

22 BISHOPSGATE

95
% LEASED

71
,000 SQ FT REMAINING

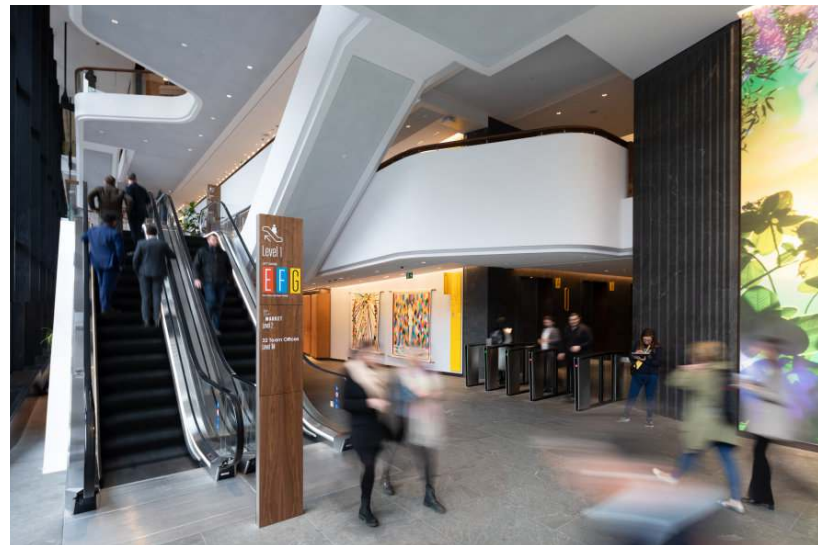
04
LEVELS AVAILABLE



PEOPLE FIRST WORKPLACE

A DYNAMIC ECOSYSTEM IN THE HEART OF CENTRAL LONDON

22 Bishopsgate is an innovative and energetic workplace, thoughtfully designed to provide occupiers with the highest quality, amenity-rich workspace matched with strong environmental and technological credentials.



22 BISHOPSGATE AMENITIES

AVAILABILITY ESG CONTACT



AMENITIES

HEALTH, WELLBEING AND HAPPINESS

Designed to elevate the health, wellbeing, and happiness of our occupiers and visitors, 22 Bishopsgate has over 150,000 sq ft of shared spaces and amenities to encourage collaboration among its thriving vertical community.



HORIZON 22

Europe's highest free viewing platform.

THE RETREAT

A dedicated wellbeing space.

XCHG

A collaborative workspace for innovators and entrepreneurs.

ACTIVE COMMUTER PARK

An extensive offering of bike services and facilities to support sustainable commuting.

RESTAURANTS

Top restaurants and Sky Bar. Coming in 2024.

BXR CITY

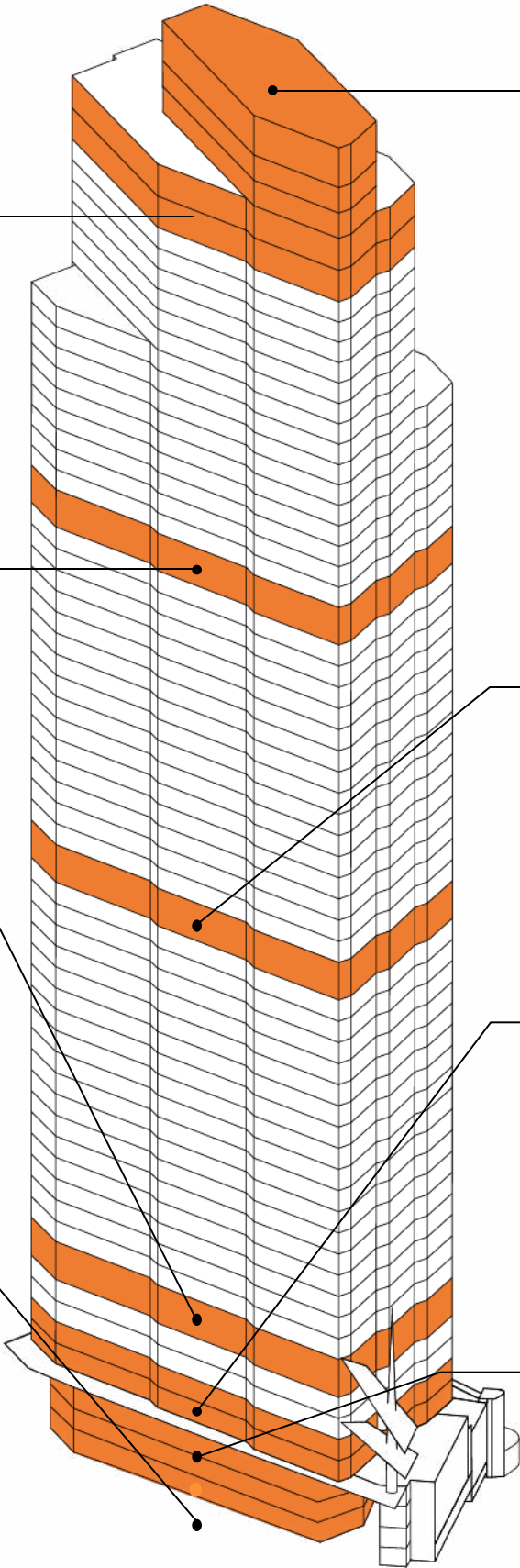
World-class fitness with unparalleled views.

