



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 63,916 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:
63,916 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 or available floor by floor



Brand new Cat-A or 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 or Cat-A+ specification throughout to deliver a high quality office available as a whole or on a floor by floor basis. 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 office space.



Re-modelled reception area



Refurbished Cat-A or Cat-A+ available



New HVAC system



Two passenger lifts



Raised access flooring



Further service core & lift



Refurbished WCs & new end of trip facilities



Excellent natural light

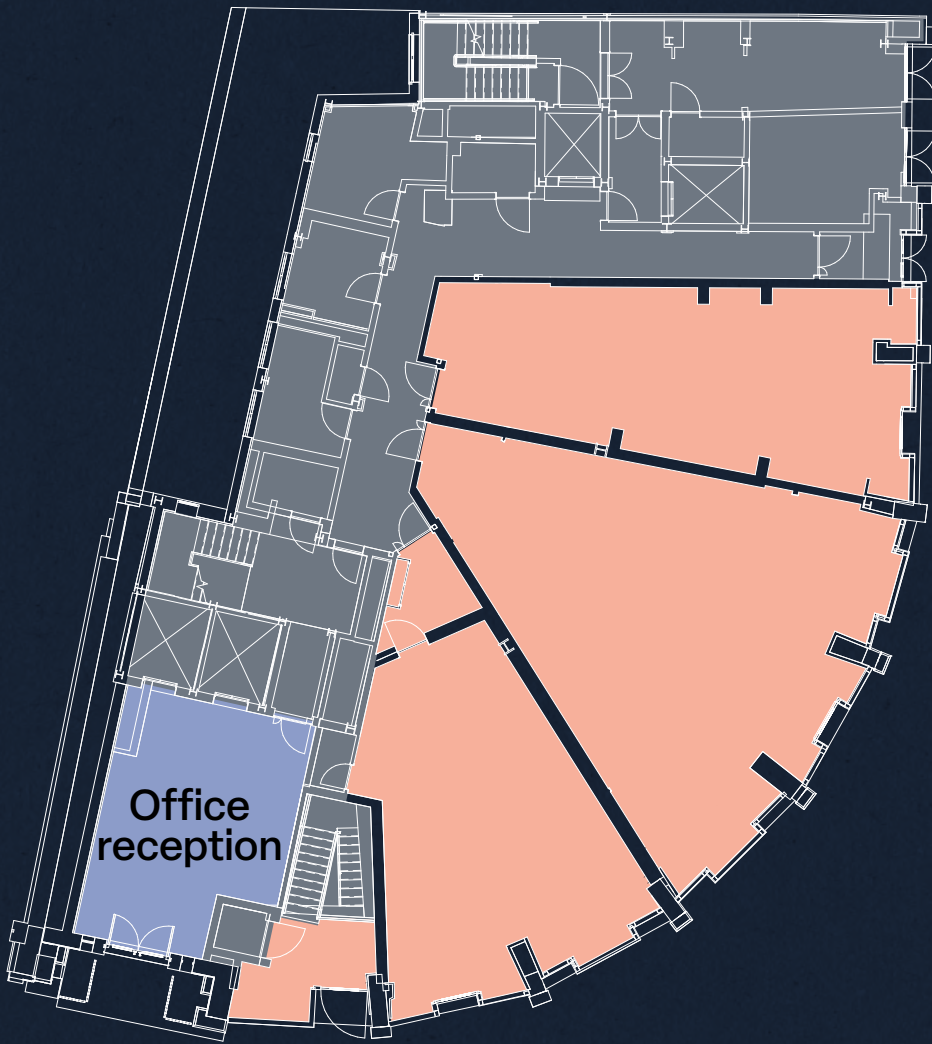


EXISTING ACCOMMODATION

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

The building is also available in conjunction with 15-17 Eldon Street.

