

**THE  
PEARCE  
BUILDING**



**DRIVEN BY TALENT. LED BY CULTURE.  
BRILLIANTLY CONNECTED.  
FOR THE GLOBALLY MINDED, THE BEST  
OF ALL WORLDS.**

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This is a flagship space for a thriving enterprise. Seven floors of light-filled, high-specification work environment. The flexibility to evolve. Fluid international travel links, easy connectivity with central London. And a vibrant energy that's all its own.

Create an impact at The Pearce Building.





A WELCOMING RECEPTION

**GENEROUS & GRACEFUL  
SPACE. THE ULTIMATE LUXURY.**

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**AN ENVIRONMENT FOR INNOVATION** ○





○ OUTDOOR SPACES



# AN INSPIRED LIFESTYLE WHEN WORK ENDS, THE FUN BEGINS.



MICHELIN-STARRED EATERIES



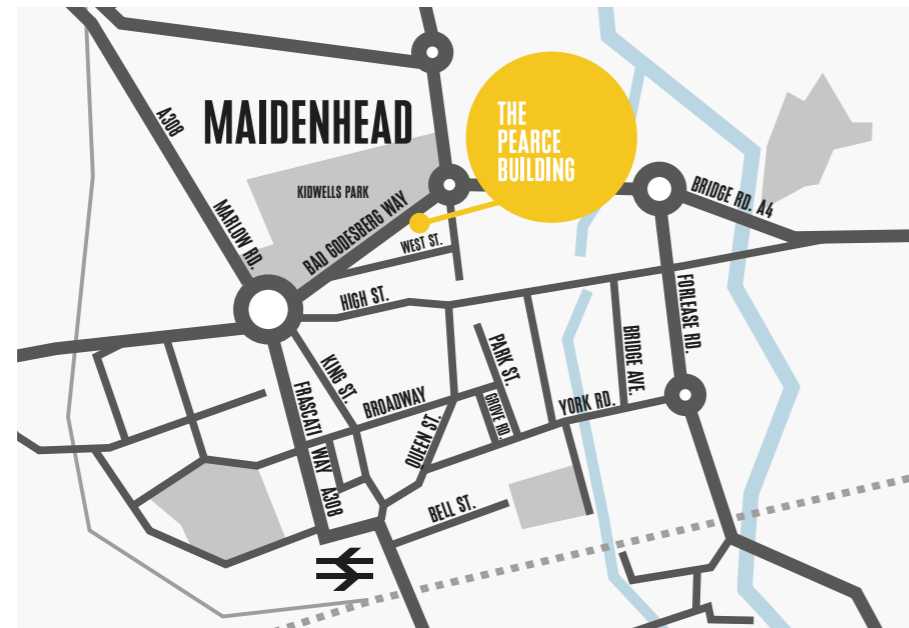
TRANQUIL SPACES



WORK/PLAY



CONNECTION TIME IN MINUTES

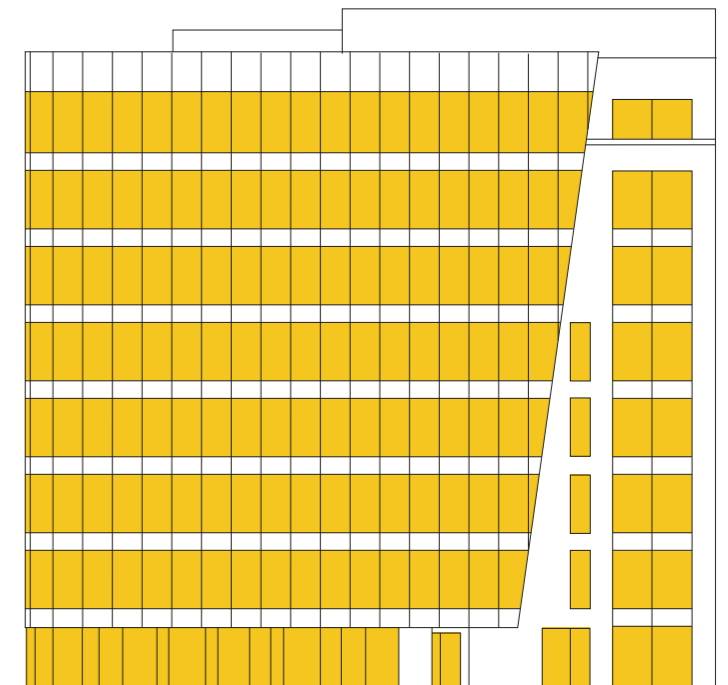


## SPECIFICATION

- DESIGNED TO AN OCCUPATIONAL DENSITY OF 1:8M<sup>2</sup>
- AIR CONDITIONING
- FULLY ACCESSIBLE METAL TILE SUSPENDED CEILINGS
- RAISED ACCESS FLOORS
- LG7 COMPATIBLE LIGHTING WITH DAY LIGHT DIMMING
- ROOF TERRACES AT 5TH AND 7TH FLOOR LEVELS
- THREE 13 PERSON LIFTS
- 56 CAR PARKING SPACES
- 27 BICYCLE PARKING SPACES
- SHOWERS, WITH CHANGING AND LOCKER FACILITIES
- EPC A
- BREEAM 'EXCELLENT'

## FLOOR AREAS

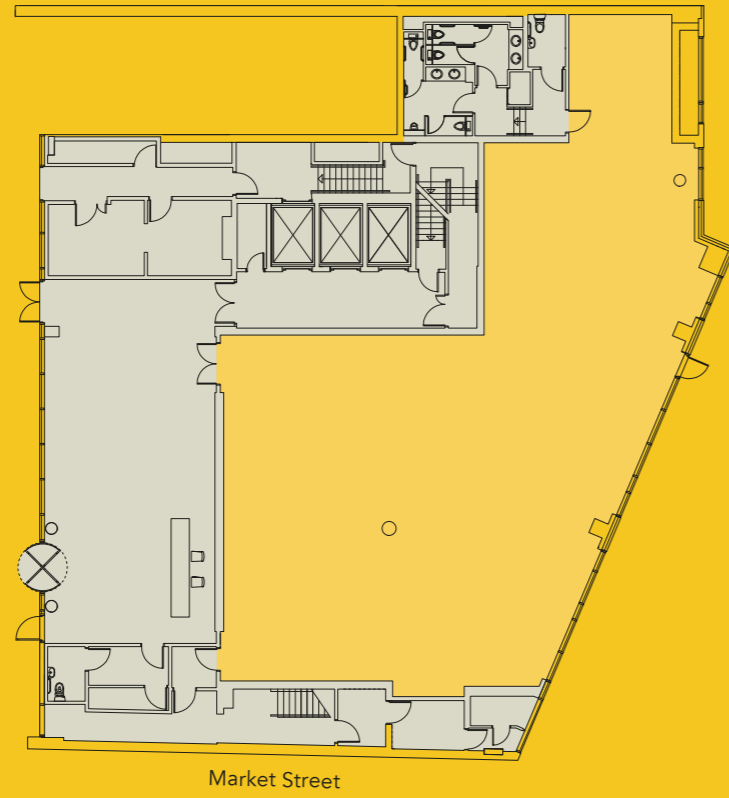
	SQ FT	SQ M
7	LET	
6	6,366	591.4
5	6,353	590.2
4	7,343	682.2
3	7,331	681.1
2	7,318	679.9
1	7,331	681.1
G	3,818	354.7
<b>TOTAL</b>	<b>50,993</b>	<b>4,737.5</b>



(APPROXIMATE IPMS 3 AREAS)