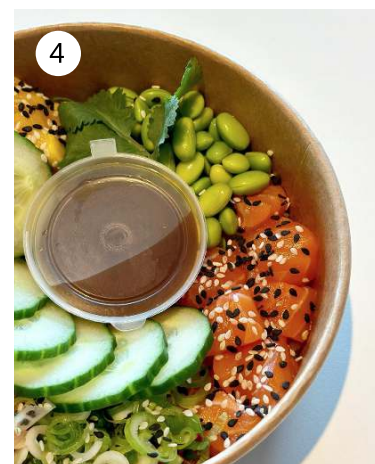
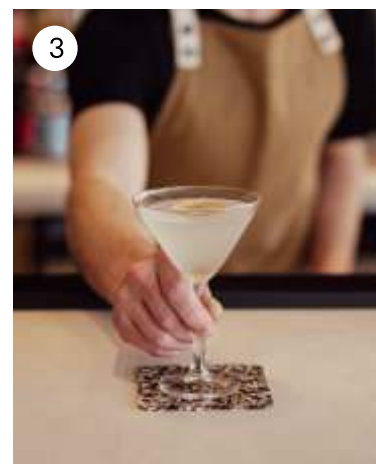
CONVENE

A premium meeting, event, and workplace with five star hospitality.

THE MARKET

A vibrant space with food counters, a restaurant and terrace, and a catered events zone.





THE MARKET

From your morning caffeine boost to a leisurely lunch break, to flexible and fully catered events space - the Market offers an extensive, ever-changing food offer and a variety of spaces for after-work and socialising.

1. The Market
2. Market Hub event space
3. Cocktails at On Tap
4. Fresh Poké at Patch
5. Market Kitchen Restaurant

AVAILABLE AT THE MARKET:



Market Kitchen

A restaurant serving seasonal dishes using ingredients from local suppliers. Our partnership with The Felix Project helps minimise food waste.



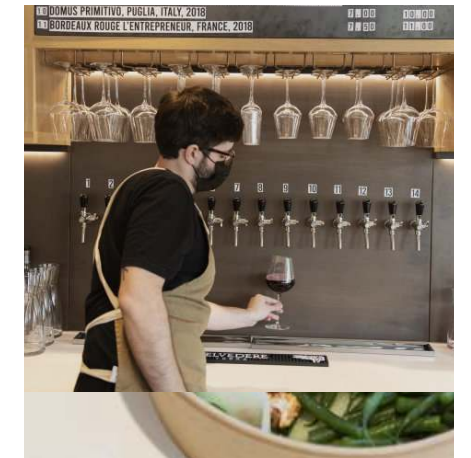
PATCH

Delicious seasonal, healthy salad bowls.



OFFICE & EVENT CATERING

Catering for all event and meeting requirements.



On Tap

Sustainable, delicious wines and other beverages on tap.



THE TERRACE

Take a break outside or dine al fresco on the Terrace. Also available to hire for events.



Blend

Artisan coffee, pastries and freshly-prepared lunches.



Residency

Delicious street food with changing concepts for both hot and cold food.

A BETTER PLACE FOR BUSINESS

The perfect settings for networking events, drink receptions, large or small presentations, a client dinner or after-work drinks – 22 Bishopsgate can host it all.



XCHG

A community for start-up businesses and entrepreneurs. XCHG offers workspaces, events and collaborative spaces to foster innovative thinking.

