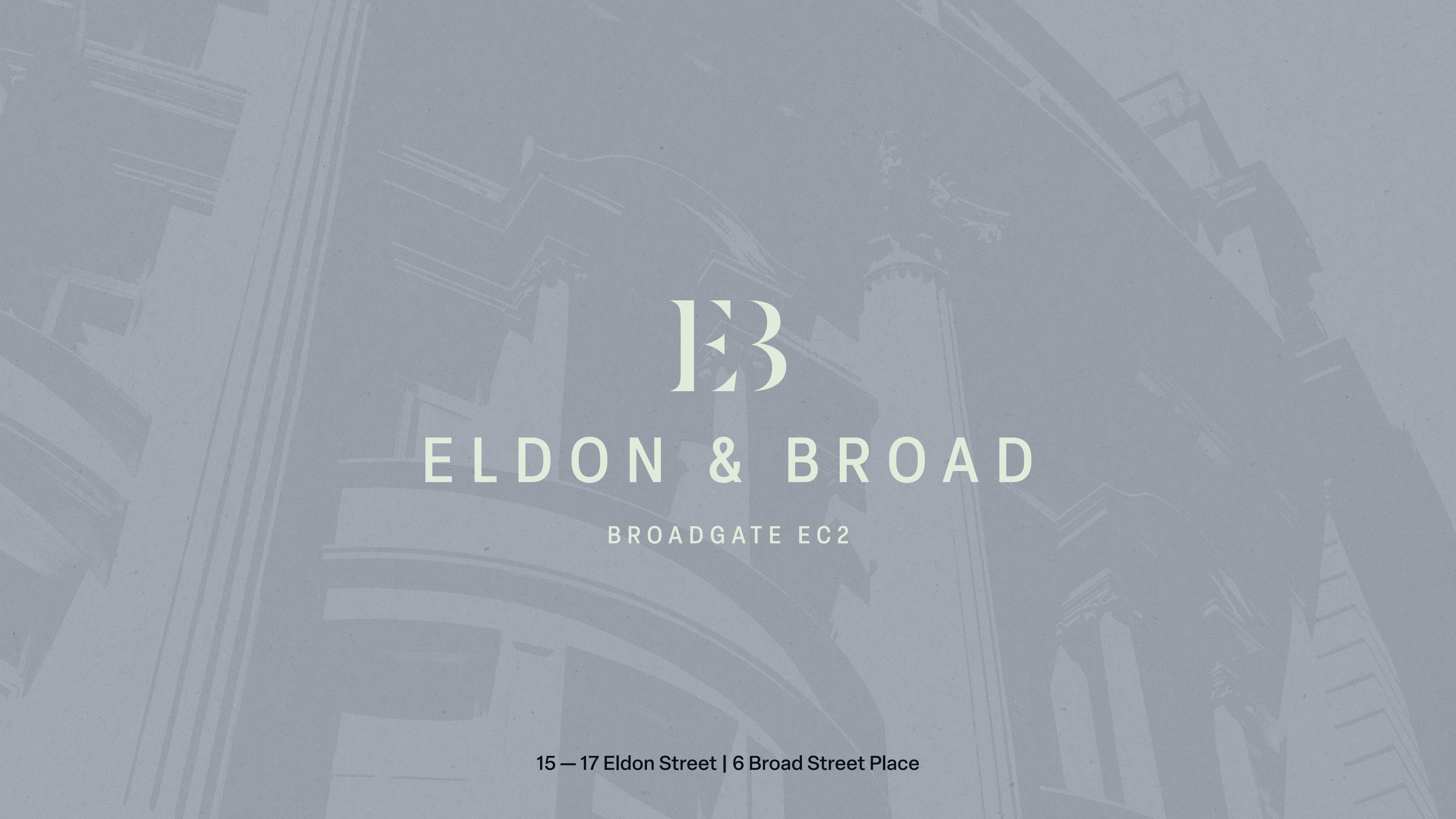




EB

ELDON & BROAD

BROADGATE EC2

15 — 17 Eldon Street | 6 Broad Street Place





6 BROAD STREET PLACE

15-17  
ELDON  
STREET

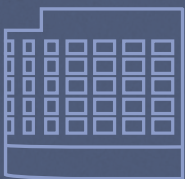
# ENHANCE & ELEVATE

Two high-profile office buildings in a strategic City location, next to Liverpool Street Station.

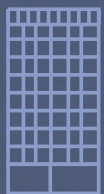
Eldon & Broad comprises two adjacent buildings, 6 Broad Street Place and 15-17 Eldon Street, each providing up to around 20,000 sq ft of upper floor office accommodation and with scope for upward extension, configured above re-modelled ground floor and basement retail & leisure space.

There is a further opportunity for upper floor roof extensions and potentially combine the two buildings to deliver 63,619 sq ft of re-imagined part ground and upper floor office space with additional roof terraces and lower ground courtyard.

## THE OPPORTUNITIES



6 Broad Street Place:  
22,914 sq ft



15-17 Eldon Street:  
21,065 sq ft



Eldon & Broad:  
63,619 sq ft



13

# 6 BROAD STREET PLACE





# LIGHT & SPACE

6 Broad Street Place occupies a prime corner site facing Liverpool Street station, featuring an attractive, curved Portland stone façade.

EXTERIOR



INDICATIVE RECEPTION CGI



INDICATIVE LIFT LOBBY CGI



Self-contained  
HQ building



Brand new  
Cat-A  
specification



Opposite  
Liverpool Street  
Station

The building offers the potential for a re-modelled reception area, as well as contemporary open plan workspace over 1st - 6th floors.

The floors will be refurbished to a Cat-A specification throughout to deliver a high quality office environment. The building also has planning permission to add a further floor to extend the accommodation for the creation of an external terrace.





INDICATIVE OFFICE CGI

SPECIFICATION

The space will deliver newly refurbished floors filled with high levels of natural light.

The building has potential to create a new arrival experience, with dedicated end of trip facilities and refurbished Cat-A specification.