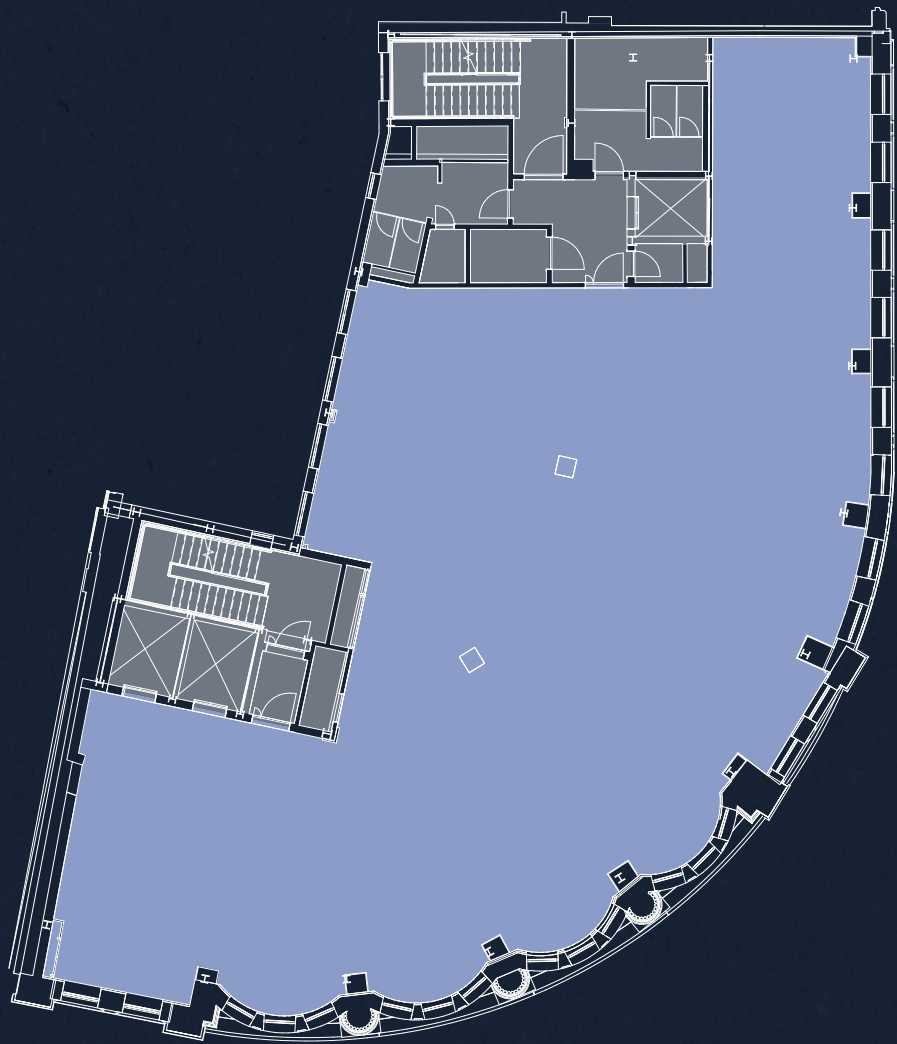
GROUND



BROAD STREET PLACE

SECOND

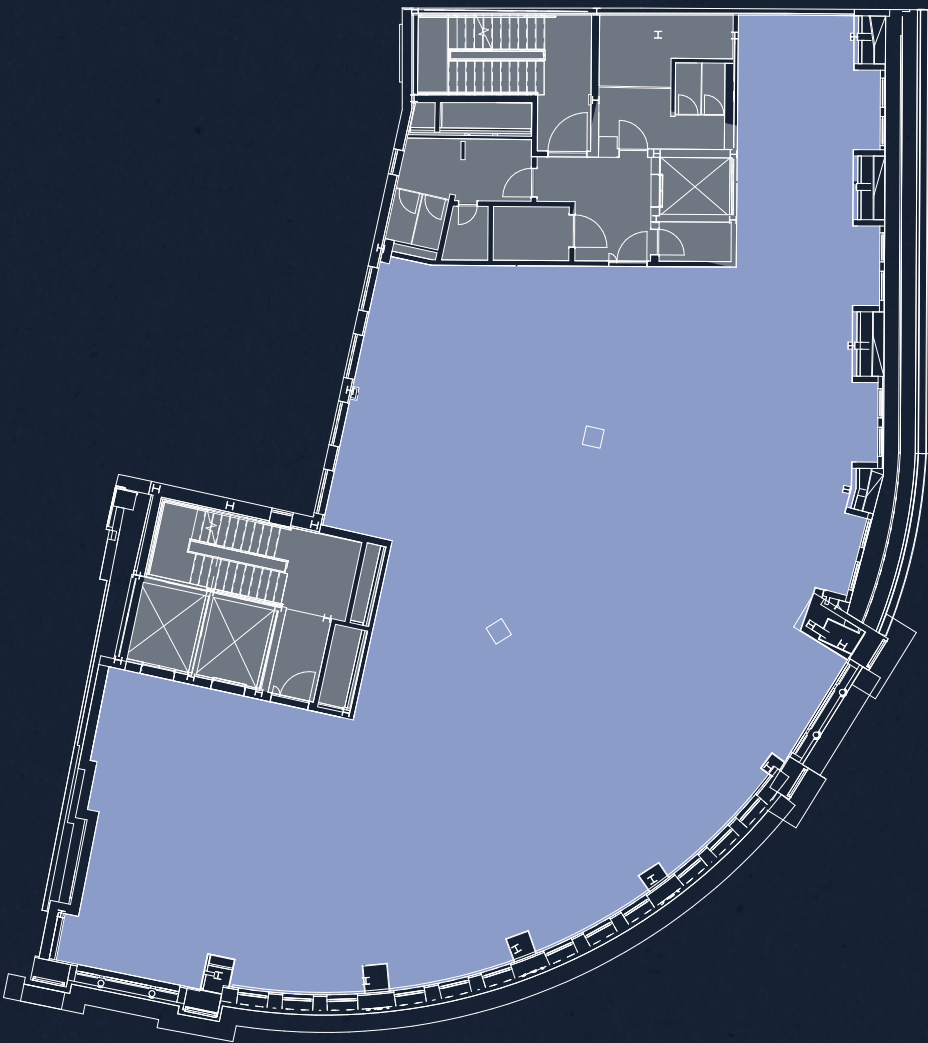
3,941 SQ FT
366.1 SQ M



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 office opportunity in a highly desirable location.

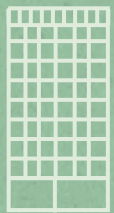
EXTERIOR



THE BUILDING



INDICATIVE RECEPTION CGI



Attractive
architectural
features



Self-contained
HQ or available
floor by floor



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 or Cat-A+ specification throughout, offering excellent potential for a high quality office available as a whole or floor by floor basis.