EXCEPTIONAL WORKPLACES

MEDIA FACILITIES

MEMBER BENEFITS

AUDITORIUM

XCHG COMMUNITY

LIVE EVENTS

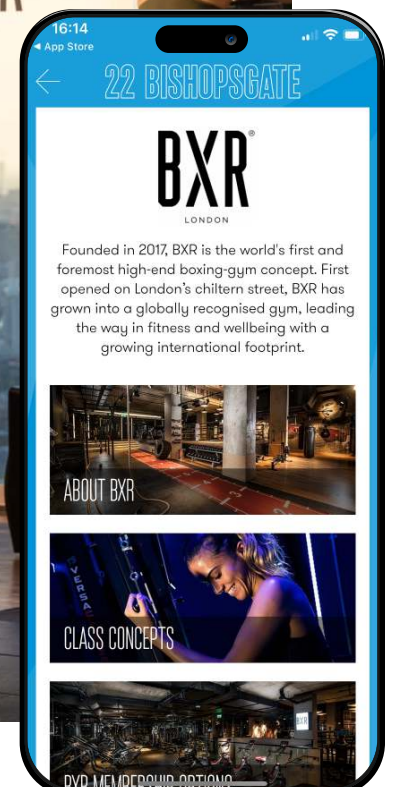
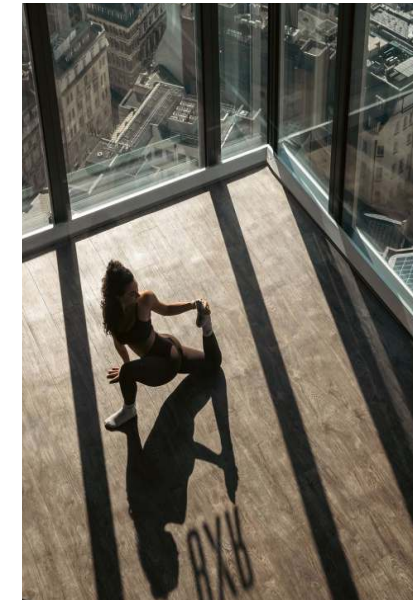


convene

Convene offers five-star hospitality service, artful interiors, a world-class culinary program and curated community programs. Stunning views, a sophisticated design, best-in-class amenities and a spacious floor plan offer a variety of purpose-built rooms for for events of all sizes:

- 9 workplace meeting rooms for 2 - 12 attendees
- Event spaces that can host up to 406 people
- 30,000 sq ft of meeting space
- 8,500 sq ft of membership space





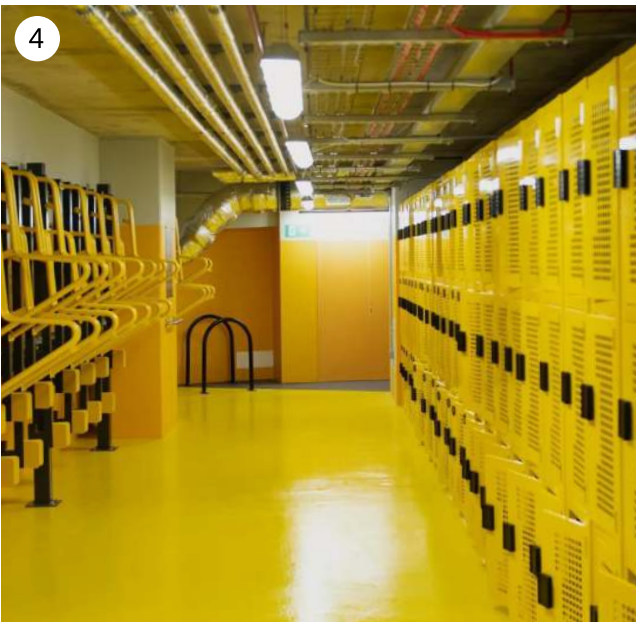
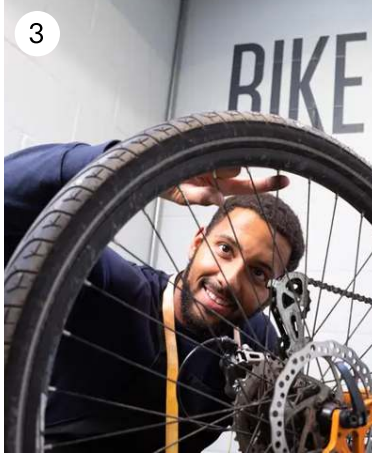
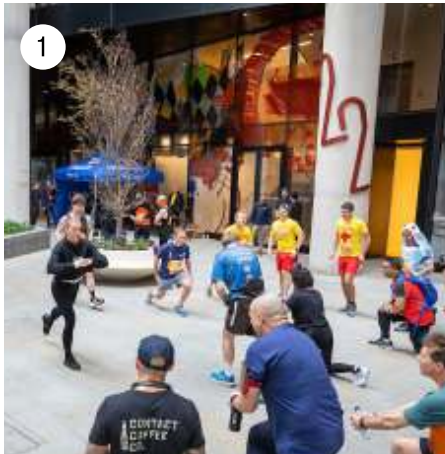
FITNESS, ELEVATED

BXR City provides inspiring views over London, top-of-the-range gym equipment, world-class trainers, and an extensive range of classes.

