

# The Scalpel

52 Lime Street, EC3

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# The skyline refined

The Scalpel is coming: a new presence on one of the most distinguished and dynamic skylines in the world.

The building is at once both a sharp reminder of a rich history of commerce at the heart of London's main financial centre, the City, and a symbol to a successful future.





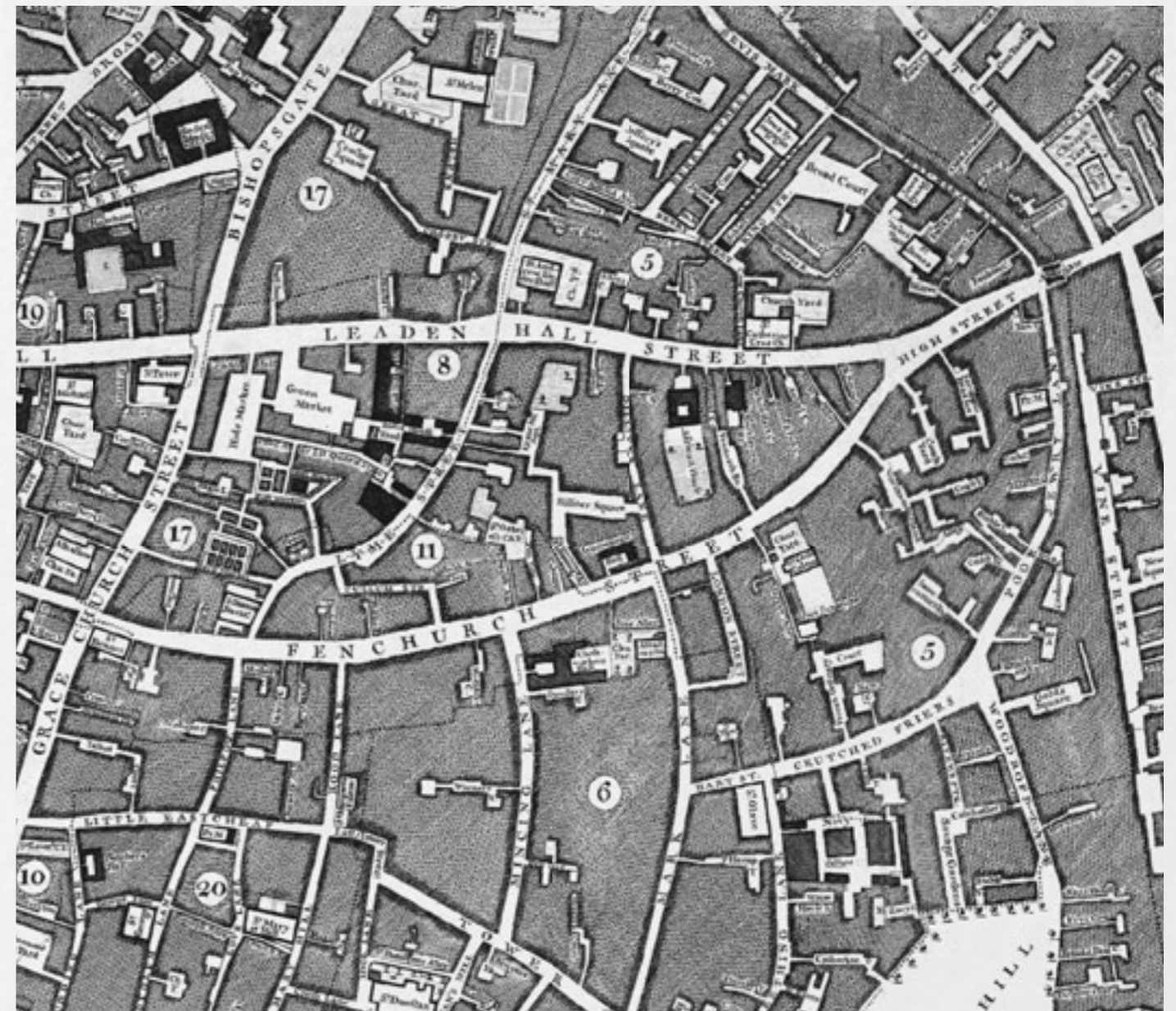
# Building on City traditions

The Scalpel has centuries of history and tradition behind it.

Situated on the corner of Lime Street and Leadenhall Street, this location has been defined on maps of London since at least 1520. The patchwork of characterful medieval streets which form the City contribute to its ambience, building on the traditions started in the original Lloyd's Coffee House of the early 1700s.



Lloyd's Coffee House



1746 John Rocque map



# In good company

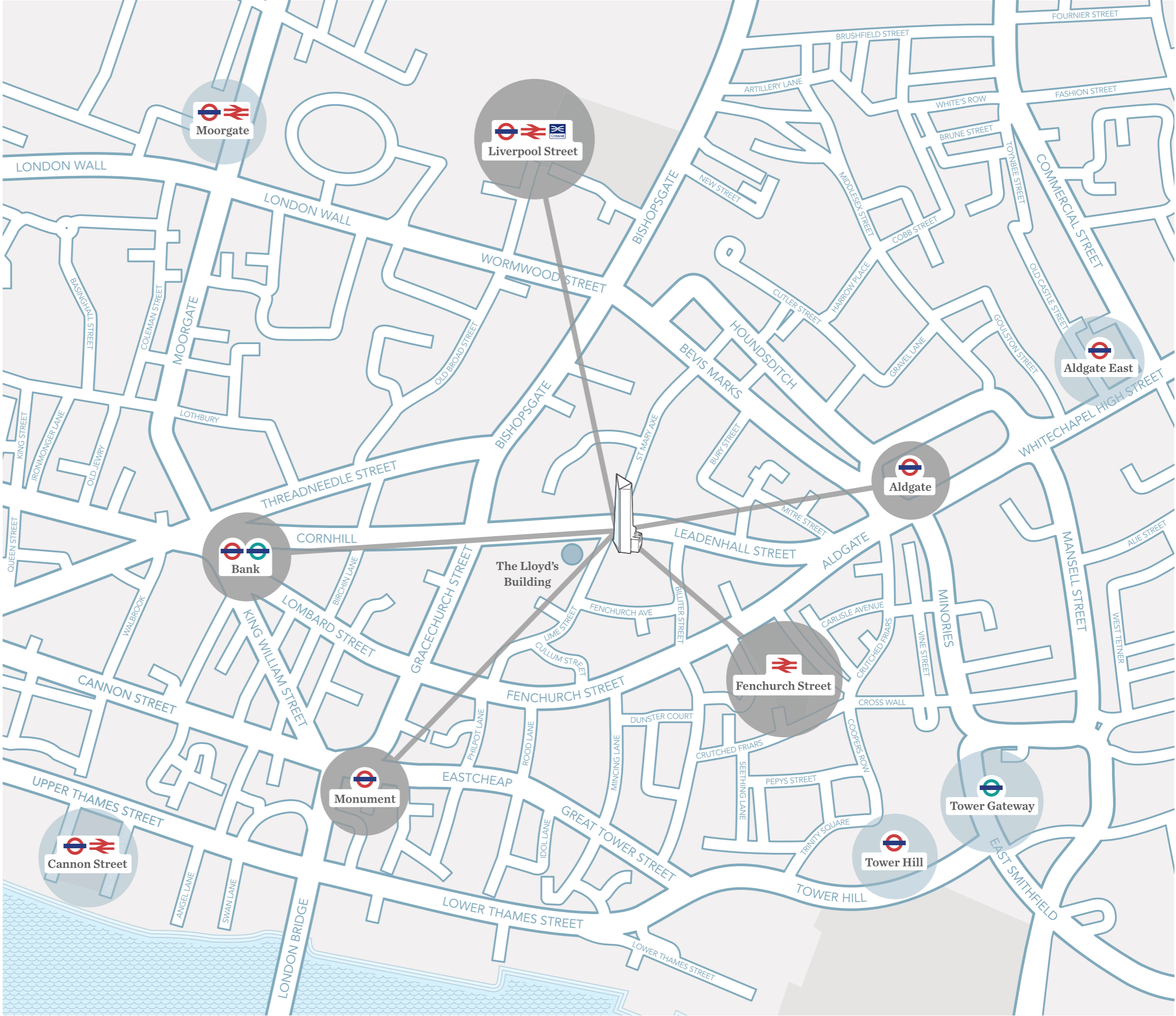
Immediately opposite The Lloyd's Building, The Scalpel is a welcome addition to London's City Cluster. It is home to some of the world's most respected and successful businesses: from historic blue-chips to modern tech firms; from thriving small businesses to the giants of the global insurance market.



