

the scalpel

the scalpel

Floors from
7,892 to
15,004 sq ft

Available now



London's *sharpest landmark*
building. The Scalpel
boasts *bright and contemporary*
workspace with exceptional views,
at the heart of the capital.

the scalpel



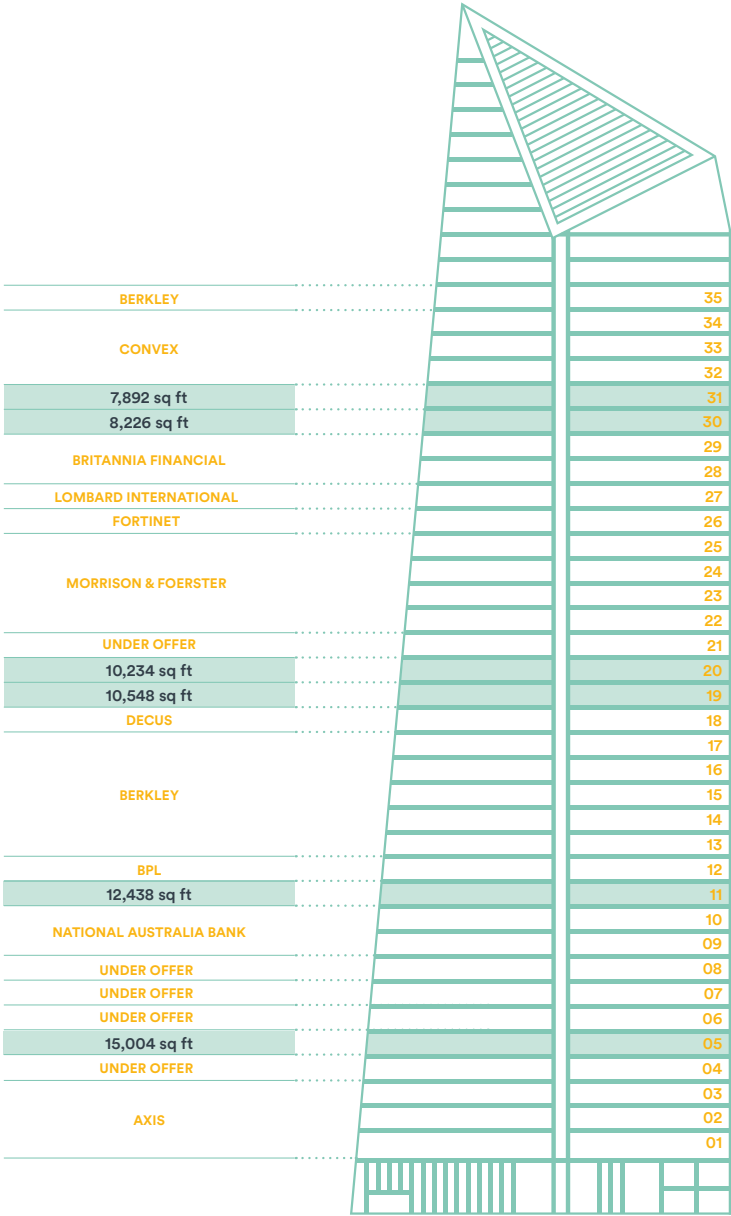
A stunning double height reception



