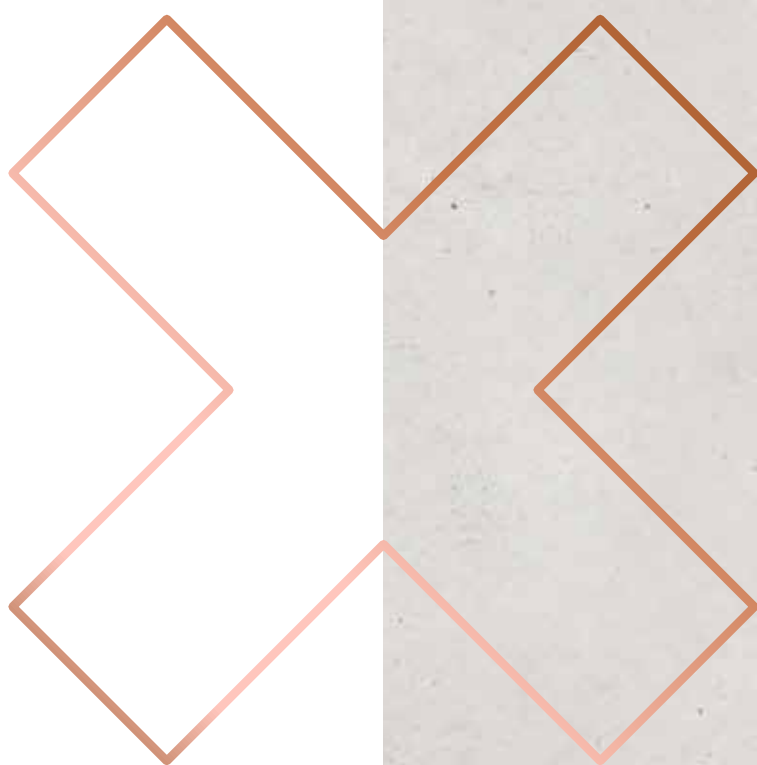
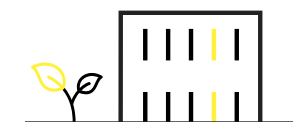




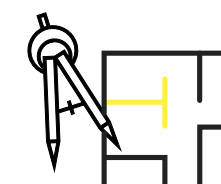
SIXTY
LONDON WALL



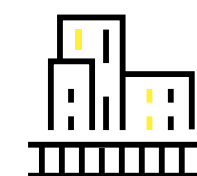
325,000 sq ft of brand
new offices



Striking architecture and
dramatic atrium



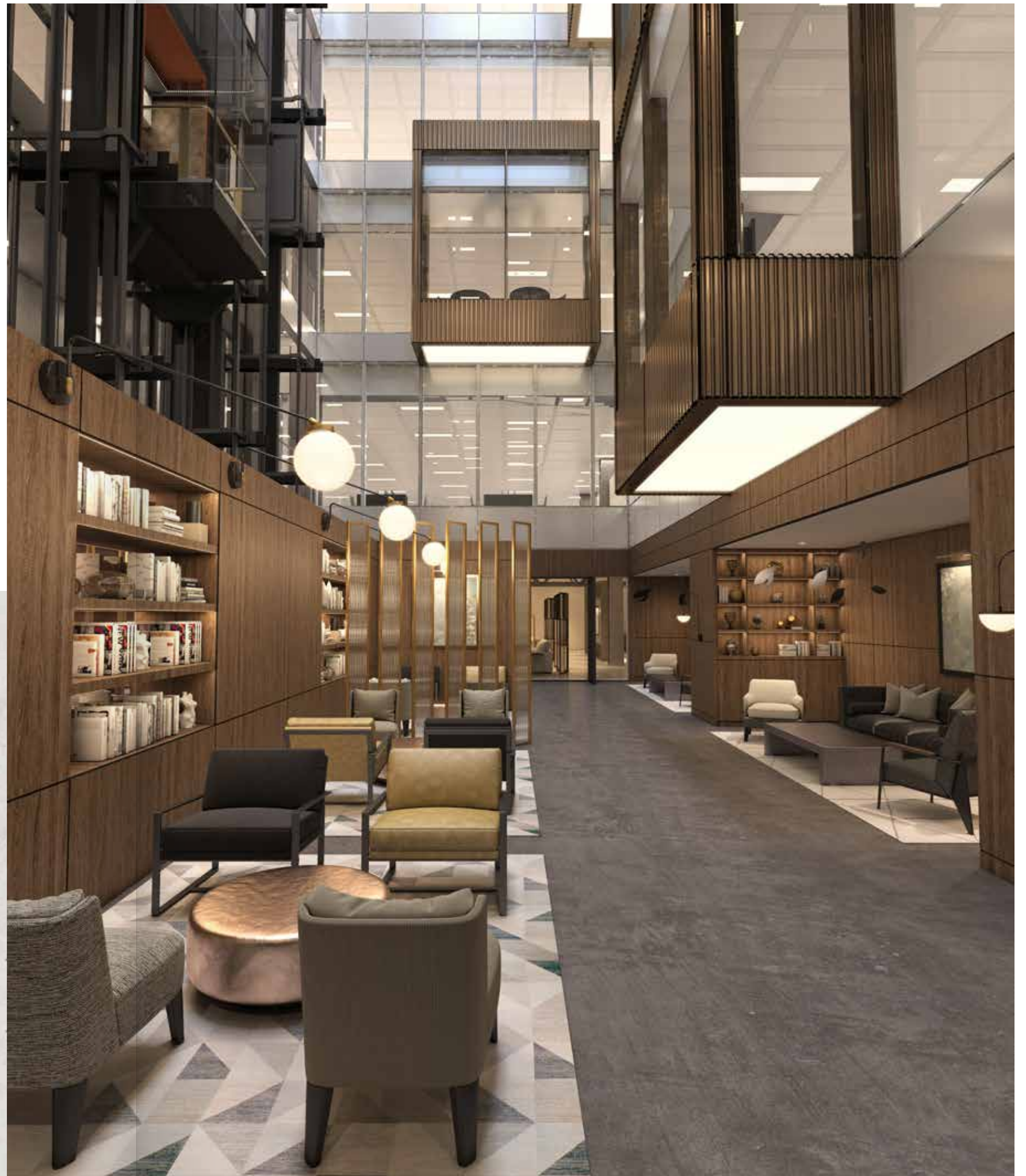
Ten expansive floor plates



Five stunning roof terraces
offering views over the city

A BUILDING FOR THE NEXT GENERATION

The next generation doesn't just embrace change in their everyday lives; they expect it in their working environment. Sixty London Wall will be an exceptional office building in the dynamic heart of London's City.







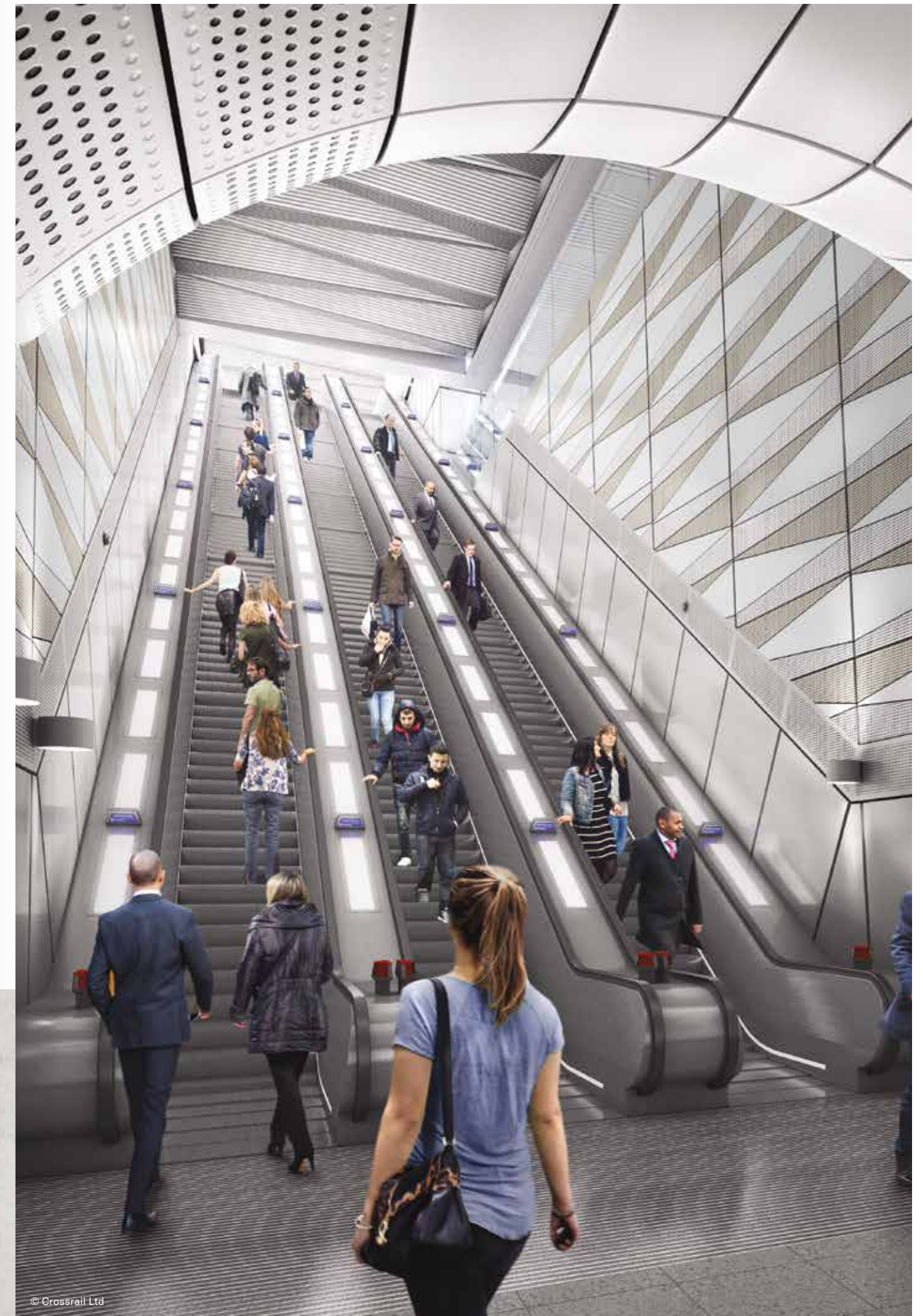
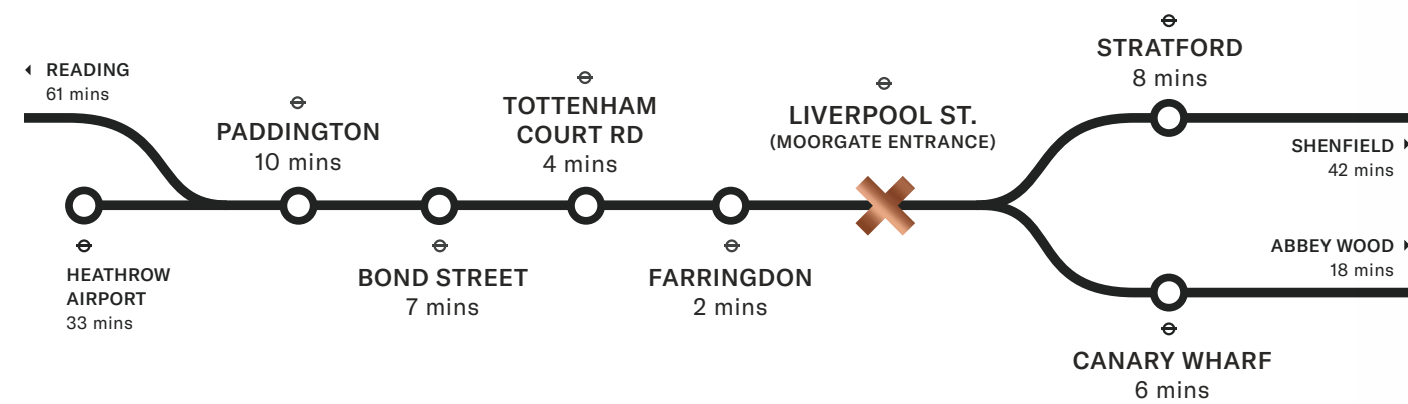