# Location

The Scalpel is at the hub of London commerce, with transport links to match.

Within a short walking distance of five underground stations, three mainline railway stations and the Docklands Light Railway, The Scalpel benefits from extensive transport links and the area has an exciting selection of restaurants and bars which operate alongside a varied and high quality retail offering.







# Amenities

## RESTAURANTS, BARS AND CAFES

- |                        |                          |
|------------------------|--------------------------|
| 1. Adriatico           | 23. Omnino Steakhouse    |
| 2. Anokha              | 24. One Under Lime       |
| 3. Association Coffee  | 25. Pause                |
| 4. Balls Brothers      | 26. Pizza Rossa          |
| 5. Benito's Hat        | 27. Pret A Manger        |
| 6. Bonds Restaurant    | 28. Revolution           |
| 7. Breakfast & Burgers | 29. Rhubarb              |
| 8. Caffé Nero          | 30. Starbucks Coffee     |
| 9. Caravaggio          | 31. Steam & Rye          |
| 10. City Social        | 32. Sushi Samba          |
| 11. Corney & Barrow    | 33. The Alchemist        |
| 12. Costa              | 34. The Counting House   |
| 13. Dirty Martini      | 35. The Drift Bar        |
| 14. Duck & Waffle      | 36. The Folly            |
| 15. EAT                | 37. The Grapes           |
| 16. Factory House      | 38. The Slug and Lettuce |
| 17. Gaucho City        | 39. The Sterling         |
| 18. Konditor & Cook    | 40. The Swan Tavern      |
| 19. Itsu               | 41. The Trident          |
| 20. Jamies Wine Bar    | 42. The Wine Lodge       |
| 21. Japanese Canteen   | 43. Tossed               |
| 22. Old Tea Warehouse  |                          |

## RETAIL

- |                      |                       |
|----------------------|-----------------------|
| 1. Austin Reed       | 10. Marks and Spencer |
| 2. Boots             | 11. Molton Brown      |
| 3. Charles Tyrwhitt  | 12. Next              |
| 4. Cheaney Shoes     | 13. Oliver Bonas      |
| 5. Ede & Ravenscroft | 14. Roderick Charles  |
| 6. Ernest Jones      | 15. Space.NK.         |
| 7. Gap               | 16. Suit Supply       |
| 8. Jones             | 17. T.M. Lewin        |
| 9. Mappin & Webb     | 18. Vodafone          |

## HOTELS

- |                              |                           |
|------------------------------|---------------------------|
| 1. Apex City of London Hotel | 4. Novotel London Bridge  |
| 2. Club Quarters Gracechurch | 5. Threadneedles Hotel    |
| 3. Grange City Hotel         | 6. Tower of London Hilton |

## LEISURE

- |  |                  |
|--|------------------|
| 1. IRebel                              | 4. Gymbox        |
| 2. Bannatyne Health Club               | 5. LA Fitness    |
| 3. Fitness First<br>Gracechurch Street | 6. No1 Fitness   |
|  | 7. Virgin Active |

## LEADENHALL MARKET

### Restaurants, Bars and Cafes:

- |                      |                      |
|----------------------|----------------------|
| Amathus Drinks       | Luc's Brasserie      |
| Bedales Wine Bar     | Osteria del Mercato  |
| Broker's Wine Bar    | Pizza Express        |
| Butcher @ Leadenhall | Planet of the Grapes |
| Chamberlain's        | The Lamb Tavern      |
| Cheese @ Leadenhall  | The M Bar            |
| Chop'd               | The New Moon         |
| Giorgio's            | Tortilla             |
| Hai Street Kitchen   | We Grill             |
| Loch Fyne            |                      |

### Retail:

- |                 |                |
|-----------------|----------------|
| Barbour         | Hotel Chocolat |
| Beau Gems       | Jaeger         |
| Diptyque        | Reiss          |
| Gieves & Hawkes | The Pen Shop   |
| Hobbs           | Waterstones    |



# Occupiers

## INSURANCE / OTHER

- |                                |                               |
|--------------------------------|-------------------------------|
| 1. Ace                         | 23. Lockton                   |
| 2. AIG                         | 24. Markel                    |
| 3. Allianz Global              | 25. Mitsui Sumitomo Insurance |
| 4. Amazon                      | 26. Munich Re                 |
| 5. Amlin                       | 27. Novae Group               |
| 6. Aon                         | 28. Partnership Assurance     |
| 7. Aon Benfield                | 29. QBE Insurance Group       |
| 8. Ark Underwriting            | 30. RFIB                      |
| 9. Aviva                       | 31. Rothesay Life             |
| 10. AXA Insurance              | 32. RSA                       |
| 11. Beazley                    | 33. SCOR                      |
| 12. Brit Insurance             | 34. Skuld Services            |
| 13. CNA Insurance              | 35. Swiss Re                  |
| 14. Catlin Group               | 36. Talbot Underwriting       |
| 15. FM Global                  | 37. Tokio Marine Kiln         |
| 16. FP Marine Risks            | 38. Towergate Partnership     |
| 17. Arthur J. Gallagher & Co   | 39. Travellers Insurance Co   |
| 18. Hiscox                     | 40. USAA                      |
| 19. JLT Group                  | 41. USS                       |
| 20. Liberty Speciality Markets | 42. W. R. Berkley             |
| 21. Liberty Syndicates         | 43. Willis                    |
| 22. Lloyd's of London          | 44. XL Group                  |

## PROFESSIONAL

- |                                  |                                     |
|----------------------------------|-------------------------------------|
| 1. Arnold & Porter               | 9. King & Spalding                  |
| 2. Accenture                     | 10. Kirkland Ellis                  |
| 3. Cadwalader, Wickersham & Taft | 11. Latham & Watkins                |
| 4. DWF                           | 12. McDermott Will & Emery          |
| 5. Edwards Wildman               | 13. Rogers Stirk Harbour + Partners |
| 6. Gide Loyrette Nouel           | 14. Vinson & Elkins                 |
| 7. Hunton & Williams             | 15. White & Case                    |
| 8. Kennedys                      | 16. Wilkins Beaumont Suckling       |

## FINANCIAL

- |                            |                            |
|----------------------------|----------------------------|
| 1. Aldermore               | 13. M&G Investments        |
| 2. AXA                     | 14. Rothschild             |
| 3. Bank of Korea           | 15. Royal Bank of Scotland |
| 4. Berenberg Bank          | 16. SCB Associates         |
| 5. BlackRock               | 17. Standard Life          |
| 6. China Construction Bank | 18. TD Securities          |
| 7. CMC Markets             | 19. Tullet Prebon Group    |
| 8. Daiwa Capital Markets   | 20. UBS                    |
| 9. Deutsche Bank           | 21. Vanquis Bank           |
| 10. ION Trading            | 22. VTB                    |
| 11. Jane Street Capital    | 23. Wells Fargo            |
| 12. KBC                    | 24. Westpac                |





## A landmark at street level

The Scalpel's public spaces are an important part of its make-up. This includes a new public square at the base of the building. As well as restoring the historic Lime Street Square, the new public space will provide a vastly improved setting on Lime Street that will be further enhanced by a new 'coffee house' echoing the original City coffee houses.

