

10 EXCHANGE SQUARE

BROADGATE



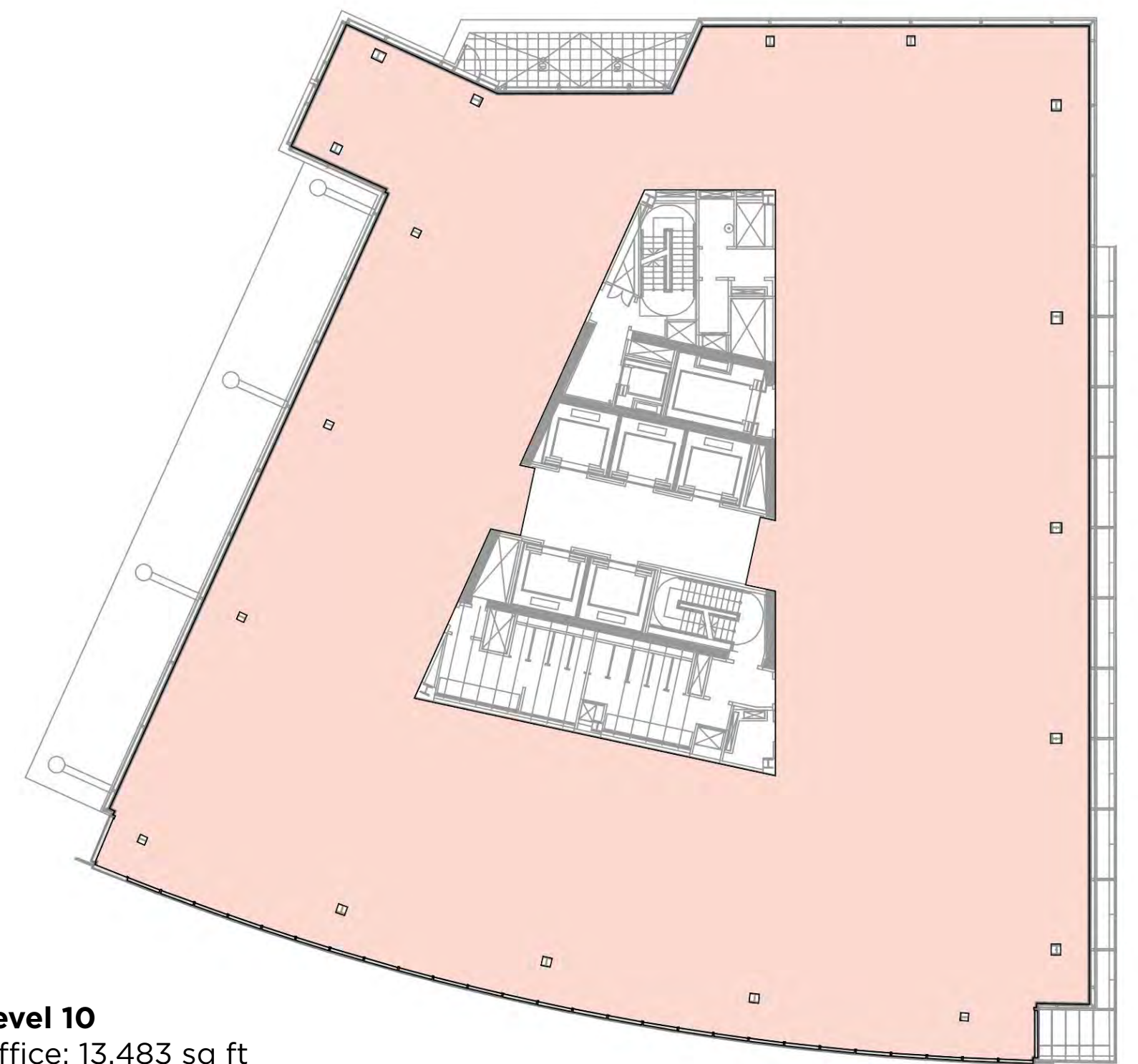
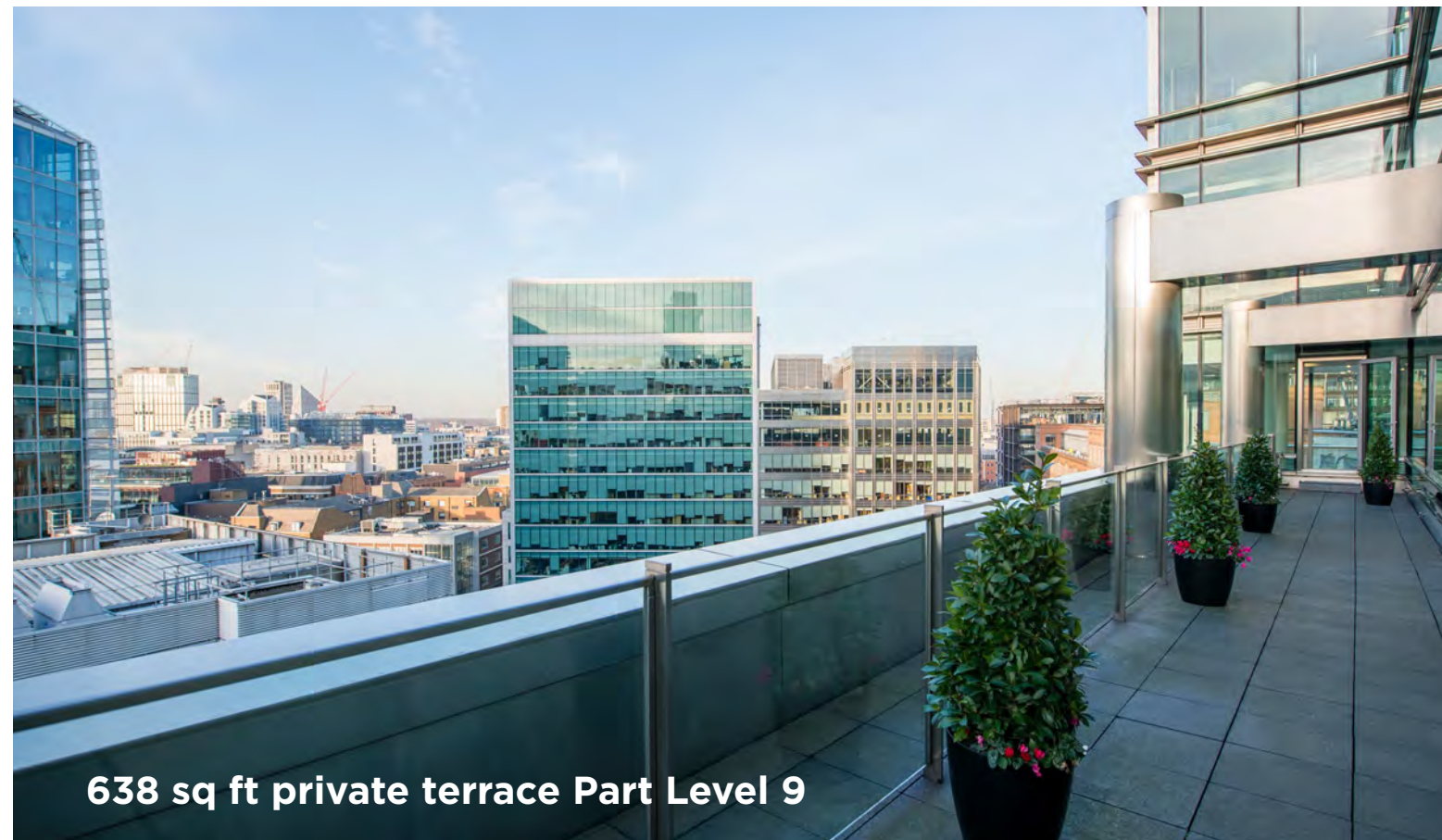
SUMMARY

