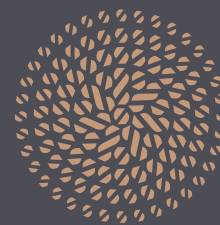


YARNWICKE



Work-life reinvented

37,000 ft² of brand new
office space, arriving Q1 2022

Yarnwicke
119–121 Cannon Street
London, EC4





Contents

WORK-LIFE REINVENTED	
Introduction	13
<hr/>	
THE BUILDING	
In-house	18
<hr/>	
LOCATION	
On the doorstep	38
<hr/>	
AMENITIES	
Work / Life	46
<hr/>	

Welcome to the reinvented work place.

A unique environment to invigorate and inspire, Yarnwicke provides a high-end, mood-boosting working environment in the heart of the City, created to allow businesses to thrive.

→ CGI of Yarnwicke, Cannon Street elevation





The story behind the name

Yarnwicke: a reference to the yarn of the fabric once housed in Cannon Street and the wick of the candle, linked to Candlewick Street – the former name of Cannon Street.

Yarnwicke exterior circa 1960 ↑
Abchurch Yard signage ←

WORK-LIFE REINVENTED

Introduction

Detail of panelling used
in plug & play receptions



Spark collaboration & creativity

Every inch of Yarnwicke is designed to energise. From light-drenched floors and open air spaces to luxury showers, stunning finishes and impressive amenities.

A built environment to revitalise the body, inspire imagination and collaboration and enhance the working experience.

5th floor – artist impression



↗ 6th floor – artist impression
→ CGI of furniture for plug & play floors

In the City's beating heart

The City draws all trades and tribes. No longer the exclusive domain of finance, tech giants mingle with insurance brokers and shared workspace SMEs.

Creativity and innovation are abound, with Bloomberg's one of a kind fully sustainable hub on Cannon Street and The Ned – risen from the ashes of the former Midland bank – just around the corner, to name just a couple of our neighbours.

- ↗ The Royal Exchange
- Bloomberg Arcade
- ↗ Vinoteca, Bloomberg Arcade (far right)
- St Paul's from Watling Street (far right)



THE BUILDING

Expanding horizons

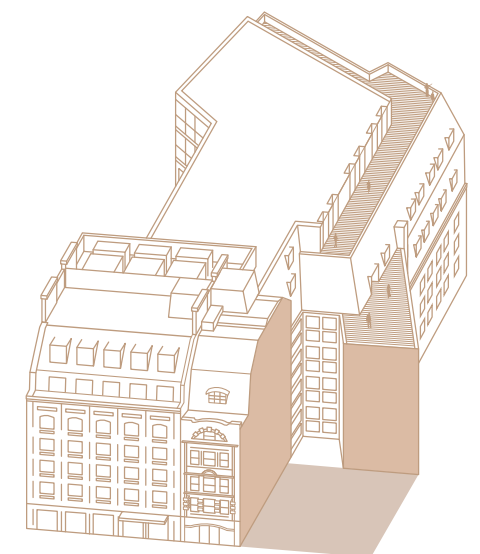
View from the 6th floor terrace



From the ground up

Yarnwicke provides five floors of new office space, finished to the highest standard and fit for the modern world.

From new lifts at the core to terraces on the roof, every surface and fixture has been designed and installed with the finest quality and functionality in mind, all with a view to making work-life both inspiring and pleasurable.



← CGI of 5th floor terrace

3D project of Yarnwicke

Start Fresh

The top three floors at Yarnwicke are brand new, Cat A spaces, ready for any business to inject its individual stamp. All floors benefit from excellent natural light and the 5th and 6th floors from stunning 377ft² and 1,163ft² roof terraces.



CGI of 6th floor Cat A space through to terrace



6th floor – artist impression

CGI of 3rd floor – plug & play

Plug & Play

Yarnwicke's 2nd and 3rd floors provide fully-fitted, Plug & Play office space so you can hit the ground running. Open-plan workspaces meet collaborative corners, boosted by technology to offer the functionality required for any business to flourish.