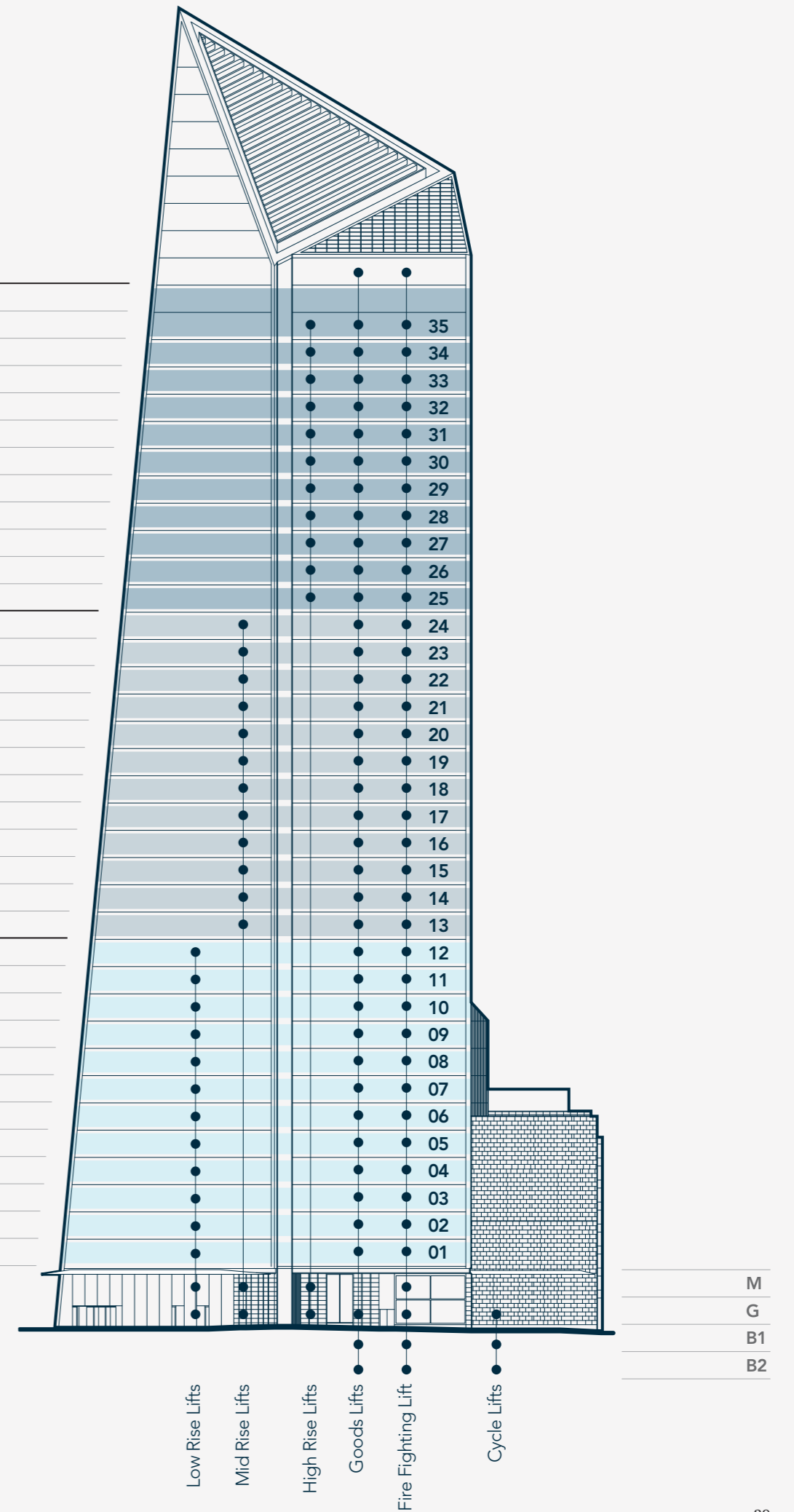






# Schedule of floor areas

	Levels	Floor area (sq ft)	Floor area (sq m)
<b>High Rise</b>	35	6,613	614
	34	6,937	644
	33	7,257	674
	32	7,575	704
	31	7,895	734
	30	8,215	763
	29	8,533	793
	28	8,849	822
	27	9,167	852
	26	8,260	767
	25	8,662	805
<b>Mid Rise</b>	24	8,910	828
	23	9,227	857
	22	9,539	886
	21	9,848	915
	20	10,158	944
	19	10,469	973
	18	10,774	1,001
	17	11,085	1,030
	16	11,376	1,057
	15	11,462	1,065
	14	11,230	1,043
13	11,823	1,098	
<b>Low Rise</b>	12	12,089	1,123
	11	12,396	1,152
	10	12,596	1,170
	9	14,195	1,319
	8	14,614	1,358
	7	14,725	1,368
	6	14,921	1,386
	5	14,991	1,393
	4	15,539	1,444
	3	15,670	1,456
	2	15,774	1,466
1	14,938	1,388	
<b>TOTAL</b>		<b>386,312</b>	<b>35,892</b>