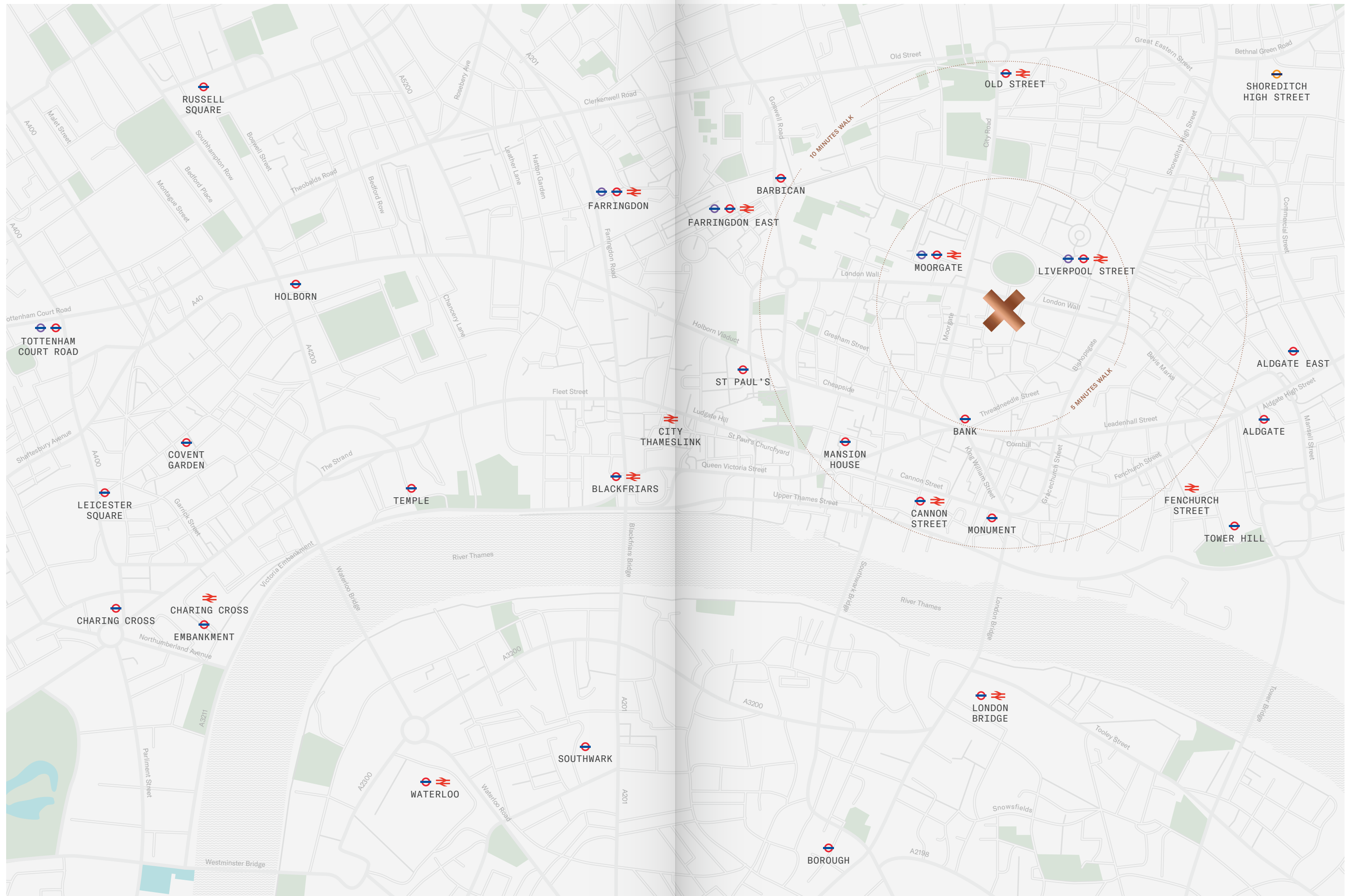


The commute with a difference.

Situated within a five minute walk of Moorgate, Liverpool Street and Bank stations, Sixty London Wall benefits from close connections to six underground lines and the Docklands Light Railway. The Elizabeth Line, opening from 2020 situated just 150 metres from the building, will provide even quicker links to the West End, Canary Wharf and Heathrow Airport.

ELIZABETH LINE FROM LIVERPOOL ST.





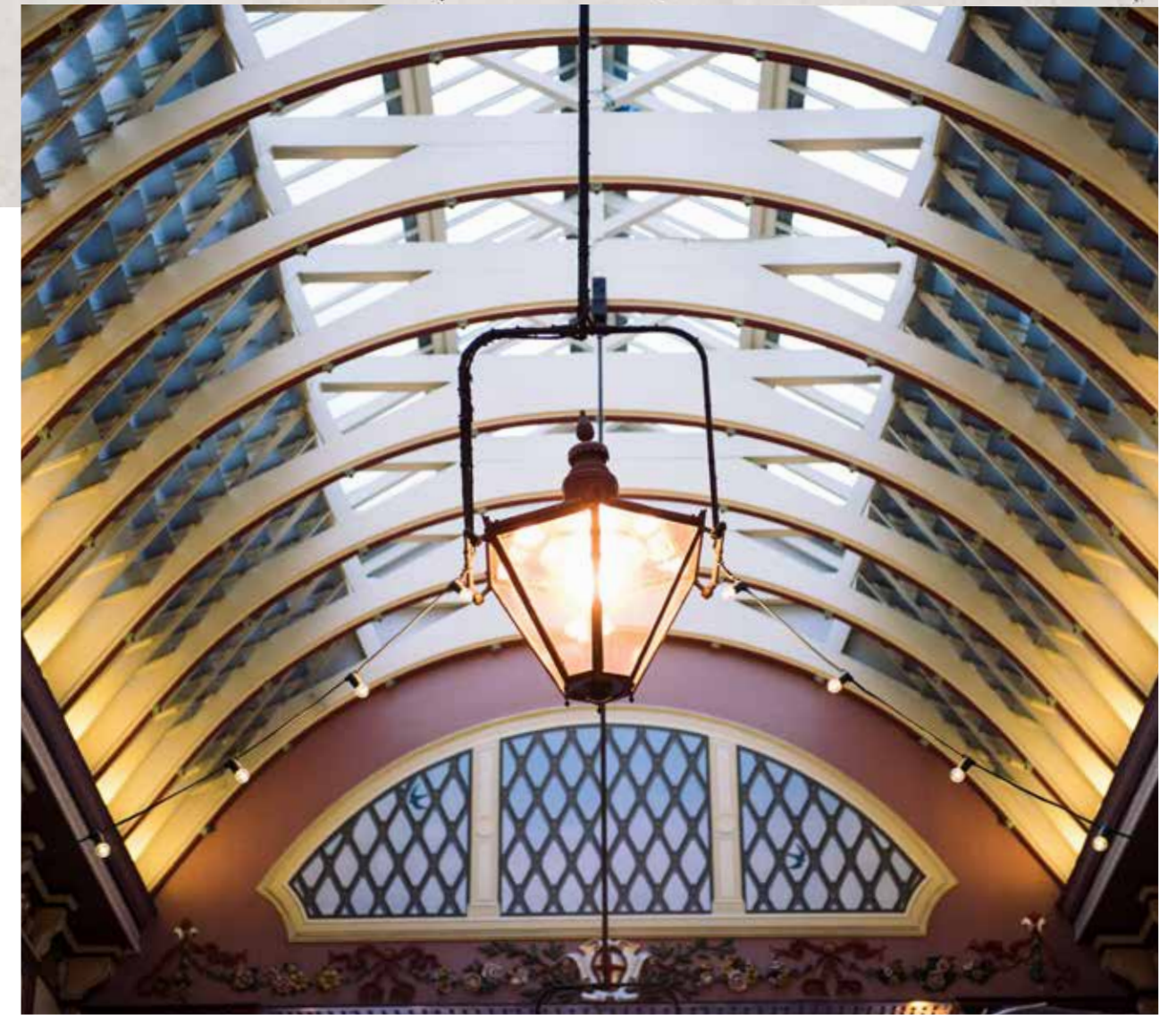
Live beyond the expected.

Sixty London Wall is situated opposite the historic Finsbury Circus which runs into the reinvented Broadgate — an area that boasts all the food, beverage and retail outlets you would expect from this vibrant City of London location.



Left: Fox Wine & Spirits – 3 mins walk
Top Right: Hawksmoor Basinghall St – 5 mins walk
Bottom Right: Broadgate Circle – 5 mins walk



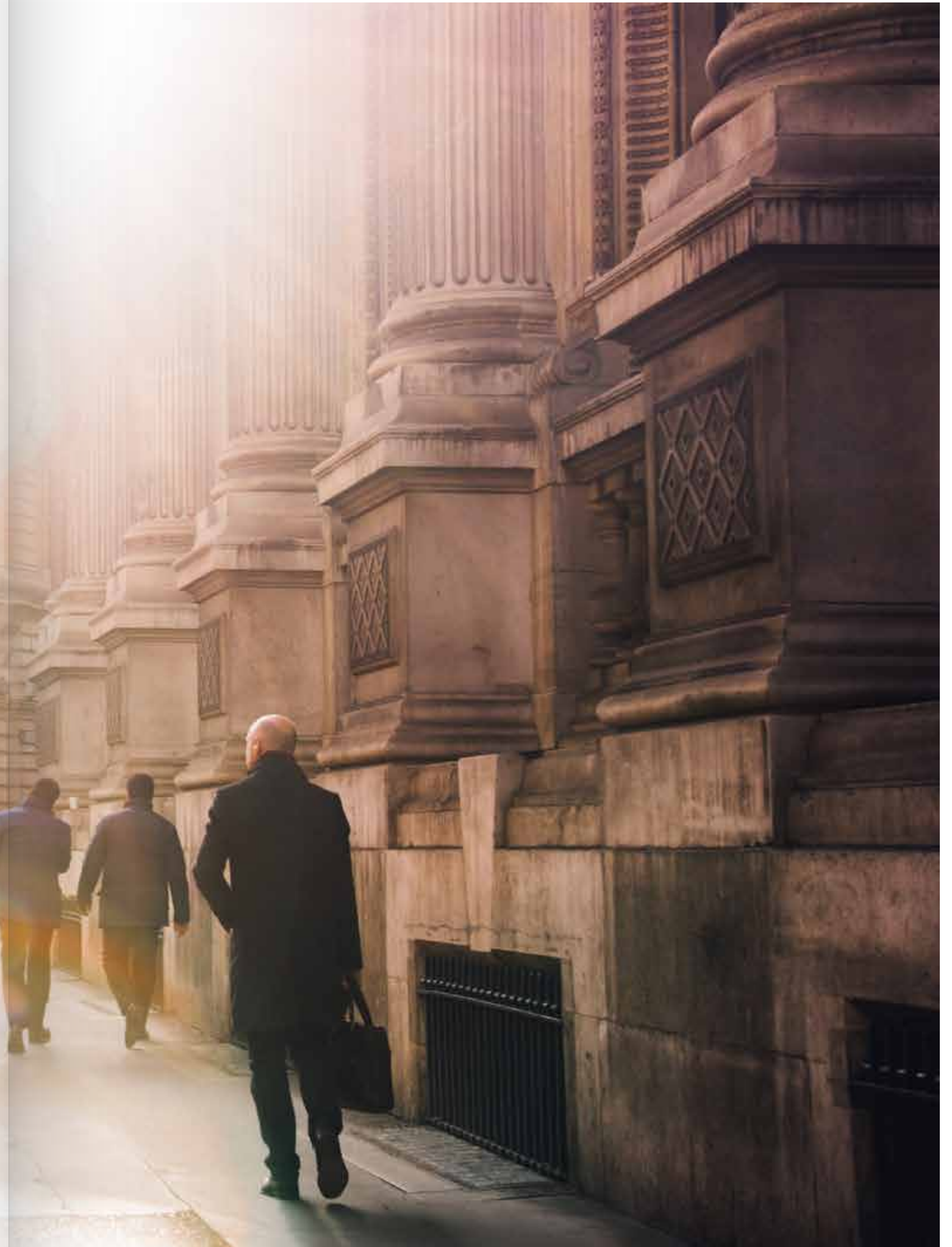


Left: Royal Exchange – 5 mins walk
 Top Right: Leadenhall Market – 9 mins walk
 Bottom Left: Royal Exchange Grind – 5 mins walk



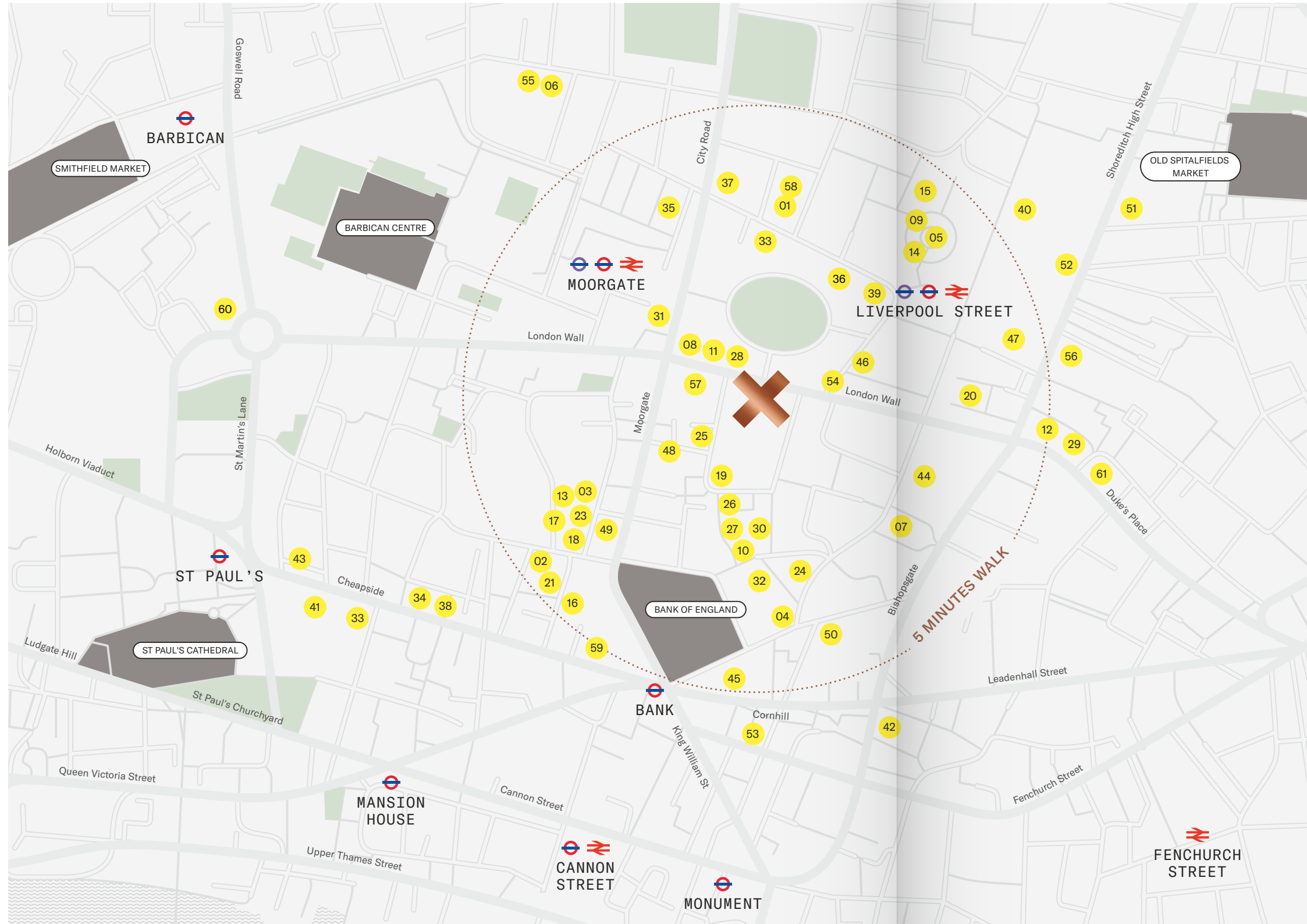
Reinventing the lunch hour.

