



EB

ELDON & BROAD

BROADGATE EC2

15 — 17 Eldon Street | 6 Broad Street Place



6 BROAD STREET PLACE

15-17
ELDON
STREET

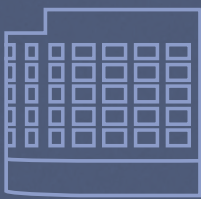
ENHANCE & ELEVATE

Two high-profile office buildings in a strategic City location, next to Liverpool Street Station.

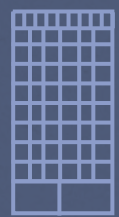
Eldon & Broad comprises two adjacent buildings, 6 Broad Street Place and 15-17 Eldon Street, each providing up to around 20,000 sq ft of upper floor office accommodation and with scope for upward extension, configured above re-modelled ground floor and basement retail & leisure space.

There is a further opportunity to extend and combine the two buildings to deliver 71,000 sq ft of re-imagined part ground and upper floor office space.

THE OPPORTUNITIES



6 Broad Street Place -
22,914 sq ft



15-17 Eldon Street -
21,065 sq ft



Eldon & Broad -
70,837 sq ft

13

6 BROAD STREET PLACE



LIGHT & SPACE

6 Broad Street Place occupies a prime corner site facing Liverpool Street station, featuring an attractive, curved Portland stone façade.

EXTERIOR



INDICATIVE RECEPTION CGI



INDICATIVE LIFT LOBBY CGI



Self-contained
HQ building



Brand new
Cat-A
specification



Opposite
Liverpool Street
Station

The building offers the potential for a re-modelled reception area, as well as contemporary open plan workspace over 1st - 6th floors.

The floors will be refurbished to a Cat-A specification throughout to deliver a high quality office environment. The building also has planning permission to add a further floor to extend the accommodation for the creation of an external terrace.



INDICATIVE OFFICE CGI

SPECIFICATION

The space will deliver newly refurbished floors filled with high levels of natural light.

The building has potential to create a new arrival experience, with dedicated end of trip facilities and refurbished Cat-A specification.



Re-modelled reception area



New HVAC system



Two passenger lifts



Raised access flooring



Further service core & lift



Refurbished WCs & new end of trip facilities



Excellent natural light



3.45m typical slab to slab heights



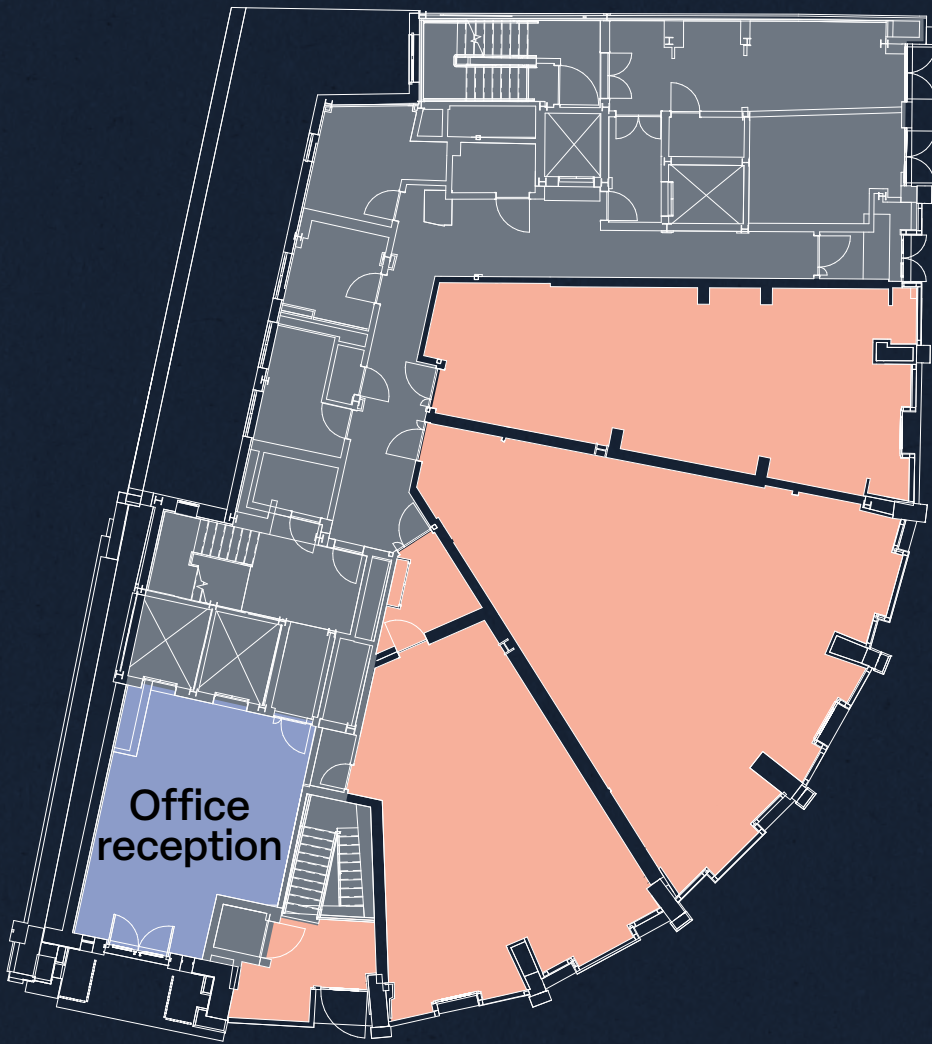
EXISTING ACCOMMODATION

FLOOR	SQ FT	SQ M
Sixth	3,273	304.1
Fifth	3,855	358.1
Fourth	3,930	365.1
Third	3,930	365.1
Second	3,941	366.1
First	3,985	370.2
TOTAL	22,914	2,128.7

EXTENDED ACCOMMODATION

The building also has planning permission to extend and add a further floor with the incorporation of a lower ground floor courtyard. This would deliver up to 28,846 sq ft of offices over 1st - 7th floors - with floor plates varying between 3,243-4,451 sq ft plus the addition of a communal courtyard at lower ground floor level.

