

TWO WATERHOUSE SQUARE  
MIDTOWN







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183,286 sq ft of new Category 'A' offices.

A DEVELOPMENT BY PRUPIM



The modern offices of Two Waterhouse Square sit behind gothic façades of vibrant red brick. Dramatic arches and tranquil squares combine to make Two Waterhouse Square one of London's most distinguished landmark buildings.

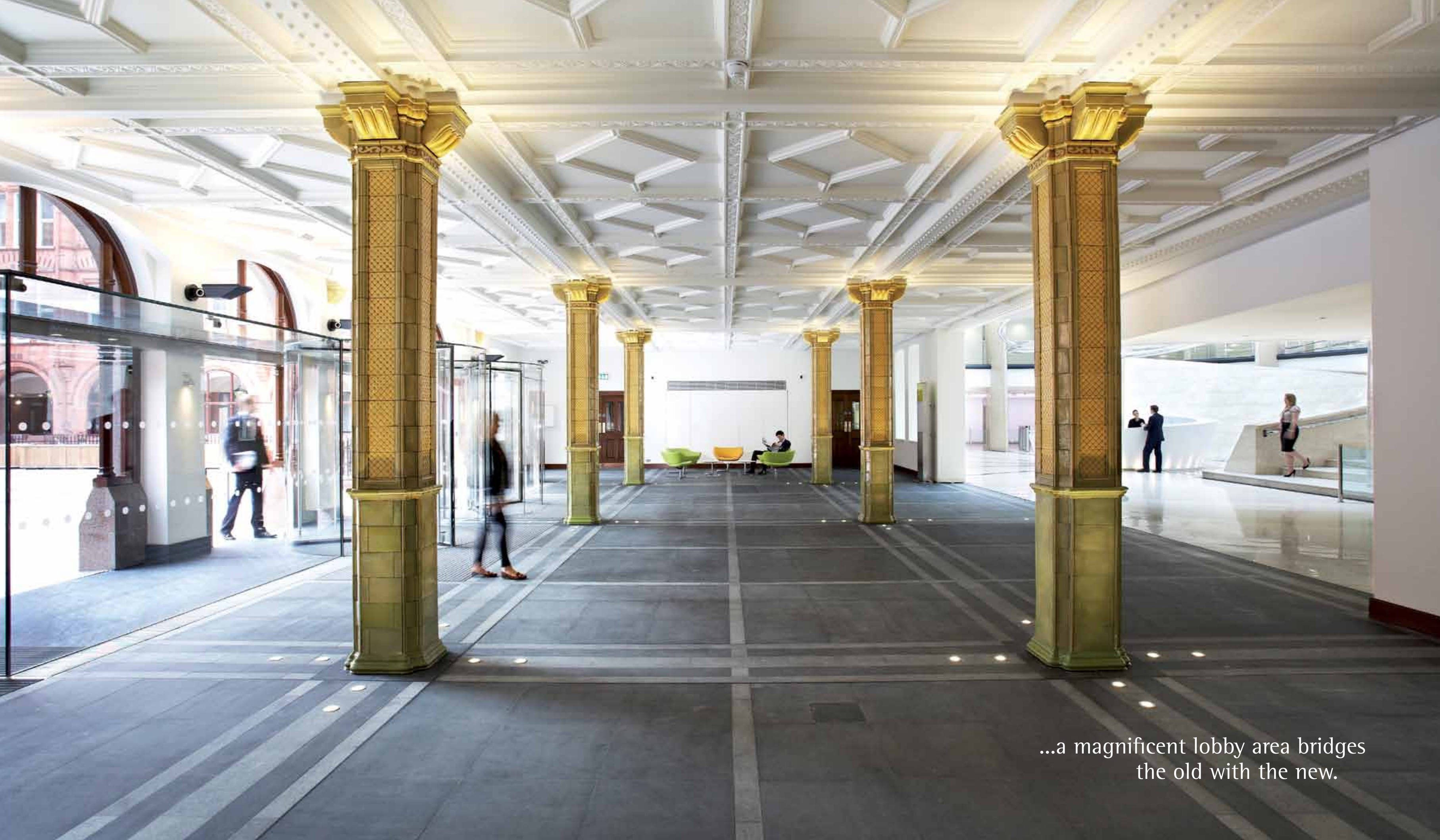






...a stunning courtyard provides access to Two Waterhouse Square.





...a magnificent lobby area bridges  
the old with the new.





