



18,807 sq ft floor remaining
London EC2

GRESHAM ST PAUL'S

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MOVE FORWARD THIS IS GRESHAM ST PAUL'S

There is still an opportunity to be part of this forward-thinking building, where offices come with a view of St Paul's Cathedral. The 6th floor is the final remaining floor in the building.

The building has a privileged proximity to neighbouring innovative businesses, cultural offerings, some of London's best food and drink establishments, as well as several green spaces to take a break and recharge.





The inviting business lounge and communal cafe offer a moment of relaxation and re-connection.

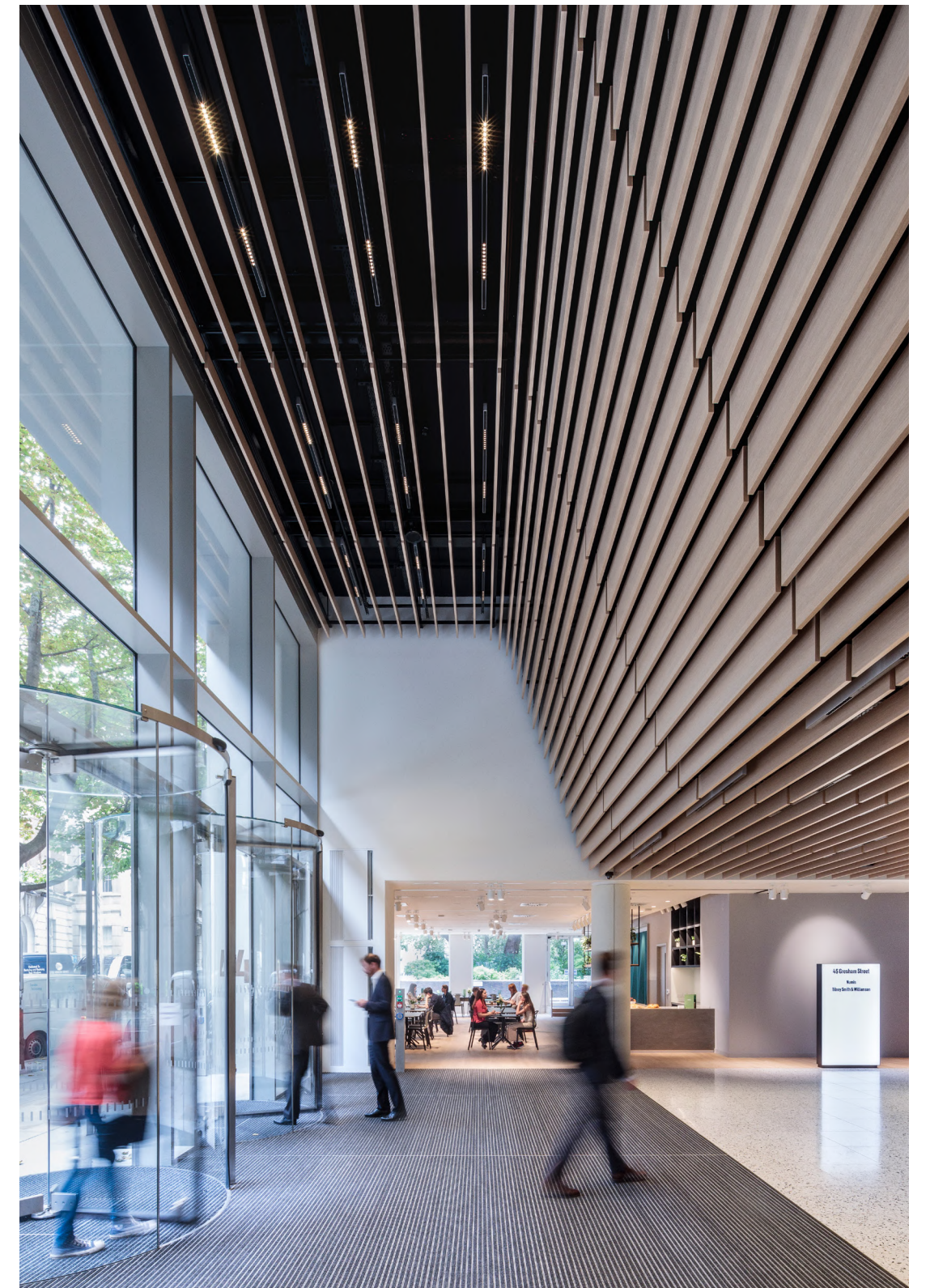


The inviting business lounge and communal cafe offer a moment of relaxation and connection.



A spacious reception greets visitors and tenants on their way in, making everyone feel welcome.

With modern yet classic design touches, the entrance lobby draws you into the building.





With stunning views of St Paul's, the beloved London landmark that immediately places you at the heart of this incredible city.




Connected to business: The City of London is Europe’s financial centre, home to over 24,000 businesses and growing – every year, another 1,200 startups arrive in the Square Mile.

Connected to everyone: 7 train stations within 11 minutes’ walk, including Crossrail, placing the West End within 6 minutes.

Connected to nature: 15 public green spaces within 6 minutes’ walk.