- Technology empowered workspace
- Designed by award-winning architects, Bar Gazettas
- Highest quality, durable finishes
- Open-plan office spaces hosting up to 92 desks
- Meeting rooms and boardrooms with 65" screens and AV
- Fully fitted kitchens and tea points
- Collaborative spaces and breakouts for maximum productivity
- Phone booths for privacy when required

CGI of 2nd floor – plug & play

2nd floor – Plug & Play

8,161 ft²



- 90 desks
- 4 meeting rooms
- 4–6 collaborative spaces
- kitchen, tea point & phone booths

↑ CGI of 2nd floor, plug & play
→ CGI of 2nd floor, plug & play



3rd floor – Plug & Play

8,511 ft²



- 92 desks
- 4 meeting rooms
- 4–6 collaborative spaces
- kitchen, tea point & phone booths

↑ CGI of 3rd floor, plug & play
→ CGI of 3rd floor, plug & play

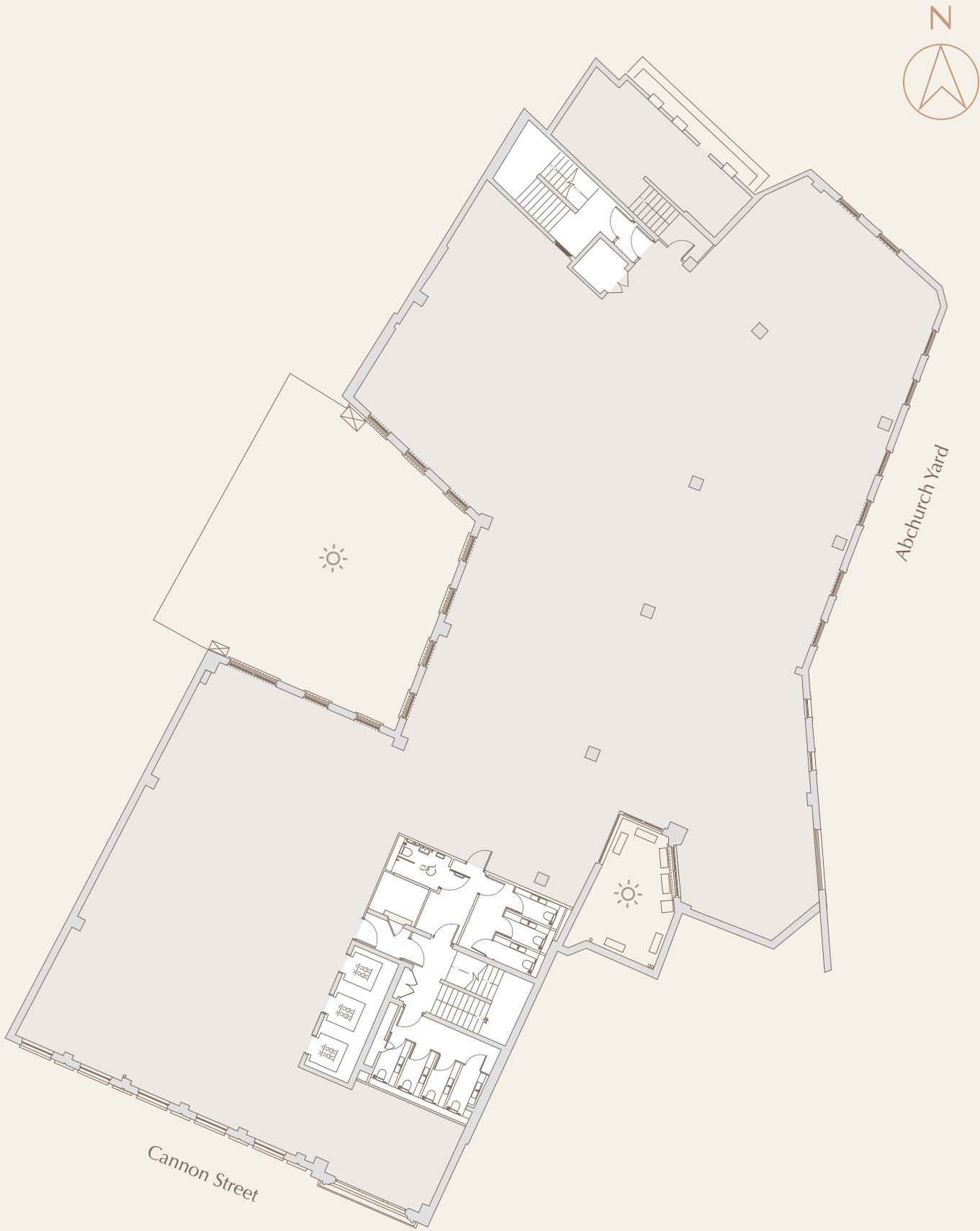


4th floor – Cat A
8,487 ft²



- Space to host up to:
- 92 desks
 - 4 meeting rooms
 - 4–6 collaborative spaces
 - kitchen, tea point & phone booths

