

PETERBOROUGH
COURT



OVERVIEW

Prime 288,000 sq ft Central
London office development
in a vibrant location

Targeting BREEAM ‘Excellent’
or better, WELL enabled

September 2025 completion

Levels 1, 2 & 3
All enhanced height

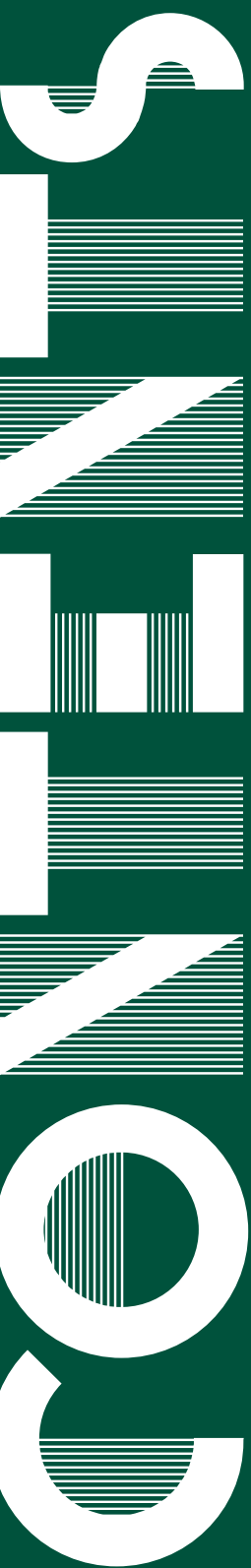
5,000 sq ft of multi-functional
courtyard and pergola

Flexible floor plates of
18,000 sq ft to 32,500 sq ft

Sustainably designed to significantly
reduce the whole life carbon

Focus on wellbeing through
the creation of outdoor spaces,
on-site amenity, state-of-the-art
end-of-trip facilities





THE BUILDING

- CGIS
- BUILDING AMENITY
- SCHEDULE OF AREAS
- FLOORPLANS
- SUMMARY SPECIFICATION
- SUSTAINABILITY HIGHLIGHTS



THE AREA

- CONNECTIVITY MAP
- EXCEPTIONALLY CONNECTED
- FLEET STREET QUARTER
- LOCAL AMENITY MAP
- GALLERY
- OVERVIEW



THE TEAM

- CONTACT





THE BUILDING



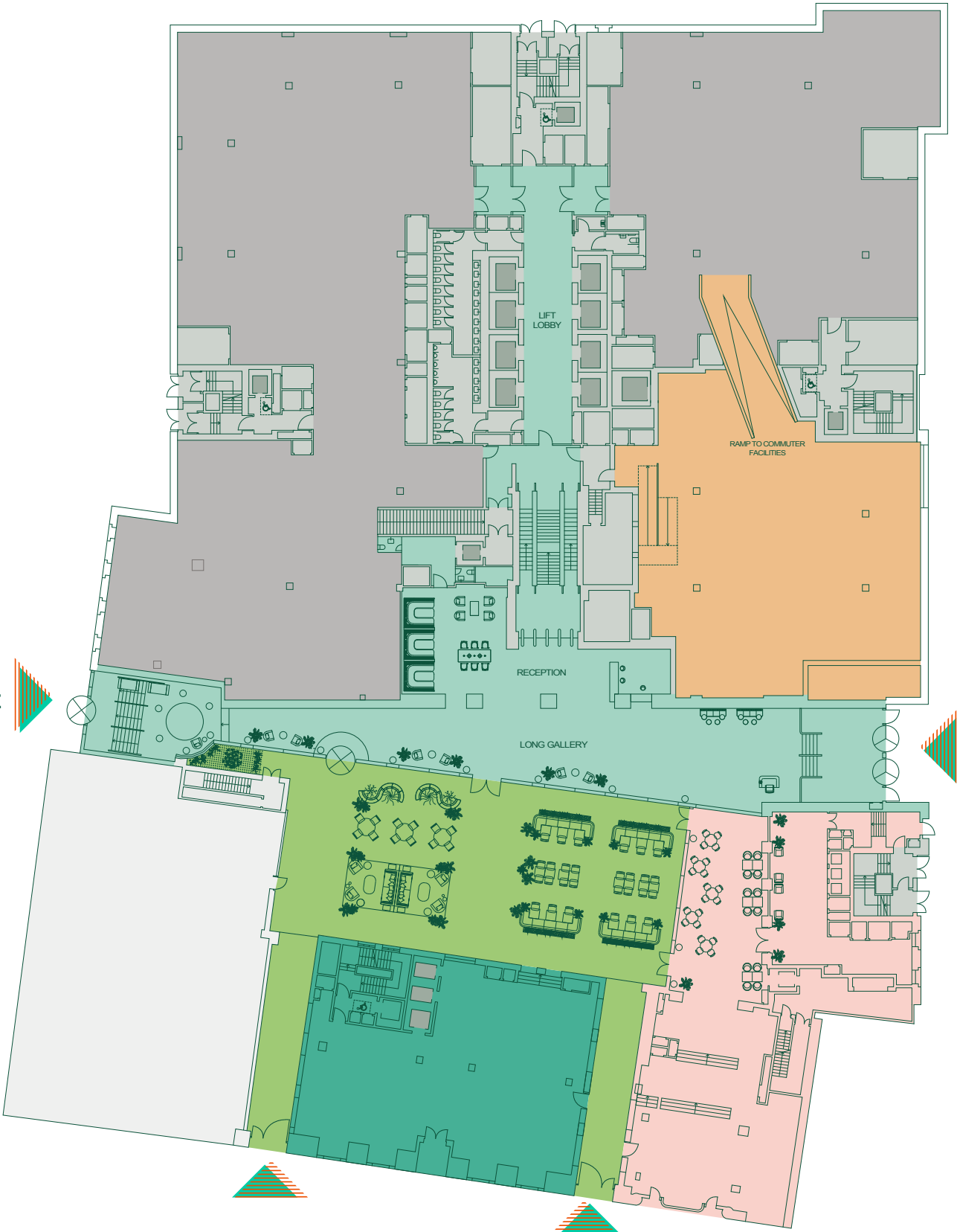
GROUND FLOOR



Dual building entrances with opportunity for exclusive entrance on Shoe Lane

Triple height reception gallery

- OFFICE SPACE AND FLEX SPACE - LEVEL 1
- RECEPTION
- ACCESS TO COMMUTER FACILITIES AND EV PARKING
- BRASSERIE
- COURTYARD AND FLEET STREET ARRIVAL
- 135 FLEET STREET RECEPTION - ACCESS TO WORKSPACE AND DESTINATION RESTAURANT