The 22B app conveniently guides you through to make BXR bookings, ensuring that achieving fitness goals is as effortless as possible.



The Active Commuter Park (ACP) is designed to encourage occupiers to choose the greener routes to work.



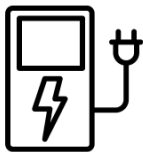
1000+
CYCLE SPACES



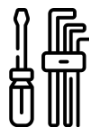
75
SHOWERS



1300+
SECURE LOCKERS



9 EV
CHARGING POINTS



BIKE
MAINTENANCE



WASH
STATIONS



SUSTAINABLE
DRY CLEANING



DEDICATED BIKE
MECHANIC TEAM



REPAIR SERVICE
WHILE YOU WORK



ACTIVE EVENTS
AND WORKSHOPS

- 1. 22B running club
- 2. Active Commuter Park
- 3. Bike mechanic team
- 4. Cycle storage + lockers

AVAILABILITY



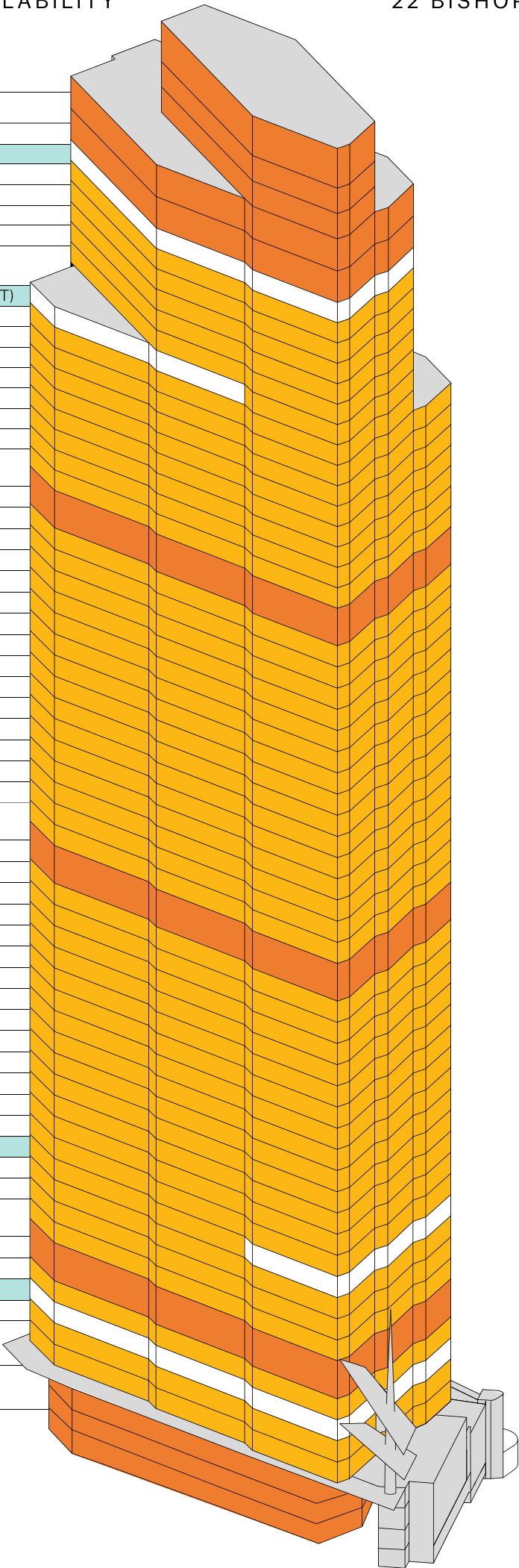
OCCUPIERS

At 22 Bishopsgate, our occupier roster ranges from Fortune 100 powerhouses to innovative SMEs. Our diversity is the energy that fuels our vertical community.

