



41
LOTHBURY

LONDON

A PEMBROKE PROPERTY

**SCHEME
SUMMARY**

FINISHES



**THE
ACCOMMODATION**

BENEFITS



**LOCAL
CONTEXT**



**CLUB
FACILITIES**

FLOORPLANS



**PROGRAMME
OF WORKS**

**ARRIVAL
& TERRACES**

**GALLERY &
360**



SPACEPLANS

**TEAM &
CONTACTS**



- ◆ 147,000 sq ft of Grade A office accommodation and new M&E services
- ◆ Striking arrival experience with extensive amenity provision
- ◆ Terrace accommodation on Levels 4, 7 and 8.
- ◆ Delivery Q2 2022



The repositioning of 41 Lothbury is sensitive to its Grade II* listed status whilst creating an exceptional occupier environment, built around the health and wellbeing of its staff.





LOCAL CONTEXT

ATTRACTIONS

- | | |
|--------------------------|-------------------------------|
| 1 St Paul's Cathedral | 26 Enoteca da Luca |
| 2 The Ned | 27 Cabotte |
| 3 The Royal Exchange | 28 Hawksmoor |
| 4 Bank of England | 29 Everyman Cinema |
| 5 Sky Garden | 30 The Wolseley |
| 6 Mint Leaf | 31 The Ivy |
| 7 Leadenhall Market | 32 Kobox |
| 8 Coq d'Argent | 33 Franco Manca |
| 9 One New Change | 34 Comptoir Libanais |
| 10 Fortnum & Mason | 35 Yauatcha |
| 11 Vinoteca | 36 Eataly |
| 12 Museum of London | 37 Guildhall Art Gallery |
| 13 The Ivy City Garden | 38 London Mithraeum Bloomberg |
| 14 Gaucho City | 39 Fox Fine Wines & Spirits |
| 15 Caravan City | 40 Natural Kitchen |
| 16 Bob Bob Cite | 41 Le Relais de Venise |
| 17 Brigadiers | 42 Gatti's |
| 18 Kym's | |
| 19 Coya | |
| 20 Temper | |
| 21 The Angler | |
| 22 The South Place Hotel | |
| 23 City Social | |
| 24 Sushi Samba | |
| 25 Duck & Waffle | |



THE NED

A hotel and members club in the City of London with nine restaurants, indoor and rooftop pools, a gym, spa and hammam.



THE ROYAL EXCHANGE

The Royal Exchange is a luxury shopping and dining destination in the heart of the City, offering an unrivalled collection of boutiques.



BLOOMBERG ARCADE

The Bloomberg Arcade features nine independent restaurants, public art and a pedestrianised haven in the heart of the Square Mile.



ANGEL COURT

Adjacent to 41 Lothbury, Angel Court has become a lively gastronomic destination in its own right, with Peruvian Restaurant Coya, and meat specialist Temper amongst others.

IN THE AREA

41 Lothbury is designed around a 6,500 sq ft former Banking Hall. This will be a hospitality-style reception – the perfect setting to meet, work and socialise.



The reimagined banking hall will offer its occupiers flexible break-out space, drop-down desking, a seasonal F&B offer and exceptional concierge services.

ARRIVAL EXPERIENCE

T&G Building, Melbourne – A Pembroke Property



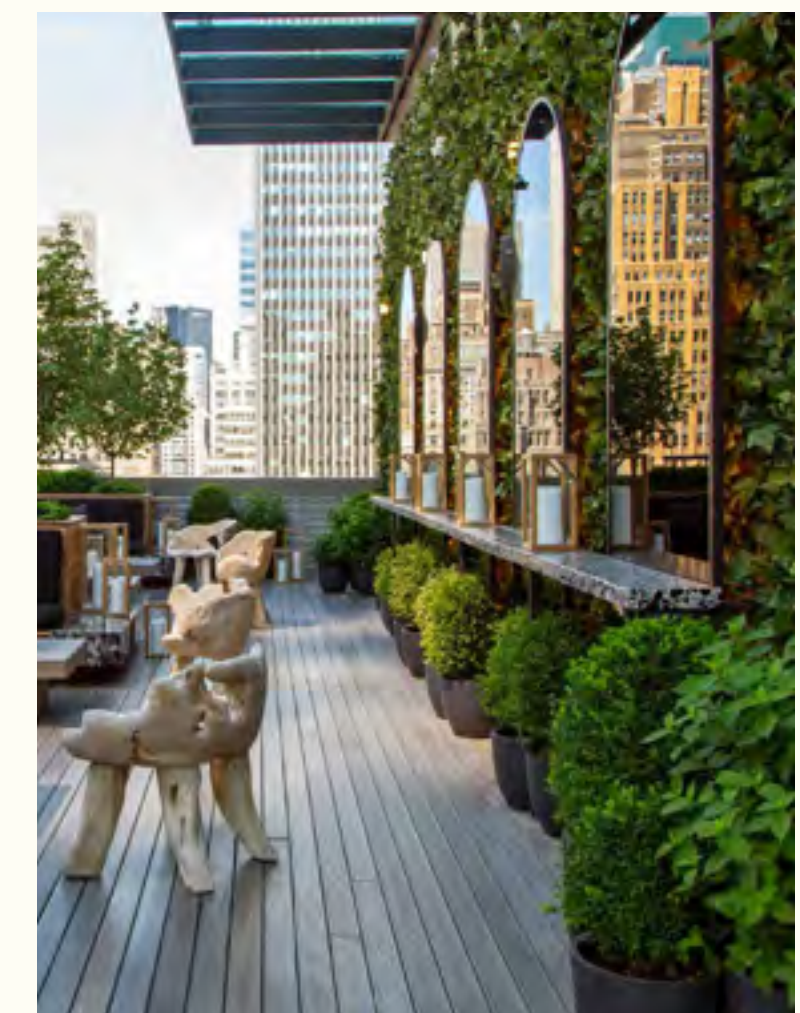


TERRACES

There is 8,330 sq ft of exceptional outdoor space at 41 Lothbury. From the wrap-around communal terrace on the eighth floor, with panoramic views of Central London, to the private balconies set within the heritage façade.



41 Lothbury has a special connection to the contrasting city skyline. Its unique perspective offers unrivalled views of London's most beautiful buildings including The Bank of England, The Leadenhall Building and St Paul's.





Respectful of the building's heritage but balancing the modernity of London's most vibrant business district, 41 Lothbury's communal spaces mix a rich palette of oak timber, leather panelling and marble.

FINISHES



Service is fundamental to 41 Lothbury. Our dedicated team will carefully manage all the building’s shared spaces, including the club facilities, fitness studio and the rooftop terrace.



1801 Penn – A Pembroke Property



1801 Penn – A Pembroke Property

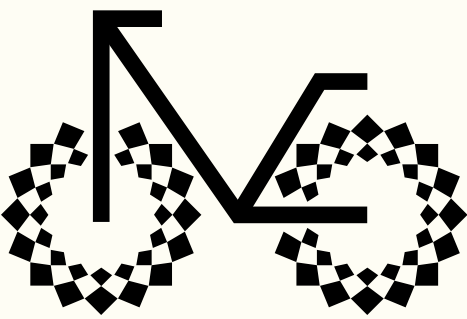


1801 Penn – A Pembroke Property

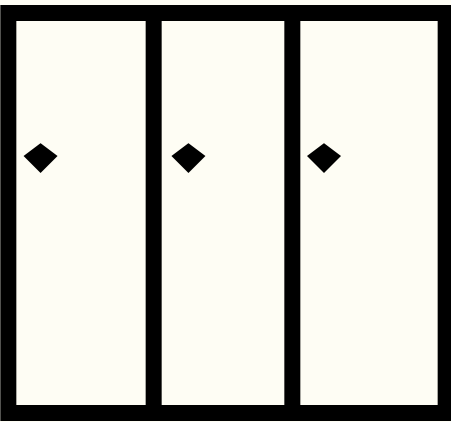


CLUB FACILITIES

Seamless and efficient user-journey
from cycle stores to office floor.



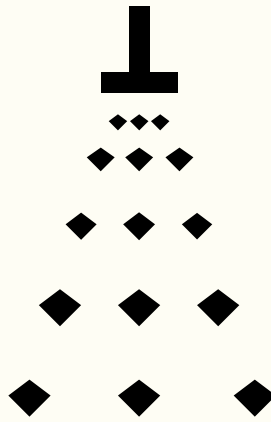
CYCLE PARKING
186 cycle parking spaces,
including 21 folding spaces



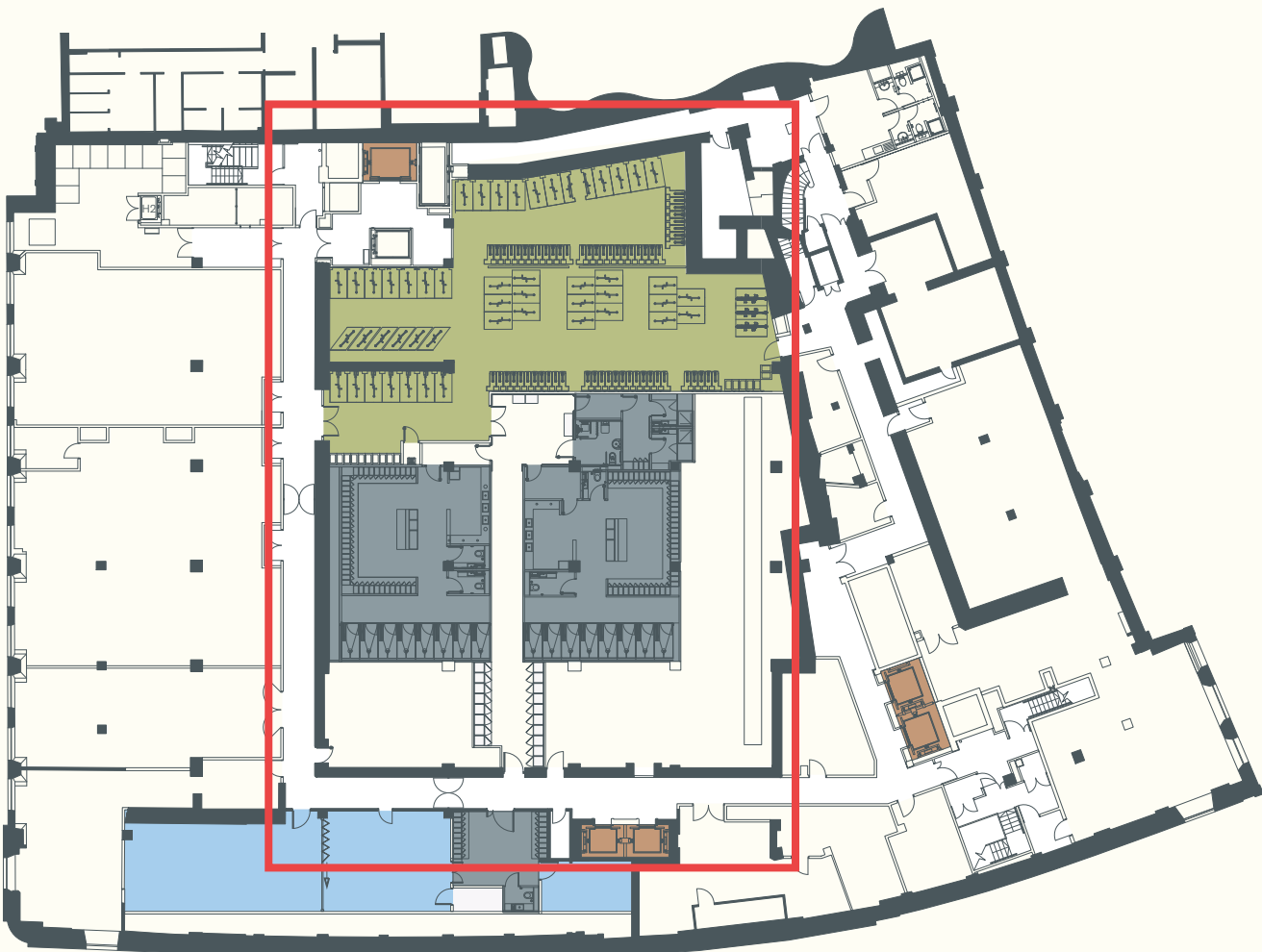
LOCKERS
224 lockers, including
36 drying lockers