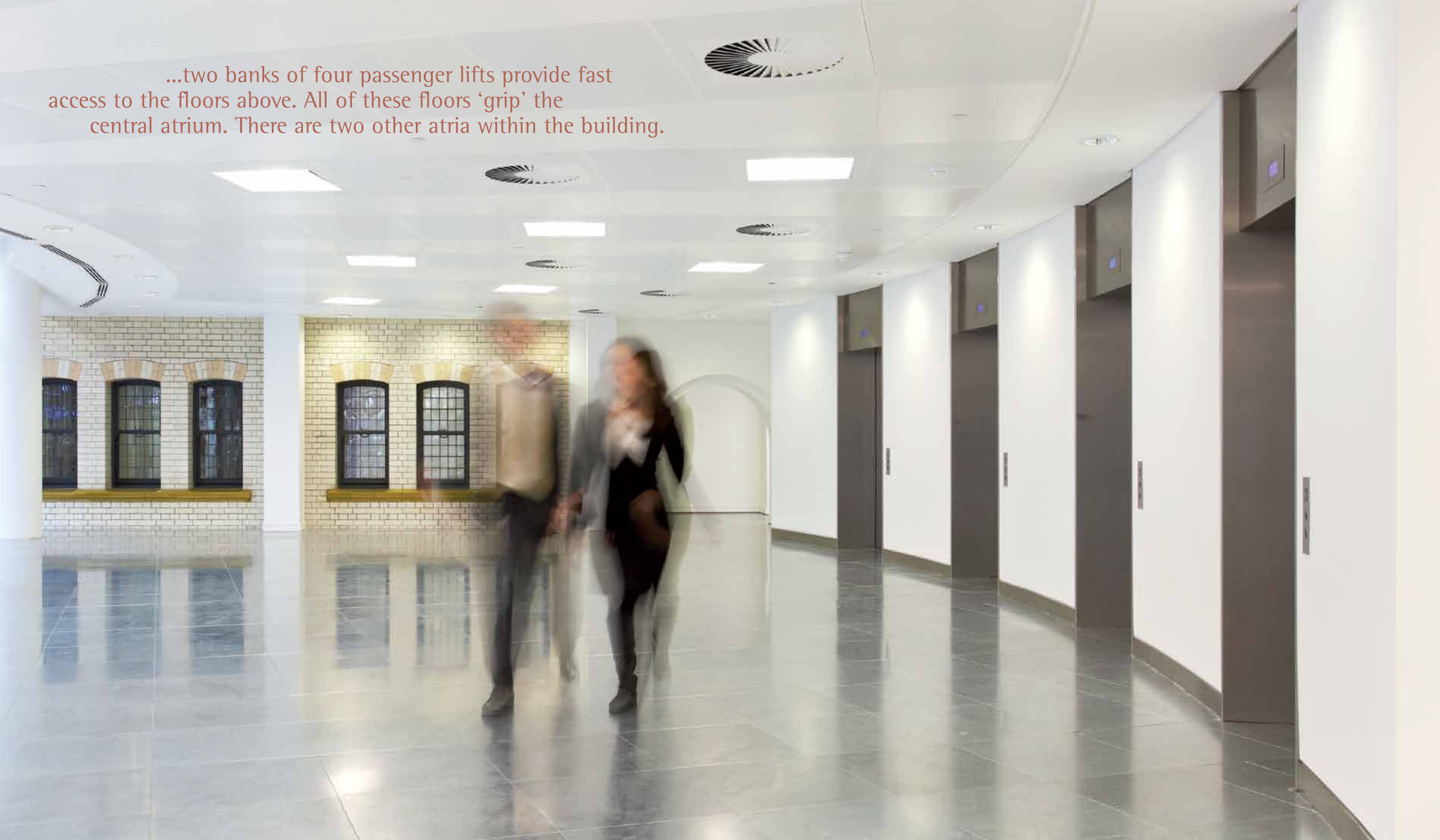
...the majestic lobby leads in to an inspirational atrium.  
At its centre is a modern reception 'pod',  
above which are suspended two vast  
rings of highly polished steel.



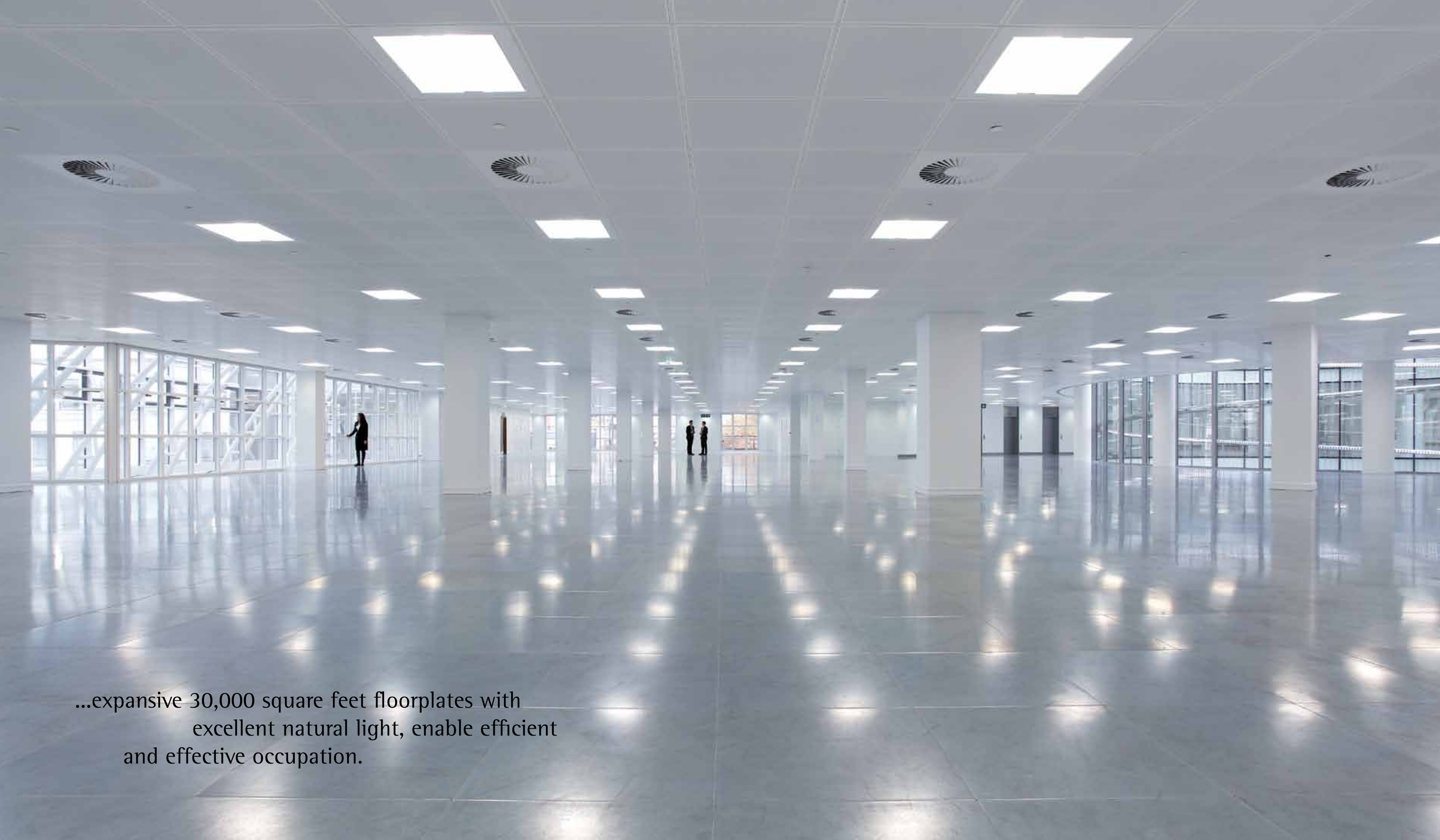




...two banks of four passenger lifts provide fast access to the floors above. All of these floors 'grip' the central atrium. There are two other atria within the building.