THE WORLD MEETS HERE

 Walking time (from Gresham St Paul's)

ST PAUL'S	3
BANK	5
MOORGATE	6
CITY THAMESLINK	7
CANNON ST	8
FARRINGDON	10
LIVERPOOL ST	11



Leading cultural institutions are just a lunch break away – work side by side with the Barbican, the Guildhall Art Gallery and the Museum of London, as well as your choice of green gardens hidden amongst the ruins of historic churches. Whatever your appetite, this part of London is experiencing a renaissance as an exciting place to go to eat, drink and shop – any day of the week.



One New Change
Shopping destination with top brands, restaurants and a roof terrace



Bloomberg Arcade
The Bloomberg Arcade has 10 independent restaurants, including Vinoteca, Caravan, and the Royal Exchange Grind.



Guildhall Art Gallery
Home to the City of London's art collection with works dating from 1670 to the present



The Ned
The Ned hotel and member's club has 250 rooms, six event spaces and a rooftop swimming pool.



Vinoteca
Open plan dining and a prominent central bar serving food & wine all day



Tate Modern
The world's most popular art museum is connected to St Paul's by the Millennium Bridge



Christ Church Greyfriars
A peaceful public garden has been created amongst the ruins that remain after wartime bombings.

The City
This is the area from which the capital grew as evidenced by an eclectic mix of historic buildings and striking examples of modern architecture



