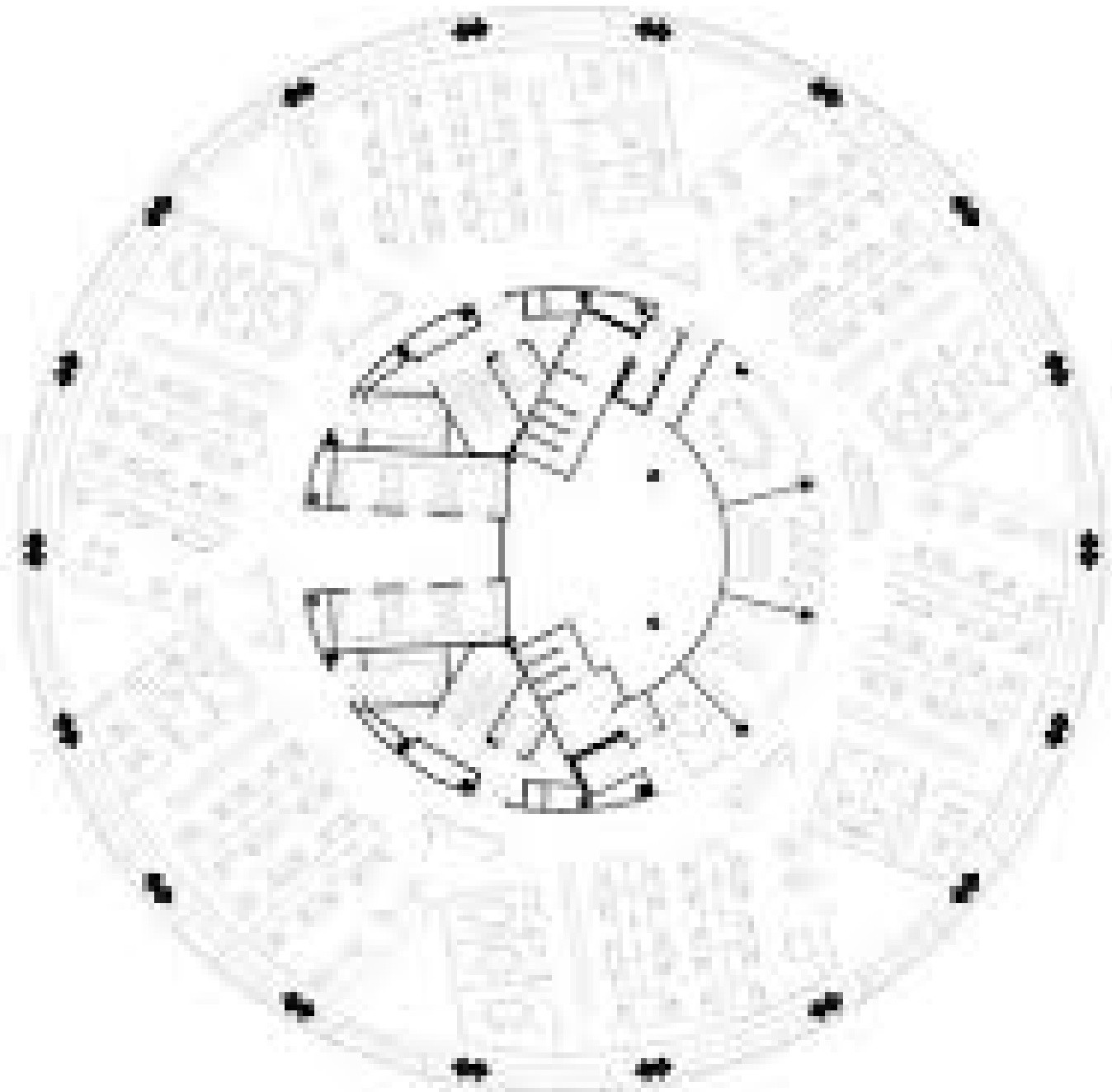


Hot Desk, Managed Office, Office
200,000 sq ft (18,580.61 sq m)



TO LET / FOR SALE

The Gherkin, 30 St. Mary Axe,
London, **EC3A 8BF**





THE GHERKIN



THE SHAPE
OF THINGS
TO COME



A VIEW TO TAKE YOUR BREATH AWAY

“ARGUABLY THE MOST
IMPORTANT 21ST CENTURY
LANDMARK IN LONDON”

FOSTER + PARTNERS



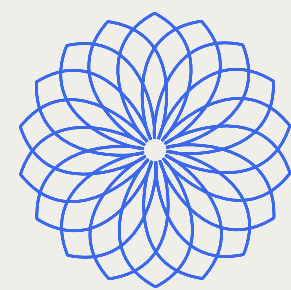
A SHAPE OF ELEGANT SIMPLICITY

The Gherkin's unmistakable silhouette holds an undeniable presence on the London skyline. As the instantly recognisable symbol of the City, this is the place where you define who you are.

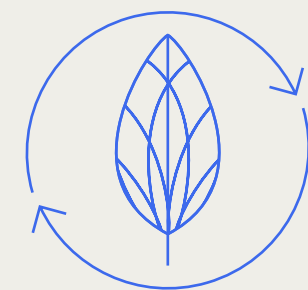
204,000 sq ft of fully fitted Cat A+ workspace, sky-high restaurant and bar, and an iconic address recognised across the globe. Perfectly positioned right where world-leading blue chip companies call home.