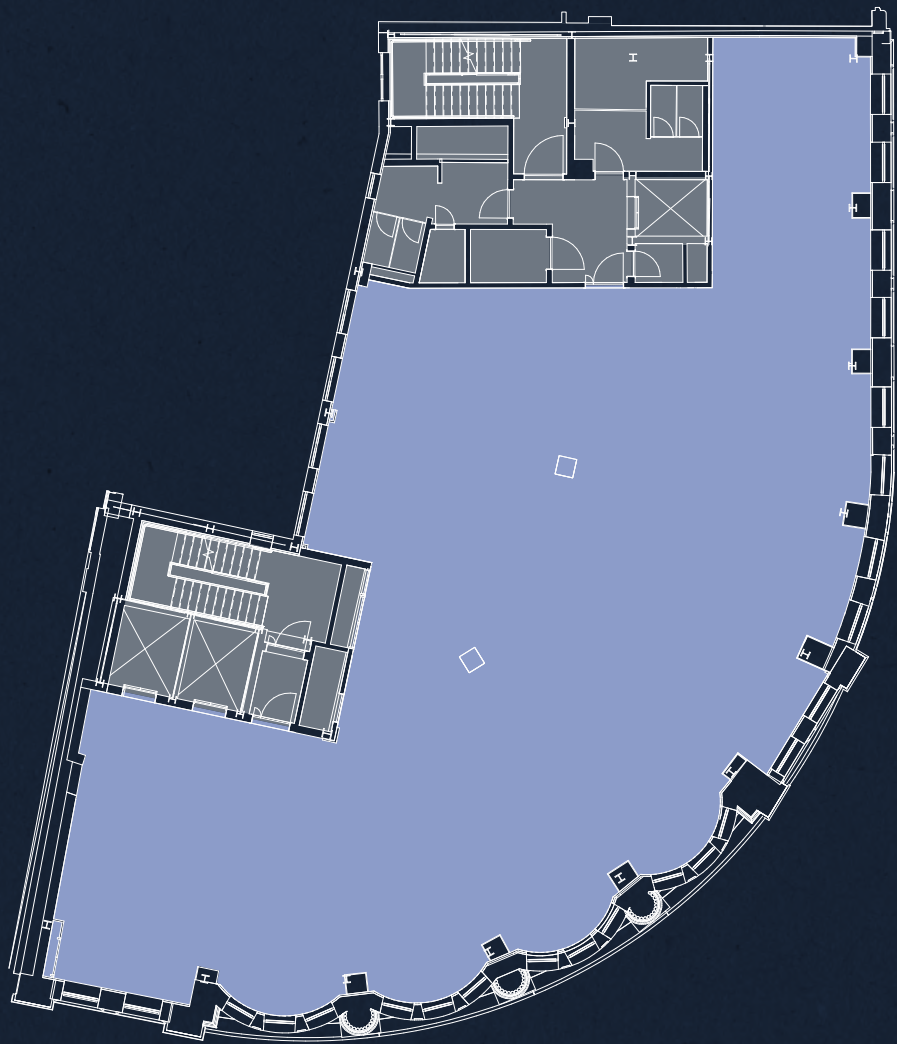
GROUND



BROAD STREET PLACE

SECOND

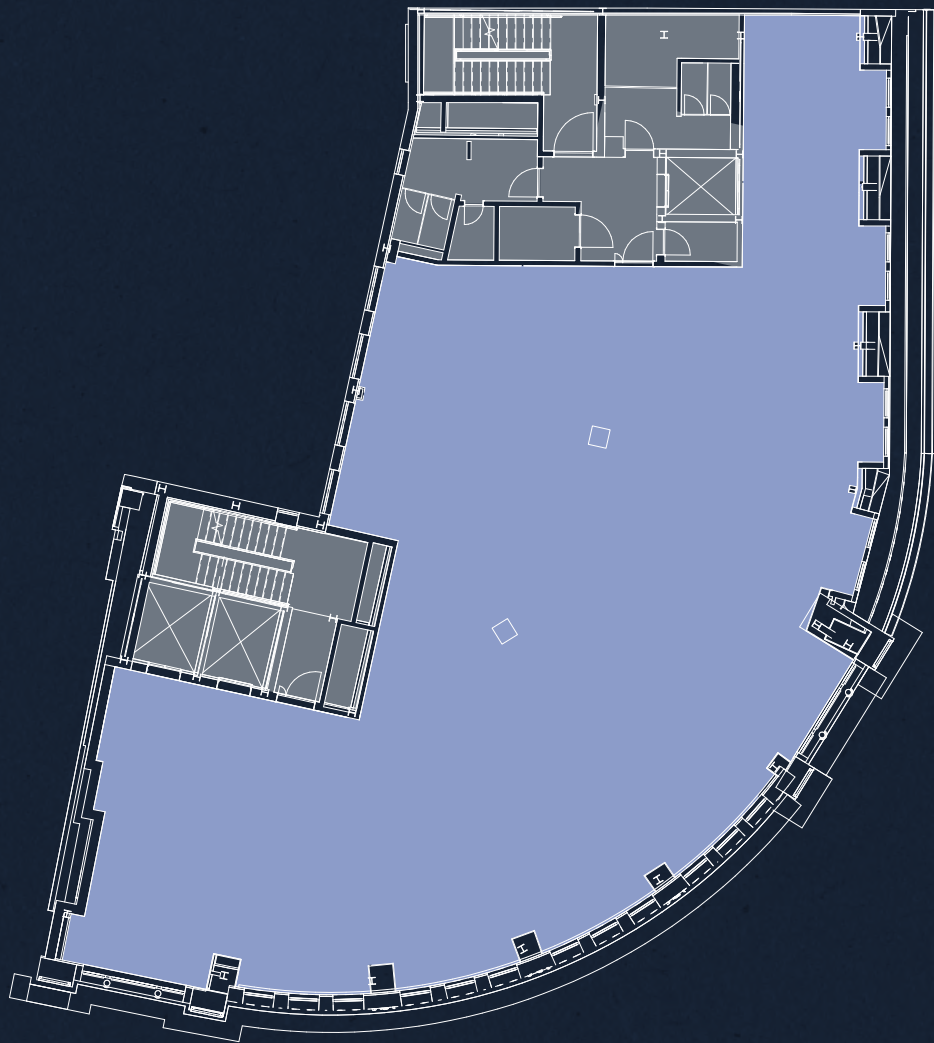
3,941 SQ FT
366.1 SQ M



BROAD STREET PLACE

FIFTH

3,855 SQ FT
358.1 SQ M



BROAD STREET PLACE

OFFICE RETAIL CORE

FLOORPLANS NOT TO SCALE
FOR INDICATIVE PURPOSES ONLY



EB

15-17 ELDON STREET

RESTORE & REFRESH

15-17 Eldon Street offers a self contained HQ office opportunity in a highly desirable location.