- ↑ CGI of 4th floor Cat A space
- 4th floor – artist impression



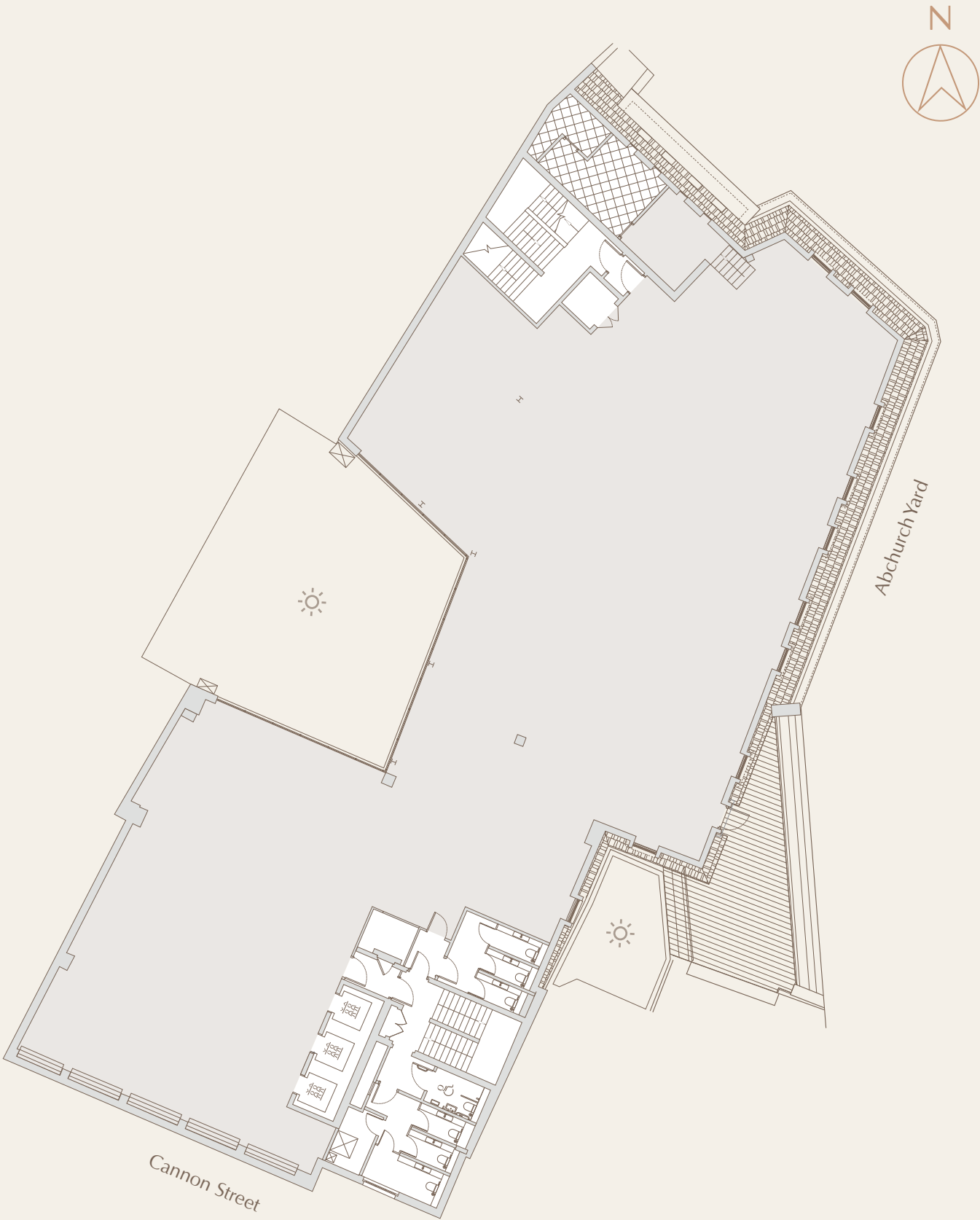
5th floor – Cat A
6,861 ft² + 377 ft² terrace