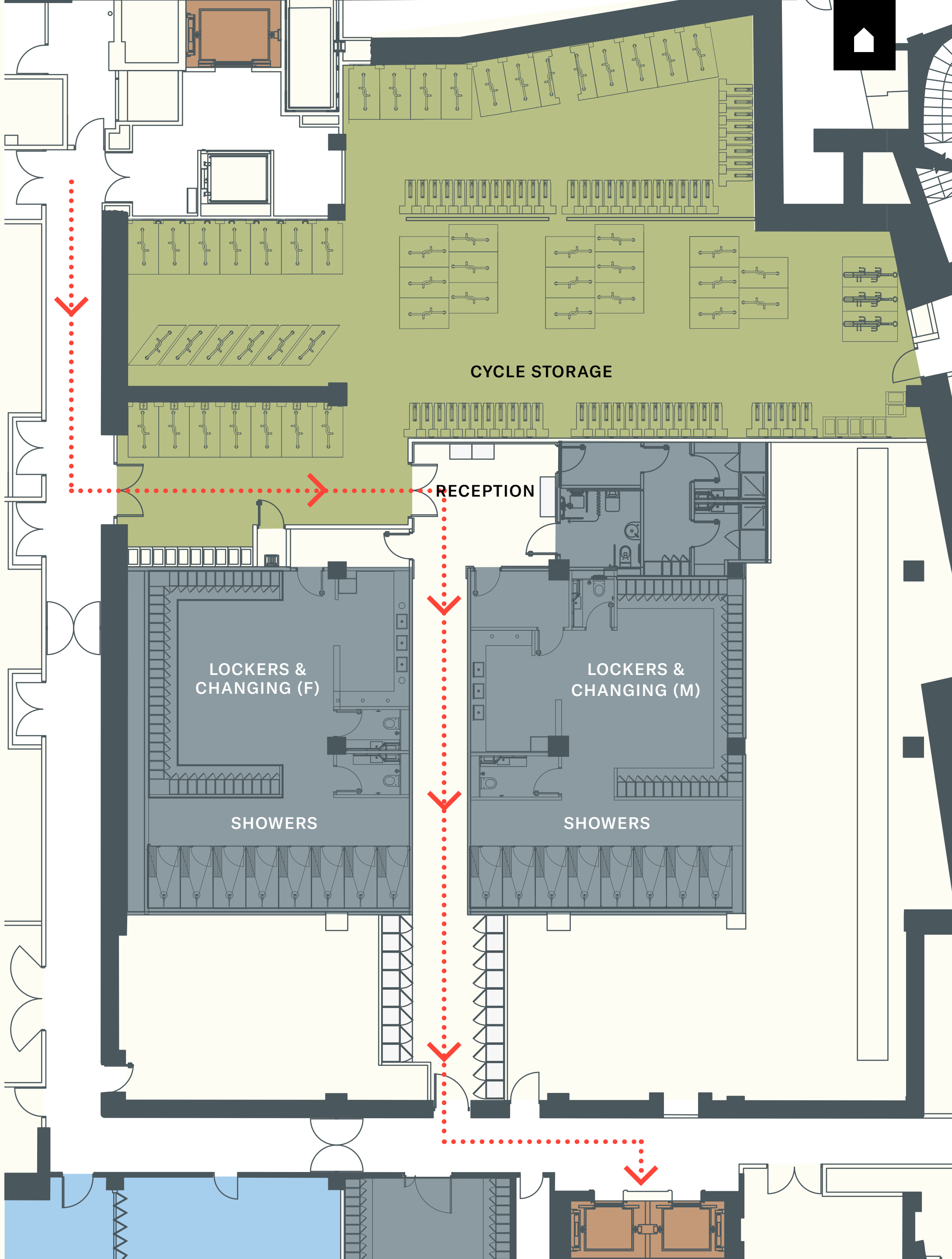
FITNESS
1600 sq ft fitness studio
and therapy room



SHOWERS
18 showers



**CLUB
FACILITIES**





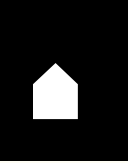
**HIGH PERFORMANCE
WORKSPACES**





LEVEL 7
TERRACE





Top left 4th floor legal flythrough
Bottom left 4th floor agile flythrough
Below 7th floor 360° view

Explore our 360 views
and flythroughs



**REIMAGINED
SPACES**



THE ACCOMMODATION

Total available space

147,000 SQ FT (13,656 SQ M)

Total terrace accommodation

8,330 SQ FT (770 SQ M)

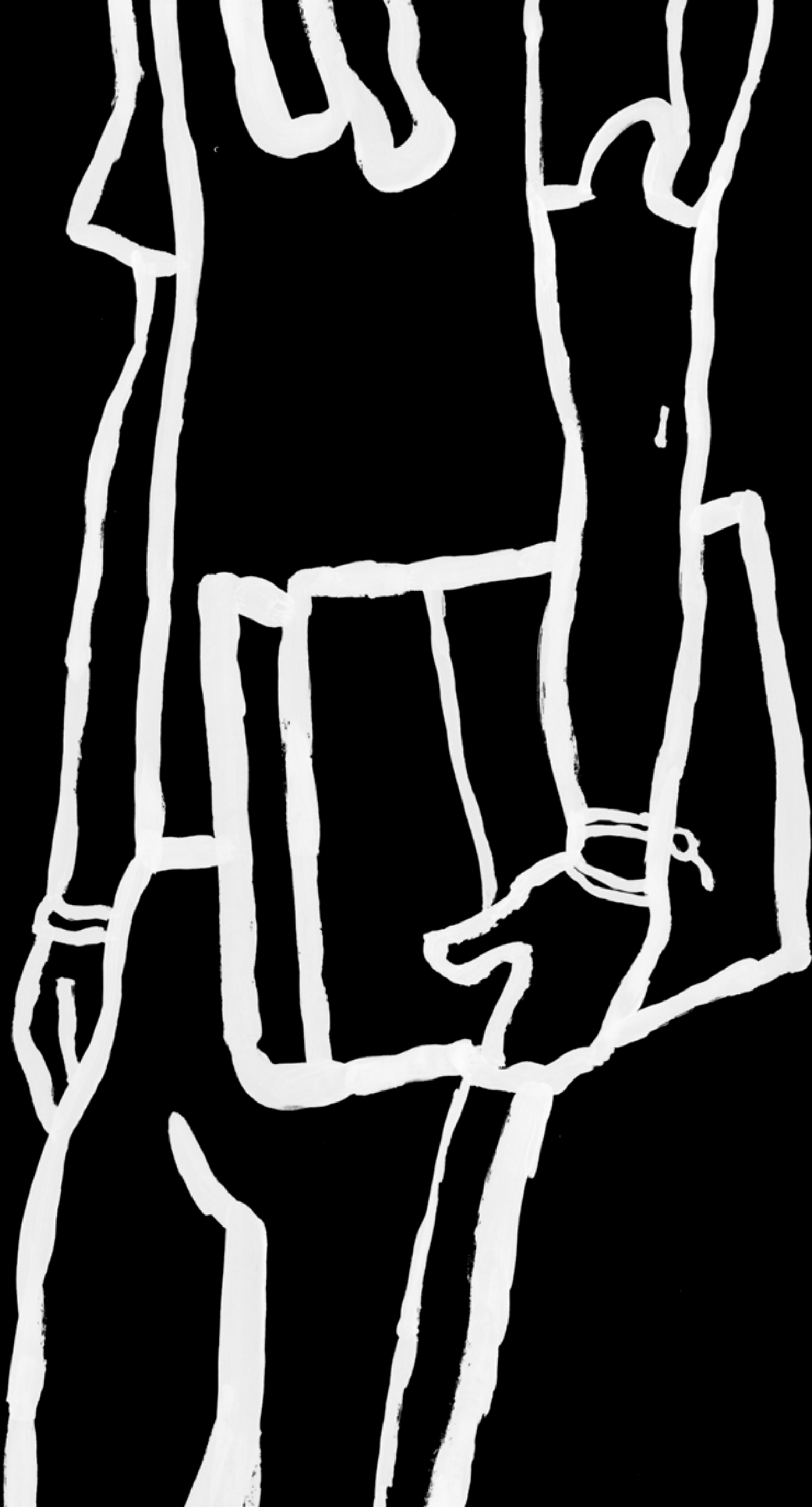
LEVEL	OFFICE SPACE		TERRACE SPACE	
Level 8			4,800 SQ FT	(450 SQ M)
Level 7	11,334 SQ FT	(1,053 SQ M)	3,410 SQ FT	(317 SQ M)
Level 6	14,645 SQ FT	(1,361 SQ M)		
Level 5	16,697 SQ FT	(1,551 SQ M)		
Level 4	17,126 SQ FT	(1,591 SQ M)	580 SQ FT	(54 SQ M)
Level 3	21,286 SQ FT	(1,978 SQ M)		
Level 2	23,391 SQ FT	(2,173 SQ M)		
Level 1	9,398 SQ FT	(873 SQ M)		
Mezzanine	0,000 SQ FT	(000 SQ M)		
Ground	0,000 SQ FT	(000 SQ M)		