KEY FEATURES

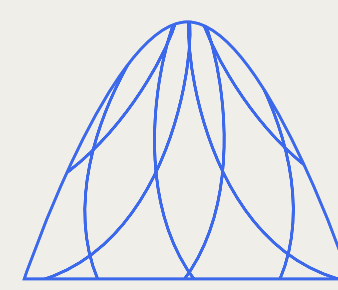
- ◇ Space delivered fully fitted and tailored to your needs
- ◇ From 12,226 to 204,114 sq ft of flexible floor space available
- ◇ Floor to ceiling height 2.75m
- ◇ 24/7 management and security
- ◇ Top floor restaurant and bar
- ◇ Event space and private dining rooms for hire
- ◇ New end of journey facilities planned
- ◇ On-floor showers
- ◇ Wiredscore Platinum
- ◇ Sun-responsive automated blinds
- ◇ Independent fresh air supply for each floor
- ◇ Dual power supply
- ◇ Smart building analytics



ARCHITECTURAL
ICON



100%
RENEWABLE
ENERGY



EVENT
SPACE



IT'S TIME TO STAND OUT

In a groundbreaking building known the world over for doing exactly the same.



ICONIC AMENITIES



THE STERLING – RESTAURANT & BAR

THE
STERLING



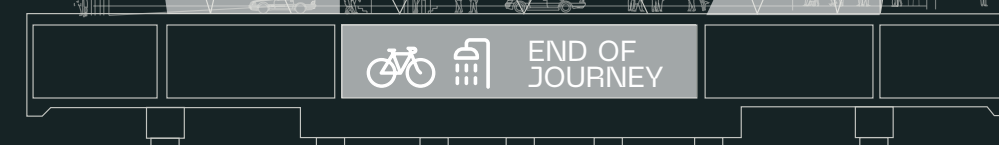
SEARCYS AT THE GHERKIN

SEARCYS – RESTAURANT / BAR / PRIVATE DINING / EVENTS



NOTES – COFFEE SHOP & WINE BAR

notes



AVAILABILITY

SEARCYS
AT THE GHERKIN

LEVEL 19 TO 26

EXISTING ACCOMMODATION STAIRS
(REPRESENTATION ONLY)

LEVEL 30 AVAILABLE NOW	12,226 SQ FT
LEVEL 27	13,896 SQ FT
LEVEL 26	14,821 SQ FT
LEVEL 25	15,155 SQ FT
LEVEL 24	15,241 SQ FT
LEVEL 23	16,059 SQ FT
LEVEL 22	17,878 SQ FT
LEVEL 21	16,339 SQ FT
LEVEL 20	16,684 SQ FT
LEVEL 19	16,953 SQ FT
LEVEL 18	17,071 SQ FT
LEVEL 17	12,233 SQ FT
LEVEL 16	19,558 SQ FT
TOTAL	204,114 SQ FT

LEVEL 21 & 22

LIFT TRANSFER FLOORS

THE
STERLING

notes

END OF JOURNEY



SPACE TO CONNECT

LOBBY



ENTRANCE



THE STERLING BAR



NOTES

A lobby and reception area dotted with greenery creates a calming welcome. Elegant bar The Sterling and bustling coffee shop Notes sit on the ground floor too where there's al fresco space for a seat in the summer sun.





SEARCYS IRIS BAR



SEARCYS RESTAURANT

SKY-HIGH DINING

The Searcys Helix restaurant at the top of the tower serves a celebration of British cuisine paired with show-stopping panoramic views across London. Entertain clients with afternoon tea and dinner, or hire the space for your own exclusive events.

40
Storeys high

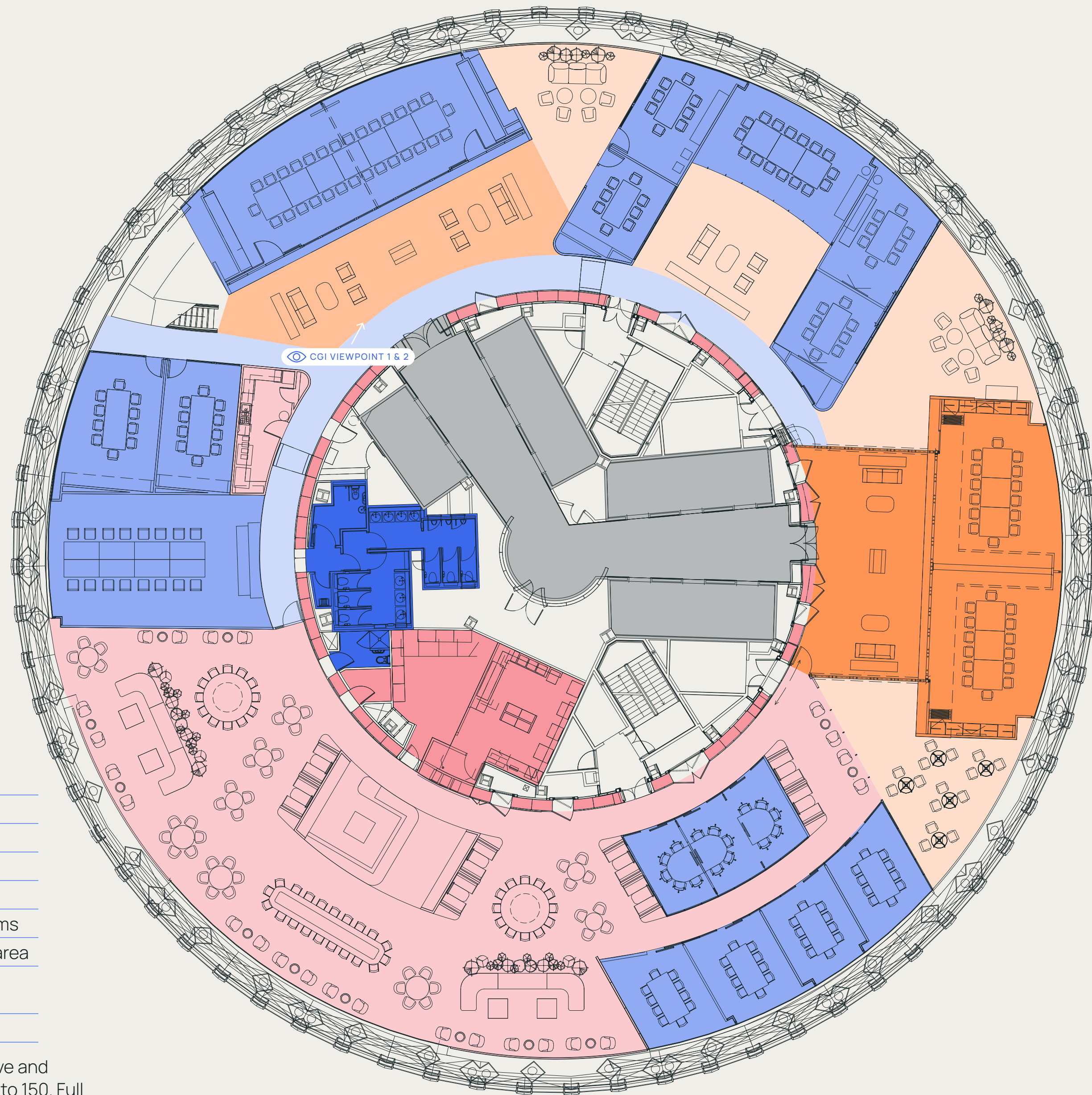
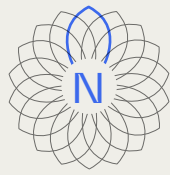
360°
Panorama views