EXTERIOR



THE BUILDING



INDICATIVE RECEPTION CGI



Attractive
architectural
features



Self-contained
HQ opportunity



Opposite
Liverpool Street
Station

The office accommodation is arranged over 1st - 5th floors with a re-imagined ground floor reception and an extensive 5th floor roof terrace.

The floors will be delivered to a Cat-A specification throughout, offering excellent potential for a high quality office environment.



EXTERIOR

SPECIFICATION

15-17 Eldon Street overlooks The Broadgate Estate and adjacent to Liverpool Street station.

The building will feature a reimagined arrival experience, large outdoor terrace and refurbished office space across the 1st to 5th floors.



Reimagined arrival experience



Two passenger lifts



Large 5th floor roof terrace



New HVAC system



Shower and changing facilities



Bicycle storage



3.25m typical slab to slab heights



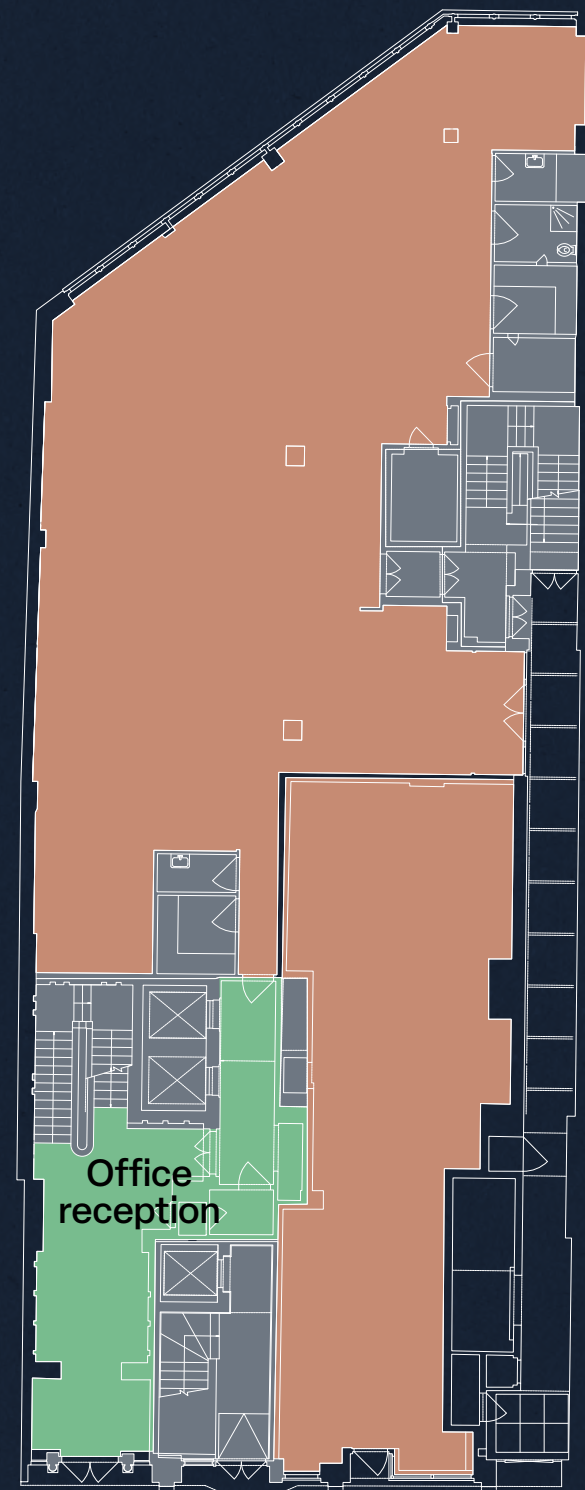
EXISTING ACCOMMODATION

FLOOR	SQ FT	SQ M
Fifth	1,410	131.0
Fourth	4,887	454.0
Third	4,919	457.0
Second	4,822	448.0
First	5,027	467.0
TOTAL	21,065	1,957.0

EXTENDED ACCOMMODATION

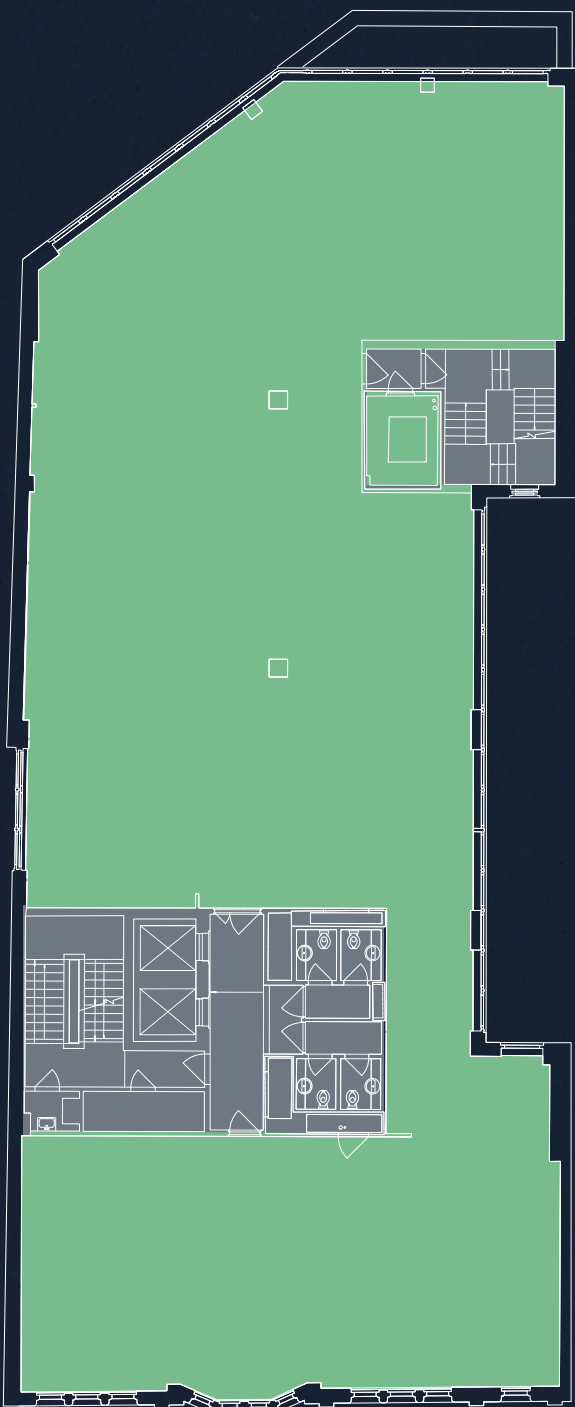
The building also has planning permission to extend and add two further floors with the incorporation of new roof terraces at 6th, 7th & 8th floor levels. This would deliver up to 35,070 sq ft of offices over 1st - 8th floors - with floor plates varying between 3,466-4,736 sq ft.