Re-modelled reception area



New HVAC system



Two passenger lifts



Raised access flooring



Further service core & lift



Refurbished WCs & new end of trip facilities



Excellent natural light



3.45m typical slab to slab heights

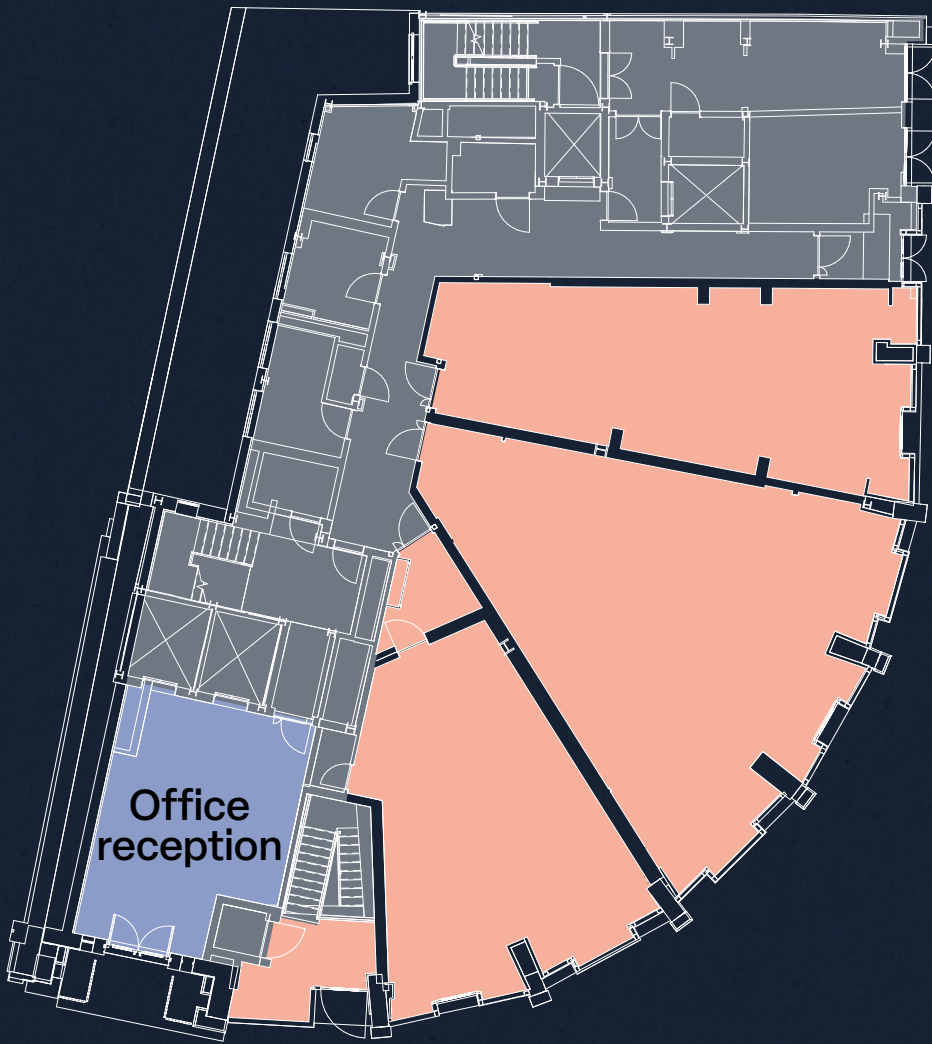




EXISTING ACCOMMODATION

| FLOOR  | SQ FT  | SQ M    |
|--------|--------|---------|
| Sixth  | 3,273  | 304.1   |
| Fifth  | 3,855  | 358.1   |
| Fourth | 3,930  | 365.1   |
| Third  | 3,930  | 365.1   |
| Second | 3,941  | 366.1   |
| First  | 3,985  | 370.2   |
| TOTAL  | 22,914 | 2,128.7 |

