
99 BISHOPSGATE





THE TOP

noun

HIGHEST OR
MOST IMPORTANT RANK,
LEVEL OR POSITION

adj

BEST, MOST IMPORTANT

verb

PINNACLE

syn

CROWNING
ELITE
FINEST
FIVE-STAR
PEAK
PRIME
PROMINENT
UPPERMOST

LEVEL 26



ARRIVAL

ON ARRIVAL

noun

THE COMING OR THE REACHING OR
ATTAINMENT OF A PLACE OR CONDITION

adj

ATTAINABLE
ACCESSIBLE

verb

ARRIVE
ATTAIN
COME
REACH
TRIUMPH
ACHIEVE

syn

ALIGHT
APPROACH
ENTRANCE
HAPPENING
HOMECOMING
OCCURRENCE

WELCOME TO 99 BISHOPSGATE



TOP LOCATION

noun

A PREMIER PLACE
OR POSITION

adj

DESIRABLE
SMART
CENTRAL
PROFESSIONAL

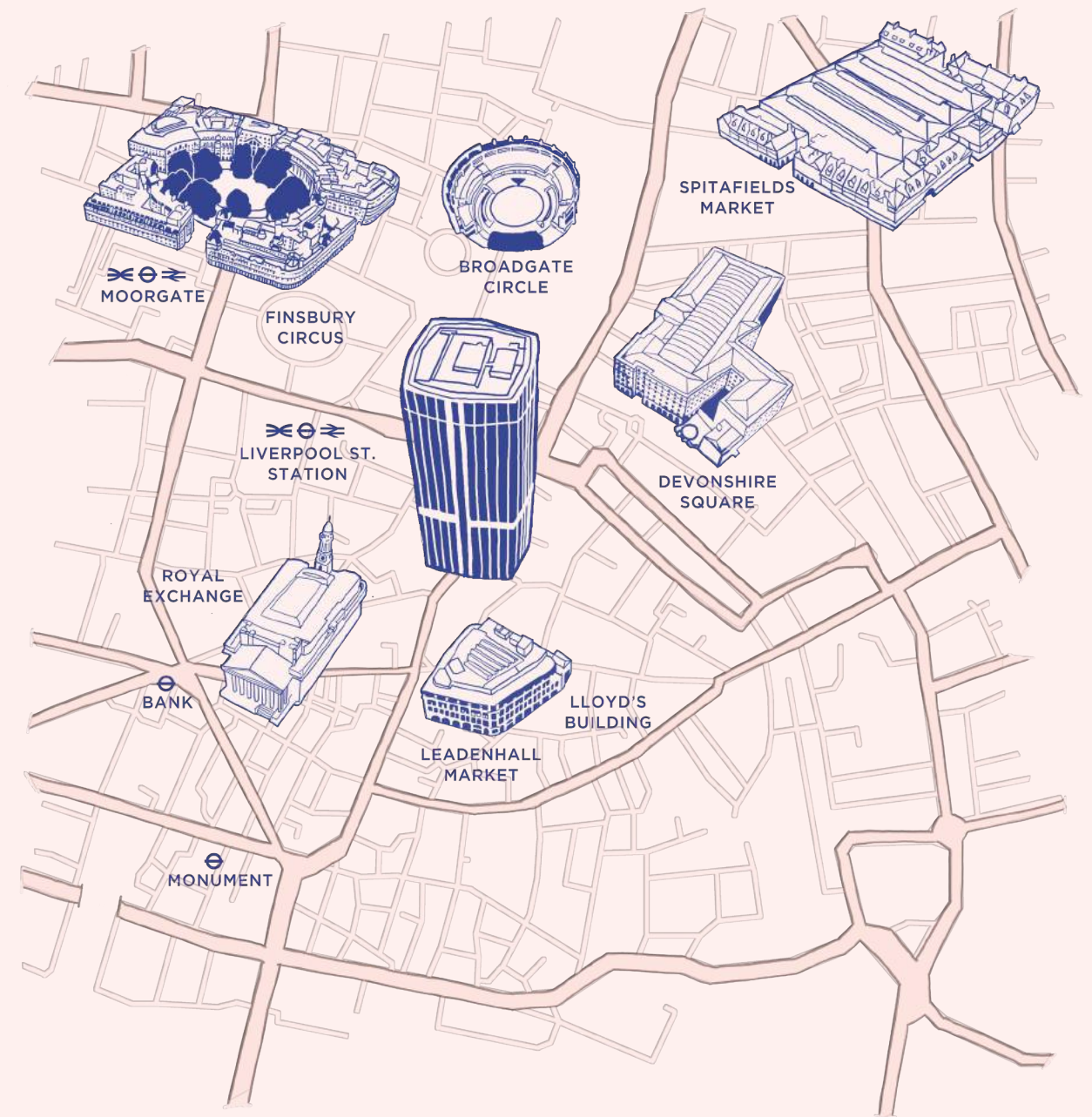
verb

ESTABLISH
POSITION
DISCOVER

syn

NEIGHBOURHOOD
DISTRICT
LOCALE
SETTING
SITUATION

THE CITY OF LONDON





LEADENHALL MARKET
DEVONSHIRE TERRACE
FINSBURY CIRCUS
SUSHI SAMBA
KITTY HAWK

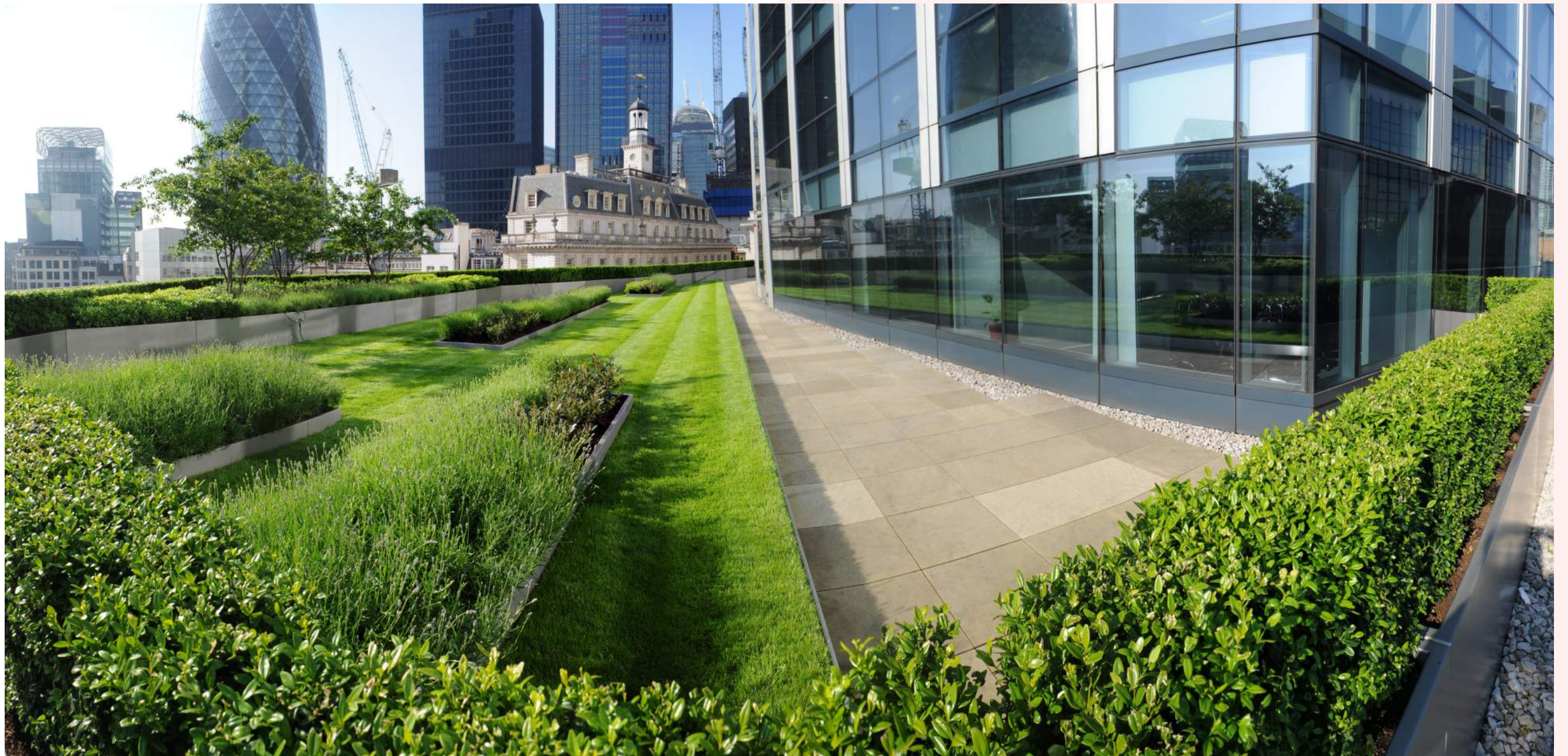


CITY SOCIAL
SPITALFIELDS
THE BOUNDARY



LOCAL AREA

THE 99 EXPERIENCE



THE 99 EXPERIENCE

noun

PERSONAL KNOWLEDGE AND WISDOM GAINED

adj

ENLIGHTENING
POSITIVE
GREAT
SATISFYING
WARM

verb

MEET WITH
FEEL

syn

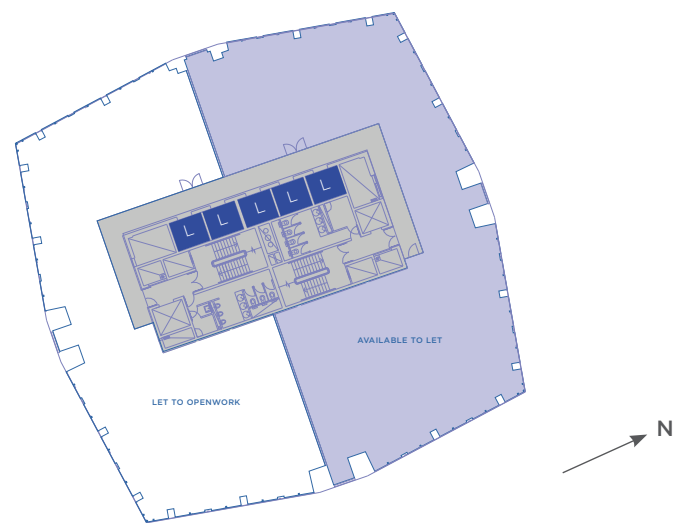
CONTACT
INVOLVEMENT
KNOW-HOW
PARTICIPATION
SAVOIR-FAIRE
SENSE
SKILL

IN THE BUILDING



CONFERENCE FACILITIES
CONCIERGE SERVICE
MALE AND FEMALE SHOWERS
TERRACE HIRE
BICYCLE PARKING
STORAGE LOCKERS
CAR PARKING

THE TOP



LEVEL
26

NORTH: SQ FT
5,307





SUMMARY

SPECIFICATION

KEY DIMENSIONS
PLANNING GRID 1.5m
FLOOR TO CEILING HEIGHT 2,550mm
RAISED FLOOR ZONE 125mm