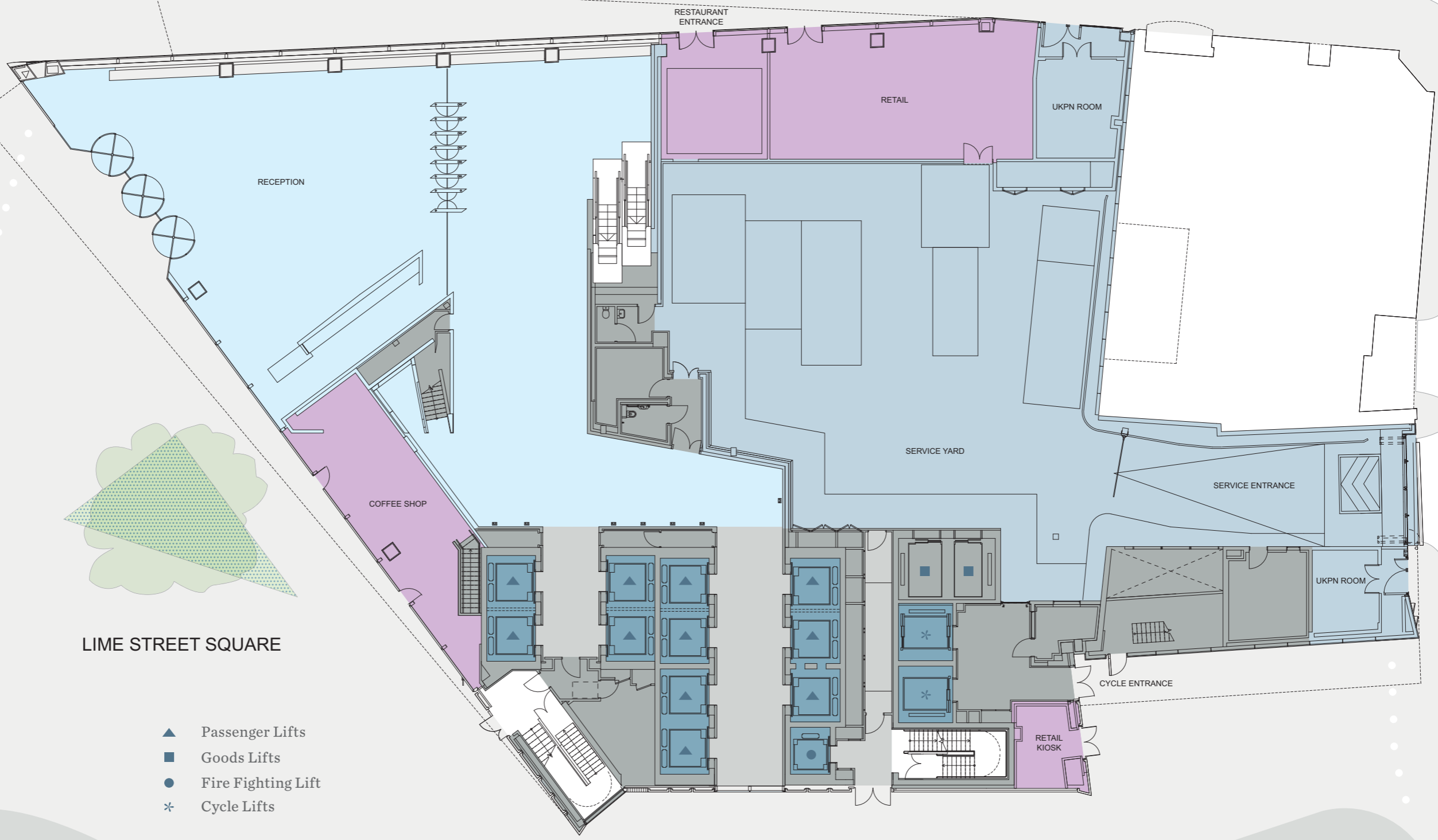


LEADENHALL STREET

LIME STREET

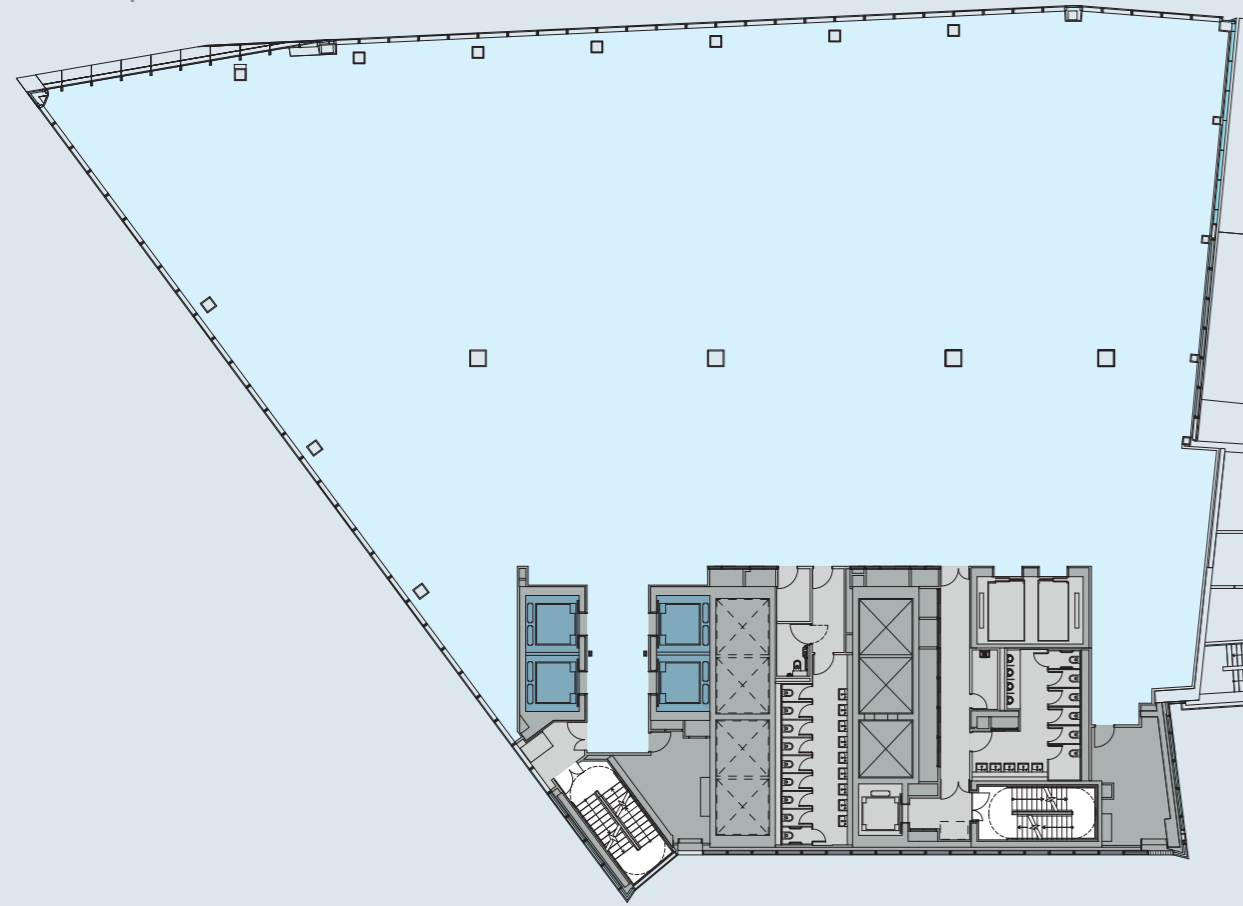
LIME STREET SQUARE

BILITER STREET

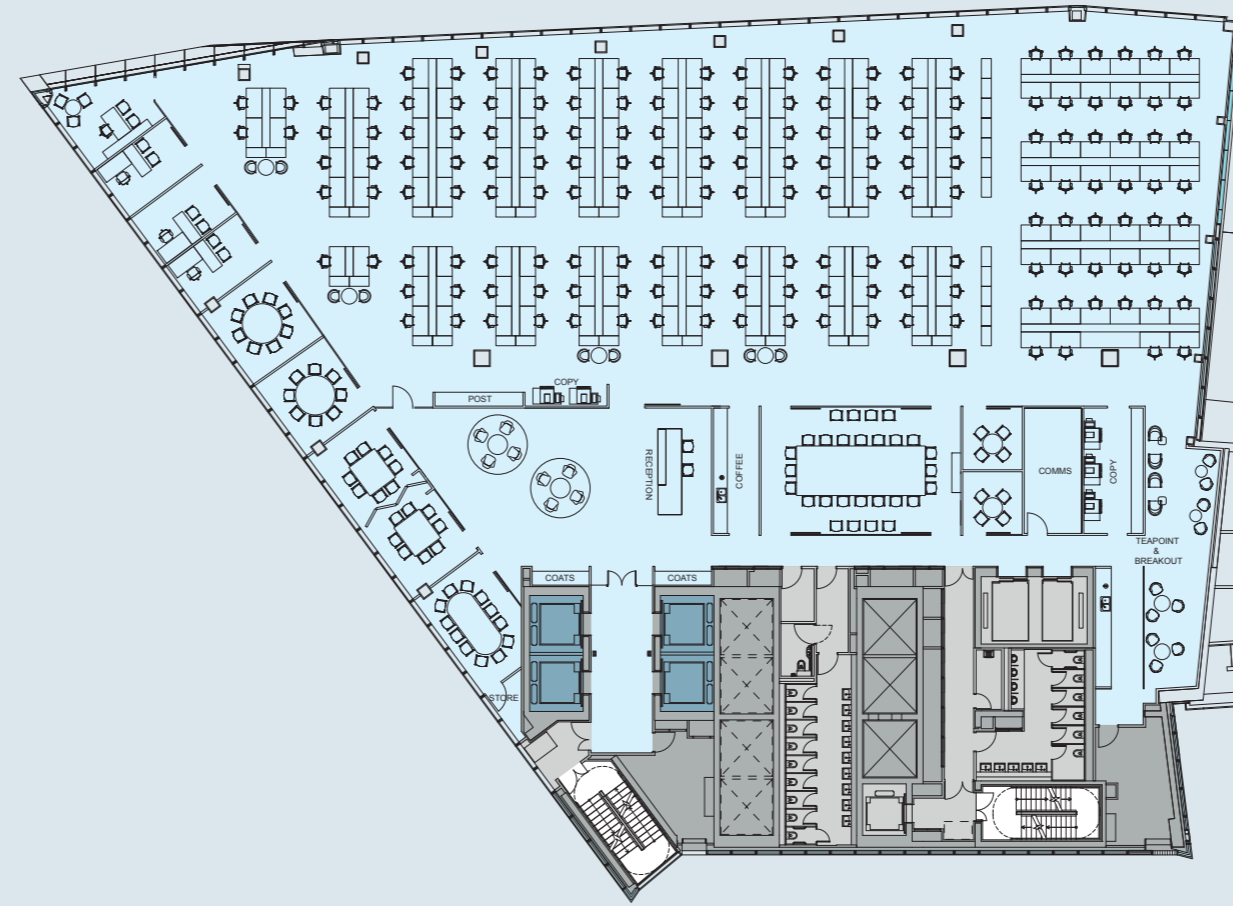


- ▲ Passenger Lifts
- Goods Lifts
- Fire Fighting Lift
- \* Cycle Lifts

Low Rise  
Example Floor L2  
15,774 sq ft



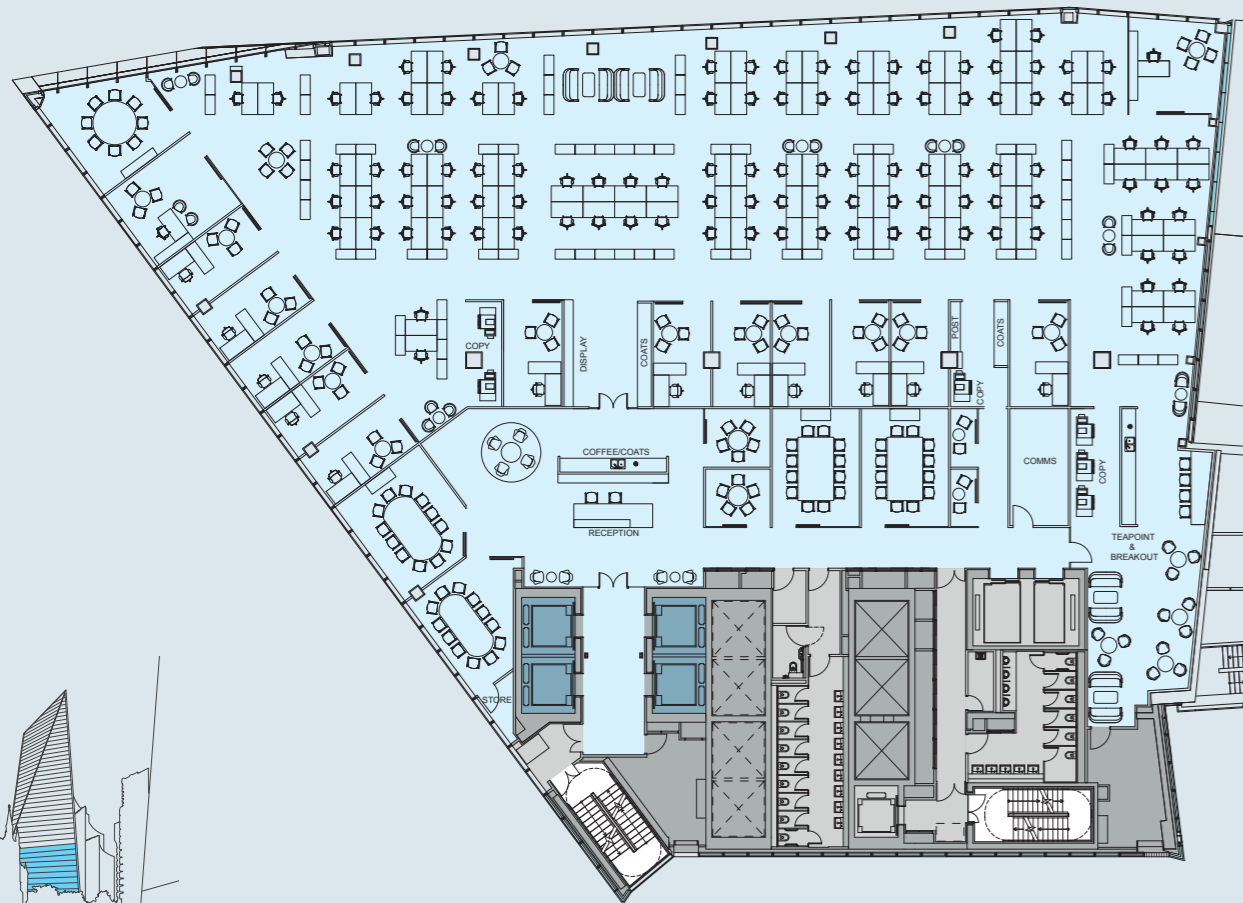
Financial



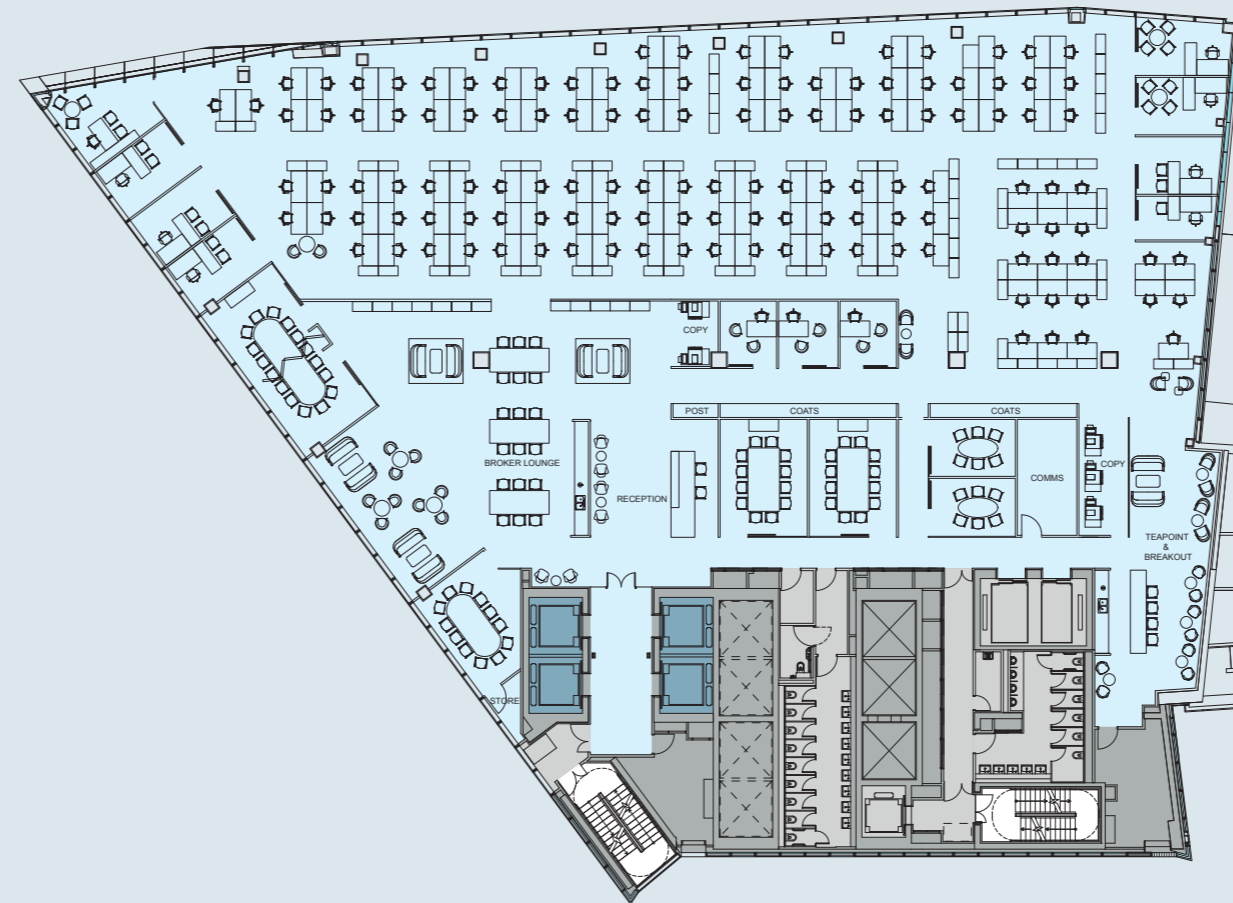
Financial

Net internal area (sq ft)	15,774
Open desks	172
Offices	4
Sq ft per desk	89
<b>Total desks inc. reception</b>	<b>178</b>
4 Person meeting rooms	2
8 Person meeting rooms	4
12 Person meeting rooms	1
20 Person meeting rooms	1
<b>Total meeting room seats</b>	<b>72</b>

Corporate



Insurance

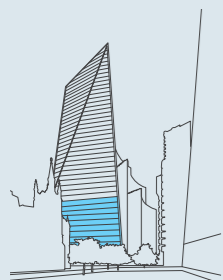


Corporate

Net internal area (sq ft)	15,774
Open desks	108
Offices	14
Sq ft per desk	127
<b>Total desks inc. reception</b>	<b>124</b>
Drop-in pods	2
5 Person meeting rooms	2
8 Person meeting rooms	1
12 Person meeting rooms	4
<b>Total meeting room seats</b>	<b>70</b>