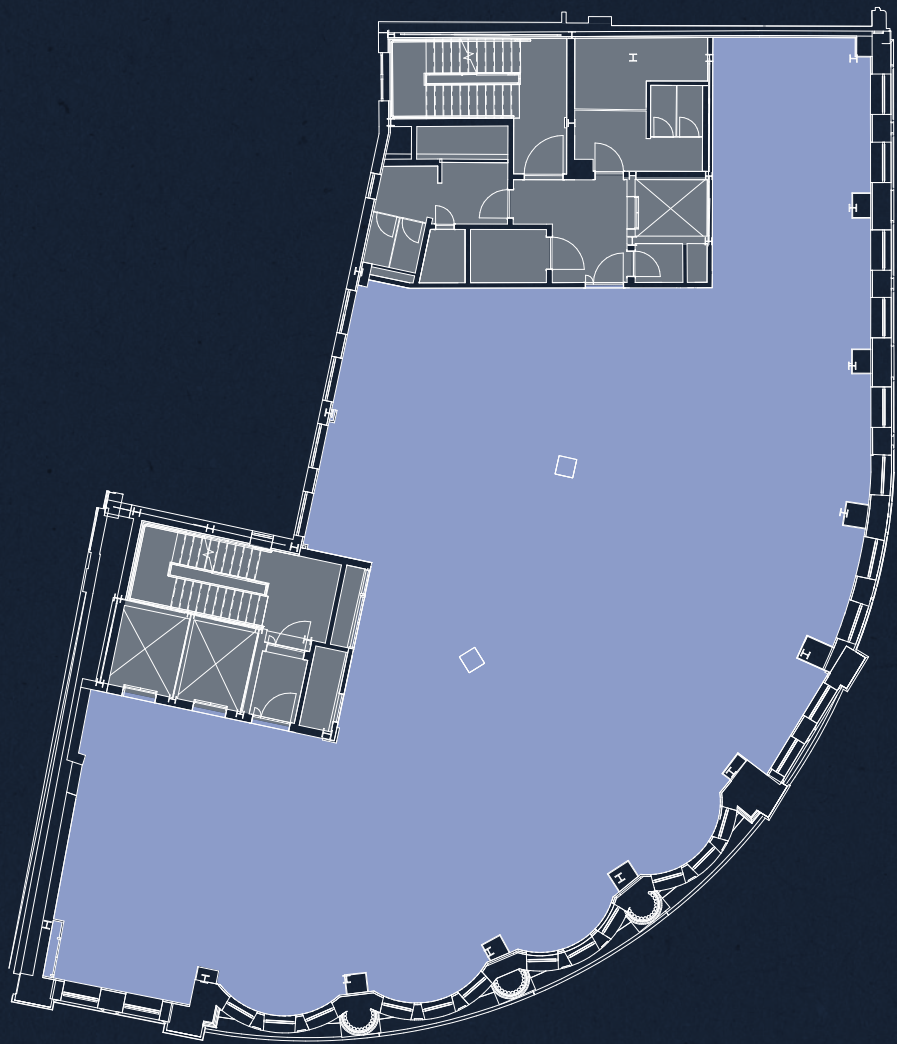
GROUND



BROAD STREET PLACE

SECOND

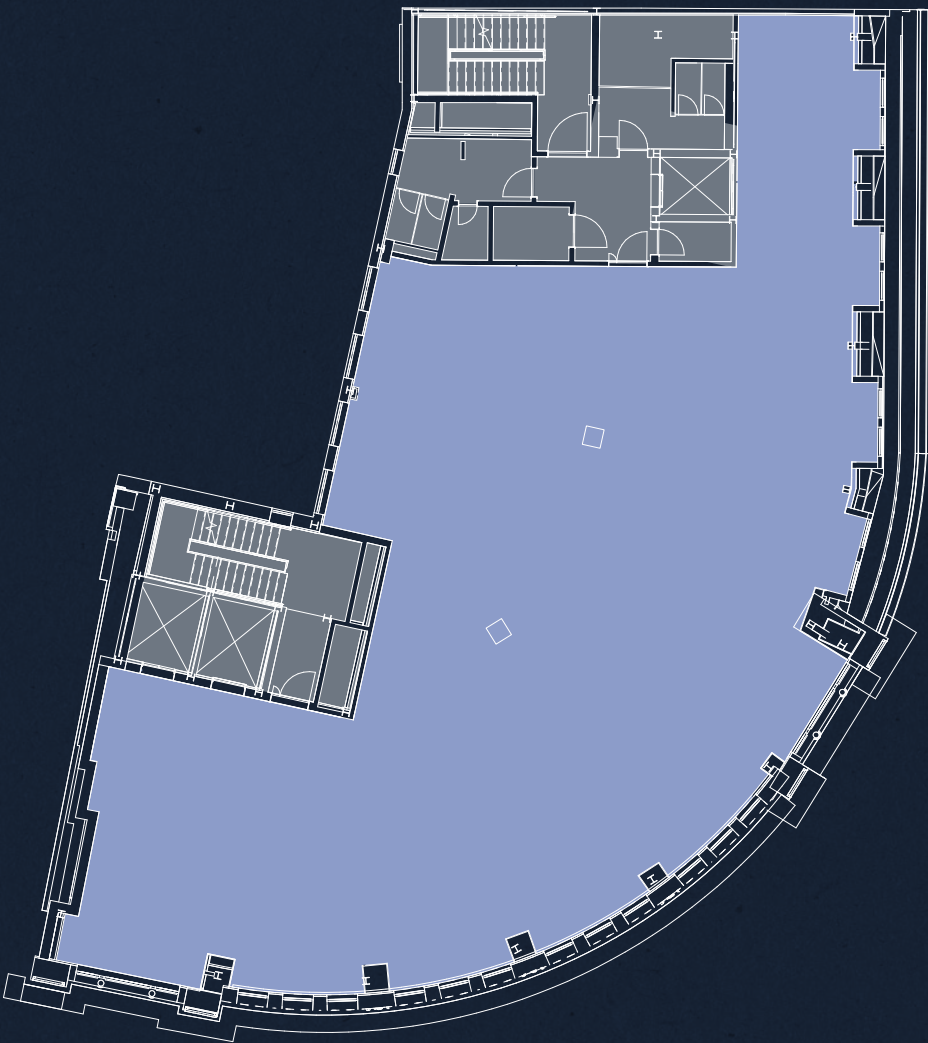
3,941 SQ FT  
366.1 SQ M



BROAD STREET PLACE

FIFTH

3,855 SQ FT  
358.1 SQ M



BROAD STREET PLACE

OFFICE RETAIL CORE

FLOORPLANS NOT TO SCALE  
FOR INDICATIVE PURPOSES ONLY





EB

15-17 ELDON STREET



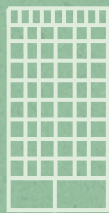
# RESTORE & REFRESH

15-17 Eldon Street offers a self contained HQ office opportunity in a highly desirable location.

EXTERIOR



INDICATIVE RECEPTION CGI



Attractive  
architectural  
features



Self-contained  
HQ opportunity



Opposite  
Liverpool Street  
Station

The office accommodation is arranged over 1st - 5th floors with a re-imagined ground floor reception and an extensive 5th floor roof terrace.

The floors will be delivered to a Cat-A specification throughout, offering excellent potential for a high quality office environment.





EXTERIOR

SPECIFICATION

15-17 Eldon Street overlooks The Broadgate Estate and adjacent to Liverpool Street station.

The building will feature a reimagined arrival experience, large outdoor terrace and refurbished office space across the 1st to 5th floors.