...expansive 30,000 square feet floorplates with  
excellent natural light, enable efficient  
and effective occupation.





...midtown is central London.  
Midway between the City and the West End,  
Two Waterhouse Square is located at  
its epicentre - perfectly situated for North, South,  
East and West travel within the capital.

Midtown is now a magnet for both media businesses and large corporates such as Grey Advertising, Mediacom, J Sainsbury plc and Mitsubishi to name but a few. It also retains its association with the legal profession.

<b>FINANCIAL</b>	<b>MEDIA</b>	<b>GOVERNMENT</b>
1 Allied Irish Bank	1 Bell Pottinger	1 Food Standards Agency
2 AXA Investment	2 FTI Consulting	2 National Institute For Clinical Excellence
3 BNY Mellon	3 Grey Advertising	3 OFT
4 Brewin Dolphin	4 ITN	4 Royal Mail
5 Coutts	5 ITV	5 Serious Fraud Office
6 Goldman Sachs International	6 Kee Scott Associates	6 Big Lottery Fund
7 J.P. Morgan	7 Lastminute.com	
8 Metrobank	8 Media Com	
9 RBS	9 Reed Elsevier	
	10 Shortlist Media	
	11 Warner Bros	
	12 Weber Shandwick	

<b>LEGAL</b>	<b>PROFESSIONAL</b>	<b>CORPORATE</b>
1 Baker & McKenzie	1 ACCA	1 Agent Provocateur
2 Bird & Bird	2 Accenture	2 Ben Sherman
3 Charles Russell	3 Boulton Wade Tennant	3 British American Tobacco
4 Covington and Burling	4 Cap Gemini	4 De Beers
5 Irwin Mitchell	5 Civil Aviation Authority	5 EDF
6 Jones Day	6 Coby Philips Recruitment	6 Genesis Oil & Gas
7 Hogan Lovells	7 Cyril Sweett	7 J&M Insurance
8 Macfarlanes	8 Davis Langdon	8 Marriott Group
9 Manches	9 Deloitte	9 Mitsubishi
10 Mishcon De Reya	10 AECOM	10 Regus
11 Nabarro	11 Frank Hirth	11 Thomson Reuters
12 Olswang	12 Crowe Clark Whitehill	12 J Sainsbury plc
13 Speechly Bircham	13 KPMG	
14 Sullivan & Cromwell	14 Lexis Nexis	
15 Wedlake Bell	15 Pannell Kerr Forster	
16 Weil Gotshal & Manges	16 Towers Watson	
17 Wragge & Co	17 WSP	

<b>OTHER</b>
1 London School of Economics
2 Press Complaints Commission



TRAVELTIMES

BUSINESS DISTRICTS			
STATION	FROM	JOURNEY TIME (mins)	INTERCHANGES
Bank	Chancery Lane	04	-
Bond Street	Chancery Lane	06	-
Canary Wharf	Chancery Lane	20	1

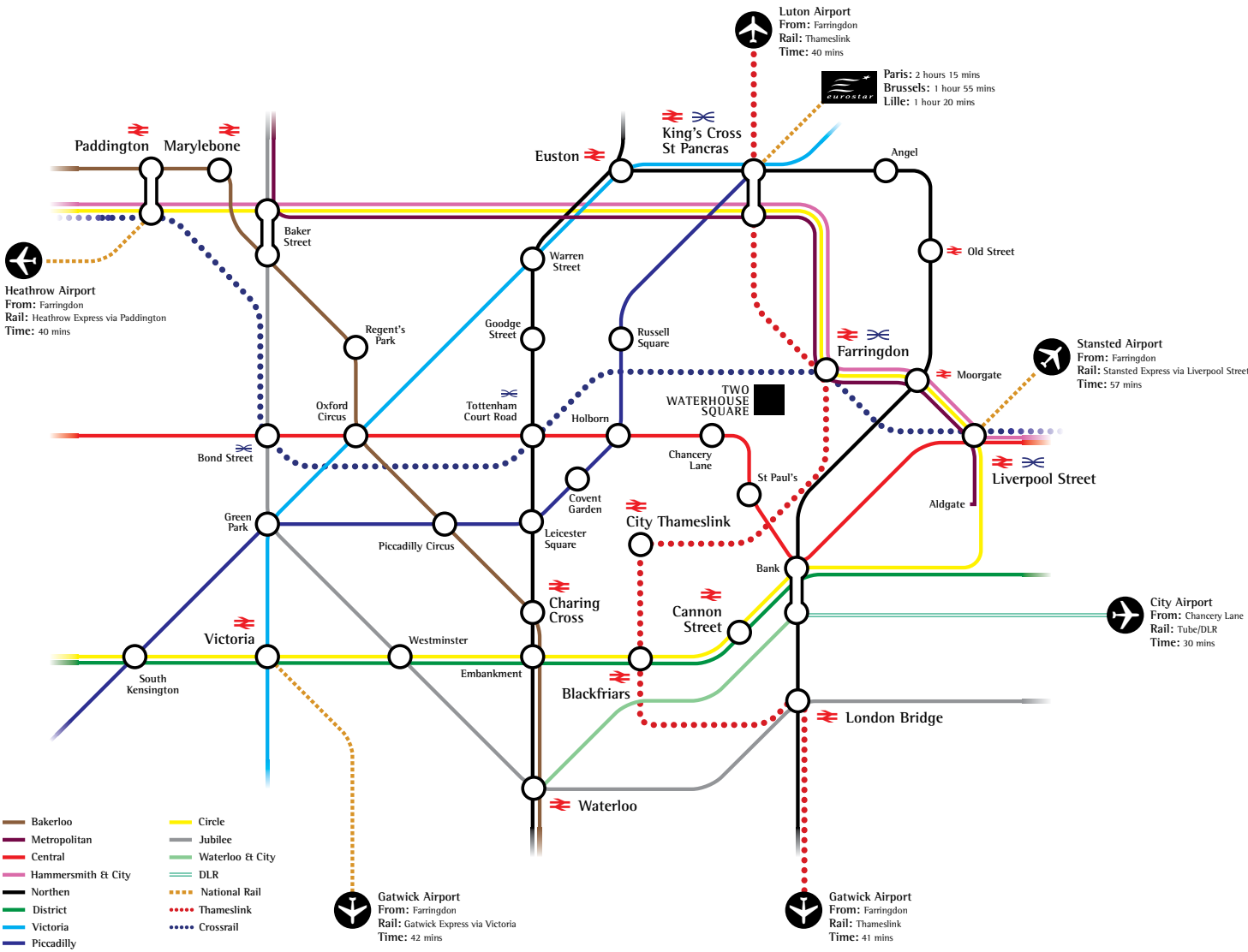
NATIONAL AND INTERNATIONAL RAIL			
STATION	FROM	JOURNEY TIME (mins)	INTERCHANGES
King's Cross	Farringdon	03	-
St Pancras International	Farringdon	03	-
Liverpool Street	Chancery Lane	06	-
London Bridge	Chancery Lane	10	1
Charing Cross	Chancery Lane	13	1
Waterloo	Chancery Lane	13	1
Victoria	Chancery Lane	14	1
Paddington	Farringdon	15	-