AVAILABILITY

LEVEL 56	21,570 SQ FT
LEVEL 50 WEST	12,958 SQ FT
LEVEL 11 EAST	10,875 SQ FT
LEVEL 05	25,561 SQ FT

FLOOR	SQFT	OCCUPIER
58-62		RESTAURANT, BAR AND HORIZON 22
57		
56	21,570	AVAILABLE
55		PALO ALTO NETWORKS
54		COVINGTON & BURLING LLP
53		COVINGTON & BURLING LLP
52		COVINGTON & BURLING LLP
51		COVINGTON & BURLING LLP
50	12,958	AVAILABLE (WEST) / CONFIDENTIAL OCCUPIER (EAST)
49		WILLIAM BLAIR
48		WILLIAM BLAIR
47		WILLIAM BLAIR
46		MCDERMOTT WILL & EMERY LLP
45		REINSURANCE GROUP OF AMERICA
44		TATA CONSULTANCY SERVICES
43		FIDELIS
42		FIDELIS
41/41M		THE RETREAT
40		SKADDEN LLP
39		SKADDEN LLP
38		SKADDEN LLP
37		CANADA LIFE
36		WESTFIELD SPECIALTY LIMITED
35		FORTUNE 100 COMPANY
34		FORTUNE 100 COMPANY
33		FORTUNE 100 COMPANY
32		FORTUNE 100 COMPANY
31		FORTUNE 100 COMPANY
30		CANOPIUS
29		CANOPIUS
28		FORTUNE 100 COMPANY
27		VERISK ANALYTICS
26		VERISK ANALYTICS
25/25M		BXR
24		COOLEY LLP
23		COOLEY LLP
22		COOLEY LLP
21		FORTUNE 100 COMPANY
20		FORTUNE 100 COMPANY
19		STATKRAFT
18		NASDAQ
17		AMWINS GLOBAL RISK
16		AXA INVESTMENT MANAGERS / AMWINS GR
15		AXA INVESTMENT MANAGERS
14		AXA INVESTMENT MANAGERS
13		BEAZLEY
12		BEAZLEY
11	10,875	AVAILABLE (EAST) / KOREA DB (WEST)
10		HISCOX
9		HISCOX
8		RSA INSURANCE GROUP
7/7M		XCHG
6	25,563	CONFIDENTIAL OCCUPIER
5	25,561	AVAILABLE
4		convene - MEETING & CONFERENCE VENUES
3		convene - MEETING & CONFERENCE VENUES
2		the MARKET
GF, 1,1M		THE LOBBY
B1/B2		ACTIVE COMMUTER PARK



LEVEL 5

- 25,561 SQ FT / 2,375 SQ M
- LOWER STACK OPPORTUNITY
- CAT A SPECIFICATION



AVAILABILITY

LEVEL 5

PHOTOGRAPHY

22 BISHOPSGATE

- ↗ 25,561 SQ FT / 2,375 SQ M
- ☰ LOWER STACK OPPORTUNITY
- 📦 CAT A SPECIFICATION



LEVEL 11 EAST

- 10,875 SQ FT / 1,010 SQ M
- IMPRESSIVE VIEWS
- PREMIUM QUALITY - FULLY FITTED AND FURNISHED



- 84 desks
- 1 x 14/16 person meeting room
- Large 12 person meeting room
- 2 x 10 person meeting room
- 1 x 8 person meeting room
- 4 x soundproofed pod rooms for quiet calls
- Various areas for breakout / communal space / kitchen

LEVEL 11 EAST

- 10,875 SQ FT / 1,010 SQ M
- IMPRESSIVE VIEWS
- PREMIUM QUALITY – FULLY FITTED AND FURNISHED



FULLY FITTED

A softer palette of light oak and natural carpets form the base fit-out materials, complimented by subtle colours introduced in the furniture selection. This allows occupiers to overlay their own graphic identity on the interiors if required.

The arrangement promotes social and collaborative working through the generous provision of co-work and lounge space, benefitting from excellent aspects and natural light.

Phone booths and discreet niches allow for private calls and remote meetings.

LEVEL 11 EAST

SMART SPACES APP

The building and workspace app that makes your office life simple

MOBILE ACCESS

Access your building and level with the key card on the app, and add smart lockers and printers. You'll never need a plastic card again.

RESOURCE BOOKING

Integrate the app with Outlook/MS Teams to make room bookings with automated invites. And add desk/space reservations and catering.

EMPLOYEE EXPERIENCE

One app to connect the landlord areas / building services and fitted workspace.