Reimagined arrival experience



Two passenger lifts



Large 5th floor roof terrace



New HVAC system



Shower and changing facilities



Bicycle storage



3.25m typical slab to slab heights

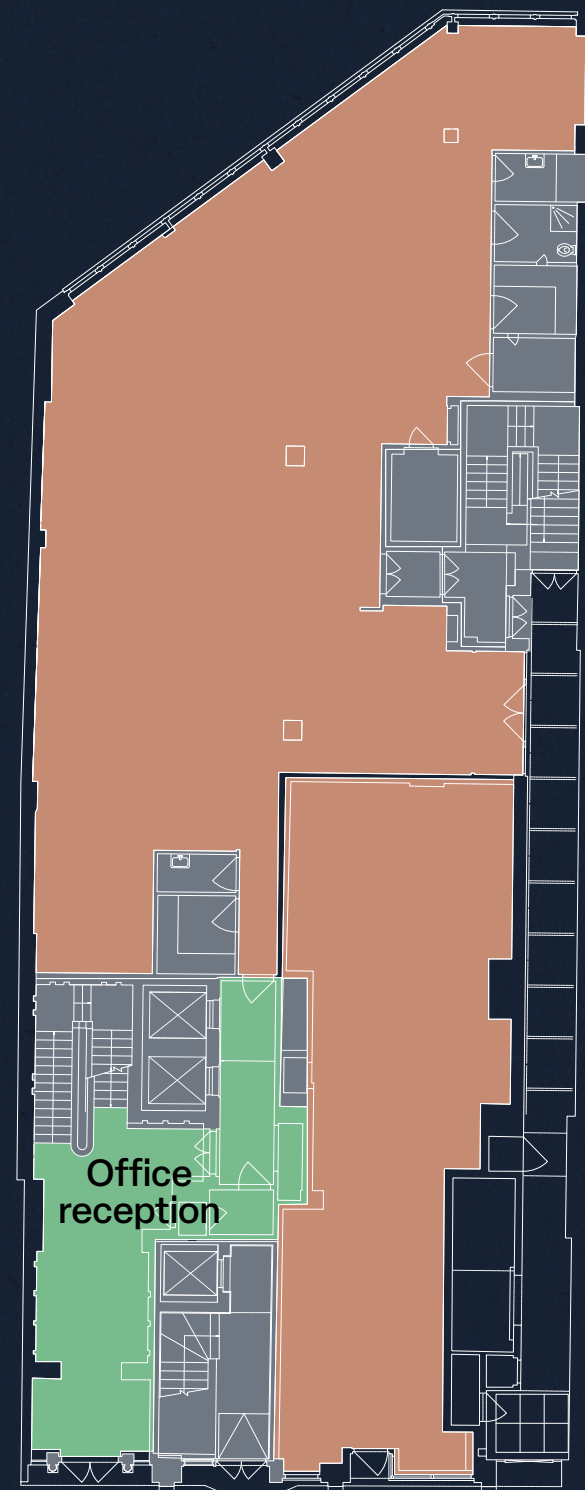




EXISTING ACCOMMODATION

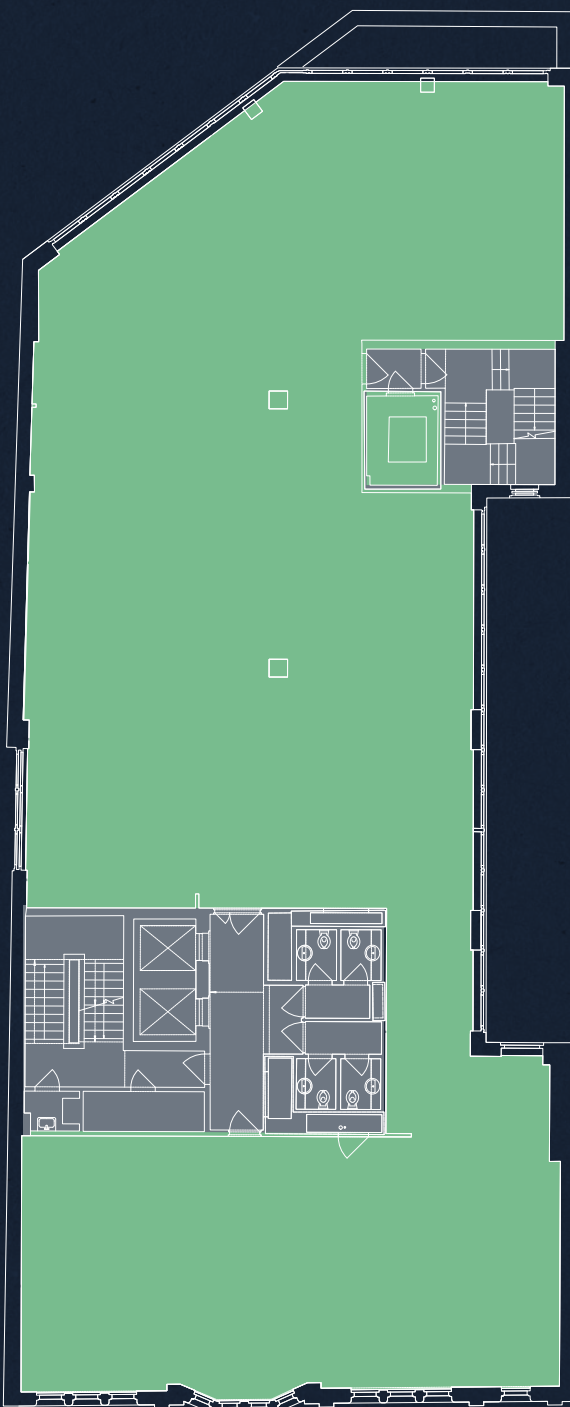
| FLOOR  | SQ FT  | SQ M    |
|--------|--------|---------|
| Fifth  | 1,410  | 131.0   |
| Fourth | 4,887  | 454.0   |
| Third  | 4,919  | 457.0   |
| Second | 4,822  | 448.0   |
| First  | 5,027  | 467.0   |
| TOTAL  | 21,065 | 1,957.0 |