PETERBOROUGH COURT



WINE OFFICE COURT ENTRANCE











AMENITIES

The building boasts a range of diverse in house amenities that will improve the well being and happiness of any tenant. A state-of-the-art gym, library, expansive events auditorium, personal treatment rooms and a recording studio are just some of what is on offer.



PODCAST STUDIOS



THE COURTYARD AND TERRACING



125 PERSON AUDITORIUM



TREATMENT ROOMS



GYM ON LEVEL -2



WORLD CLASS HOSPITALITY

CASA COMO RESTAURANT

Within the Peterborough Court campus there is a 180 cover ground floor brasserie that opens into the landscaped courtyard, providing a refined yet casual dining opportunity.



INDICATIVE CGI FACING NORTH OF THE CASA COMO RESTAURANT



INDICATIVE CGI OF THE CASA COMO RESTAURANT ON THE GROUND FLOOR OF PETERBOROUGH COURT



KUMO RESTAURANT & BAR

Our 7th floor Asian fusion destination restaurant, operated with our 8th floor open-grille restaurant and our spectacular rooftop terrace bar, with breathtaking panoramic views of London.



INDICATIVE VIEW OF KUMO RESTAURANT ON LEVELS 7, 8 AND 9

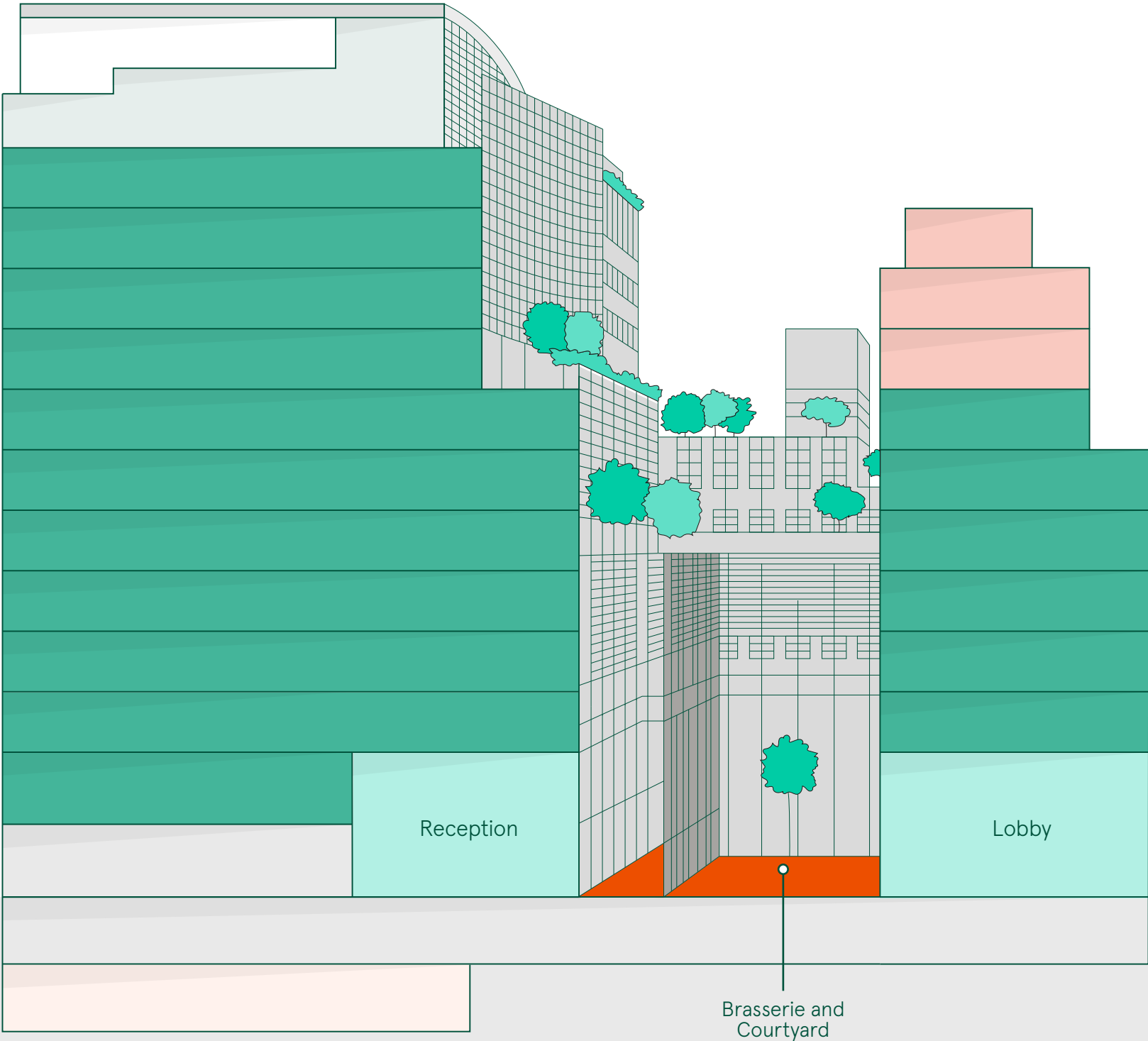


VIEW OF OUR SUPERB ROOFTOP BAR WITH VIP TERRACES

PETERBOROUGH COURT

DANIEL HOUSE

	Use	NIA (sq ft)
11	Office	Morgan Lewis
10	Office	Morgan Lewis
9	Office	Morgan Lewis
8	Office	Morgan Lewis
7	Office	UO
6	Office	Daiwa Capital Markets
5	Office	Just Group
4	Office	Just Group
3	Office	32,593
2	Office	32,571
1	Office	11,771
G	Reception	-
-1	End of Trip	-
-2	Amenity	-
TOTAL AVAILABLE		76,935



