

20,000 - 39,653 SQ FT OF WORLD-CLASS OFFICE SPACE



# ONE BROADGATE

LEVEL 8

LONDON EC2

# PIONEERING WORKSPACE

THE 8TH FLOOR

The 8th floor benefits from two large private terraces extending to c. 4,500 sq ft, as highlighted above.

ONE BROADGATE



# DISCOVER BROADGATE'S NEWEST BUILDING

One Broadgate is the newest landmark building at the heart of the 32-acre Broadgate campus, delivered by the renowned developer British Land.

The building benefits from a pedestrianised public realm on three sides and immediate access to exceptional retail, green space, culture and events. Unrivalled connectivity via the Elizabeth line at Liverpool Street Station is just moments away.

The available 8th floor offers 20,000 - 39,653 sq ft of stunning workspace, including two private terraces totalling 4,448 sq ft. Designed to deliver the highest standards of sustainability and wellbeing, it sets a new benchmark for performance.

The building is already home to leading occupiers A&O Shearman and JLL.



**STRIKING  
DESIGN  
BY AHMM  
ARCHITECTS**



**GROUND  
FLOOR  
BUSINESS  
LOUNGE**



**TWO LARGE  
PRIVATE ROOF  
TERRACES ON  
THE 8TH FLOOR**

# AMENITY

A high-performance workplace combining leading sustainability credentials with light-filled interiors, spacious terraces and premium end-of-trip facilities, designed to support wellbeing and productivity.



End of trip facilities



Ground floor business lounge



Private 8th floor roof terrace (indicative furniture)

# & SPECIFICATION



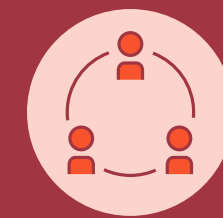
81 CYCLE SPACES AND 92 LOCKERS (PRIVATE FOR L8)