FLOOR LOADINGS All floors: superimposed live loads 4.00 kN/sq m + 1 kN/sq m
ACOUSTIC RATINGS Offices: NR 38, Toilets: NR 40, Entrance Hall: NR 45
OCCUPANCY & A/C RATES 10 sq m/person
WC PROVISION 10 sq m/person at 60:40 male/female split
INTERNAL FINISHES — OFFICES
RAISED ACCESS FLOOR Metal tile (600 x 600mm) medium grade modular system.
SUSPENDED CEILING Acoustic perforated polyester powder-coated metal tile in metal grid system with perimeter plasterboard margins between façades/cores.
WALLS Central core, perimeter walls and all columns are dry lined and painted. Plasterboard margins, bulkheads and the MDF skirtings are also painted.
MECHANICAL SERVICES
AIR CONDITIONING Fresh air is supplied to the floor from the riser core through a four-pipe fan-coil system.
COOLING LOADS People: 90W + 50W latent, Lighting: 6W/sq m, Small Power Office: 25W/sq m with an additional cooling provision available through the building via an existing capped tenant's CHW circuit.
FRESH AIR PROVISIONS 12 l/sec per person (based on occupancy of 1 person/ 10sq m).
TEMPERATURES External — summer: 29 °C dry bulb 20 °C wet bulb, winter: -4 db 100% r.h. Internal — summer: 24 °C +/-2, winter: 20 °C +/-2

ELECTRICAL SERVICES
PASSENGER LIFTS 5 x 1600kg capacity with speed of 2.5m/s.
GOODS LIFTS 1 South goods lift has a 1,650kg capacity and a speed of 1.6 m/s.
