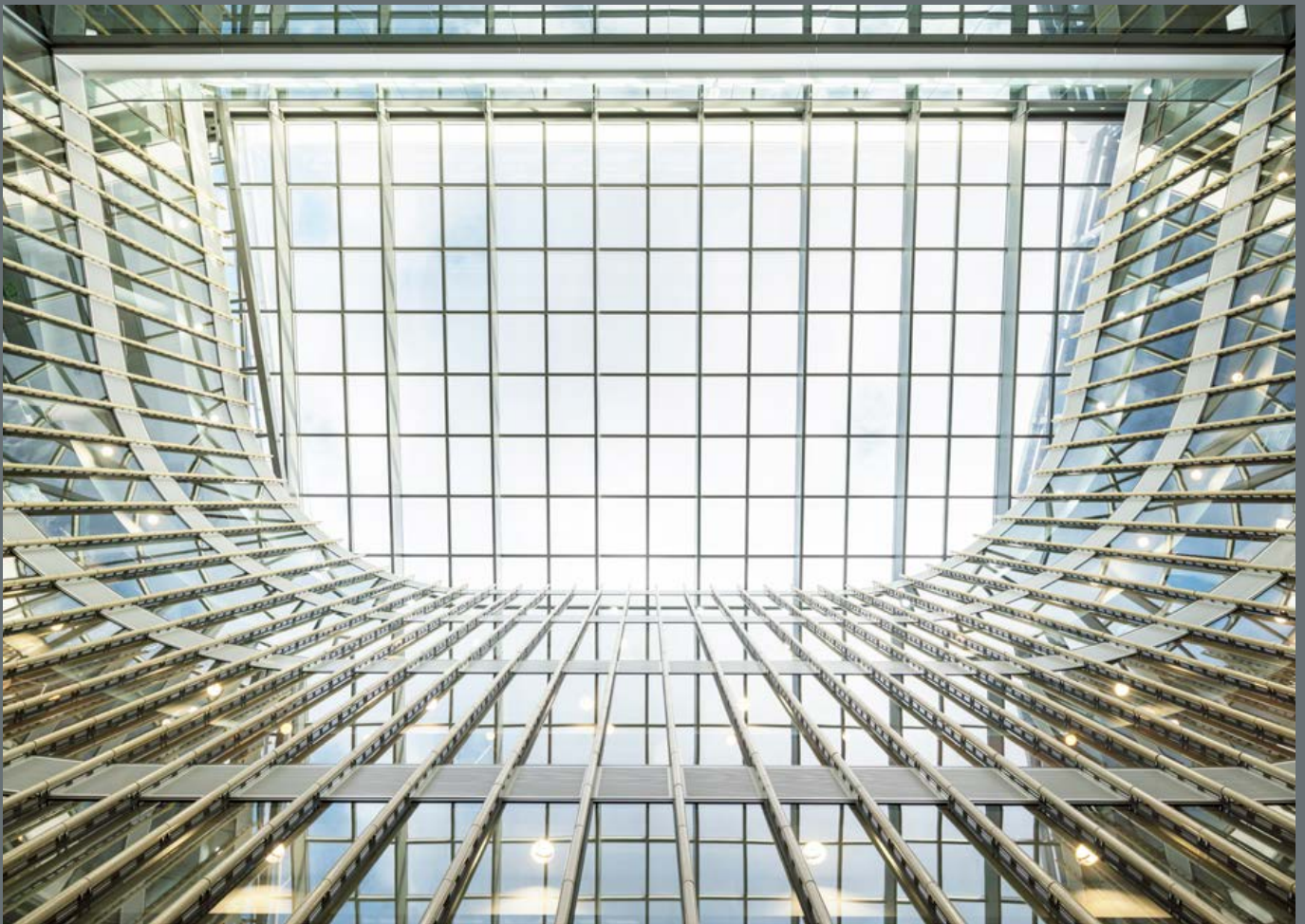


A STRIKING FIRST IMPRESSION

20 Gresham Street is a prominent office building designed by KPF Architects in the heart of the City of London.

The building was completed in 2008 and provides exceptional quality space, including an imposing double height reception area which extends to over 5,000 sq ft.