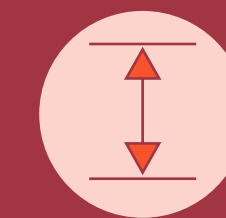
81 SHOWERS IN THE BUILDING



PRIME LOCATION SURROUNDED BY TRANSPORT LINKS



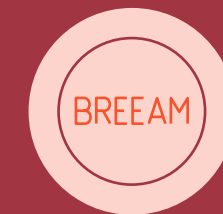
1.8M<sup>2</sup> OCCUPATIONAL DENSITY



2.8M FLOOR TO CEILING HEIGHTS



EPC A RATING



BREEAM OUTSTANDING



WELL BUILDING STANDARD



WIRED SCORE PLATINUM



Breakout area CGI



Open plan desk layout CGI



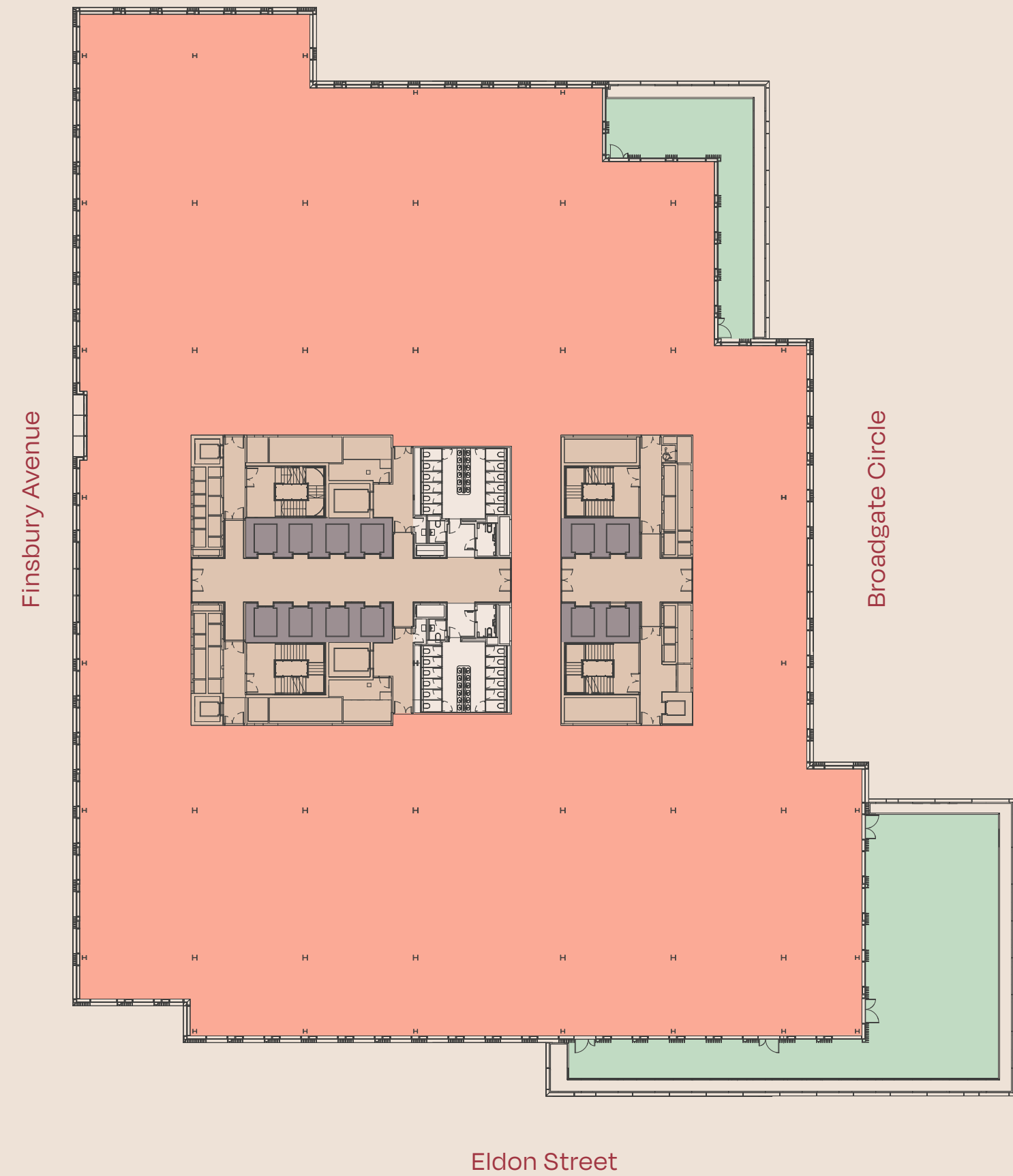
Collaboration area CGI

# 8TH FLOOR

# FLOOR PLANS

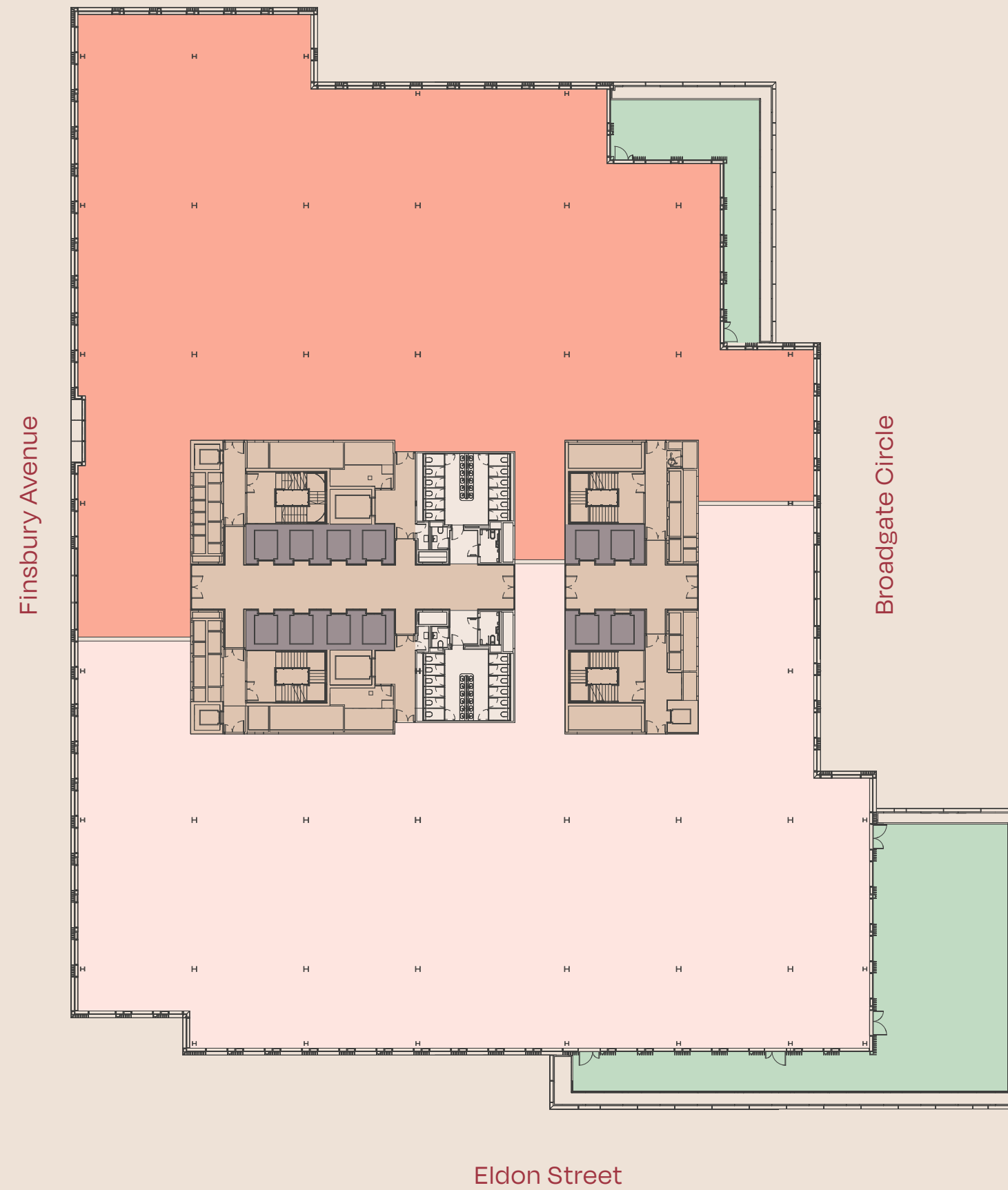
## CLEAR PLAN

39,653 SQ FT (3,683.8 SQ M)



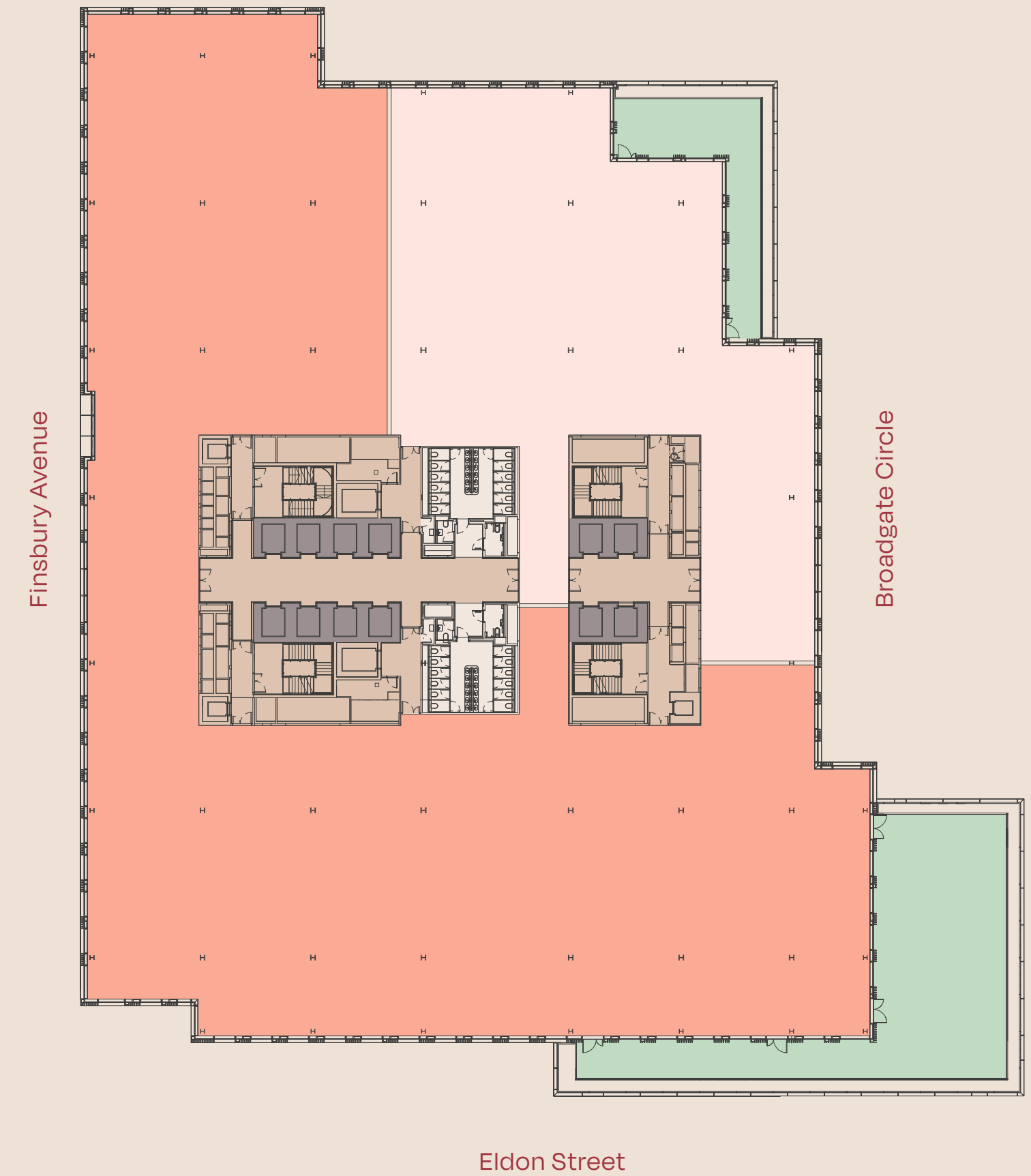
## SPLIT PLAN 1

- 19,568 SQ FT (1,818 SQ M)
- 20,128 SQ FT (1,870 SQ M)