The Building

Exceptional workspace in a landmark building

Floors from **7,892** to **15,004** sq ft

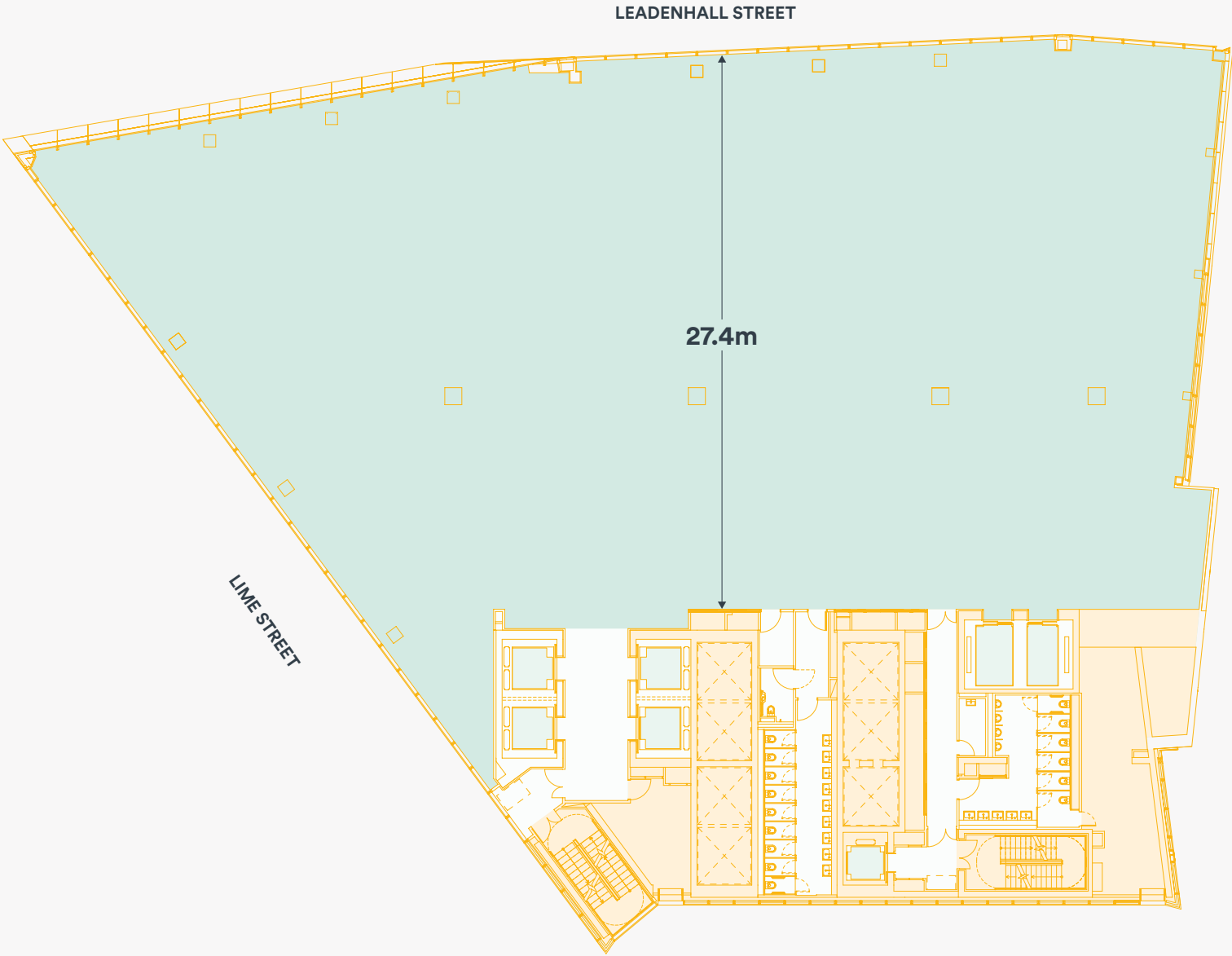
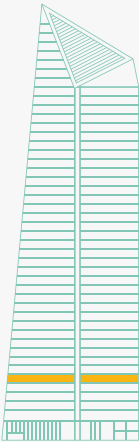


the scalpel

Low-rise floorplan

Level 5

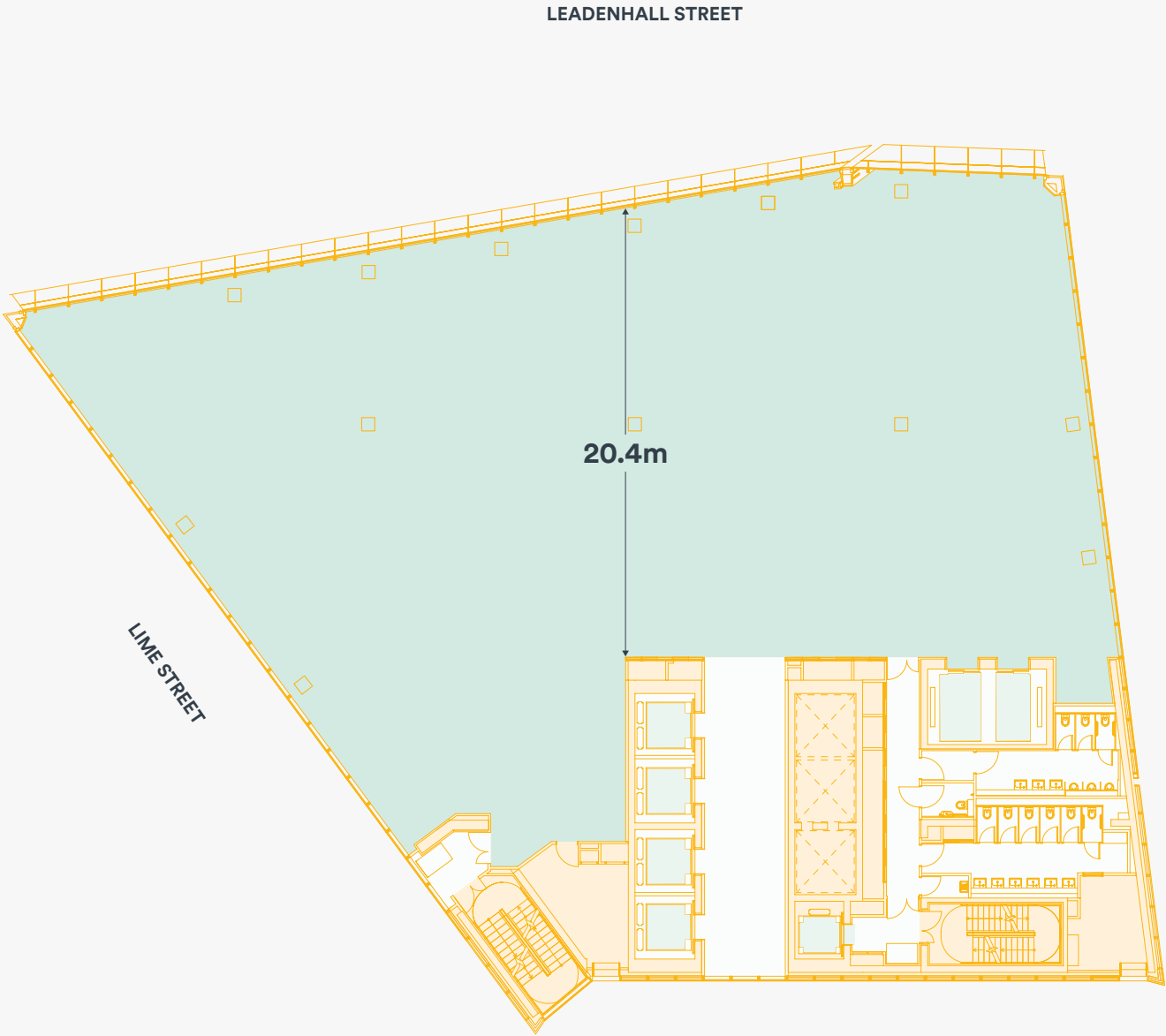
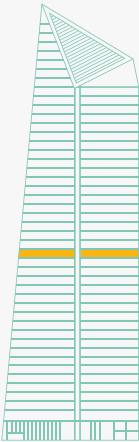
15,004 sq ft