5
Private dining rooms



A GLOBAL CAPITAL AT YOUR FEET

VIEW FROM LEVEL 22



- Office / Meeting Rooms
- Collaboration Spaces
- Reception / Welcome Lounge
- Flexible Meeting Room + Event Space
- Teapoint / Breakout
- Facility Spaces
- WCs and Shower Rooms
- Open Space
- Lifts + Circulation

Total space

17,878 SQ FT

- | No. | Description |
|-----|--|
| 3 | 5p VC rooms |
| 4 | 8p meeting rooms |
| 6 | 10p meeting rooms |
| 1 | 16p boardroom |
| 4 | 14p flexible meeting rooms |
| 2 | Meet + greet reception area |
| 4 | Informal seating / collaborative space |
| 1 | Back of house tea point |

General staff cafe, collaborative and informal lounge spaces for up to 150. Full catering kitchen, store, shower and servery.

LEVEL 22

POSSIBLE CLIENT SUITE LAYOUT – OPTION 1

*LAYOUT ASSUMES ADJUSTMENT TO EXISTING FITOUT





POSSIBLE LAYOUTS AND VISUALS ILLUSTRATE MATERIAL AND PHYSICAL CHANGES THAT CAN BE DEVELOPED AND TAILORED TO YOUR COMPANY'S NEEDS. CGI FOR INDICATIVE PURPOSES ONLY.

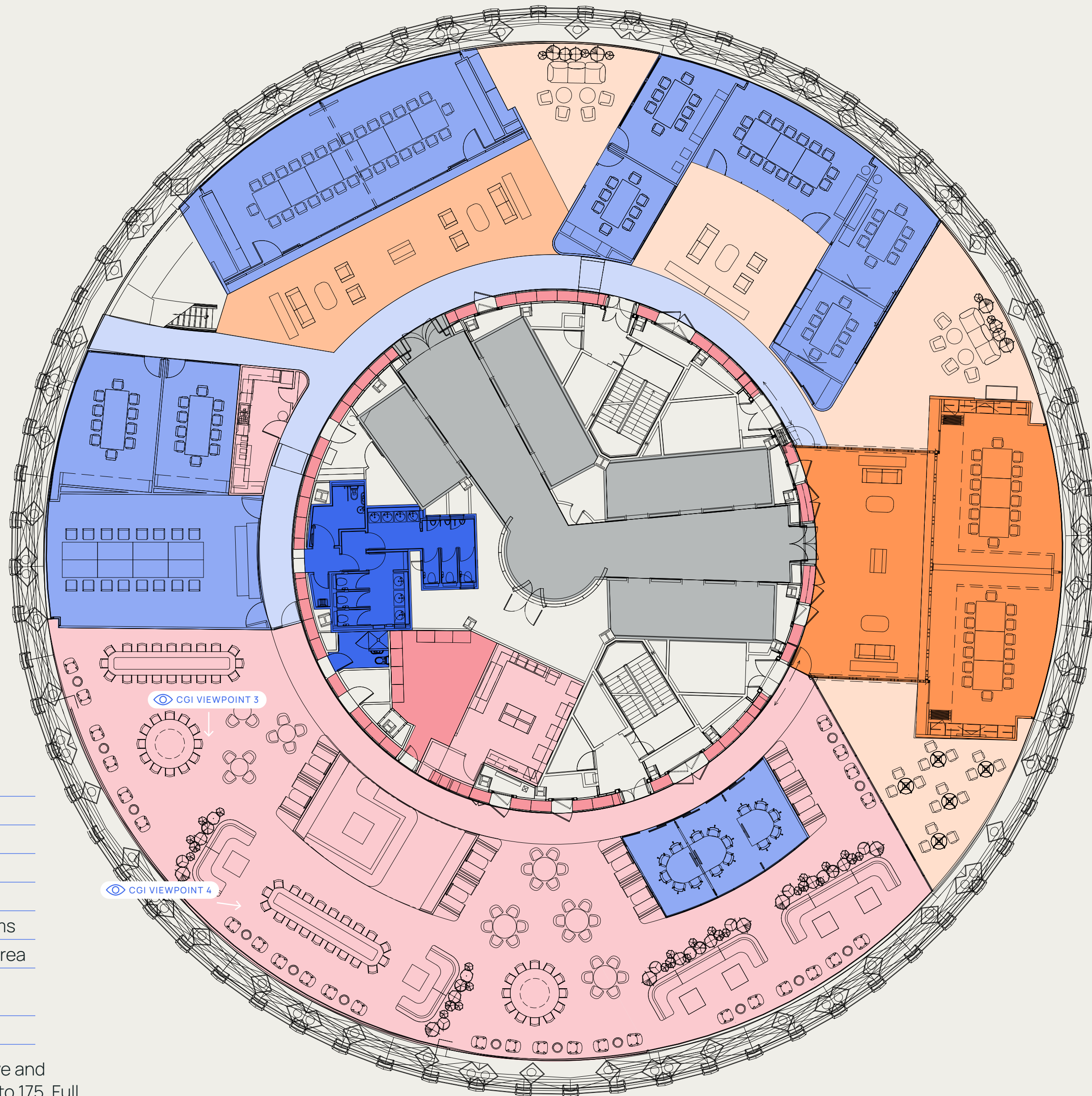
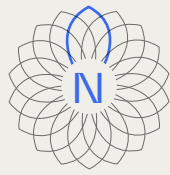




