

ONE
EXCHANGE
ŞQ.



428,000 SQ FT OF EXCEPTIONALLY SUSTAINABLE, NEXT GENERATION WORKSPACE AT THE INTERSECTION OF LONDON'S FOUR MOST EXCITING DESTINATIONS. NOW 90% PRE LET OR UNDER OFFER, WITH 47,586 SQ FT AVAILABLE.

428,000
90%
47,586





SPITALFIELDS MARKET

TOWER CLUSTER

SHOREDITCH

BISHOPSGATE



BROADGATE CIRCLE

FINSBURY CIRCUS

EXCHANGE SQUARE

LIVERPOOL STREET STATION



The City



Shoreditch

Experience every side of London from one location.



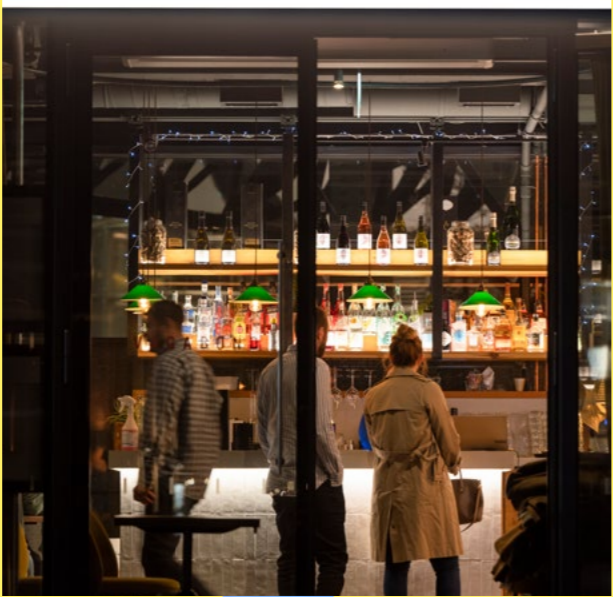
Broadgate



Spitalfields



VAGABOND

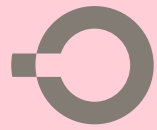


Cafés, Bars & Restaurants

WITHIN A 10 MINUTE WALK

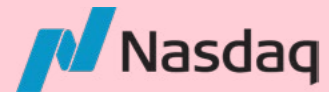
Revel in the rich stomping grounds of Broadgate, refined and renowned City spots, the eclectic and ever changing hangouts of Shoreditch and independent, cutting-edge Spitalfields traders.





Surrounded by talent

FINANCE



CHALLENGER



LEGAL

A&O SHEARMAN

SLAUGHTER AND MAY

Baker
McKenzie.