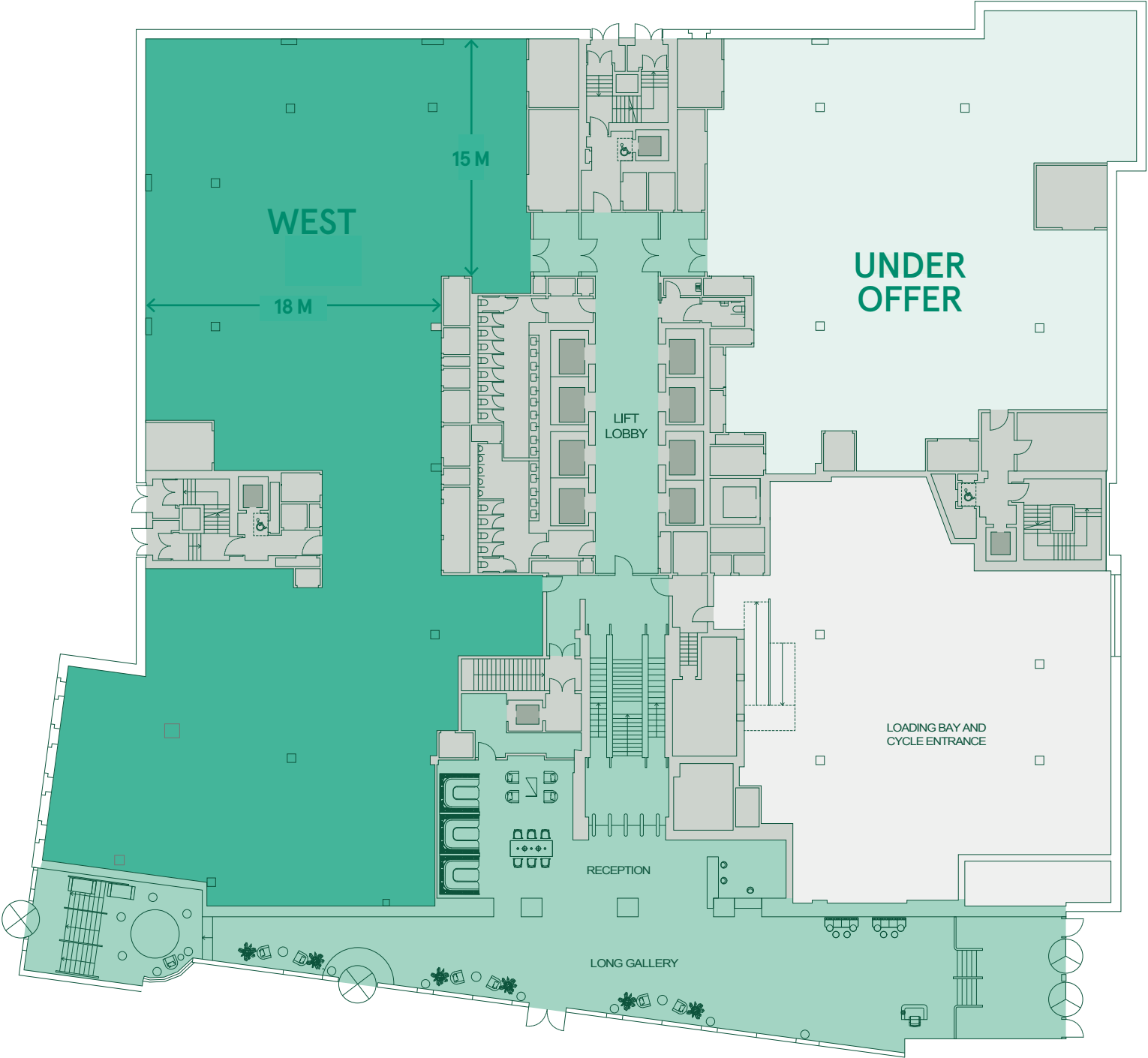
Terrace/Courtyard (sq ft)	NIA (sq ft)	Use	
—	—	Restaurant	9
—	—	Restaurant	8
—	—	Restaurant	7
Terrace	3,391	Office	6
Terrace	5,712	Office	5
Terrace	5,974	Office	4
—	6,016	Office	3
—	5,975	Office	2
—	4,413	Office	1
		Lobby	GROUND
31,481		TOTAL	