AIR			
STATION	FROM	JOURNEY TIME (mins)	INTERCHANGES
City Airport	Chancery Lane	30	1
Heathrow	Farringdon	40	1
Luton	Farringdon	40	-
Gatwick	Farringdon	41	-
Stansted	Farringdon	57	1

Source: <http://journeyplanner.tfl.gov.uk>

...the Farringdon transportation hub, one of Crossrail’s designated stations, is a short walk.

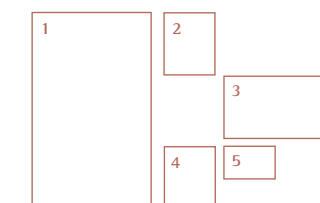
Chancery Lane Undergrond is a minute’s walk and St Pancras International, with all its national and international connections, one stop by tube.







...whether it be a quick bite,  
a formal lunch at The Pearl,  
or a drink with colleagues  
after work at the Bleeding Heart –  
Midtown has it all.



- 1 Pearl Restaurant, High Holborn
- 2 The Bleeding Heart, Greville Street
- 3 Smiths of Smithfield
- 4 Brunswick Centre
- 5 Leather Lane Market





...lazing at Lincoln's Inn Fields,  
high street shopping, market browsing  
and at the end of the day the  
theatres of Covent Garden are but  
a short walk.

- |   |   |   |
|---|---|---|
| 1 | 2 | 3 |
| 4 | 5 |   |
| 6 | 7 |   |
- 1 Street Theatre, Covent Garden
  - 2 Attilio Restaurant, Cowcross Street
  - 3 Lincoln's Inn Fields
  - 4 Holborn Circus
  - 5 The Hope Pub, Cowcross Street
  - 6 The Aldwych Theatre, Aldwych
  - 7 Covent Garden



...soaring atria combine with spaces both open and discreet.

SCHEDULE OF AREAS

FLOOR	USE	NET SQ FT	NET SQ M
FIFTH	OFFICE	25,026	2,325
FOURTH	OFFICE	31,249	2,903
THIRD	OFFICE	32,526	3,022
SECOND	OFFICE	32,440	3,014
FIRST	OFFICE	31,333	2,911
GROUND	OFFICE	12,472	1,158
	RECEPTION	7,428	690
	STORAGE	632	59
LOWER GROUND	OFFICE	6,975	648
	STORAGE	3,205	298
TOTAL		183,286	17,028

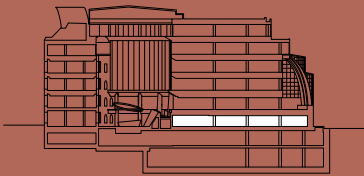
Areas verified by Plowman Craven in accordance with RICS Code of Measuring Practice.