Tenants will benefit from access to the communal break out & cafeteria facilities located on the 3rd floor atrium base.



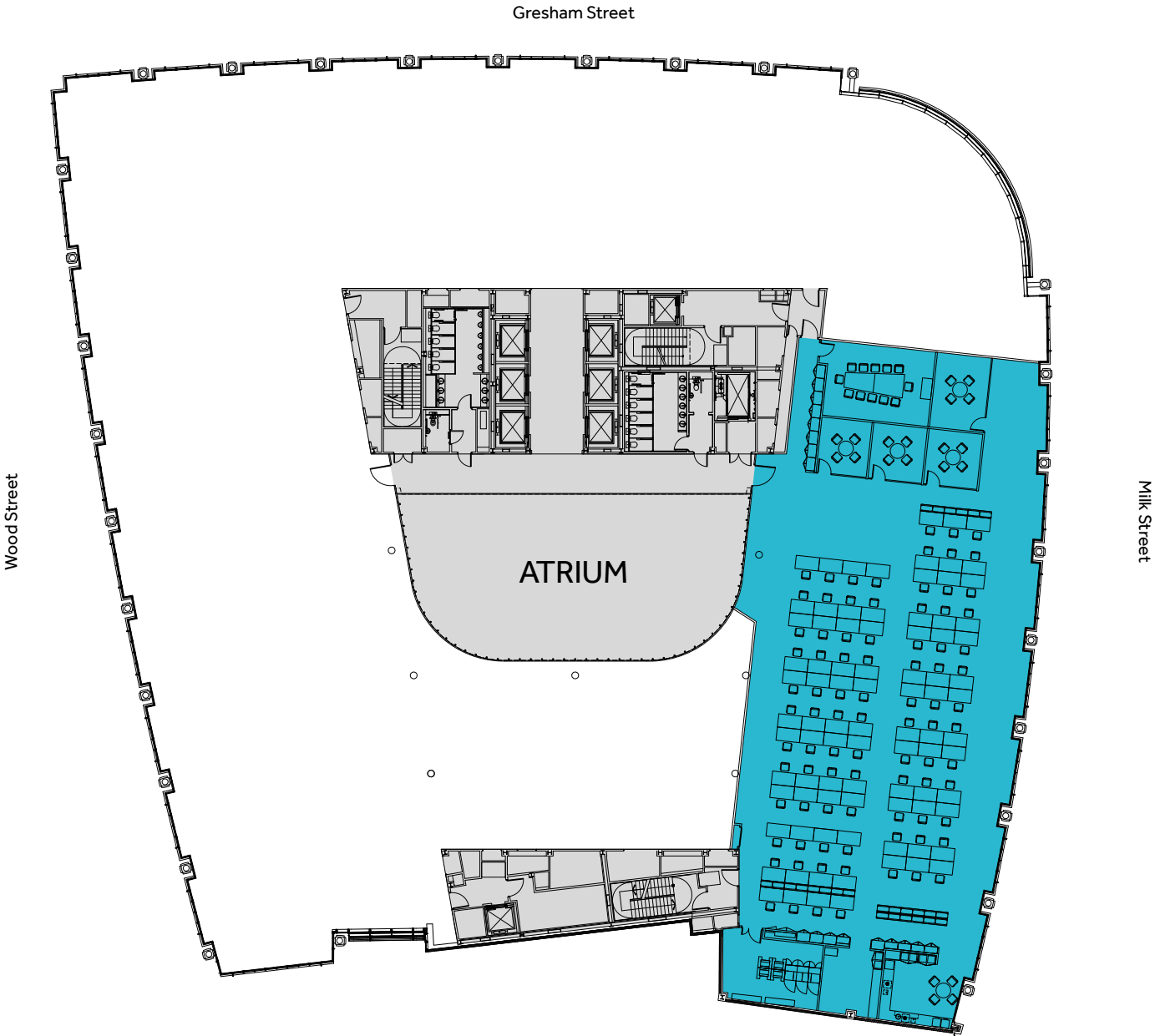
Communal Restaurant and Atrium Base

SPACE PLANS

- Available area
- Let area
- Communal areas

4TH FLOOR
(EXISTING FIT OUT)
8,757 SQ FT
(813.6 SQ M)

Workstations	87
4 person meeting room	4
12 person meeting room	1
Kitchen	1
Occupancy Total	105



For indicative purposes only - not to scale.