LATHAM
LATHAM&WATKINS

MAYER | BROWN

ashurst

Cooley
LLP

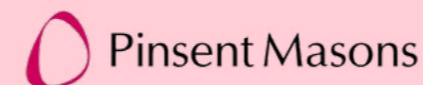
SQUIRE
PATTON BOGGS



Linklaters

Milbank

ReedSmith



SIDLEY

FRIED FRANK

TMT



McCANN



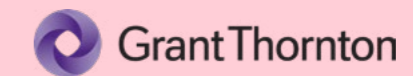
mimecast



ORACLE



CORPORATE



HITACHI
Inspire the Next



WAVESTONE

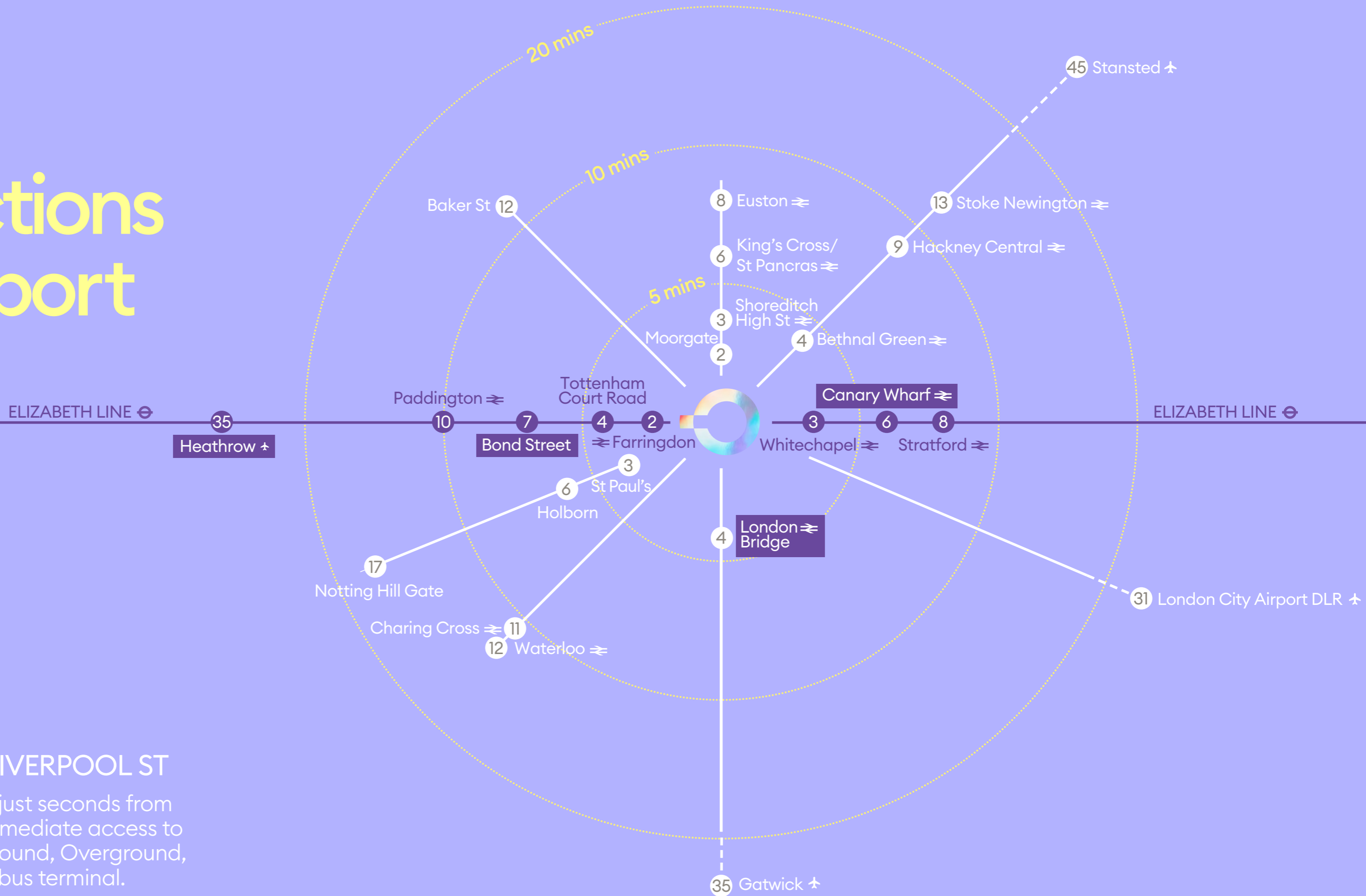
TENANTS



GIBSON DUNN



Connections & Transport



ALL LINES LEAD TO LIVERPOOL ST

One Exchange Square sits just seconds from Liverpool St Station with immediate access to the Elizabeth Line, Underground, Overground, National Rail, and a major bus terminal.



ONE
EXCHANGE
SQ

Exchange Square Arrival



ONE EXCHANGE SQ.



Exchange Square Arrival



ONE
EXCHANG
SQ.