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



Refurbished
Cat-A or Cat-A+
available

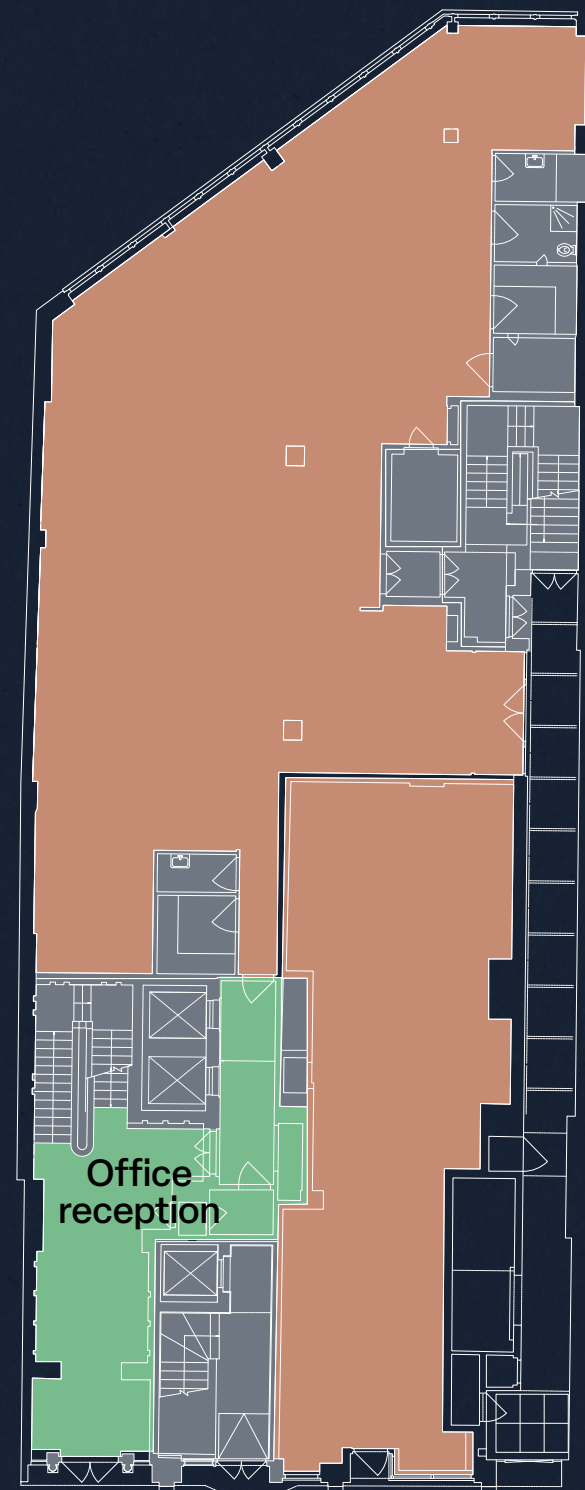


EXISTING ACCOMMODATION

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

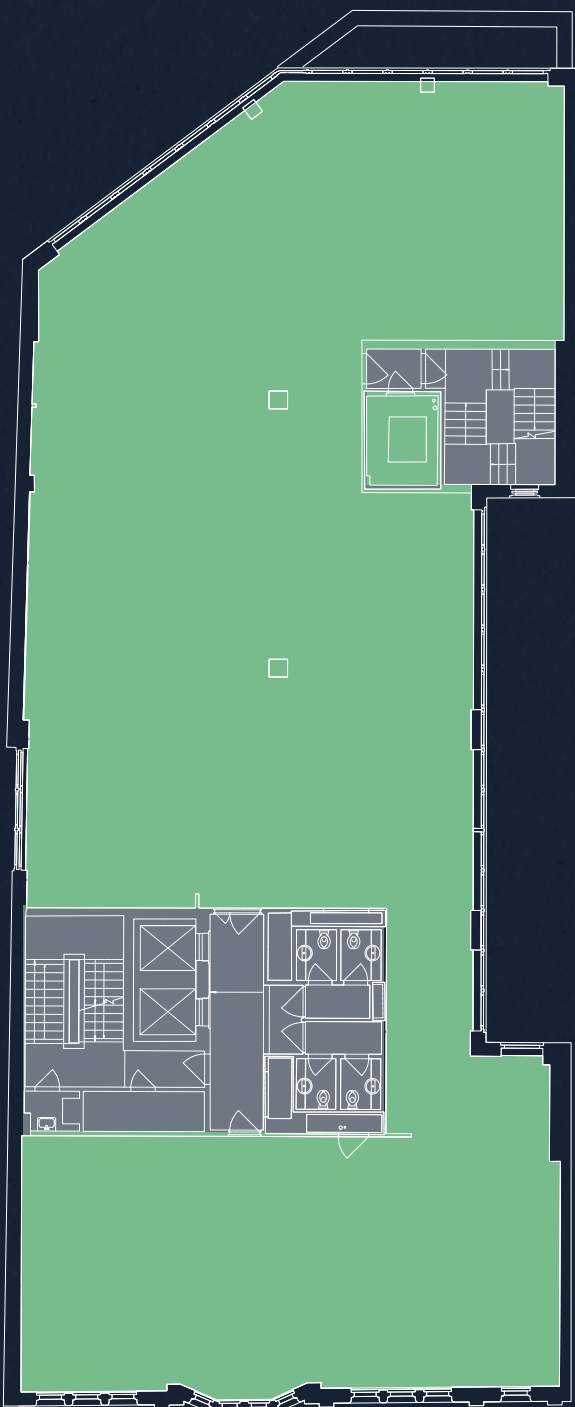