BUILDING SPECIFICATION



ENVIRONMENTAL

BREEAM Rating: Excellent
EPC Rating: B

OCCUPANCY LEVEL

10 sq m / person of net internal area

RAISED FLOOR

150 mm

FLOOR TO CEILING HEIGHT

2.75 m

OFFICE FLOORS

Fully accessible raised modular floor system

Metal tile access ceiling (750x750 grid)

PLANNING GRID

1.5 m

LIGHTING

Recessed luminaires designed around the requirements of LG7 based on lighting level of 400 lux

AIR CONDITIONING

Provided by 2 and 4 pipe ceiling mounted fan coil units

POWER

2 Incoming EDF 11kV supplies each rated at 100% of the building load

2 Dual fed LV switchboards, each fed by two 11,000/400-Volt transformers

The building's power is supported by 3 x 2,000 kVA and 1 x 500 kVA generators providing N+1 resilience

LIFTS

6 x Passenger lifts x 21 persons (1,600 kg). Speed 1.6 m/s

2 x Fire Fighter lifts x 8 person (630 kg) Speed 1.6 m/s

1 x Goods lift x 33 person (2,500 kg) serving all areas

1 x Goods lift x 33 person (2,500 kg) goods shuttle lift serving basement and ground floor

DESIGN PARAMETERS

External design conditions
Summer: 29°C db / 21°C wb

Winter: -4°C saturated

Electrical

Lighting: 12 W/m²

Small power: office: 25 W/m²

Additional capacity in riser switch gear: 10 W/m²

OTHER FEATURES

Showers, lockers and changing rooms

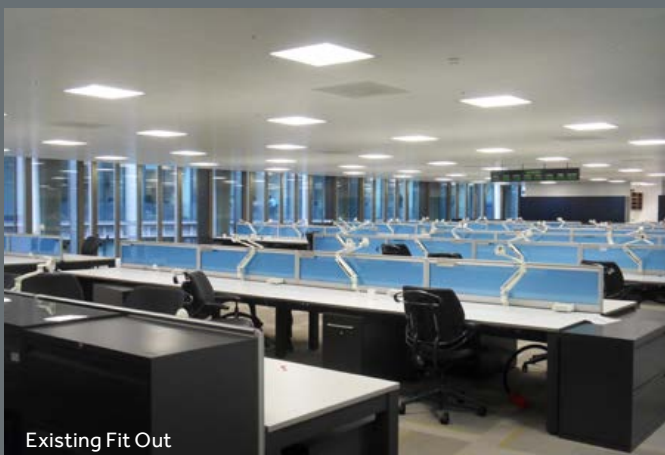
Cycle racks