- Space to host up to:
- 68 desks
 - 3 meeting rooms
 - 4–6 collaborative spaces
 - kitchen, tea point & phone booths

↑ CGI of 5th floor Cat A space and entrance to terrace

→ 5th floor – artist impression

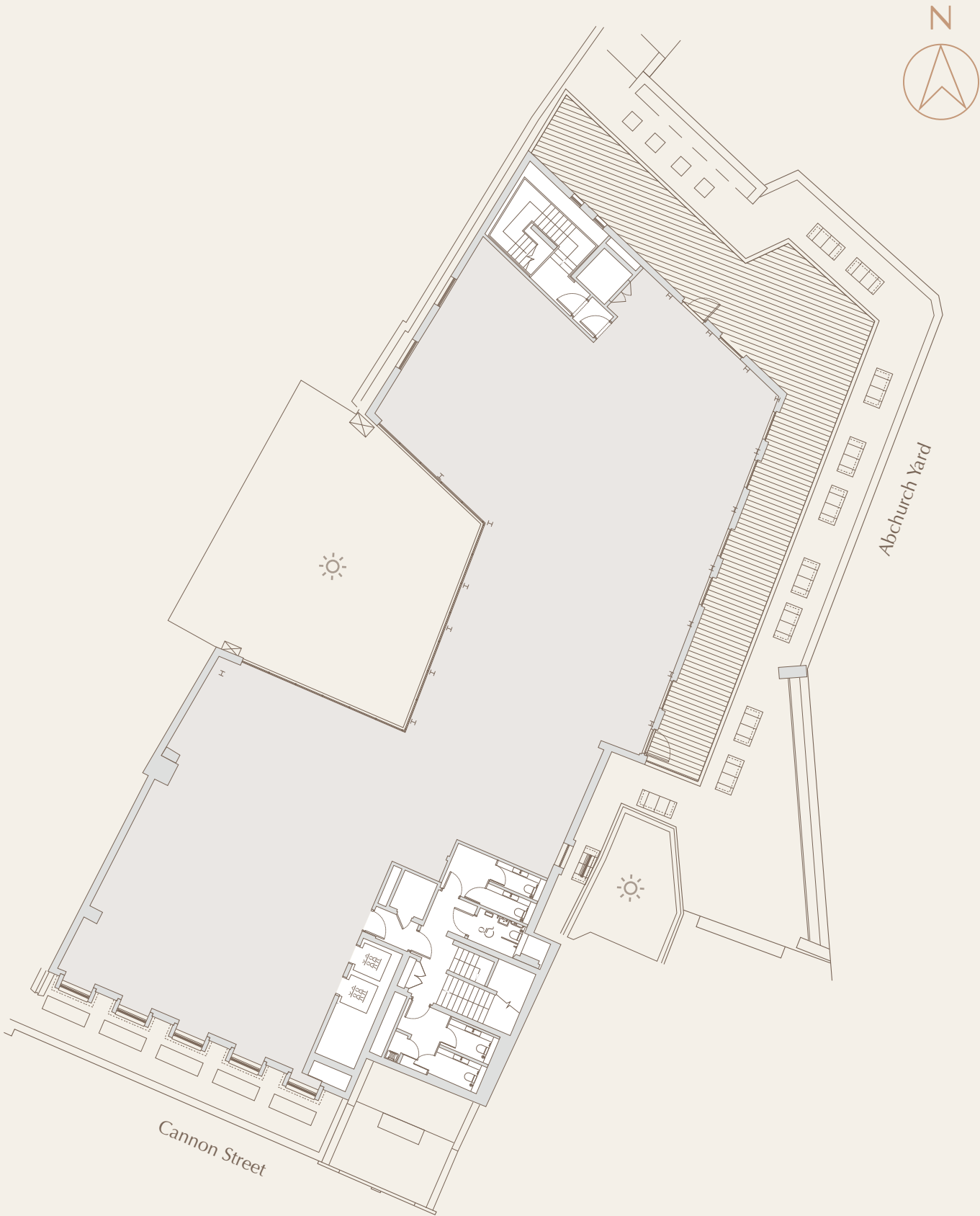


6th floor – Cat A
5,091 ft² + 1,163 ft² terrace



- Space to host up to:
- 54 desks
 - 2 meeting rooms
 - 3–4 collaborative spaces
 - kitchen, tea point & phone booths