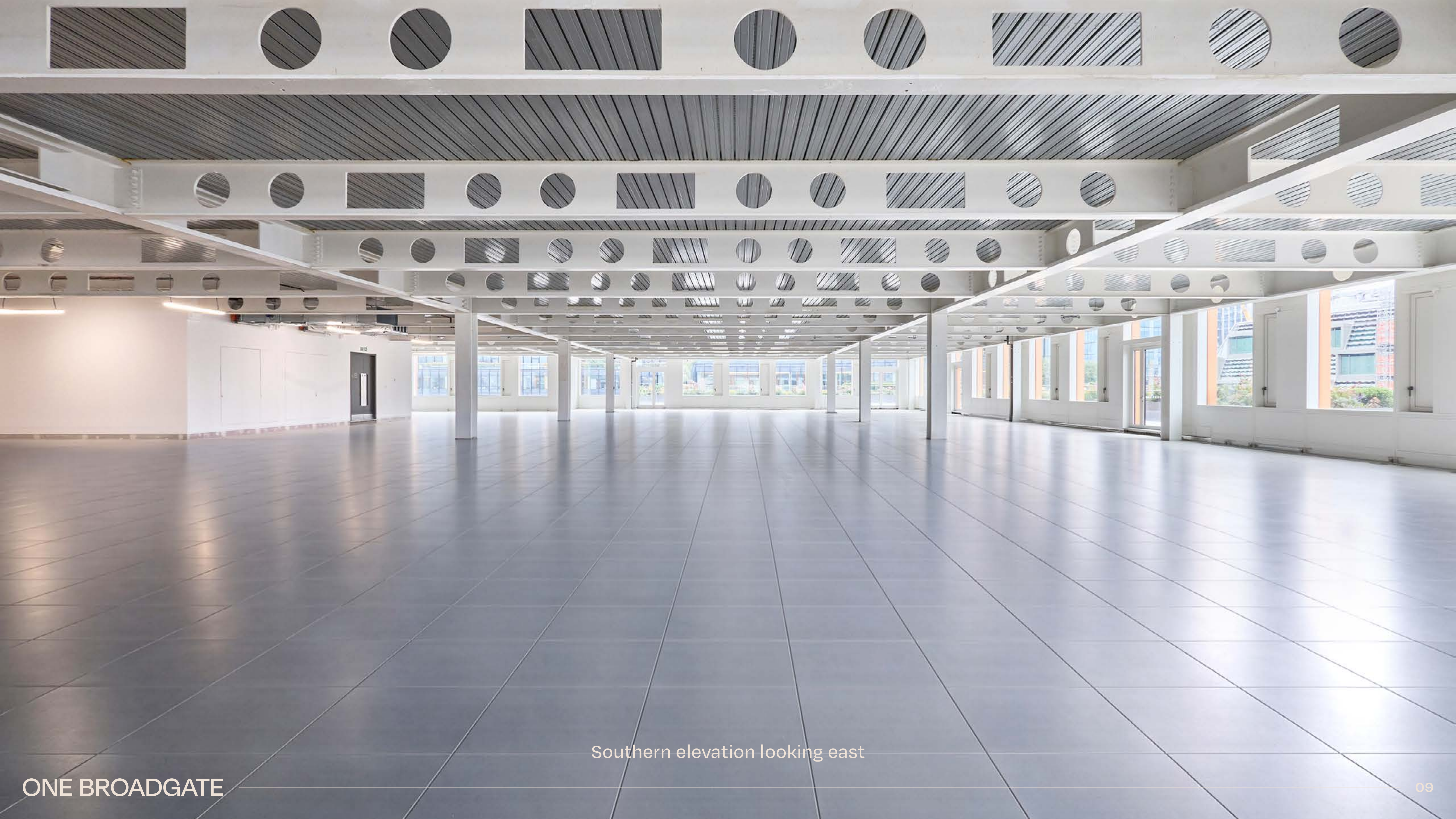
## SPLIT PLAN 2

- 28,879 SQ FT (2,683 SQ M)
- 10,785 SQ FT (1,002 SQ M)



