

One Threadneedle Street

London EC2



One Building

One Choice

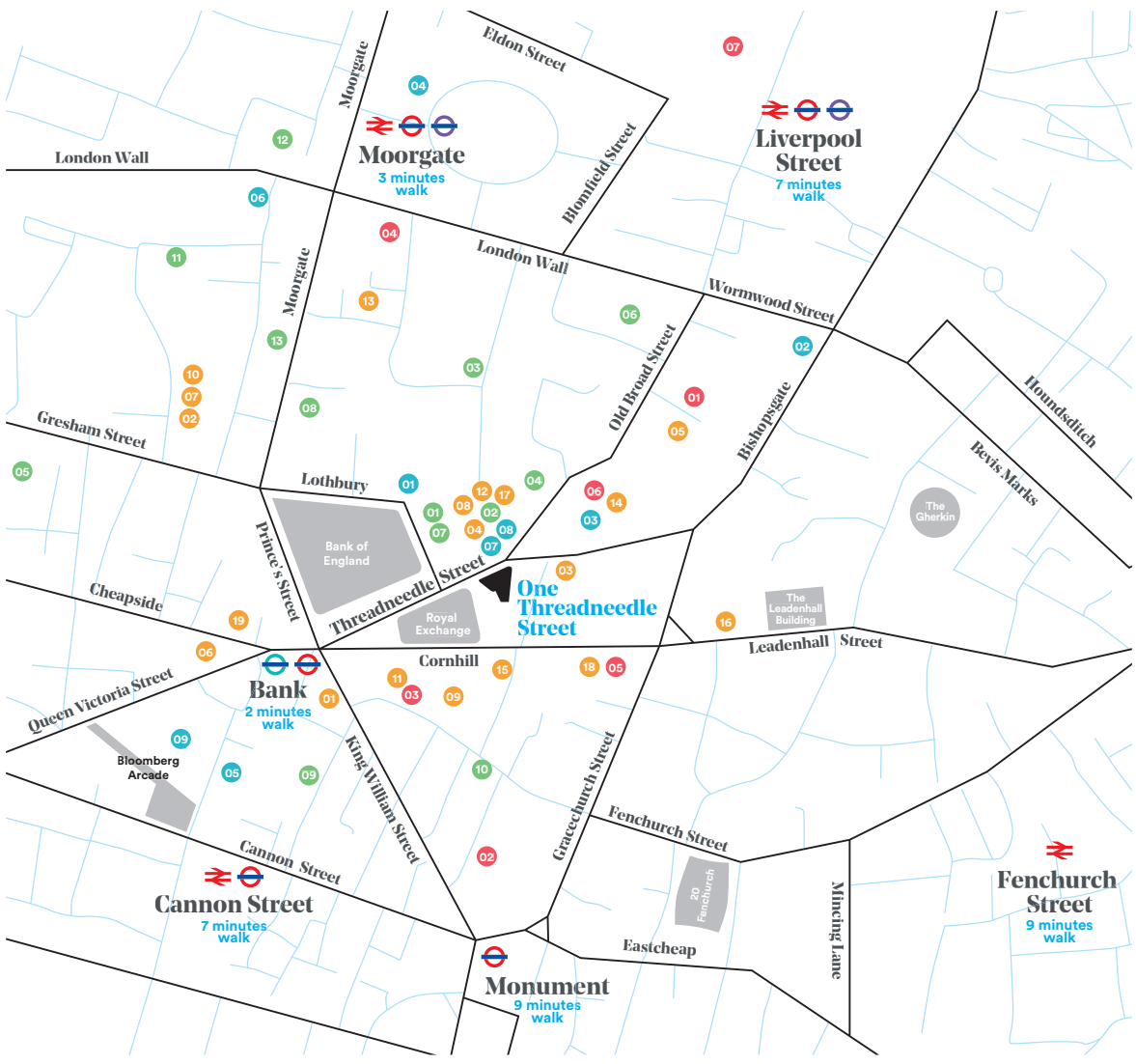
One Threadneedle Street provides a 48,362 sq ft self-contained building of high quality fitted out office space over nine floors, in the heart of London's fast-paced, agile and digitally focussed Square Mile.