THE ACCOMMODATION



FLOOR PLANS



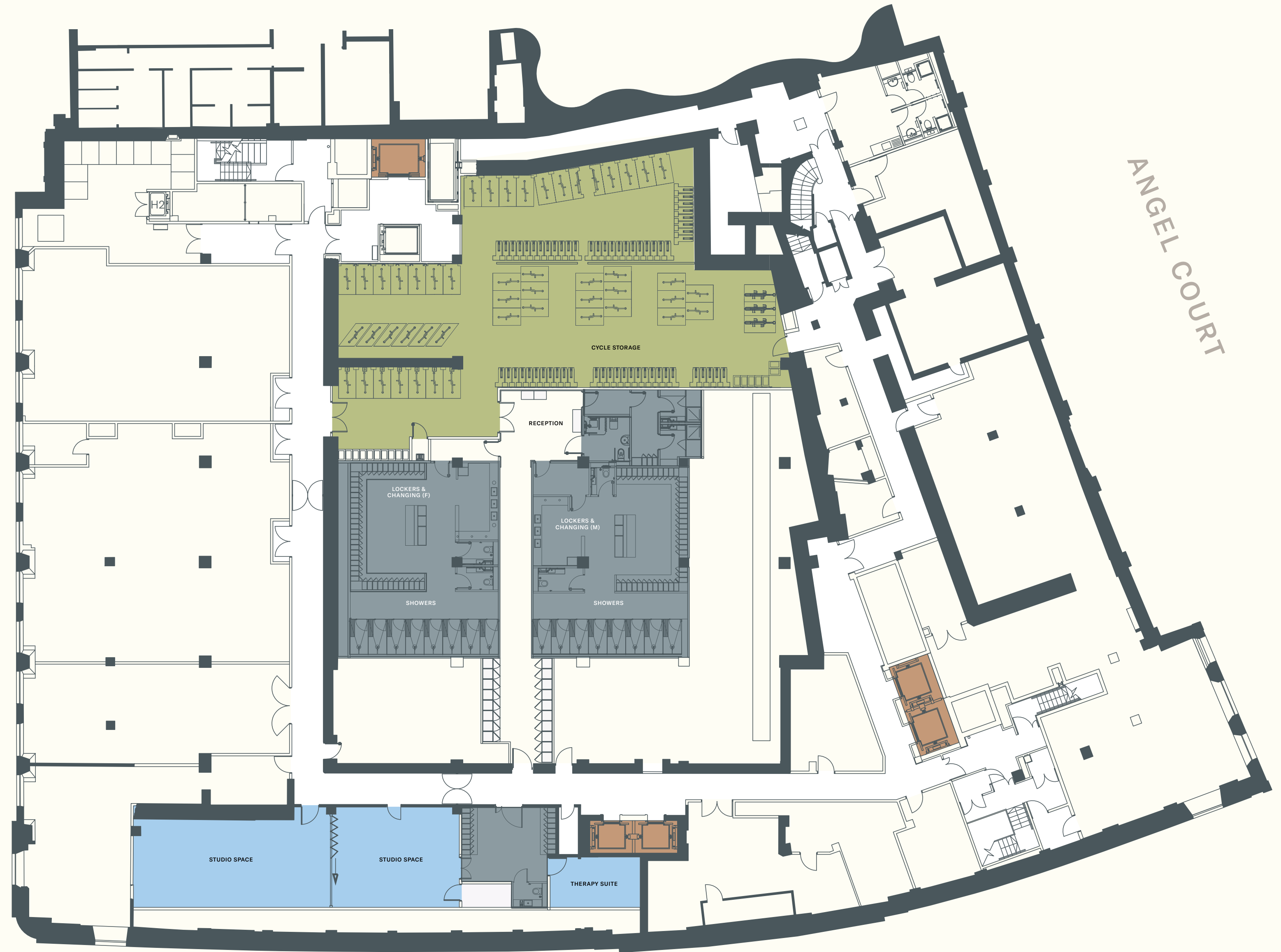


TOKENHOUSE YARD

DEDICATED CYCLE ENTRANCE

ANGEL COURT

- Leisure facilities
- Cycle storage
- WCs and changing rooms
- Lifts
- Circulation area
- BOH



LOTHBURY



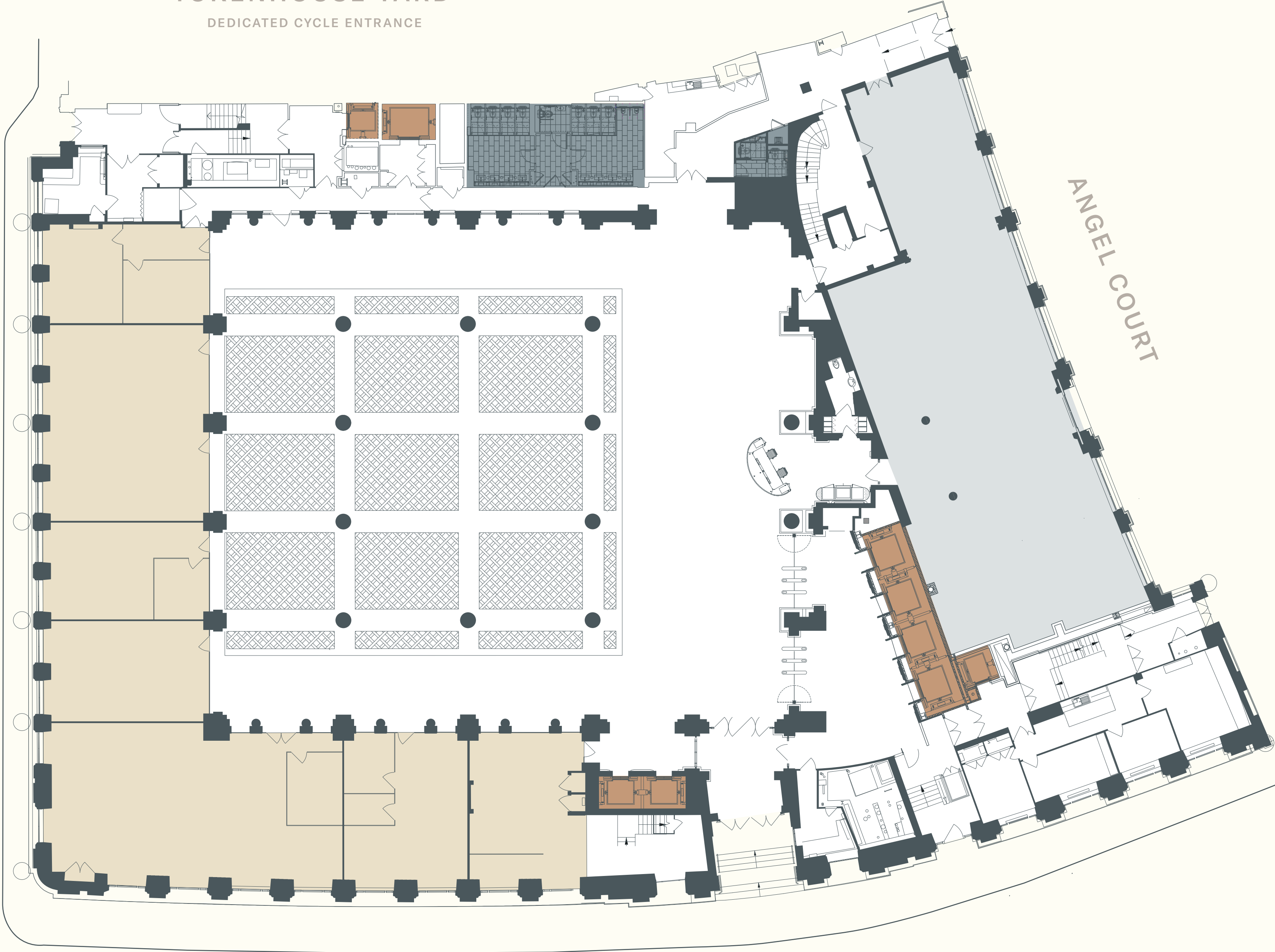
G

TOKENHOUSE YARD
DEDICATED CYCLE ENTRANCE



6,956 SQ FT
(646 SQ M)

- Office floor
- WCs
- Lifts
- Circulation area
- Void



LOTHBURY

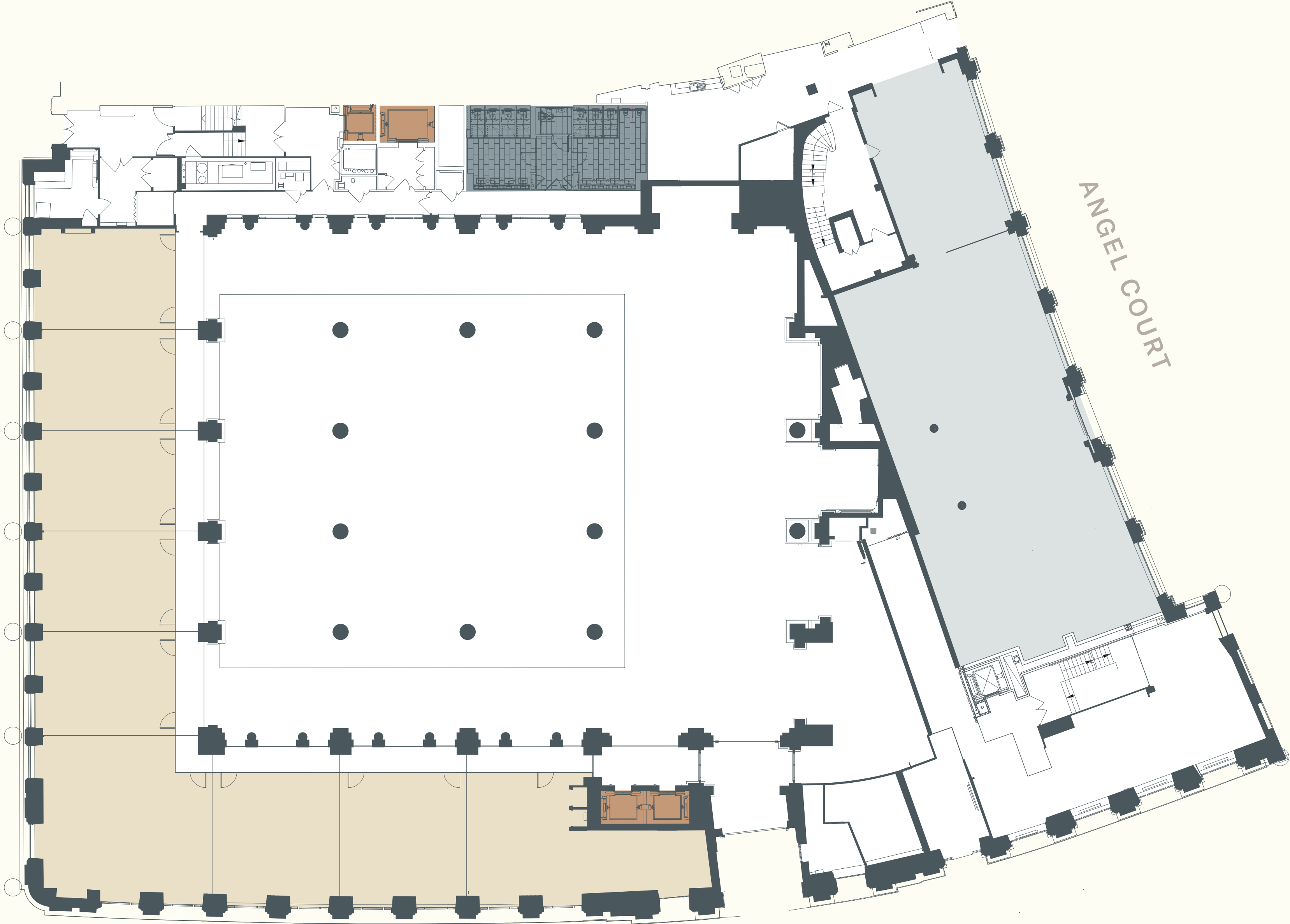


M



6,198 SQ FT
(576 SQ M)