Other split options available from 20,000 sq ft +

Plans not to scale. For indicative purposes only

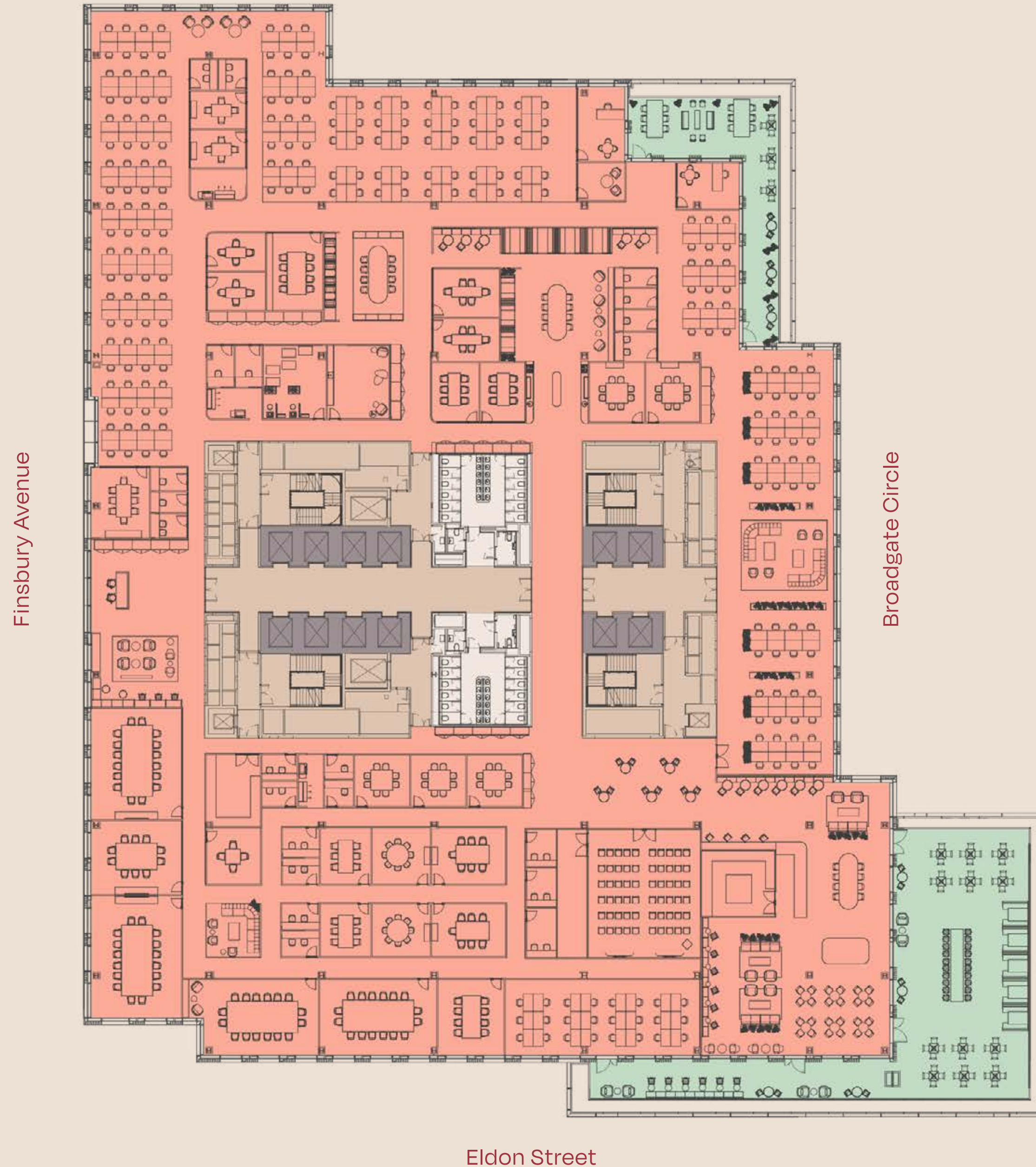


Southern elevation looking east

# 8TH FLOOR

## GENERAL LAYOUT

(1:15 EFFICIENCY)



# SPACE PLANS

## SCHEDULE (GENERAL)

### WORKSPACE

FIXED WORK STATIONS	244
PRIVATE OFFICES	2
OPEN COLLABORATION	4

### FRONT OF HOUSE

RECEPTION	1
THEATRE	1

### INTERNAL MEETING ROOMS

2 PERSON FOCUS BOOTHS	13
1 PERSON FOCUS BOOTHS	9
4 PERSON MEETING ROOMS	5
6 PERSON MEETING ROOMS	6
8 PERSON MEETING ROOMS	12
10 PERSON MEETING ROOMS	1
16 PERSON MEETING ROOMS	4