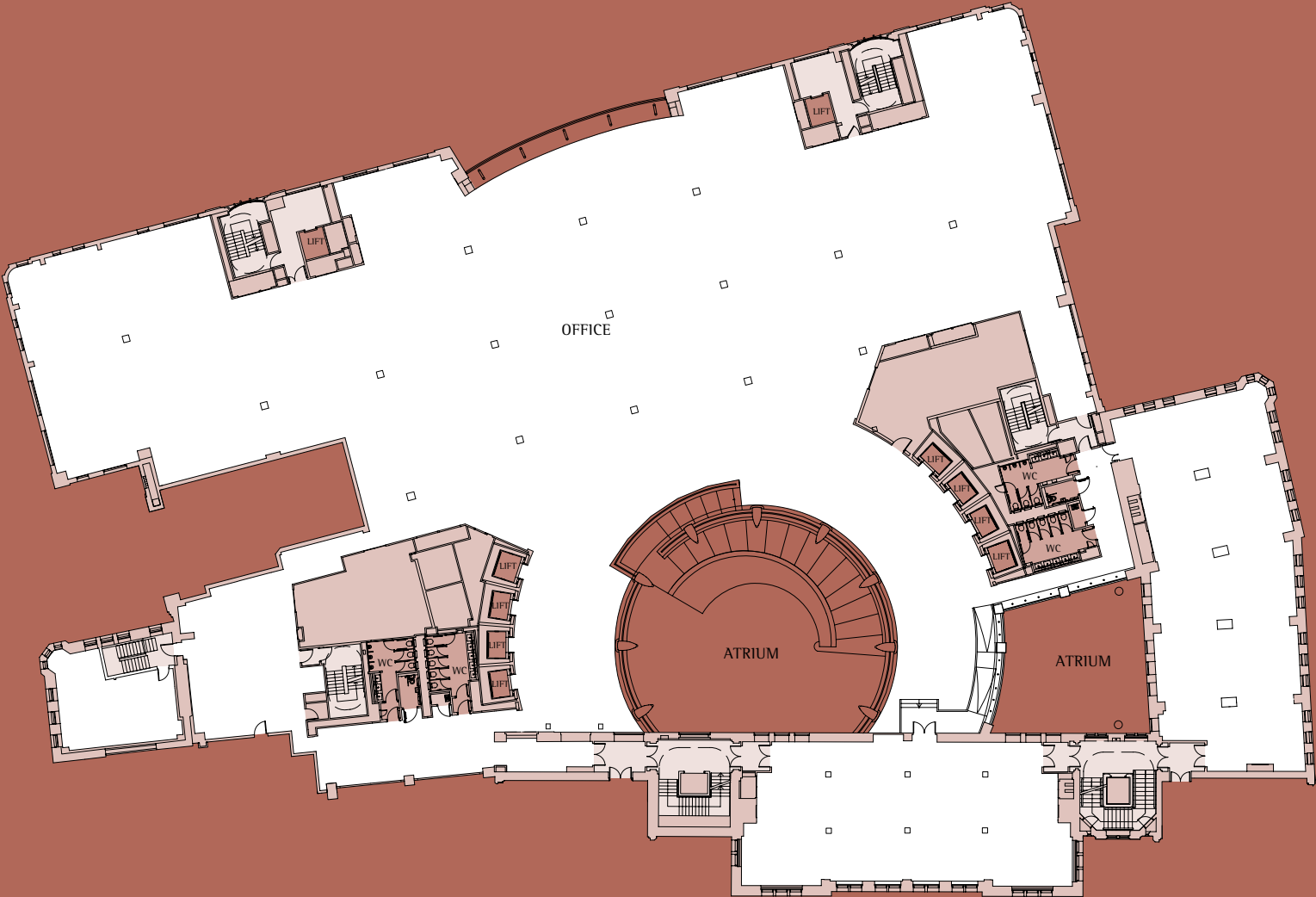
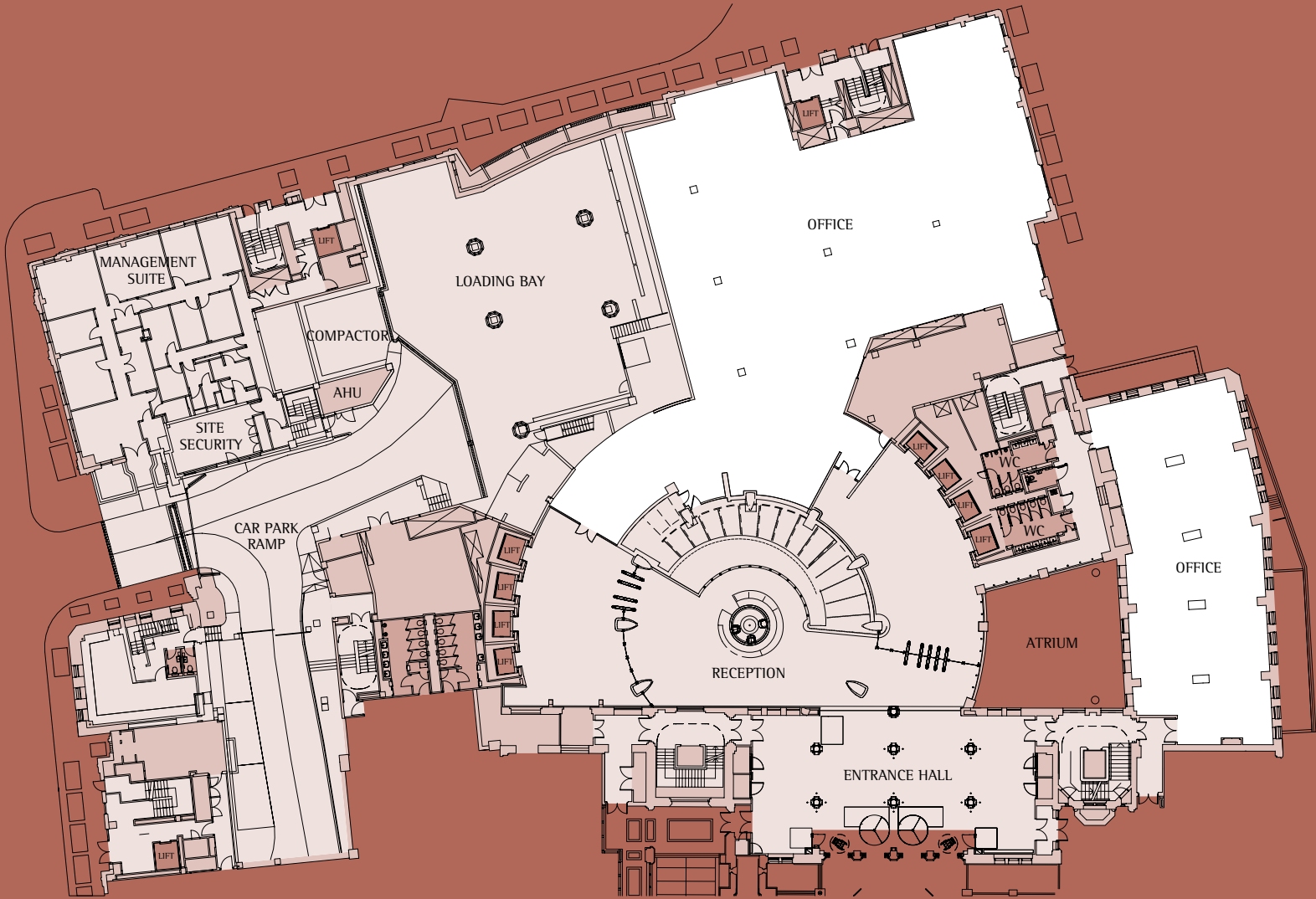
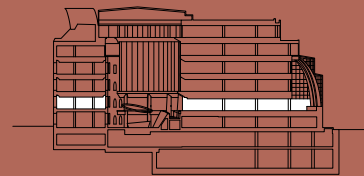
GROUND FLOOR

Office	12,472 SQ FT	1,158 SQ M
Reception	7,428 SQ FT	690 SQ M
Storage	632 SQ FT	59 SQ M



FIRST FLOOR

31,333 SQ FT
2,911 SQ M



WATERHOUSE SQUARE

- OFFICE
- COMMON
- PLANT & CORE
- WCs
- LIFTS

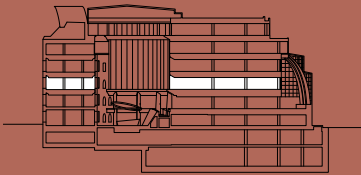
NOT TO SCALE. FOR IDENTIFICATION PURPOSES ONLY.