FROM OFFICE HOURS TO AFTER-HOURS

Flexible spaces can switch effortlessly to client entertaining and back again





- Office / Meeting Rooms
- Collaboration Spaces
- Reception / Welcome Lounge
- Flexible Meeting Room + Event Space
- Teapoint / Breakout
- Facility Spaces
- WCs and Shower Rooms
- Open Space
- Lifts + Circulation

Total space

17,878 SQ FT

No.	
3	5p VC rooms
4	8p meeting rooms
2	10p meeting rooms
1	16p boardroom
4	14p flexible meeting rooms
2	Meet + greet reception area
4	Informal seating / collaborative space
1	Back of house tea point

General staff cafe, collaborative and informal lounge spaces for up to 175. Full catering kitchen, store, shower and servery

LEVEL 22

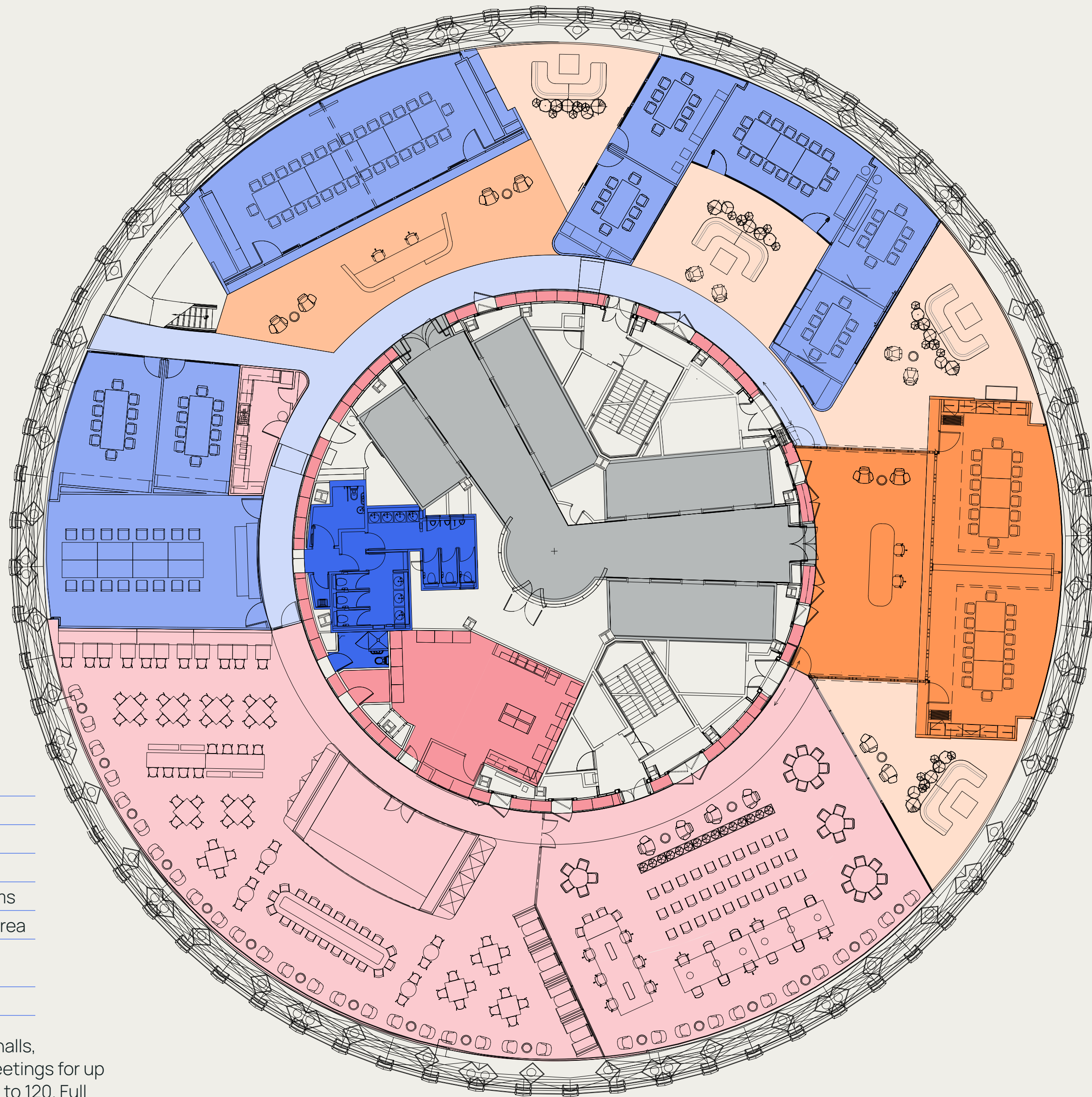
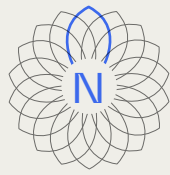
POSSIBLE CLIENT SUITE LAYOUT – OPTION 2