### CAFE / COFFEE POINTS / OUTDOOR SPACE

CAFE / INFORMAL WORKSPACE & MEETING	76 SEATS
COFFEE POINT	1
OUTDOOR TERRACE	2-134 SEATS

### SUPPORT SPACES & BACK OF HOUSE

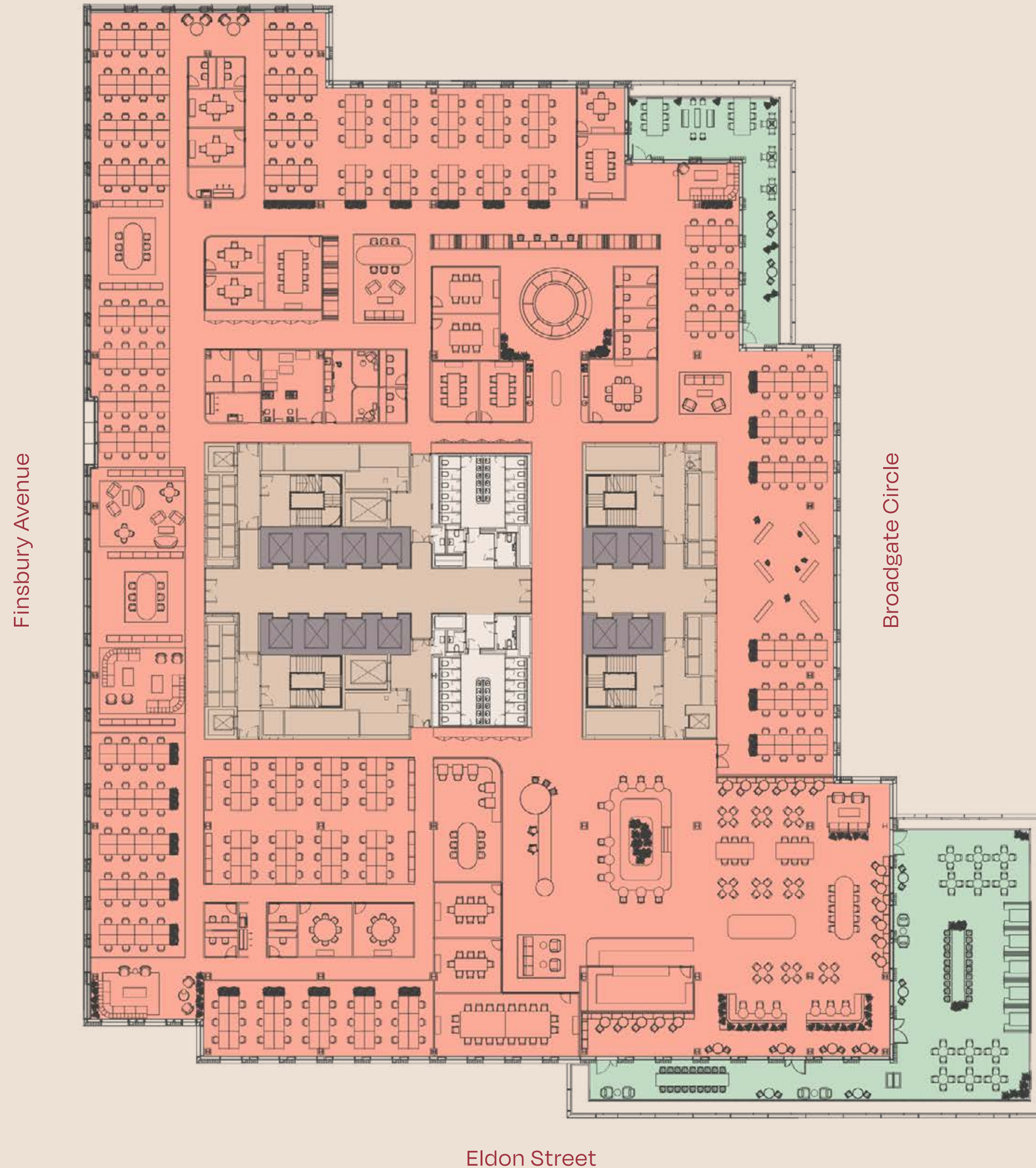
WELLNESS	2
PRAYER ROOM	1
PRINT AREAS	3
PREP KITCHEN	1

Plans not to scale. For indicative purposes only

# 8TH FLOOR

## CREATIVE LAYOUT

(1:11 EFFICIENCY)



# SPACE PLANS

## SCHEDULE (CREATIVE)

### WORKSPACE

FIXED WORK STATIONS	322
ALTERNATIVE WORK SETTINGS	70
OPEN COLLABORATION	4
EXHIBITION SPACE	1
OPEN TEAM HUDDLE	1

### FRONT OF HOUSE

RECEPTION	1
8 PERSON MEETING ROOMS	2
20 PERSON MEETING ROOM	1

### INTERNAL MEETING ROOMS

2 PERSON FOCUS BOOTHS	7
1 PERSON FOCUS BOOTHS	7
4 PERSON MEETING ROOMS	5
6 PERSON MEETING ROOMS	5
8 PERSON MEETING ROOMS	4