VISUALISATION

Add the advanced web-based visualisation toolkit to optimise your spaces in one holistic package on a single platform.

OCCUPIER BRANDED

Rebrand the app with your corporate identity.

SPACE UTILISATION

Maximise your space with optional occupancy sensors that show live availability.

SINGLE-SIGN-ON (SSO)

SSO makes onboarding and offboarding staff simple.

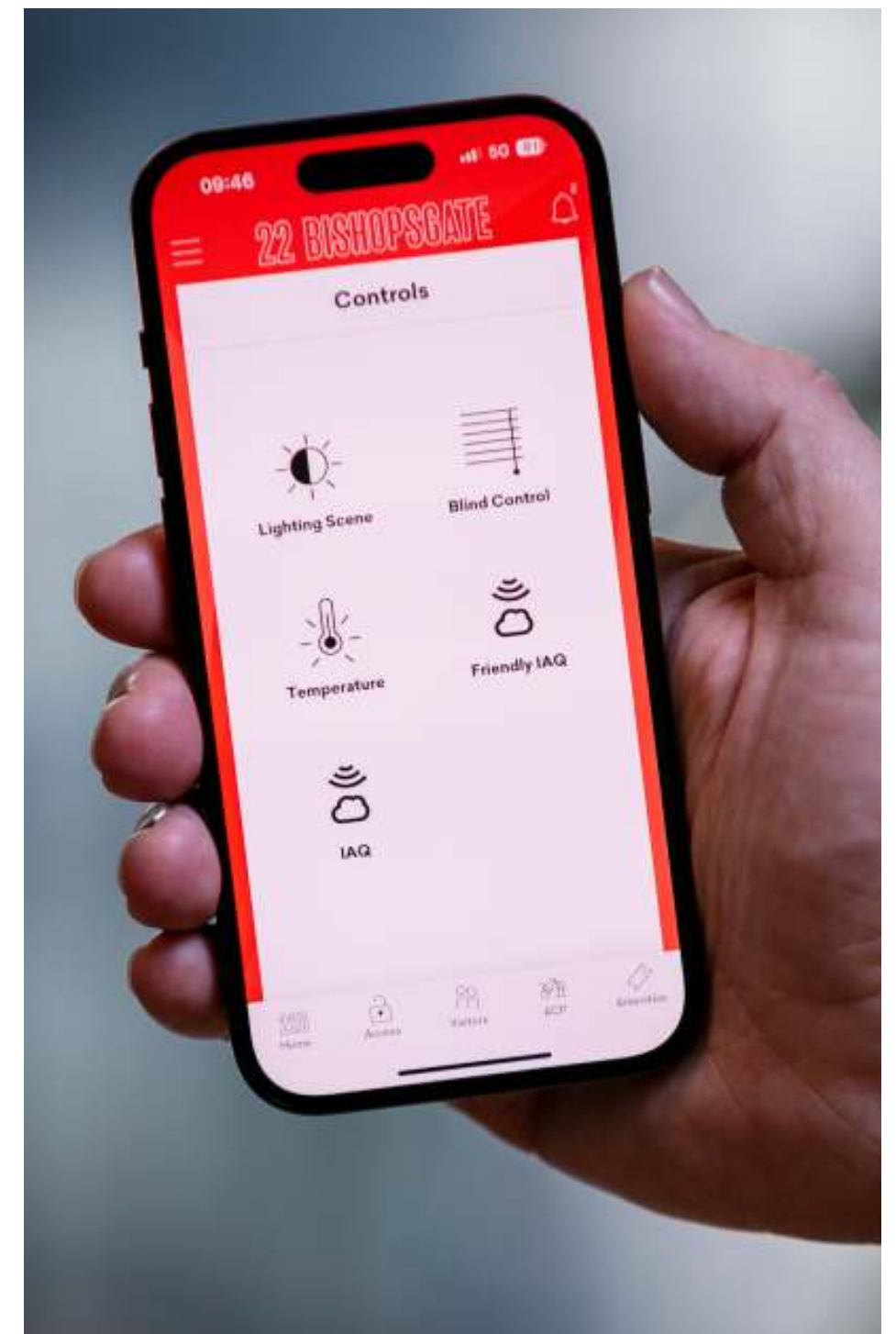
COMFORT CONTROLS

Monitor air quality and control lighting, blinds, and temperature for greater comfort and energy efficiency.