SECOND FLOOR

32,440 SQ FT  
3,014 SQ M

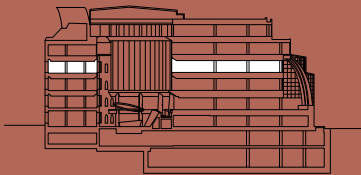


- OFFICE
- COMMON
- PLANT & CORE
- WCs
- LIFTS

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THIRD FLOOR

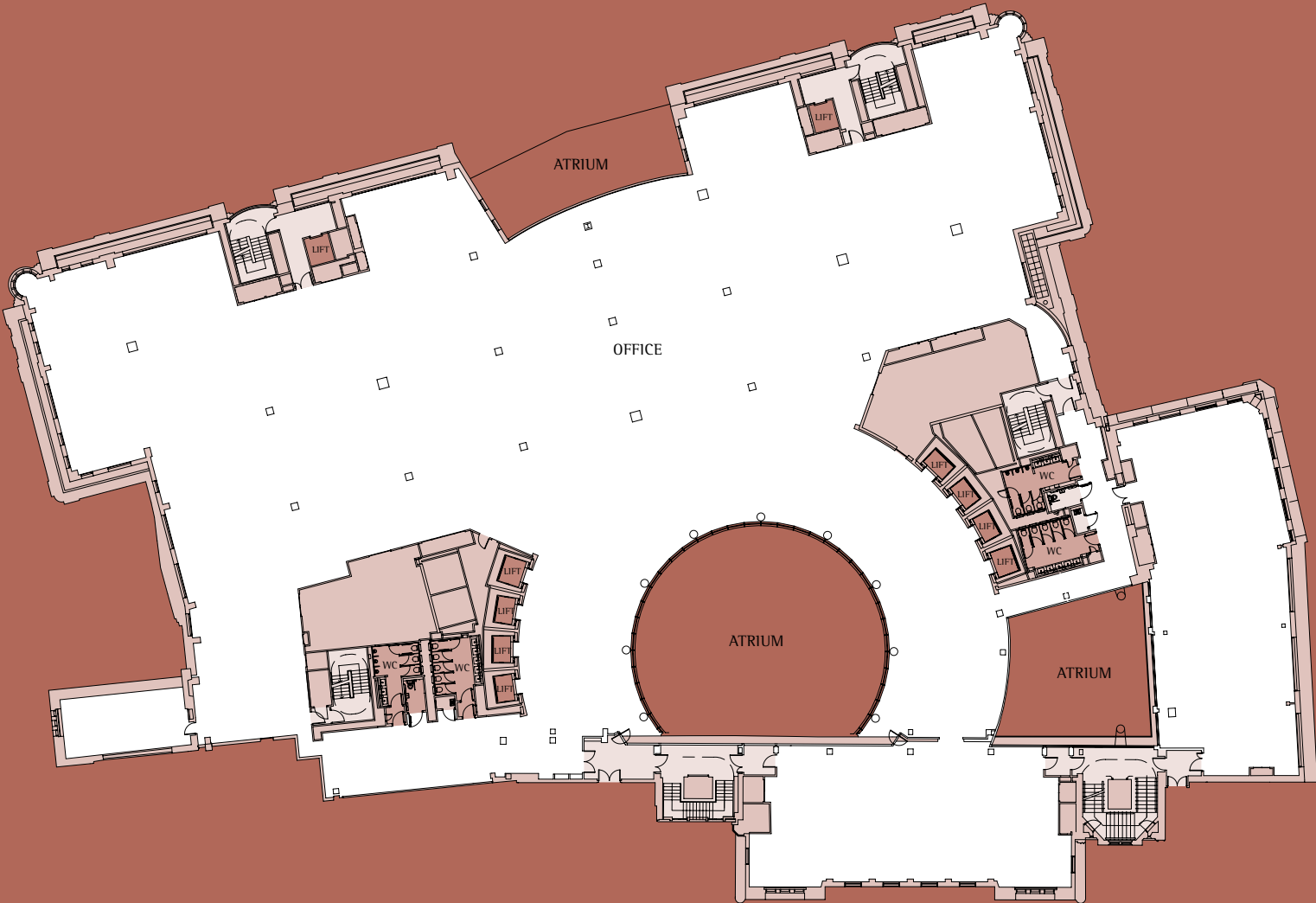
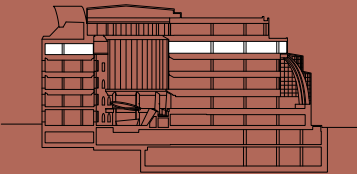
32,526 SQ FT  
3,022 SQ M