BILITTER STREET

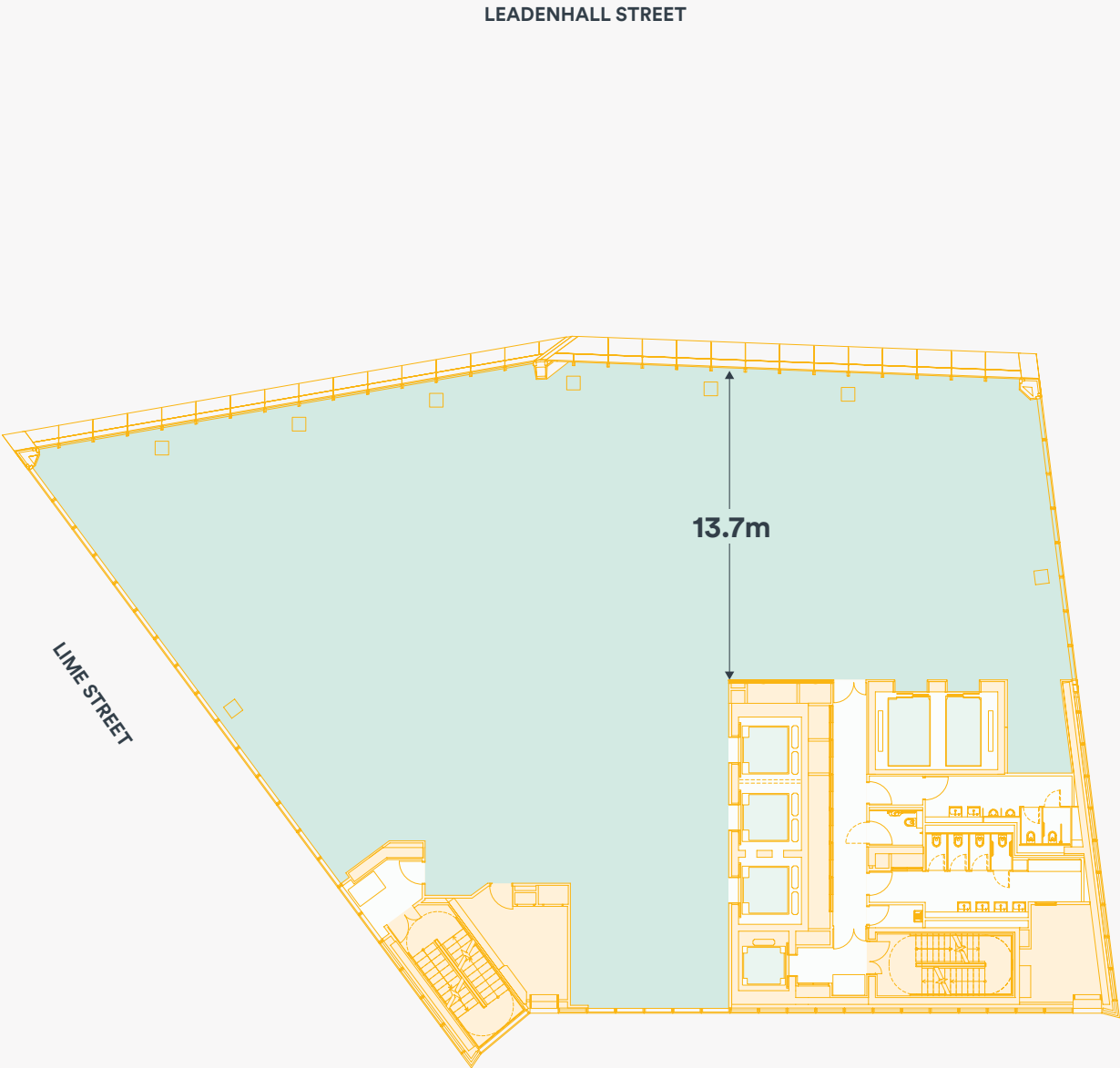
Mid-rise floorplan

Level 19
10,548 sq ft



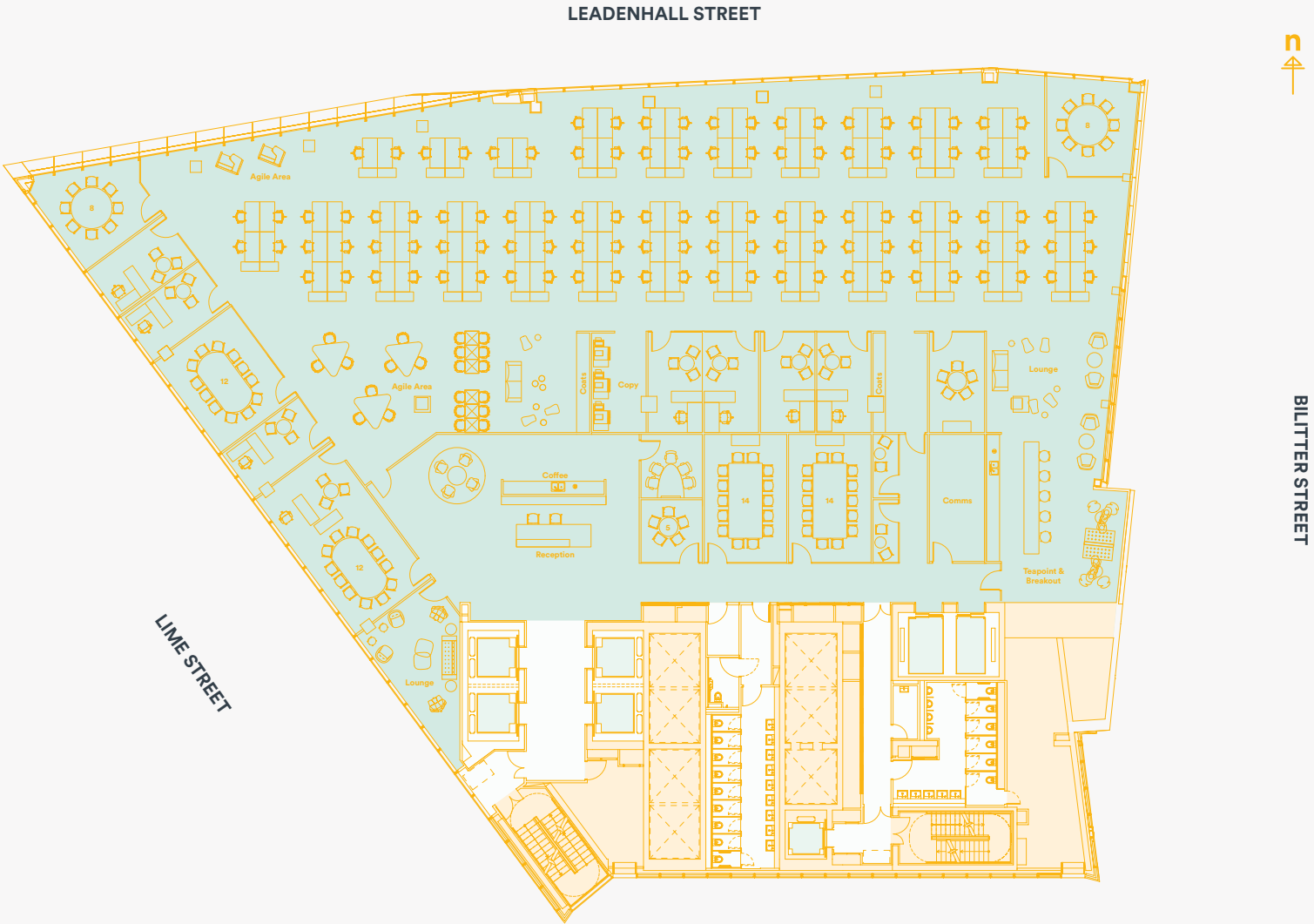
High-rise floorplan

Level 30
8,226 sq ft



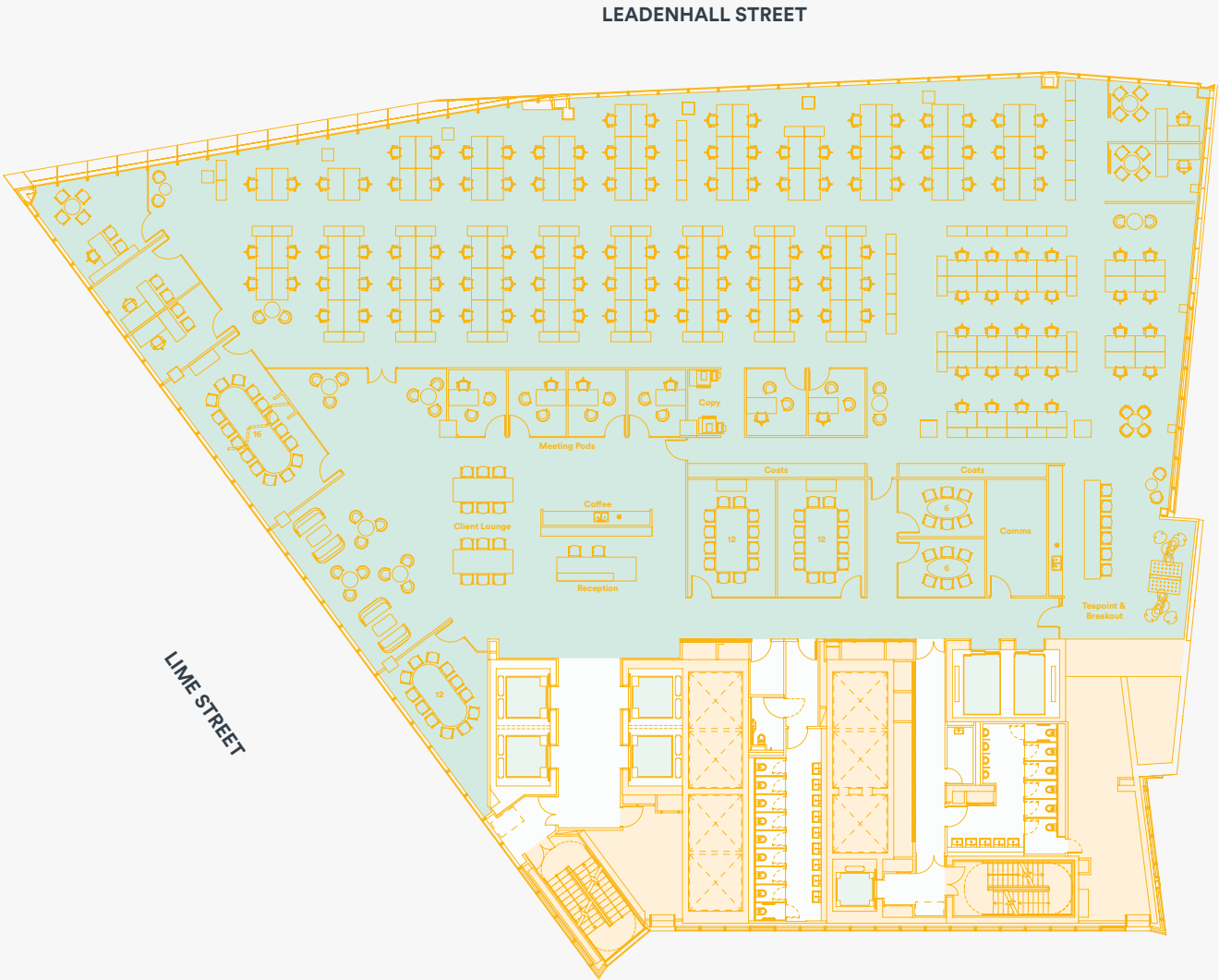
Low-density Spaceplan

Open desks	110
Offices	8
Occupancy density (sq m)	1:12