### CAFE / COFFEE POINTS / OUTDOOR SPACE

CAFE / INFORMAL WORKSPACE & MEETING	130 SEATS
COFFEE POINT	1
OUTDOOR TERRACE	2-125 SEATS

### SUPPORT SPACES & BACK OF HOUSE

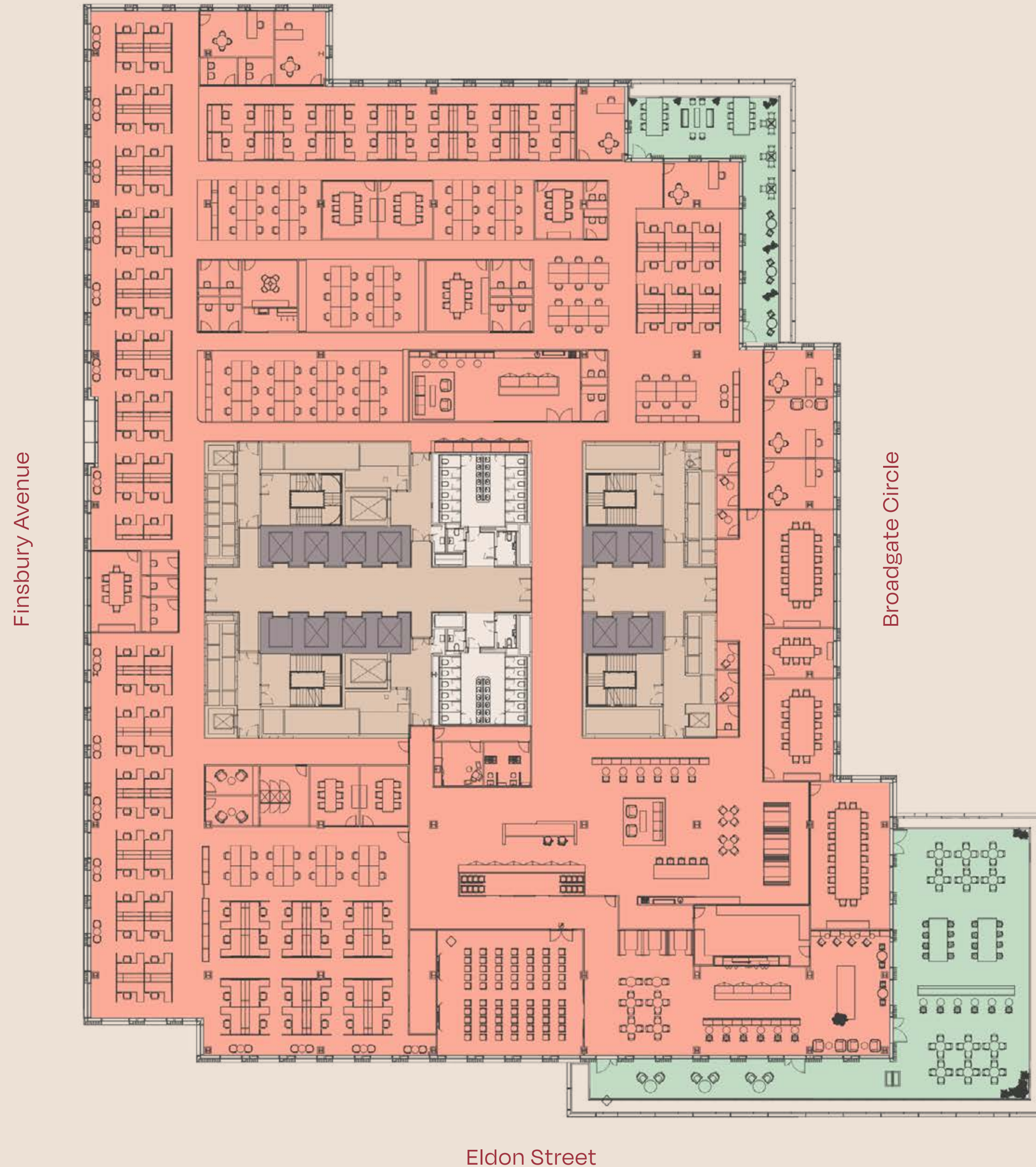
WELLNESS	1
PRAYER ROOM	1
PRINT AREAS	3
PREP KITCHEN	1

Plans not to scale. For indicative purposes only

# 8TH FLOOR

## LEGAL LAYOUT

(1:18 EFFICIENCY)