*LAYOUT ASSUMES ADJUSTMENT TO EXISTING FITOUT









- Office / Meeting Rooms
- Collaboration Spaces
- Reception / Welcome Lounge
- Flexible Meeting Room + Event Space
- Teapoint / Breakout
- Facility Spaces
- WCs and Shower Rooms
- Open Space
- Lifts + Circulation

Total space

17,878 SQ FT

No.	Description
4	8p meeting rooms
2	10p meeting rooms
1	16p boardroom
4	14p flexible meeting rooms
2	Meet + greet reception area
4	Informal seating / collaborative space
1	Back of house tea point

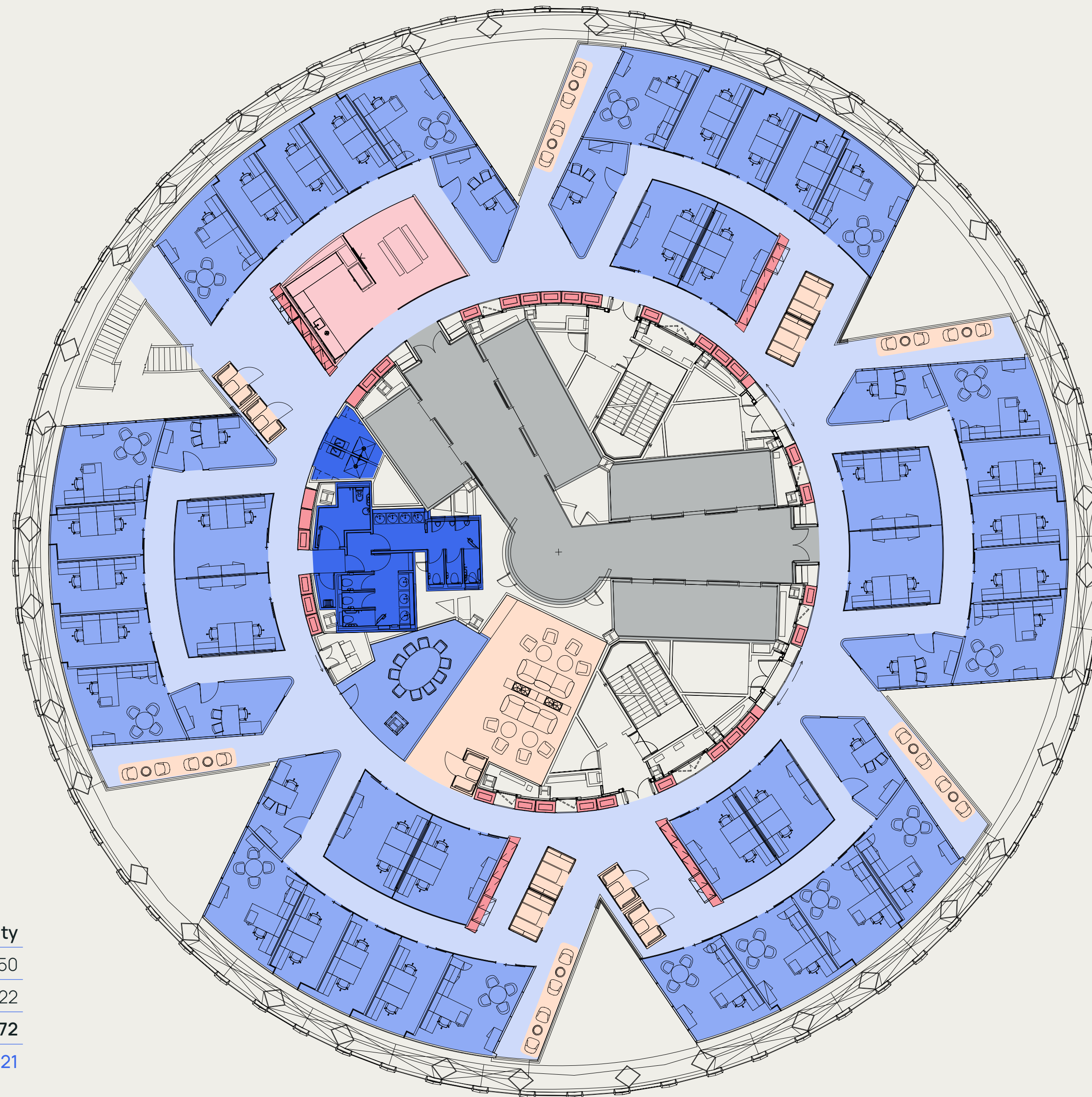
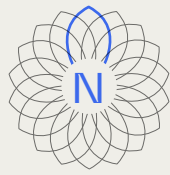
Multi purpose space for town halls, presentations and informal meetings for up to 60. General staff cafe for up to 120. Full catering kitchen, store, shower and servery