The City of London is acknowledged as one of the world's leading financial hubs. At the heart of the Square Mile, one location provides the same global recognition, Threadneedle Street, EC2.

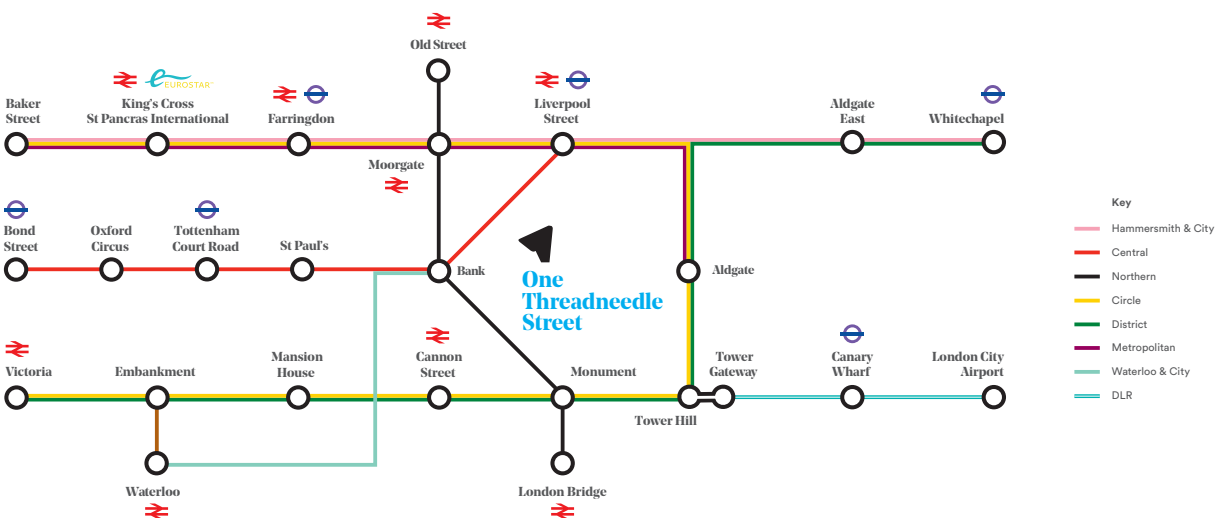
With neighbours, the Royal Exchange and the Bank of England, there is no other address more fitting, or esteemed, for an influential multi-national organisation.



One iconic address, exceptionally well connected



The buildings historic location is exceptionally well connected. Further to Bank Station, there are an additional five stations, all within a ten-minute walk providing excellent connections to the Underground, mainline overground and DLR. From Bank Station, Bond Street and the West End, is 12 minutes away, London City Airport 22 minutes, and Heathrow Airport 45 minutes.



Financial

- 01 Agricultural Bank of China
- 02 Berenberg Bank
- 03 BlackRock
- 04 China International Capital Corporation
- 05 Commerzbank
- 06 Deutsche Bank
- 07 Gresham Private Equity
- 08 ING
- 09 Rothschild
- 10 St. James's Place Wealth Management
- 11 Standard Chartered Bank
- 12 UniCredit Bank AG
- 13 Smith & Williamson

Legal, Insurance, & Other

- 01 Baker Botts
- 02 Latham & Watkins LLP
- 03 White & Case LLP
- 04 Alvarez & Marsal
- 05 Arthur J. Gallagher & Co
- 06 Legal & General Plc
- 07 RWE Supply & Energy Trading Ltd
- 08 Talbot Underwriting
- 09 Bloomberg

Leisure

- 01 Bannatyne Health Club Tower 42
- 02 Cyclebeat
- 03 PureGym
- 04 LA Fitness
- 05 Matt Roberts City
- 06 Virgin Active Classic
- 07 1 Rebel

Restaurants & Bars

- 01 1 Lombard Street
- 02 Bacari
- 03 Marco Pierre White
- 04 Brasserie Blanc
- 05 City Social
- 06 Coq d'Argent
- 07 Enoteca da Luca
- 08 Euphorium Bakery
- 09 Forge
- 10 Hawksmoor
- 11 Hispania
- 12 Le Relais De Venise
- 13 One Moorgate Place
- 14 Piada
- 15 Silk & Grain
- 16 Steam & Rye
- 17 Taylor St Baristas
- 18 The Counting House
- 19 The Ned



One Threadneedle Street is situated in the centre of London's iconic financial district, neighbouring luxury retail destination the Royal Exchange, and the City's newest collective of all-star restaurants, the Bloomberg Arcade, is just a short walk away.