GROUND



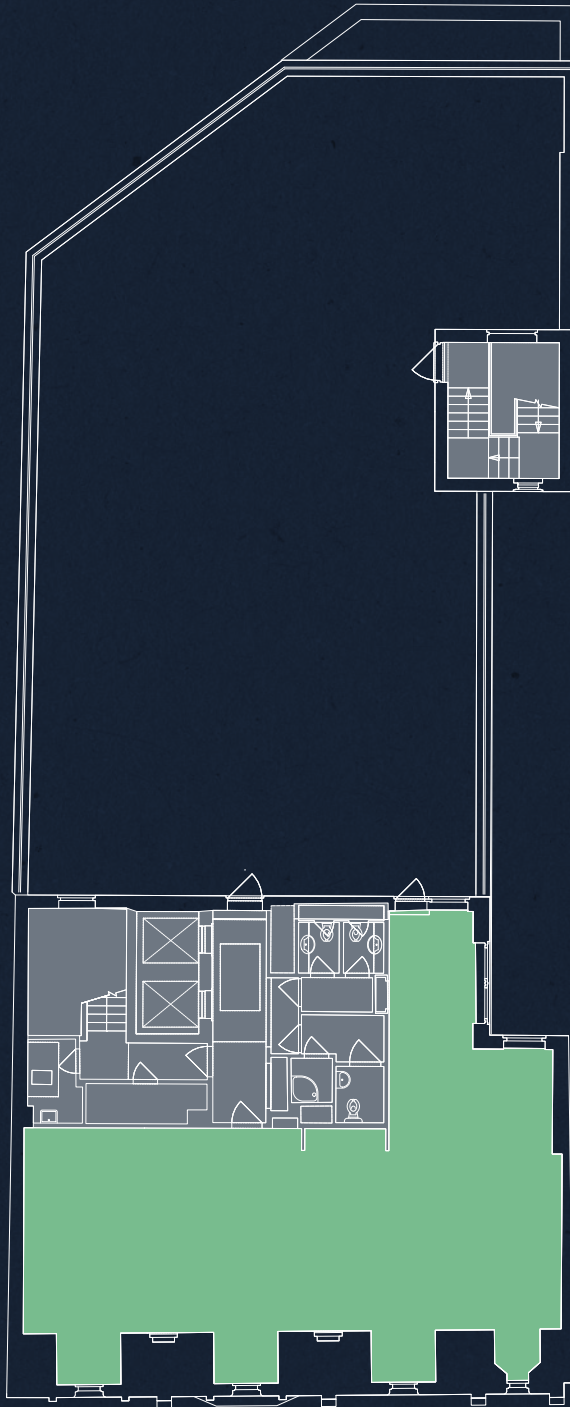
ELDON STREET

SECOND  
4,822 SQ FT  
448.0 SQ M



ELDON STREET

FIFTH  
1,410 SQ FT  
131.0 SQ M



ELDON STREET

OFFICE RETAIL CORE

FLOORPLANS NOT TO SCALE  
FOR INDICATIVE PURPOSES ONLY



An architectural rendering of a modern building complex. The central focus is a tall, red brick tower with a grid-like facade of windows and balconies. To its left is a curved, multi-story building with a classical facade, featuring arched windows and decorative elements. The ground floor of both buildings shows retail spaces with large display windows. The sky is overcast, and a few figures are visible on the street level to provide scale.

EB

6 BROAD STREET PLACE  
&  
15-17 ELDON STREET



# EXTENSION & FUSION

Planning consent has been granted on both buildings for a potential extension at the upper levels to create an enhanced commercial scheme.

The two extended buildings together to provide a combined total of 63,619 sq ft of office space.

The extension will provide brand new feature roof terraces to the 6th, 7th, 8th, and 9th floors, with far reaching views across The City and the Broadgate Estate, as well as the incorporation of a lower ground courtyard.



Up to 63,619 sq ft  
of unique  
office space



Outstanding  
HQ opportunity



## 6 BROAD STREET PLACE

The building has planning permission to extend and add a further floor with the incorporation of a lower ground floor courtyard.

This would deliver up to 28,846 sq ft of offices over 1st - 7th floors - with floor plates varying between 3,243-4,451 sq ft plus the addition of a communal courtyard at lower ground floor level.

## 15-17 ELDON STREET

The building has planning permission to extend and add two further floors with the incorporation of new roof terraces at 6th, 7th & 8th floor levels.

This would deliver up to 35,070 sq ft of offices over 1st - 8th floors - with floor plates varying between 3,466 - 4,736 sq ft.