FOURTH FLOOR

31,249 SQ FT  
2,903 SQ M



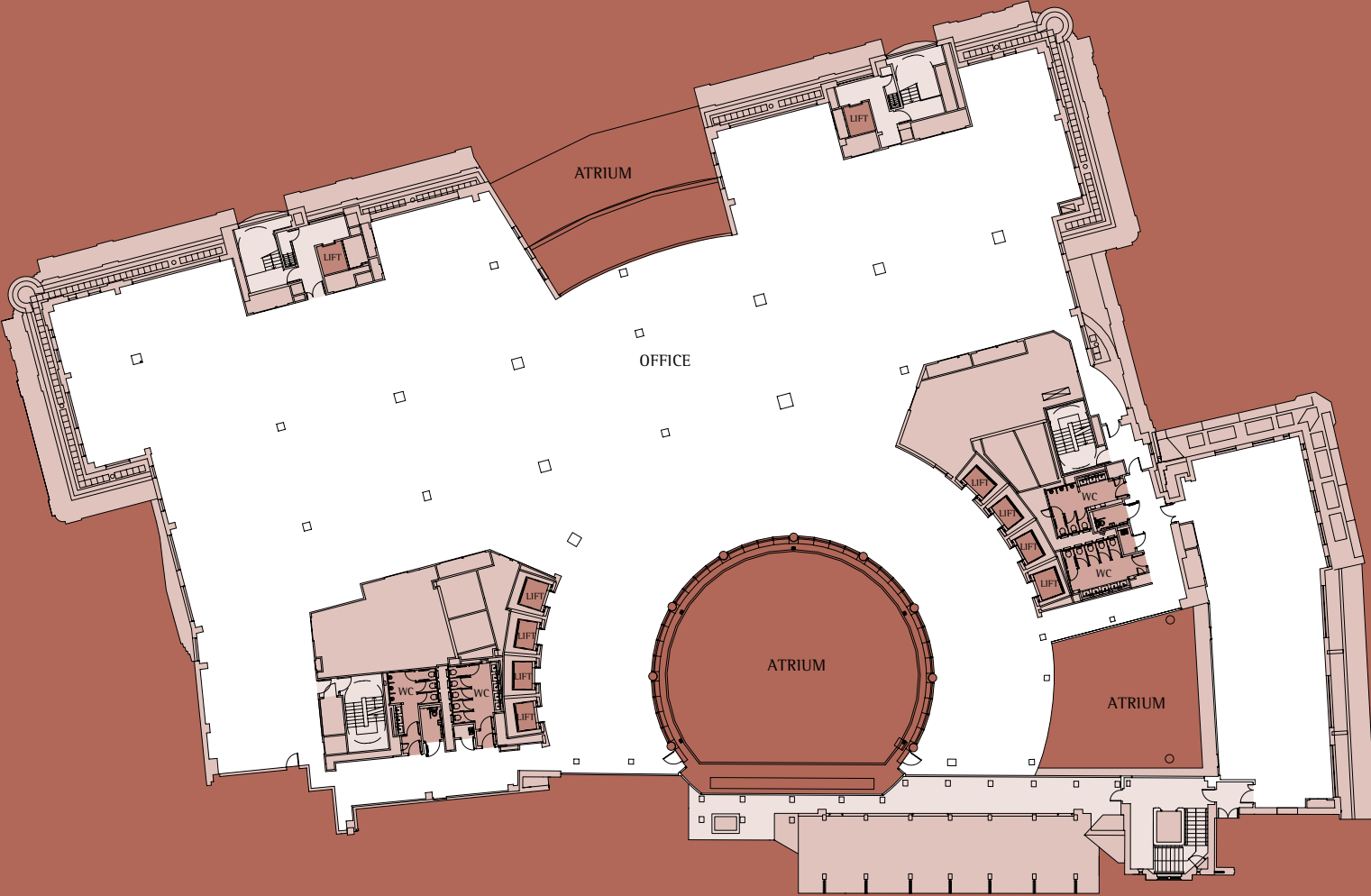
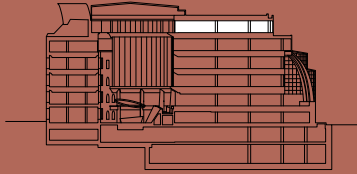
- OFFICE
- COMMON
- PLANT & CORE
- WCs
- LIFTS

NOT TO SCALE. FOR IDENTIFICATION PURPOSES ONLY.



FIFTH FLOOR

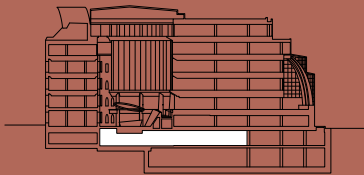
25,026 SQ FT  
2,325 SQ M





LOWER GROUND FLOOR

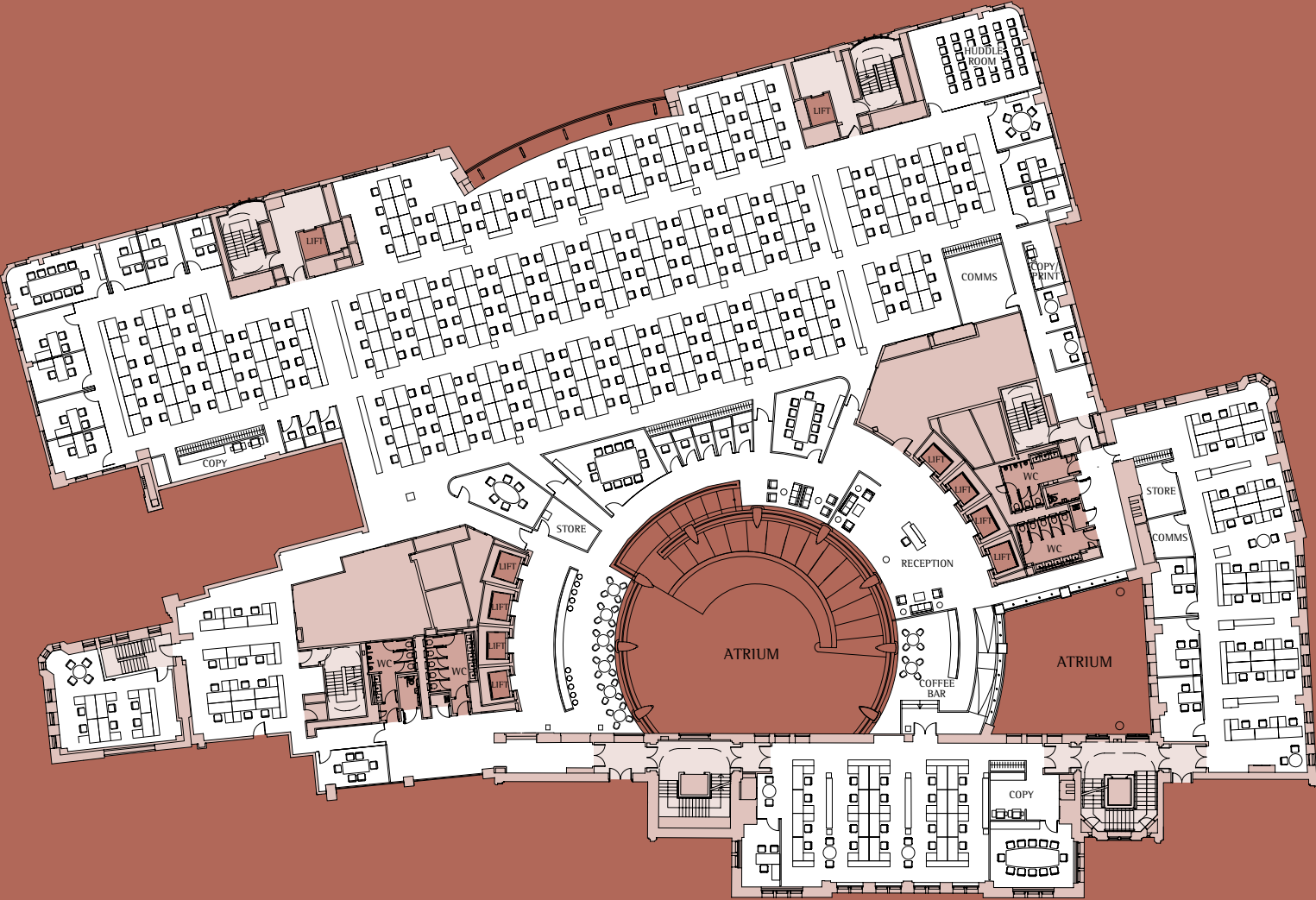
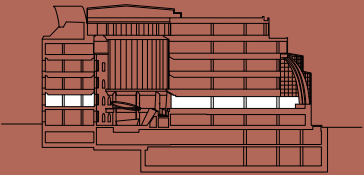
6,975 SQ FT  
648 SQ M