GROUND



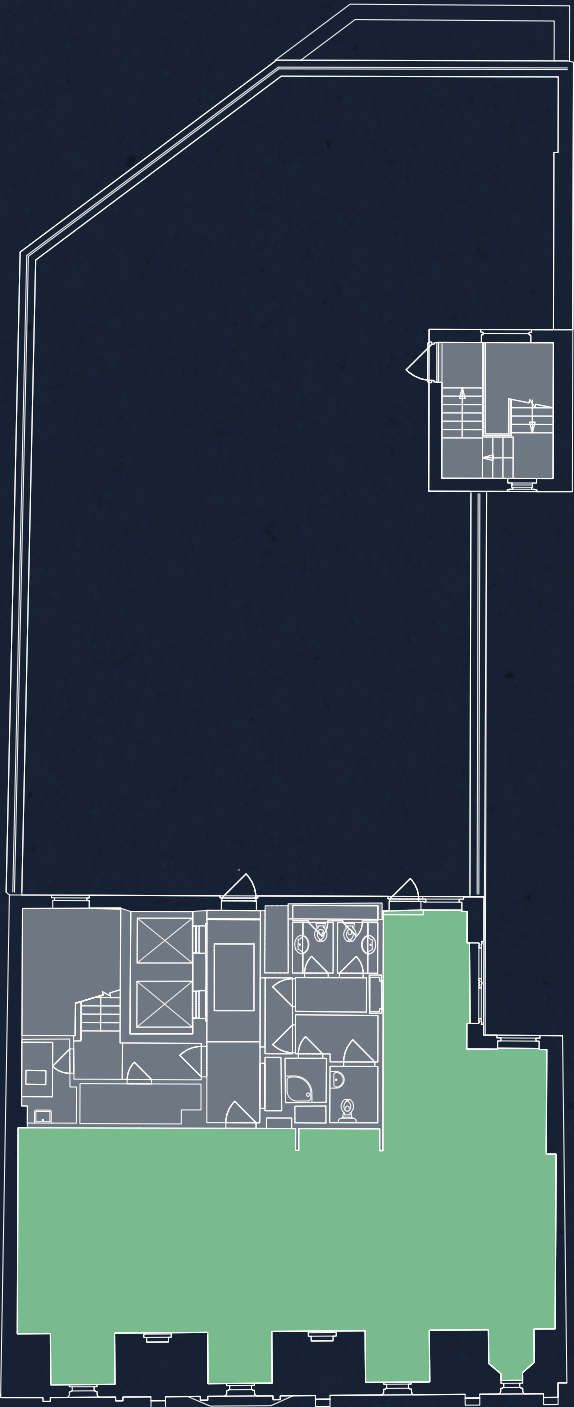
ELDON STREET

SECOND
4,822 SQ FT
448.0 SQ M



ELDON STREET

FIFTH
1,410 SQ FT
131.0 SQ M



ELDON STREET

OFFICE RETAIL CORE

FLOORPLANS NOT TO SCALE
FOR INDICATIVE PURPOSES ONLY

An architectural rendering of a modern building with a curved facade and a rooftop garden. The building features a series of terraces with greenery and a curved walkway. The text 'E3' is overlaid in the upper center.

E3

6 BROAD STREET PLACE
&
15-17 ELDON STREET

VISION & FUSION

A feasibility study undertaken by Sheppard Robson shows the potential to combine both buildings to create an enhanced commercial scheme.