LEVEL 22

POSSIBLE CLIENT SUITE LAYOUT – OPTION 3

*LAYOUT ASSUMES ADJUSTMENT TO EXISTING FITOUT





- Office / Meeting Rooms
- Collaboration Spaces
- Reception / Welcome Lounge
- Flexible Meeting Room + Event Space
- Teapoint / Breakout
- Facility Spaces
- WCs and Shower Rooms
- Open Space
- Lifts + Circulation

Total space

16,339 SQ FT

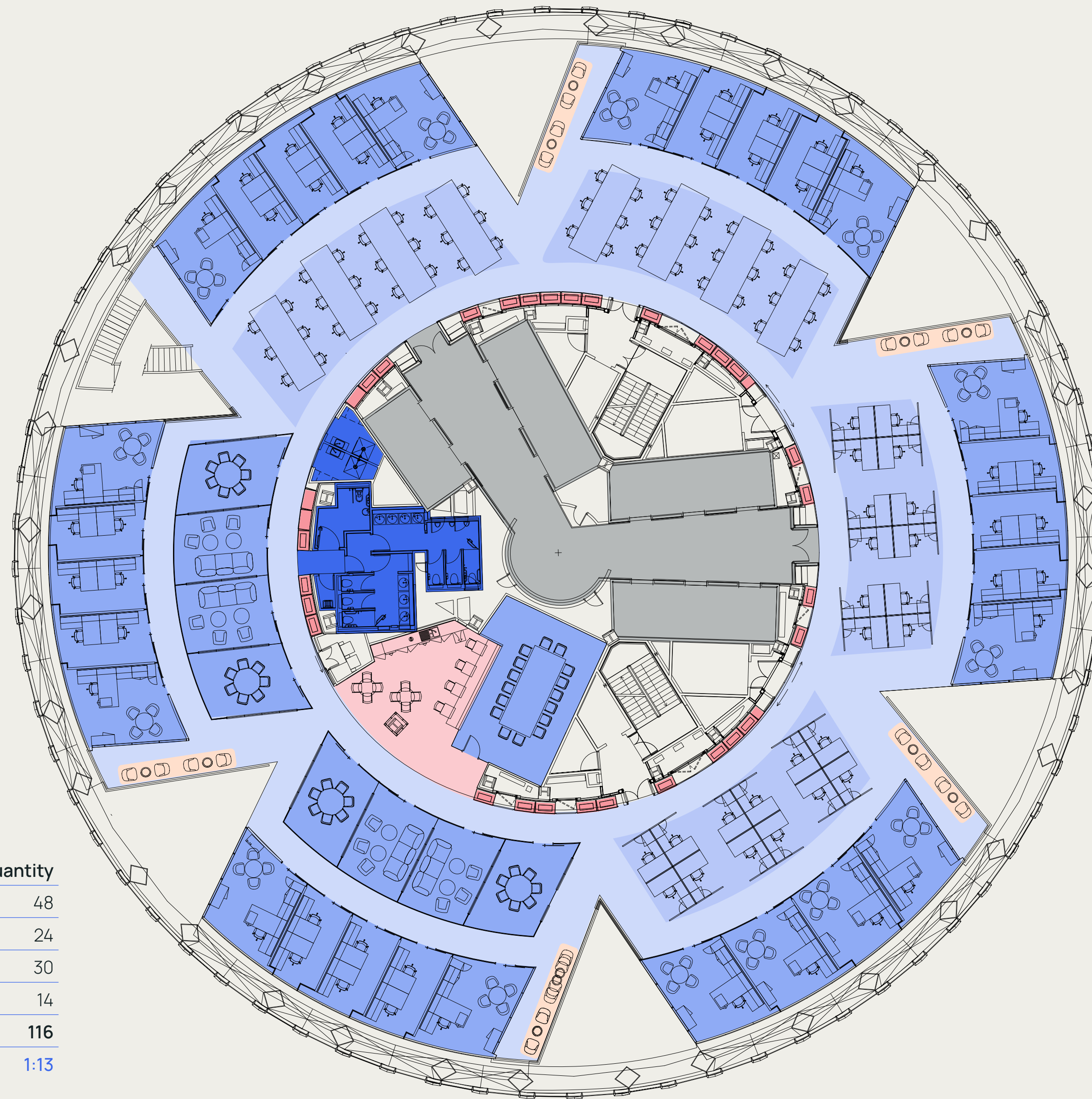
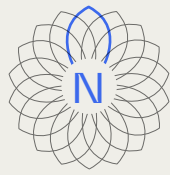
Type	Quantity	Quantity
2p office	25	50
1p office	22	22
Total		72
Occupancy Density		1:21

*LAYOUT ASSUMES ADJUSTMENT TO EXISTING FITOUT

LEVEL **21**

POSSIBLE LEGAL LAYOUT – OPTION 1





- Office / Meeting Rooms
- Open plan desks
- Collaboration Spaces
- Teapoint / Breakout
- Facility Spaces
- WCs and Shower Rooms
- Open Space
- Lifts + Circulation