Discover a haven of culinary delights, from the humble beef burger to the finest caviar. Enjoy world cuisines in Broadgate Circle, eclectic street food in Spitalfield's Market and the finest dining experiences in several Michelin starred restaurants.



Amenities on your doorstep.

Brilliantly positioned for your staff whether it be shopping, staying fit, a lunchtime salad or a more substantial and high class meal.



RESTAURANTS/CAFÉS

- | | |
|---------------------------------|--|
| 1. Angler | 36. Hugo Boss |
| 2. The Anthologist | 37. Marks & Spencer |
| 3. Black Sheep Coffee | 38. Massimo Dutti |
| 4. Brasserie Blanc | 39. Molton Brown |
| 5. Broadgate Circle | 40. Neal's Yard Remedies |
| 6. Chiswell Street Dining Rooms | 41. One New Change
COS, Mango, Sweaty Betty, Hugo Boss, Dune, Office, Hackett, Links, Oliver Bonas |
| 7. City Social | 42. Reiss |
| 8. Coco di Mama | 43. Space NK Apothecary |
| 9. Comptoir Libanais | 44. Ted's Grooming Room |
| 10. Coya | 45. The Royal Exchange
Aspinal of London, Church's Jo Malone, Fortnum and Mason, L'Occitane, Paul Smith, Smythson |
| 11. CRUSSH | 46. Thomas Pink |
| 12. Duck & Waffle | |
| 13. Enoteca da Luca | |
| 14. Franco Manca | |
| 15. Gaucho | |
| 16. Goodman | |
| 17. Hawksmoor | |
| 18. HOP | |
| 19. Itsu | |
| 20. Ivy City Garden | |
| 21. Jackson & Rye | |
| 22. The Kitty Hawk | |
| 23. K10 | |
| 24. Le Relais de Venise | |
| 25. Manon | |
| 26. Natural Kitchen | |
| 27. Notes | |
| 28. POD | |
| 29. Sushi Samba | |
| 30. Temper | |
| 31. The Fox | |
| 32. Threadneedle | |
| 33. Wahaca | |

HOTELS & FITNESS

- | |
|-----------------------|
| 47. Andaz Hotel |
| 48. Apex Hotel |
| 49. Blue Cow Yoga |
| 50. Bonds Hotel |
| 51. Cycle Surgery |
| 52. Eataly Broadgate |
| 53. Gymbox |
| 54. KOBX |
| 55. Montcalm Hotel |
| 56. Pan Pacific |
| 57. Pure Gym |
| 58. South Place Hotel |
| 59. The Ned |
| 60. Virgin Active |
| 61. 1Rebel |

RETAIL

- | |
|----------------------|
| 34. Charles Tyrwhitt |
| 35. Hotel Chocolat |

NATURAL KITCHEN

HOST YOUR COMPANY PARTY OR EVENT HERE!
CHINESE, HOT OR COLD BUFFET, FINGER FOOD,
DRINK RECEPTIONS

FINE WINE

WE HAVE EXCELLENT WINES TO CHOOSE FROM!
JUST ASK FOR OUR WINE LIST.
ENJOY ENGLISH CHARLUTERIE ON US WITH EACH BOTTLE!

HAPPY HOUR

5-7pm

£4.00

£4.00

PROSECCO
GLASS

£6.00

PROSECCO
BOTTLE

£25.00

HOUSE SPIRITS
DOUBLES

£5.00

*ADD MIXER £1

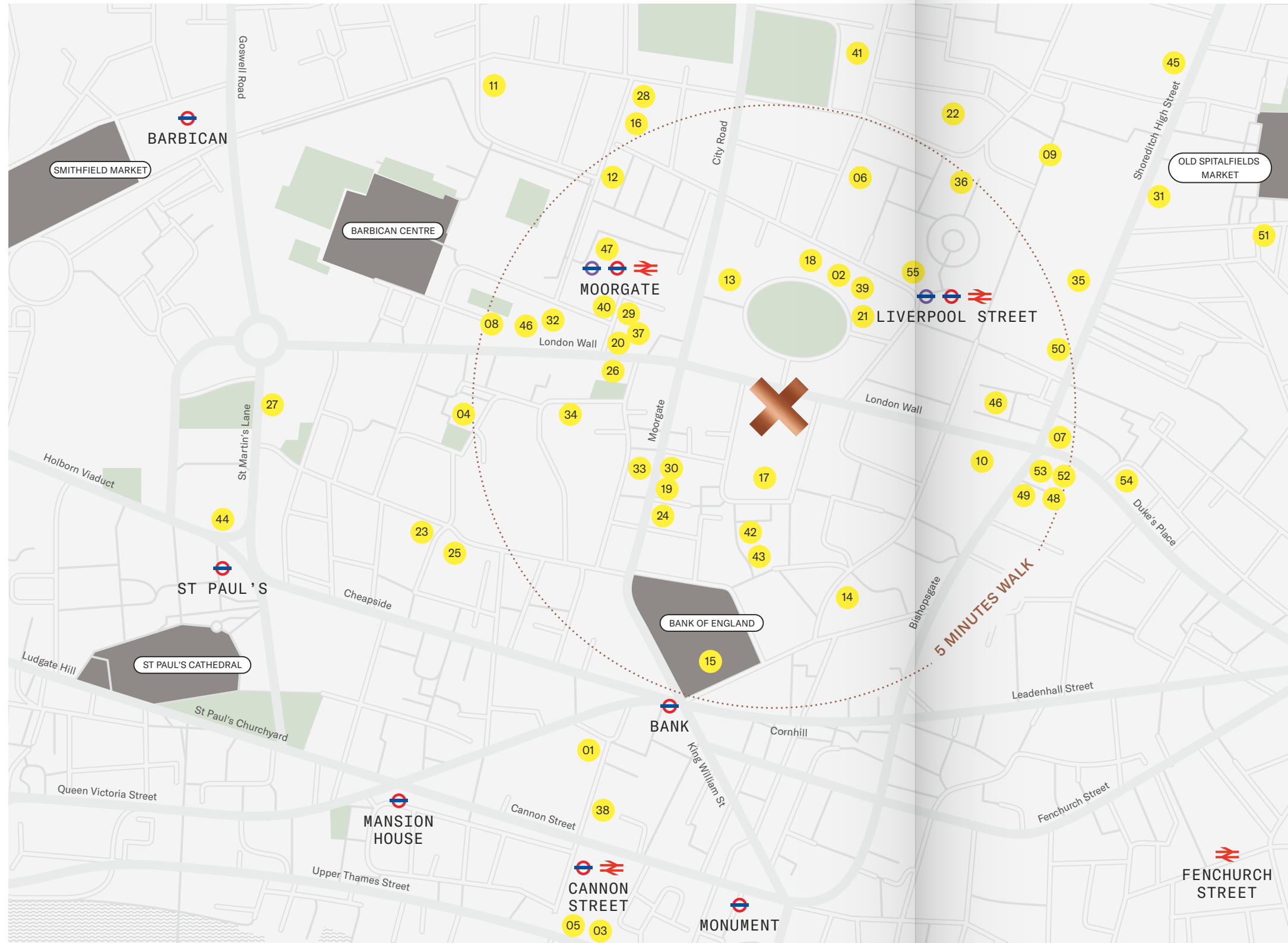
STOUT, VODKA, CHIVAS,
TANQUERAY GIN, J.D.
CHARMAN'S RUM

CLASSIC COCKTAILS

House Red Wine	£4.00
House White Wine	£4.00
House Red Wine	£4.00
House White Wine	£4.00
House Red Wine	£4.00
House White Wine	£4.00
House Red Wine	£4.00
House White Wine	£4.00

FLAT WHITE Mocha 9.95
OLD FASHIONED 9.95
GIN & TONIC 10.00
ESPRESSO MARTINI 12.00
CHAMPAGNE 9.95

Check out the neighbours.



TECH / MEDIA

1. Bloomberg
2. Cisco Systems
3. Deliveroo
4. Hewlett Packard
5. Kobalt Music
6. Mimecast
7. Salesforce

LEGAL

8. Cleary Gottlieb Steen & Hamilton LLP
9. Herbert Smith Freehills LLP
10. Latham & Watkins LLP
11. Linklaters
12. Simmons & Simmons
13. Stephenson Harwood LLP

FINANCIAL

14. AXA
15. Bank of England
16. Bank of Tokyo Mitsubishi
17. Blackrock
18. Brown Brothers Harriman
19. Cazenove
20. Citadel
21. City Index
22. Close Brothers
23. ICBC Standard Bank
24. ING
25. Investec
26. Legal & General
27. Lloyds Banking Group

28. Macquarie
29. Pictet
30. The Prudential Regulation Authority
31. Royal Bank of Scotland
32. Schroders PLC
33. Smith & Williamson
34. Standard Chartered Bank
35. TP ICAP
36. UBS
37. UniCredit
38. WorldPay

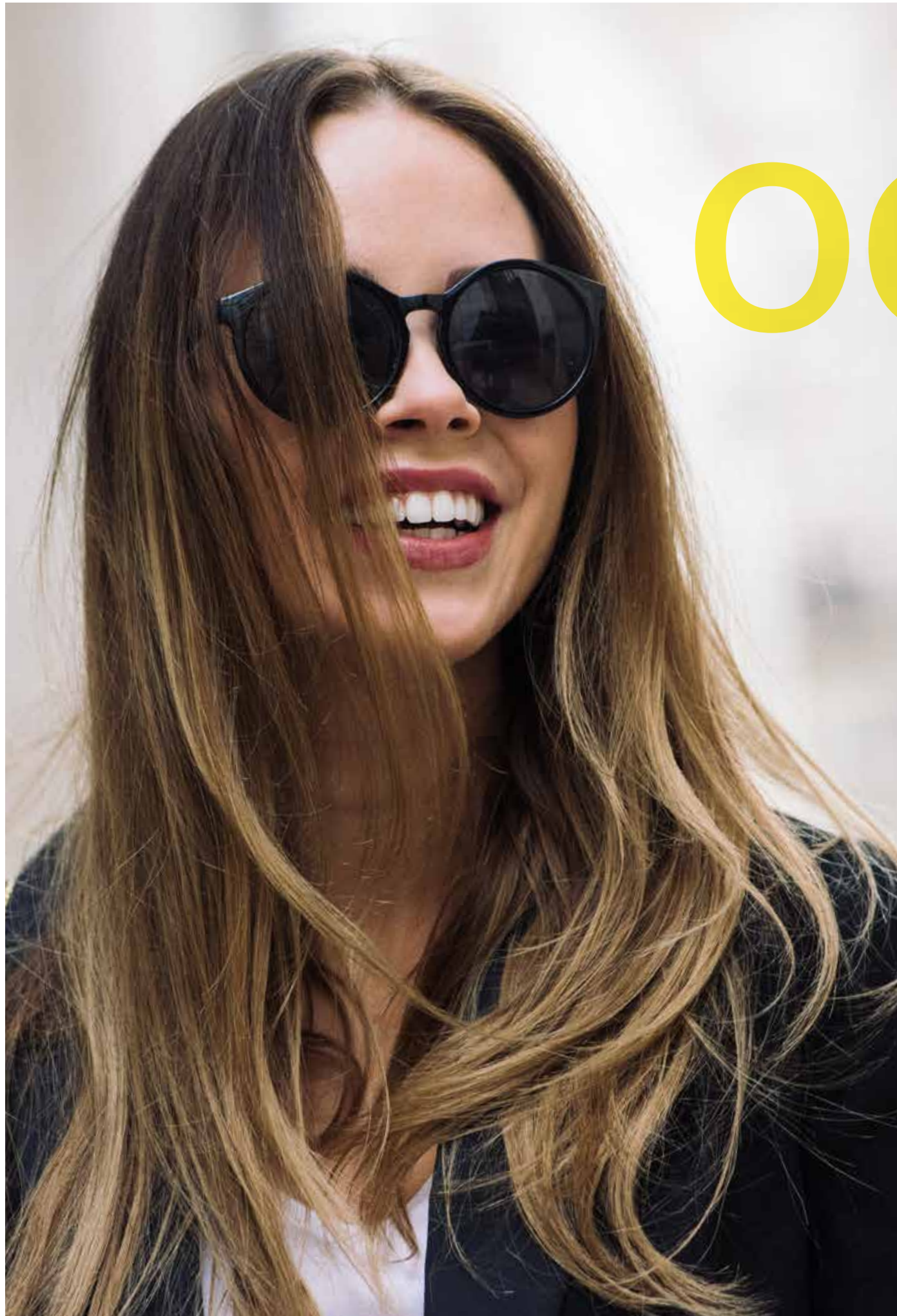
PROFESSIONAL SERVICES

39. Alvarez & Marsal
40. Amazon
41. BT
42. Bupa
43. The Clubhouse
44. Grant Thornton
45. WeWork

FUTURE OCCUPIERS

46. Cadwalader
47. Deutsche Bank (2022)
48. Freshfields Bruckhaus Deringer (2020)
49. Jefferies (2020)
50. McCann Worldgroup (2019)
51. NEX
52. Paul Hastings
53. Royal Bank of Canada (2020)
54. Sidley (2020)
55. SMBCE (2020)

OOH-LA-LA



From day to night with a difference.