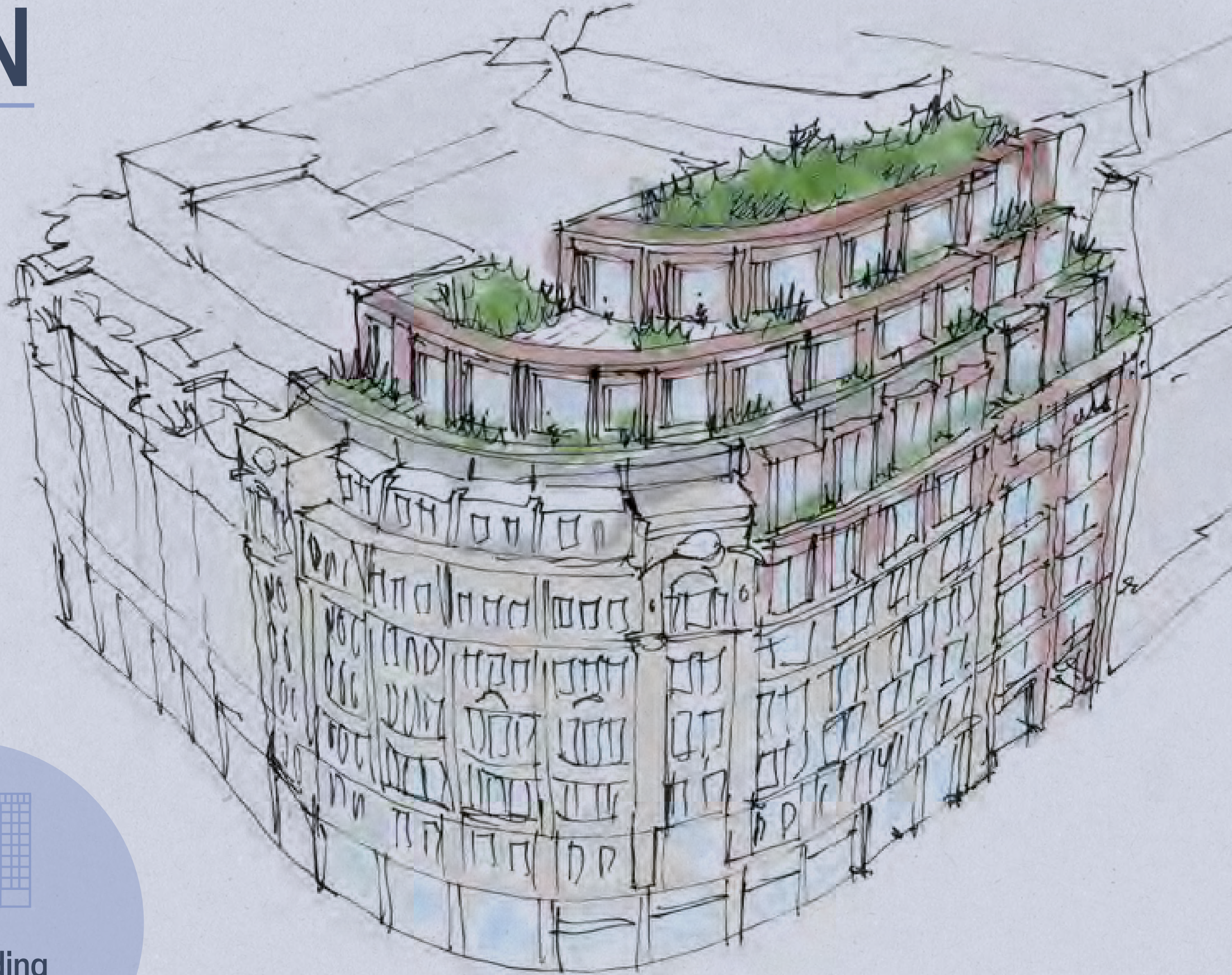
The net internal area of the combined buildings could total 70,837 sq ft of office space.



Up to 70,000 sq ft of unique office space



Outstanding HQ opportunity



KEY FEATURES

New and enhanced façade to Eldon Street that will accommodate the main office entrance.

Replacement of all windows and ground floor cladding on Broad Street Place.

Two floor extension to provide terraces at 6th, 7th, 8th and 9th floors.

Terrace areas total approximately 4,940 sq ft.

Infill into rear courtyard at basement and ground floor.

Reconfiguration of internal cores to improve efficiency.

Creation of a dedicated cycle entrance, enhanced office reception and self-contained retail units at ground floor.

New, highly specified mechanical and electrical plant throughout.

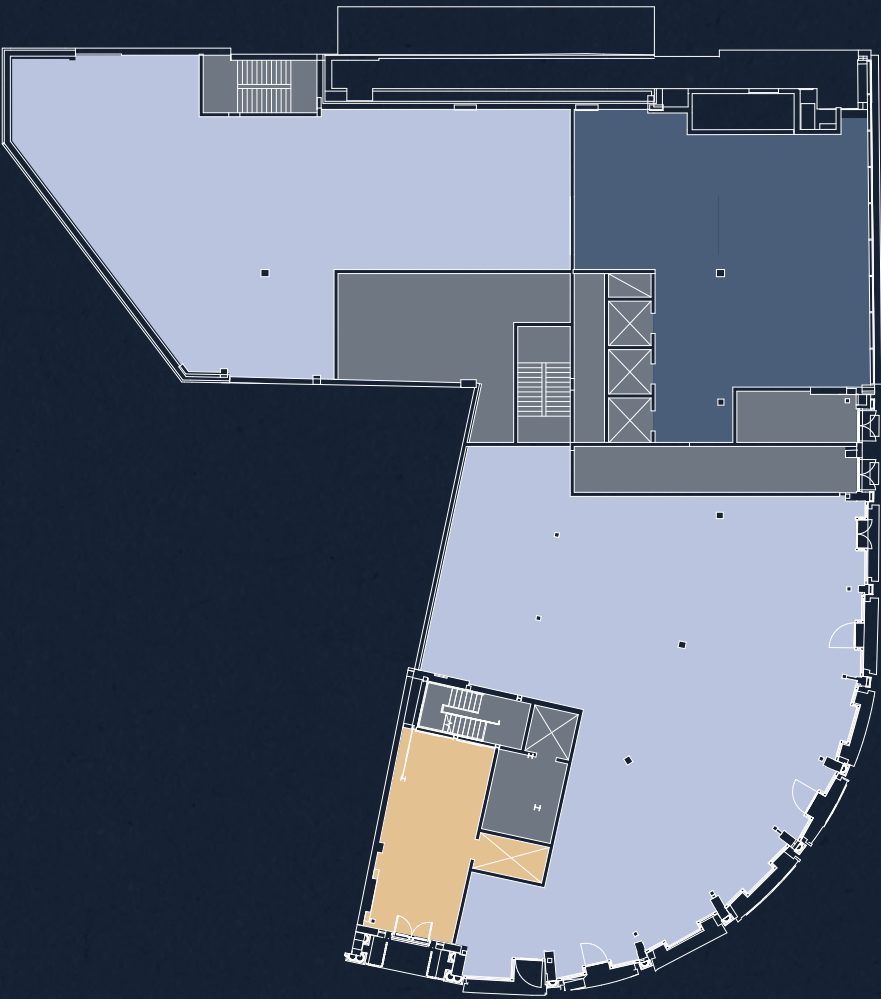
New end of trip facilities in the basement including cycle storage and showers.