- ↑ CGI of 6th floor Cat A space with terrace (left) and internal light well (right)
- 6th floor – artist impression



LOCATION

On the doorstep

View looking east up Cannon Street

Where the past meets the future

Yarnwicke sits at the heart of the City of London, a melting pot of old and new. Formerly the capital of Roman Britain in AD100, underground temples meet futuristic high-rises in what is now the most prestigious square mile in the world.

At its centre is Cannon Street. The site of the ancient London Stone and former domain of drapers and candle makers – Yarnwicke’s namesake – this street is now home to some of the most innovative developments and companies in the world.

- ↗️ Lazy Coffee, Abchurch Yard
- ➡️ The Walbrook, Cannon Street
- ↗️ View from 6th floor Terrace (far right)
- ➡️ Paternoster Square, St Paul’s (far right)



At the core of the action

Dining

- 1. Vinoteca
- 2. Blacklock
- 3. 1 Lombard Street
- 4. Bleeker Street
- 5. Caravan
- 6. Brigadiers
- 7. Coq D’Argent
- 8. Ekte
- 9. Hawksmoor
- 10. Homeslice
- 11. Joe & The Juice
- 12. The Ned
- 13. Scarpetta
- 14. Bread Street Kitchen
- 15. Fortnum & Mason
- 16. Leadenhall Market
- 17. Eataly
- 18. Coya
- 19. Harrys Bar
- 20. Vintry

Drinks

- 21. Madison
- 22. Sky Pod Bar
- 23. St Swithins
- 24. The Folly
- 25. The Oyster Shed
- 26. The Anthologist
- 27. Piccolo Bar
- 28. The Botanist

Cafes

- 29. Black Sheep Coffee
- 30. Grind
- 31. Roasting Plant Coffee
- 32. Rosslyn
- 33. Association Coffee

Hotels

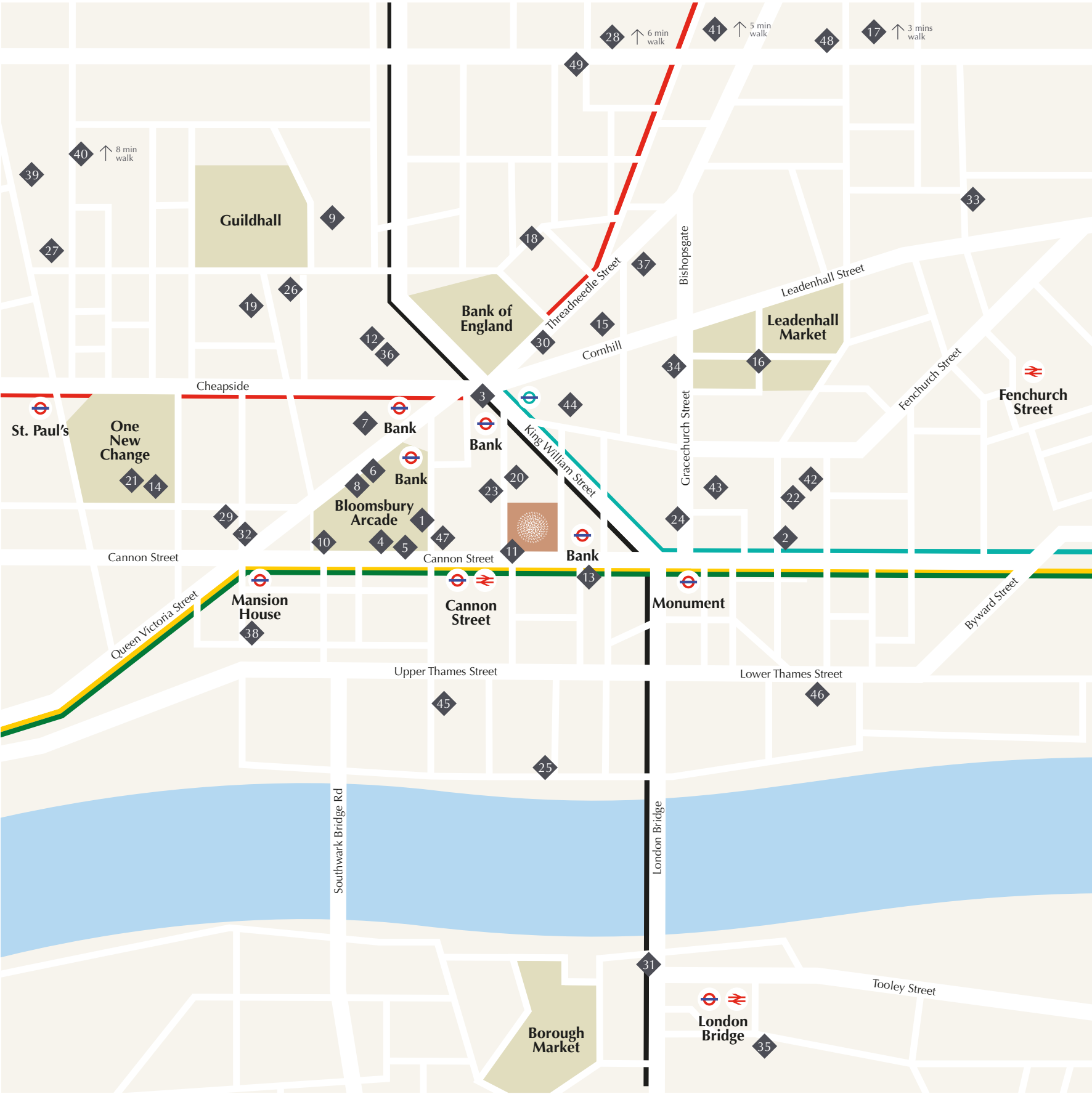
- 34. 28 Club Quarters
- 35. Shangri-La
- 36. The Ned
- 37. Threadneedles
- 38. Vintry & Mercer