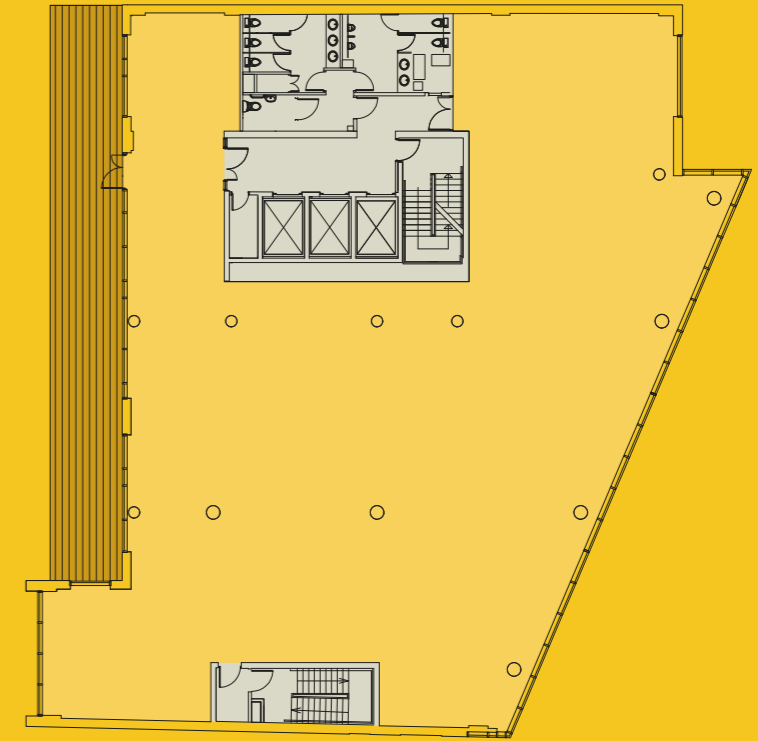
**GROUND FLOOR**

3,818 SQ FT  
354.7 SQ M



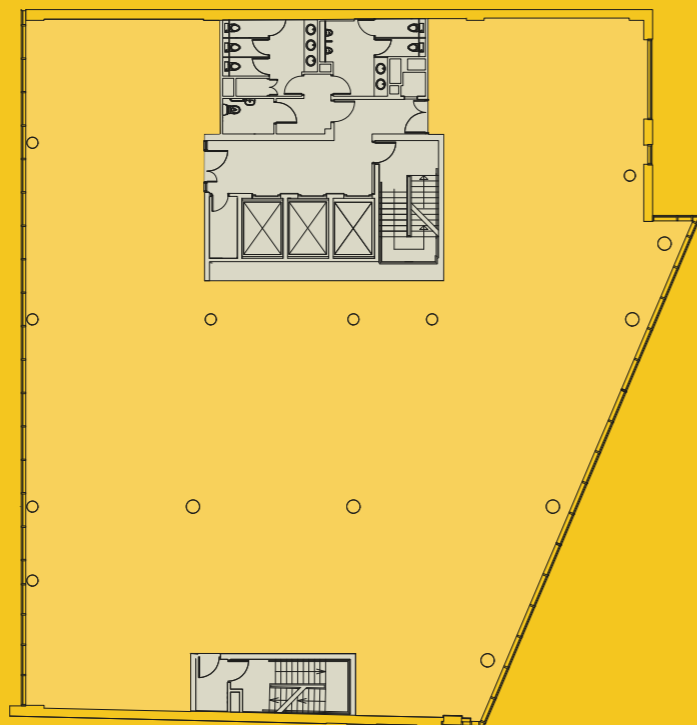
**FIFTH FLOOR**

6,353 SQ FT  
590.2 SQ M



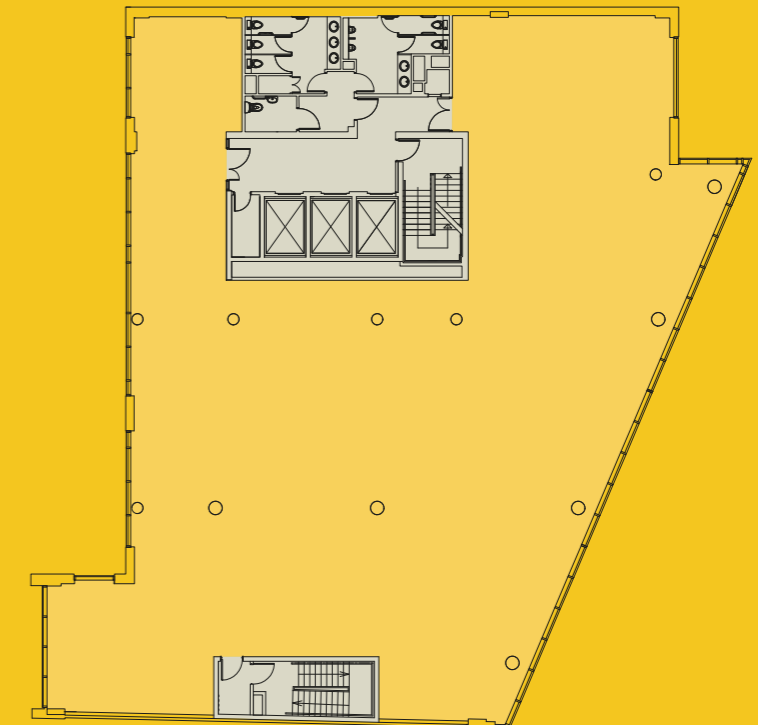
**TYPICAL FLOOR**

First – Fourth  
C.7,331 SQ FT  
681.1 SQ M



**SIXTH FLOOR**

6,366 SQ FT  
591.4 SQ M



(Approx net internal areas).  
Floor plans not to scale, for indicative purposes only.





## **AGENTS DETAILS**

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