- Restaurant
- WCs and changing rooms
- Lifts
- Circulation area



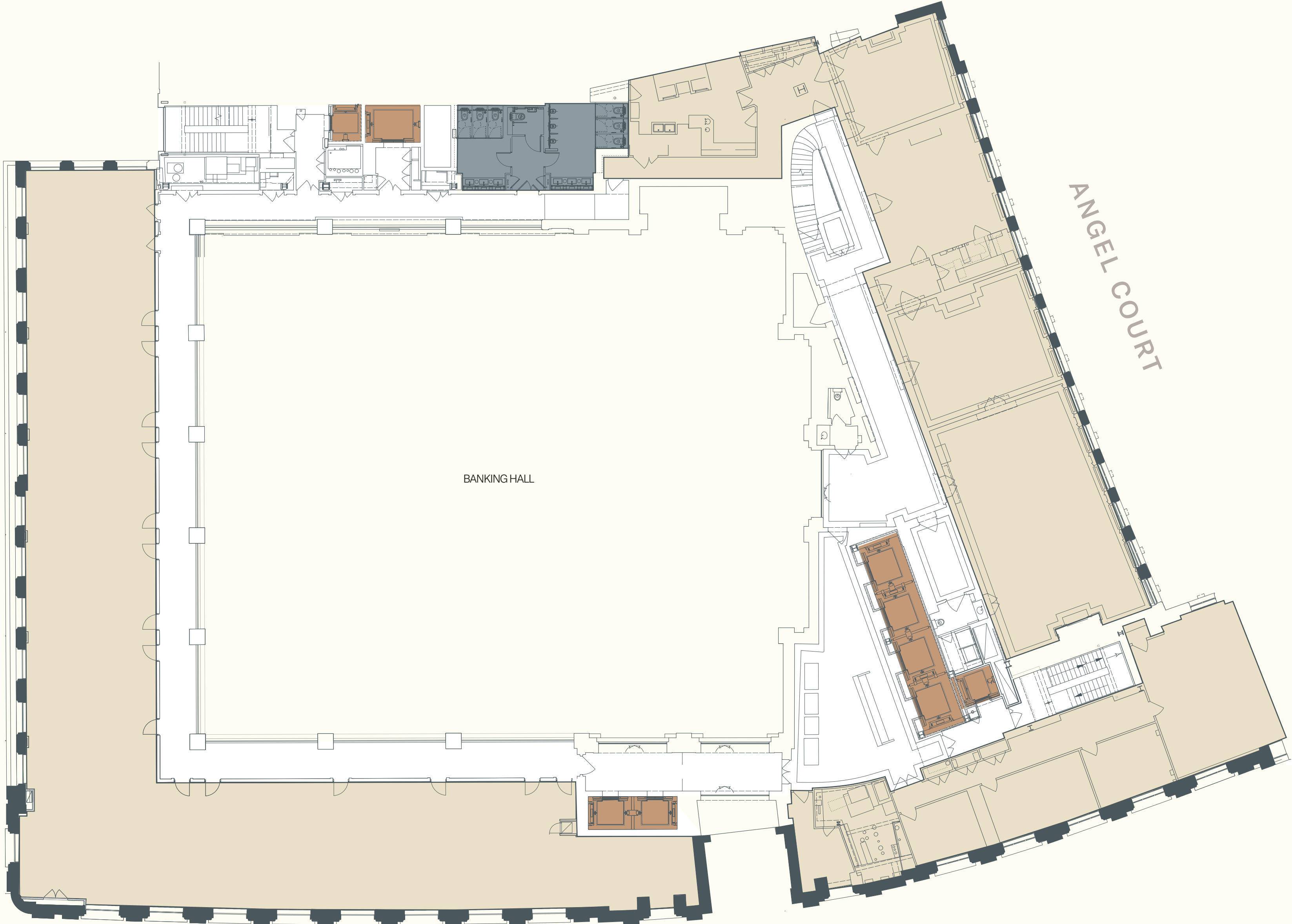
LOTHBURY





9,398 SQ FT
(873 SQ M)

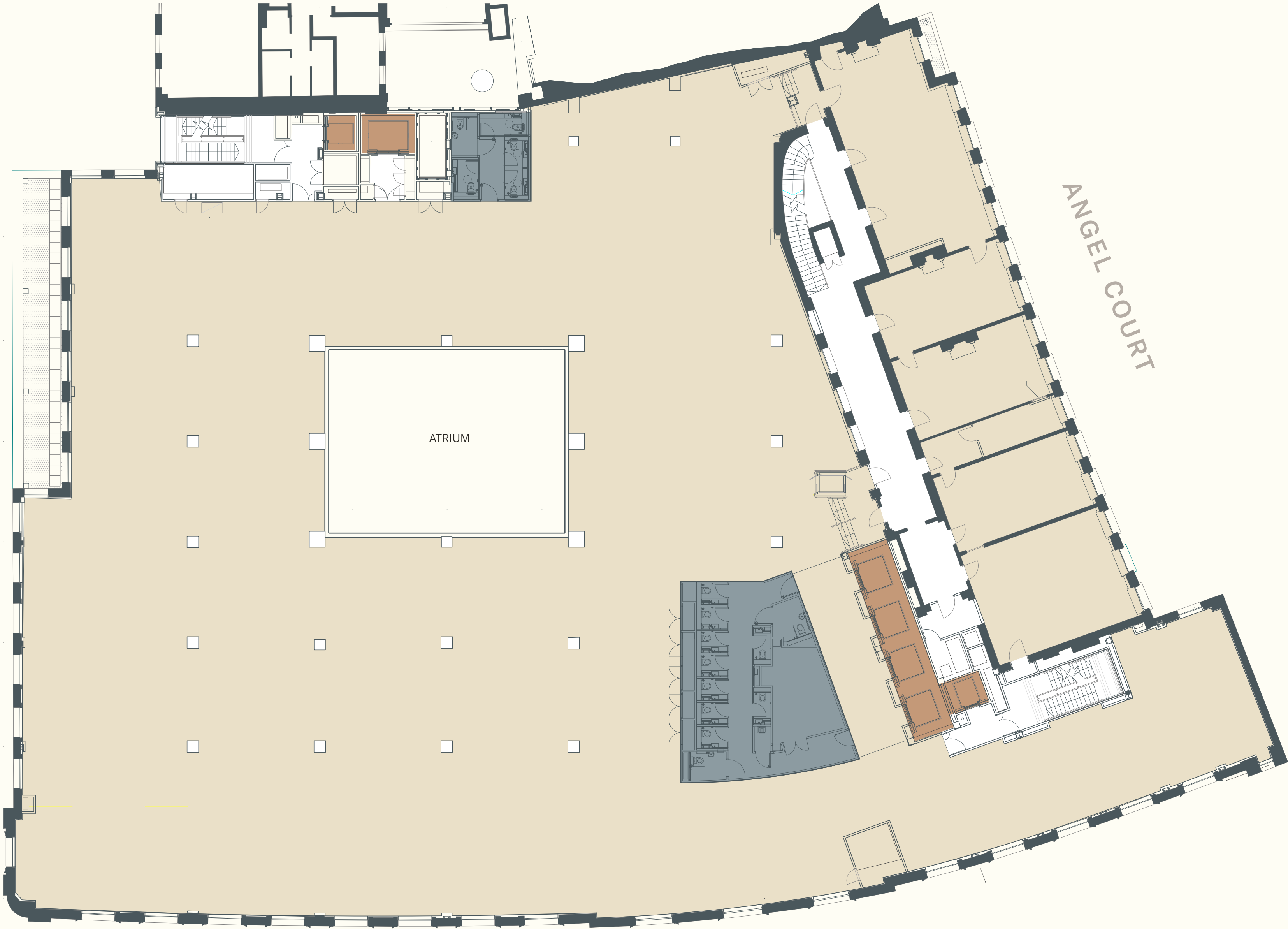
- Office floor
- WCs
- Lifts
- Circulation area
- Void





23,391 SQ FT
(2,173 SQ M)

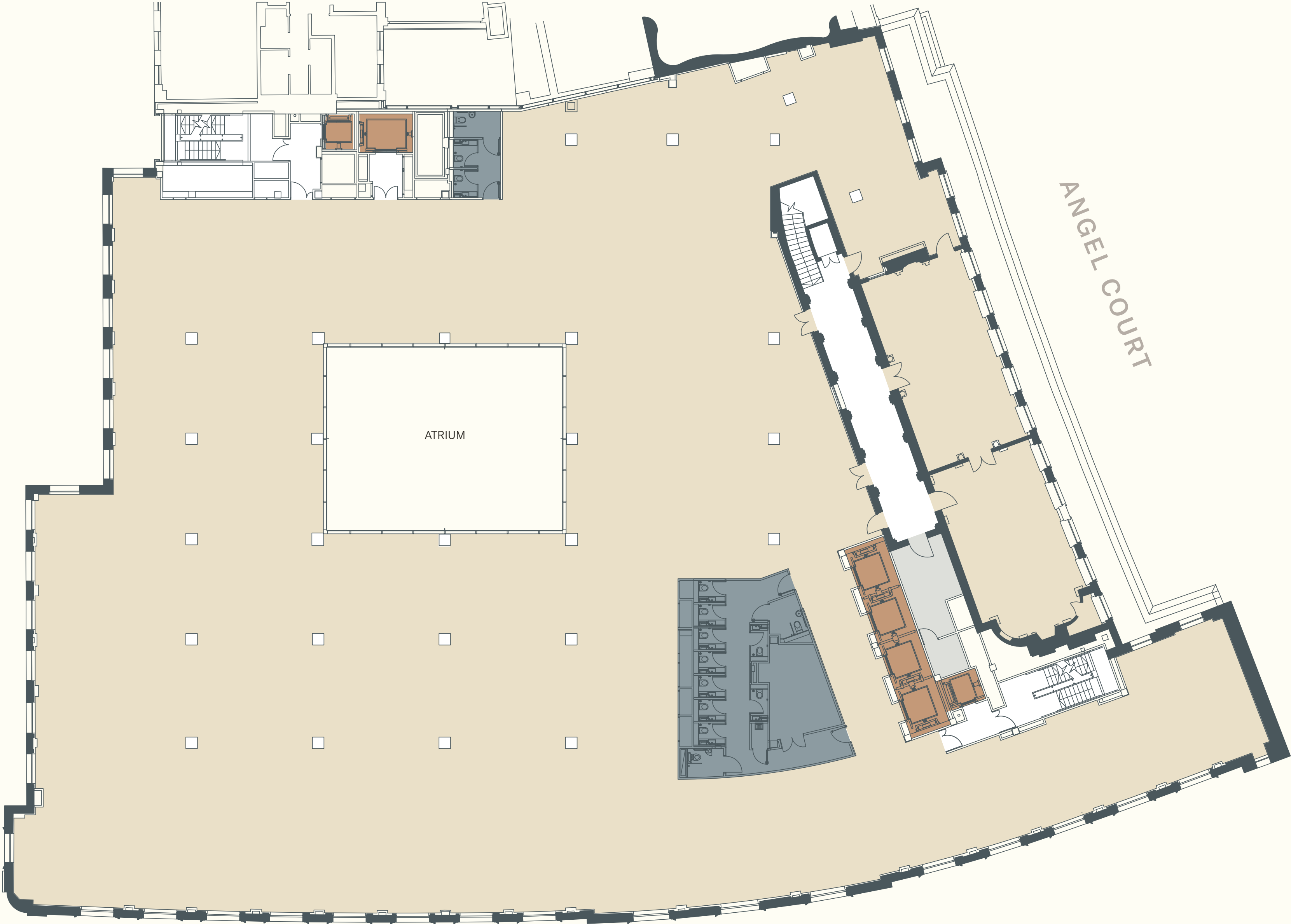
Office floor
WCs
Lifts
Circulation area
Void