LEVEL



WEST
11,711 SQ FT
EAST
UNDER OFFER

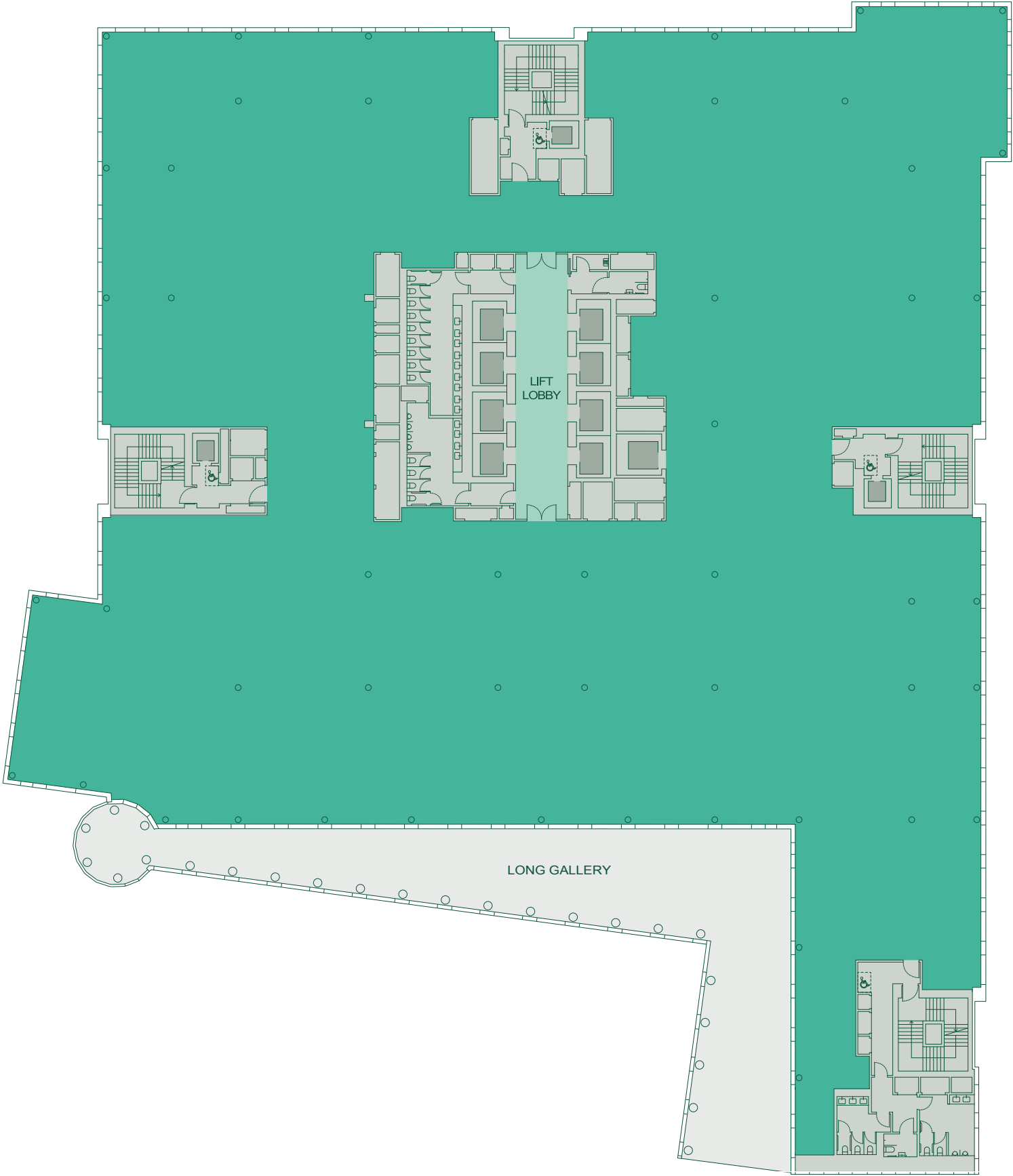


LEVEL



OFFICE
32,571 SQ FT

COMPLETING TO CAT A

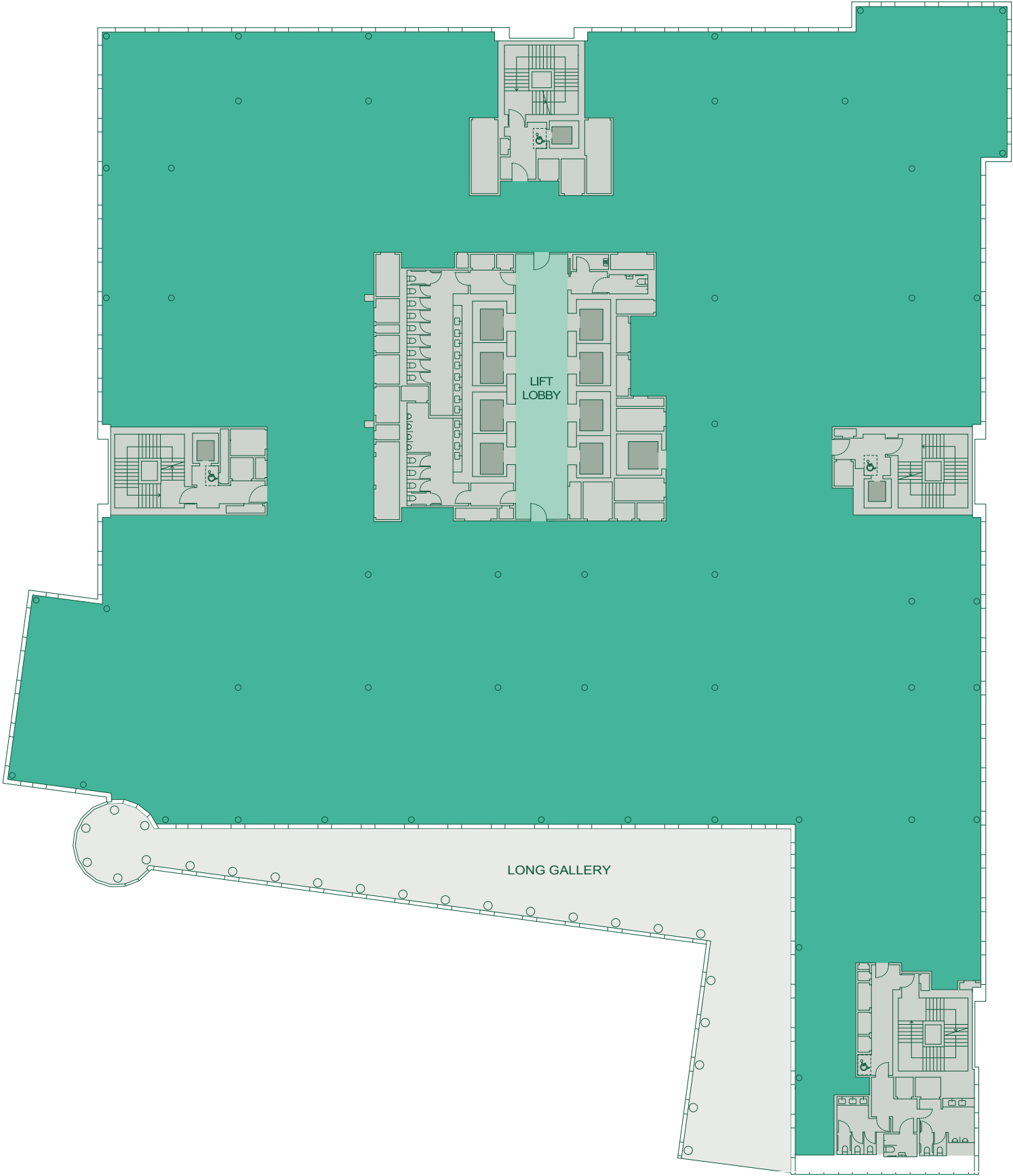


LEVEL



OFFICE
32,593 SQ FT

COMPLETING TO SHELL & CORE





INDICATIVE EXPOSED CEILING (LEVEL 4 SHOWN)





INDICATIVE RAFT CEILING (LEVEL 4 SHOWN)





INDICATIVE FITOUT WITH RAFT CEILING (LEVEL 4 SHOWN)

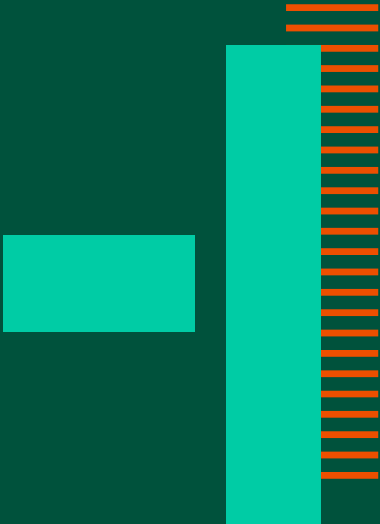




INDICATIVE FITOUT WITH RAFT CEILING (LEVEL 4 SHOWN)