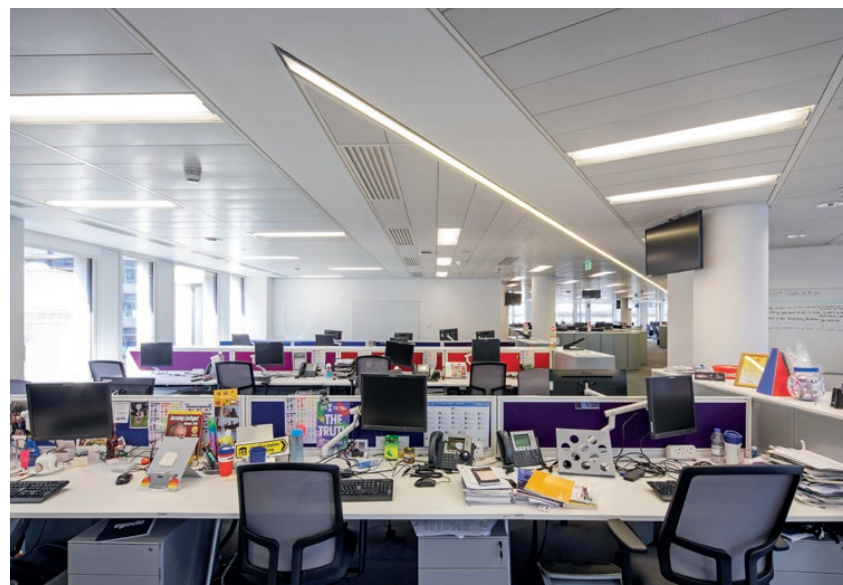


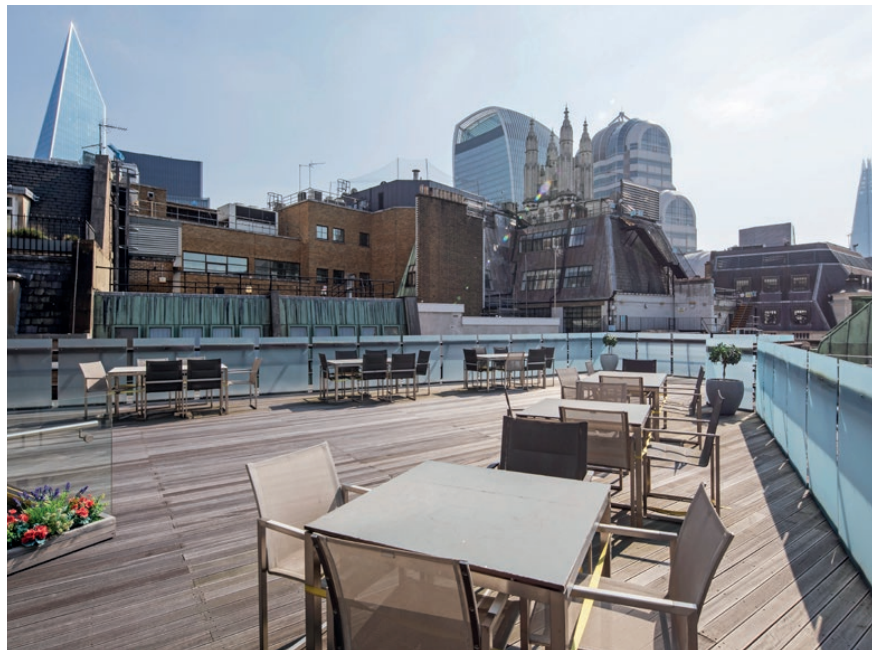


Each floor is a mix of open plan and private offices which have been fitted out to a high standard throughout. All furniture and fittings can be made available.



**One high standard,
of fitted open plan
and private offices**





The building benefits from a superb private terrace for staff and clients to relax, entertain or hold informal meetings.