Raise your glass, with seasonal cocktails, fine wines and local craft beers. Enjoy afternoons at sun drenched rooftop bars, or settle into refreshing cocktails in London's best hideaways. The flavours are endless and the bars are plentiful.

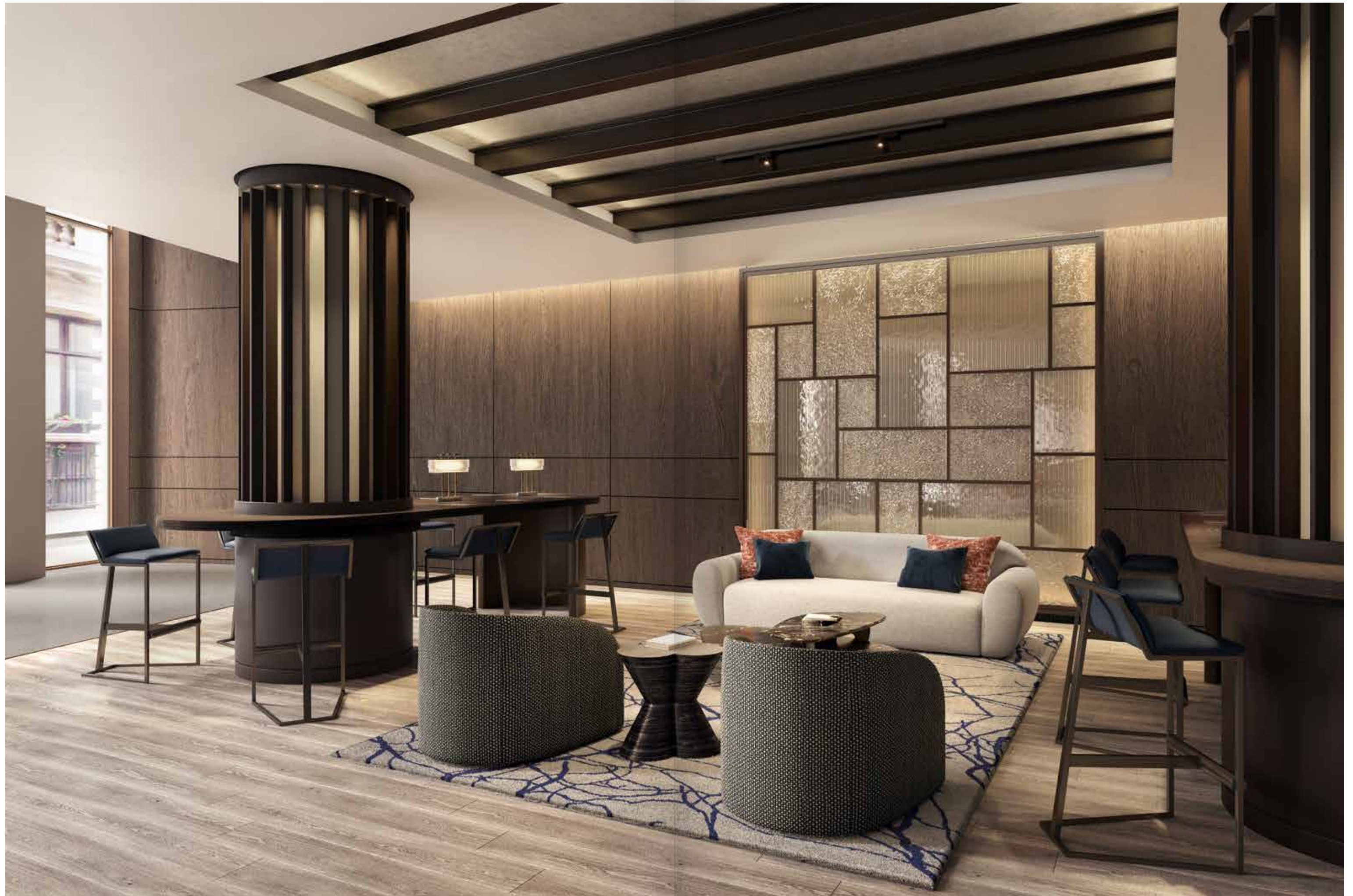
Top Right: Hawksmoor, Guildhall – 6 mins walk
Middle Right: The Ned – 8 mins walk
Bottom Right: Fox fine wines & spirits – 3 mins walk





Schedule of areas.

FLOOR	USE	RETAIL SQ FT	RETAIL SQ M	OFFICE SQ FT	OFFICE SQ M	TERRACE SQ FT
Tenth	Office	–	–	18,022	1,674	1,469
Ninth	Office	–	–	19,287	1,792	5,449
Eighth	Office	–	–	24,652	2,290	3,382
Seventh	Office	–	–	27,506	2,555	4,835
Sixth	Office	–	–	32,305	3,001	5,954
Fifth	Office	–	–	38,705	3,596	–
Fourth	Office	–	–	40,243	3,739	–
Third	Office	–	–	40,414	3,756	–
Second	Office	–	–	40,632	3,775	–
First	Office	–	–	37,880	3,519	–
Ground	Office	–	–	4,975	462	–
	Reception	–	–	5,500	511	–
Total Retail		17,619	1,638			
Total Terrace						21,089
Total Offices				324,621	30,159	
TOTAL				342,240	31,797	



GROUND FLOOR

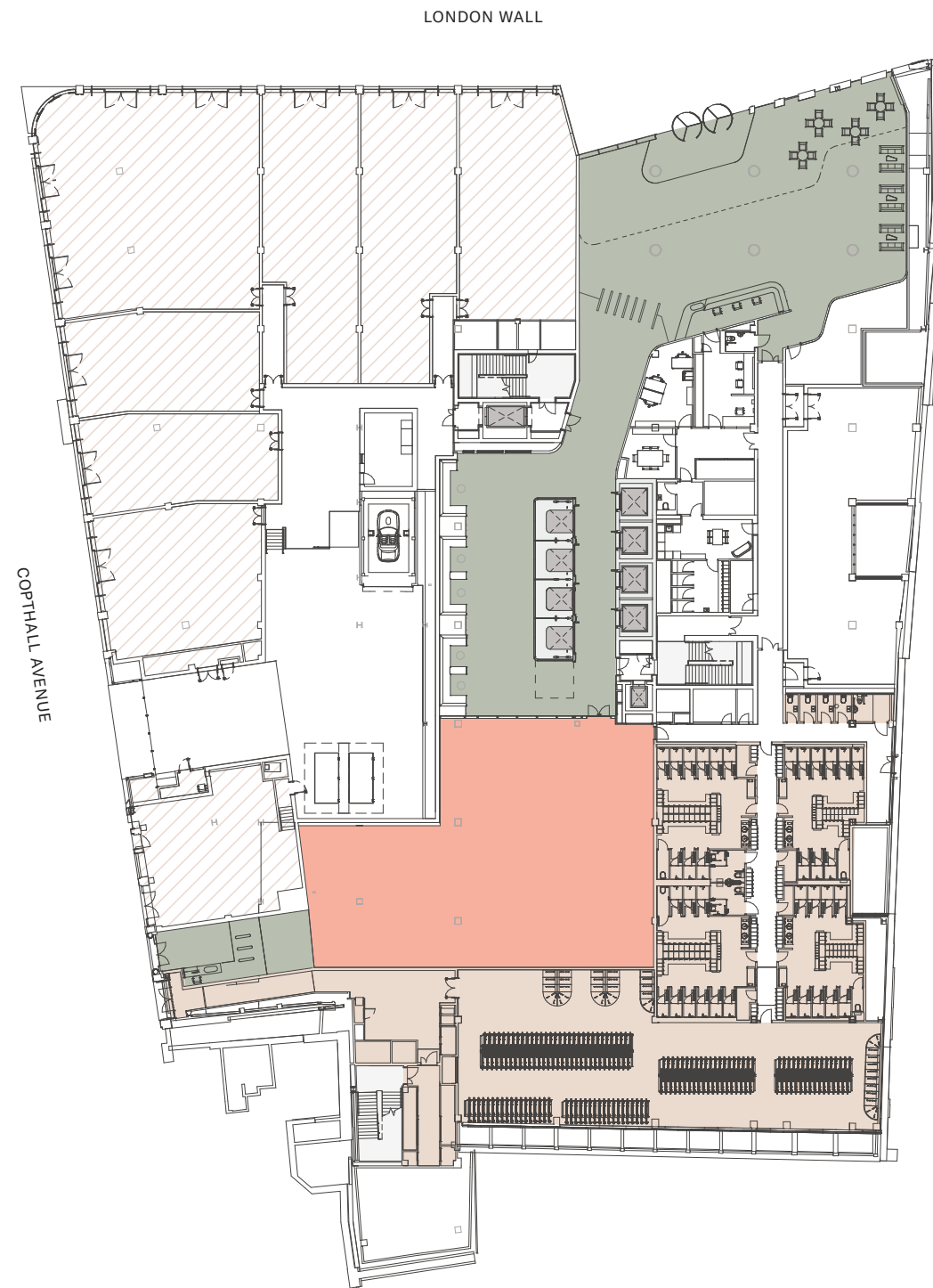
Available Space:

Office: 4,975 sq ft / 462 sq m

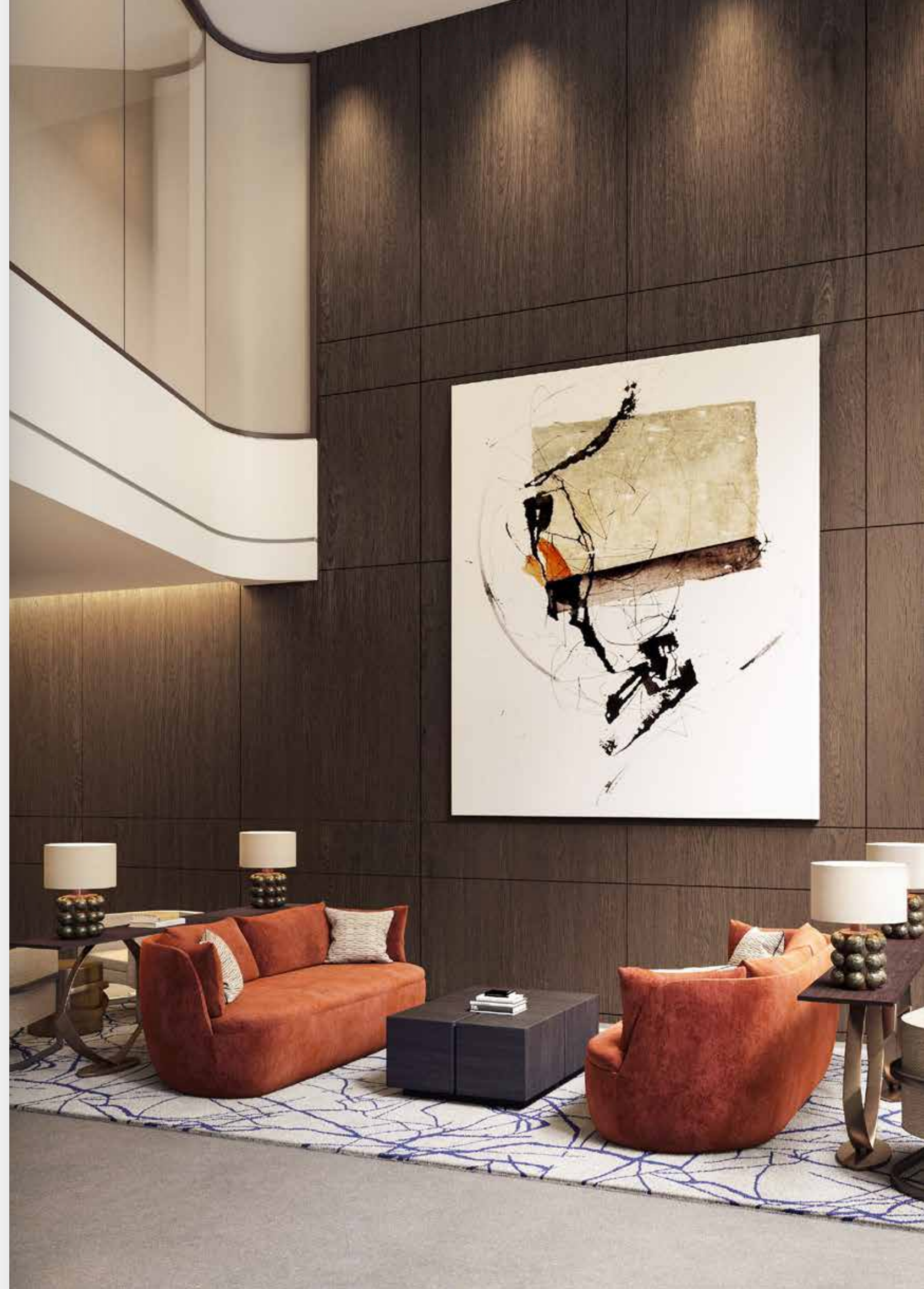
Reception: 5,500 sq ft / 511 sq m

Retail: 12,678 sq ft / 1,179 sq m

Total: 23,153 sq ft / 2,152 sq m



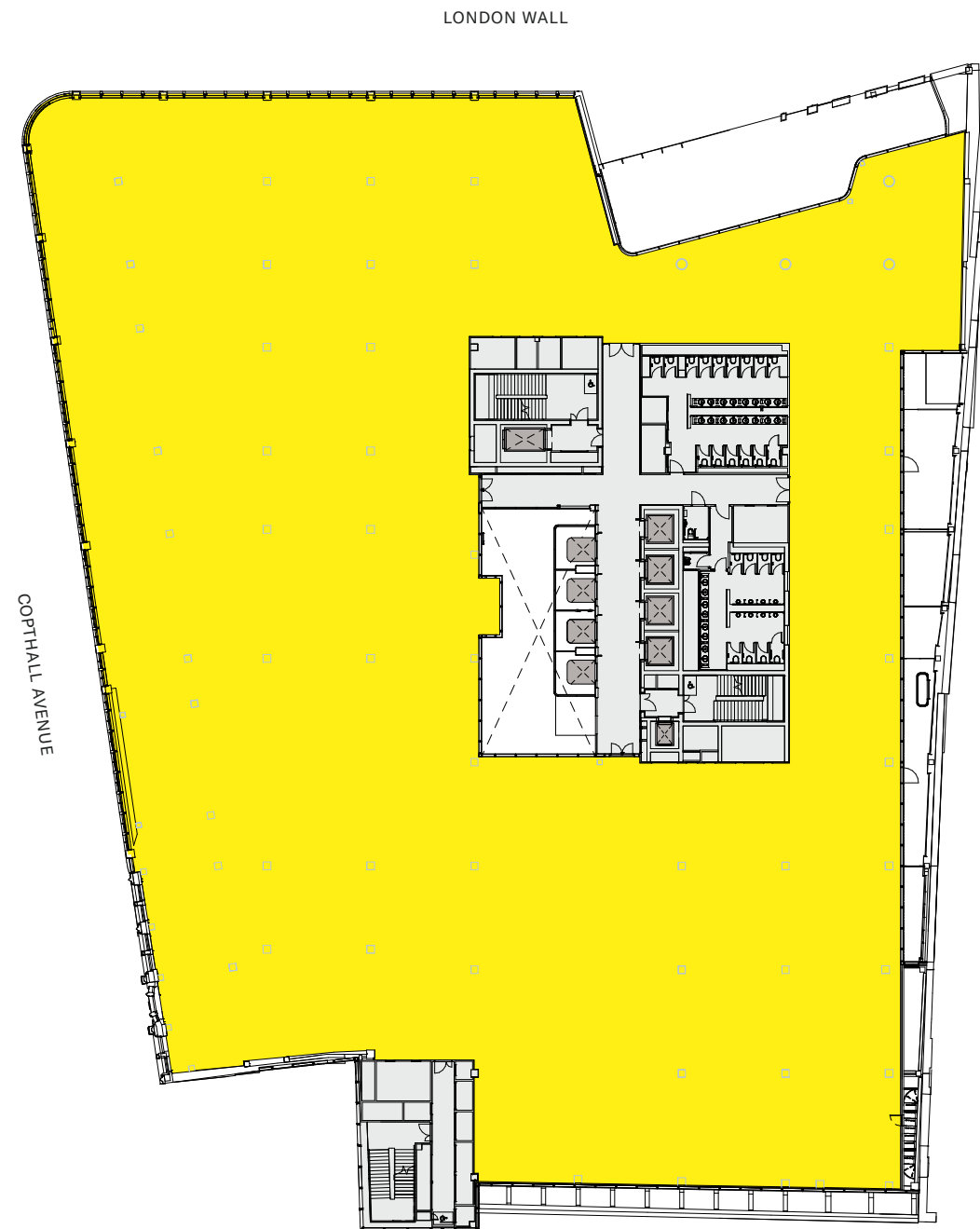
- Core
- Lifts
- Retail
- Reception
- Cycle Store
& Changing Facilities
- Flexible/Amenity Space



1ST FLOOR

Available Space:

Office: 37,880 sq ft / 3,519 sq m



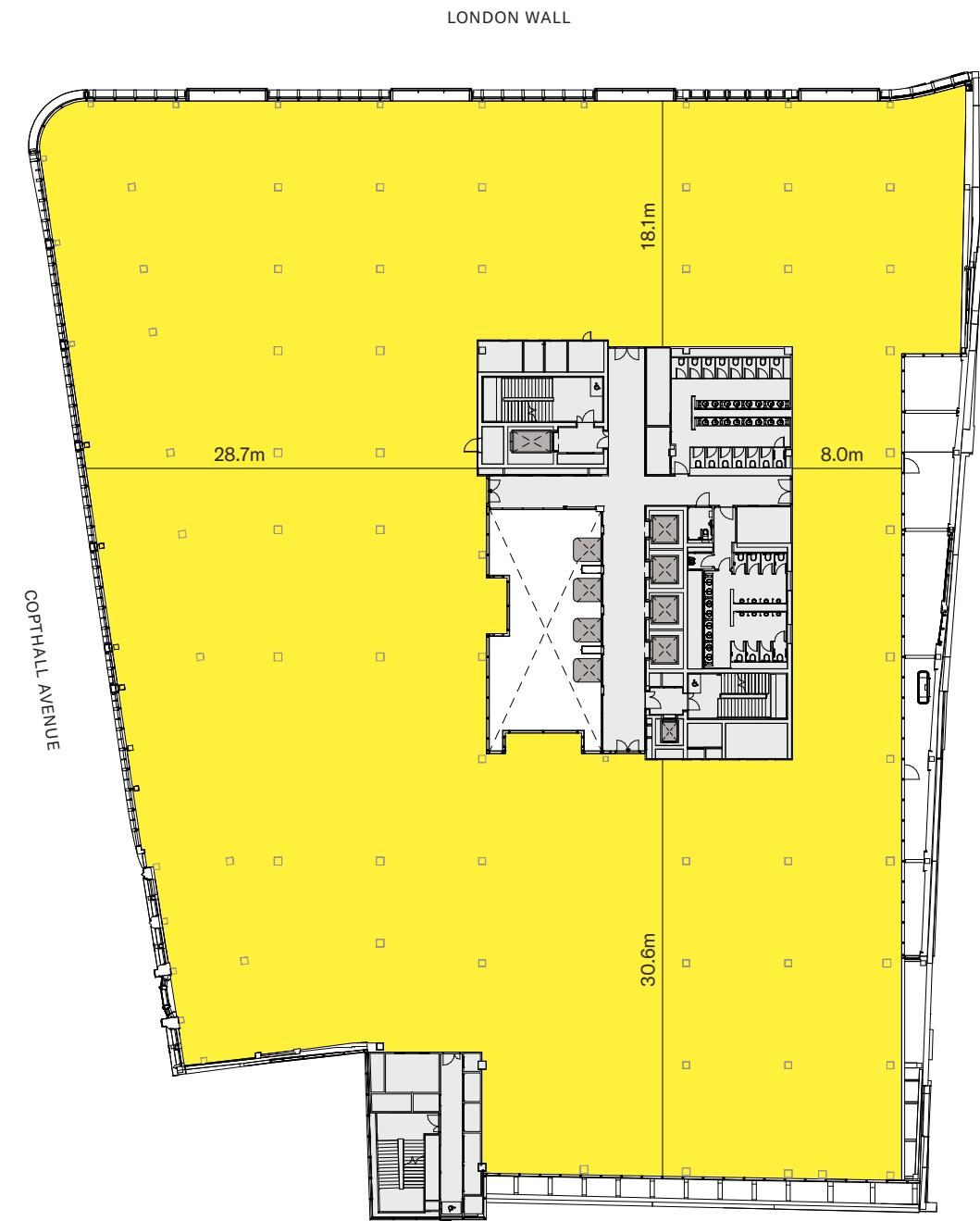
Office Space
Core
Lifts



2ND FLOOR

Available Space:

Office: 40,632 sq ft / 3,775 sq m



Office Space
Core
Lifts

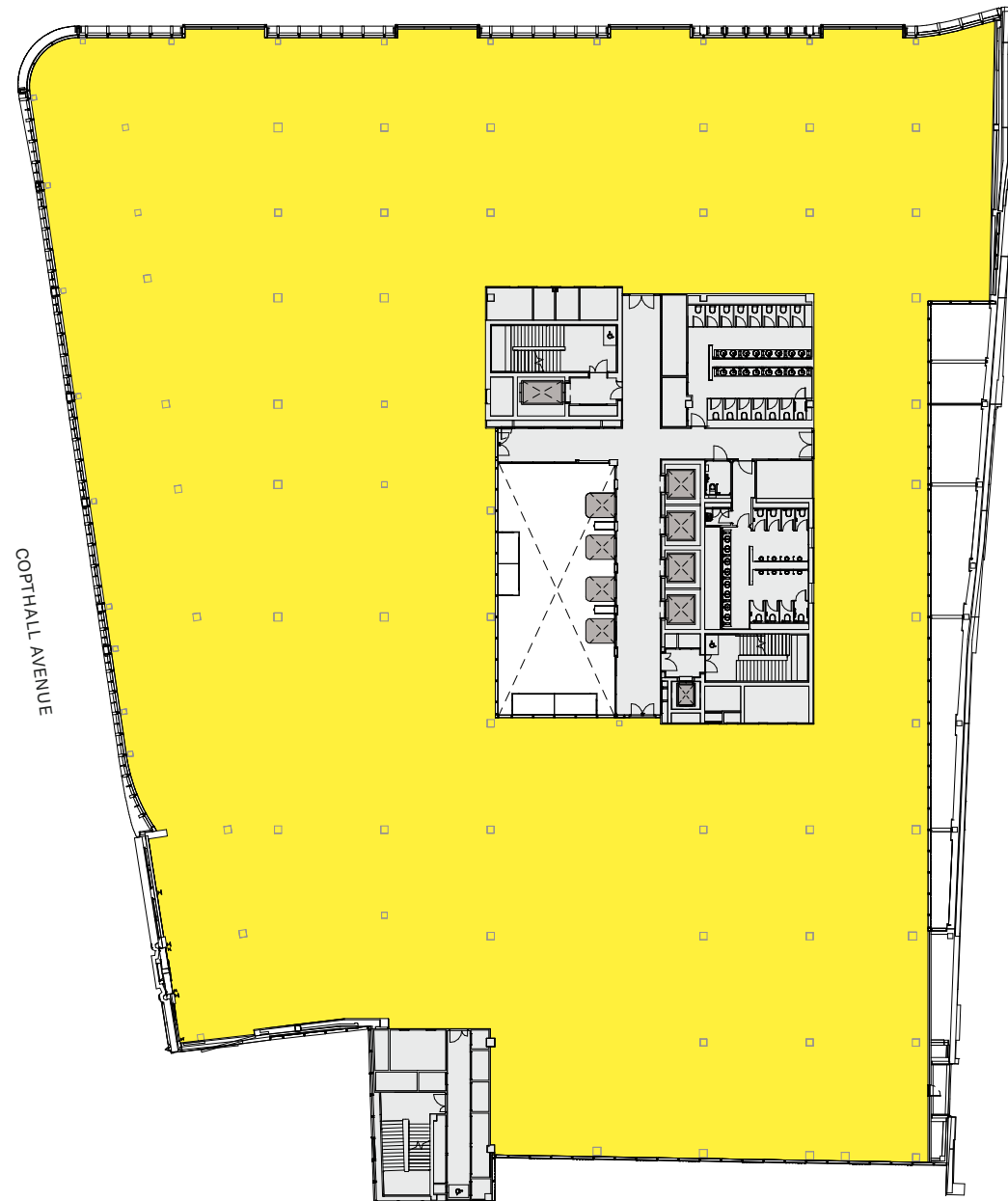


3RD FLOOR

Available Space:

Office: 40,414 sq ft / 3,756 sq m

LONDON WALL



Office Space
Core
Lifts

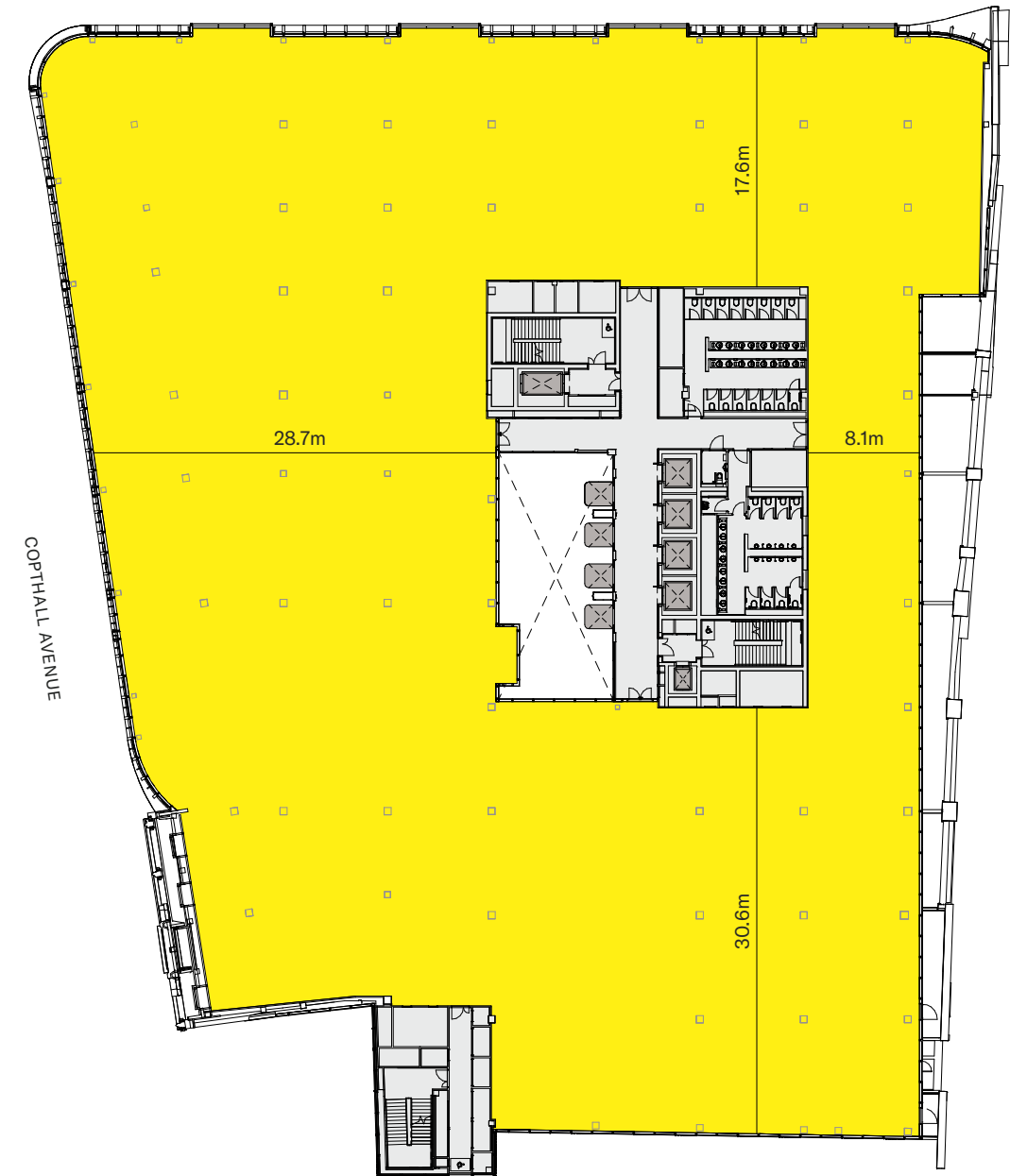


4TH FLOOR

Available Space:

Office: 40,414 sq ft / 3,756 sq m

LONDON WALL



Office Space
Core
Lifts



5TH FLOOR

Available Space:

Office: 38,705 sq ft / 3,596 sq m

LONDON WALL



- Office Space
- Core
- Lifts



6TH FLOOR

Available Space:

Office: 32,305 sq ft / 3,001 sq m

Terrace: 5,954 sq ft / 533 sq m

LONDON WALL



- Office Space
- Core
- Lifts
- Terrace





7TH FLOOR

Available Space:

Office: 27,506 sq ft / 2,555 sq m

Terrace: 4,835 sq ft / 449 sq m

LONDON WALL



- Office Space
- Core
- Lifts
- Terrace

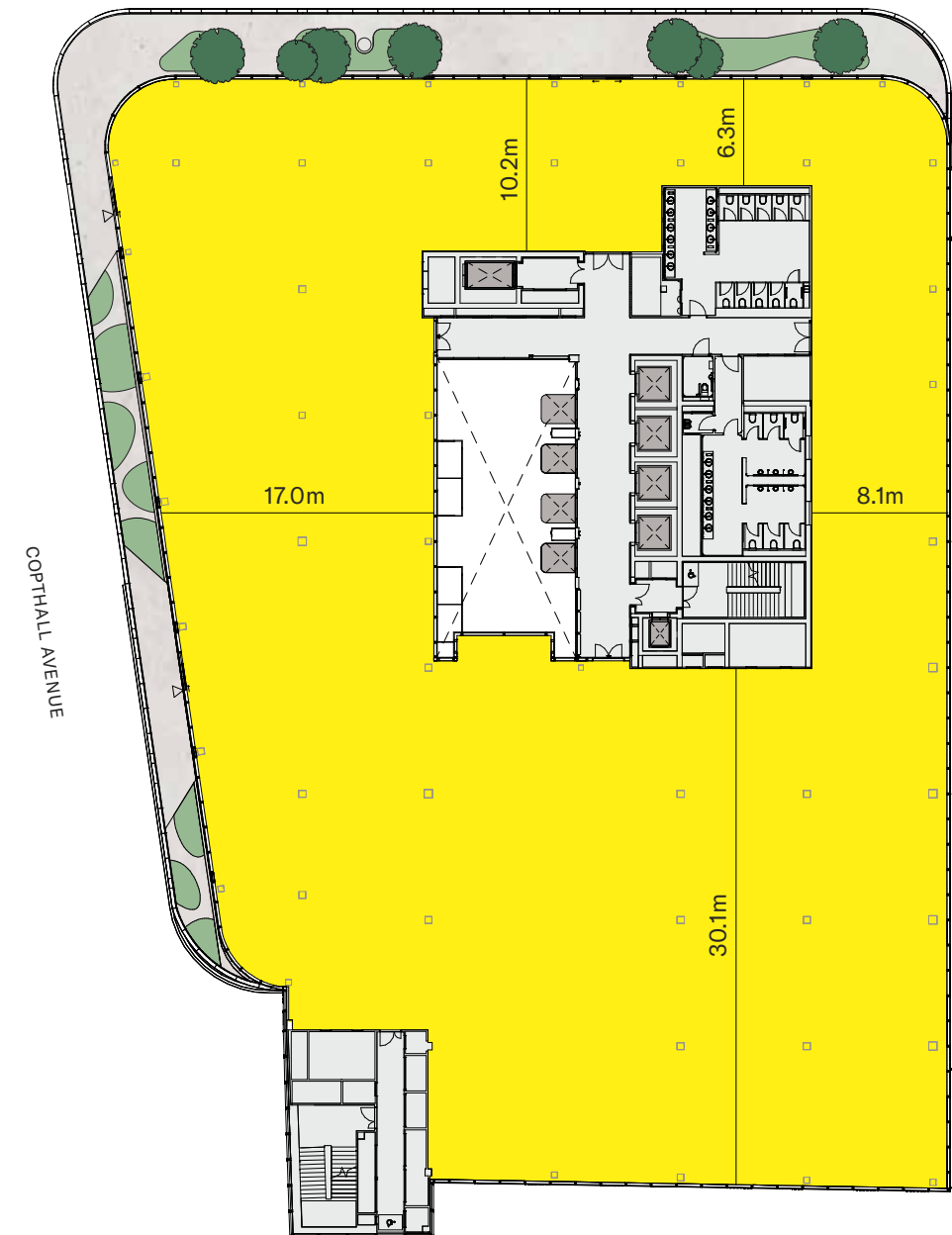
8TH FLOOR

Available Space:

Office: 24,652 sq ft / 2,290 sq m

Terrace: 3,382 sq ft / 314 sq m

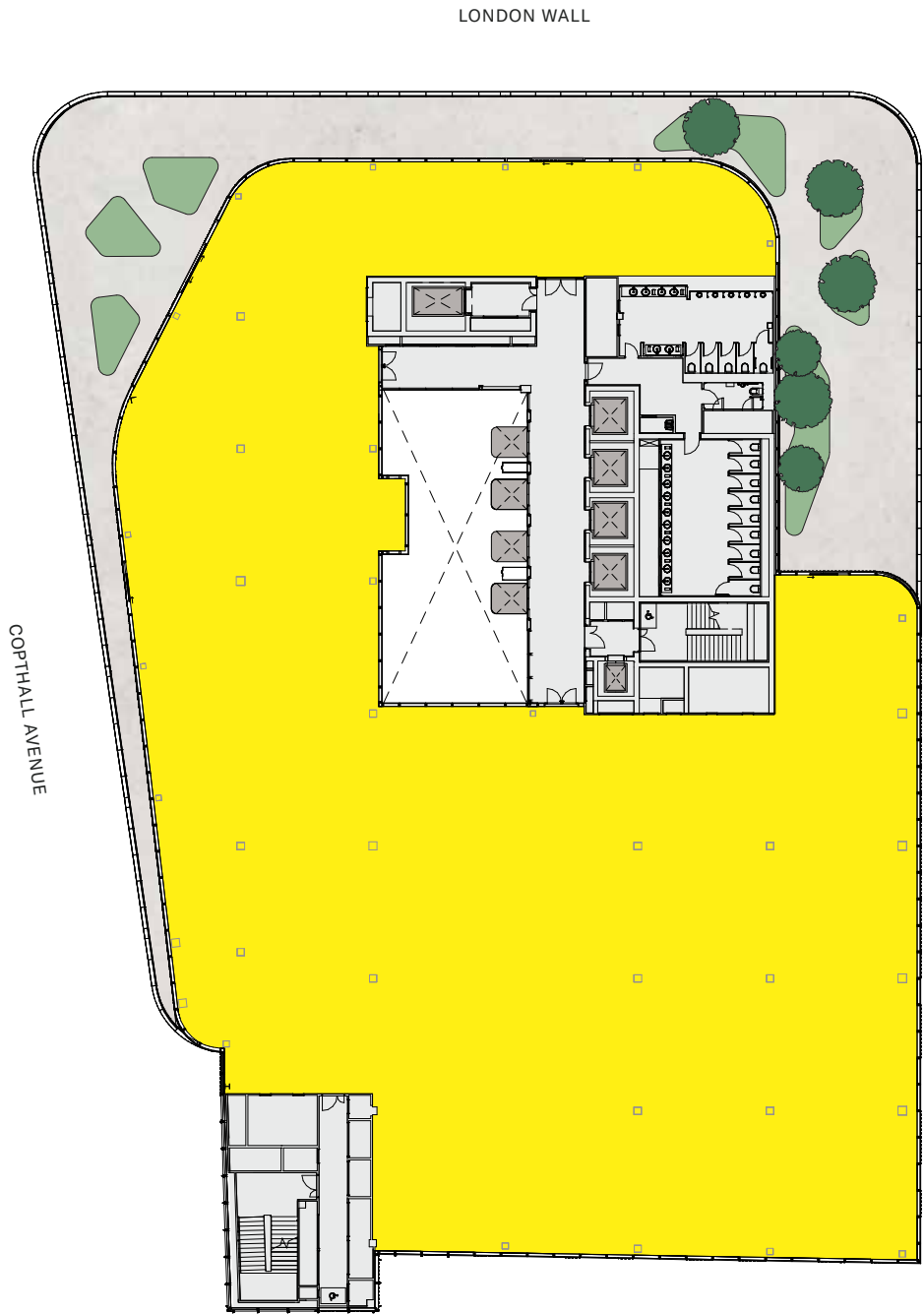
LONDON WALL



- Office Space
- Core
- Lifts
- Terrace

9TH FLOOR

Available Space:
Office: 19,287 sq ft / 1,792 sq m
Terrace: 5,449 sq ft / 506 sq m

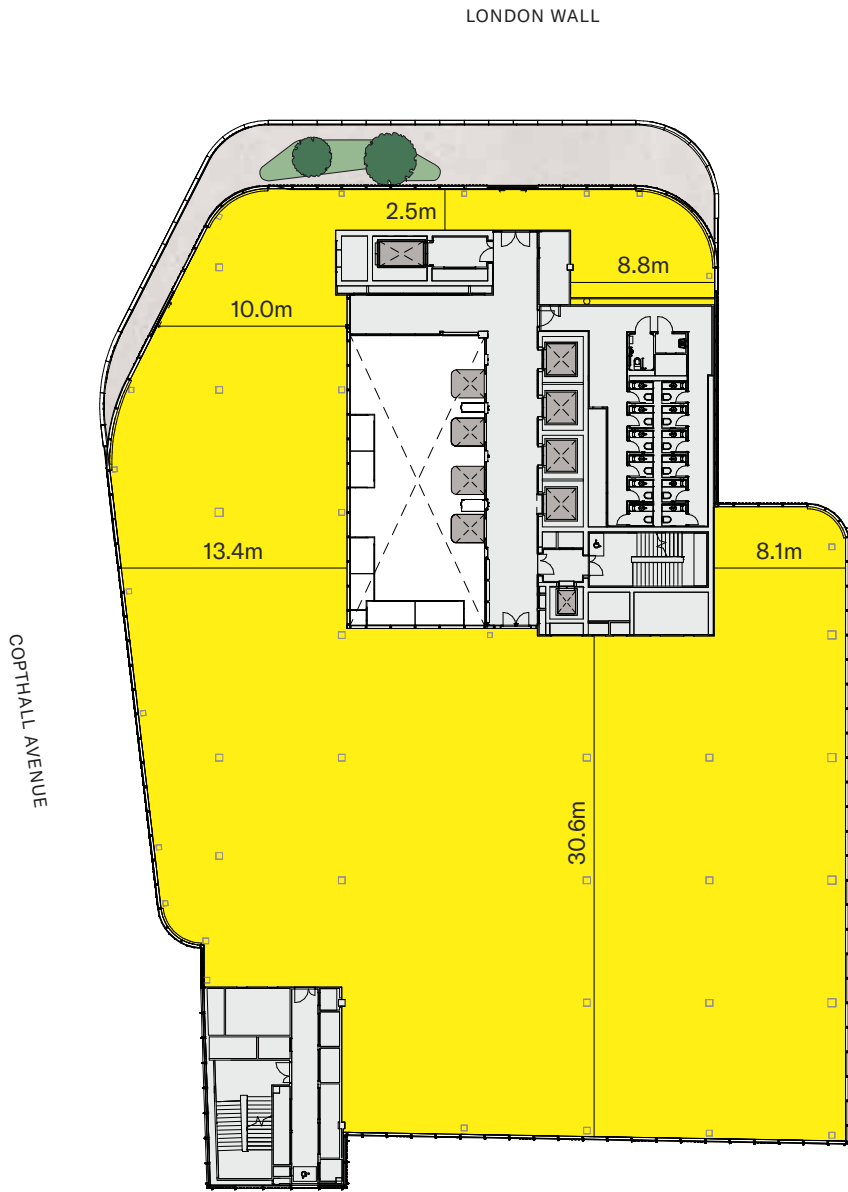


- Office Space
- Core
- Lifts
- Terrace



10TH FLOOR

Available Space:
Office: 18,022 sq ft / 1,674 sq m
Terrace: 1,469 sq ft / 136 sq m