10 Exchange Square is a 161,000 sq ft building originally designed Skidmore, Owings & Merrill, located on the north-west corner of Exchange Square. It is being redesigned by Coffey architects to deliver 75,000 sq ft of new workspace, a welcoming social lobby and high specification cycle and changing facilities.

- Exchange Square is being transformed into a 2-acre park (Winter 2021)
- Brand new social lobby with café reception on arrival from Exchange Square (Q3 2021)
- Direct access to cyclist (100 new racks) and runner facilities from Appold Street (Q3 2021)
- Part level 9 ready for occupation with high quality 2nd hand office space, with fittings in situ
- 638 sq ft private terrace on Part Level 9
- Occupational density 1:10 sq m per person
- All other floors to be refurbished to a design led CAT A specification incorporating LED lighting
- 5 x 21 passenger lifts and 1 goods lift servicing all levels
- Clear floor to ceiling height of 2.75m on all floors
- 150mm raised access flooring on all floors
- 1000 kVA occupier back-up generator operated in parallel with the landlord 600kVA for life saving and small power support.
- Wirescore 'Gold', BREEAM 'Very good'

SCHEDULE OF AVAILABILITY

Occupier	Level	Office sq ft
Western Asset Management	11	Let
Available	Q3 2021	10
Available	Part 9 (W)	6,673 (638 Sq Ft Terrace)
London Grid For Learning	Part 9 (E)	Let
Available	Q2 2022	8
Available	Q3 2021	7
Available	Q2 2022	6
Available	Q2 2022	5
HSF	2 - 4	Let
Total		75,000 sq ft





Arrival from Exchange Square



Arrival from Appold Street

BROADGATE - A PUBLIC ARENA FOR NEW FOOD, RETAIL AND CULTURE

Built around its public squares, Broadgate is the largest pedestrianised neighbourhood in central London. It offers wonderful places to stay, meet, eat, drink and relax – and the UK’s first and only Eataly Italian marketplace, will soon be adding to the huge variety of choices already at Broadgate.

The next wave of the £1.5 billion investment masterplan will follow the successful delivery of 1FA, 135 Bishopsgate and 100 Liverpool Street, adding 1m sq ft of new workspace and 75k sq ft of retail and leisure to the campus.

30 NEW RESTAURANTS AND SHOPS HAVE COMMITTED TO BROADGATE IN THE LAST 3 YEARS

ALONG WITH **50** NEW OFFICE CUSTOMERS

CONNECTIVITY

Liverpool Street Station plus Moorgate and Shoreditch High Street provide access to five tube lines; London overground; national trains; buses and Crossrail (opening 2022).

Farringdon	 	2 mins
Canary Wharf	 	6 mins
Bond Street	 	7 mins
Stratford	 	8 mins
Paddington	 	9 mins
Kings Cross St	 	10 mins
Euston	 	18 mins
Waterloo	 	22 mins
City Airport	 	25 mins
Heathrow	 	35 mins



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