Poultry

Overview

A 128,000 sq ft HQ in the City's most commanding position



Remastered for the next generation of business

Performance

New-build levels of performance delivered through a comprehensive retrofit

All Electric Operation

Future-proofing the building and greatly reducing operational energy use

3.8m Floor to Soffit

Generous ceiling heights exceeding typical refurbishment benchmarks

Floorplates up to 23,000 sq ft

Flexible, expansive floorplates designed to adapt to working needs

Arrival

An elevated arrival experience on Queen Victoria Street, and opportunity for self-contained entance

Half an acre of Gardens

Roof gardens and terraces with unmatched panoramic views of the city



The address that changed the City



1746

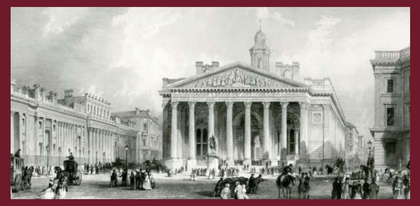
Rocque's map shows the site occupied by the Mansion House and the first Bank of England building.

AD 47
London begins here

The ground 1 Poultry stands on is the point at which London was first constructed by the Romans circa AD 47.

1840s – 1920s

The area evolves with the opening of the Royal Exchange.





1960s/70s
A battle for the skyline

Peter Palumbo proposes a Mies van der Rohe tower and public square. The scheme is rejected after years of public inquiry and an intervention by the Prince of Wales.

Late 1980s
The new vision

Palumbo commissions James Stirling to "create something extraordinary".



1992

In a posthumous tribute to James Stirling's impact on the field, the RIBA renamed its most prestigious architectural accolade the Stirling Prize.



1997
A landmark is born

1 Poultry is completed, five years after Stirling's death.



2016

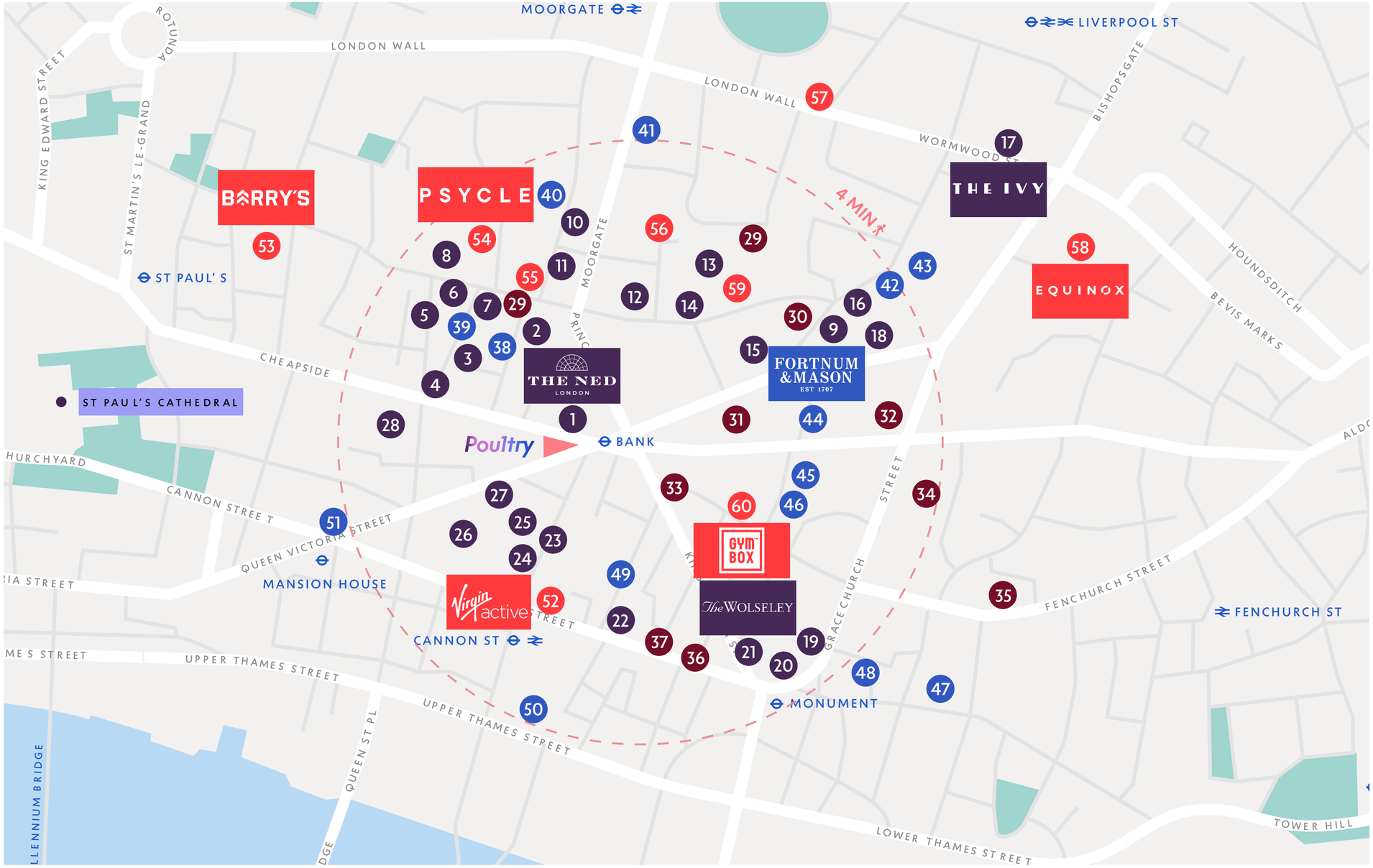
The building is granted Grade II listing* becoming the youngest listed building in history.

Location

Pride of place

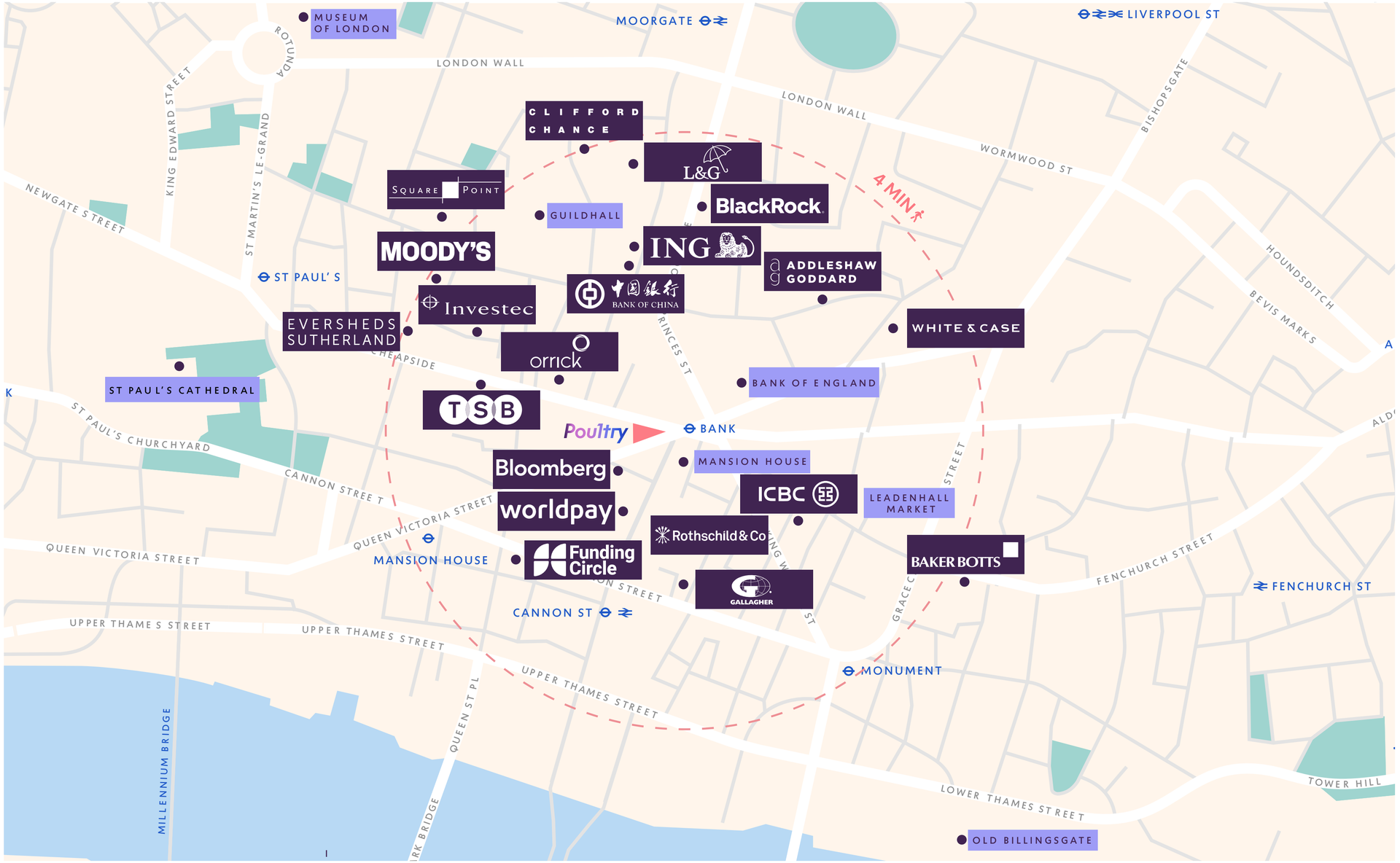
1. Bloomberg European HQ
2. The Ned
3. Mansion House
4. Bank of England
5. The Royal Exchange
6. Rothschild & Co





Everything you need

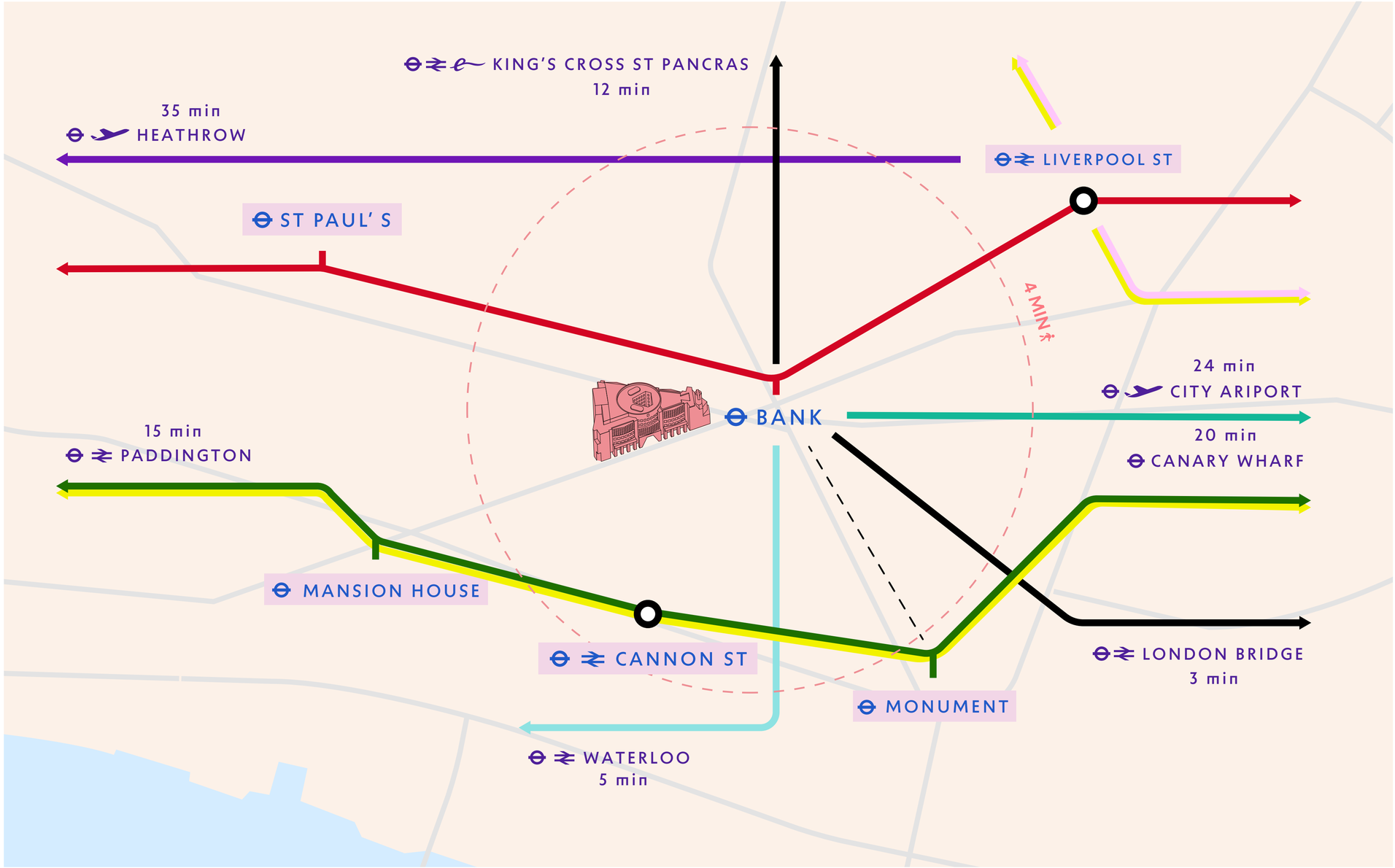
	FOOD	31	Grind
1	The Ned	32	Corner Cafe
2	Goodman City	33	Attendant Coffee
3	Browns	34	Blank Street Coffee
4	Tossed	35	Black Sheep Coffee
5	Cabotte	36	Kiss the Hippo
6	The Anthropologist	37	Rosslyn Coffee
7	City Càphê		**BAR**
8	Hawksmoor	38	Goldwood
9	Farmer J	39	City Arts Bar
10	Lazy Geppetto	40	El Vino
11	Sushi Dog	41	The Telegraph
12	The Lamprey	42	The Arbitrager
13	Temper	43	The Phoenix
14	Coya	44	Fortnum's Bar
15	The Salad Project	45	Baby Bachus
16	Burger and Lobster	46	Jamaica Wine House
17	The Ivy City	47	Vagabond Wines
18	L'Entrecote	48	Eastcheap Records
19	Wagtail	49	Bar 1790
20	The Folly	50	The Listing
21	The Wolseley City	51	The Cocktail Club
22	Zombero		**WELLNESS**
23	Lina Stores	52	Virgin Active
24	Caravan	53	Barry's
25	Bleeker Burger	54	Psycle
26	Homeslice	55	Foundry Gym
27	Bao	56	Pure Gym
28	Gordon Ramsay's Pizza	57	Kobox
	COFFEE	58	Equinox
29	Soho Coffee	59	The Cut
30	Hagen Espresso	60	Gymbox