- Office Space
- Core
- Lifts
- Terrace

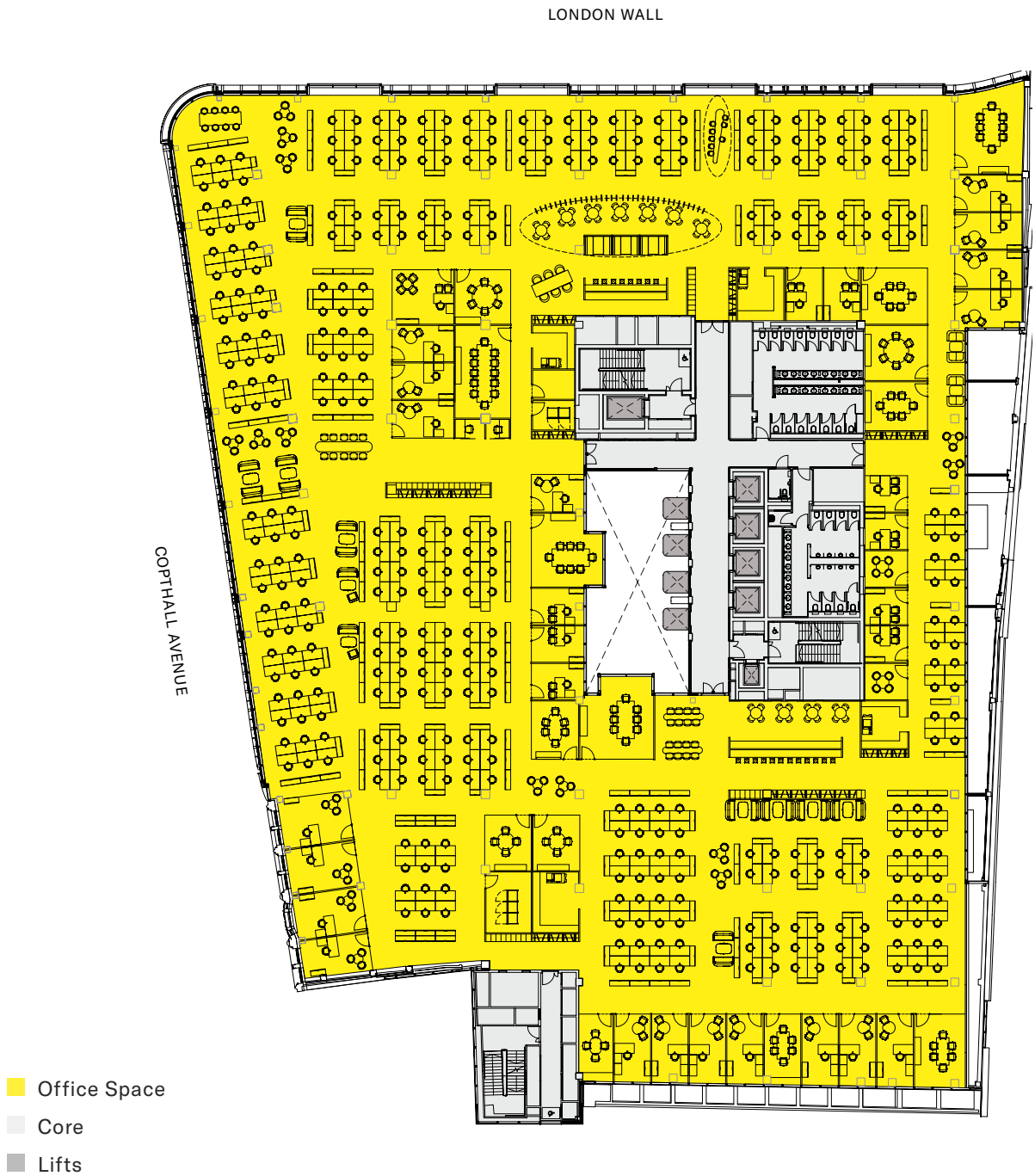


2ND FLOOR

Available Space:
Office: 40,639 sq ft / 3,776 sq m

CORPORATE CELLULAR
OCCUPANCY KEY

Cellular Offices	29
Open Plan Workstations	378
Total Workstations	407
4 Person Meeting Room	4
6 Person Meeting Room	9
8 Person Meeting Room	3
12 Person Meeting Room	1
Occupancy Ratio	1:9 sq m

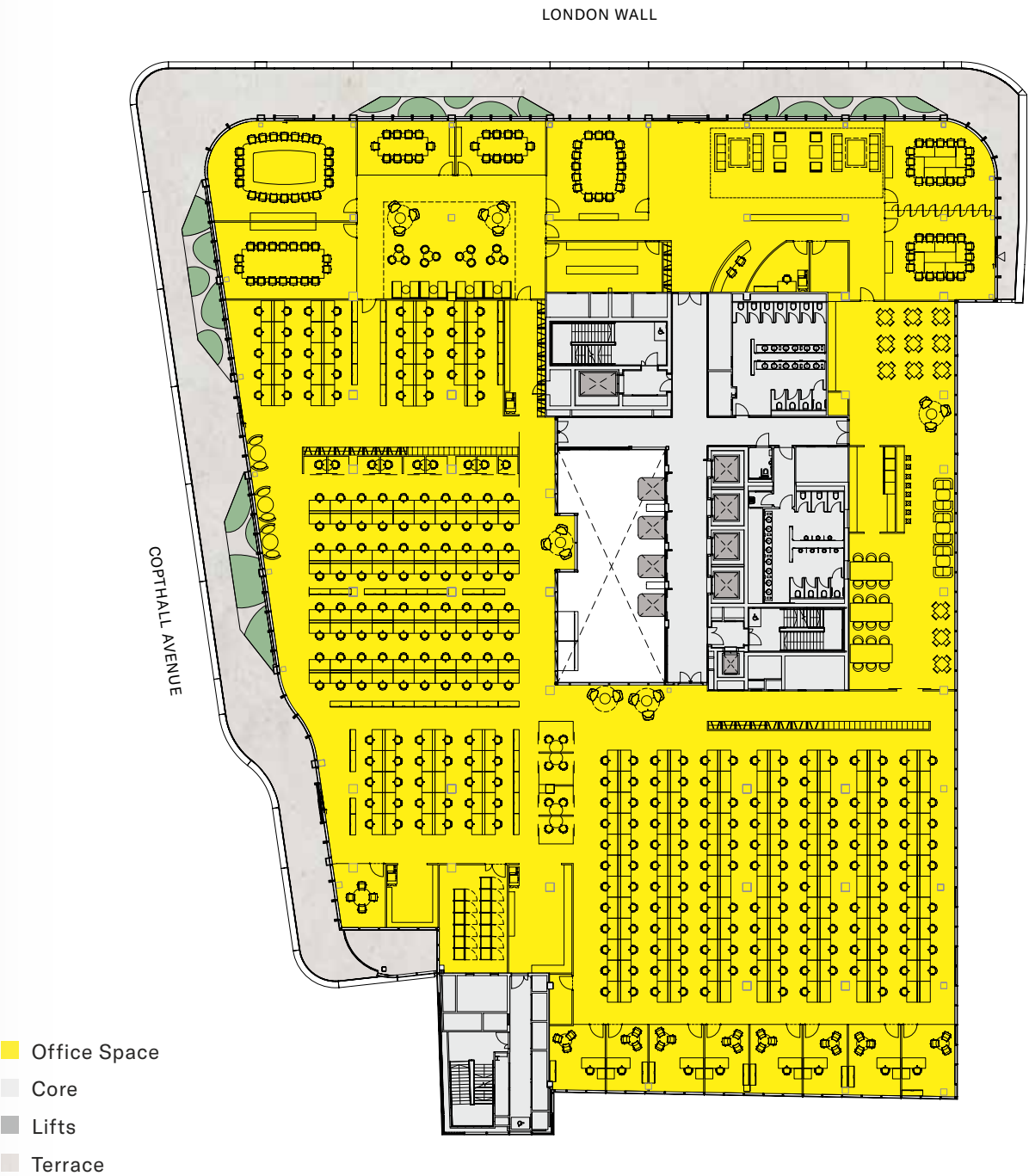


6TH FLOOR

Available Space:
Office: 38,705 sq ft / 3,596 sq m

FINANCIAL
OCCUPANCY KEY

Cellular Office	8
Open Plan Workstations	301
Receptionists	2
Total Workstations	311
4 Person Meeting Room	1
10 Person Meeting Room	2
16 Person Meeting Room	1
18 Person Meeting Room	1
22 Person Meeting Room	1
16 Person Multi Function Room	2
Occupancy Ratio	1:10 sq m



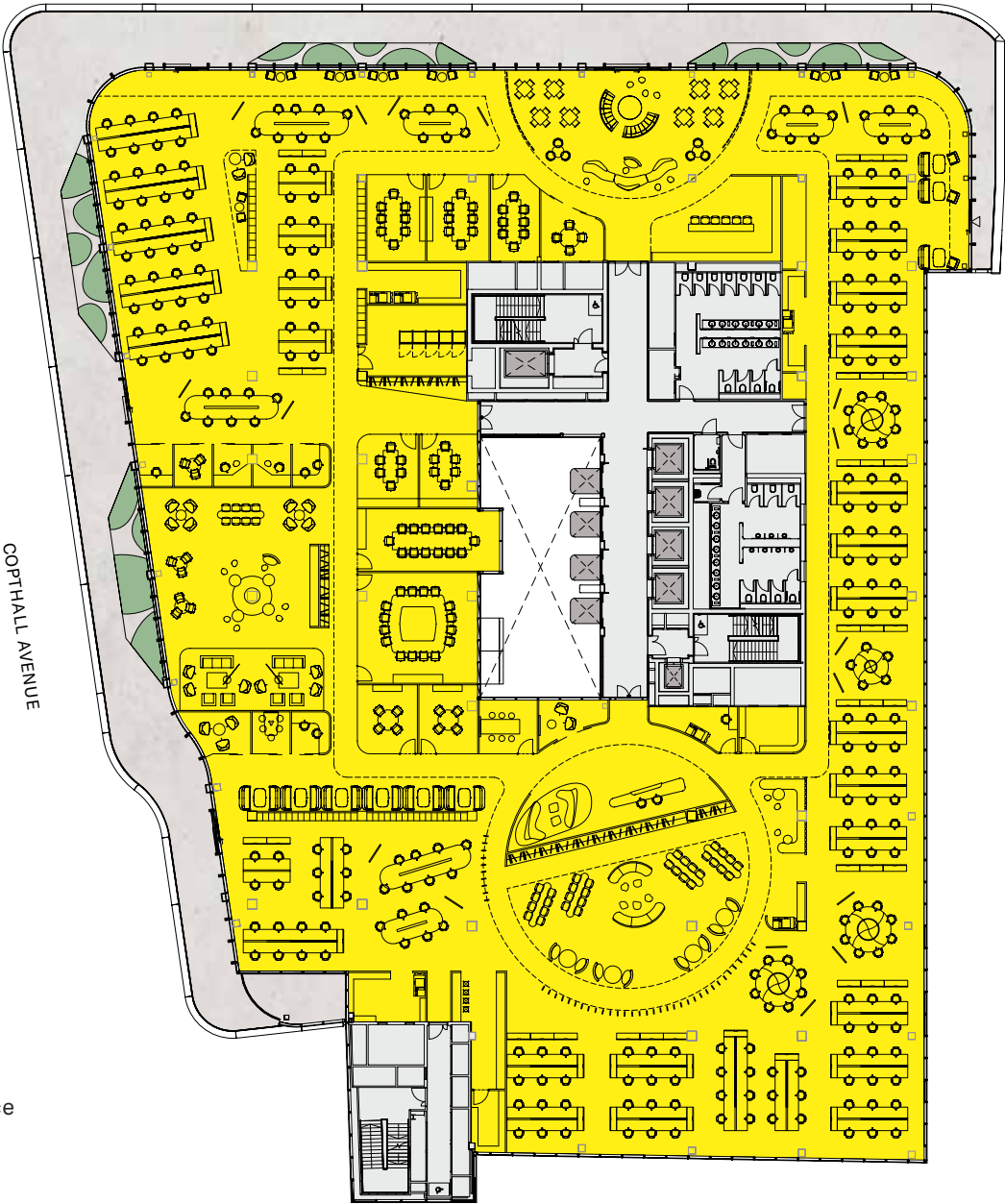
6TH FLOOR

Available Space:
Office: 32,305 sq ft / 3,001 sq m
Terrace: 5,954 sq ft / 553 sq m

ACTIVITY BASED WORKING
OCCUPANCY KEY

Open Plan Workstations	217
1 Person Office	80
2 Person Office	2
Total Workstations	299
4 Person Meeting Room	3
6 Person Meeting Room	2
8 Person Meeting Room	3
14 Person Meeting Room	1
16 Person Meeting Room	1
2 VC Room	1
6 VC Room	1
Occupancy Ratio	1:10 sq m