CUTTING EDGE CULTURE

8

world-class cultural venues form the Culture Mile, all within walking distance

GROW WITH GREENERY

15

public green spaces within a six minute walking distance

THE ECONOMIC POWERHOUSE

22%

London accounts for 22% of the UK's GDP

FOOD AND RETAIL RENAISSANCE

7

days-a-week eating and drinking



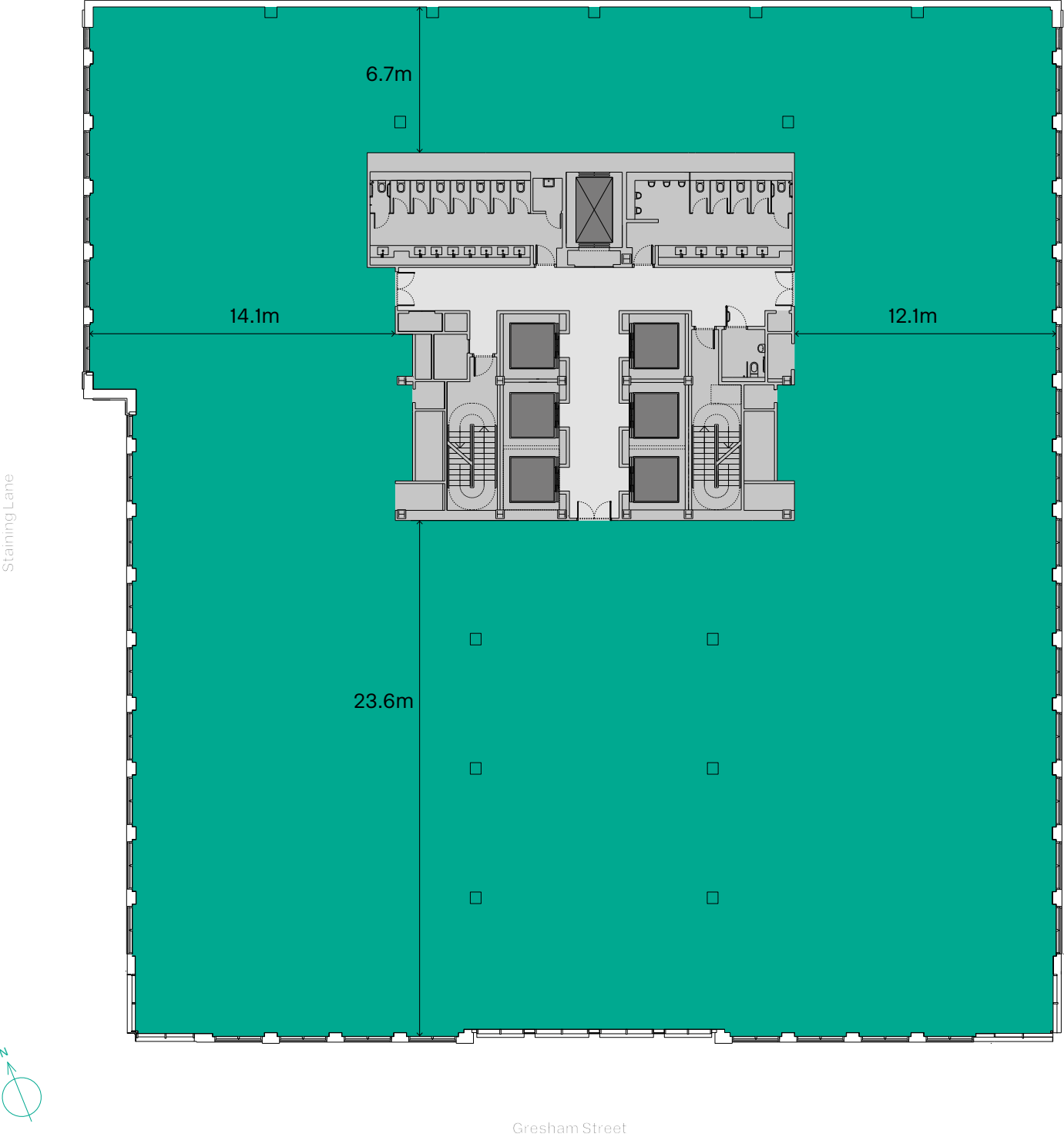
The 6th floor is filled with natural light, creating a pleasant working environment that nurtures creativity.

Floor	Office (sq ft)	Retail (sq ft)
9	LET	
8	LET	
7	LET	
6	18,807	
5	LET	
4	LET	
3	LET	
2	LET	
1	LET	
GROUND	LET	2,950

6

OFFICE 18,807^{SQ FT}

1,747^{SQ M}



ACTIVITY BASED WORKPLACE

DESIGN DENSITY 1:8^{SQ M}
18,807^{SQ FT}

Key		
● Open plan		
● Meeting rooms		
● Informal meeting / Breakout		
● Support		
● Reception		

Work Stations		
Open plan workstations	×	98
Receptionists	×	2
Agile work settings (min)	×	113
Total headcount	×	213