The building is also available in conjunction with 6 Broad Street Place.

GROUND



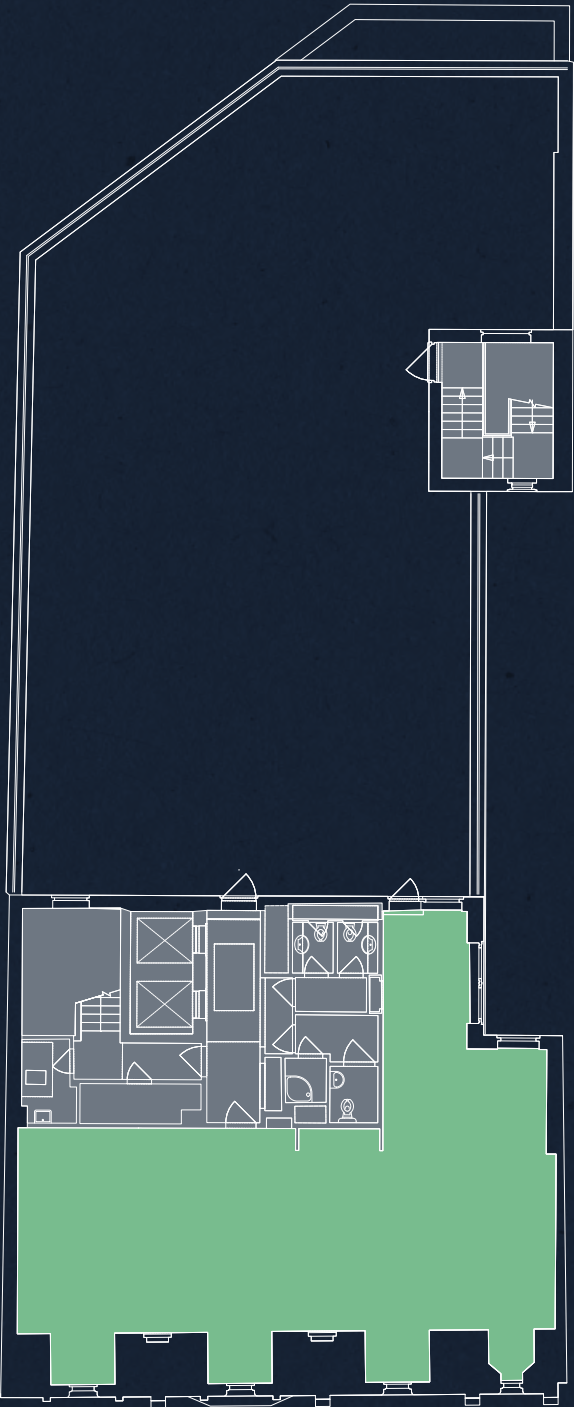
ELDON STREET

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



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 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.