London's most powerful junction

Neighbours

Landmarks



Get there *1st*

Direct Access
to Bank Station via dedicated entrance

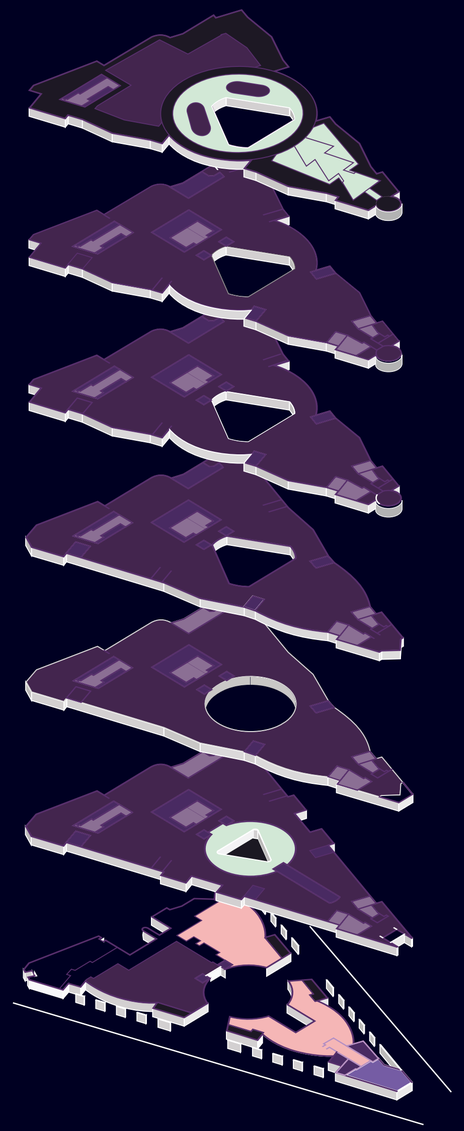
5 Min to Elizabeth Line
Providing easy access to major stations

4 Airports
Within 45 minutes

London City	24 minutes
Heathrow	35 minutes
Gatwick	40 minutes
Stansted	45 minutes

Building

6	6,690 sq ft 580 sq ft	Workspace Pavilions
5	21,700 sq ft	Workspace
4	21,710 sq ft	Workspace
3	23,270 sq ft	Workspace
2	22,150 sq ft	Workspace
1	20,040 sq ft	Workspace
G	4,400 sq ft 6,930 sq ft	Reception Retail
Total	120,540 sq ft 6,930 sq ft	Workspace Retail



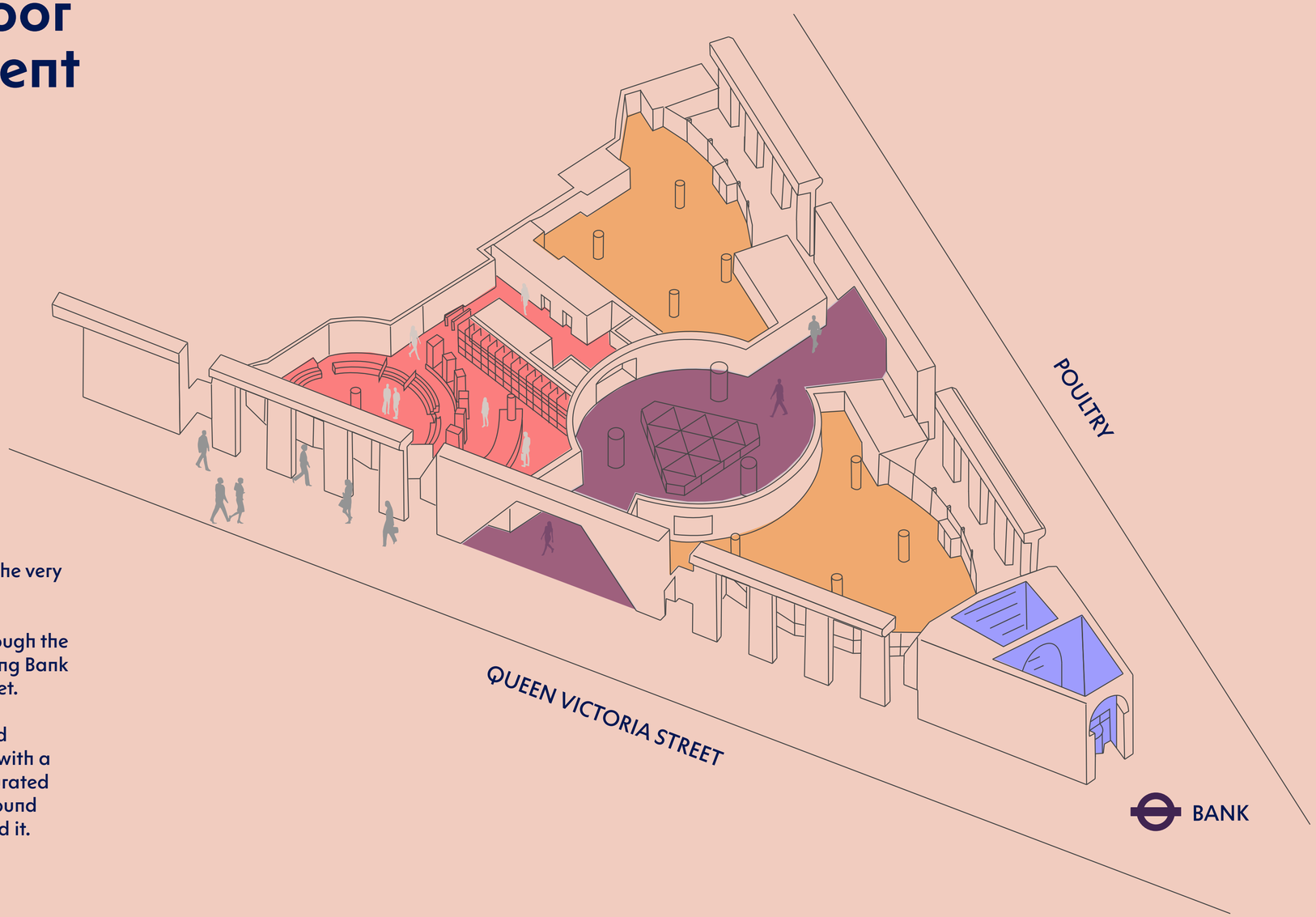
Expansive, flexible floorplates up to 23,000 sq ft

Workspace

Retail

Garden

Ground Floor Arrangement



Office Reception

Prow Entrance

Retail

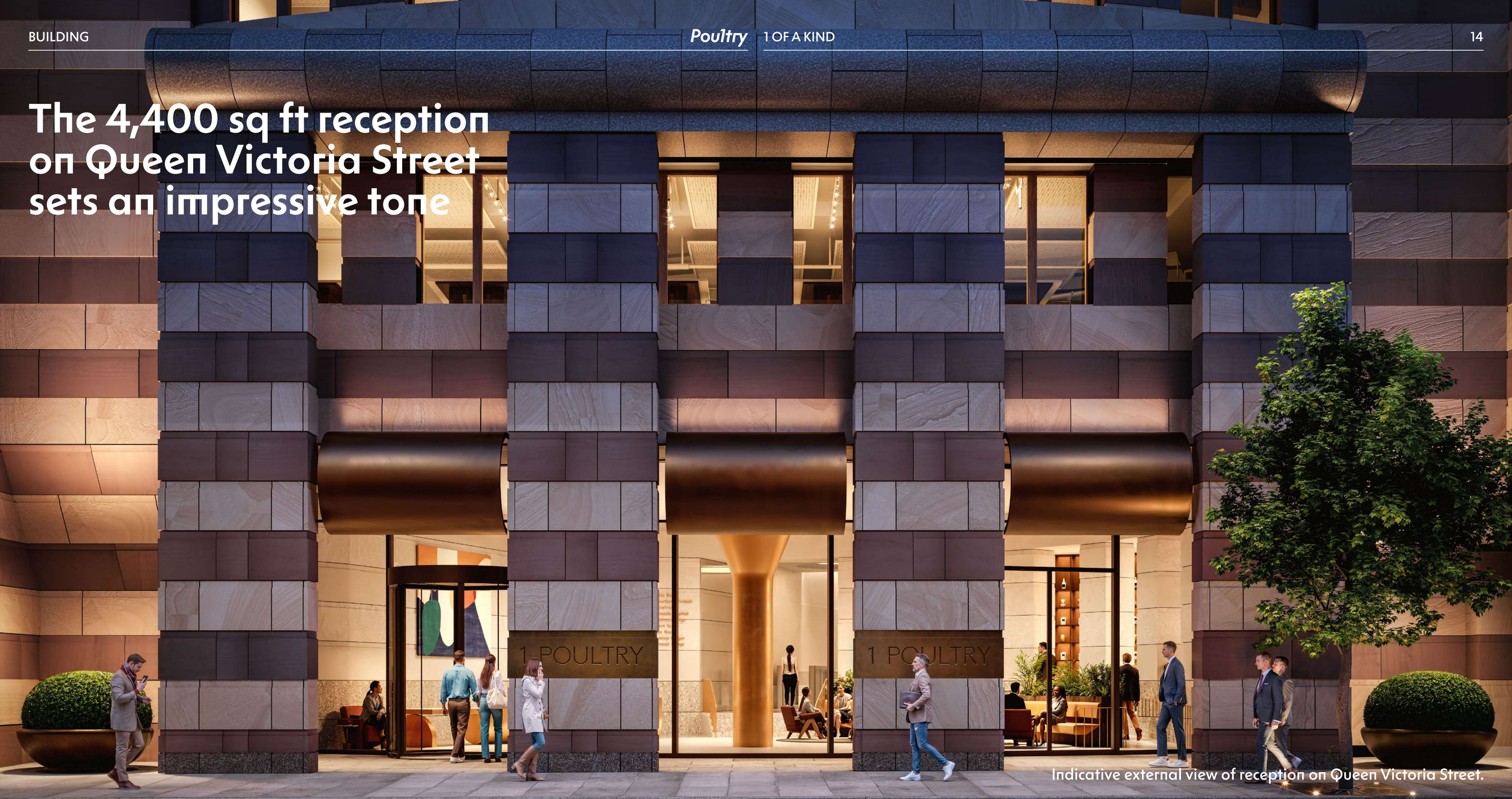
Bucklersbury Passage

1 Poultry was conceived, from the very beginning, as a civic building.

Bucklersbury Passage cuts through the heart of the building, connecting Bank Station to Queen Victoria Street.