Meeting Rooms		
Meeting rooms	×	8

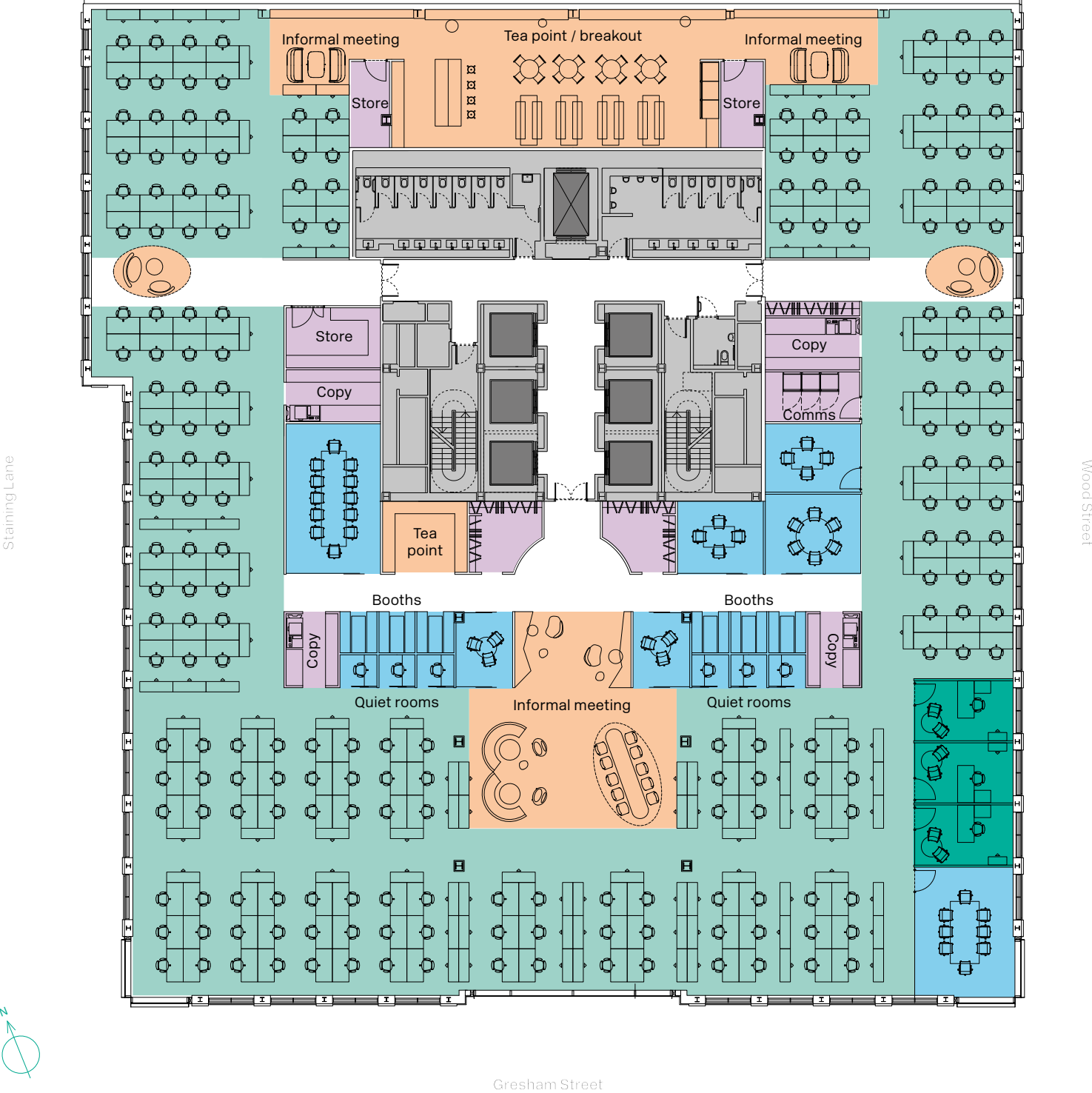