The two buildings provide an opportunity to combine the extended consented scheme with multiple roof terraces to together provide a combined total of up to 63,916 sq ft of Cat-A or Cat-A+ office space over 1st - 8th floors with floor plates of 3,466-9,121 sq ft.



Up to 63,916 sq ft
of unique
office space



Outstanding HQ
opportunity or available
floor by floor



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

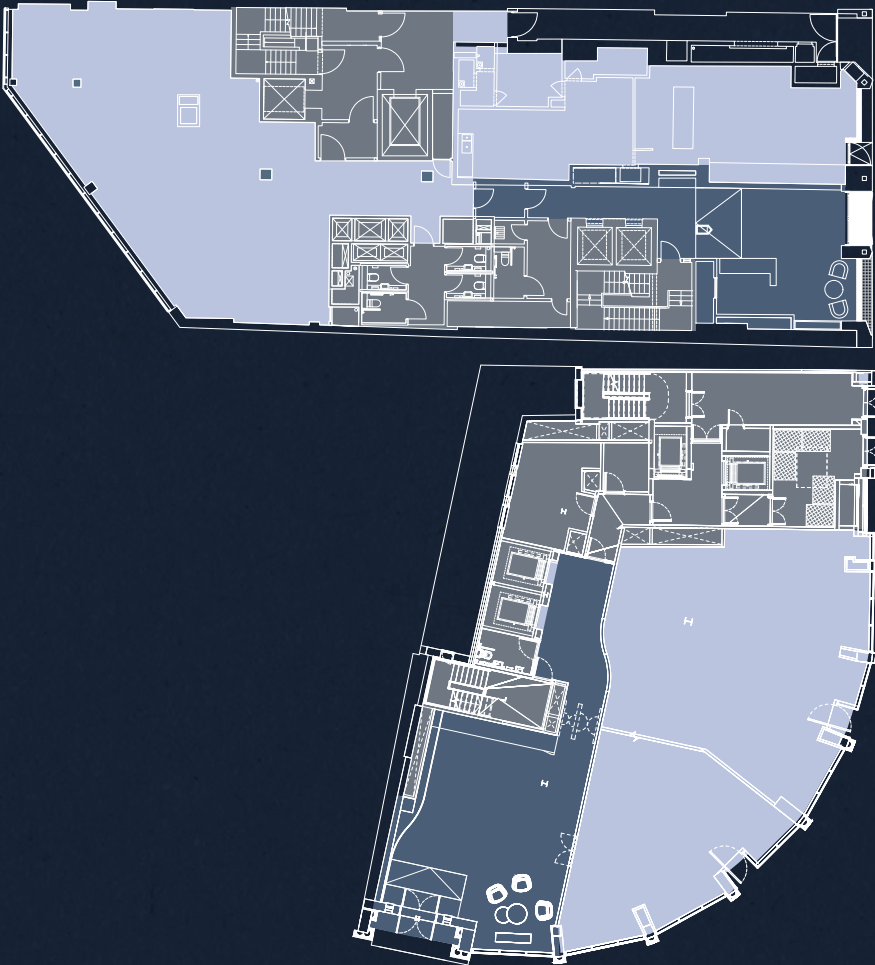
FLOOR	SQ FT	SQ M
Eighth	3,466	322
Seventh	4,036	375
Sixth	4,370	406
Fifth	4,553	423
Fourth	4,607	428
Third	4,628	430
Second	4,671	434
First	4,736	440
TOTAL	35,070	3,258