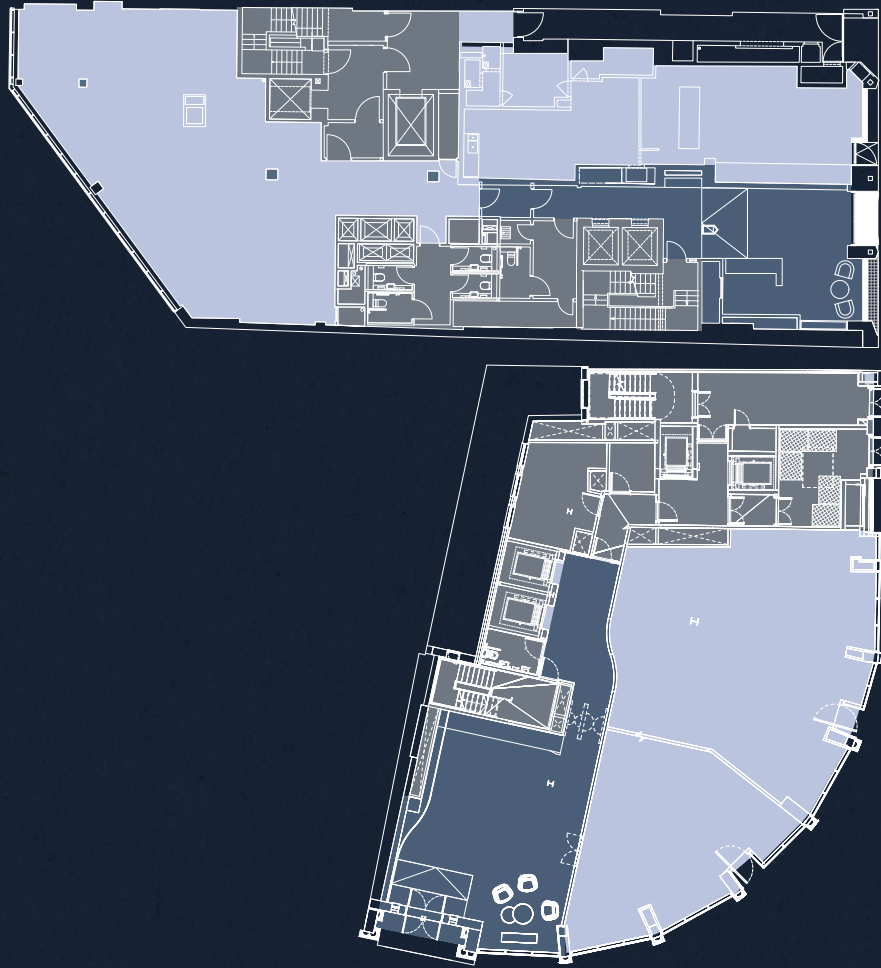
6 BROAD STREET PLACE - PROPOSED

| FLOOR   | SQ FT  | SQ M  |
|---------|--------|-------|
| Seventh | 3,242  | 301   |
| Sixth   | 3,779  | 351   |
| Fifth   | 4,451  | 414   |
| Fourth  | 4,322  | 402   |
| Third   | 4,323  | 402   |
| Second  | 4,344  | 404   |
| First   | 4,385  | 407   |
| TOTAL   | 28,846 | 2,680 |

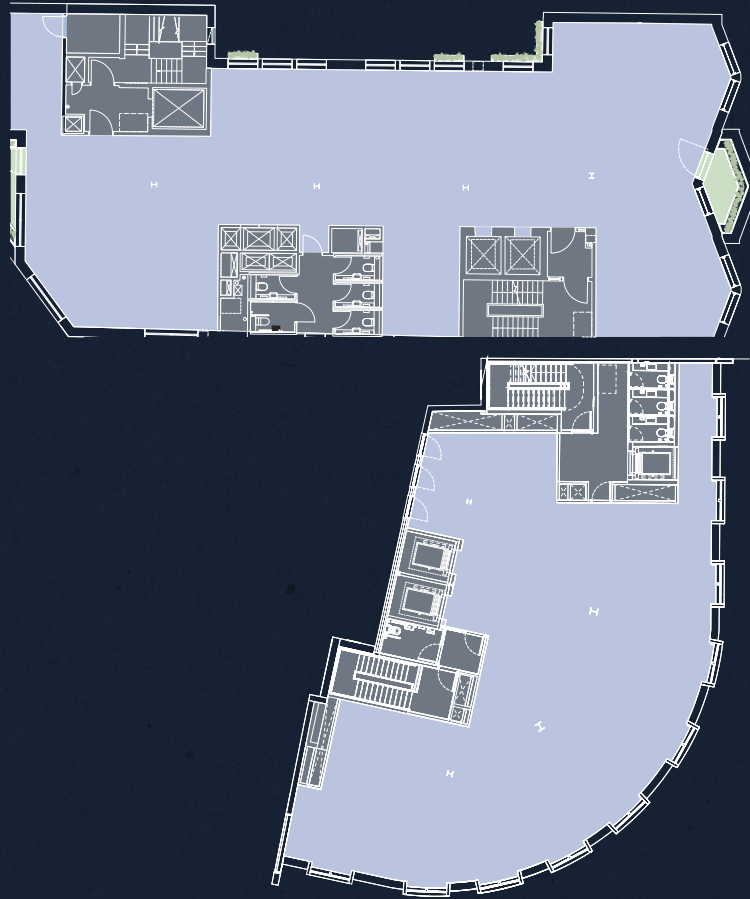
15-17 ELDON STREET - PROPOSED

| FLOOR   | SQ FT  | SQ M  |
|---------|--------|-------|
| Eighth  | 3,466  | 322   |
| Seventh | 4,036  | 375   |
| Sixth   | 4,370  | 406   |
| Fifth   | 4,553  | 423   |
| Fourth  | 4,607  | 428   |
| Third   | 4,628  | 430   |
| Second  | 4,671  | 434   |
| First   | 4,736  | 440   |
| Ground  | 3,218  | 299   |
| TOTAL   | 38,285 | 3,258 |

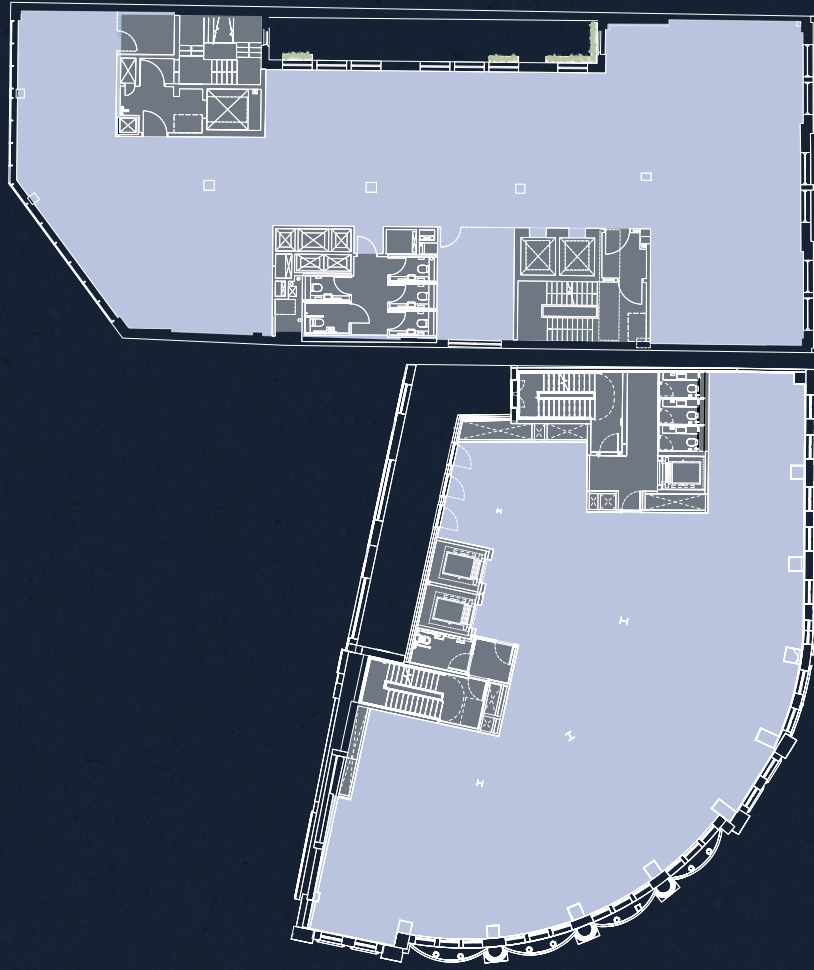
GROUND



SEVENTH



THIRD



EIGHTH



■ OFFICE ■ RECEPTION ■ TERRACE ■ CORE

FLOORPLANS NOT TO SCALE  
FOR INDICATIVE PURPOSES ONLY



EB

A LOCATION TO  
THRIVE & CONNECT





# ENERGY & CULTURE

Broadgate Circle, Finsbury Circus, Spitalfields Market and more – all within easy reach.