Mid-density Spaceplan

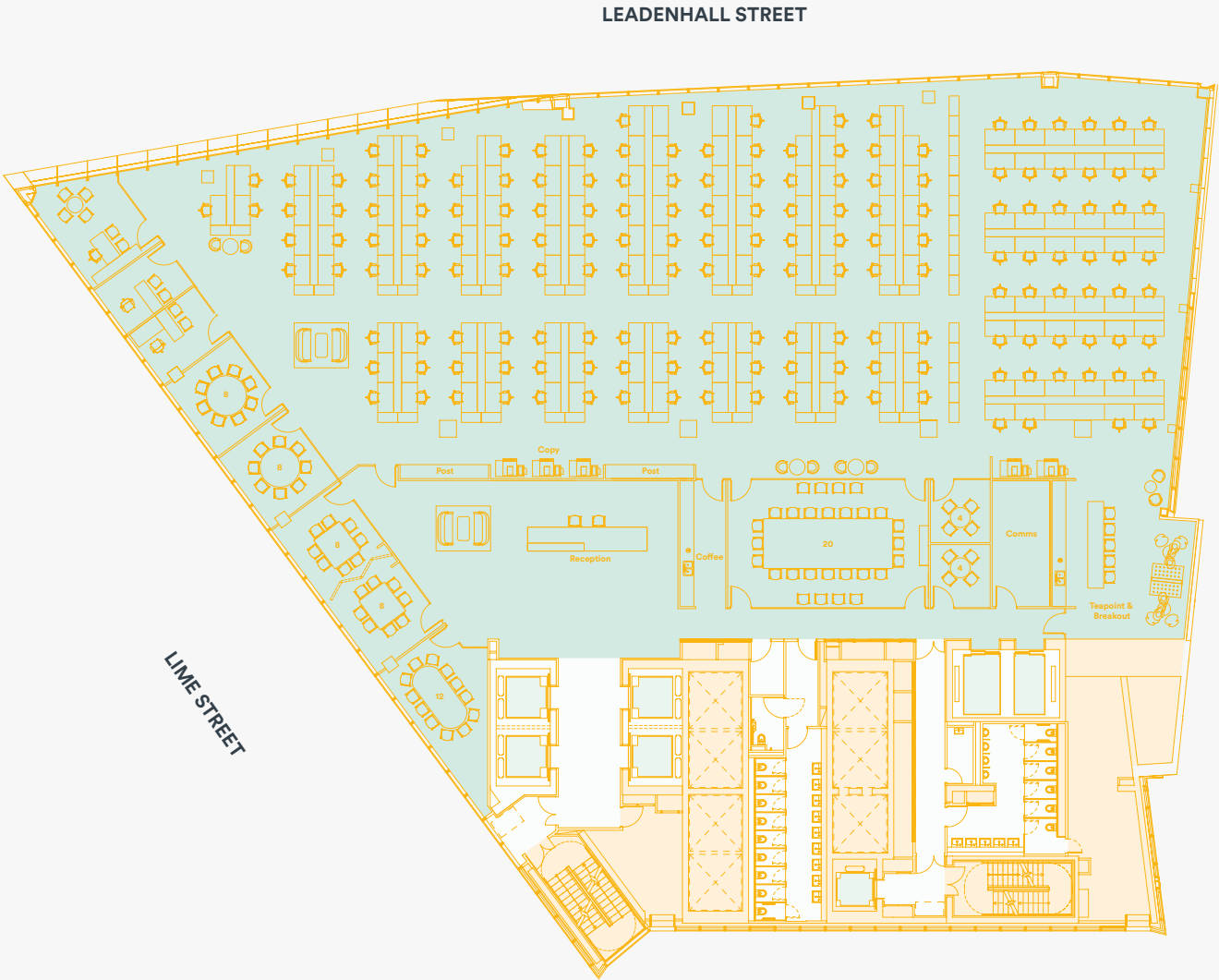
Open desks	130
Offices	5
Occupancy density (sq m)	1:10



BILTNER STREET

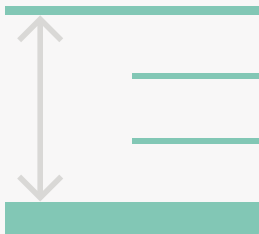
High-density Spaceplan

Open desks	172
Offices	3
Occupancy density (sq m)	1:8

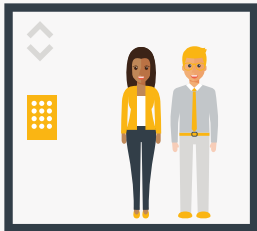


BILTERT STREET