TEWNT NAME A

TEWNT NAME B

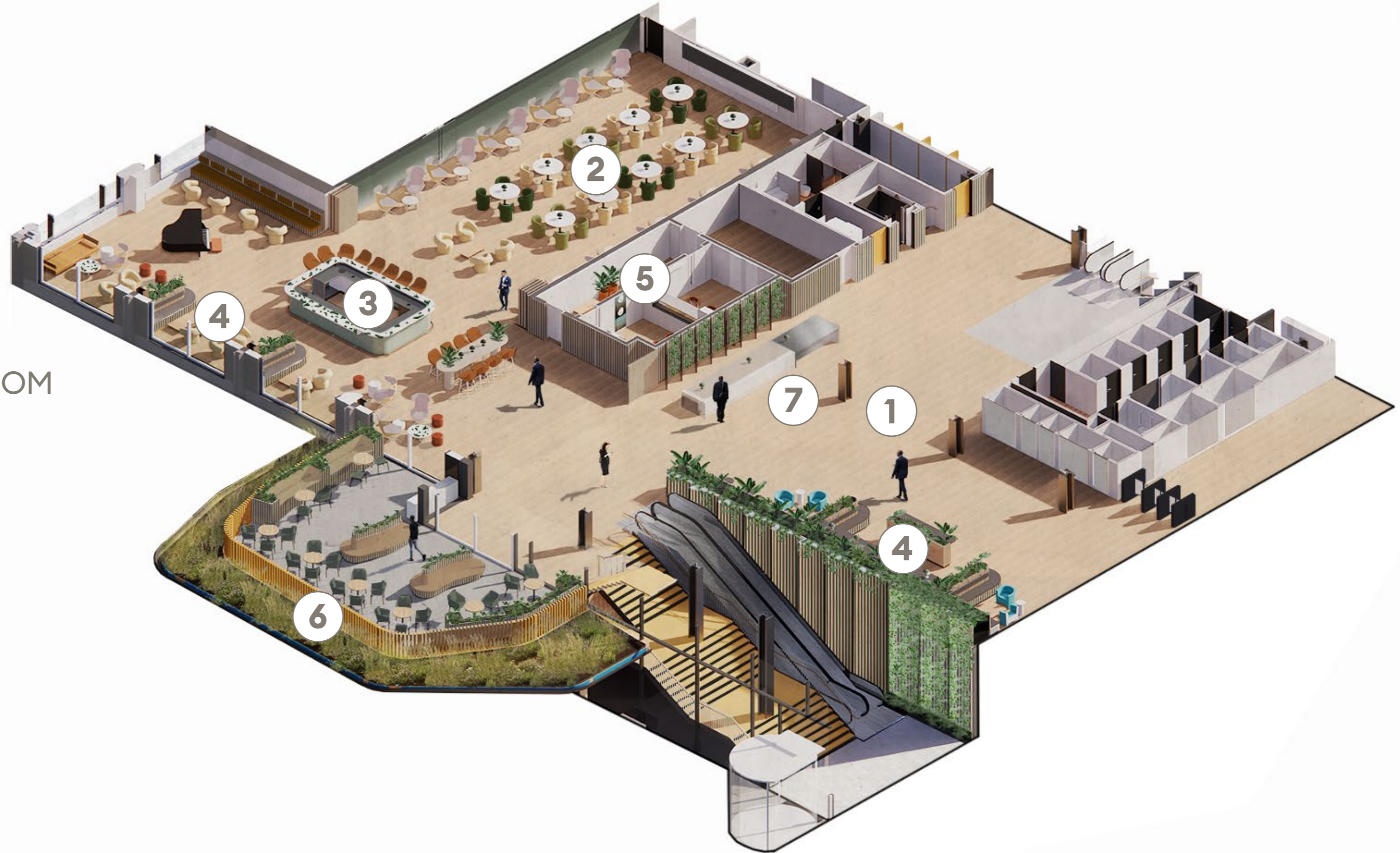
TEWNT NAME C

Exchange Square Entrance



LEVEL 01 AMENITY

- 1 RECEPTION
- 2 FLEXIBLE SCREENING ROOM
- 3 BAR
- 4 BREAKOUT SEATING
- 5 MULTI MEDIA SUITE
- 6 TERRACE
- 7 RECEPTION DESK





ONE
EXCHANGE
SQ.

TENANT NAME A
TENANT NAME B
TENANT NAME C

Level 1 Reception and view to Amenity Terrace



Level 1 Event/Meeting Space and Bar



Level 1 Amenity Terrace



Great Eastern Walkway Arrival



ONE EXCHANGE SQ.