21,286 SQ FT
(1,978 SQ M)

Office floor
WCs
Lifts
Circulation area
Void



LOTHBURY



4

17,126 SQ FT
(1,591 SQ M)

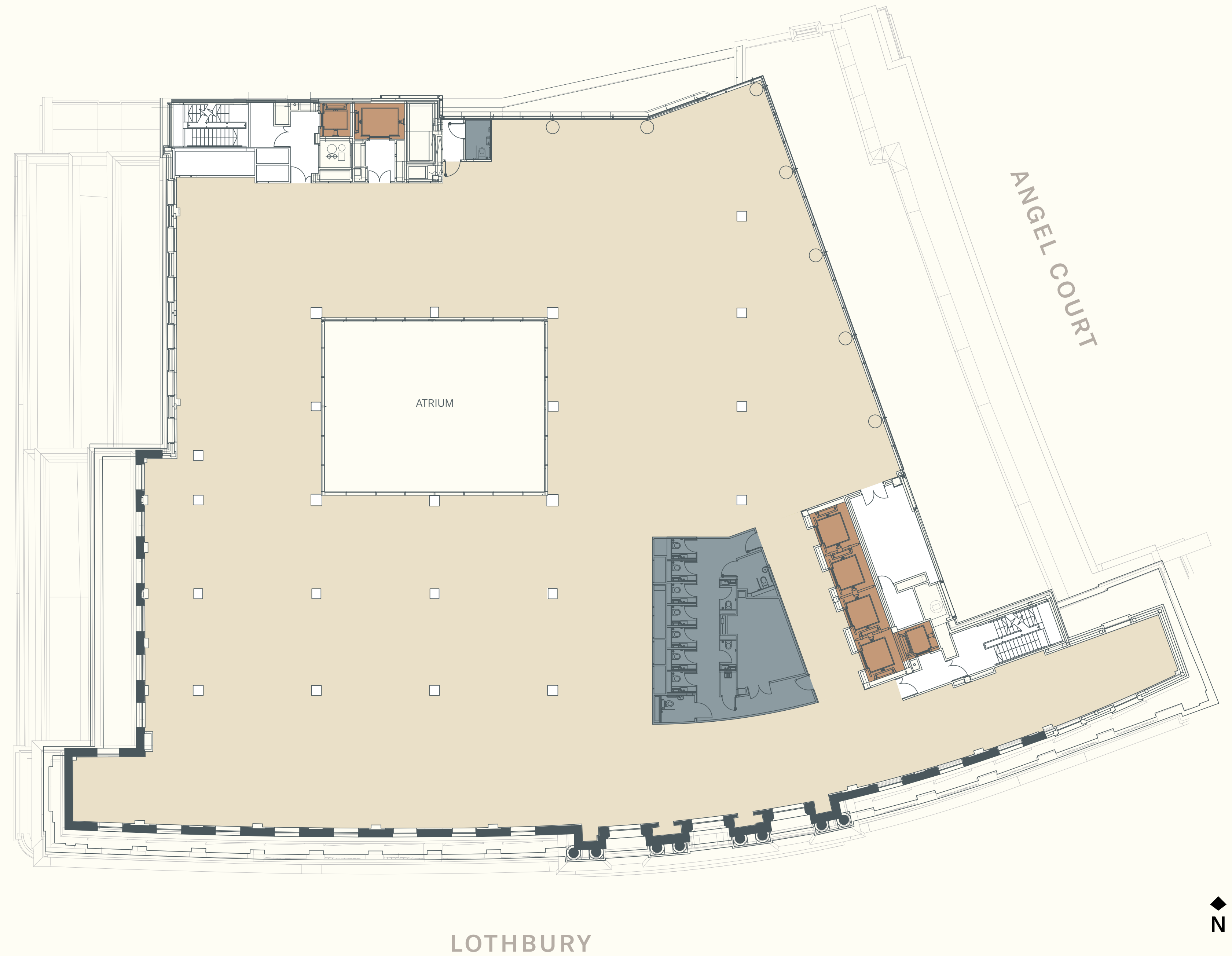
- Office floor
- WCs
- Lifts
- Circulation area
- Terrace
- Void



5

16,697 SQ FT
(1,551 SQ M)

	Office floor
	WCs
	Lifts
	Circulation area
	Void





14,645 SQ FT
(1,361 SQ M)

Office floor
WCs
Lifts
Circulation area
Void



LOTHBURY

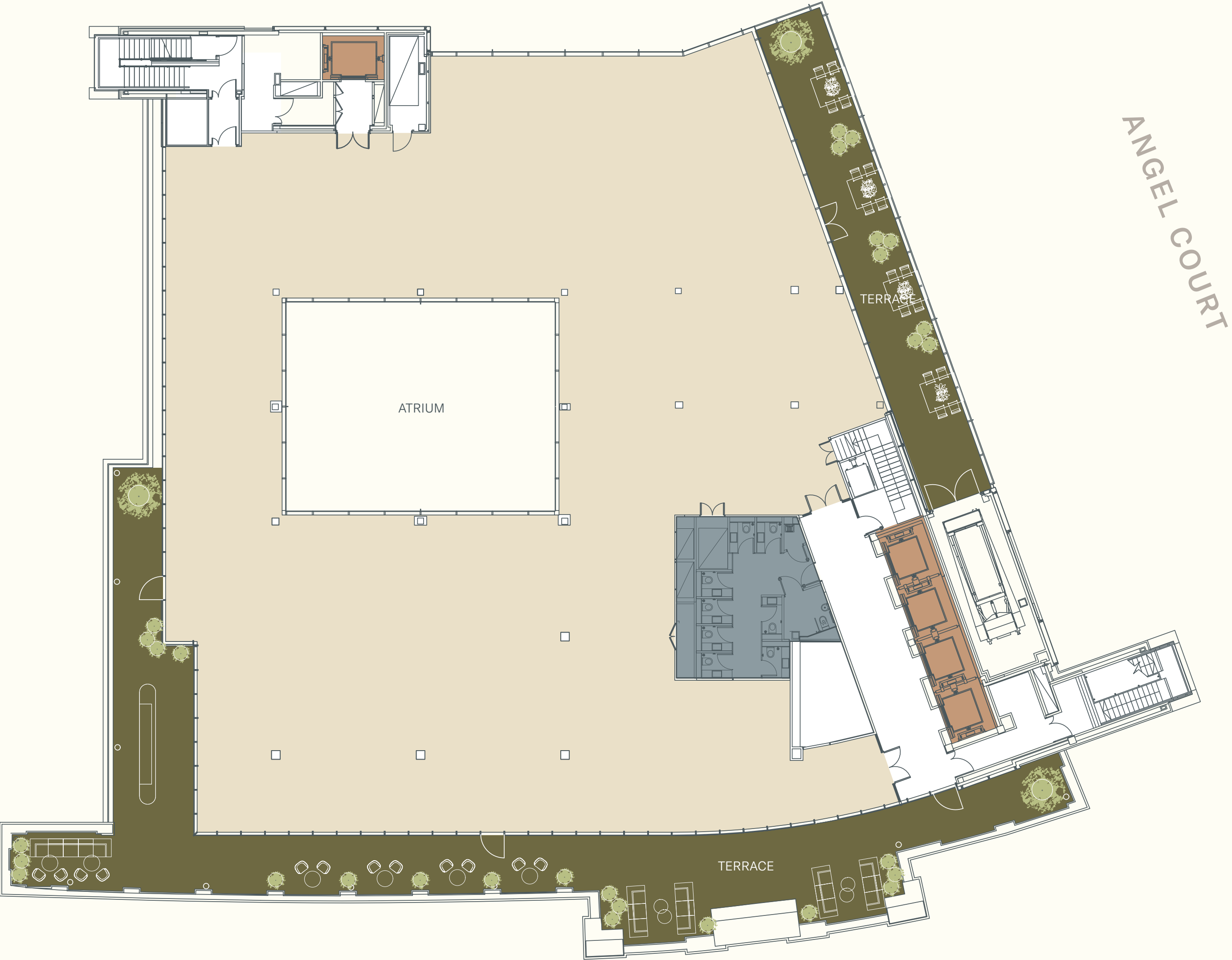
ANGEL COURT





11,334 SQ FT
(1,053 SQ M)

	Office floor
	WCs
	Lifts
	Circulation area
	Terrace
	Void



TERRACE

4,800 SQ FT
(450 SQ M)

WCs	
Circulation area	
Terrace	
Void	
Back of house	



LOTHBURY



SPACE PLANS

4

AGILE 1:8 SQ M

WORKPOINT BREAKDOWN

Primary seats
72 x Typical workpoints
24 x Team
14 x Quiet
Total 110

Alternative seats
(count 50%)
12 x Touchdown
6 x Quiet room
70 x Meet
16 x Booths
52 x Breakout
Total 156 / 2 = 78