10,875 SQ FT / 1,010 SQ M

IMPRESSIVE VIEWS

PREMIUM QUALITY - FULLY FITTED AND FURNISHED



LEVEL 50 WEST

AVAILABLE SUMMER 2024

↗ 12,958 SQ FT / 1,203 SQ M

☀ SKYLINE VIEW OVER
CENTRAL LONDON

🏠 PREMIUM QUALITY - FULLY
FITTED AND FURNISHED



- 100 desks
- 1 x 12/14 person meeting room
- 2 x 6 person internal meeting room (with bi-folding doors)
- 2 x 8 person meeting room
- 2 x 6 person meeting room
- 3 x 4 person meeting room
- 3 x pod rooms for quiet calls
- Server room
- Client facing kitchen / pantry and main kitchen / lounge

AVAILABILITY

PHOTOGRAPHY

22 BISHOPSGATE

LEVEL 50 WEST

AVAILABLE SUMMER 2024

↗ 12,958 SQ FT / 1,203 SQ M

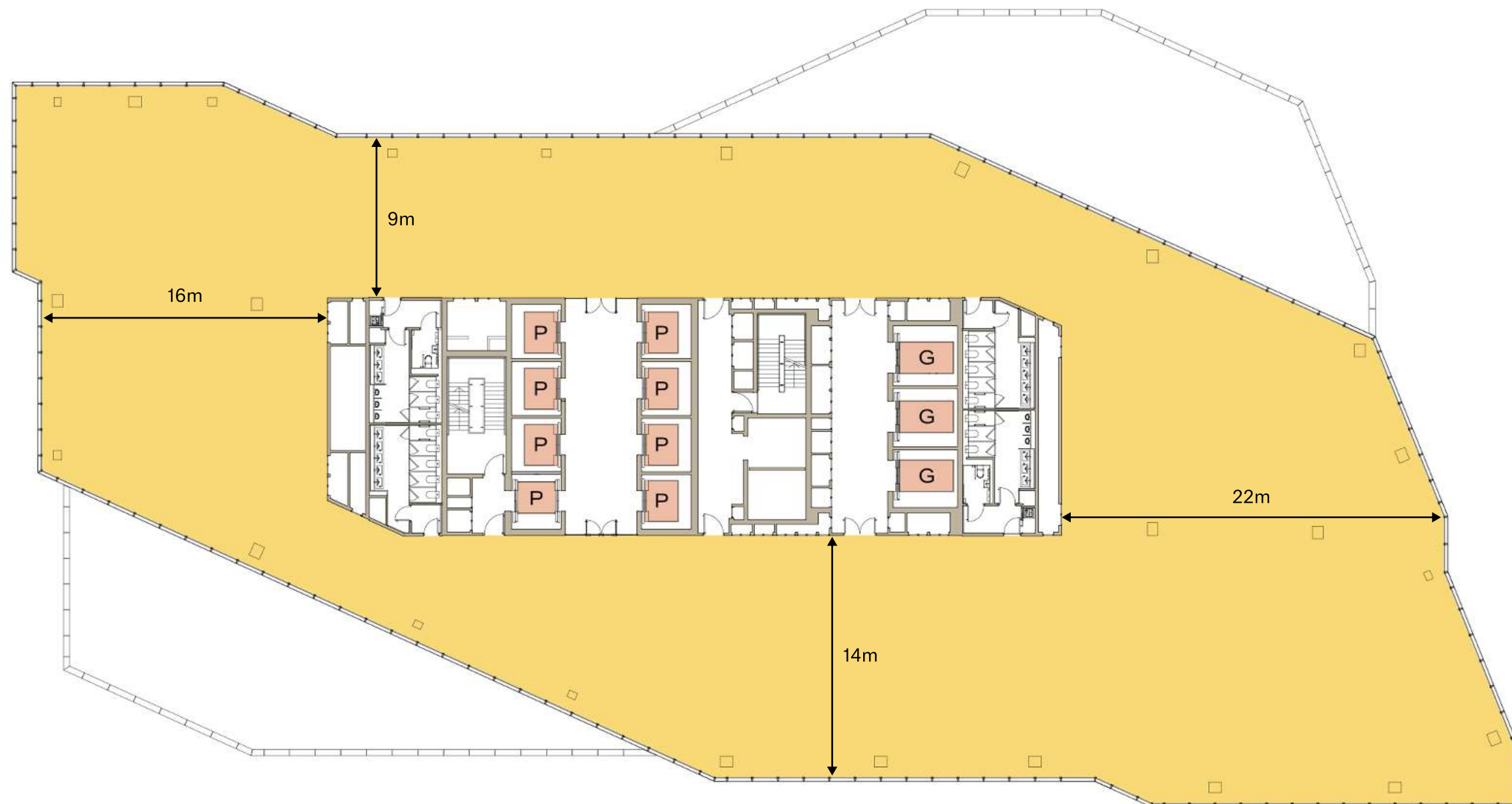
☀ SKYLINE VIEW OVER
CENTRAL LONDON

🏢 PREMIUM QUALITY - FULLY
FITTED AND FURNISHED



LEVEL 56

- ↗ 21,570 SQ FT / 2,004 SQ M
- ↔ SPLIT OPTIONS FROM C. 10,000 SQ FT+ WILL BE CONSIDERED
- ☀ 360° PANORAMIC VIEWS
- 🏢 CAT A SPECIFICATION



AVAILABILITY

LEVEL 56

VIEWS

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AVAILABILITY

LEVEL 56

VIEWS

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SUMMARY SPECIFICATION



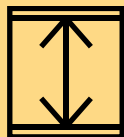
OCCUPATIONAL DENSITY

1 person per 8 sq m specification future-proofs longer-term use options.



MECHANICAL

12 litres per second of fresh air for each person assuming 1:8 sq m occupation.



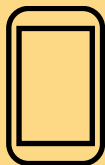
CEILING HEIGHT

3.00m (2.85m in top tier) for better volume and daylight (raised floor to suspended ceiling).



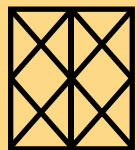
ELECTRICAL RESILIENCE

Dual 33kv main network supplies backed up by 100% standby generation.



MOBILE CONNECTIVITY

Enjoy a full-strength signal in all common spaces with the option to cover your office floors.



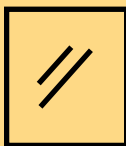
GOODS LIFTS

Three 3,000kg capacity lifts serve all office floors.



LOGISTICS

A remote Consolidation Centre reduces lorry deliveries by an estimated 80% for added security, safety and sustainability. Scope for off-site storage and automated fulfilment.



FACADE

Triple-skin glazing with integrated and sealed, automatic solar blinds reduce solar gain and minimise cooling needs. Low-iron glass delivers 60% more daylight penetration.



OCCUPIER PLATFORM