Bishopsgate Entrance



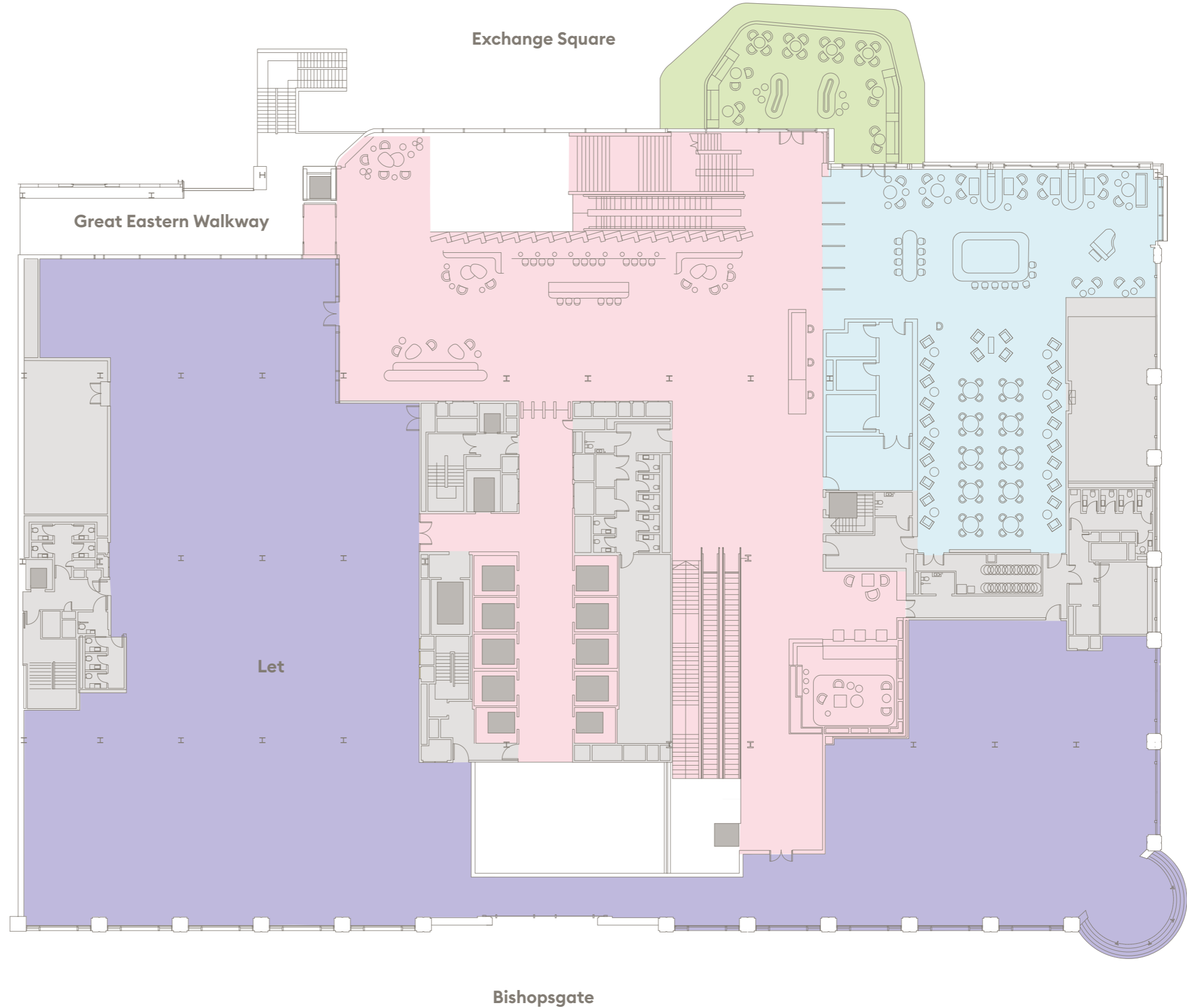
01

Reception
8,859 sq ft

Amenity
5,759 sq ft

Terrace
1,206 sq ft

Office
Let



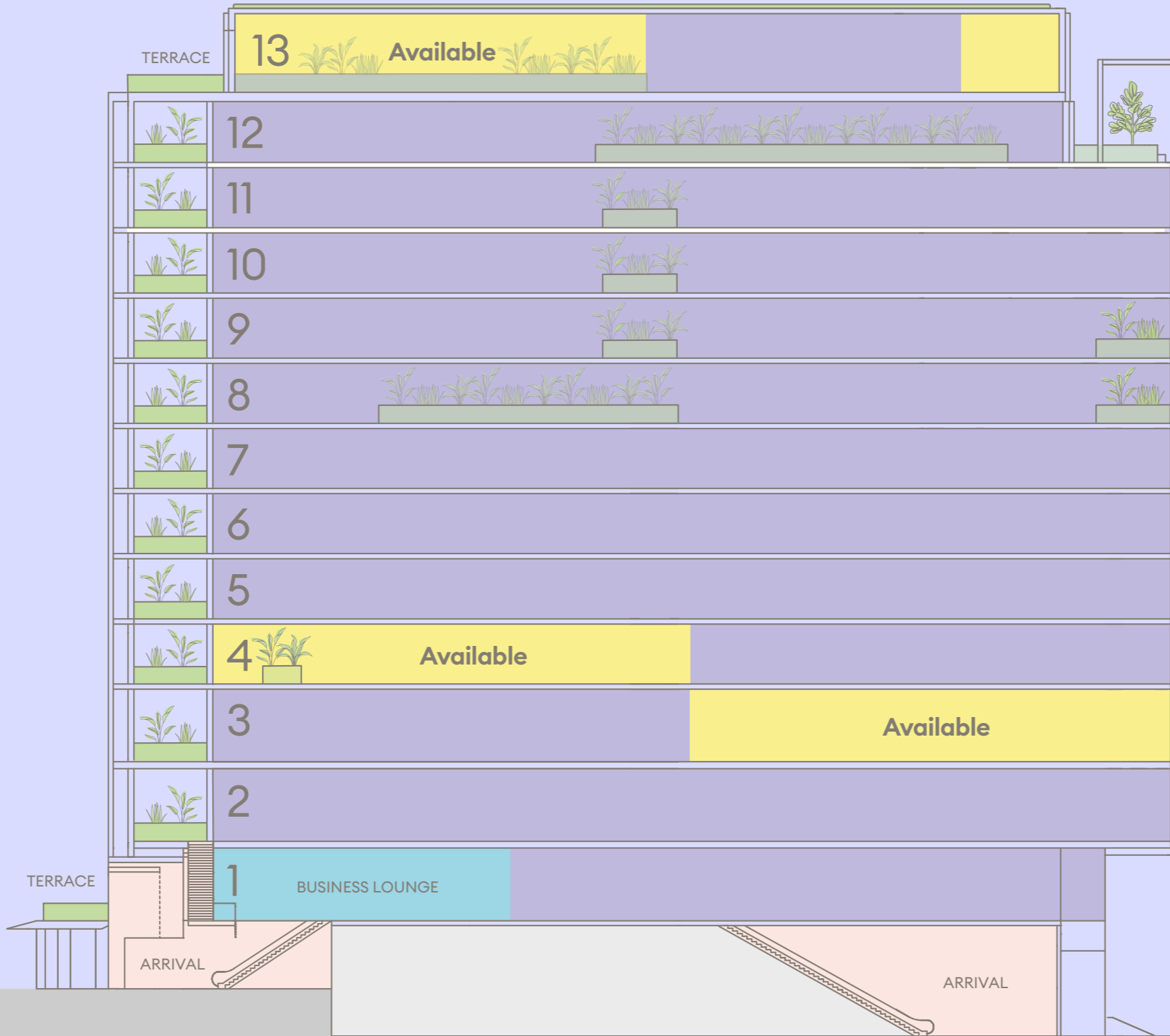
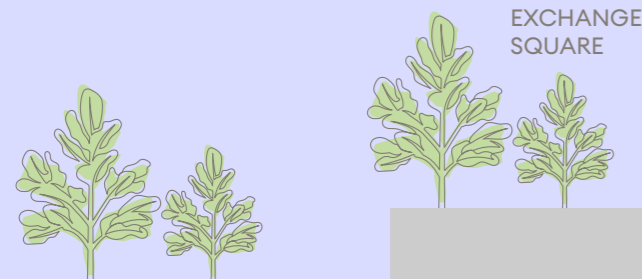


3

Floors Available

47,586 SQ FT OF OFFICE SPACE AVAILABLE

5,727 SQ FT OF TERRACES REMAINING



Level	Office NIA sq.ft	Terrace NIA sq.ft
13	5,403	4,801
12	LET	
11	LET	
10	LET	
9	LET	
8	LET	
7	LET	
6	LET	
5	LET	
4	20,451	926
3	19,892	
2	LET	
1	LET	
M		
G		
Total	47,586	5,727