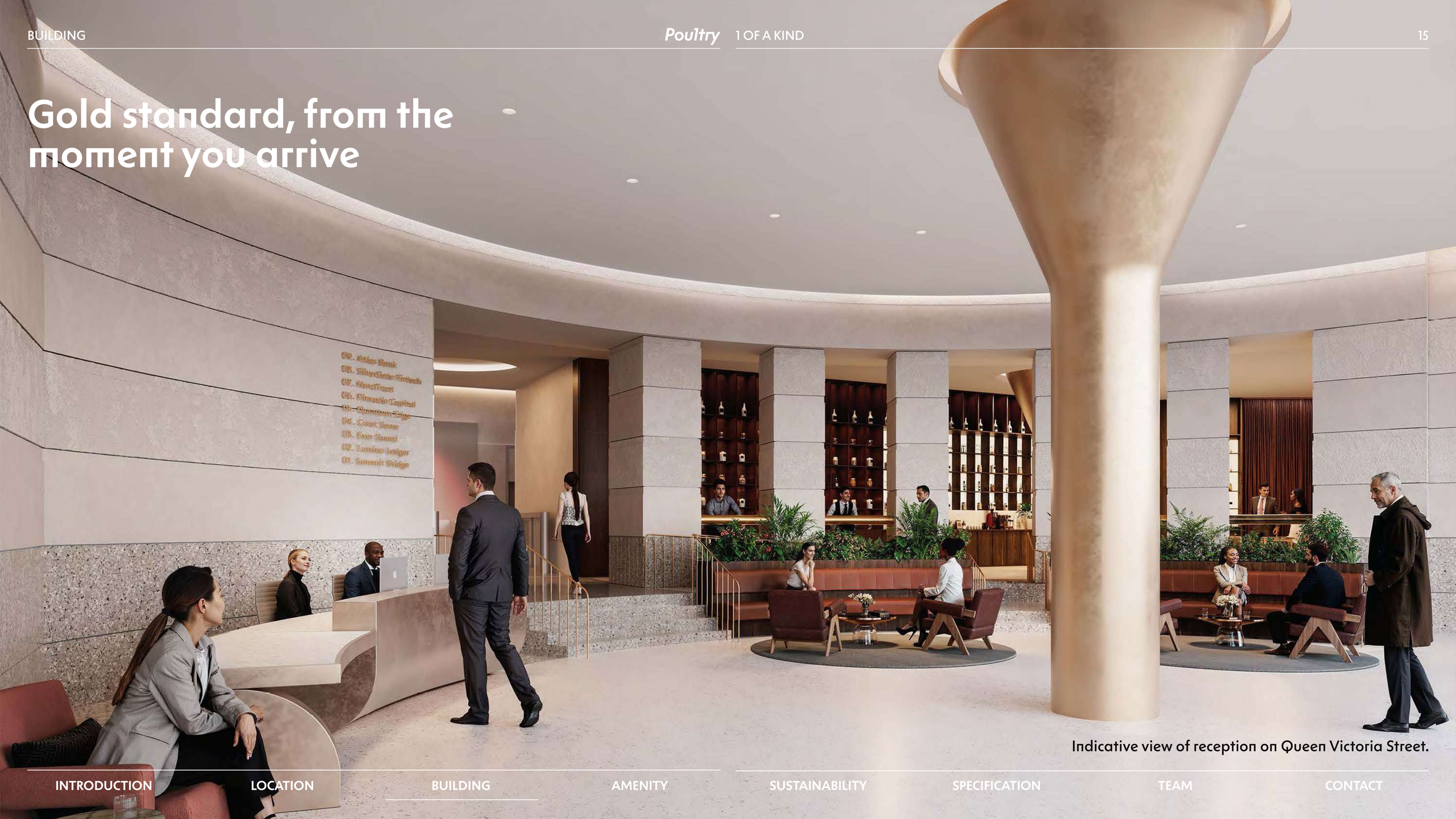
The refurbishment restores and deepens that civic generosity, with a new grand reception, and a curated retail offering stitching the ground floor back to the streets around it.

The 4,400 sq ft reception on Queen Victoria Street sets an impressive tone



Indicative external view of reception on Queen Victoria Street.

Gold standard, from the moment you arrive



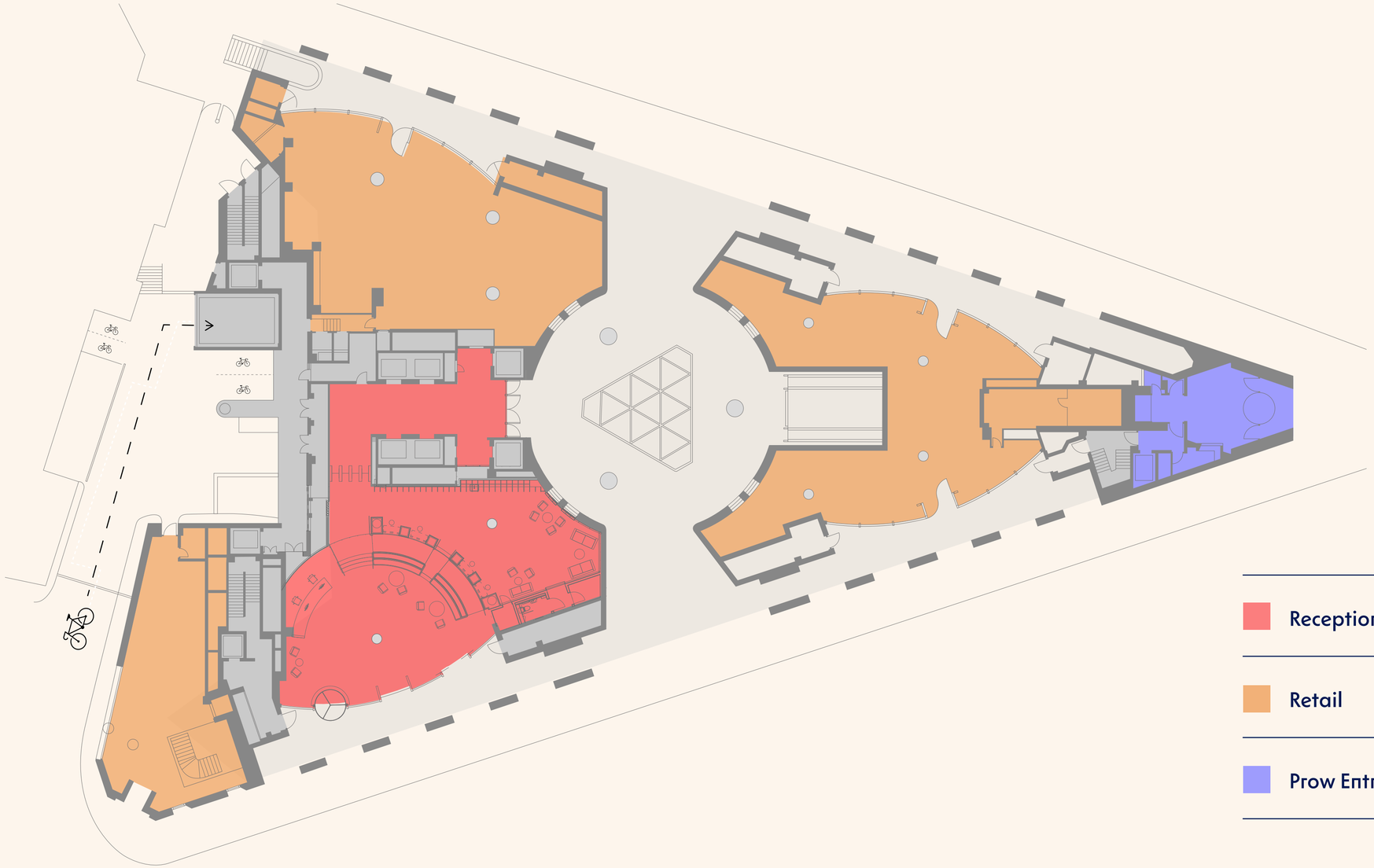
Indicative view of reception on Queen Victoria Street.