The top floor has been fitted as executive space with high quality finishes and a mix of private offices and meeting rooms.



With the potential to integrate the 4,779 sq ft banking /retail unit with the existing office reception, a tenant could have a large active reception with café, break-out area and informal meeting areas.



One reception, endless opportunities **to create your own bespoke entrance**



The building features a substantial glazed frontage, providing occupiers with the ability to include an extensive branded reception.



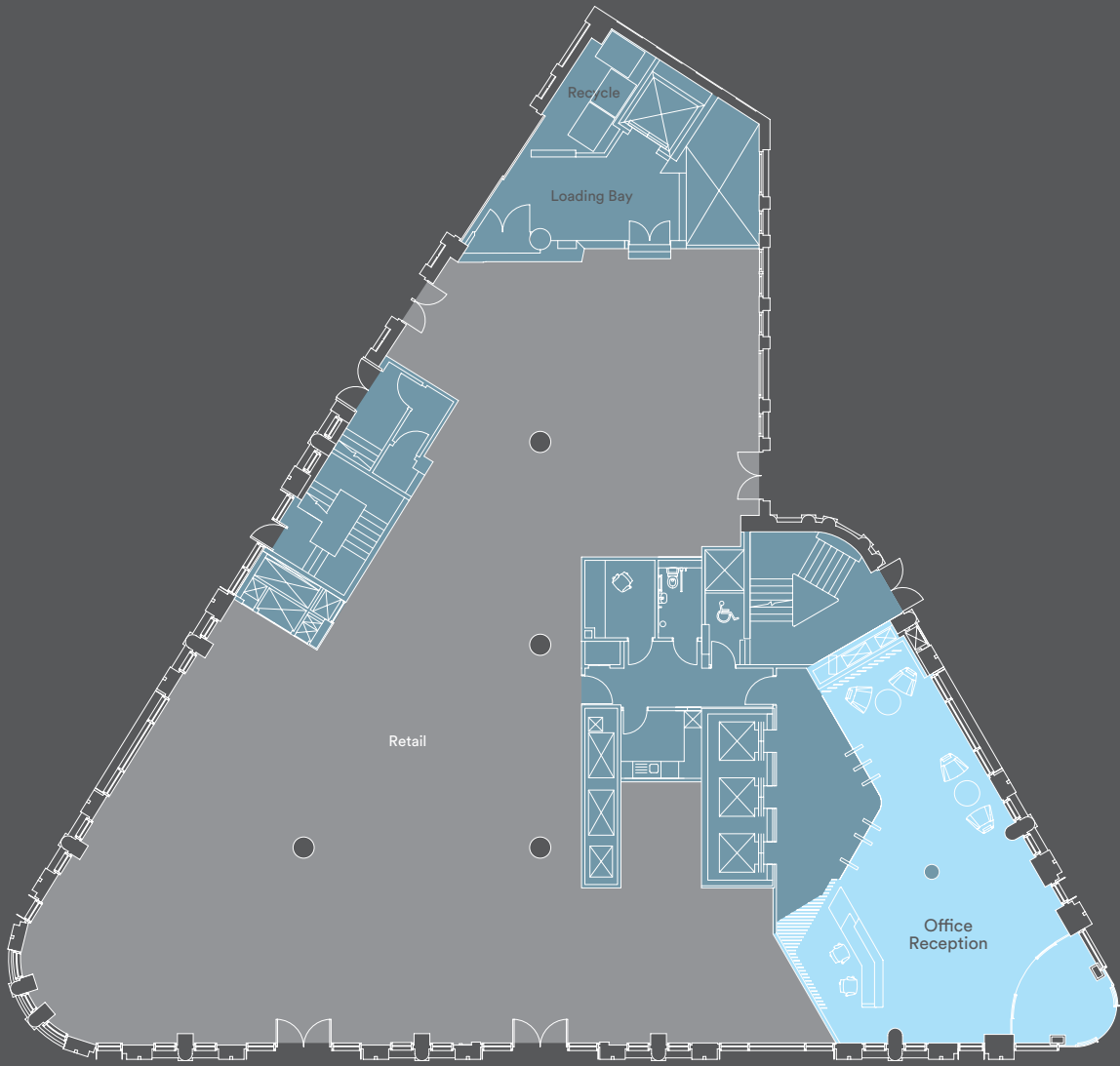
Specification

Large private roof terrace on 5th floor
Contemporary reception
Air conditioning
Metal tiled suspended ceiling
150mm Fully accessible raised access floor
Fully fitted offices
Floor to ceiling glazing throughout
3x 13 person passenger lifts
1x goods/cycle lift
28 bicycle spaces & showers
Cafe on 5th floor
Extensive ground floor frontage ideal for branding
Potential to integrate 4,779 sq ft retail/banking unit with existing ground floor reception
N+1 back-up supply
BREEAM 'Very Good'