COMBINED - PROPOSED

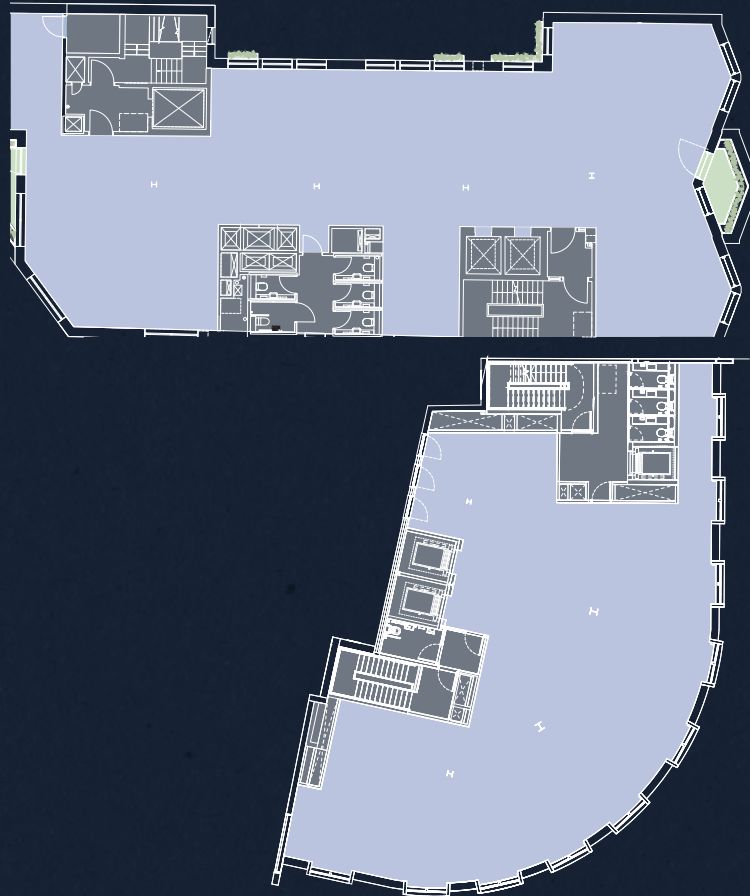
FLOOR	SQ FT	SQ M
Eighth	3,466	322
Seventh	7,278	676
Sixth	8,149	757
Fifth	9,004	837
Fourth	8,929	830
Third	8,951	832
Second	9,015	838
First	9,121	847
TOTAL	63,916	5,938

The buildings are available floor by floor, individually, or in combination.