Atrium in Bucklersbury passage



Ground Floor

Reception	4,400 sq ft
Retail	6,930 sq ft
Prow	450 sq ft



Reception

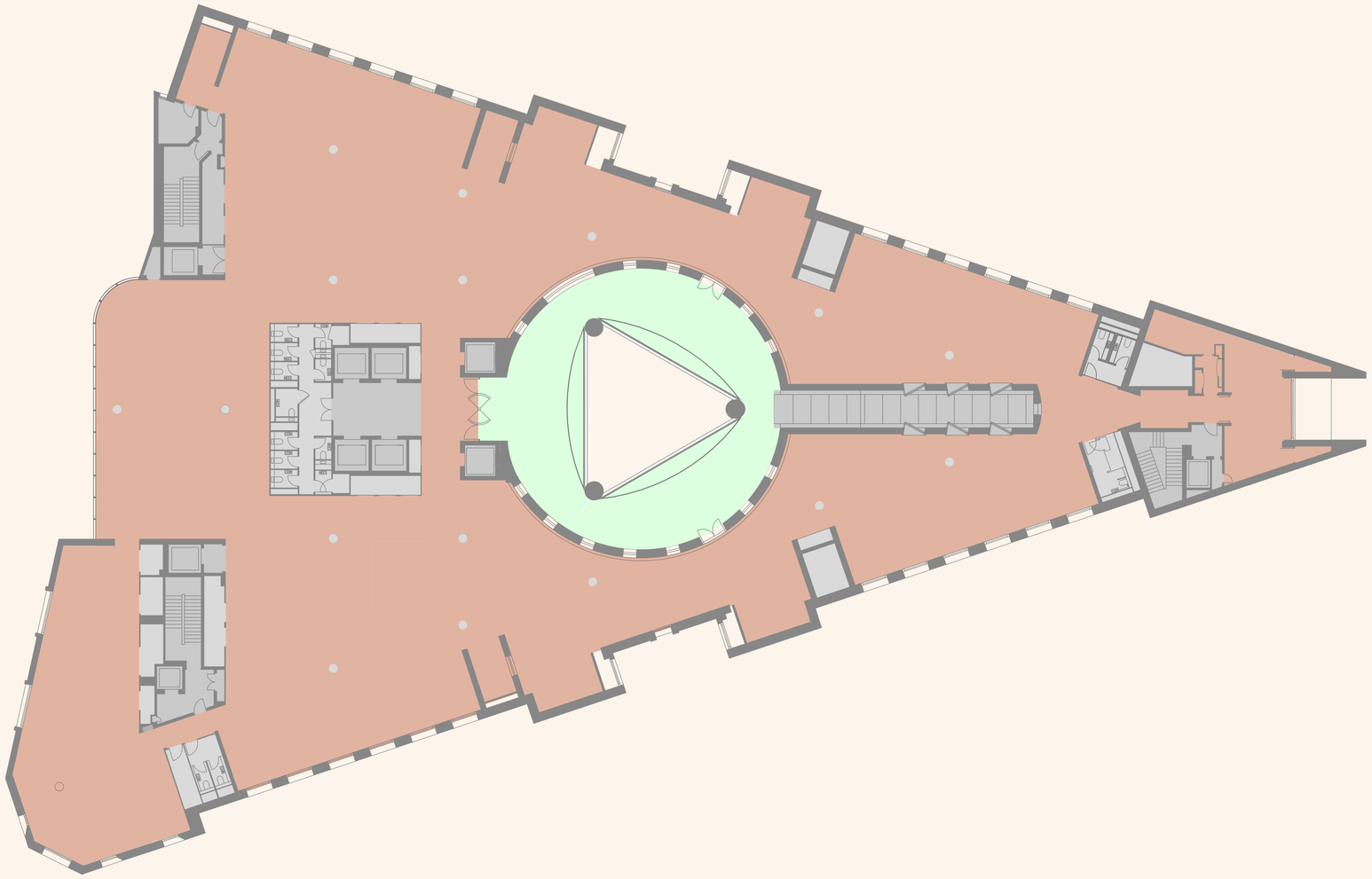
Retail

Prow Entrance

N

Floor *1*

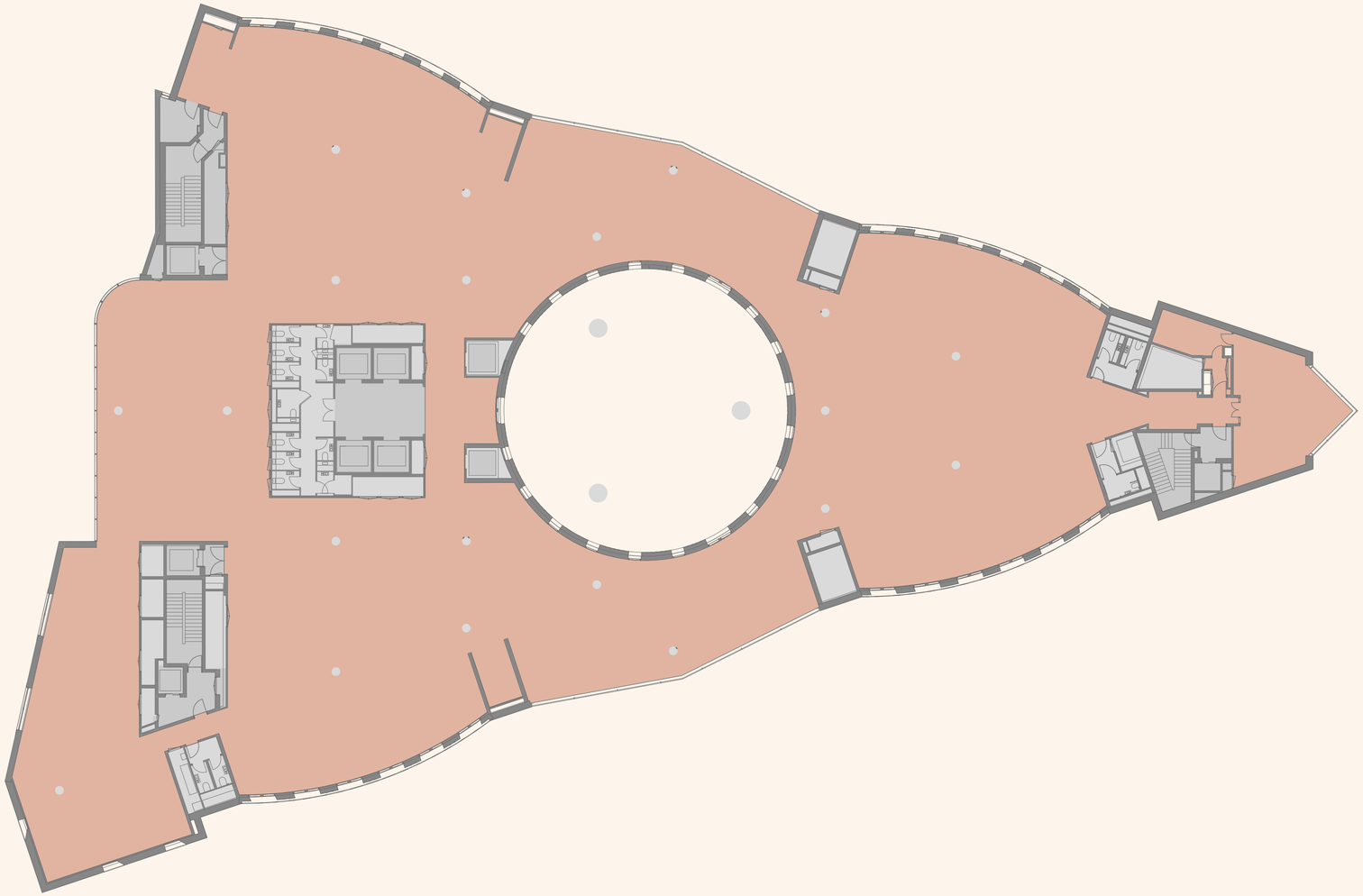
Workspace	20,040 sq ft
Terrace	2,489 sq ft



