



# To Let

**Premium workspace available in Broadgate's newest building - efficient c. 40k floorplate which can be split**

- The floorplate can be split in a number of ways from 20,000 sqft+
- 8th floor has two large private terraces totalling a combined area of 4,448 sqft
- Designed by AHMM, exceptional workspace, delivered to the highest specification
- BREEAM Outstanding, WELL Platinum and EPC A, NABERS 5.0
- Pedestrianised public realm on three sides, including access to the main 1 Broadgate entrance on Finsbury Avenue
- Positioned in the heart of the 32 acre Broadgate campus with doorstep access to worldclass retail,

green space, culture and events

- Unrivalled connectivity with only a few seconds walk to Crossrail at Liverpool St station

## **1 Broadgate**

London, EC2M 2QS

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**20,000 to 39,653 sq ft**

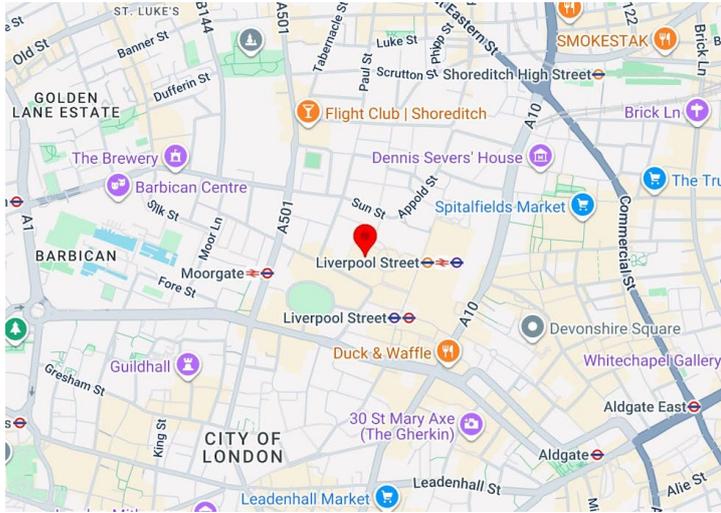
1,858.06 to 3,683.88 sq m

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**Reference: #332498**

# 1 Broadgate

London, EC2M 2QS



## Summary

Available Size	20,000 to 39,653 sq ft / 1,858.06 to 3,683.88 sq m
Service Charge	£16.48 per sq ft
EPC	A

## Description

1 Broadgate is a brand new development being delivered by British Land & GIC. The building comprises 500,000 sq ft of workspace and 130,00 sq ft of new retail amenity: Broadgate Central which will introduce 29 new shops and six restaurants offering a curated blend of retail and dining experiences.

The building PC'd in June 2025.

The floor will be delivered in a Shell & Floor specification.

Salient points as follows:

- \* BREEAM Outstanding
- \* EPC A
- \* Highly specified end of trip facilities
- \* 2.8m floor to ceiling height
- \* Occupancy density of 1:8m<sup>2</sup>

## Location

Located in the south west corner of Broadgate adjacent to Liverpool Street Station and the access to the Elizabeth Line

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
8th - (will split from 20k+)	39,653	3,683.88	Available
<b>Total</b>	<b>39,653</b>	<b>3,683.88</b>	

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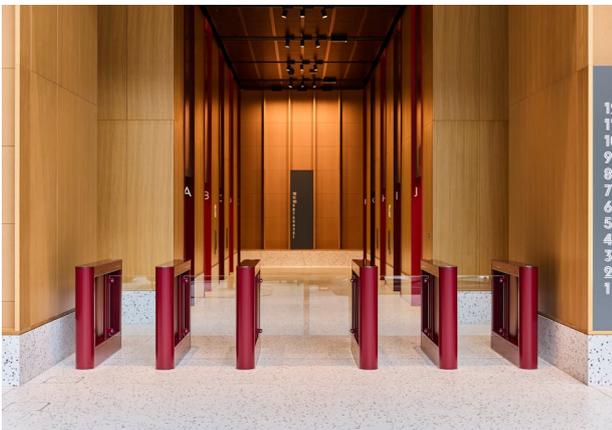
[freddie.macgregor@jll.com](mailto:freddie.macgregor@jll.com)