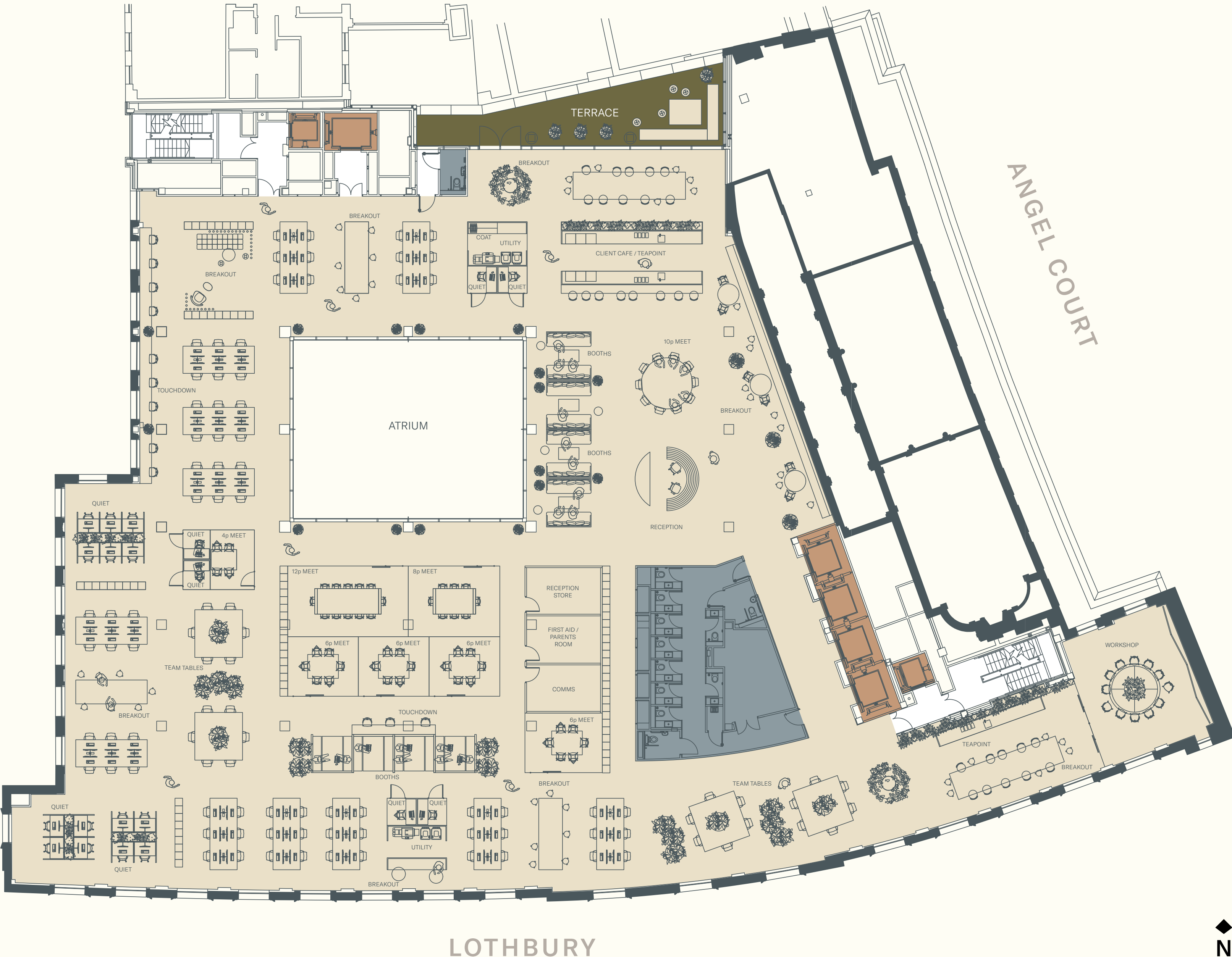
188 x TOTAL SEATS
Ratio 1:8

17,126 SQ FT
(1,591 SQ M)

	Office floor
	WCs
	Lifts
	Circulation area
	Terrace
	Void

ADDITIONAL SPACES

1 x First aid/Parents' room
1 x Reception store
1 x Client café
1 x Teapoint
2 x Copy/print point



4

AGILE 1:12 SQ M

WORKPOINT BREAKDOWN

Primary seats
60 x Typical workpoints
Total 60

Alternative seats
(count 50%)
9 x Touchdown
6 x Quiet room
53 x Meet
16 x Booths
62 x Breakout
Total 146 / 2 = 73

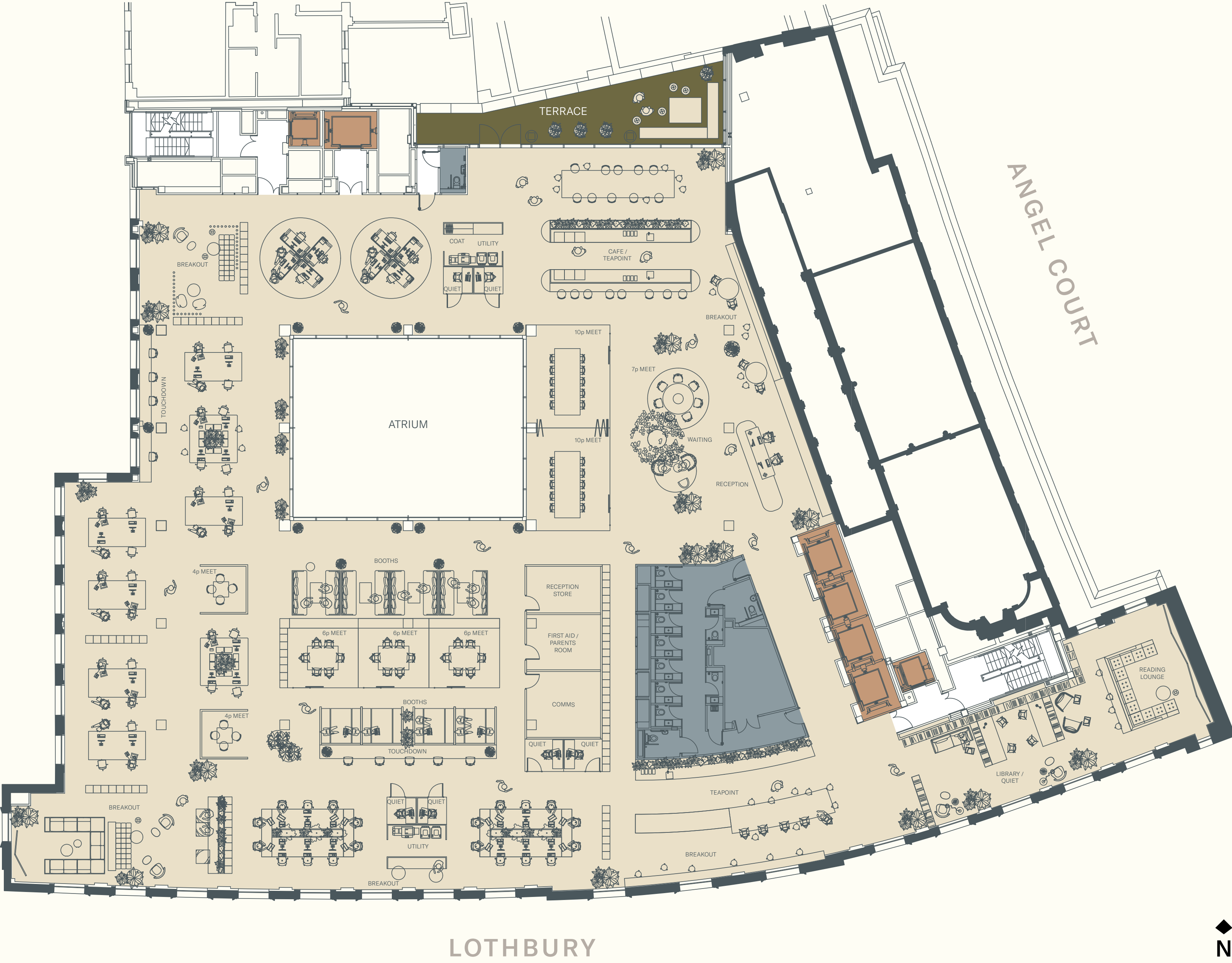
TOTAL SEATS 133
Ratio 1:12

17,126 SQ FT
(1,591 SQ M)

	Office floor
	WCs
	Lifts
	Circulation area
	Terrace
	Void

ADDITIONAL SPACES

1 x First aid/Parents' room
1 x Reception store
1 x Client café
1 x Teapoint
1 x Library/quiet zone
1 x Reading lounge



4

FINANCIAL 1:10 SQ M

WORKPOINT BREAKDOWN

162 x workpoints in open plan
Total 162

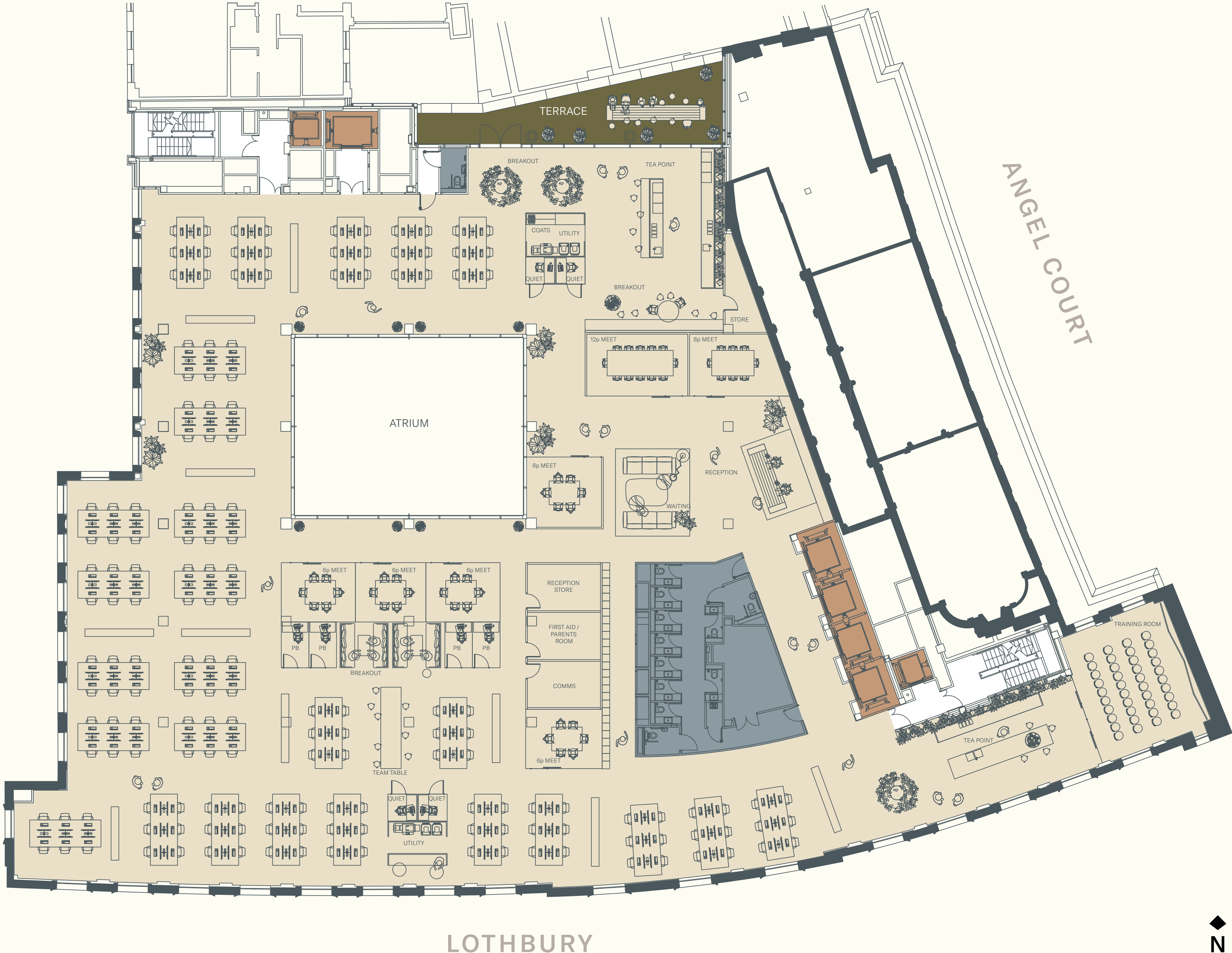
Ratio 1:10

ADDITIONAL SPACES

- 8 x Quiet rooms
- 2 x Touchdown
- 3 x Breakout
- 1 x Team table
- 5 x Small meet
- 1 x Medium meet
- 1 x Large meet
- 1 x Training room
- 1 x First aid/Parents' room
- 1 x Reception store
- 2 x Teapoint
- 2 x Copy/print point