N

Floor 2

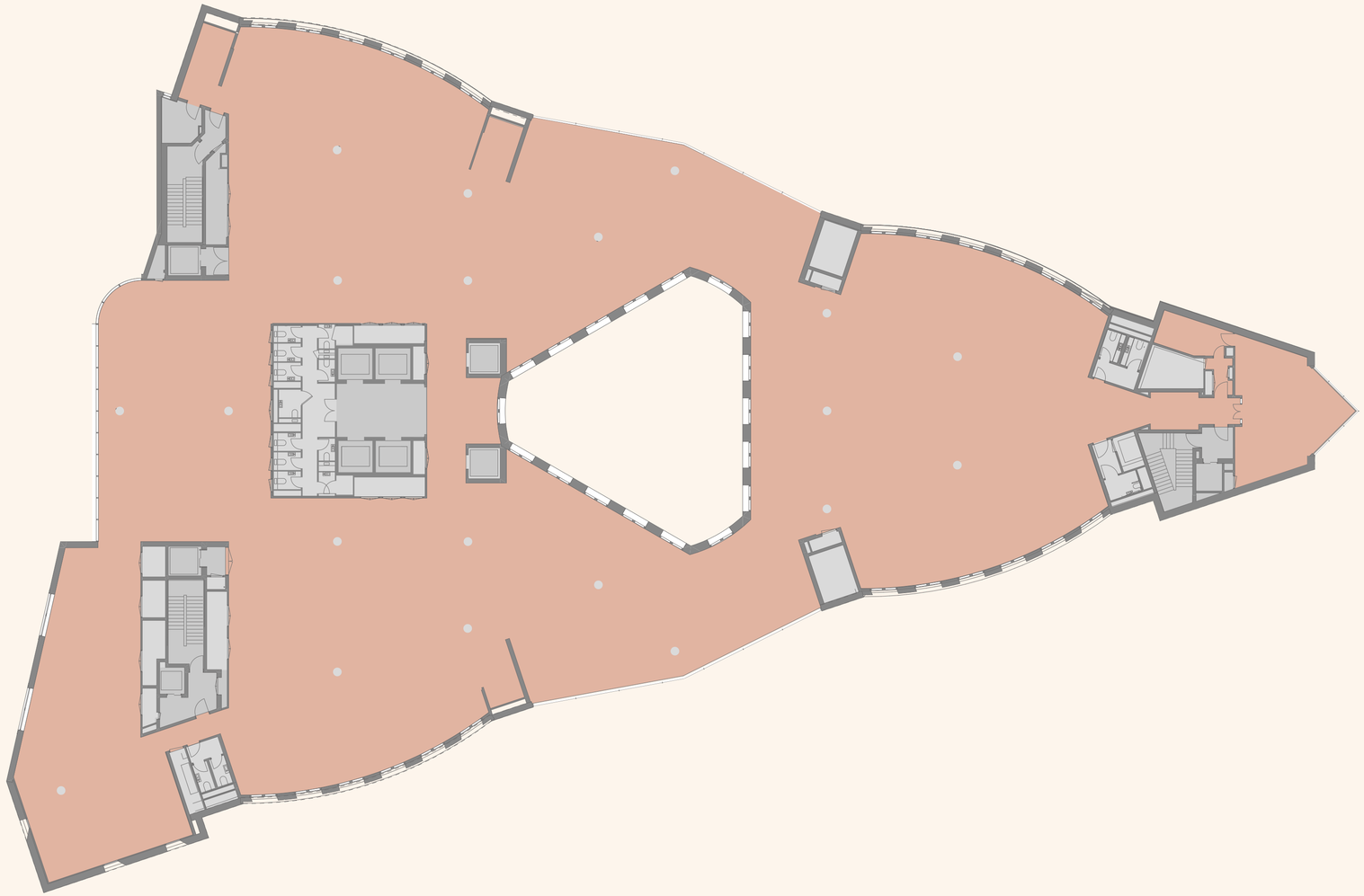
Workspace	22,150 sq ft



N

Floor 3

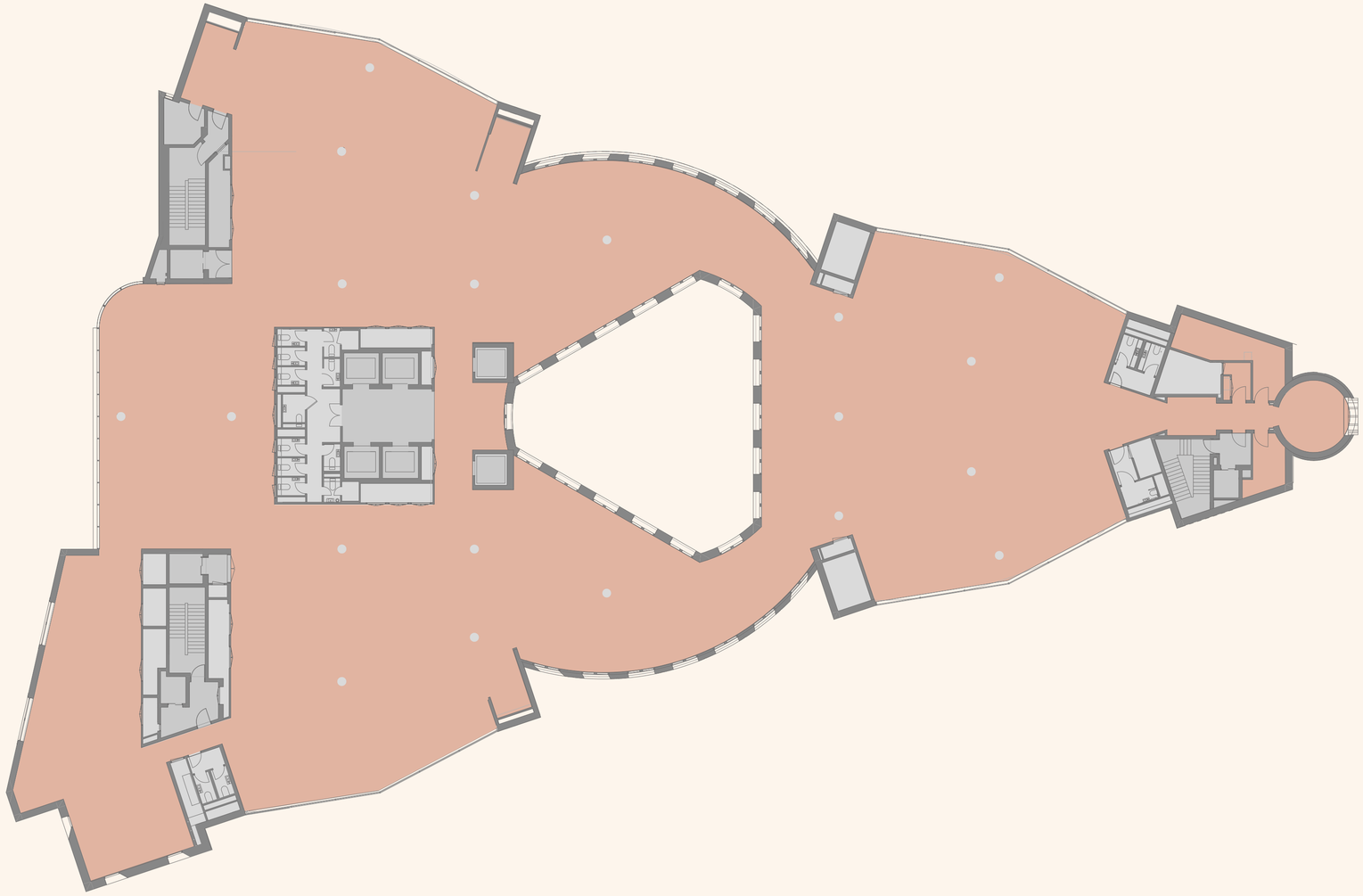
Workspace	23,270 sq ft



N

Floor 4

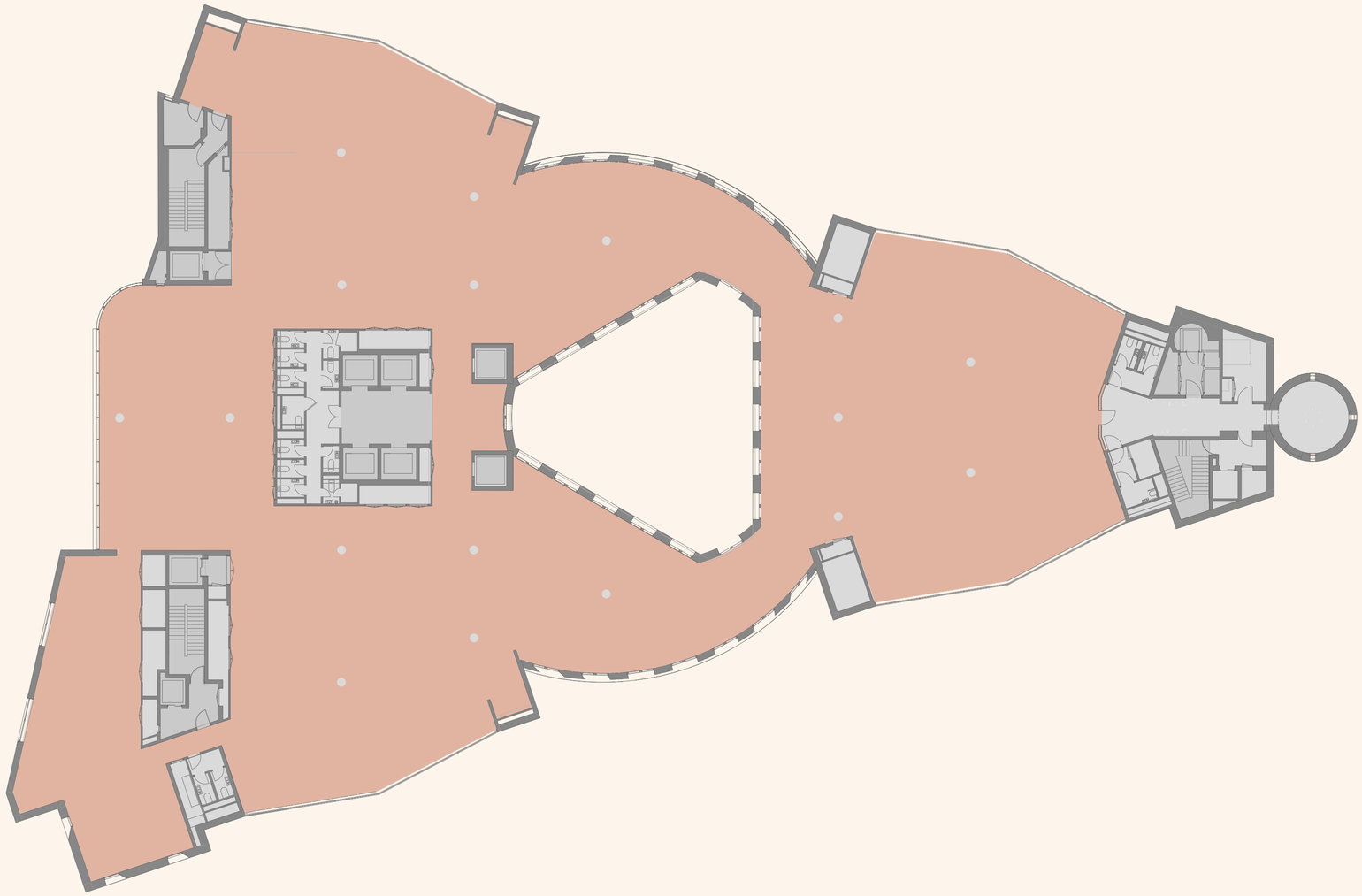
Workspace	21,710 sq ft



N

Floor 5

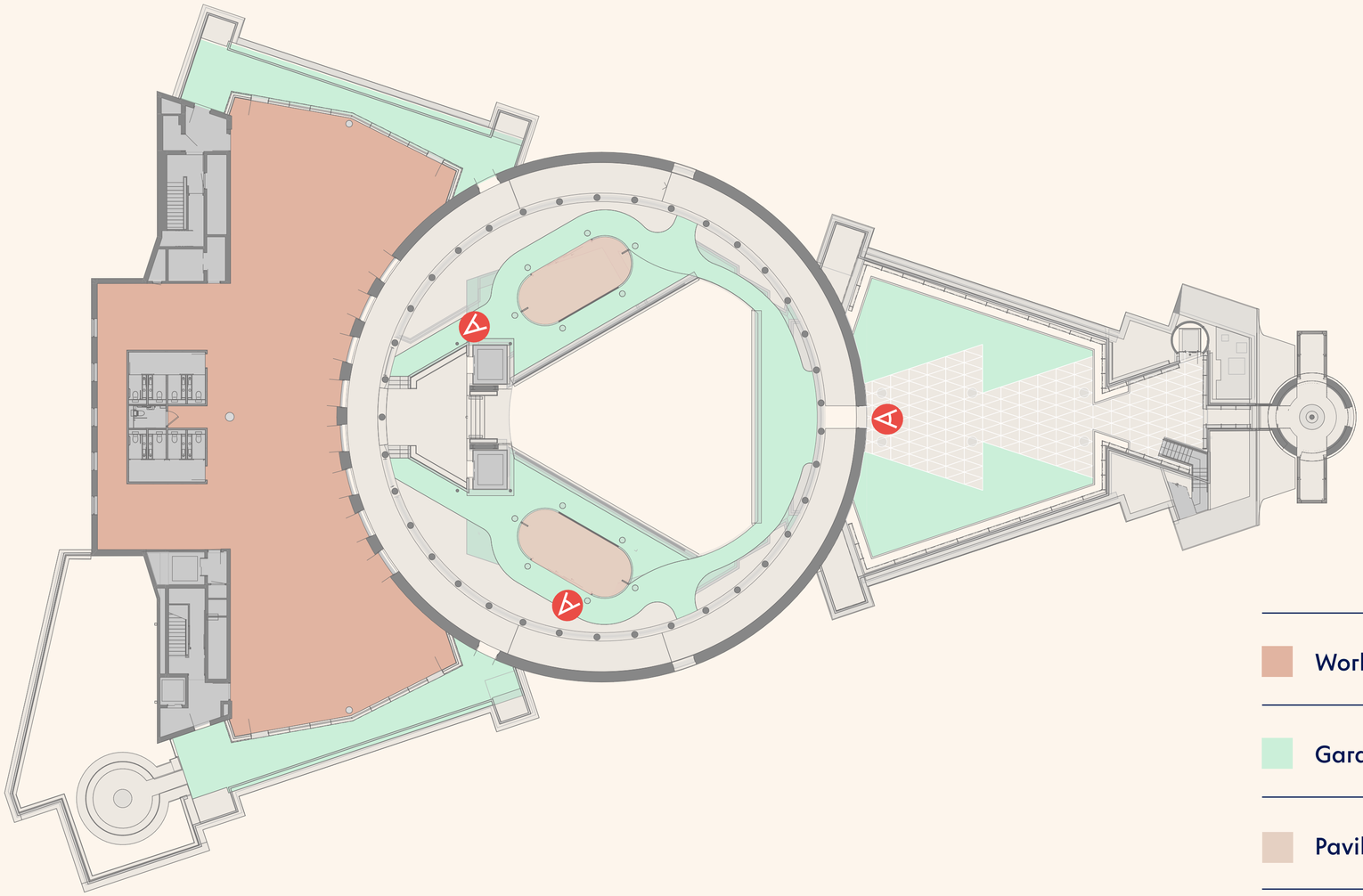
Workspace	21,700 sq ft



N

Floor 6

Workspace	6,690 sq ft
Pavilions	581 sq ft



N

Workspace

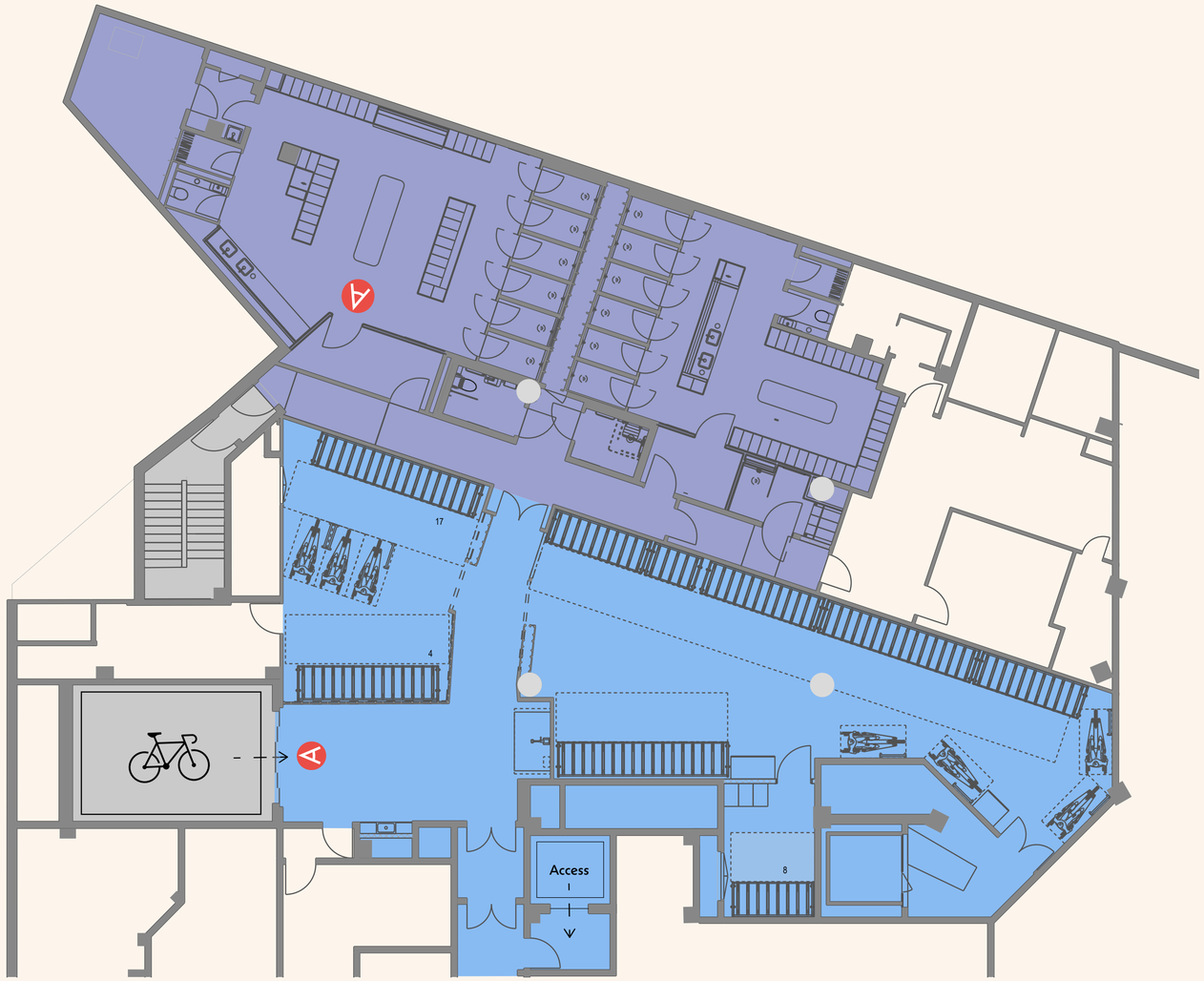
Garden

Pavilion