ANGLER



BROADGATE CIRCLE



FINSBURY CIRCUS



Broadgate -  
1 minute walk



Liverpool St -  
1 minute walk



LOCAL AMENITIES

The local area is home to a whole host of trendsetting restaurants, coffee spots and leisure amenities.

Broadgate Circle is a short walk away, offering a vibrant destination to meet or socialise. Finsbury Circus offers a tranquil green space to relax, whilst Spitalfields Market is a bustling environment of eateries and retailers.



COFFEE

- 01 Rosslyn Coffee
- 02 Soho Coffee Co.
- 03 Black Sheep Coffee
- 04 Redemption Roasters
- 05 Grind
- 06 The Nespresso Bar

BARS

- 07 The Otherist
- 08 Mr Foggs City Tavern
- 09 Engel Bar
- 10 Broadwood
- 11 Clays
- 12 Bar Kroketa

RESTAURANTS

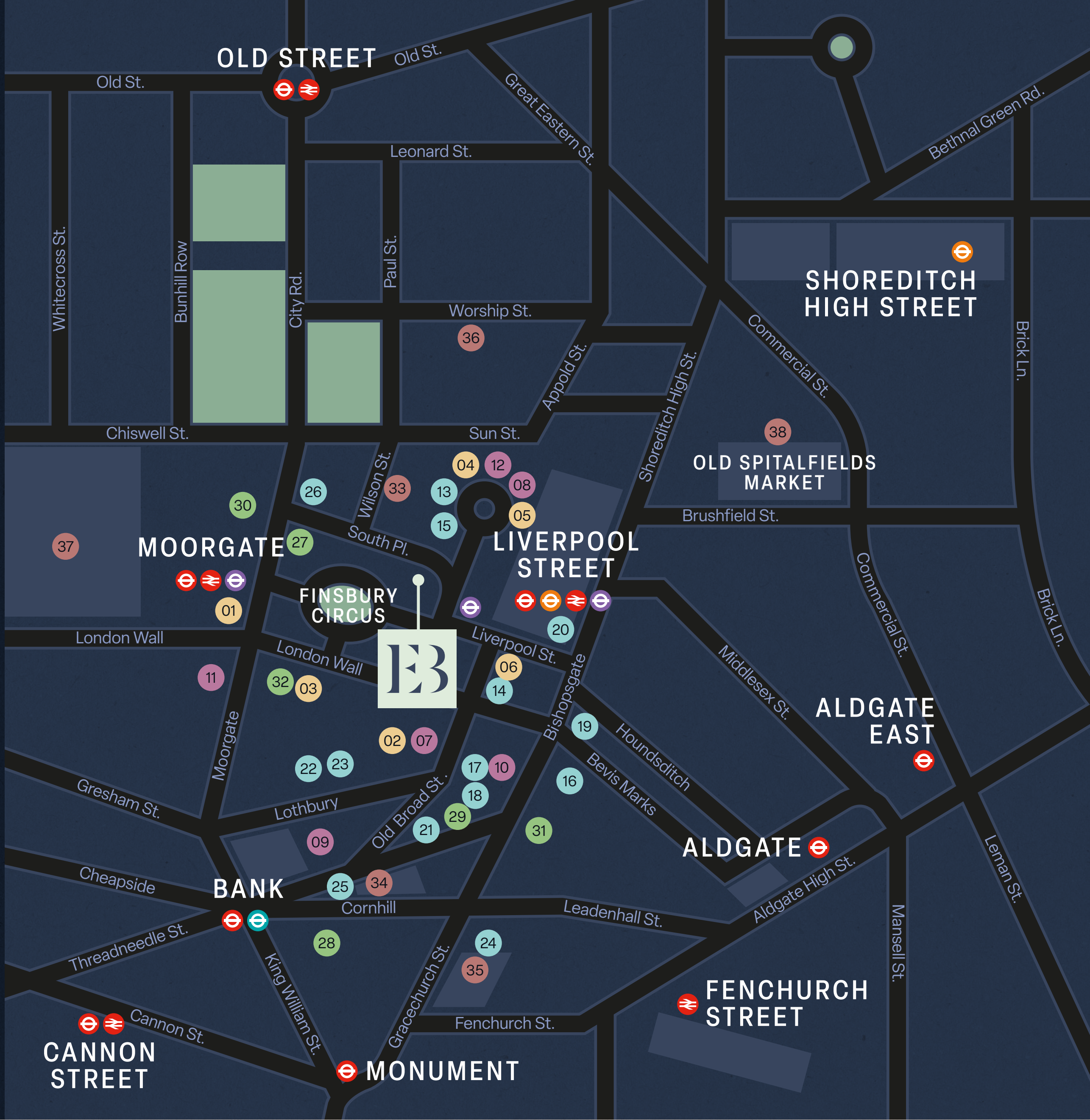
- 13 Yauatcha City
- 14 The Ivy City Garden
- 15 Comptoir Libanais
- 16 Paradise Green
- 17 City Social
- 18 Pizza Pilgrims
- 19 Duck & Waffle
- 20 Eataly
- 21 Burger & Lobster
- 22 COYA
- 23 Le Relais de Venise
- 24 Luc's Brasserie
- 25 The Fortnum's Bar & Restaurant
- 26 The Angler