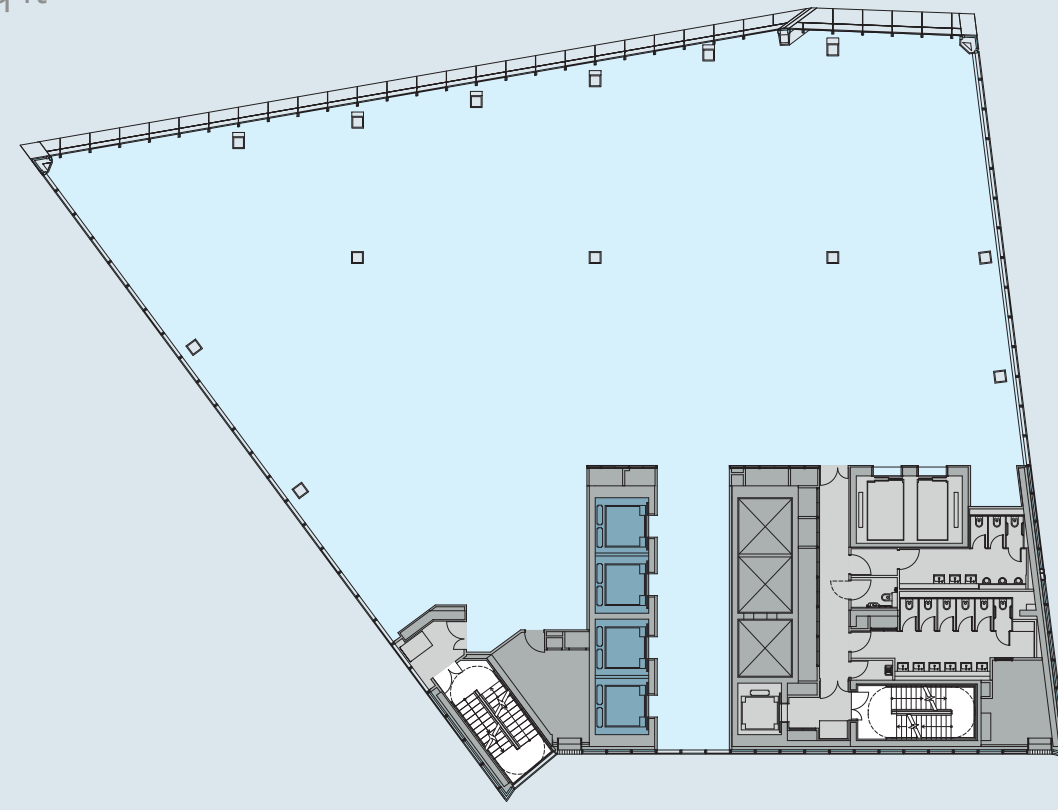
Insurance

Net internal area (sq ft)	15,774
Open desks	130
Offices	8
Sq ft per desk	113
<b>Total desks inc. reception</b>	<b>140</b>
Drop-in pods	3
6 Person meeting rooms	2
12 Person meeting rooms	3
16 Person meeting rooms	1
<b>Total meeting room seats</b>	<b>73</b>