17,126 SQ FT
(1,591 SQ M)

	Office floor
	WCs
	Lifts
	Circulation area
	Terrace
	Void



4

LEGAL 1:17 SQ M

WORKPOINT BREAKDOWN

64 x workpoints in open plan
28 x offices
Total 9

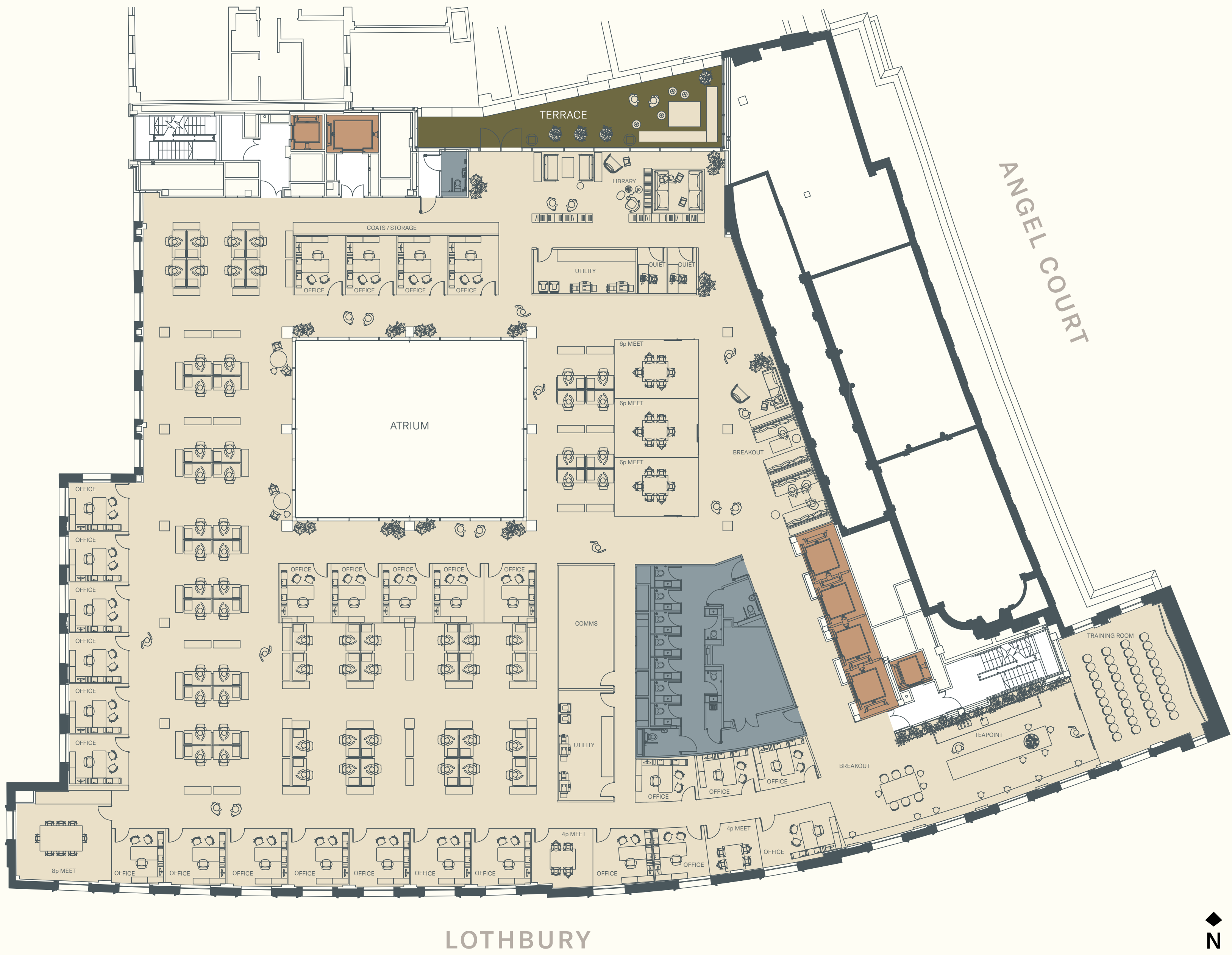
Workpoint ratio - 1:17

ADDITIONAL SPACES

2 x Quiet rooms
2 x Breakout
1 x Library
5 x Small meet
3 x Medium meet
1 x Training room
1 x Teapoint
2 x Copy/print point

17,126 SQ FT
(1,591 SQ M)

	Office floor
	WCs
	Lifts
	Circulation area
	Terrace
	Void



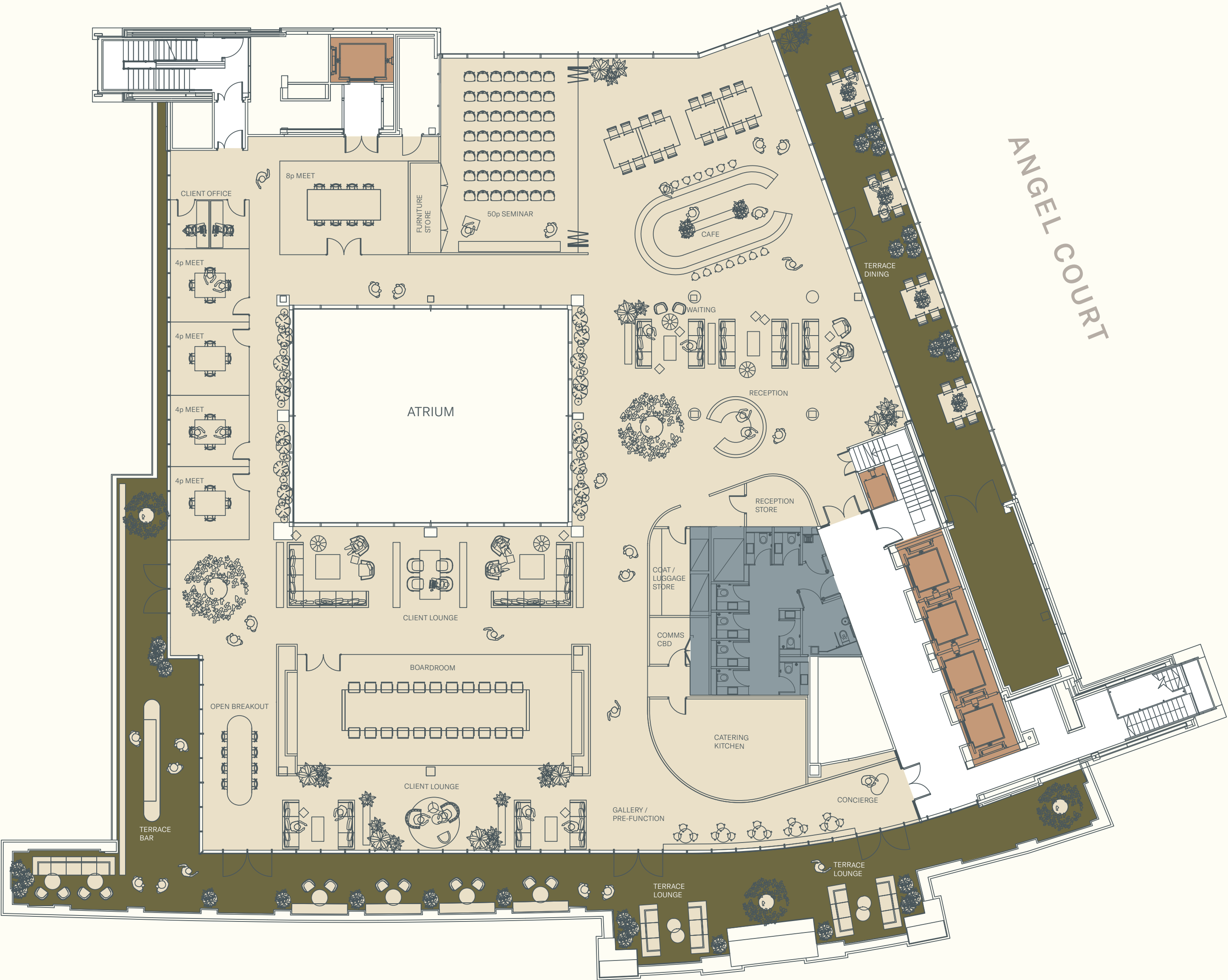
SPACE SUMMARY

- 1 x Reception
- 1 x Waiting
- 1 x 50p seminar
- 1 x Café
- 1 x 8p meeting
- 2 x Client office
- 4 x 4p meeting
- 1 x Private dining
- 1 x Boardroom
- 2 x Client lounge
- 1 x Open breakout
- 1 x Gallery/Pre-function

- 1 x Catering kitchen
- 1 x Comms cupboard
- 1 x Coat/luggage store
- 1 x Reception store
- 1 x Terrace bar
- 1 x Terrace lounge
- 1 x Terrace dining

11,334 SQ FT
(1,053 SQ M)