BISHOPSGATE

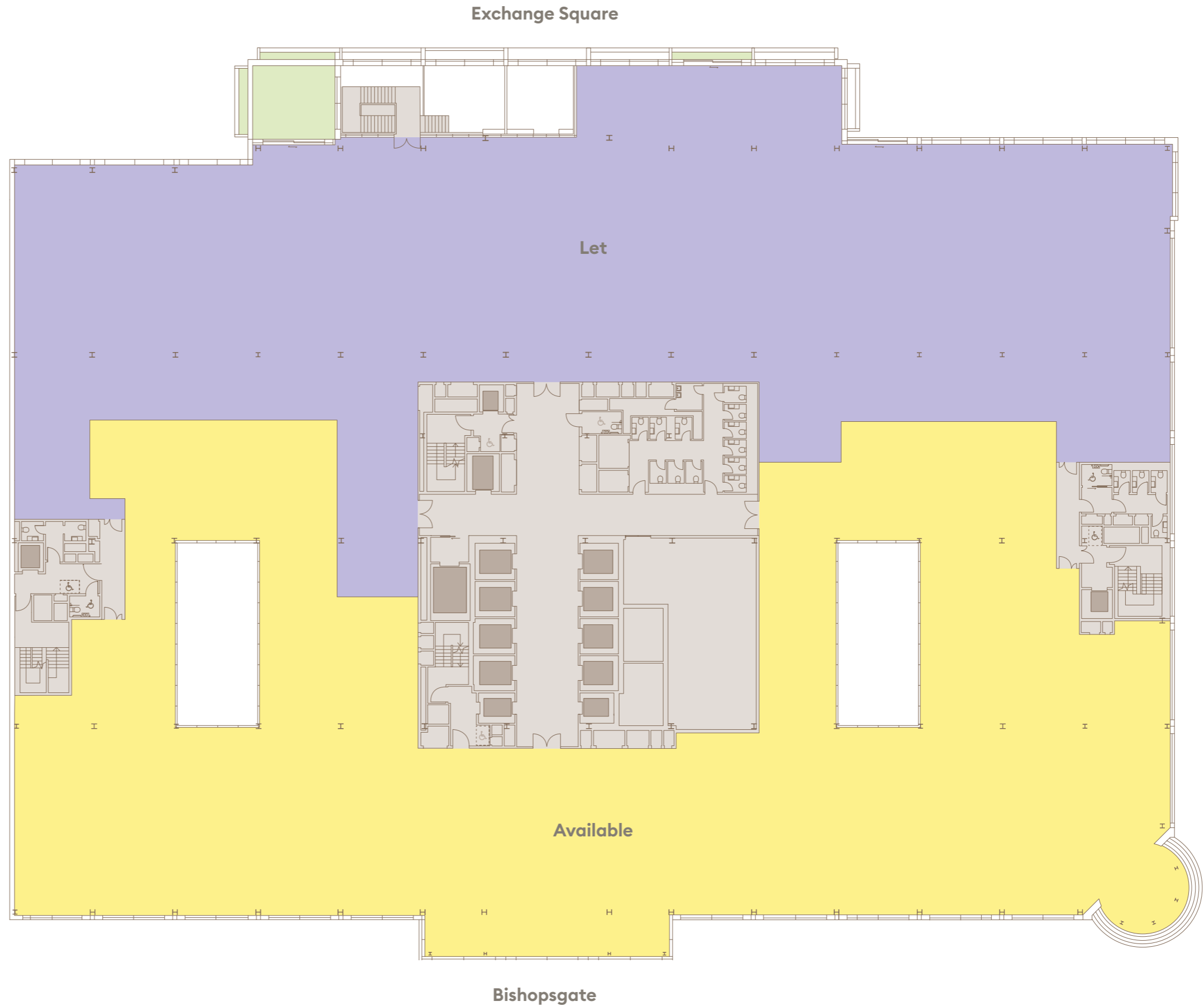
● Workspace
● Amenity



03

Office
19,892 sq ft

- Office
- Office LET
- Terrace
- Lifts



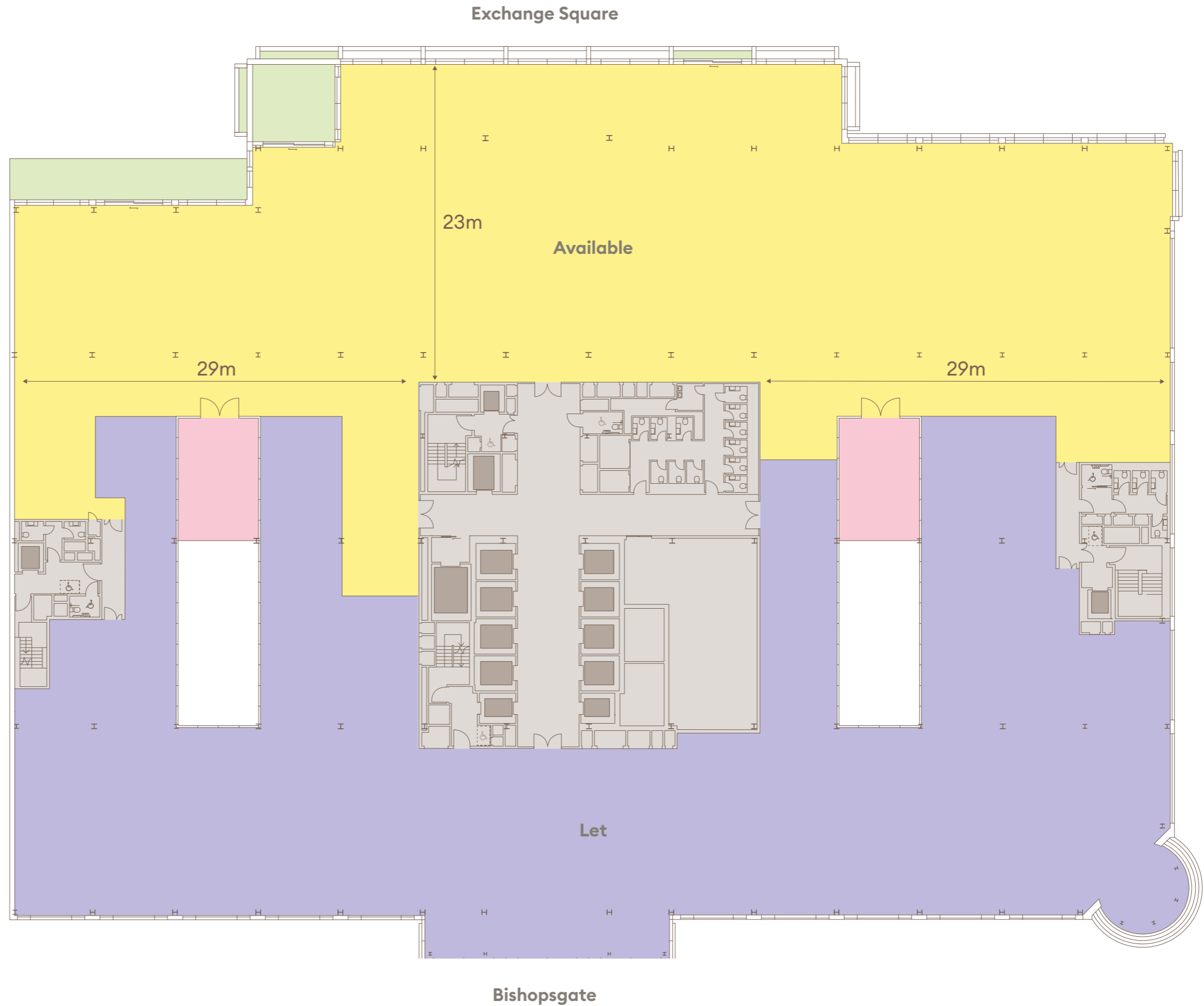


04

Office
20,451 sq ft

Terrace
926 sq ft

- Office
- Office LET
- Atrium Terrace
- Terrace
- Lifts





Level 2 office and atrium base



4.57m

Heights of up to 4.57m floor to soffit on level 3, and 3.77m on level 4.