CGI

Lower Ground Floor

Cycle spaces	132
Lockers	130
Showers	13



N

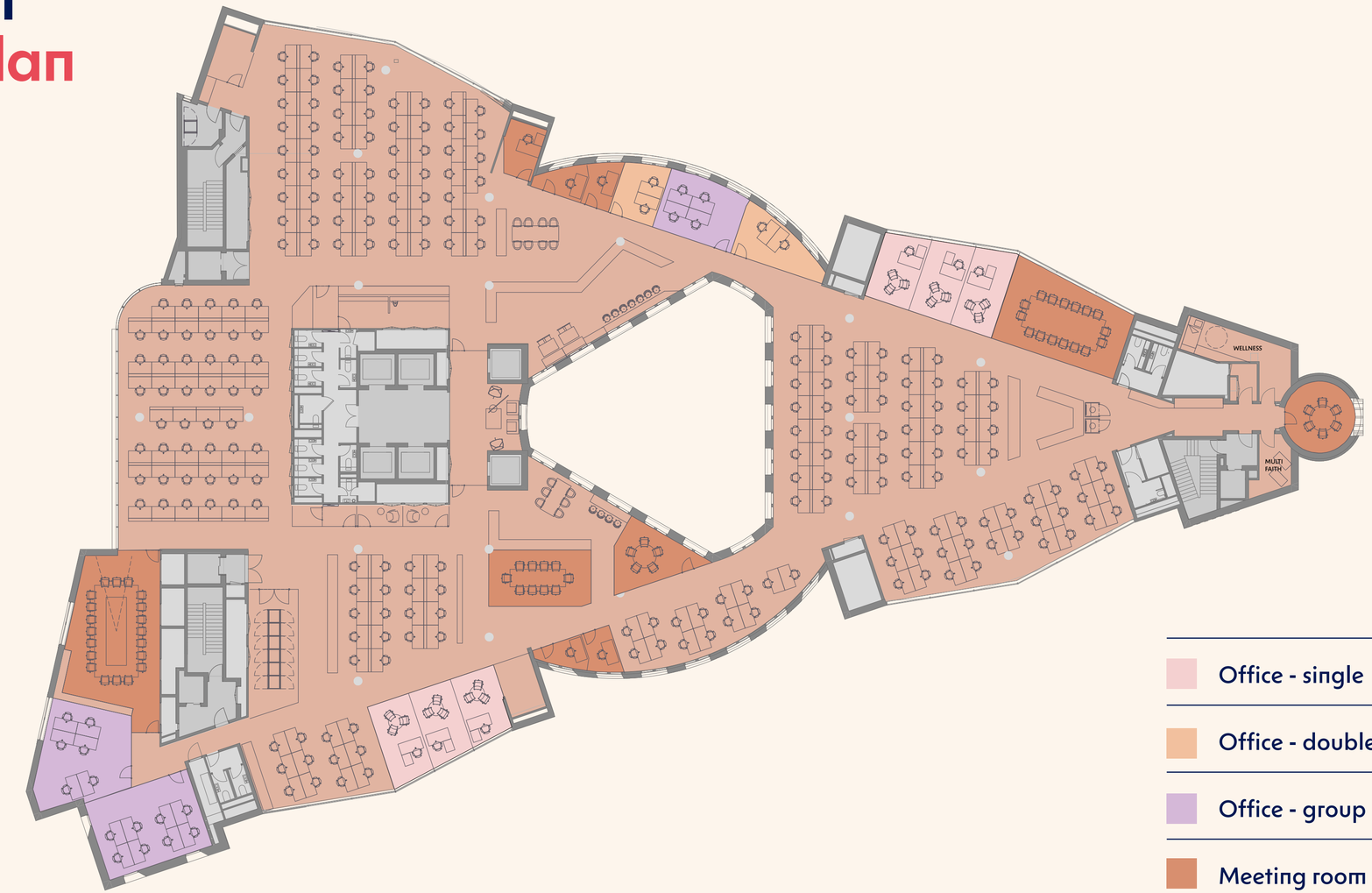
Cycle Parking

Changing

CGI

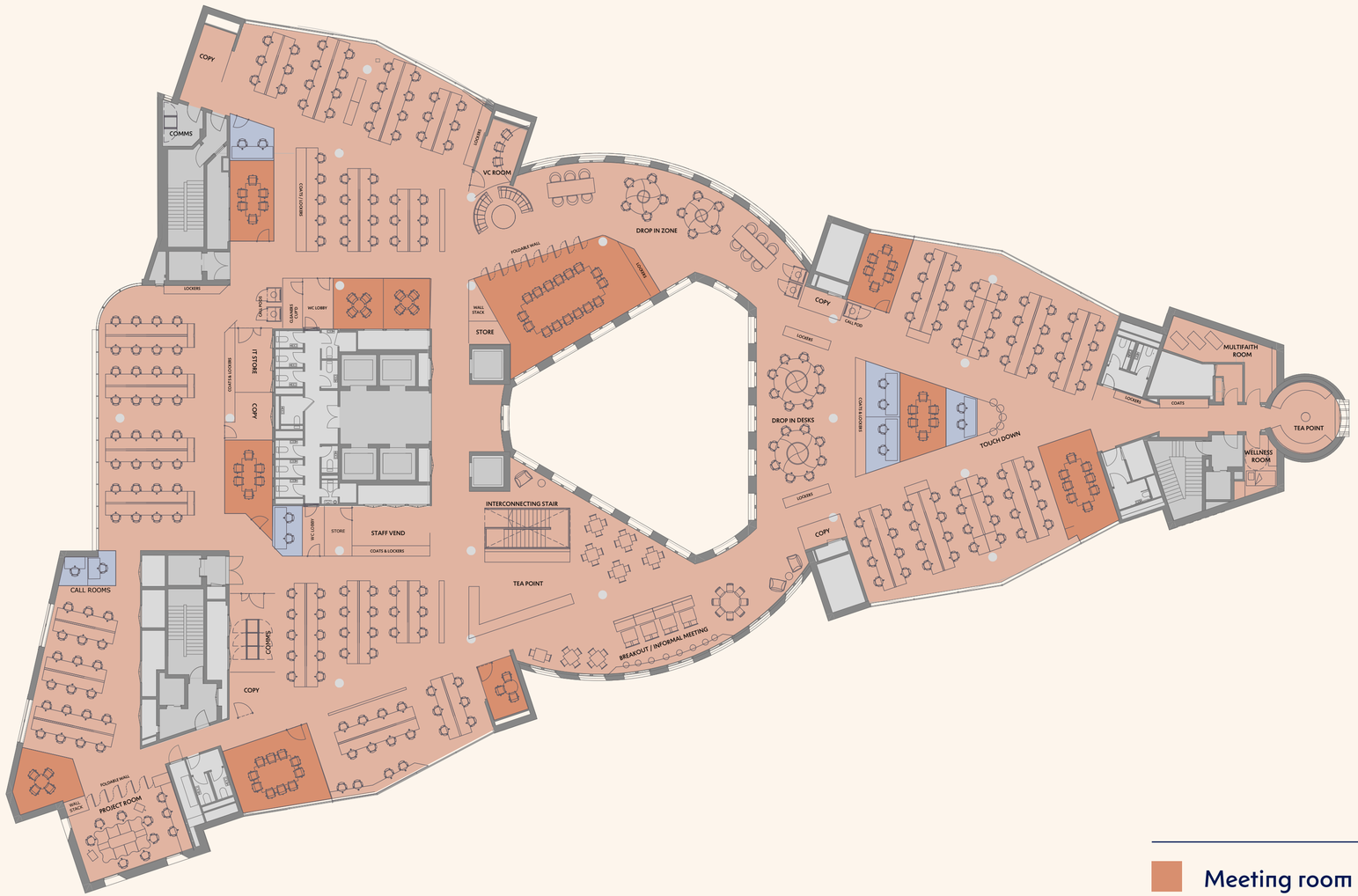
Indicative Space Plan
High-density open plan

Floor 4	21,710 sq ft
Density ratio	1:8
Total workstations	243
Office - single	7
Office - double	2
Office - group	3
Open plan workstation	214
Meeting room	6
Call pods	8
Open collaboration	1
Breakout	1
Teapoint	1
Print	2