FITNESS

- 27 Third Space
- 28 Gymbox
- 29 Virgin Active
- 30 Nuffield Heath
- 31 BXR
- 32 PureGym

RETAIL/LEISURE

- 33 Everyman Cinema
- 34 The Royal Exchange
- 35 Leadenhall Market
- 36 Junkyard Golf
- 37 Barbican Centre
- 38 Spitalfields Market





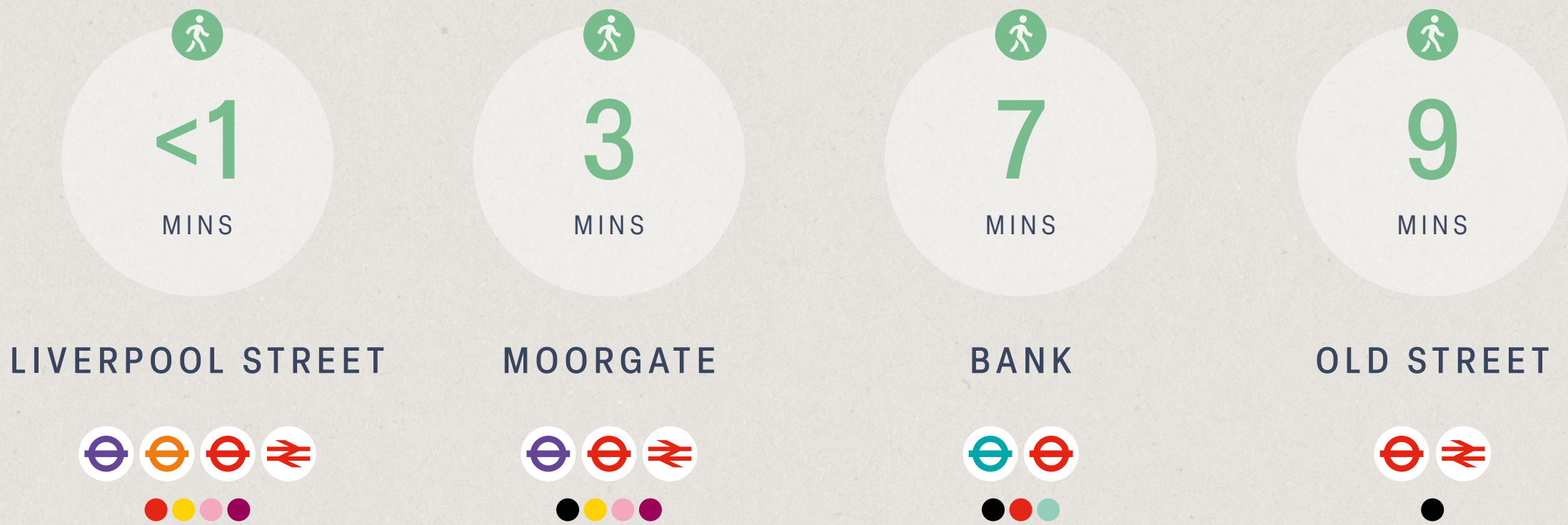
# MOVE & CONNECT

Eldon & Broad are less than a minutes walk from Liverpool Street Station.

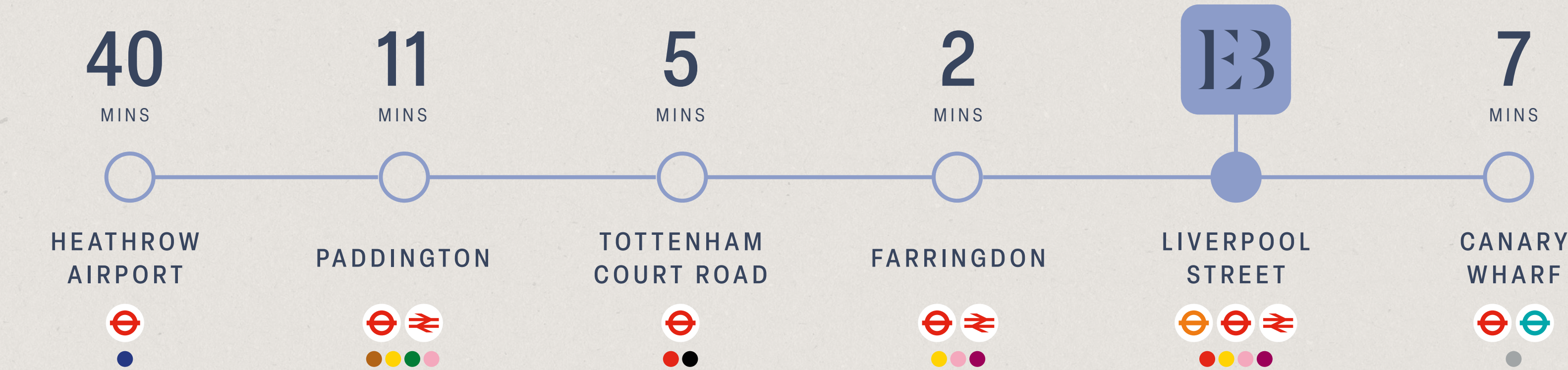
This provides excellent transport connectivity, with access to the Elizabeth Line, National Rail and Underground networks. Moorgate and Bank stations are also a short walk away, providing further connections across London and beyond.



## STATION WALK TIMES



## ELIZABETH LINE JOURNEY TIMES





# GET IN TOUCH

For further information on the leasing options available or to arrange a viewing, please contact the sole letting agents:



**Joe Tallis-Chisnall**

07970 280 653

[joe.tallischisnall@strettons.co.uk](mailto:joe.tallischisnall@strettons.co.uk)

**Mark Bolton**

07803 850 231

[mark.bolton@strettons.co.uk](mailto:mark.bolton@strettons.co.uk)

**Tom Schwier**

07583 037 559

[tom.schwier@strettons.co.uk](mailto:tom.schwier@strettons.co.uk)

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Misrepresentations Act 1967 – Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. November 2025.

Designed by Cre8te – 020 3468 5760 – [cre8te.london](https://cre8te.london)