Flexible and efficient
workspace for the
traditional & tech-astute

Level	sq ft	sq m
Seven	4,919	457
Six	4,951	460
Five (Terrace)	5,522	513
Four	7,147	664
Three	7,147	664
Two	6,878	639
One	6,749	627
Ground Floor Reception	1,292	120
Lower Ground	3,757	349
Total (Offices)	48,362	4,393
Ground Floor Retail	4,779	443

Floorplan Ground
Reception 1,292 sq ft (120 sq m)

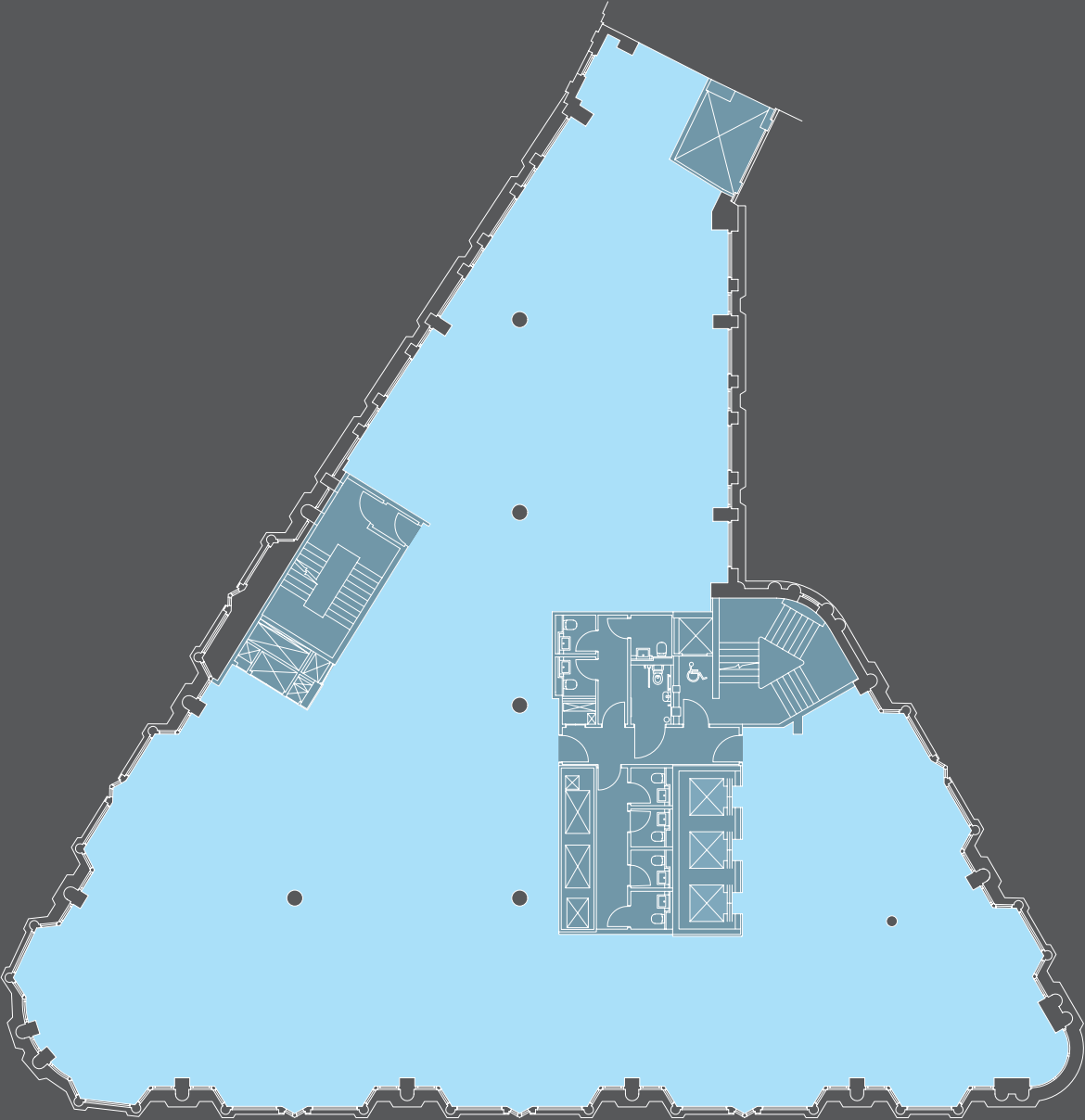


Threadneedle Street

Floor plans not to scale. For identification purposes only.



Floorplan Levels 1-4
6,749-7,147 sq ft (627-664 sq m)