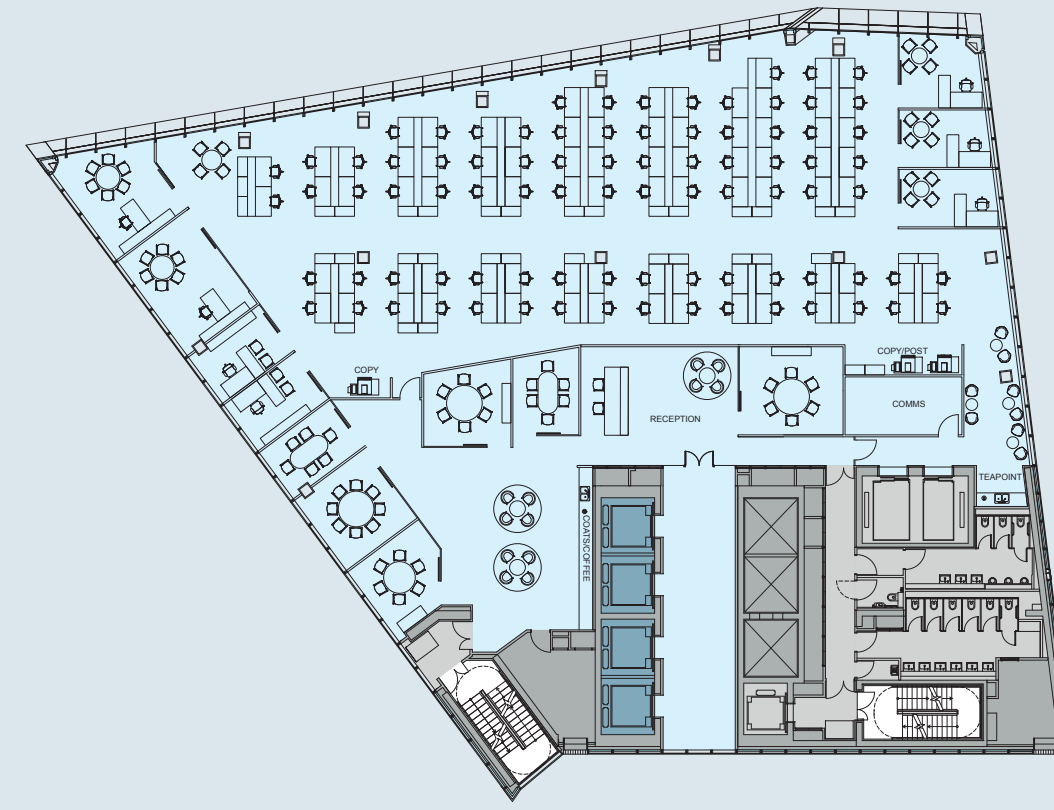


Low Rise  
Example Floor L2

Mid Rise  
Example Floor L19  
10,469 sq ft



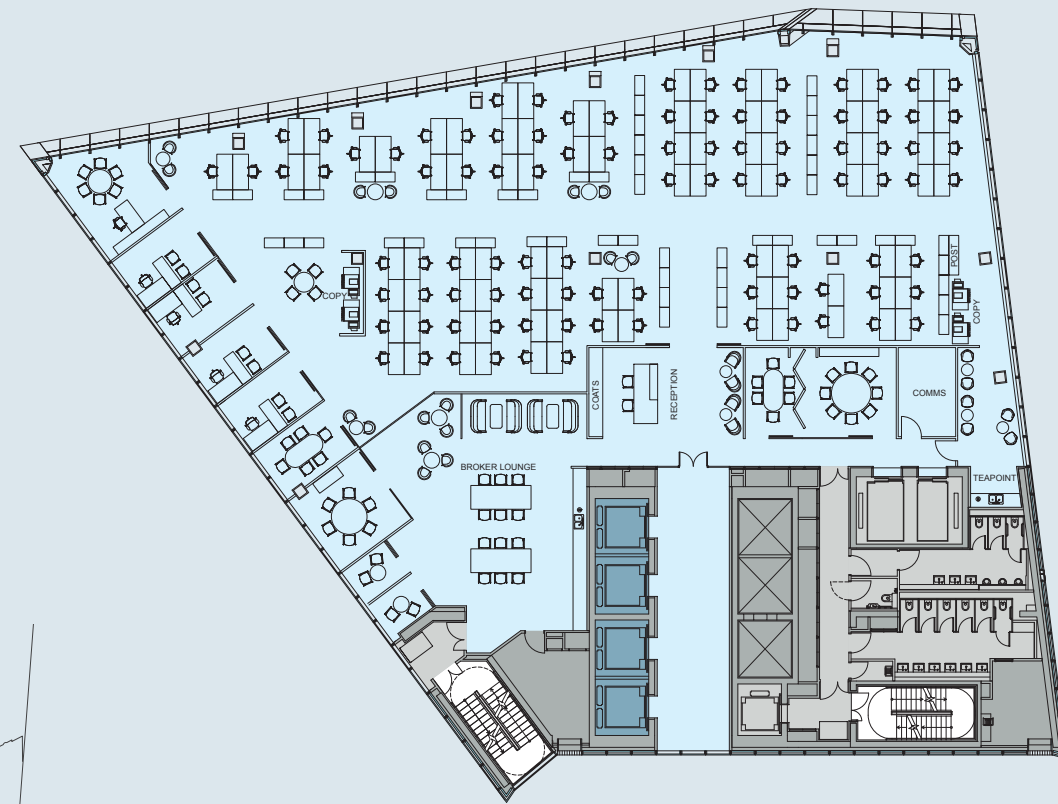
Financial



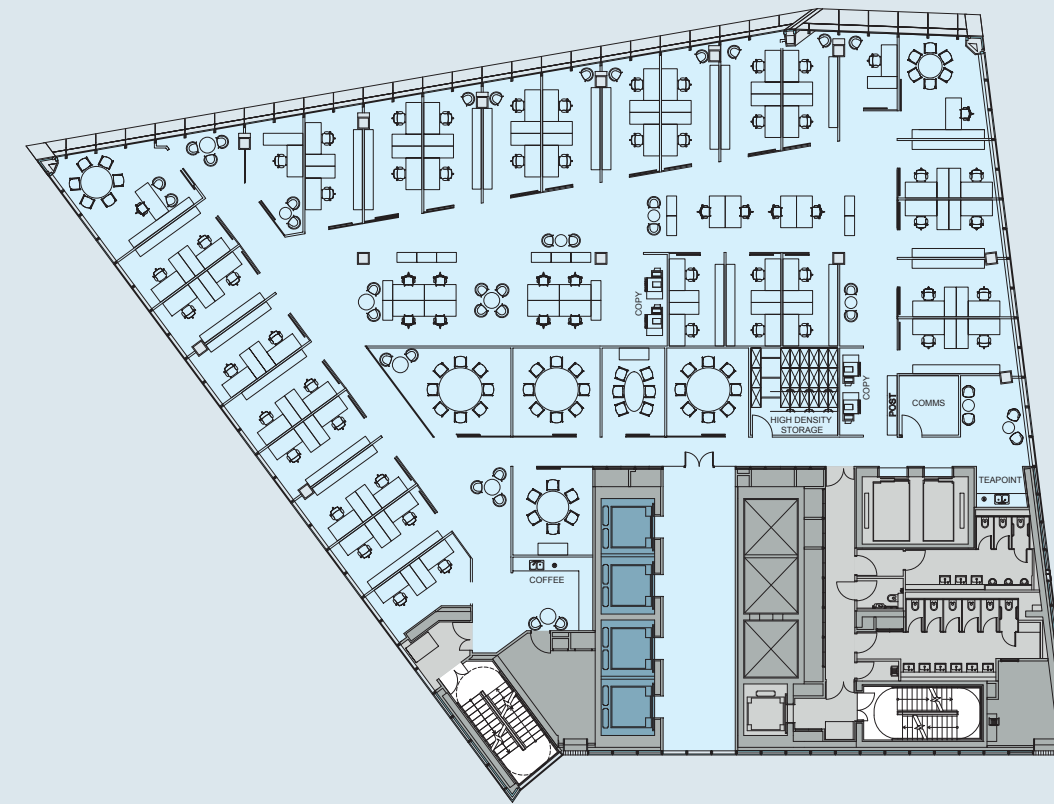
Financial

Net internal area (sq ft)	10,469
Open desks	85
Offices	7
Sq ft per desk	111
<b>Total desks inc. reception</b>	<b>94</b>
6 Person meeting rooms	5
8 Person meeting rooms	1
<b>Total meeting room seats</b>	<b>38</b>

Insurance



Legal

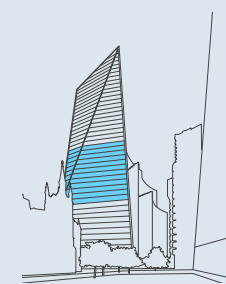


Insurance

Net internal area (sq ft)	10,469
Open desks	96
Offices	5
Sq ft per desk	102
<b>Total desks inc. reception</b>	<b>103</b>
Drop-in pods	2
6 Person meeting rooms	3
8 Person meeting rooms	1
<b>Total meeting room seats</b>	<b>30</b>

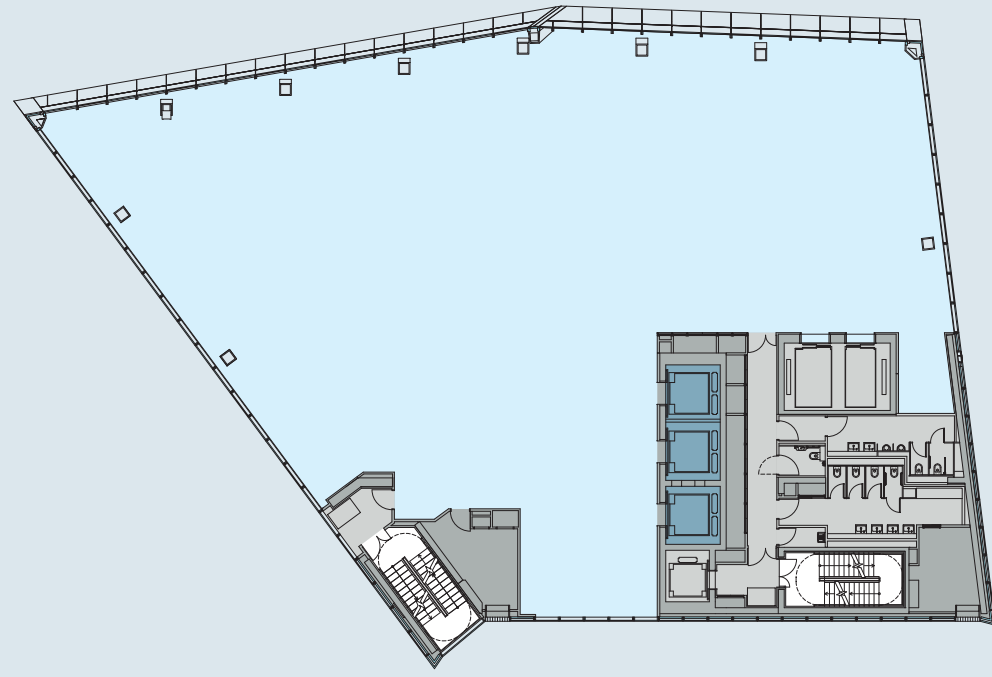
Legal

Net internal area (sq ft)	10,469
Open desks	12
Double offices	24
Single offices	4
Sq ft per desk	164
<b>Total desks</b>	<b>64</b>
6 Person meeting rooms	2
8 Person meeting rooms	3
<b>Total meeting room seats</b>	<b>36</b>