LEVEL

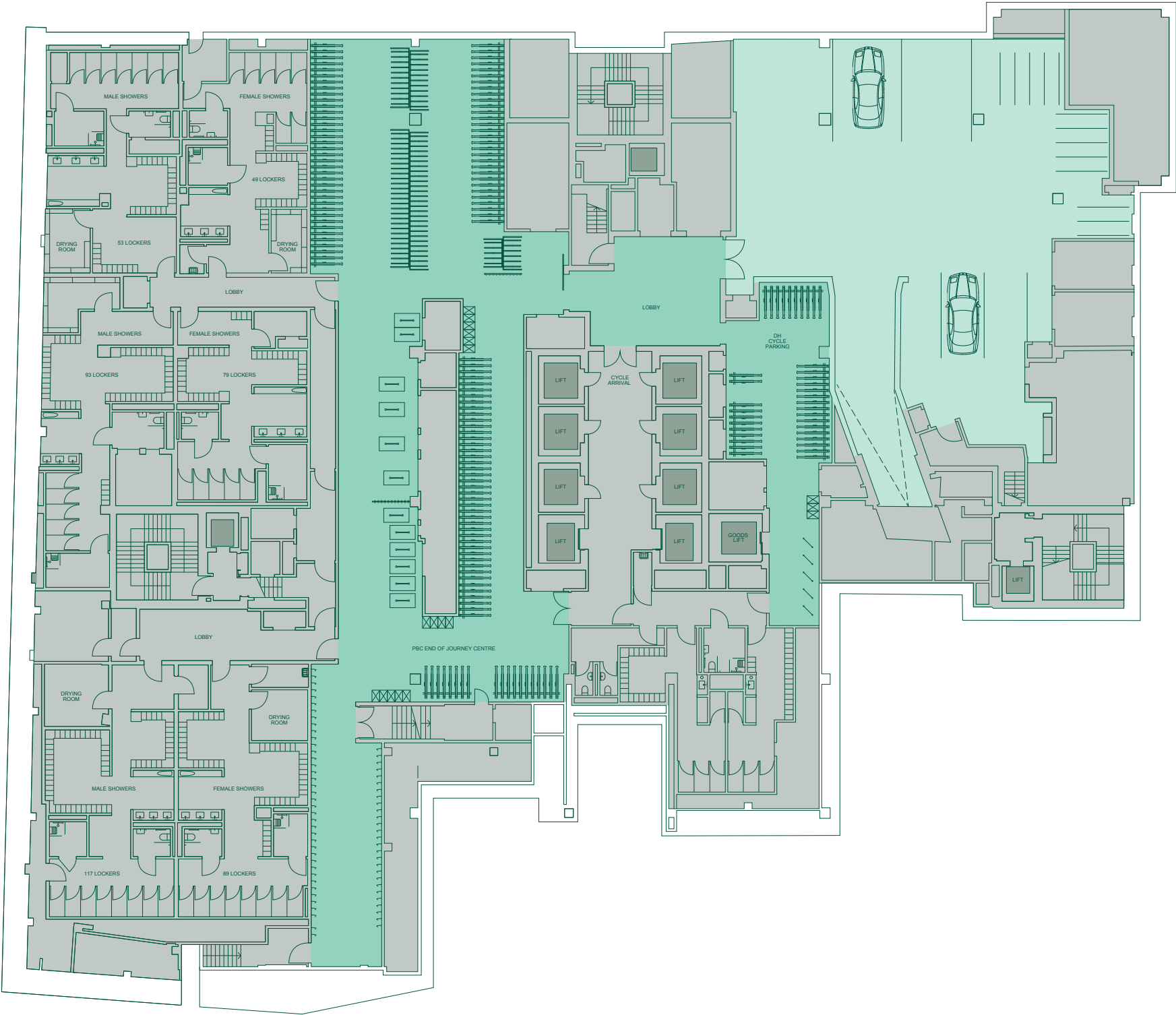


CYCLE PARKING

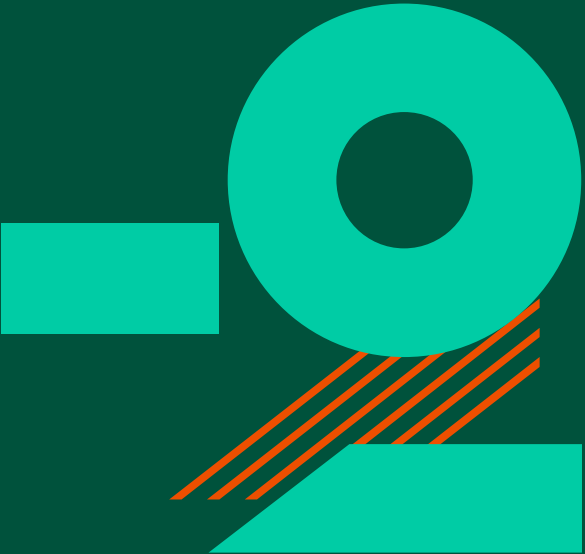
- A number of EV points to be installed
- 450 cycle spaces
- 2x cycle repair stations

CHANGING FACILITIES

- 480 lockers
- 52 showers
- 6x accessible WC, beauty bar and washbasins per changing room
- Linen service & drying room



LEVEL



FACILITIES

- Town Hall Auditorium
- Flex Space

GYM

- Class Studio
- Female lockers and showers
- Male lockers and showers
- Accessible showers



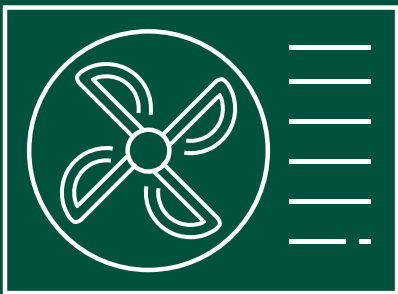
SUMMARY SPECIFICATION



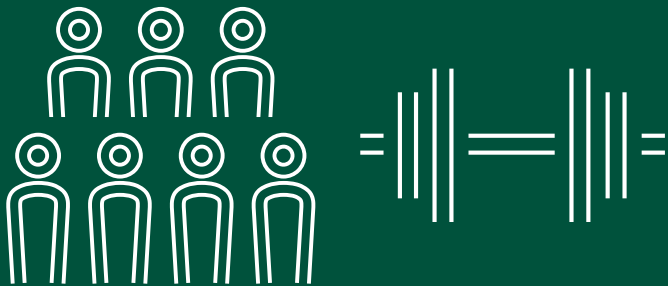
Designed to occupy
at 1:8 sq m / person



Brand new centralised
plant serving a four pipe fan
coil system



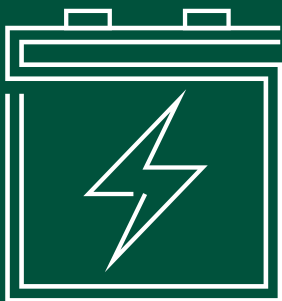