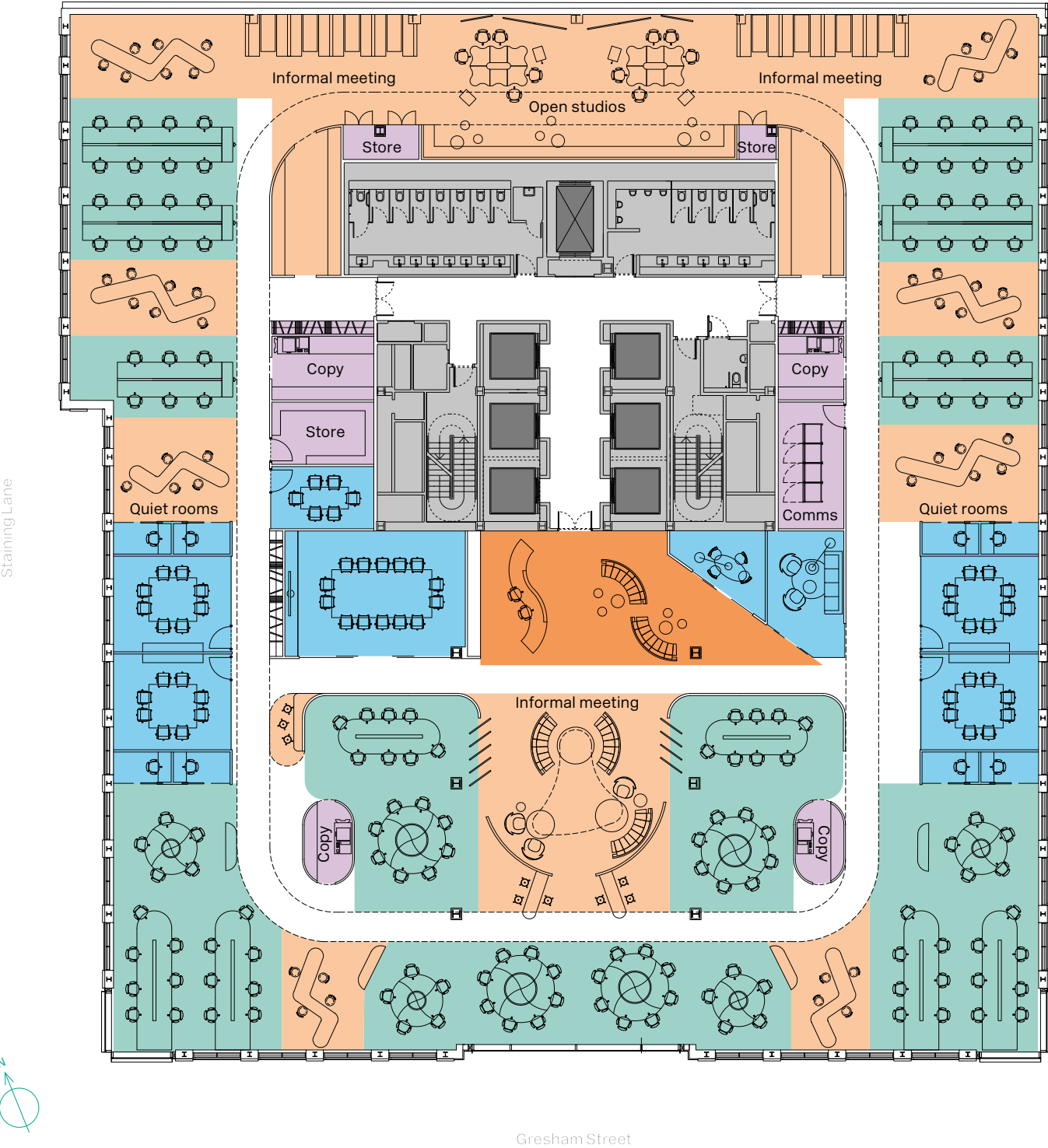
CORPORATE