LIGHTING GENERAL Electrical demand is 6.0W/sq m, lighting levels are 350- 450 lux in open-plan offices desk top level, in circulation areas it is 100-150 lux, in the toilets it is 100-150 lux and for emergency purposes it is 1.0 lux min on escape routes.
OFFICE SPACE LIGHTING High frequency recessed 1,200 x 300mm linear T5 fluorescent luminaires with supplemental LED downlighters. Lighting controls including LCMs and dual occupancy/ daylight sensors are installed.
INCOMING ELECTRICAL SUPPLY Two 11 kV 3 Phase 50Hz supplies from substation located in the LG floor.
STANDBY POWER Two 11 kV 2.2 MVA (1.8MW) 50Hz diesel generators (roof mounted) power 100% of landlord's base-build facilities together with lighting and tenant's base-build small power allowance. There is room for the installation of an additional standby generator of the same rating to be installed.
SMALL POWER Provision for the office space to be supplied with 25W sq m. Cleaner's sockets are provided in the offices and in the circulation areas.
FIRE DETECTION & ALARM SYSTEM Installed in accordance with the requirements of BS 5839 and BS 5588 and classed as an L2 system.
CAR PARK
The building features secure underground parking facilities for cars and motorbikes that can be accessed from Old Broad Street.
EPC RATING
The building have been awarded with 'C' rating.
ONSITE AMENITIES
91 Bicycle spaces
7 Showers (4 male, 3 female)
69 Lockers
Terrace hire
Car parking
Concierge services



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Brookfield
Properties

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