High efficiency air
source heat pumps



Amenities include a
125 seat auditorium & gym



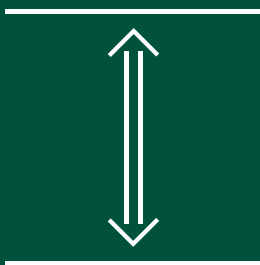
All electric
building



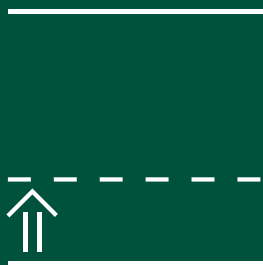
2 x 1.5MVA standby
generators, 1 of which
for occupiers



Dual Power provision
to Bankside station
(5MVA capacity HV supply)



Floor-to-ceiling heights
L2/3: 3.0m+
L1: 2.7m



Raised floors
150-300mm
(overall)



Diverse telecomms
intake rooms &
diverse risers



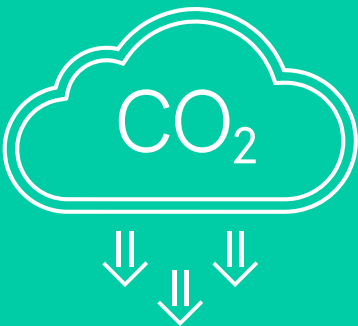
SUSTAINABILITY HIGHLIGHTS



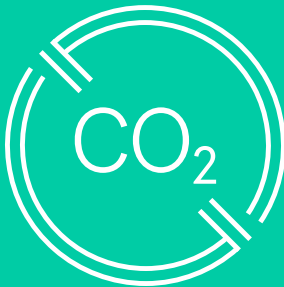
EPC B



Wiredscore
Platinum



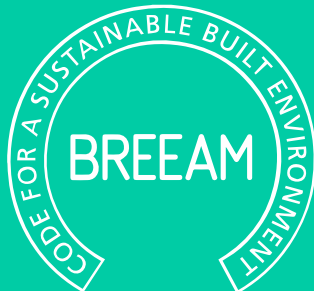
Saving 40% less lifetime
embodied carbon
in comparison with
industry targets