Targeting EPC A, BREEAM Outstanding and NABERS 5*.

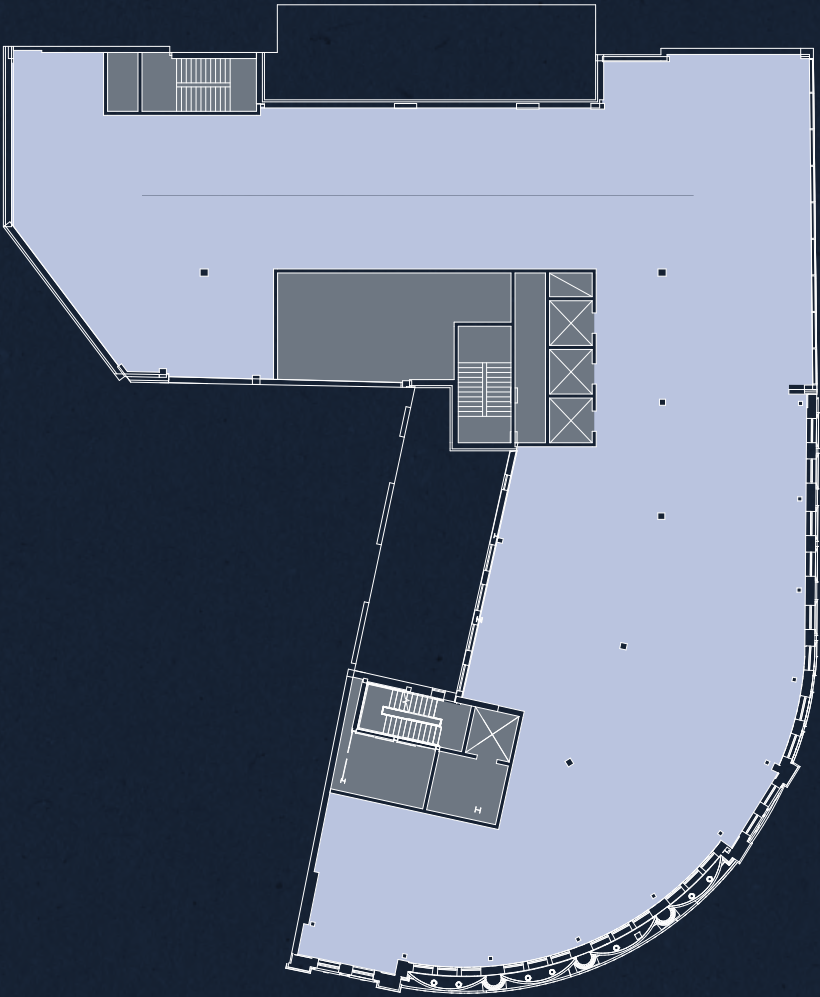
PROPOSED ACCOMMODATION

FLOOR	USE	SQ FT	SQ M
Ninth	Terrace	-	-
Eighth	Office	5,296	492.0
Seventh	Office	6,394	594.0
Sixth	Office	8,288	770.0
Fifth	Office	9,558	888.0
Fourth	Office	9,526	885.0
Third	Office	9,558	888.0
Second	Office	9,558	888.0
First	Office	9,688	900.0
Ground	Office	2,971	276.0
TOTAL	TOTAL	70,837	6,581.0