Total space

16,339 SQ FT

Type	Quantity
6 desk cluster	8 48
4 desk cluster	6 24
2p office	15 30
1p office	14 14
Total	116
Occupancy Density	1:13

*LAYOUT ASSUMES ADJUSTMENT TO EXISTING FITOUT

LEVEL 21

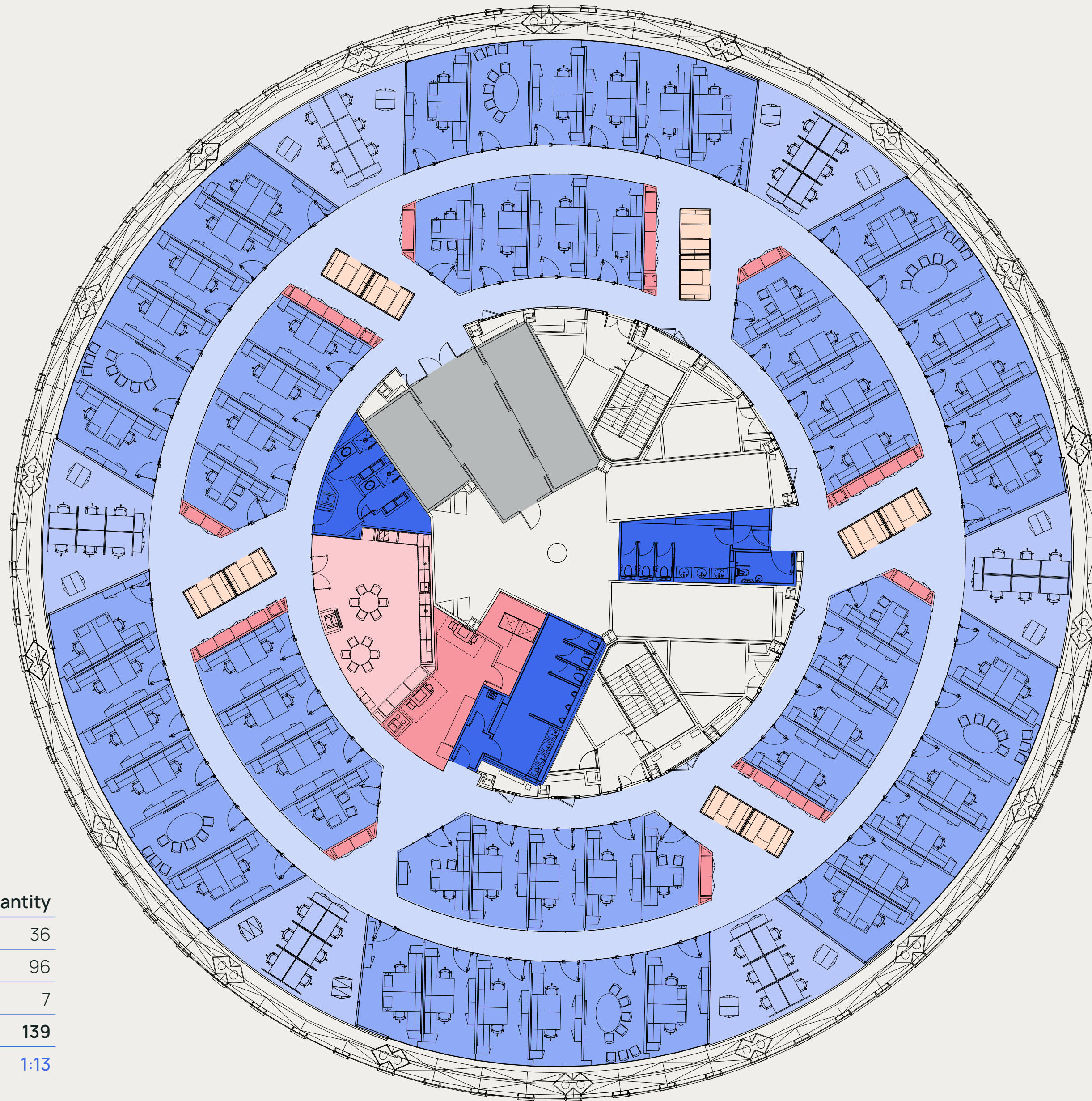
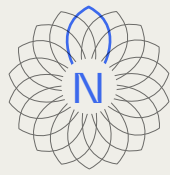
POSSIBLE LEGAL LAYOUT – OPTION 2





CGI FOR INDICATIVE PURPOSES ONLY.





- Office / Meeting Rooms
- Open plan desks
- Collaboration Spaces
- Teapoint / Breakout
- Facility Spaces
- WCs and Shower Rooms
- Open Space
- Lifts + Circulation