Entertainment

- 39. Museum of London
- 40. Barbican
- 41. Everyman Cinema
- 42. Sky Garden

Gyms

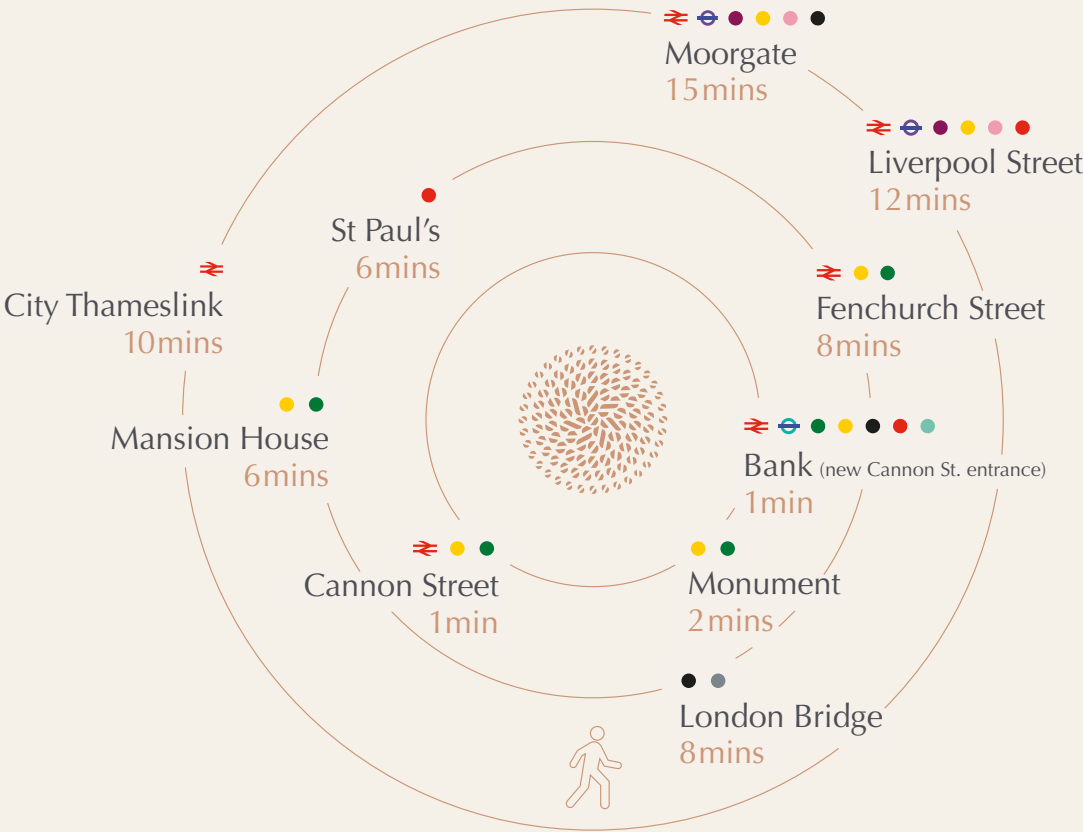
- 43. Fitness First
- 44. Gymbox
- 45. Nuffield Health
- 46. The Gym
- 47. Virgin Active
- 48. 1 Rebel
- 49. Kobox