An occupier engagement platform, to connect the 22 Bishopsgate building service, concierge and community experience.



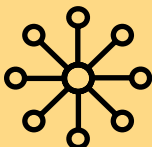
ARRIVAL SECURITY

Smart personal entry system, enabled for secure facial recognition, security passes and OR codes – depending on preference.



BUILDING OPERATION

Intelligent Building Management System (BMS) permitting integration of landlord and occupiers systems.



DIGITAL CONNECTIVITY

WiredScore Platinum Certified building infrastructure includes dual POP rooms for extra resilience.



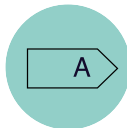
ESG

COMMITTED TO A BRIGHTER, GREENER FUTURE

ENVIRONMENT AND SUSTAINABILITY

The building is engineered for optimum sustainability, minimising our carbon footprint to sustain a long and productive economic life.

- 100% powered by renewable electricity and gas.
- Zero scope 1 & 2 emissions for utilities reporting.
- Circular economy principles to reduce waste.
- Zero waste to landfill.
- Offsite Logistic hub reducing vehicle visits by 95%.



EPC A



BREEAM
Excellent – 2021



WiredScore
Platinum – 2023



SmartScore
Platinum – 2023



National Sustainability
Building of the Year – 2022



WELL CORE
Platinum – 2021



Planet Mark Certified
Certified – 2022

HEALTH AND WELLNESS

Health and wellbeing at 22 Bishopsgate is supported through physical, emotional, social and community experiences.

- Active Commuter Park encourages healthier commuting choices.
- The Market provides nutritious, wholesome menus
- The Culture team curate inspiring and inclusive events.
- BXR offers physical fitness and mindfulness
- 22B Health Series and Running Club promote a healthy lifestyle.
- Random Acts of Kindness activations boost community wellbeing.





22B social wall, featuring cultural events programme.

LEARNING AND EDUCATION

The 22 Bishopsgate culture and community team organise a healthy programme of culture events that create engaging and enriching experiences for its community.

DIVERSITY AND INCLUSION

In our commitment to fostering diversity and inclusion, we've created inclusive environments and recognise cultural celebrations and significant dates within the Inclusion Calendar.



22 BISHOPSGATE

22BISHOPSGATE.COM



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