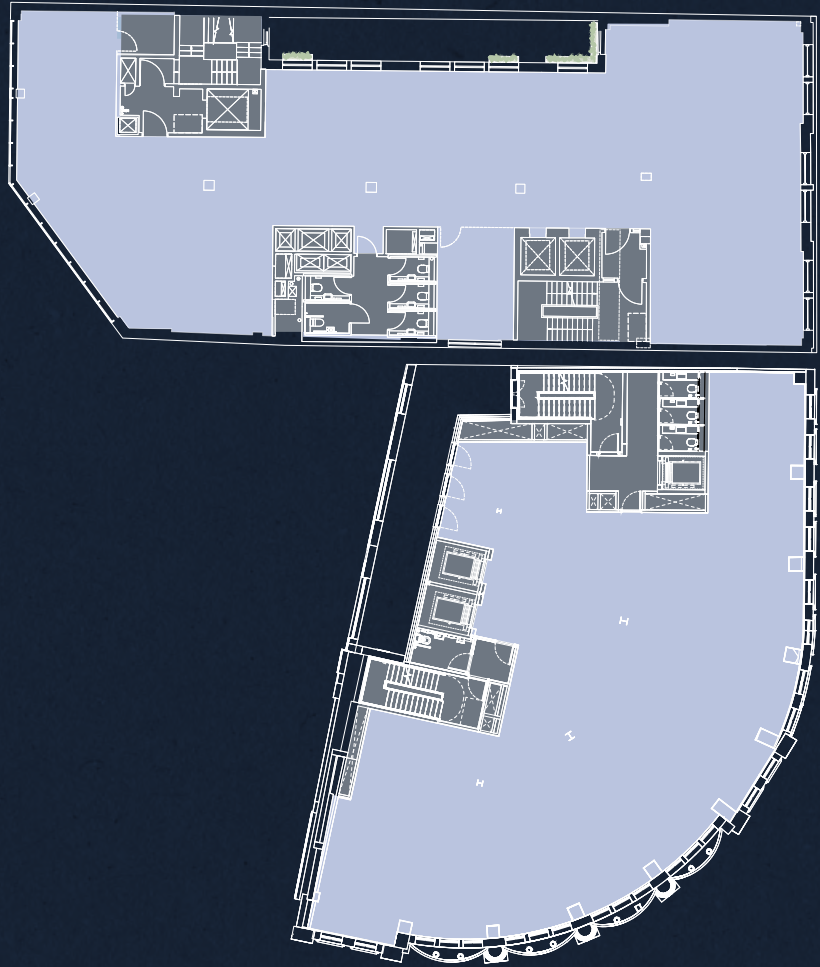
GROUND



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

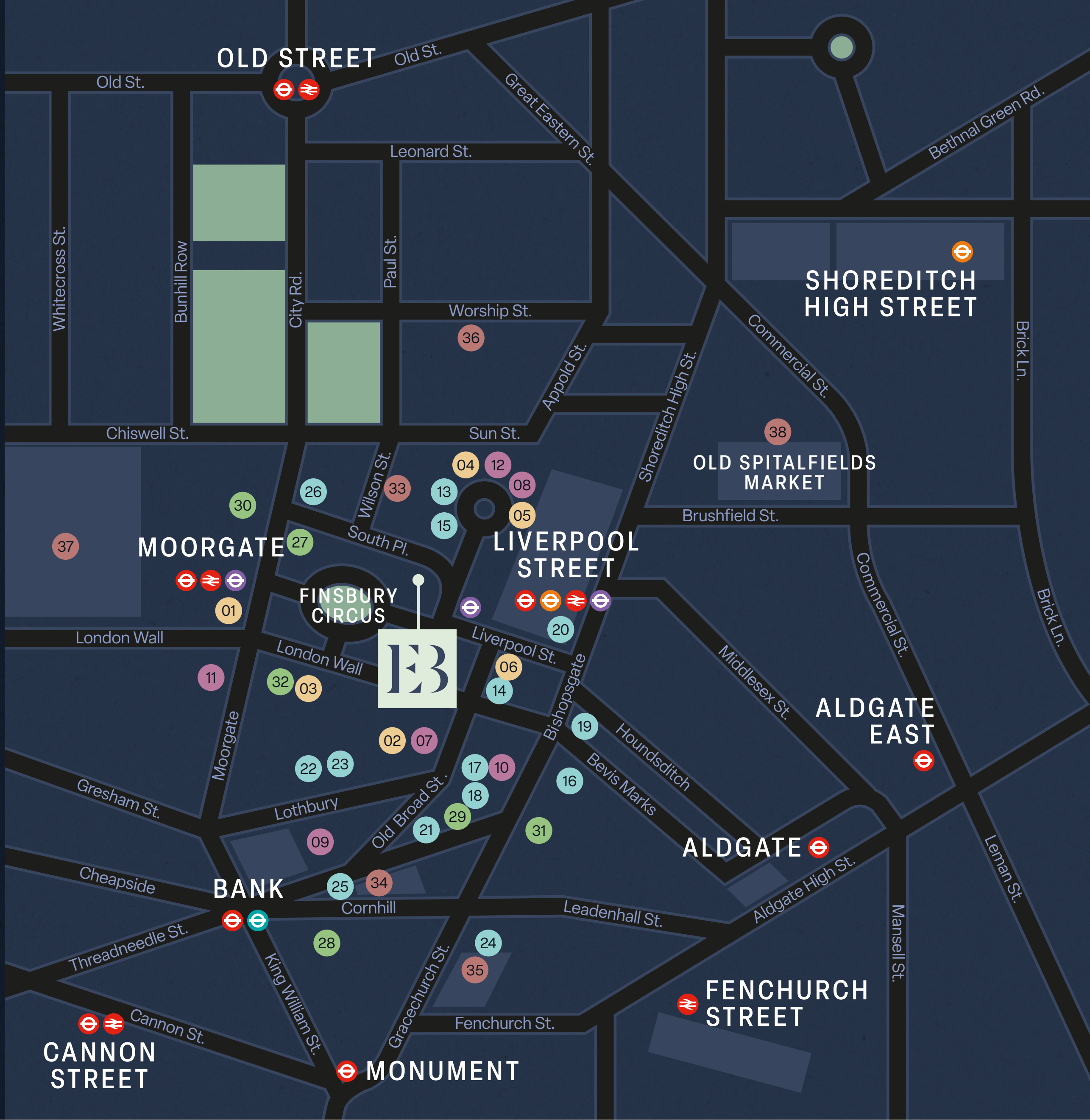
- 13 Yauatcha City
- 14 The Ivy City Garden
- 15 Comptoir Libanais
- 16 Paradise Green
- 17 City Social
- 18 Pizza Pilgrims
- 19 Duck & Waffle
- 20 Eataly
- 21 Burger & Lobster
- 22 COYA
- 23 Le Relais de Venise
- 24 Luc's Brasserie
- 25 The Fortnum's Bar & Restaurant
- 26 The Angler