Disabled parking

BRIGHT, EFFICIENT & VIRTUALLY COLUMN FREE OFFICE SPACE

PART 4TH FLOOR

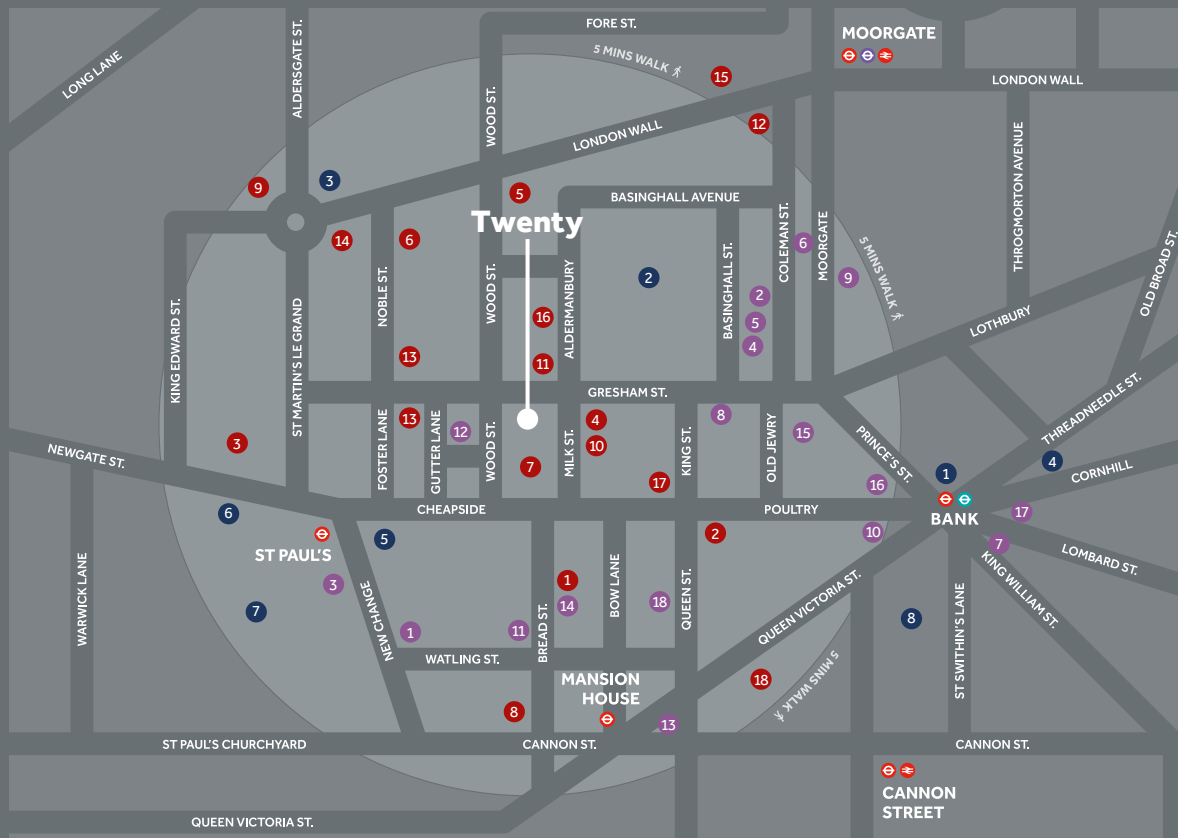
Comprises of 8,757 sq ft
of plug & play office space.



Existing Fit Out



Example Cat A



LOCAL OCCUPIERS

- 1 Aberdeen Standard
- 2 Banca Intesa
- 3 BT
- 4 Commerzbank
- 5 Davis Polk & Wardwell
- 6 DLA Piper
- 7 Eversheds
- 8 Fidelity Investments
- 9 FTI
- 10 Investec
- 11 Capita
- 12 Legal & General
- 13 Lloyds Banking Group
- 14 Osborne Clarke
- 15 Schroders
- 16 Debevoise and Plimpton
- 17 Goodwin Procter
- 18 Bloomberg

LANDMARKS, LEISURE & RETAIL

- 1 Bank of England
- 2 Guildhall
- 3 Museum of London
- 4 The Royal Exchange
- 5 One New Change
- 6 London Stock Exchange
- 7 St Paul's Cathedral
- 8 St Stephen Wallbrook

RESTAURANTS, CAFÉS & BARS

- 1 The Ivy Asia
- 2 Corney and Barrow Mason's Avenue
- 3 Dion
- 4 Enoteca de Luca
- 5 Hawksmoor
- 6 The Gable
- 7 Number 1 Lombard Street
- 8 The Anthologist
- 9 The Tokenhouse
- 10 Coq d'Argent
- 11 Bread Street Kitchen
- 12 Manicomio
- 13 Sweetings
- 14 Burger & Lobster
- 15 Goodman
- 16 The Ned
- 17 Fortum & Mason
- 18 Core Bar

OCCUPIERS AT 20 GRESHAM STREET

ICBC Standard Bank
 Koch Supply & Trading
 Mobius Life Ltd
 TLT Solicitors
 TSB Bank
 Sacker & Partners LLP
 FXCM
 JB Drax Honore

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