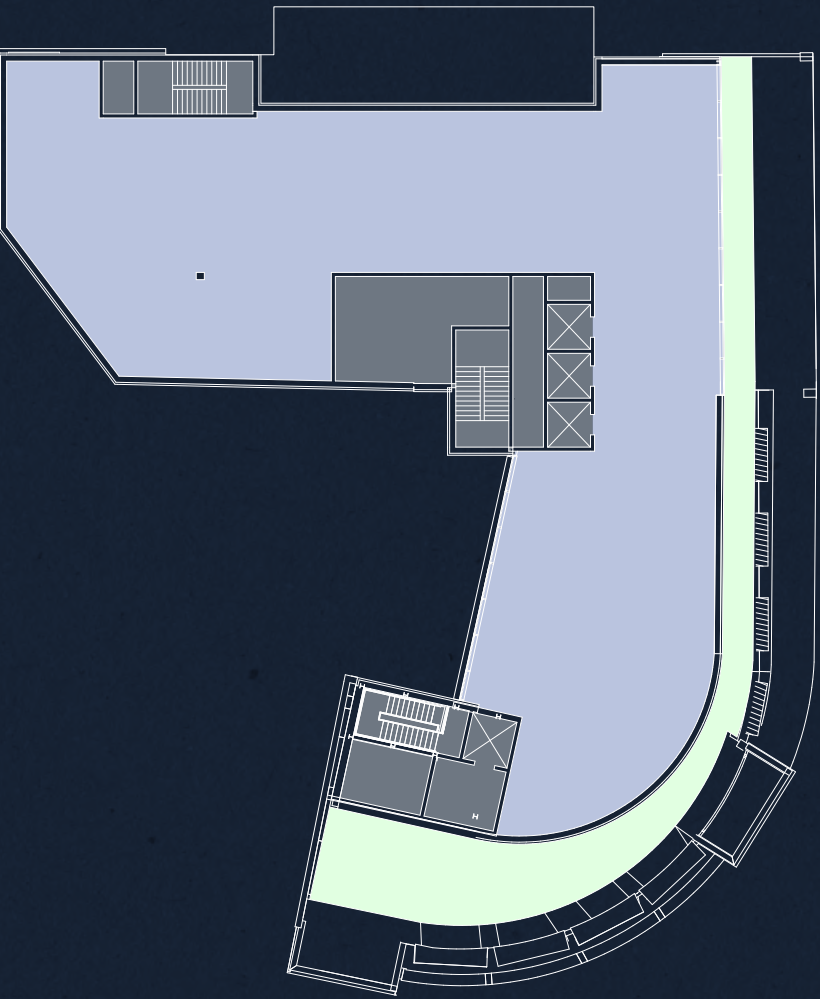
GROUND
2,971 SQ FT
276.0 SQ M



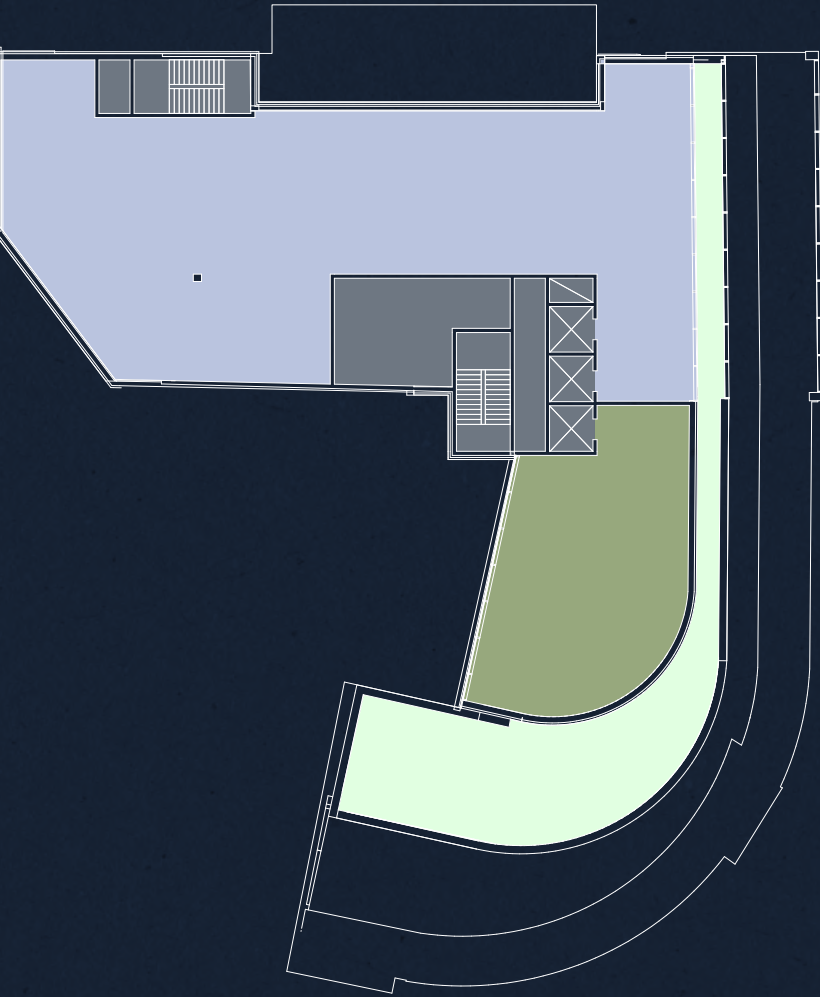
THIRD
9,558 SQ FT
888.0 SQ M



SEVENTH
6,394 SQ FT
594.0 SQ M



EIGHTH
5,296 SQ FT
492.0 SQ M



OFFICE RECEPTION TERRACE CORE CYCLE ENTRANCE AMENITY ROOM

FLOORPLANS NOT TO SCALE
FOR INDICATIVE PURPOSES ONLY

EB

A LOCATION TO
THRIVE & CONNECT



ENERGY & CULTURE

Broadgate Circle, Finsbury Circus, Spitalfields Market and more – all within easy reach.



ANGLER



BROADGATE CIRCLE



FINSBURY CIRCUS



Broadgate -
1 minute walk



Liverpool St -
1 minute walk

LOCAL AMENITIES

The local area is home to a whole host of trendsetting restaurants, coffee spots and leisure amenities.

Broadgate Circle is a short walk away, offering a vibrant destination to meet or socialise. Finsbury Circus offers a tranquil green space to relax, whilst Spitalfields Market is a bustling environment of eateries and retailers.



COFFEE

- 01 Rosslyn Coffee
- 02 Soho Coffee Co.
- 03 Black Sheep Coffee
- 04 Redemption Roasters
- 05 Grind
- 06 The Nespresso Bar

BARS

- 07 The Otherist
- 08 Mr Foggs City Tavern
- 09 Engel Bar
- 10 Broadwood
- 11 Clays
- 12 Bar Kroketa