	Office floor
	WCs
	Lifts
	Circulation area
	Terrace
	Void

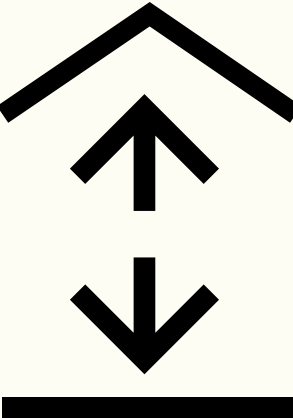


LOTHBURY

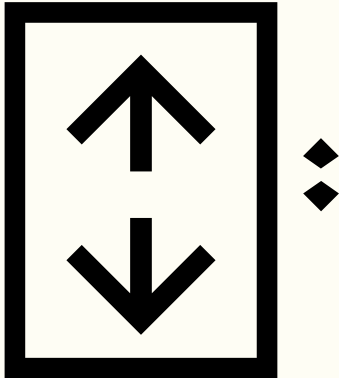
ANGEL COURT



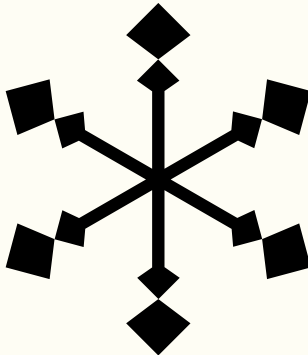
Efficiency



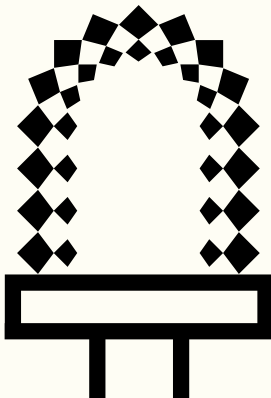
CEILING HEIGHT
Ceiling heights of between 2.6 and 3.2m



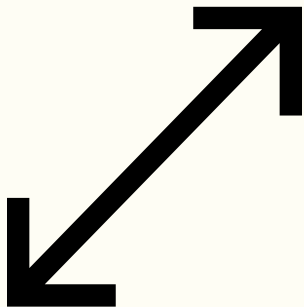
LIFTS
8 passenger lifts and 4 goods lifts



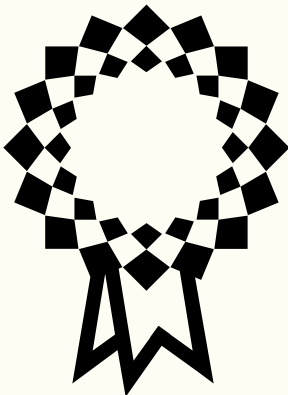
AIR CONDITIONING
New four pipe fan coil air conditioning systems



LIGHTING
New LED light fittings

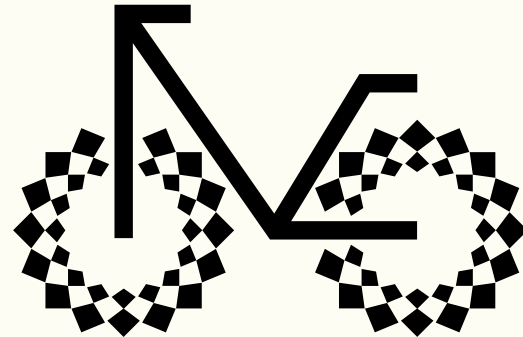


OCCUPANCY
Density of 1:8 sq m

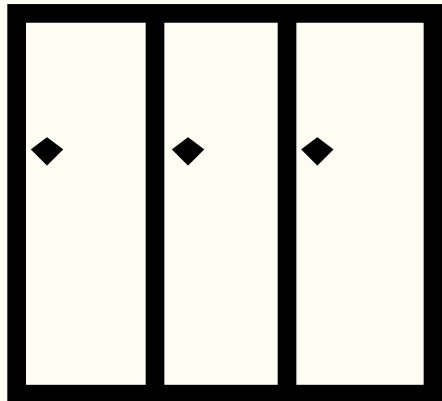


TARGETING
BREEAM excellent

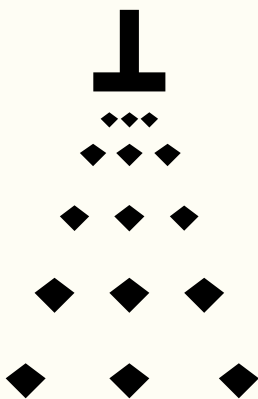
Club facilities



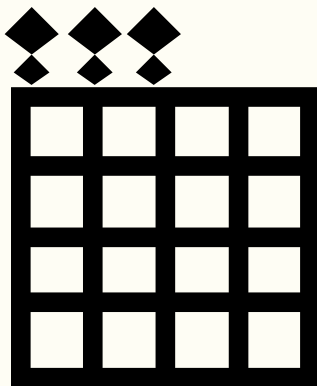
CYCLE PARKING
186 cycle parking spaces, including 21 folding spaces



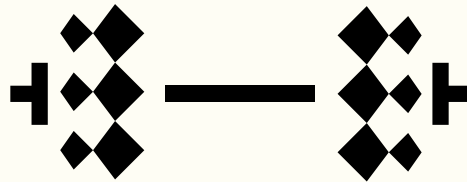
END OF TRIP LOCKERS
224 lockers, including 36 drying lockers



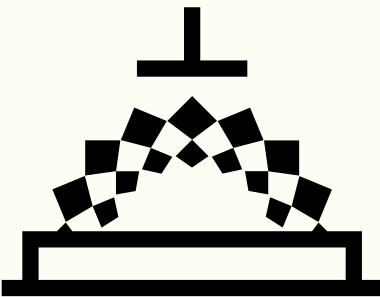
SHOWERS
18 showers



TERRACES
8,300 sq ft of terrace accommodation with impressive City views for events, workplace and wellness



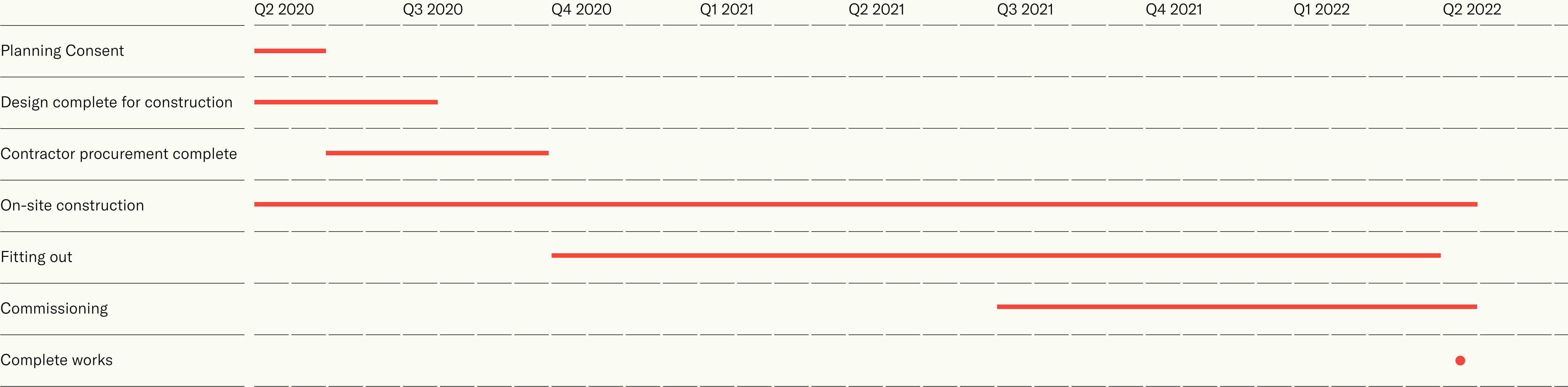
FITNESS
1,350 sq ft fitness studio and therapy room



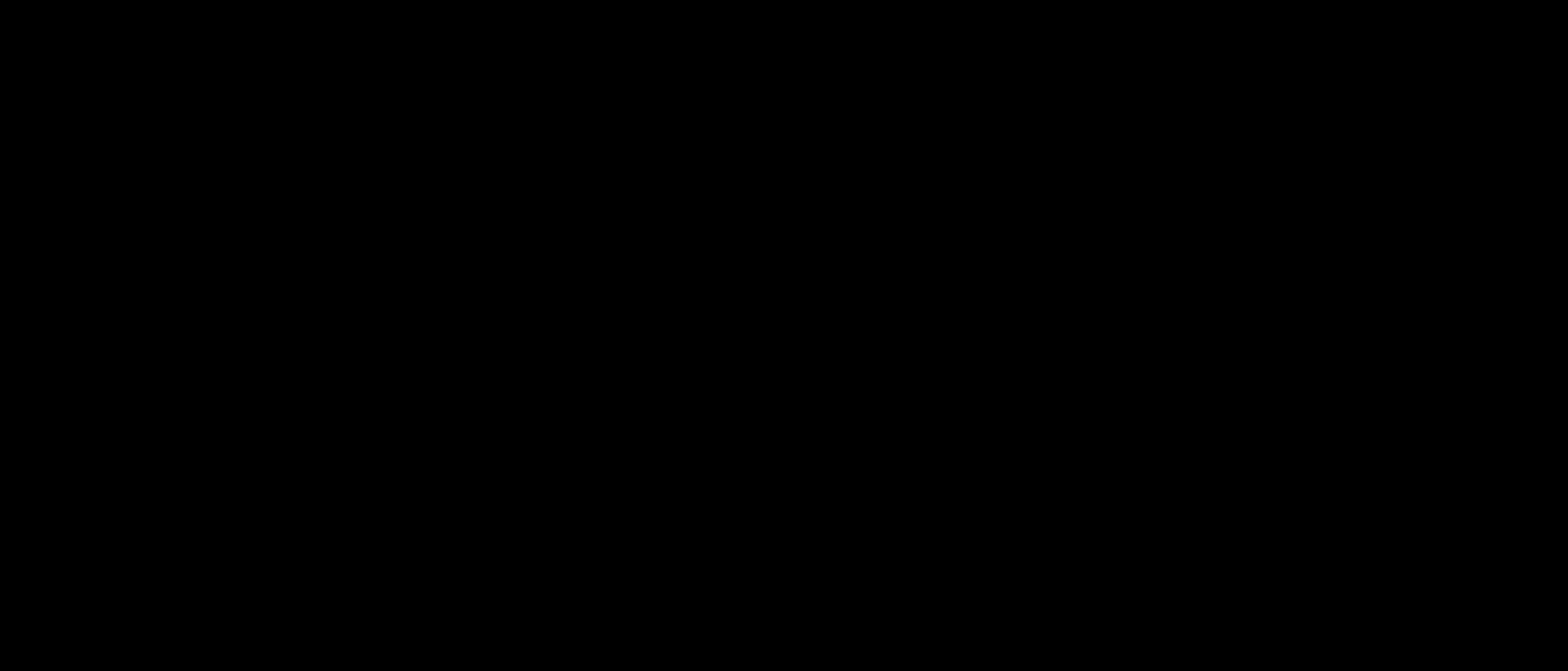
SERVICE
Dedicated team managing concierge services and other amenities

BENEFITS

Each work stream will commence in accordance with the strategic programme



PROGRAMME OF WORKS



Architects

Stiff + Trevillion

Project manager

R.P.M.

Leasing agents

JLL

PEMBROKE

JLL

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TEAM & CONTACTS

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