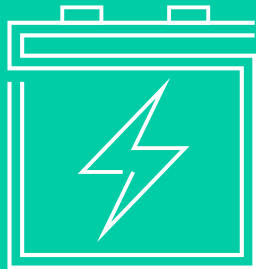
Net zero operational
carbon enabled



High efficiency, new
auxiliary systems



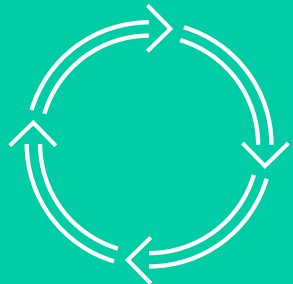
Targeting BREEAM
Excellent (2014)



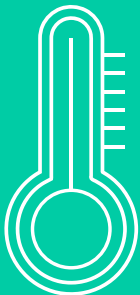
Standby generators
fuelled with HVO



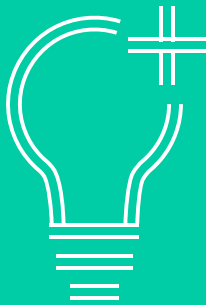
x5 new high efficiency
air source heat pumps



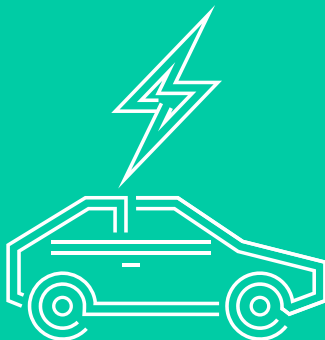
Reuse and
transform strategy



Overheating
assessment



High efficiency
lighting and passive
infrared sensors



Electric vehicle
charging



WELL enabled,
targeting Platinum



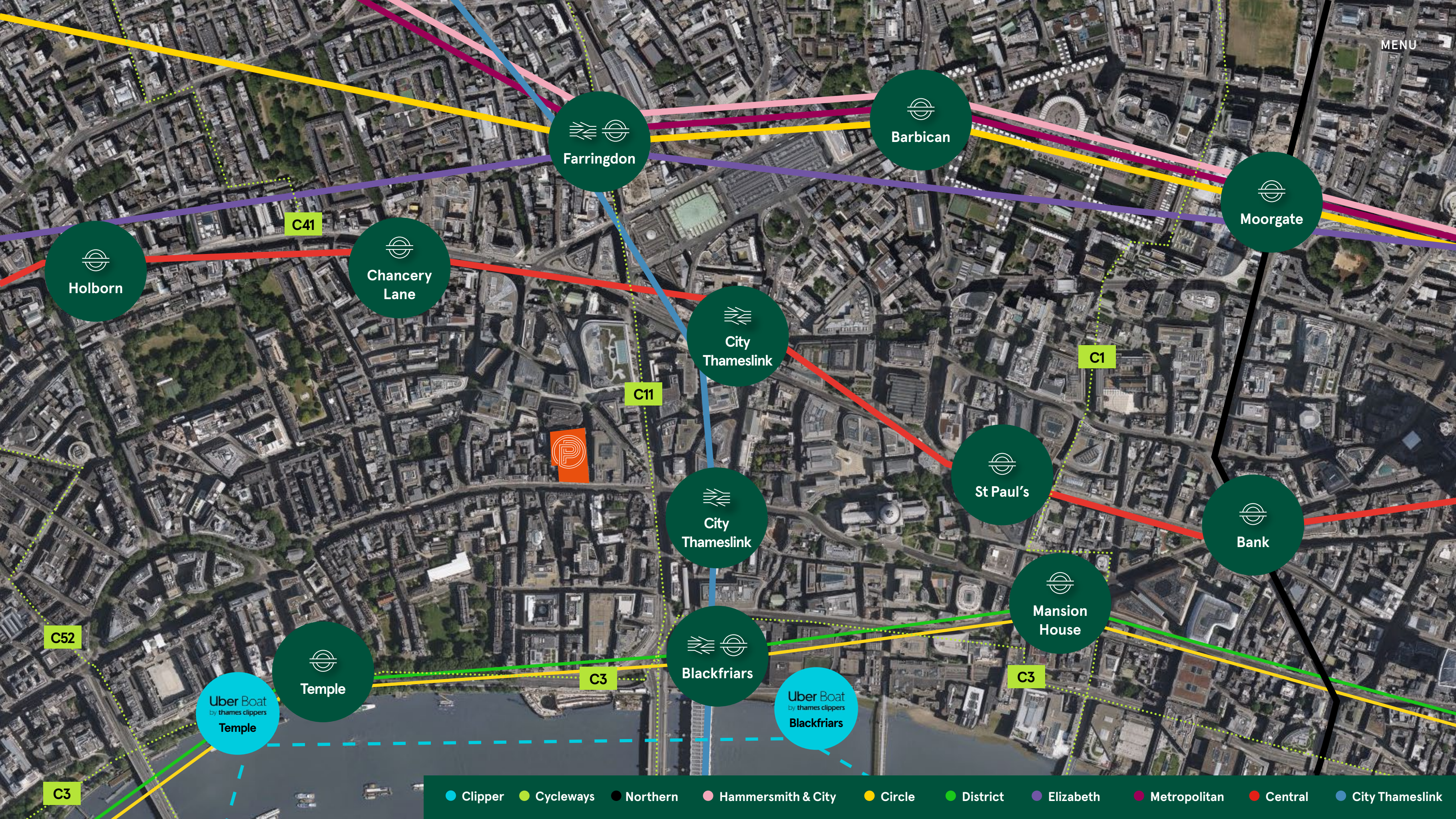
Uses traceable
electricity that is 100%
generated from wind,
solar & hydro sources