From your doorstep to ours

The soon to be complete new Bank Station entrance, two doors down from Yarnwicke, will offer immediate access to Bank and Monument Stations. Serviced by six tube lines, London Bridge, Waterloo, Kings Cross and Liverpool Street are only minutes away.





THE BUILDING

Work / Life



The extra mile in the square mile

Because the best work is done when work and life are in harmony, Yarnwicke has been designed to inspire. Its workspaces incorporate generous natural light and the highest quality amenities to elevate the everyday work experience, promoting optimum wellness and maximum productivity.

- | | | | |
|---|-------------------------------------|---|---|
|  | Terraces |  | Floor-by-floor air conditioning |
|  | Opening windows on all floors |  | Secure Lockers |
|  | Passenger lifts |  | Concierge during working hours |
|  | Bike storage with separate entrance |  | Air quality testing |
|  | 24 hour security |  | Super-fast wifi throughout the building |
|  | Luxury showers & changing rooms | | |

A breath of fresh air

Terraces and floor to ceiling windows on the upper floors provide stunning views over the City and a hidden sanctuary for rest and reflection.

Blue sky thinking

Windows that open and floor-by-floor air conditioning work to keep your environment clean and well-circulated.

→ CGI of 6th floor terrace





Ride in

Come straight off one of the two (CS3 & Q11) Cycle Superhighway's and through Yarnwicke's designated cycle entrance to park your bike in one of 56 storage bays, with lockers and changing rooms right next door.

- ▮ Cycle store signage (far left)
- ▮ Cycle storage (centre left)
- ▮ Lockers in cycle store (right)

Freshen up for the day

Revive from the outside in. Pressurised showers and roomy changing rooms are available throughout the day, with fresh towels provided.

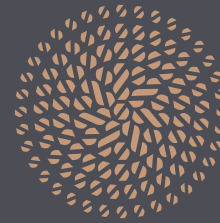
- View of changing room (far right)
- Luxury showers
- Shower room signage (centre far right)
- Changing room vanity





CGI of Yarnwicke exterior from Abchurch Yard

YARNWICKE



Alasdair Gurry
asg@avisonyoung.com
T: +44 (0)20 7911 2831
M: +44 (0)7957 388 077

Julian McFarlane-Watts
jmw@avisonyoung.com
T: +44 (0)20 7911 2387
M: +44 (0)7947 161 551

Charlie Bruxner-Randall
cbr@avisonyoung.com
T: +44 (0)20 7911 2587
M: +44 (0)7831 820 691



Paul Smith
paul.smith@rx.london
T: +44 (0)20 7911 2831
M: +44 (0)7957 388 077

Lois Bond
lois.bond@rx.london
T: +44 (0)20 7096 7050
M: +44 (0)7773 258 589

Helena Pryce
helena.pryce@rx.london
T: +44 (0)20 7096 7050
M: +44 (0)7720 070 438

Ed Betts
ed.betts@rx.london
T: +44 (0)20 7096 7050
M: +44 (0)7771 513 169

Whilst the statements contained in these particulars are given in good faith and as a general guide to the property they do not form any part of an offer or contract. Neither the lessor, or any person in the employment of the Agent/s has any authority to make or give any representation or warranty whatsoever in relation to this property. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of these particulars.

Brochure design by **L&Co**

A building by **Riverside Capital**

Riverside
CAPITAL

THE
PROPERTY
INVESTMENT
PEOPLE