LONDON WALL



- Office Space
- Core
- Lifts
- Terrace

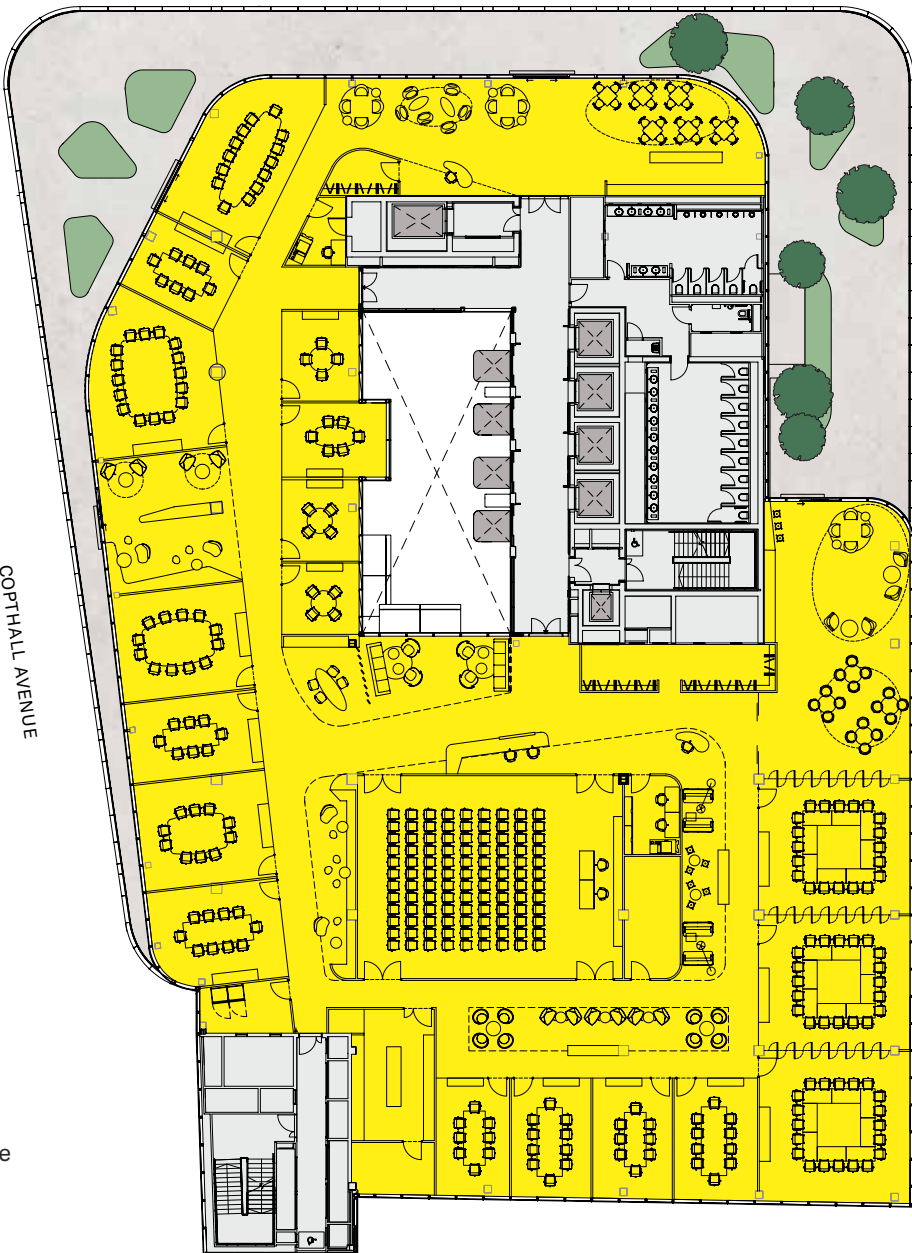
9TH FLOOR

Available Space:
Office: 19,287 sq ft / 1,792 sq m
Terrace: 5,449 sq ft / 506 sq m

CLIENT MEETING SUITE
OCCUPANCY KEY

4 Person Meeting Room	3
6 Person Meeting Room	1
8 Person Meeting Room	4
10 Person Meeting Room	4
12 Person Meeting Room	1
14 Person Meeting Room	1
16 Person Meeting Room	1
20 Person Meeting Room	3
108 Seat Auditorium	1
Occupancy Ratio	1:6 sq m

LONDON WALL



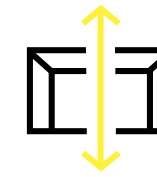
- Office Space
- Core
- Lifts
- Terrace



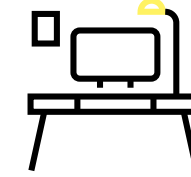
Top: Washrooms
Bottom: Entrance View



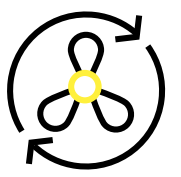
Building benefits



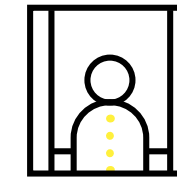
Ceiling heights of 3m
on 1st and 2nd floor



Occupancy density of 1:8
(floors 3-10) and
1:6 (floors 1 & 2)



Low energy fan coil
air conditioning



4 scenic and 4 semi enclosed
x 1,600 kg passenger lifts

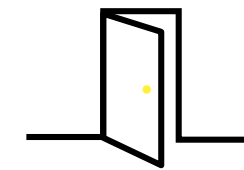


Targeting BREEAM
2014 Excellent

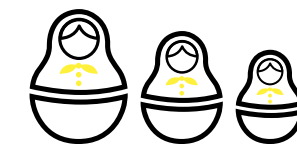


Targeting WiredScore
Platinum rating

Personal benefits



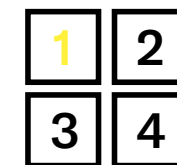
Two entrances allow staff to
come from Bank/Moorgate
or Liverpool street



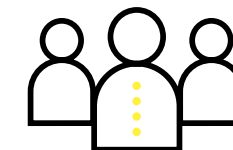
Variations in floor
plate sizes



Four access points
onto the floors



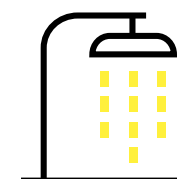
Ability to divide floor
into four



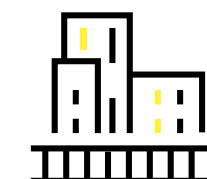
Ability to accommodate
more staff in the
same area



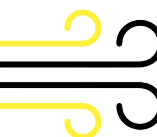
380 x cycle spaces
and lockers



38 separate male and female
shower and changing facilities
at ground level



City views from
five landscaped
accessible terraces



Fresh air provision: 1.5 litres
per second per m2 on floors
3-10. 1.7 litres per second per
m2 on dealer floors (1&2)

BUILDING SPECIFICATION

1. GENERAL DESIGN

The Building

The existing building is constructed of a steel frame. Some existing structure will be retained, with an additional 4 floors constructed. All floors to include a new façade, cores and finishes, with new shell and core engineering services.

Distribution of services will be provided from new mechanical and electrical plant rooms and will extend to the office accommodation via vertical risers, terminated at each floor adjacent to the shaft and/ or plant room wall.

Occupancy

A general occupancy of 1 person per 8m²; provision for 1 person per 6m2 at Levels 1 & 2 Tenancy Split: 2 per floor, with North/South divide; 1 tenant for top 3 floors.

Means of Escape

Design density for means of escape is 6m² per person.

Loading/Drop-off Area

Loading area accessed off Copthall Avenue. Two basement level car parking spaces including accessible spaces accessed by car lift.

Amenities

- Bicycle parking provided at ground floor
- Shower and changing facilities are provided at ground floor level for offices. These facilities consist of showers (50:50 male:female) lockers and unisex disabled showers.

Catering

- Allowance for single canteen restaurant on the ground floor or top floor
- 3 large tea points/snack bars located near the South secondary core
- Tea points to every level

2. EXTERNAL FINISHES

The cladding shall consist of pre-cast concrete/re-con stone mullion and transoms, brise soleil fins with high performance double glazed façade system creating large windows.

3. INTERIOR FINISHES IN PUBLIC AREAS

Entrance hall and reception

- Double height reception space
- 2x glazed revolving doors and 2x glazed pass doors
- Natural stone floor and feature bronze wall

4. TOILETS

WC density to allow for 1:8 m2 per person (assuming a ratio of 60:60 male:female).

Each floor provides 1 unisex disabled WC.

5. TENANT AREAS

Offices

The offices completed to a Shell & Floor specification with the exception to Level 4 fitted out to a Hybrid Category A specification and Level 8 fitted out to a Traditional Category A specification.

Shell & Floor specification to include (all floors):

- Exposed structure painted (decorative paint to all floors with the exception of high level structure to Level 8)
- Metal tiled raised floor
- 150mm raised floor zone/250mm on 1st and 2nd floor

Hybrid Category A specification to include (Level 4 only):

- A combination of exposed structure and exposed building services painted and a raft ceiling detail to the perimeter of the office floor and central core
- White emulsion painted internal walls

Traditional Category A specification to include (Level 8 only):

- Metal tiled (300mm x 1,200mm tiles) suspended ceiling with recessed LED lighting system, integrated grilles and fire detection system.

6. LIFTS

Passenger lifts designed to be BCO [2014? TBA] compliant at occupancy density of 1:8m2 per person on every floor, with a density of 1:6m2 for Levels 1 & 2 based on absenteeism of 80% and stair factor of 0.4.

Main Lobby Lifts

4 scenic and 4 fully enclosed x 1,600 kg passenger lifts, with capacity for 21 persons.

All lifts have a speed of 2.5m/s average, utilising a destination control system, with a waiting time less than 25s.

Fire Fighting Lift

1 No. 630kg 8 Person Lift 1.6m/s speed.

Goods Lift

1 No. 2000kg Goods Lift is located within the main core.

7. STRUCTURAL WORK

Floor to ceiling height

3m to first and second floors and 2.75m to the upper floors.

Structural Grid

Generally 7.5m and 15m to main areas, 6m local areas.

Planning Grid

1.5m x 1.5m – metal plank type ceiling.

Floor loadings

All office floors: 3.0 kN/m2 (live load) + 1.0 kN/m2 (partitions) + 0.85kN/m2 (finishes and services)

MECHANICAL SERVICES

The primary heating will be provided by LTHW boilers with associated pumps.

A 4 pipe low energy fan coil air-conditioning system to serve all office floors with metered heating, cooling at each on-floor pipework branch exiting the floors.

Fresh air supply/extract provided by air handling units with heat recovery located at basement and roof levels.

Dedicated supply/extract air handling units providing supply/extract to the WC cores.

A dedicated refrigerant systems serving reception, HV LV room and the BMS room as well as other key plant areas.

Dedicated smoke extract systems serving the firefighting core and basement.

Internal temperatures

Summer internal temperature (office floors) 22 °C +/- 2 °C.

Winter internal temperature (office floors) 20 °C +/- 2 °C.

WCs and circulation space 18–26°C.

Main Equipment Room (MER)

Infrastructure allowance for main equipment room based on 1000W/m2 for 3% NIA area – approx. 850kW cooling.

Space for tenants N+1 Chiller. (roof)

Secondary equipment room (SER)

Infrastructure allowance for future office tenants on floor SER cooling based on – 10 W/m2 of the NIA. Suitable riser and plant space at roof level is also provided.

Heating and cooling

1.5 litres per second per m2 and 1.71 litres per second per m2 on Levels 1 & 2.

Intelligent Building Management System (IBMS)
Provision of energy management system providing automatic billing for energy usage. Future proofing for tenants and technology advancements.

8. ELECTRICAL SERVICES

Electrical supply

An 11kV HV ring supplies the building off London Wall, with a maximum demand of 5,250 kVA.

Design criteria:

- Small power 30W per m2 (20W + 10W)
- Small power Level 1 & 2: 100W per m2

Full Life Safety generator provision 800 kW (generator also backs up landlords services);

Full life safety back up; backed up power supplies (fire condition)

- Sprinkler system
- Stair core smoke ventilation
- Firefighting lifts
- Generator and firefighting sump pumps
- Smoke extract systems
- Basement make up air ventilation
- Fire alarm system

Full life safety back up; backed up power supplies (non-fire condition)

- Drainage sump pumps
- Critical landlords cooling systems
- Ventilation systems
- Heating systems
- 4 no. passenger lifts
- A3 retail tenant not backed up
- Landlords cooling backed up

Tenants Generator Provision Fire detection

Space provision for 3no. 1,000kW oil fired generators at basement level (2no. generators providing N+1 to dealer floors small power / lighting, and 1no. generators providing 50% back up to other office floor small power / lighting).

Oil storage at basement provided for life safety and full tenants generator operation for 48 hours.

Note: Landlords cooling (chillers and cooling towers) would not be backed up in the event of power failure, albeit dealer floor MER critical cooling would be.

If 100% back up power was provided with the 4th 1,000kW generator at roof level, the following would change; SER critical cooling to all office floors would also be backed up. 100% back up to small power / lighting to non-dealer office floors.

Fire detection

Fire detection is provided to level L1 category – BS 5839 with voice alarm for phased evacuation to BS 5839.

Security

Security intrusion access control and CCTV to all external doors with cable containment facility to doorways to the office areas for future 'on floor' security.

Bespoke high speed security barriers flank the ground floor reception desk via 2 entry points within reception.

9. TELECOMMUNICATION

It is proposed to provide two diversely located telecommunications intake points at the basement level.

10. SUSTAINABILITY

Achieving the highest sustainability and energy efficiency criteria is a key driver in the design of Sixty London Wall.

Low carbon technology has been employed, and the building targeting to achieve BREEAM Excellent (2014) to BRE Bespoke assessment method.

The building is designed with energy efficiency in mind, to incorporate passive features which prevent the occupiers from overconsuming energy, and active measures to conserve the energy used during occupancy.

Energy saving measures include:

- EC/DC terminal fan coil units
- Energy recovery on ventilation system
- Air tightness in accordance with building regulations
- Variable volume pumping
- High performance façade insulation
- Daylight-linked lighting controls

Biodiversity measures include:

- A living roof
- Bird nest boxes

Renewable energy measures include:

- Photovoltaic cells mounted on the roof

A development by:



Contact our agents:



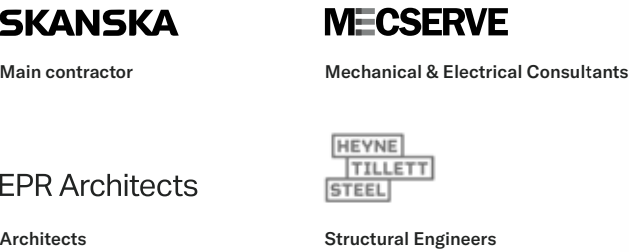
Dan Burn
+44 020 7399 5966
dan.burn@eu.jll.com

Nick Lines
+44 020 7399 5693
nick.lines@eu.jll.com

Dan Gaunt
+44 020 7861 1314
dan.gaunt@knightfrank.com

Rory Paton
+44 020 7861 1335
rory.paton@knightfrank.com

The professional team:



sixtylondonwall.com

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