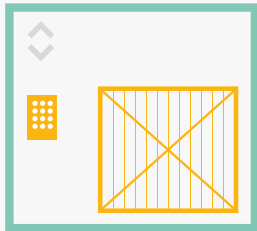
Summary specification



Prominent
triple-height
reception



3 banks of twin
passenger lifts (22 cars):
21 persons each



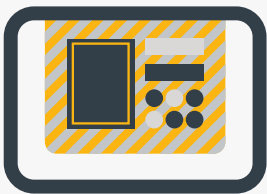
2 x goods lifts



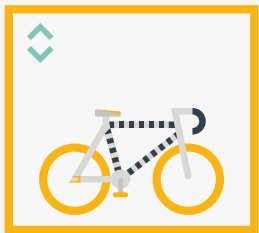
396 bicycle
parking spaces



Design density
1:8 sq m on
majority of floors



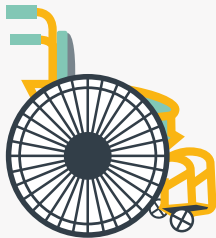
3 generators
providing
100% backup



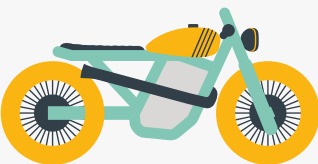
x2 dedicated
cycle lifts



40 showers
& 396 lockers



1 wheelchair
accessible
parking space



18 motorcycle
parking spaces



Dual power supply
to all areas



BREEAM 2014
“Excellent”