Threadneedle Street

Floor plans not to scale. For identification purposes only.



Floorplan Levels 5-7
4,919-5,522 sq ft (457-513 sq m)

Private Terrace on Level 5



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Spaceplan **Level 1**
Commercial Large Floor Occupancy



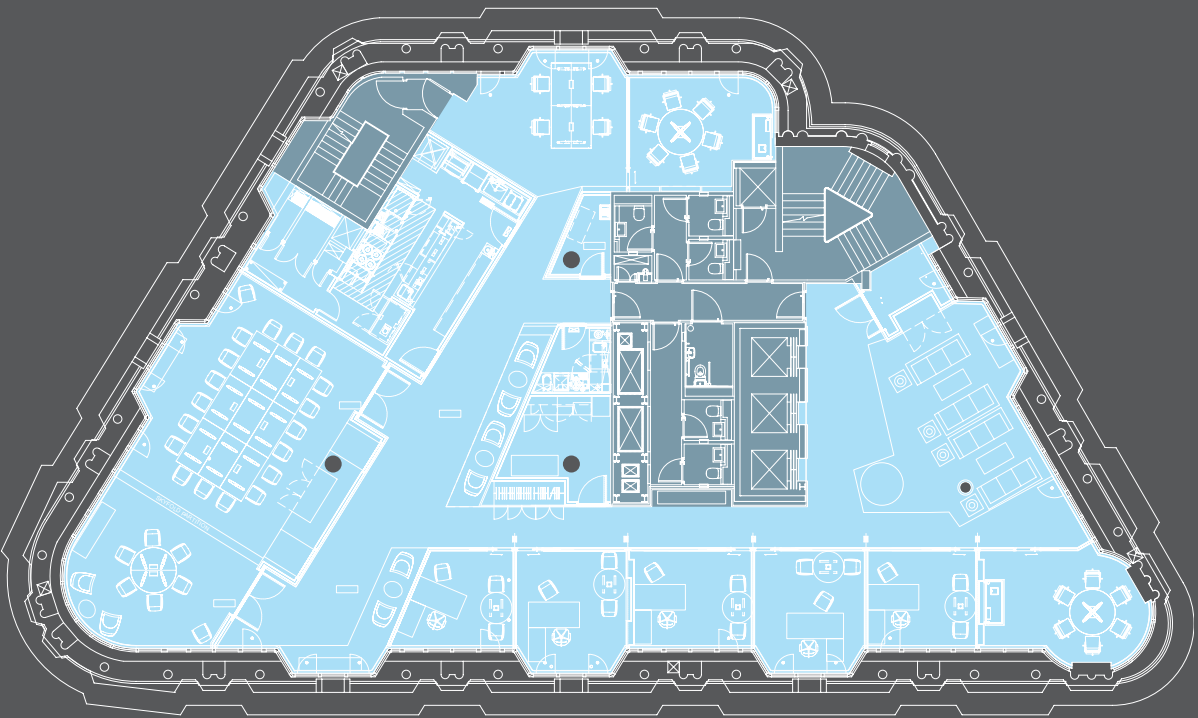
Threadneedle Street

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Spaceplan **Level 6**
Commercial Small Floor Occupancy

Executive Level



Threadneedle Street

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