Volume & Light

GENEROUS AND FLEXIBLE FLOORPLATES

Typical floor looking towards Exchange Square



Typical floor looking towards Exchange Square



Internal atrium balcony



13

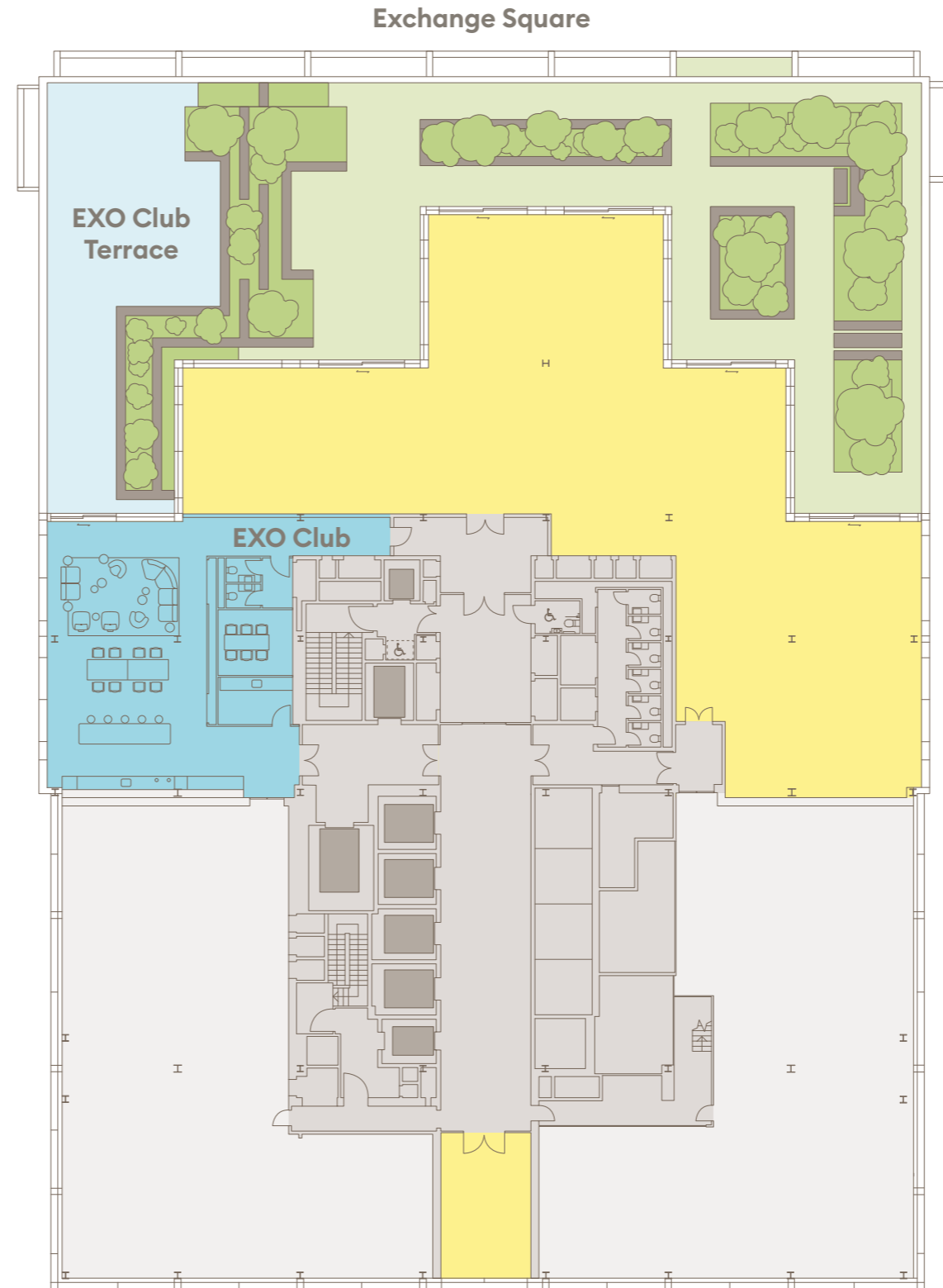
Office
5,403 sq ft

Terrace
4,801 sq ft

EXO Club
1,851 sq ft

EXO Club Terrace
2,013 sq ft

- Office
- Terrace
- EXO Club
- Lifts
- Landlord demise



Exchange Square

Bishopsgate





A view to the City from the terrace on Level 13



ELECTRIC
E-CHARGING POINTS
FOR E-CYCLES

5,758

SQUARE FEET BUSINESS
LOUNGE CONNECTED
TO SOUTH FACING
GARDEN TERRACE



OPENABLE
WINDOWS
MAXIMISING
NATURAL LIGHT



OUTDOOR SPACE
ON EVERY FLOOR

A Healthier Environment

4.57

HEIGHTS OF UP TO 4.57M
FLOOR TO SOFFIT ON
LEVEL 3, AND UP TO
3.77M ON LEVEL 4

EVERY ASPECT OF ONE
EXCHANGE SQUARE IS
DESIGNED TO BE POSITIVE
FOR PEOPLE'S HEALTH
AND WELLBEING



FEATURE STAIRCASE
ACCESSING UP TO
LEVEL 3



ENHANCED 16L
OF FRESH AIR
PER PERSON
PER SECOND





Exchange Arcade connecting Bishopsgate to Exchange Square



TARGETED ACCREDITATIONS



TARGETING
OUTSTANDING



TARGETING 5*



PLATINUM
ENABLED



EPC A



ALIGNED WITH
2030/2040/2050
TARGETS

LETI B
TARGETING LETI B,
EQUIVALENT TO RIBA
2030 EMBODIED
CARBON TARGET



Exceptionally low embodied carbon
469 kg CO₂e/m² target



A 100% electric building
Using renewable energy sources



Net zero carbon in operation
55 kWh/m² NLA Base Building
Energy Consumption

WIP

Reusing

90%

of the structure

Producing

50%

less carbon in
construction

Saving

7,654

tonnes of CO₂e compared
to the 2030 GLA target



ONE EXCHANGE SQ.

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