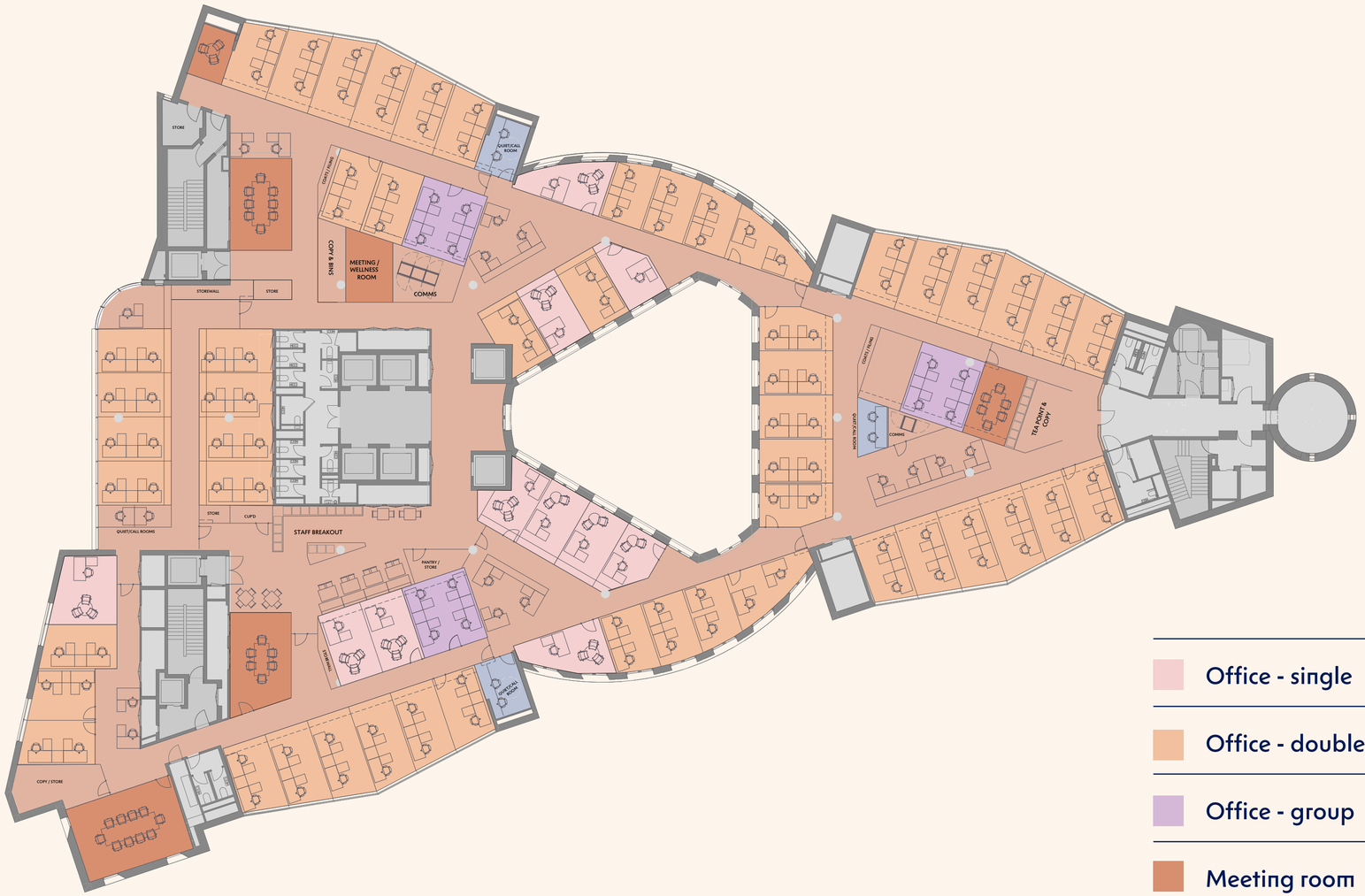
Indicative Space Plan
Open plan

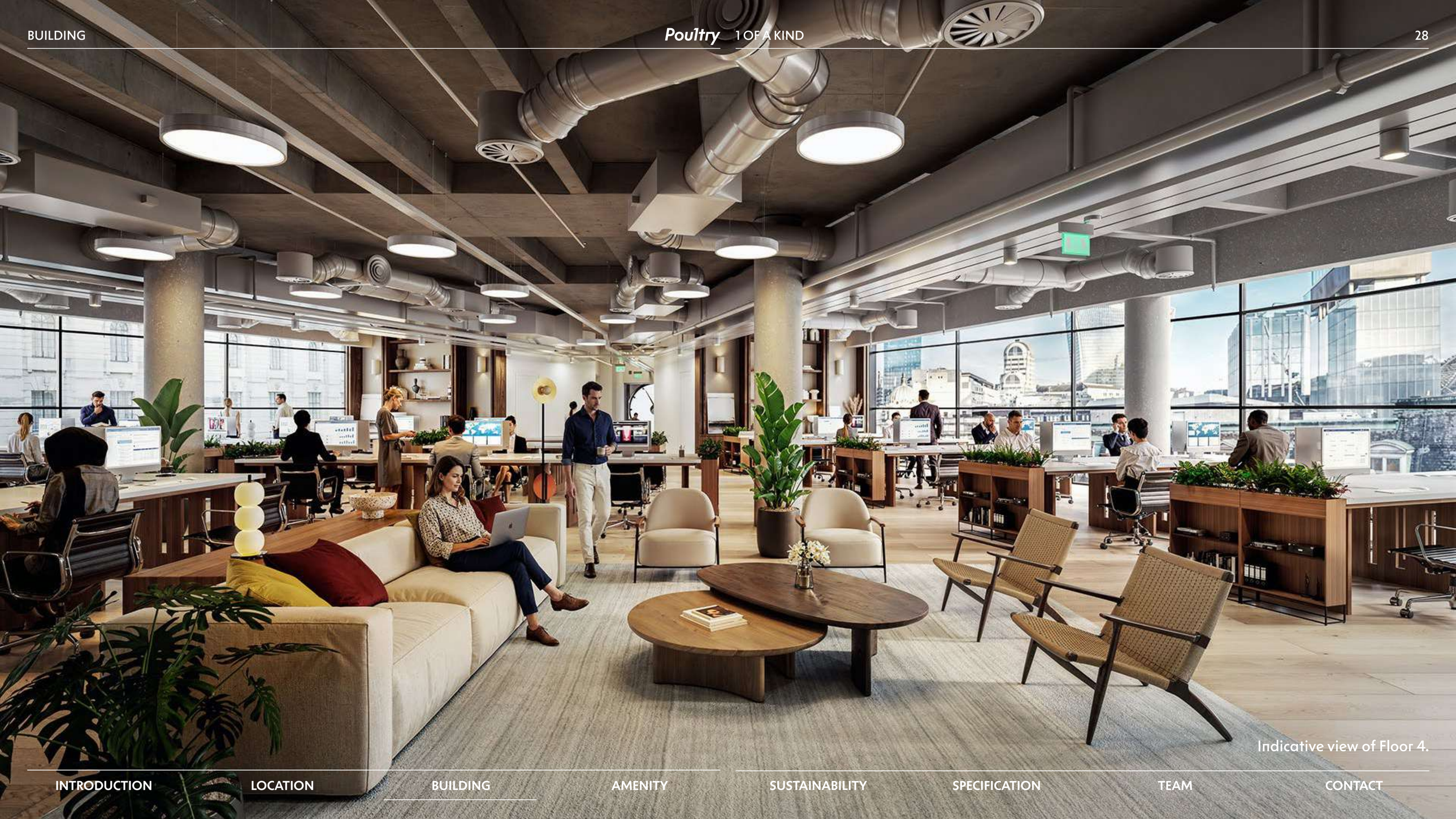
Floor 4	21,710 sq ft
Density ratio	1:10
Total workstations	201
Open plan workstation	201
Meeting room	12
Meeting booth	5
Open collaboration	9
Breakout	1
Teapoint	1
Print	2



Indicative Space Plan
Cellular

Floor 5	21,700 sq ft
Density ratio	1:15
Total workstations	127
Office - single	29
Office - double	36
Office - group	3
Open plan workstation	1
Meeting room	5
Call pods	5
Breakout	1
Teapoint	1





Indicative view of Floor 4.

A place like no other



View from Floor 4.

Amenity

The No. *1* roof garden in the City



Indicative aerial view of roof garden.

Unmatched panoramic City views



Indicative view of roof garden.

Roof garden



VIEW FLOORPLAN

Indicative view of roof garden.

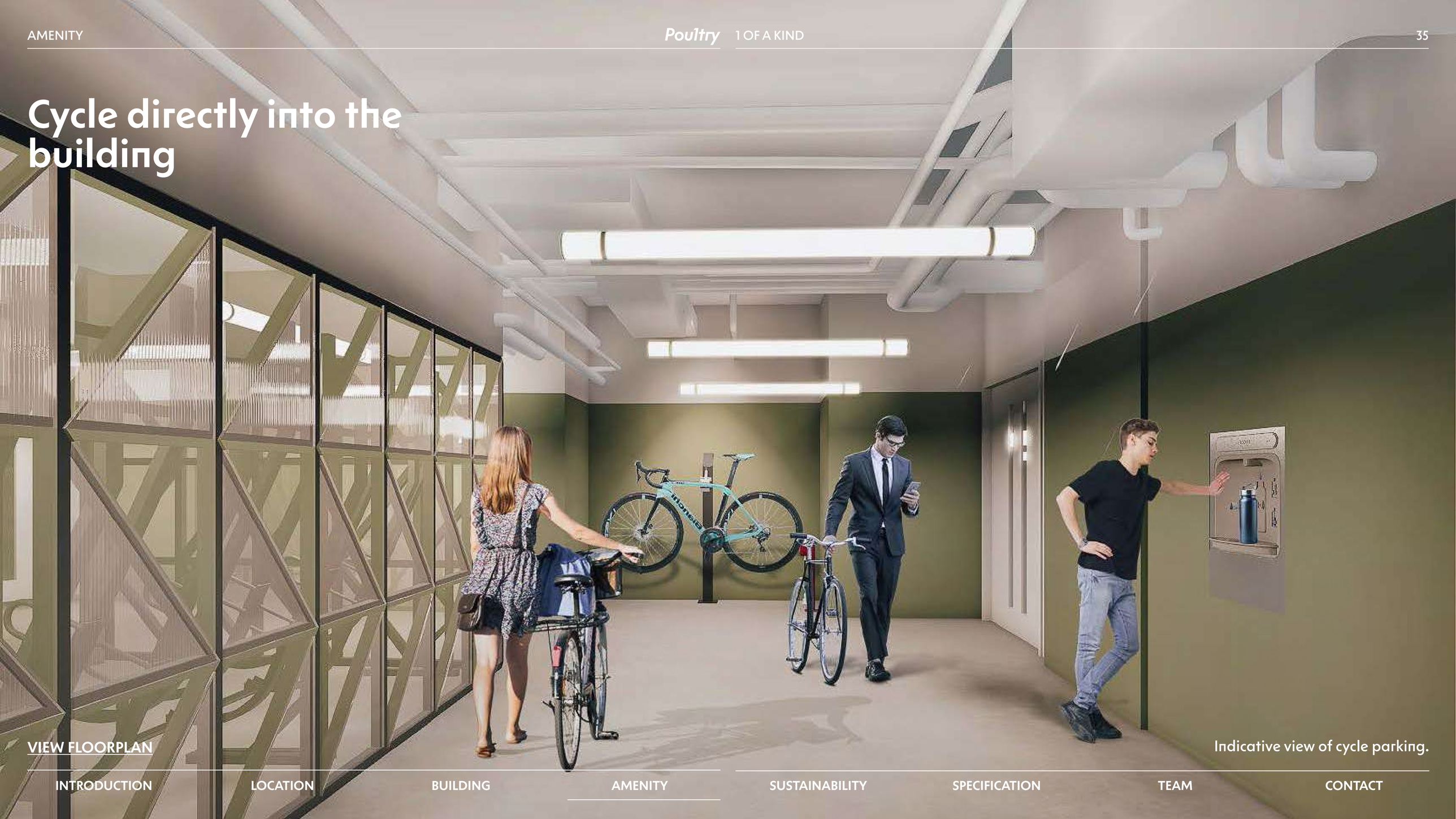
Two multi-use pavilions on the roof garden



VIEW FLOORPLAN

Indicative view of roof garden pavilion.

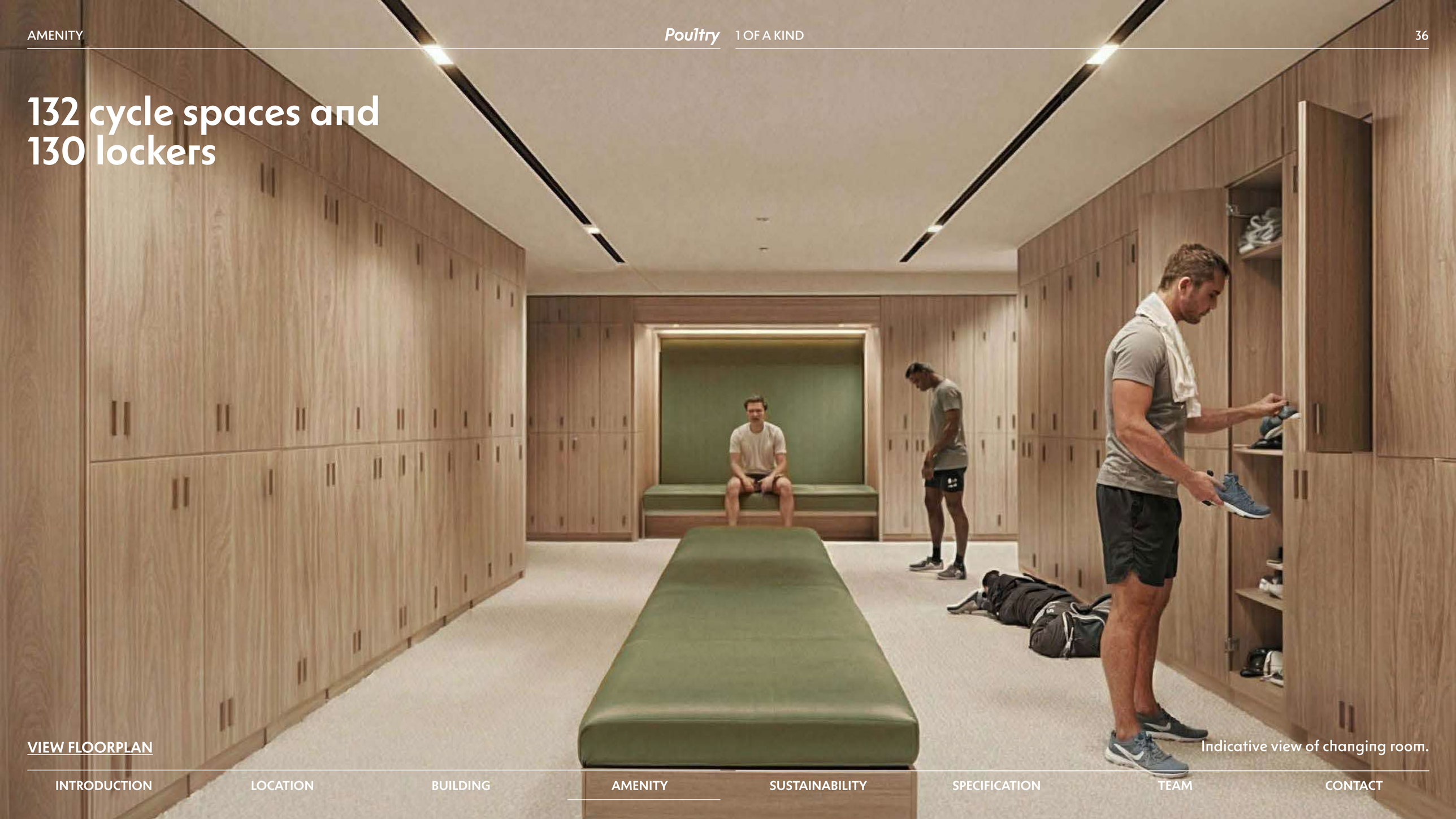
Cycle directly into the building



VIEW FLOORPLAN

Indicative view of cycle parking.

132 cycle spaces and 130 lockers



VIEW FLOORPLAN

Indicative view of changing room.

Sustainability & ESG

Built to last

Reuse sits at the core of every decision at 1 Poultry, prioritising retention and thoughtful restoration to bring the building up to the highest standards of performance, while protecting the planet.

A fully electric strategy and comprehensive fabric and services improvements sets a new benchmark for what refurbishment can achieve - delivering future-ready efficiency while respecting the character and intelligence of a Grade II* listed building.