Detailed specification

Office 35,984 sq ft NIA	Resilience – Dual power supply to all areas – 3 generators provide 100% back up
Restaurant, Retail and Coffee Shop 11,607 sq ft NIA	Air Conditioning – Low energy cooling provided to suit fan coil units
396 Bicycle Parking Spaces 18 Motorcycle Parking Spaces 1 Wheelchair Accessible Car Parking Space	Washrooms – Based on zonal occupant densities with a male:female ratio of 60:60 at 80% utilisation
Dimensions – 1.5m planning grid – Floor to floor height 3,925mm – Finished floor to ceiling height 2,750mm – Raised floor zone 150mm – Structural zone 875mm – Minimum ceiling zones below beams 150mm	Cycle Shower and Locker Provisions – 40 showers 396 lockers
Occupation Density – 86 sq ft (8 sq m) per person – low zone (floors 1-12) – 86 sq ft (8 sq m) per person – mid zone (floors 13-24) – 129 sq ft (12 sq m) per person – high zone (floors 25-35) – 65 sq ft (6 sq m) per person means of escape	Ventilation – Fresh air supply 16 l / s / person + 20%
	Loading Densities for Cooling – Lighting 8 Watts / sqm – Small power 30 Watts / sqm – Supplementary cooling 350 kW building wide

Plant Locations – On floor plant rooms – 2 roof level plant rooms – Billiter Street annex – Building basement	Energy Reduction Measures – BREEAM 2014 “Excellent” – PV cells on the roof – High performance glazing to control solar gains and heat loss – Energy efficient LED lighting – Daylight sensors and presence detection on internal lighting – Heat recovery on AHUs – Variable speed, electronic controlled DC fan coil units – High performance water cooled chillers – Sub-metering for energy monitoring of services – Reduced energy lift installation – Building planned and orientated to optimise passive shading by the core
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Vertical Transportation – 3 banks of TWIN passenger lifts (22 lift cars): 1,600kg, 21 persons – 2 x goods lifts: 1 x 4,500kg and 1 x 2,250kg – 1 x fire fighting lift: 1,000kg, 13 persons – 2 cycle access lifts: 2,000 kg – Compliant with BCO 2014 guidance	Benefits of Twin Lifting – Two lift cars in each shaft, operating separately – Improved lift efficiency over a double decker system – Improved inter floor travel efficiency – Lower energy consumption - only a single car is dispatched during low demand periods
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Spectacular Views

The background features a complex, abstract geometric pattern of thin, teal-colored lines. These lines intersect to form a variety of irregular polygons and triangles across the entire dark blue surface. The pattern is dense and non-repeating, creating a sense of depth and movement.

The Neighbourhood

the scalpel

Out + about



Restaurants, Bars & Cafés

- | | | | |
|----|---------------------|----|------------------------|
| 1 | 1 Lombard Street | 21 | The Ned |
| 2 | Brasserie Blanc | 22 | Bar 20 |
| 3 | Burger and Lobster | 23 | HOP Vietnamese |
| 4 | Caravaggio | 24 | Coco Di Mama |
| 5 | City Social | 25 | One Under Lime |
| 6 | Dirty Martini | 26 | Black Sheep Coffee |
| 7 | Duck & Waffle | 27 | The Sterling |
| 8 | Gaucha City | 28 | Kerb Food Market |
| 9 | Fortnum & Mason | 29 | Swingers |
| 10 | Hispania | 30 | B.Y.O.C |
| 11 | La Dame de Pic | 31 | The Trinity Bell |
| 12 | Le Relais de Venise | 32 | The Craft Beer Company |
| 13 | Marco Pierre White | 33 | Association Coffee |
| 14 | M Restaurant | 34 | Patch East |
| 15 | Sky Garden | 35 | Las Banderas |
| 15 | Darwin | 36 | Brewdog |
| 15 | The Fenchurch | 37 | Savage Garden |
| 16 | Steam and Rye | 38 | Rotunda Bar |
| 17 | Sushi Samba | 39 | Mei Ume |
| 18 | The Alchemist | 40 | Restaurant at 120 |
| 19 | Bob Bob Exchange | 41 | The Moniker |
| 20 | The Counting House | 42 | Curators Coffee Studio |

Leadenhall Market

- | | |
|---------------|----------------------|
| Amathus | Luc's |
| Bedales | M Bar |
| Bibimbap | Osteria del Mercato |
| Brokers | Pizza Express |
| Chamberlain's | Sushi Gourmet |
| Cheese | The Good Yard |
| Eat | The Lamb Tavern |
| Gino D'Acampo | Tortilla |
| Giorgio | Viandas |
| La Tasca | We Grill |
| Leon | Planet of the Grapes |

Devonshire Square

- | | |
|--------------------|-----------------|
| Anise Bar | Mac & Wild City |
| Cinnamon Bar | New St Grill |
| Devonshire Terrace | Old Bengal Bar |
| Enoteca Da Luca | Pittcuc |
| Fish Market | Planet Organic |
| Kenza | Pod |

LEADENHALL MARKET, 1 MIN WALK

within a 5
minute walk...