# SPACE PLANS

## SCHEDULE (LEGAL)

WORKSPACE	
PARTNER OFFICES	7
FEE EARNERS	106
ADMINISTRATION	94
<b>TOTAL</b>	<b>207</b>

FRONT OF HOUSE	
RECEPTION	1
8 PERSON MEETING ROOMS	1
16 PERSON MEETING ROOMS	2
20 PERSON MEETING ROOM	1

INTERNAL MEETING ROOMS	
2 PERSON FOCUS BOOTHS	6
1 PERSON FOCUS BOOTHS	14
2 PERSON MEETING ROOMS	2
4 PERSON MEETING ROOMS	1
6 PERSON MEETING ROOMS	5
8 PERSON MEETING ROOMS	3

CAFE / COFFEE POINTS / OUTDOOR SPACE	
CAFE	130 SEATS
COFFEE POINT	2
OUTDOOR TERRACE	2-125 SEATS

SUPPORT SPACES & BACK OF HOUSE	
WELLNESS / PRAYER ROOM	2
FURNITURE STORE	1
PRINT AREAS	3
PREP KITCHEN	1

Plans not to scale. For indicative purposes only



# BROADGATE CENTRAL

The building is positioned above the newly completed Broadgate Central, which is already home to a host of big name retailers, restaurants and gyms.

**REBEL**

**NOTTO**  
PASTA BARS

**HOBBS**  
LONDON

**NEOM**  
WELLBEING | LONDON

*Sandwich*  
**SANDWICH**

L U C A  
F A L O N I

**L'ADERACH**  
SWITZERLAND

**MONICA  
VINADER**

**Poolhouse**

**·MURDOCK·**  
BARBERS OF LONDON

**MOSS**

**MOLTON BROWN**  
LONDON

**WHISTLES**

*Kiehl's*  
SINCE 1851

**RALPH  
LAUREN**

**REISS**

**V A G A  
B O N D**

**LADURÉE**  
*Paris*

# ON THE DOORSTEP

 WALKING TIMES

- 1. FINSBURY CIRCUS 3 MINS
- 2. BARAKA, FINSBURY AVENUE SQ 1 MIN
- 3. EATALY 3 MINS
- 4. THE IVY CITY GARDEN 4 MINS
- 5. SHIRO, BROADGATE CENTRAL 7 MINS
- 6. BROADGATE CIRCLE <1 MIN



THE LOCATION

# DESTINATION

2 MINS

## LIVERPOOL STREET

BANK	3 MINS
ST PAUL'S	4 MINS
OXFORD CIRCUS	7 MINS
KING'S CROSS ST PANCRAS	8 MINS
BANK	3 MINS
STANSTED AIRPORT	45 MINS

5 MINS

## MOORGATE

FARRINGDON	2 MINS
TOTTENHAM COURT ROAD	4 MINS
BOND STREET	6 MINS
PADDINGTON	8 MINS
HEATHROW AIRPORT	36 MINS

12 MINS

## BANK

LONDON BRIDGE	2 MINS
WATERLOO	5 MINS
CANARY WHARF	6 MINS
WESTMINSTER	6 MINS
CITY AIRPORT	22 MINS

## ONE BROADGATE



AMENITIES ON THE DOORSTEP

RESTAURANTS

1. LOS MOCHIS
2. LINA STORES
3. LIMA SHOREDITCH
4. YUATCHA
5. GAUCHO
6. BAR DOURO
7. THE IVY CITY GARDEN
8. BREAD STREET KITCHEN
9. BOXHALL CITY
10. GALVIN LA CHAPELLE
11. DUCK & WAFFLE
12. EATALY

BARS & HOTELS

1. VAGABOND
2. BAR KROKETA
3. NEST BAR
4. BACK TO MINE
5. PAN PACIFIC
6. SUN STREET HOTEL
7. MONTCALM ROYAL
8. ANDAZ HOTEL
9. SIR DEVONSHIRE SQUARE
10. WILDE APARTHOTEL

COFFEE SPOTS

1. GRIND
2. REDEMPTION ROASTERS
3. BLANK STREET
4. BLACK SHEEP
5. BLOOMS YARD
6. BEANY GREEN

RETAIL & LEISURE

1. FITNESS FIRST
2. 1REBEL GYM
3. THIRD SPACE GYM
4. PUREGYM
5. NUFFIELD HEALTH
6. EVERYMAN CINEMA

# BROADGATE

Within a five-minute walk, countless restaurants, bars, hotels and coffee shops create an exceptional mix of dining, hospitality and social options, alongside leading wellness amenities just moments from the building.



# FURTHER INFORMATION

## TERMS

Upon application.

## VIEWING

Strictly through sole letting agents.



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