



Connectivity Survey

Prepared for: Property Partners – 6 New Bridge Street

Prepared by: ITbuilder Ltd.

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Contents

Introduction.....	1
Technical Overview.....	2
Existing Network Connections.....	2
Network Considerations.....	2
Network Recommendations.....	3

Introduction

This document presents the findings from a recent site survey and offers recommendations regarding connectivity at 6 New Bridge Street. The survey was conducted in response to an enquiry from Property Partners, prompted by interest from prospective tenants in the site's existing connectivity infrastructure.

A site visit was carried out on Friday, 30th May by Andrew Aldridge, who performed a visual inspection of the current connectivity setup.

Technical Overview

Existing Network Connections

Basement:

The basement contains a dedicated communications intake room, which currently houses pre-installed fibre Ethernet connections from the following providers:

- COLT
- Openreach (enabling access to multiple service providers)

These existing connections offer a fast-track installation path for either incoming tenants or the landlord's team, ensuring connectivity is readily available. While standard lead times for fibre Ethernet installations can be up to 90 days, the presence of existing terminations is expected to significantly reduce this timeframe.

Lower Ground Floor to 5th Floor:

The property comprises of seven floors, all of which are available for current or future tenants.

All vacant floors have been fully stripped of network data points and currently only retain power within the floor boxes. Any new tenants will need to install their own internal network cabling tailored to their specific layout and requirements.

A main riser extends from the basement to each floor, housing **existing fibre network cables for both COLT and Openreach**. This setup supports quicker broadband deployment and offers flexibility for quick win fibre installations.

Existing tenants have dedicated fibre cable connections terminating in the basement. These connections will remain unaffected by any new installations.

Network Considerations

The availability of dual WAN connections via Openreach (supporting multiple ISPs) and COLT provides robust connectivity options for incoming tenants, including high-speed broadband and provider redundancy.

Fibre terminations are already in place in the basement, with accessible riser routes to each floor, offering a clear and efficient installation path for designated suppliers. While fibre cables have been extended from the basement to each floor, they are not yet terminated at the local riser points. This will require additional splicing and extension work by the suppliers.

Although the existing cable routes will support connectivity to each floor, we do not anticipate that the current cable lengths will allow for immediate 'plug and play' activation upon supplier provisioning.

That said, we expect the installation to be considered a 'quick win' by the chosen supplier, potentially reducing the typical lead time from **60–90 days** to approximately **30 days**. However, this cannot be confirmed until the order is placed, and all installations should still be quoted by the suppliers with a standard **60–90 day lead time**.

Network Recommendations

For this site, we recommend one of the following solutions:

- **Landlord-Managed Connectivity Infrastructure**
This approach involves implementing a centralised connectivity solution at the building level, which can then be distributed to each floor. Connectivity can be controlled, segmented and allocated to incoming tenants as needed, offering flexibility, security and control across the buildings network infrastructure.
- **Commercial Premises Connectivity via a Single Provider**
This solution involves selecting a single supplier to install and manage the building-wide infrastructure. Incoming tenants would benefit from a simplified and streamlined connectivity installation process with the chosen provider.

Both options would enhance the building's appeal by offering a more attractive service proposition as part of the rental package. They would also enable faster connectivity setup for new tenants, supporting quicker occupancy and reducing delays in getting operational.