Kerb Food Market

2 MINS WALK



Duck & Waffle

4 MINS WALK



Swingers

2 MINS WALK



Black Sheep Coffee

1 MINS WALK

DEVONSHIRE SQUARE, 5 MINS WALK

65 restaurants



The Ned

5 MINS WALK



Sky Garden

4 MINS WALK



Fortnum & Mason

5 MINS WALK



FORTNUM
& MASON

Viaandas

LEADENHALL MARKET
1 MINS WALK



LEADENHALL
MARKET

FORTNUM & MASON, 5 MINS WALK

FORTNUM & MASON

THE
ROYAL
EXCHANGE

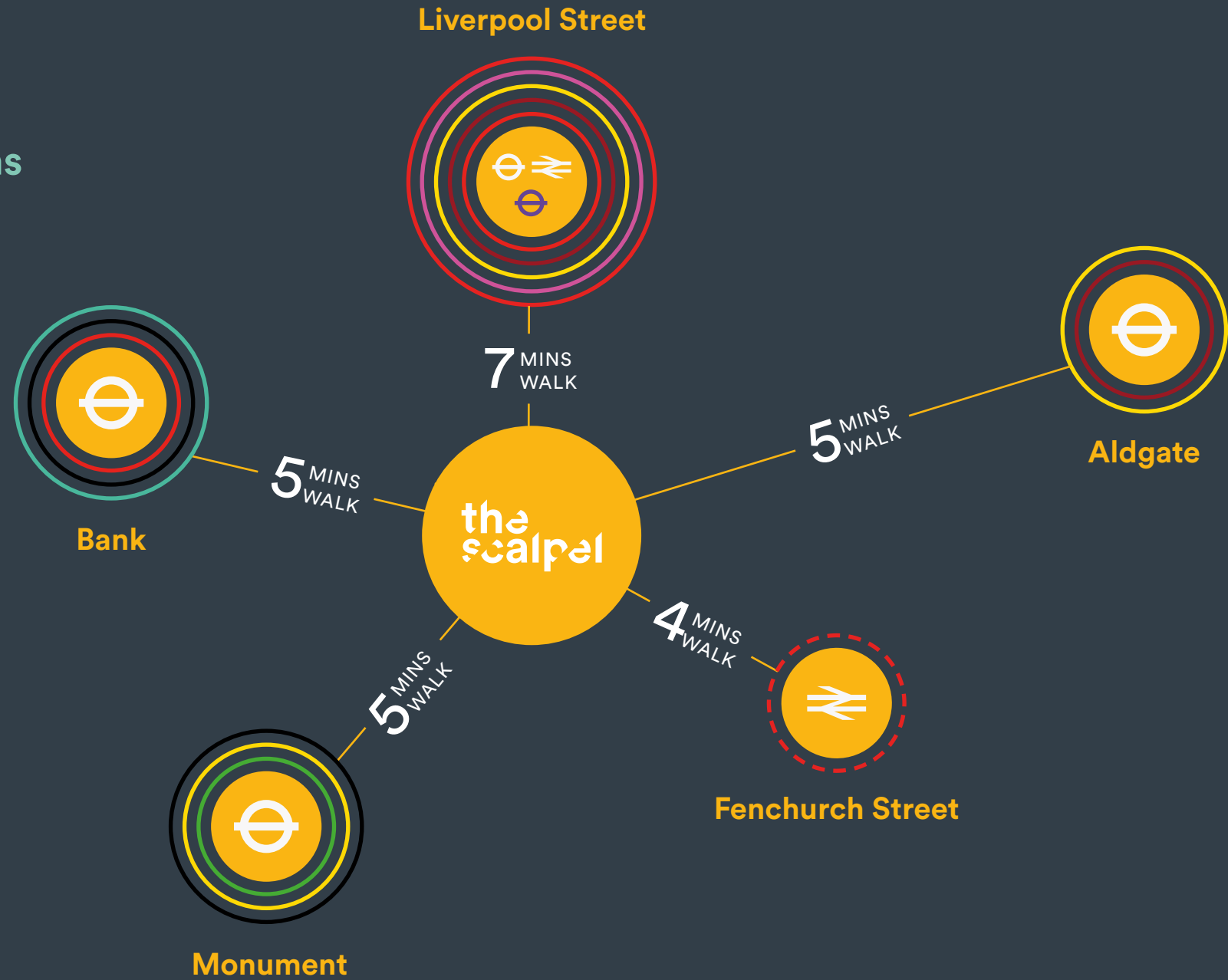
182 bars,
pubs & cafés

The background is a solid yellow color. Overlaid on this are several dark blue lines of varying lengths and orientations. These lines intersect to form a complex network of polygons, primarily triangles and quadrilaterals, of different sizes. The lines are thin and dark blue, creating a geometric, crystalline or network-like structure across the entire frame.

Connectivity

Exceptional connections

- Central
- Metropolitan
- Circle
- Hammersmith & City
- Northern
- District
- Waterloo & City
- Overground
- The Elizabeth Line



Elizabeth Line



All journey times sourced from Crossrail – opening Q4 2019

The team

DEVELOPER



DELIVERY TEAM

Architect
KPF

Contractor
Skanska UK Limited

**Structural and Building Engineering
Services Consultant**
ARUP

Vertical Transportation Consultant
ARUP

Sustainability and BREEAM Consultant
ARUP

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[scalpellondon](#)

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