Total space

19,558 SQ FT

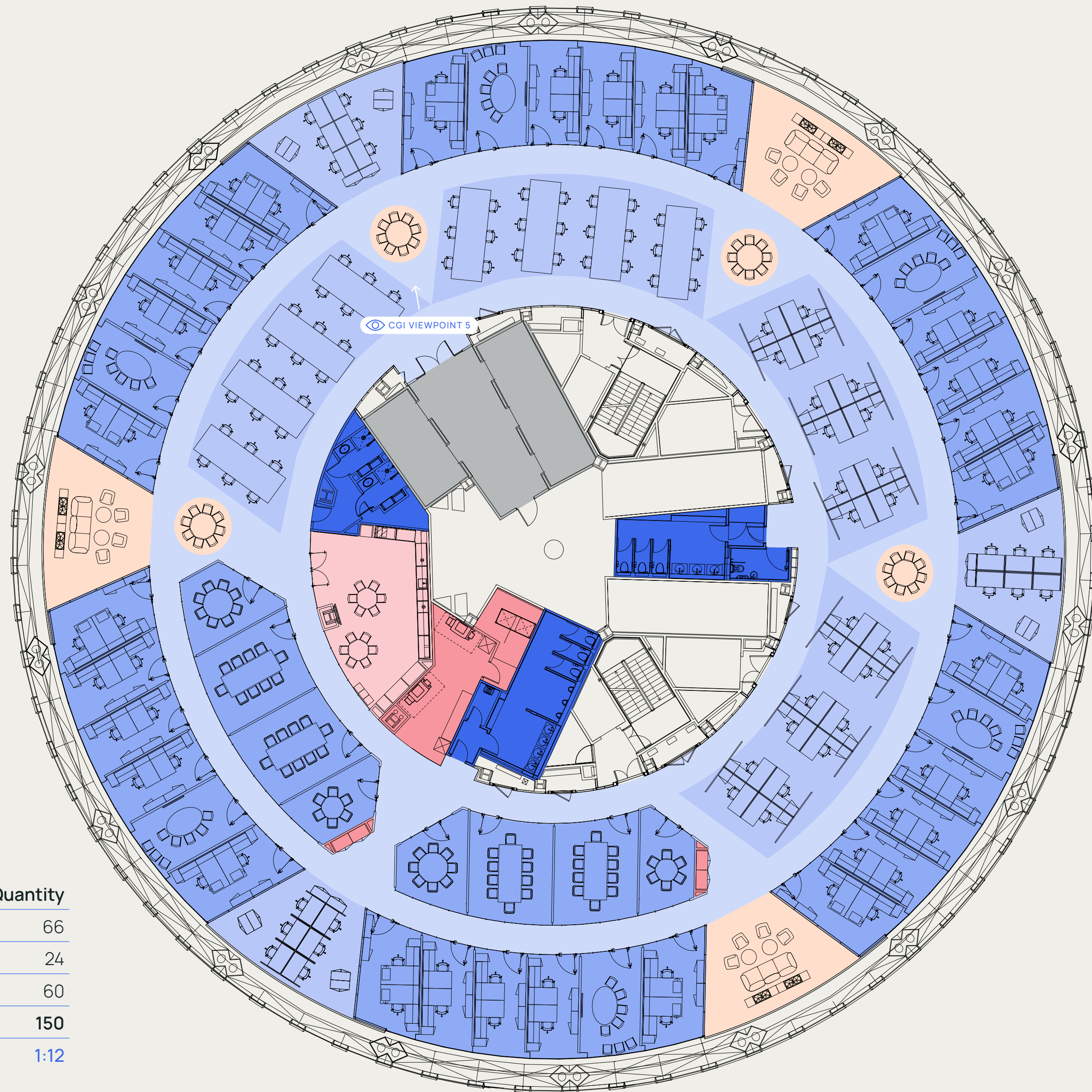
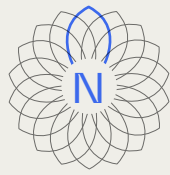
	Type	Quantity
6 desk cluster	6	36
2p office	48	96
1p office	7	7
Total		139
Occupancy Density		1:13

*LAYOUT ASSUMES ADJUSTMENT TO EXISTING FITOUT

LEVEL 16

POSSIBLE LEGAL LAYOUT – OPTION 1





- Office / Meeting Rooms
- Open plan desks
- Collaboration Spaces
- Teapoint / Breakout
- Facility Spaces
- WCs and Shower Rooms
- Open Space
- Lifts + Circulation

Total space

19,558 SQ FT

	Type	Quantity
6 desk cluster	11	66
4p desk cluster	6	24
2p office	30	60
Total		150
Occupancy Density		1:12

*LAYOUT ASSUMES ADJUSTMENT TO EXISTING FITOUT

LEVEL 16

POSSIBLE LEGAL LAYOUT – OPTION 2







Step outside and you're just a stroll from everything you need for energising breakfast meetings, relaxing lunch breaks or celebrations after-hours.

NESTLED IN A PRIME LOCATION



THE GHERKIN IS AT THE HEART OF IT ALL — MOMENTS FROM LIVERPOOL STREET AND BROADGATE.

LEADENHALL MARKET



EQUINOX



SPITALFIELDS MARKET



WATCHHOUSE

Authentic street food, fine dining, the buzz of independent markets, along with enticing bars, health and fitness destinations and luxury hotels - it's all here. An enviable location where you and your clients are always very well catered for.



EATALY



BROADGATE CIRCLE



OZONE COFFEE



COYA



SPITALFIELDS MARKET

SCARPETTA ITALIAN



SPITALFIELDS MARKET





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THE GHERKIN

	01.21	02.21	03.21	04.21	05.21	06.21	07.21
Customer 1	45589	44937	19035	18499	7297	71367	15170
Customer 2	78509	58956	64291	23512	71674	64155	25219
Customer 3	16778	17271	36631	82743	8566	99223	2896
Customer 4	80421	72862	29566	83448	10572	41142	22447
Customer 5	7129	95786	45425	47165	61394	99893	57246
Customer 6	43483	76091	33718	85648	56194	78982	58303
Customer 7	10368	50084	60327	47660	44858	579	13525
Customer 8	83050	46452	8399	8403	41494	1880	56590
Customer 9	52457	21959	8329	6379	70881	71476	78633
Customer 10	31083	15131	27056	8513	66070	58879	41130