DESIGN DENSITY 1:8^{SQ M}
18,807^{SQ FT}

Key		
● Office		
● Open plan		
● Meeting rooms		
● Informal meeting / Breakout		
● Support		

Work Stations		
Cellular offices	×	3
Open plan workstations	×	208
Total headcount	×	211

Meeting Rooms		
Meeting rooms	×	7



	OCCUPANCY	1 person per 8 sq m Floor 6 offers 200+ total headcount
	FLOOR HEIGHT	2750 mm
	AMENITY	Wi-Fi enabled café, reception and business lounge
	POWER	The 2No UKPN HV feeders, protected by UKPN SOLKOL protection circuits
	STAND BY POWER	2MVA generator offering fully backed up power supply
	LIGHTING	New LED lighting and control: presence detection and daylight sensing
	LIFTS	6 × 21-person passenger lifts with destination control
	COMMS	2 × comms rooms in basement providing resilience of service. Satellite provision on roof
	BIKES & SHOWERS	29 allocated bike spaces and lockers and 25 shared showers
	SUSTAINABILITY	BREEAM 'Excellent' rating EPC B
	WIREScore	WiredScore Platinum
	HEATING	Air handling units with thermal wheel heat recovery up to 70%
	COOLING	High efficiency cooling tower utilises 78% less fan power than a traditional cooling tower
	BIODIVERSITY	735 sq m sedum roof to increase biodiversity

Roll your bike inside straight off the street, and park safely right next to the comfortable changing areas with ample locker space and showers.

CYCLING MADE SIMPLE

29

Bike Spaces

29

Lockers

25

Showers



OFFICES TO BE PROUD OF

At Gresham St Paul's we've created office space with sustainability at its core. By paying attention to the big picture, this building promotes wellbeing for people as well as nature.

This building embraces systemic change to cut carbon. By refurbishing this 20-year-old structure rather than replacing it, we increased its capacity, efficiency, and saved on emissions. It means we are reducing the building's lifetime emissions by 23% per person, and we are saving 9% per person compared to a newbuild. Over its lifetime, Gresham St Paul's will save 6,660 tonnes of CO2 compared with a new building.

PROFESSIONAL TEAM

AFIAA

AFIAA Foundation for International Real Estate Investments is the leading Swiss trust for direct investments into non-Swiss real estate which acts on behalf of 50 Swiss pension funds. AFIAA has invested an asset volume of approximately £1.6 bn into 28 prime office buildings in top international locations in major cities across Australia, North America and Europe.

Gresham St Paul's joins the London portfolio alongside 12 Golden Square, 21 Tudor Street and 80-82 Pall Mall. More than 300 international corporate tenants rely on AFIAA as an experienced long-term invested landlord and as committed asset manager.



21 Tudor Street, London

WILKINSON EYRE

WilkinsonEyre, twice winners of the prestigious RIBA Stirling Prize and the RIBA Lubetkin Prize, is one of the UK's leading architecture practices.

Alongside the practice's diverse portfolio of cultural and civic projects, WilkinsonEyre has extensive experience working on commercial schemes throughout the capital including: 10 Brock Street; Aldgate Tower; and National BCO Award winner 8 Finsbury Circus.

WilkinsonEyre is currently working on the renovation of the iconic Grade II* listed Battersea Power Station with 1,250,000ft² of office space and the new Apple Campus; 21 Moorfields a 560,000ft² oversite commercial development in the City of London and a new 51-storey high-end commercial tower at 6-8 Bishopsgate.



Television Centre

STANHOPE

Stanhope creates and delivers major commercial and mixed use development in London and the South East. The company is known for the quality of its research, for driving excellent design and for innovative responses to occupier requirements.

With 30 years of experience and more than £20 billion in completed projects behind them, Stanhope is a team of development entrepreneurs. Their track record includes landmark London projects, such as Broadgate, Central Saint Giles, Chiswick Park, and Paternoster Square.



8 Finsbury Circus

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