THE

AREA





MENU


Farringdon


Barbican



Moorgate


Holborn


Chancery Lane



City Thameslink



St Paul's


Bank


City Thameslink


Mansion House


Temple


Blackfriars

Uber Boat
by thames clippers
Temple

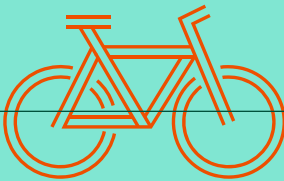
Uber Boat
by thames clippers
Blackfriars

-  Clipper
-  Cycleways
-  Northern
-  Hammersmith & City
-  Circle
-  District
-  Elizabeth
-  Metropolitan
-  Central
-  City Thameslink

EXCEPTIONALLY CONNECTED

WALKING TIMES

9 MINS	to City Thameslink	
5 MINS	to Blackfriars	
6 MINS	to Chancery Lane	
7 MINS	to St Paul's	
9 MINS	to Farringdon	
10 MINS	to Holborn & Thames Clipper (Blackfriars Pier)	
13 MINS	to Temple	



ELIZABETH LINE




**MOMENTS FROM CYCLE
SUPERHIGHWAYS
CS3 AND C6**

FLEET STREET QUARTER

With Fleet Street at its heart and embracing **exciting and diverse** areas such as Chancery Lane, Holborn, Ludgate Hill and New Street Square, the Fleet Street Quarter is shaping into **a thriving place to live, work, and visit.**

Fostering inclusion, diversity, innovation, celebrating culture and working to deliver a green and sustainable business district.

Fleet Street Quarter is creating a strong business collective, to provide a powerful voice for local businesses, enhance the physical environment, inject new energy into the area, and create a safer and cleaner destination for all.

The ongoing evolution of Fleet Street Quarter will see the new Courts building on Fleet Street and a new Salisbury Square at its heart. River Court features an exhibition space on its history of writing and communication, as well as a free-to-access 'pocket park' on its roof.



FLEET STREET TRANSFORMED

Gensler has unveiled £80m plans for a **'radical' transformation of the public realm** around the Fleet Street area of the City of London. With the aim to create a **dynamic 24/7 working, cultural and visitor destination**.

The proposals span 34 public realm sites and include overhauling Ludgate Circus, Holborn Viaduct and Fleet Street itself to **improve the experience of pedestrians**.

'Fleet Street Quarter's Era of Change', aims to create **3,000sq m of additional pedestrian space**, a 75% increase in seating space, double plant and animal biodiversity and double the amount of **safe cycling routes**.





URBAN
FITNESS

lucky voice

Guido's
THE KNIGHTS
TEMPLAR

113 Chancery Lane



BARANIS

BRASSERIE
BLANC

GAUCHO

The
OLD BANK OF ENGLAND

PRESS COFFEE & CO

BREAM'S BUILDINGS

Birleys

the refinery

COCO
DI MAMA

NEW
STREET
SQUARE

NATURAL KITCHEN

garbanzos

YOLK

FETTER LN



EDITOR'S TAP



Fitness First

CLIFFORD'S

Americano

Dilieto



Surge

java java



pilpel



PAUL

FLEET ST

garbanzos

THE
TIPPERARY

ELVINO



CHAMBERS

YE OLDE
COCK TAVERN

TEMPLE
COURT

PEGASUS
BAR & RESTAURANT

LOMBARD LN

BOUVERIE ST

WHITEFRIARS ST

THE
HARROW

SALISBURY
SQUARE
DEVELOPMENT

CORD
by
LE CORDON BLEU

COCO
DI MAMA

THE OLD BELL

HUMBLE
GRAPE

CITY OF
LONDON
DISTILLERY



BLACK PARROT BAR

Indian City

chi
noodle

COSTA

NEW BRIDGE

HARRILD & SONS

★ PRET ★
CAFFÈ
NERO

The
WHITE
HAUS

little Fable

ROMO
Coffee

HONI POKE

establishment

Pure.
Poppins

Pickwick
COFFEE CLUB

LEON

OZONE COFFEE



CITY
THAMESLINK

THE GLEAN

THE BEST PLACES TO EAT & DRINK



THE REFINERY



NATURAL KITCHEN



CHOP HOUSE



BLANK STREET COFFEE



YE OLDE CHESHIRE CHEESE



NEW STREET SQUARE



CORD

WHERE

EAST

MEETS

WEST



A NATURAL WORLD ON YOUR DOORSTEP



INNER TEMPLE



LINCOLN'S INN FIELDS



MIDDLE TEMPLE



LINCOLN'S INN FIELDS



DILMON

Peterborough Court is owned by Dilmon, a private family office.



One Wall Street

THEIR KEY GLOBAL ASSETS INCLUDE:

 CLARIDGE'S	 THE EMORY LONDON	ONE WALL STREET
CLARIDGES, W1	THE EMORY, OLD BARRACK YARD, SW1	ONE WALL STREET, MANHATTAN
Dilmon is the majority shareholder in Maybourne Hotel Group, the owner of Claridge's, the Connaught, and the Berkeley in London.	Owned by Maybourne Hotel Group, newly completed 60 all-suites hotel designed by RSHP.	Owned in a JV with Macklowe Properties, this is a major new luxury apartment rebuild of a 1925 landmark.



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reduce the whole life carbon

Focus on wellbeing through
the creation of outdoor spaces,
on-site amenity, state-of-the-art
end-of-trip facilities



THE TEAM

ORIGINAL ARCHITECT

KPF

ARCHITECT

JRA

INTERIOR DESIGN

M | A | W | D

MAIN CONTRACTOR

mace

GET IN TOUCH

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DISCLAIMER

This proposal is believed to be correct at the date of publication but its accuracy is in no way guaranteed, neither does it form part of any contract. You should take all appropriate professional advice including premises details and financial/rental information. All areas, measurements and dimensions are approximate. CGI renders shown are for illustrative purposes only. Issued Q2 2025.

DISCOVER MORE AT [PETERBOROUGHCOURT.COM](https://peterboroughcourt.com)