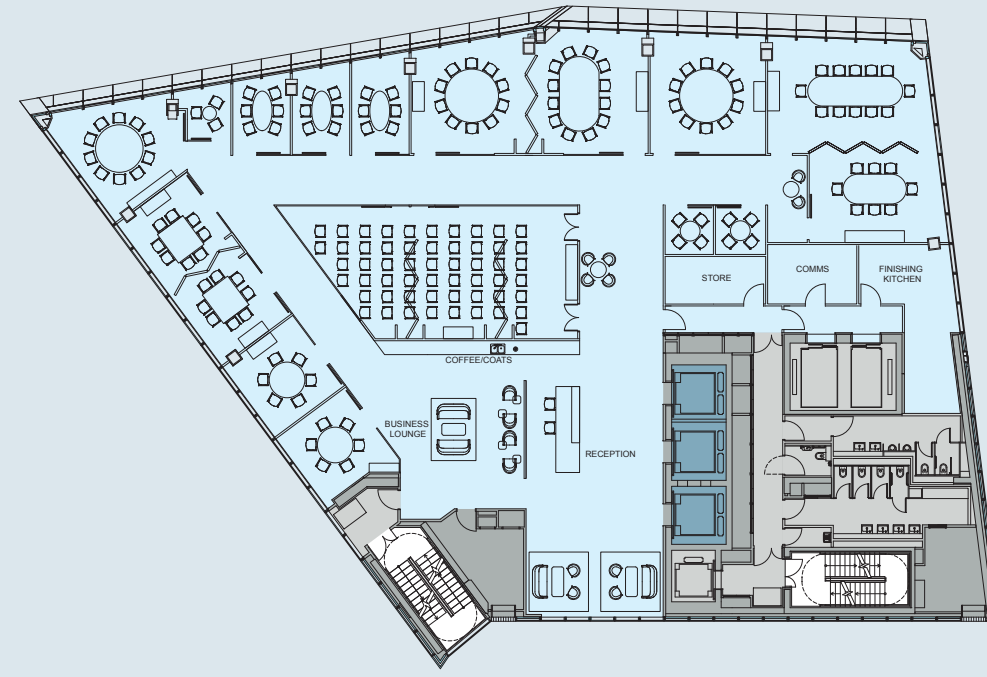


Mid Rise  
Example Floor L19

High Rise  
Example Floor L28  
8,849 sq ft



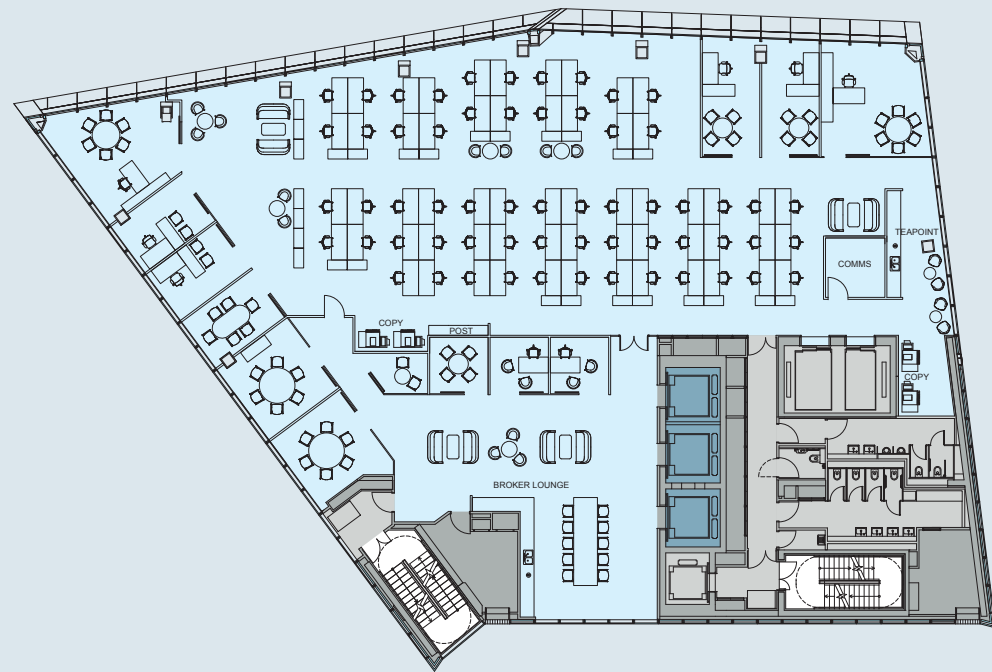
Client Suite



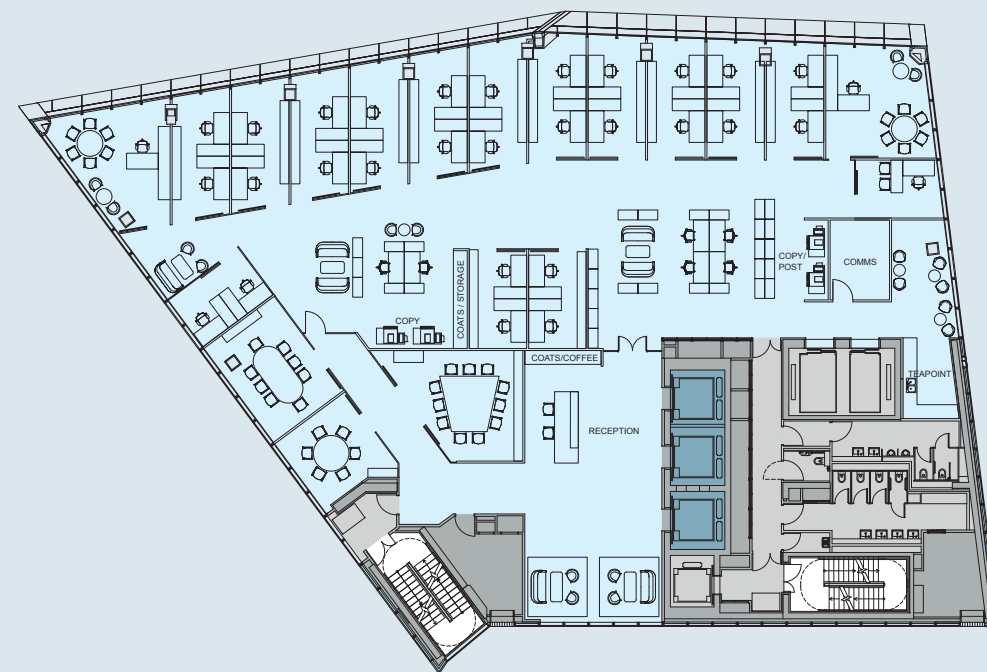
Client Suite

Net internal area (sq ft)	8,849
3 Person meeting rooms	1
4 Person meeting rooms	2
6 Person meeting rooms	5
8 Person meeting rooms	5
10 Person meeting rooms	4
12 Person meeting rooms	2
<b>Total meeting room seats</b>	<b>145</b>

Insurance



Legal

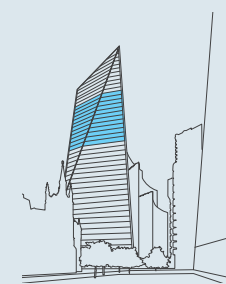


Insurance

Net internal area (sq ft)	8,849
Open desks	60
Offices	6
Sq ft per desk	134
<b>Total desks</b>	<b>66</b>
Drop-in pods	3
4 Person meeting rooms	1
6 Person meeting rooms	3
<b>Total meeting room seats</b>	<b>30</b>

Legal

Net internal area (sq ft)	8,849
Open desks	6
Double offices	14
Single offices	3
Sq ft per desk	227
<b>Total desks inc. reception</b>	<b>39</b>
6 Person meeting rooms	1
8 Person meeting rooms	1
11 Person meeting rooms	1
<b>Total meeting room seats</b>	<b>25</b>



# Specification

## OFFICE

386,312 sq ft NIA

## RESTAURANT, RETAIL AND COFFEE SHOP

11,583 sq ft NIA

## 396 BICYCLE PARKING SPACES

## 18 MOTORCYCLE PARKING SPACES

## 1 WHEELCHAIR ACCESSIBLE CAR PARKING SPACE

## 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

## 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

## RESILIENCE

- Dual power supply to all areas
- 3 generators provide 100% back up

## AIR CONDITIONING

- Low energy cooling provided to suit fan coil units

## WASHROOMS

- Based on zonal occupant densities with a male:female ratio of 60:60 at 80% utilisation

## CYCLE SHOWER AND LOCKER PROVISIONS

- 40 showers | 396 lockers

## VENTILATION

- Fresh air supply 16 l / s / person + 20%

## LOADING DENSITIES FOR COOLING

- Lighting 8 Watts / sqm
- Small power 30 Watts / sqm
- Supplementary cooling 530 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

## 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

Developer

**WRBC Development**

 a W. R. Berkley Company

Contractor

*Skanska UK Limited*

## PROFESSIONAL TEAM

Architect  
*KPF*

Structural and Building Engineering  
Services Consultant  
*ARUP*

Vertical Transportation Consultant  
*ARUP*

Sustainability and BREEAM Consultant  
*ARUP*

# Contacts

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