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



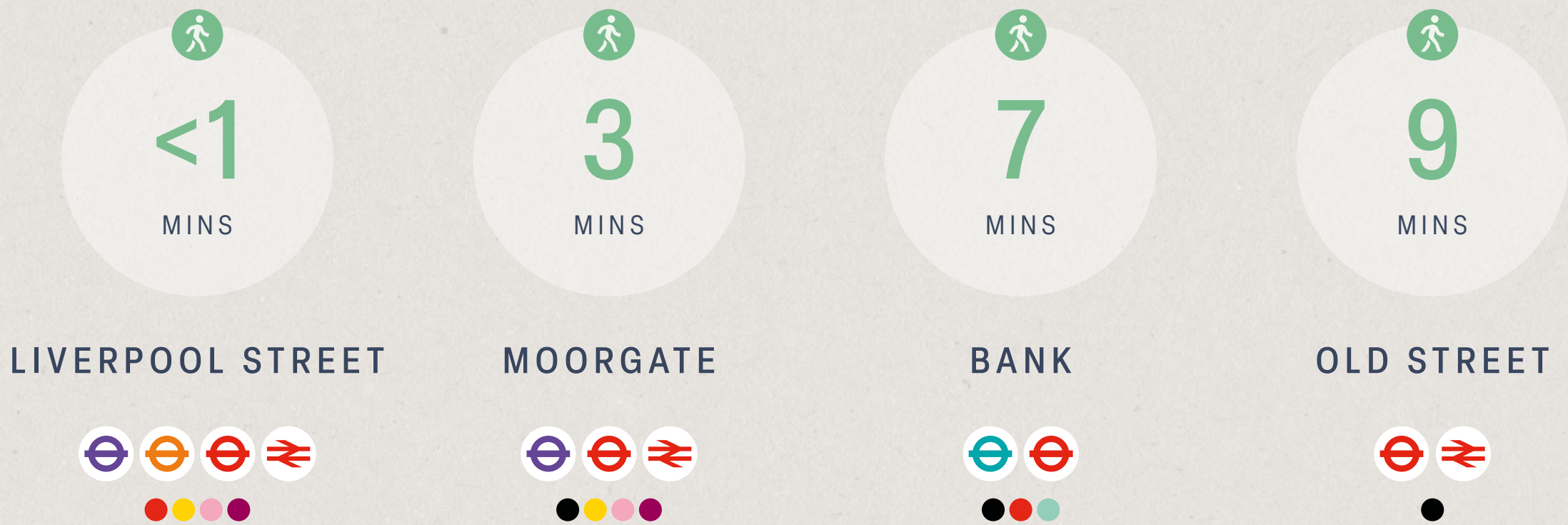
MOVE & CONNECT

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

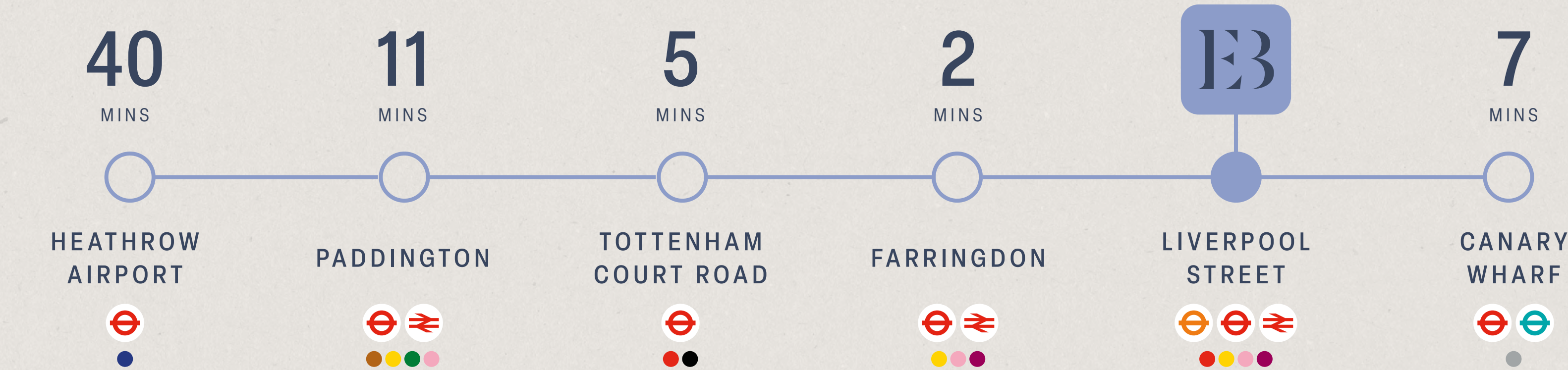
This provides excellent transport connectivity, with access to the Elizabeth Line, National Rail and Underground networks. Moorgate and Bank stations are also a short walk away, providing further connections across London and beyond.



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:



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Tom Schwier

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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. September 2025.

Designed by Cre8te – 020 3468 5760 – cre8te.london