RESTAURANTS

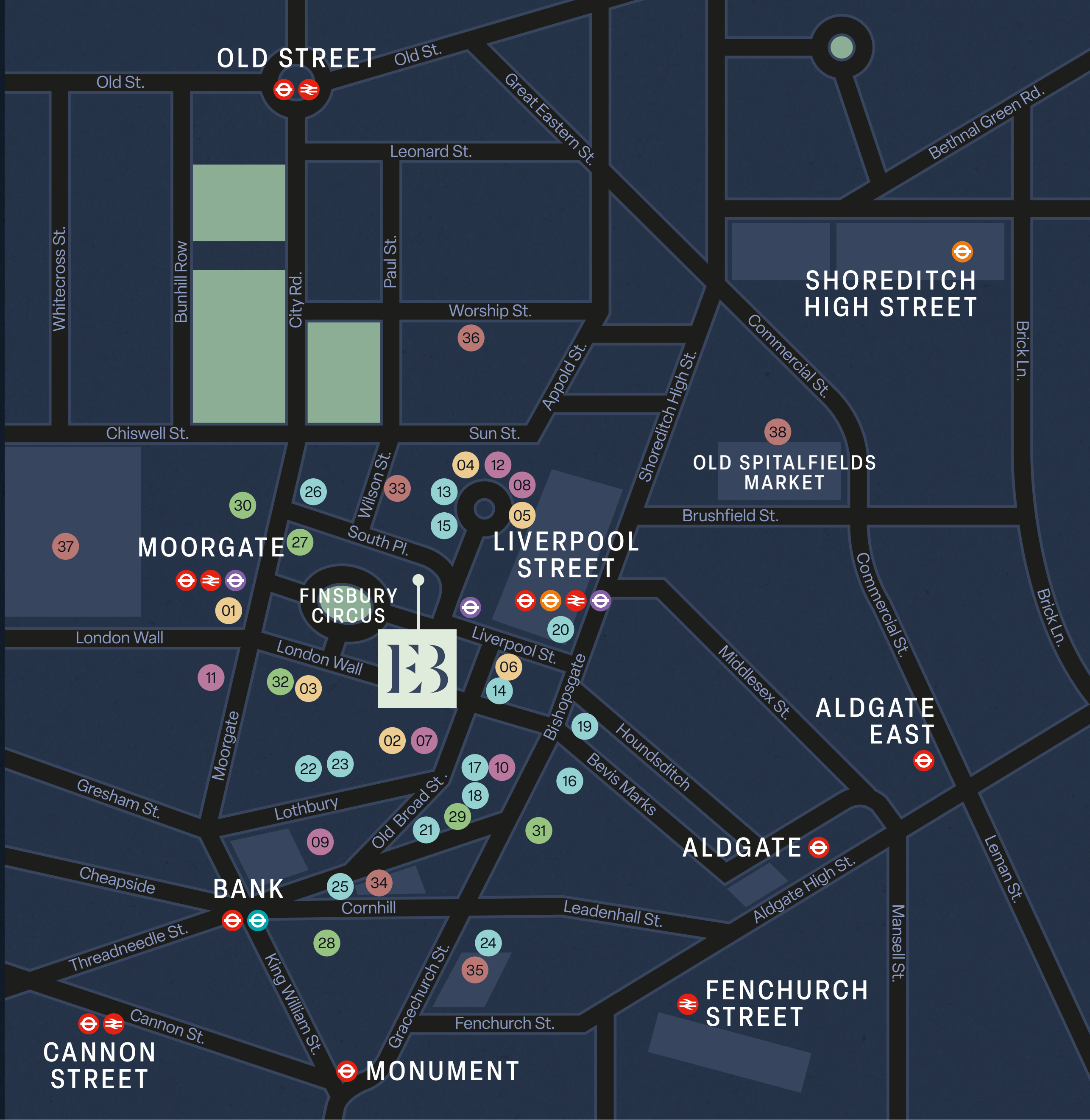
- 13 Yauatcha City
- 14 The Ivy City Garden
- 15 Comptoir Libanais
- 16 Paradise Green
- 17 City Social
- 18 Pizza Pilgrims
- 19 Duck & Waffle
- 20 Eataly
- 21 Burger & Lobster
- 22 COYA
- 23 Le Relais de Venise
- 24 Luc's Brasserie
- 25 The Fortnum's Bar & Restaurant
- 26 The Angler

FITNESS

- 27 Third Space
- 28 Gymbox
- 29 Virgin Active
- 30 Nuffield Heath
- 31 BXR
- 32 PureGym

RETAIL/LEISURE

- 33 Everyman Cinema
- 34 The Royal Exchange
- 35 Leadenhall Market
- 36 Junkyard Golf
- 37 Barbican Centre
- 38 Spitalfields Market



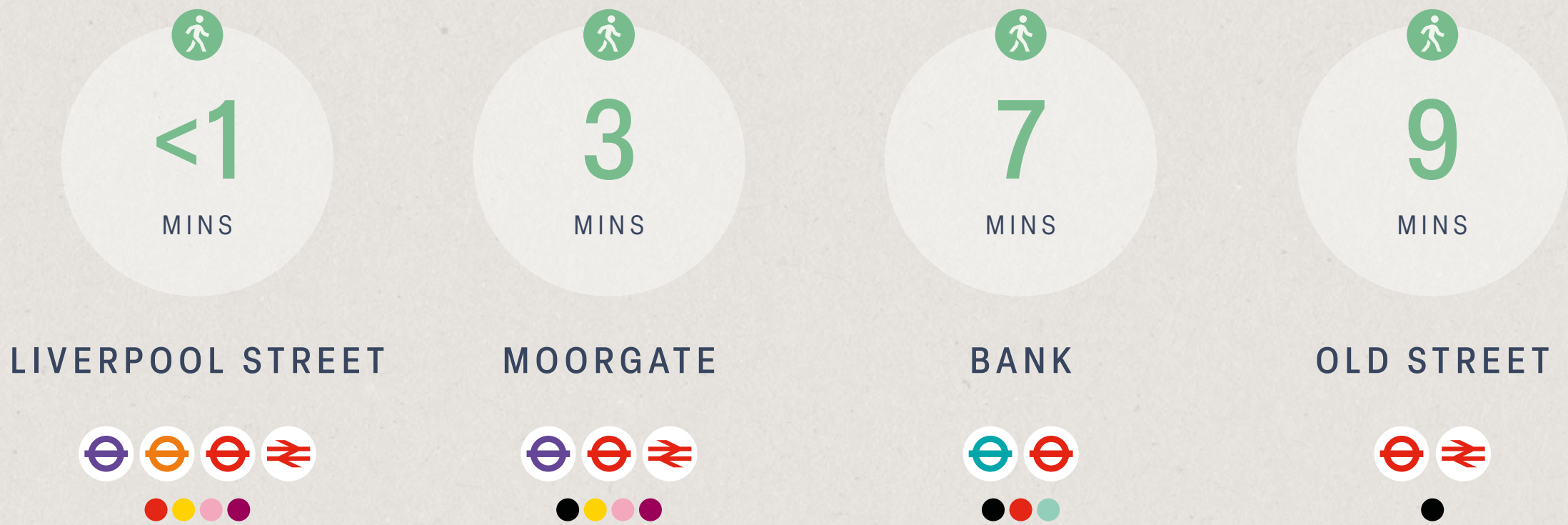
MOVE & CONNECT

Eldon & Broad are less than a minutes walk from Liverpool Street Station.

This provides excellent transport connectivity, with access to the Elizabeth Line, National Rail and Underground networks. Moorgate and Bank stations are also a short walk away, providing further connections across London and beyond.



STATION WALK TIMES



ELIZABETH LINE JOURNEY TIMES



GET IN TOUCH

For further information on the leasing options available or to arrange a viewing, please contact the sole letting agents:



Joe Tallis-Chisnall

07970 280 653

joe.tallischisnall@strettons.co.uk

Mark Bolton

07803 850 231

mark.bolton@strettons.co.uk

Tom Schwier

07583 037 559

tom.schwier@strettons.co.uk

Misrepresentations Act 1967 – Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. August 2025.

Designed by Cre8te – 020 3468 5760 – cre8te.london