OUTSTANDING

Awarded to only 1% of buildings



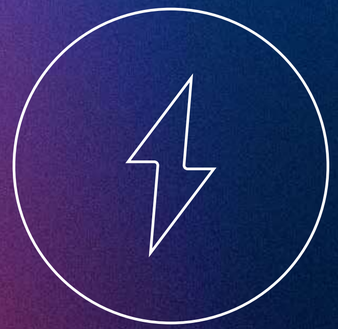
WELL PLATINUM

Prioritising health, comfort and experience



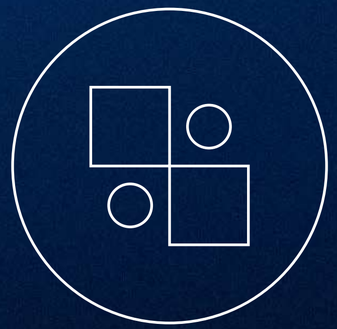
EPC A

A new standard for a listed building



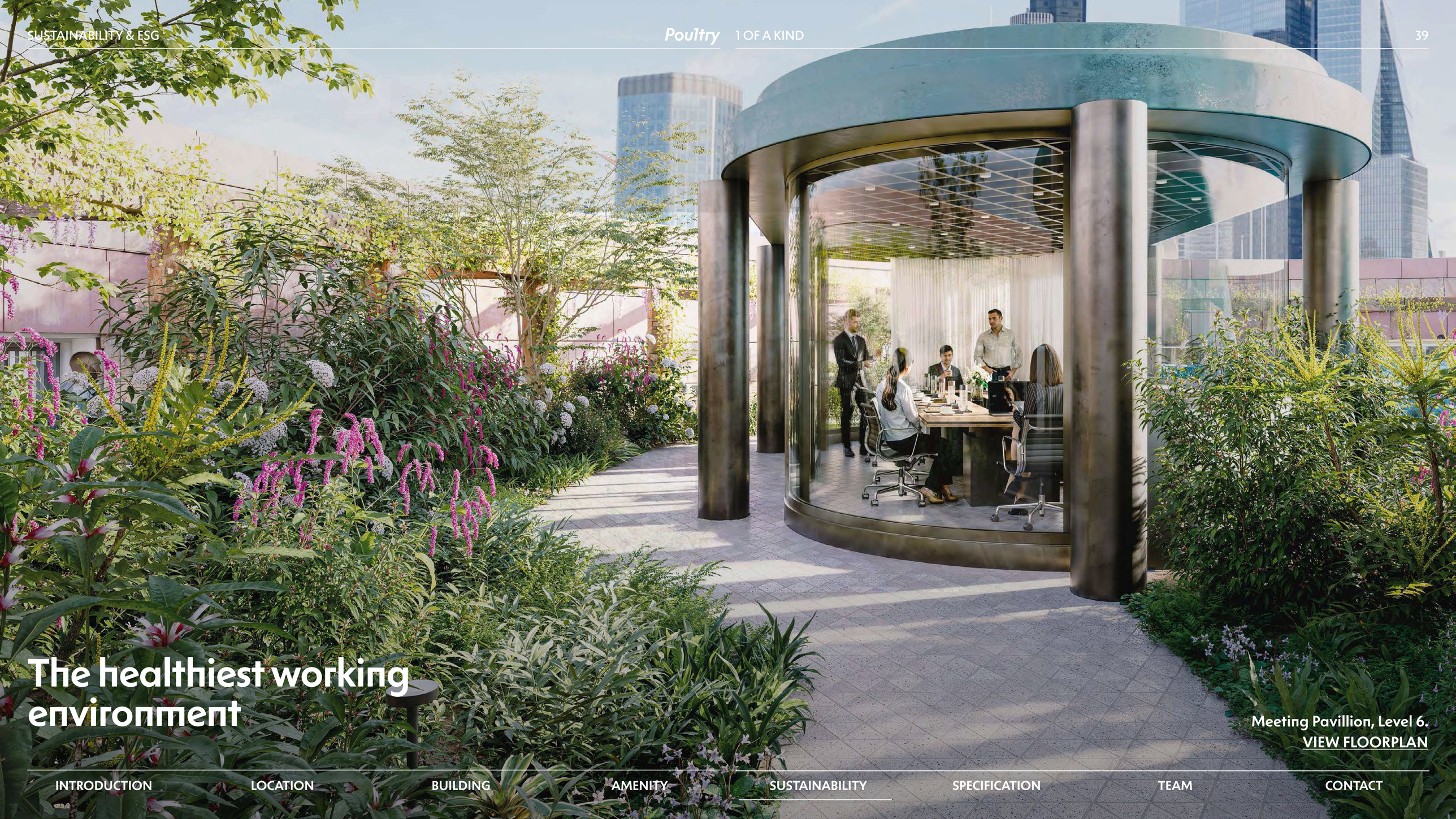
ALL ELECTRIC

100% Powered by renewables



REUSE

Prioritising reuse at every step



The healthiest working environment

Meeting Pavillion, Level 6.
VIEW FLOORPLAN

A world-*1st* model for retrofit

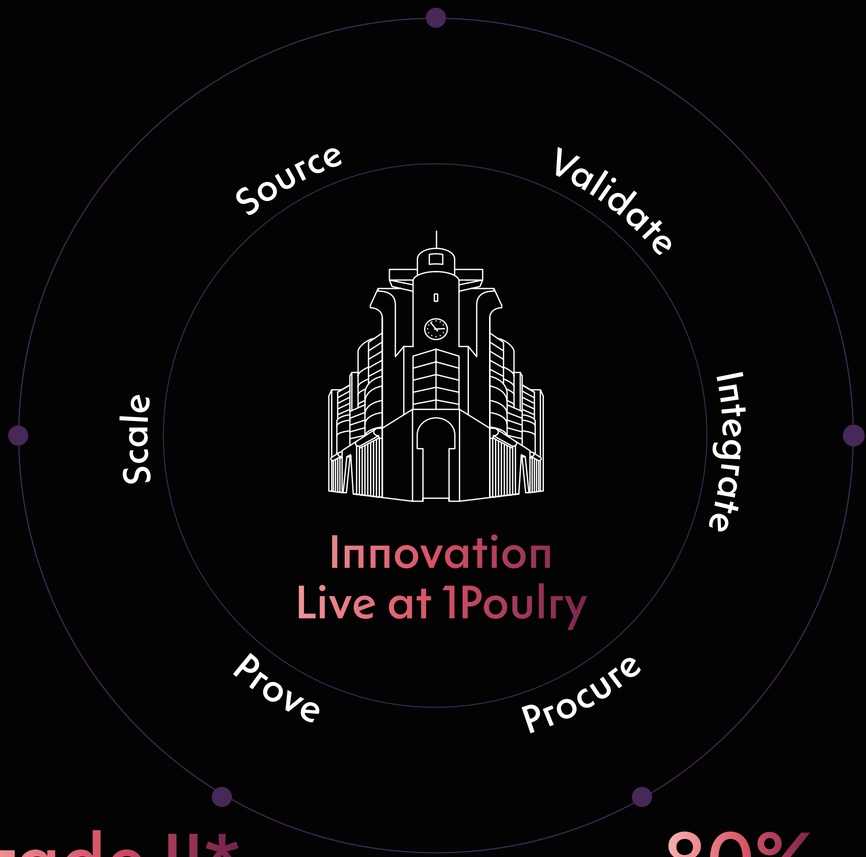
Proof, positive

Innovation doesn't happen because someone specifies a new product - it happens when design teams believe in transformational ideas and prove the results. Together with UKGBC and Breakthrough Energy, we created the Commercial Retrofit Innovation Map, a tool for better decision-making in low-carbon retrofit. 1 Poultry became the live test case: 100+ solutions reviewed, 30+ shortlisted, 16 taken into delivery.

For occupiers, this means a HQ that doesn't just claim innovation - it proves it, through lower energy

100+ reviewed for 1Poultry

522 solutions mapped



16 selected for procurement and delivery

Not innovation as a badge.
Innovation made buildable.

Grade II*
heritage icon, reimagined

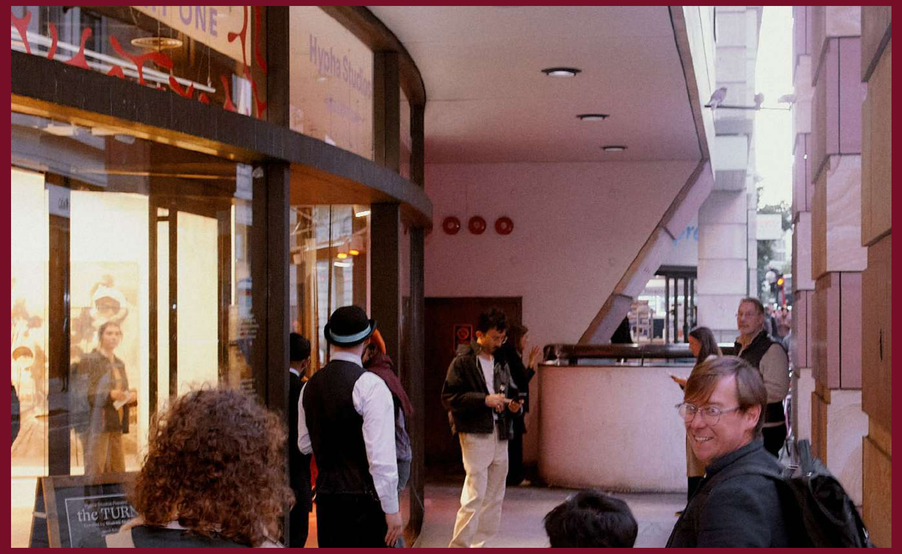
80%
target reduction in operational energy use

Learn more

UK GBC

Breakthrough Energy









Our social strategy is always people *1st*

240 Artists Supported

Providing free exhibition space to upcoming artists on Ground Floor before and during construction

Programming

Dedicated space and partnerships to host exhibitions, events and creative activity during construction and beyond

Specification

Specification

OCCUPATIONAL DENSITIES

- **Office occupancy:** 1:8
- **Means of escape:** 1:6
- **WC provision:** 1:8

FLOOR LOADINGS

- **Total office load (inc partitions):** 5.0kN/sq m
- **Roof garden:** 7.5kN/sq m

STRUCTURE & FABRIC

- Existing reinforced concrete frame retained
- Retrofit-first structural strategy to minimise embodied carbon
- Restored and upgraded existing facade
- Restored and upgraded curtain walling and window frames
- New high performance glazing units throughout
- Improved airtightness and thermal performance
- Structural capacity suitable for modern HQ office use

CEILING HEIGHTS

- Typical office floors (Levels 1–5):
- **Floor to soffit:** approx. 3.8–4.1 m
- **Finished floor to underside of services:** approx. 2.75m (light fittings) / 3.05m (services)

HEATING & COOLING

- Fully electric building
- Heating and hot water provided via Air to Water Heat Pumps, with dedicated systems
- Cooling provided via Chilled Water Services via water cooled chillers
- Variable Air Volume (VAV) strategy for GF to 5F
- 4 pipe Fan Coil Unit (FCU) strategy for 6F
- Systems designed for zonal control and energy efficiency and demand led ventilation

INTERNAL ENVIRONMENTAL CONDITIONS

- **Office areas**
- **Winter:** 21°C ±2°C
- **Summer:** 22°C ±2°C
- **Reception / common areas**
- **Winter:** 18°C ±2°C
- **Summer:** 26°C ±2°C

VENTILATION

- Centralised ventilation including demand controls per zonal arrangement
- Dedicated AHUs for office areas, including heat recovery and occupancy sensors
- Heat recovery incorporated to reduce operational energy demand
- 14 litres per second per person to all office areas at occupancy of 1:10 sq m

POWER & LIGHTING

- Office lighting allowance:
  Cat A: 4.5 W/sq m
  Cat B: 1.0 W/sq m (in addition to CAT A allowance)
  LED lighting throughout with daylight and occupancy controls
- Small power allowance:
  General: 60W per work setting and 12kW per sq m tenancy

VERTICAL TRANSPORT

- 6x passenger lifts
- 2x fire fighting lift
- 2x goods lift
- 1x bike lift
- Separate public and secure occupier circulation strategies
- Destination control for all passenger lifts
- CIBSE Guide D and BCO compliant vertical transport

FIRE SAFETY & SECURITY

- New fire alarm detection system throughout
- Sprinkler strategy coordinated at Stage 3 (subject to final approvals)
- Access control and CCTV infrastructure provided
- Clear separation between public, retail and secure office areas

SUSTAINABILITY & ACCREDITATIONS (TARGETS)

- **EPC:** A
- **BREEAM:** Outstanding
- **WELL:** Platinum
- Fully electric operation
- Embodied carbon reduction through retained structure

Team

Team


TBC London, Southwark


Cadworks, Glasgow

FORE PARTNERSHIP + MORE

DEVELOPMENT MANAGER

FORE Partnership and MORE are working in collaboration to reposition 1 Poultry for its next phase of use. FORE brings a future-focused development perspective, integrating commercial, environmental and architectural considerations to ensure long-term value. MORE provides development and delivery expertise, translating intent into buildable, high-performing outcomes.


Aldwych Quarter, Westminster


33 King William Street, City of London

JRA

ARCHITECT

John Robertson Architects (JRA) specialises in commercial, residential, heritage, and mixed-use projects, with a particular strength in the refurbishment and retrofit of historically significant buildings. The practice is committed to sustainability, placing it at the heart of every design. JRA brings together technical expertise, fresh thinking, and a genuine passion for creating spaces that people are proud to work, learn, and live in.

Are you the *1*?

LEASING

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