## Jeremy Attfield

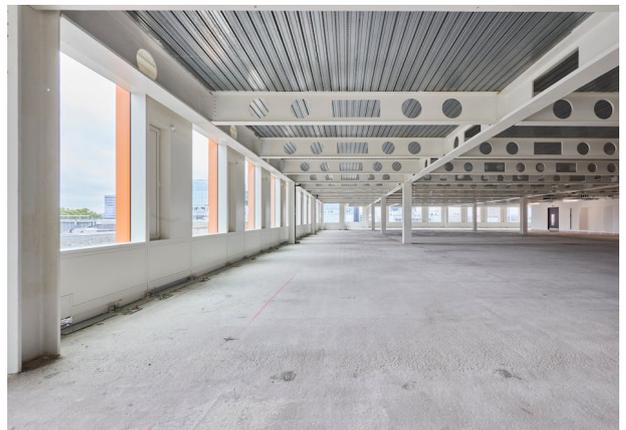
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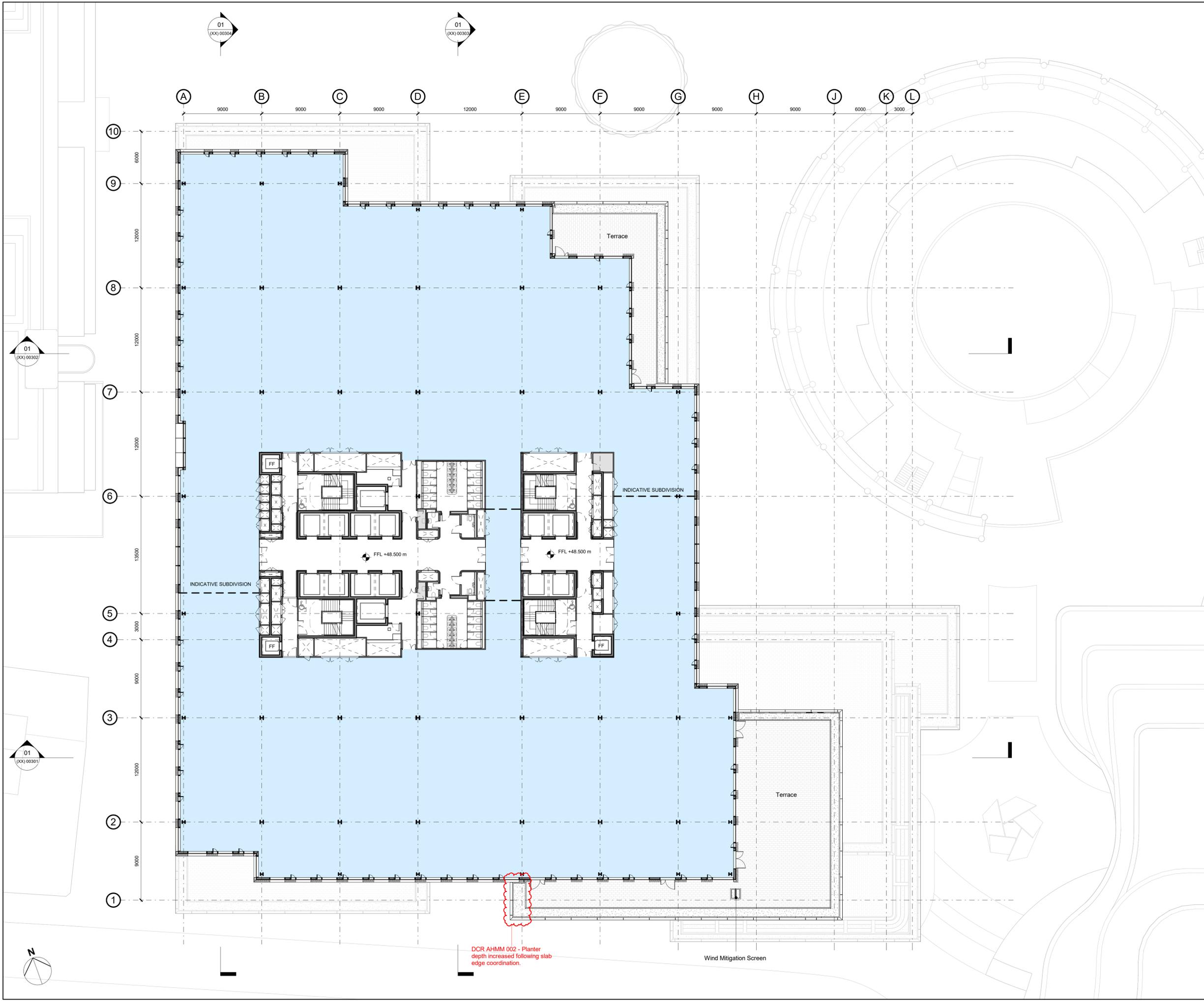
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**KEY**

- Cycle Store
- Retail - (A1)
- Retail - (A1/A3/A4)
- Retail/Leisure/Office - (A1/A3/A4/B1/D2/Sui Generis)
- Leisure - (D2/Sui Generis)
- Restaurant/Retail - (A3)
- Office - (B1)
- Plant/BOH/Storage

**REV DATE DESCRIPTION**

C01	28/04/22	FOR CONSTRUCTION
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To be read in conjunction with the following Architectural information;

**SPECIFICATIONS**  
 Preliminaries - 1BG-AHMM-XX-SP-A-00910  
 Technical Reference Sheet (TRS) - 1BG-AHMM-XX-SP-A-00911  
 Full Specification - 1BG-AHMM-XX-SP-A-00912

- WORK PACKAGES**
- (19) Waterproofing
  - (21) Cladding
  - (22) Blockwork
  - (22) Drylining
  - (23) Screeds
  - (24) Stairs
  - (32) Internal Doors
  - (33) Raised Floor
  - (34) Metalwork
  - (35) Ceilings
  - (42) Internal Wall Linings
  - (43) Floor Finishes
  - (66) Lifts and Escalators
  - (68) Fire Strategy
  - (71) Wayfinding Signage
  - (74) Washrooms
  - (78) Security and Access Control
  - (90) External Works
- Associated Schedules

To be read in conjunction with the following Consultant information;

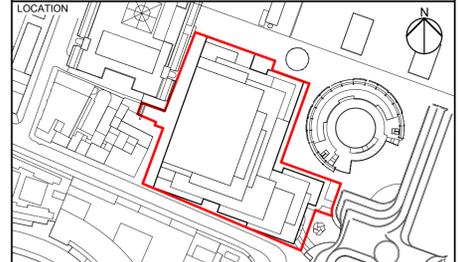
- Structural Engineer - design information
- MEP Services Engineer - design information
- Fire Consultant - strategy report
- Acoustic Consultant - strategy report and information
- Facade Engineer - design information
- Vertical Transport Engineer - report and specification
- Facade Access Consultant - report and information
- Landscape Architect - design information
- Specialist Lighting Consultant - design information

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job title  
**1 BROADGATE**

drawing title / location  
**EIGHTH FLOOR PLAN**

project number	drawn	checked	scale	suitability code
15156	JO	BL	1 : 200@A1 ; 1:400@A3	A

drawing no.	revision
1BG-AHMM-XX-08-DR-A-00108	C01