TYPICAL FINANCIAL LAYOUT  
FIRST FLOOR

SIZE	31,333 SQ FT (2,911 SQ M)
CELLULAR	13 PEOPLE
OPEN PLAN	351 PEOPLE
RECEPTION	1 PERSON
TOTAL HEADCOUNT	365 PEOPLE

OCCUPANCY RATIO 8 SQ M PER PERSON



- OFFICE
- COMMON
- PLANT & CORE
- WCs
- LIFTS

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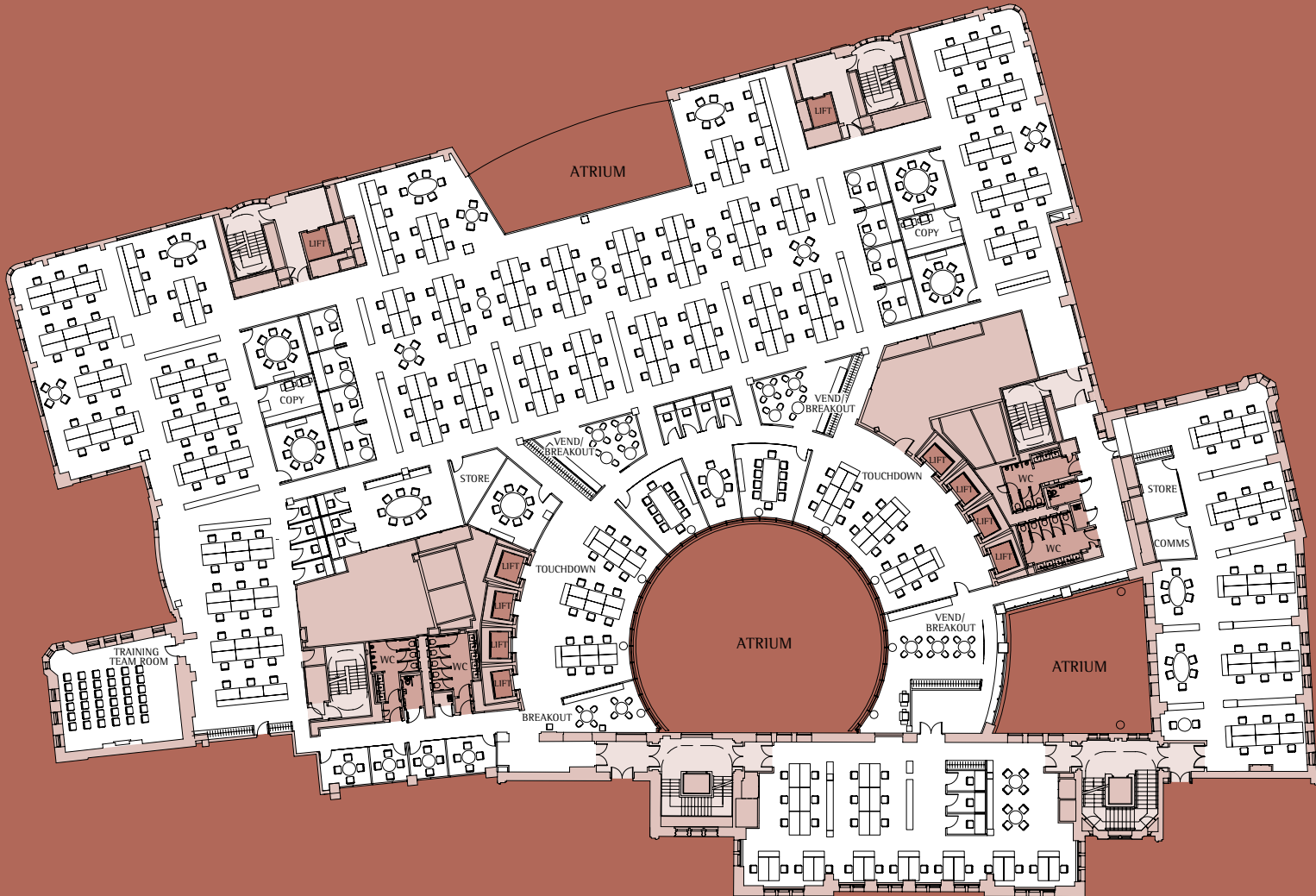
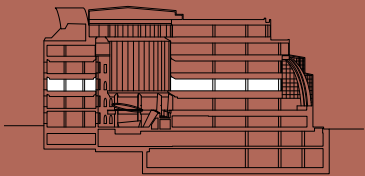
SPACE PLAN IS INDICATIVE AND FOR IDENTIFICATION PURPOSES ONLY.



TYPICAL MEDIA LAYOUT  
SECOND FLOOR

SIZE 32,440 SQ FT (3,014 SQ M)  
CELLULAR 8 PEOPLE  
OPEN PLAN 294 PEOPLE  
TOTAL HEADCOUNT 302 PEOPLE

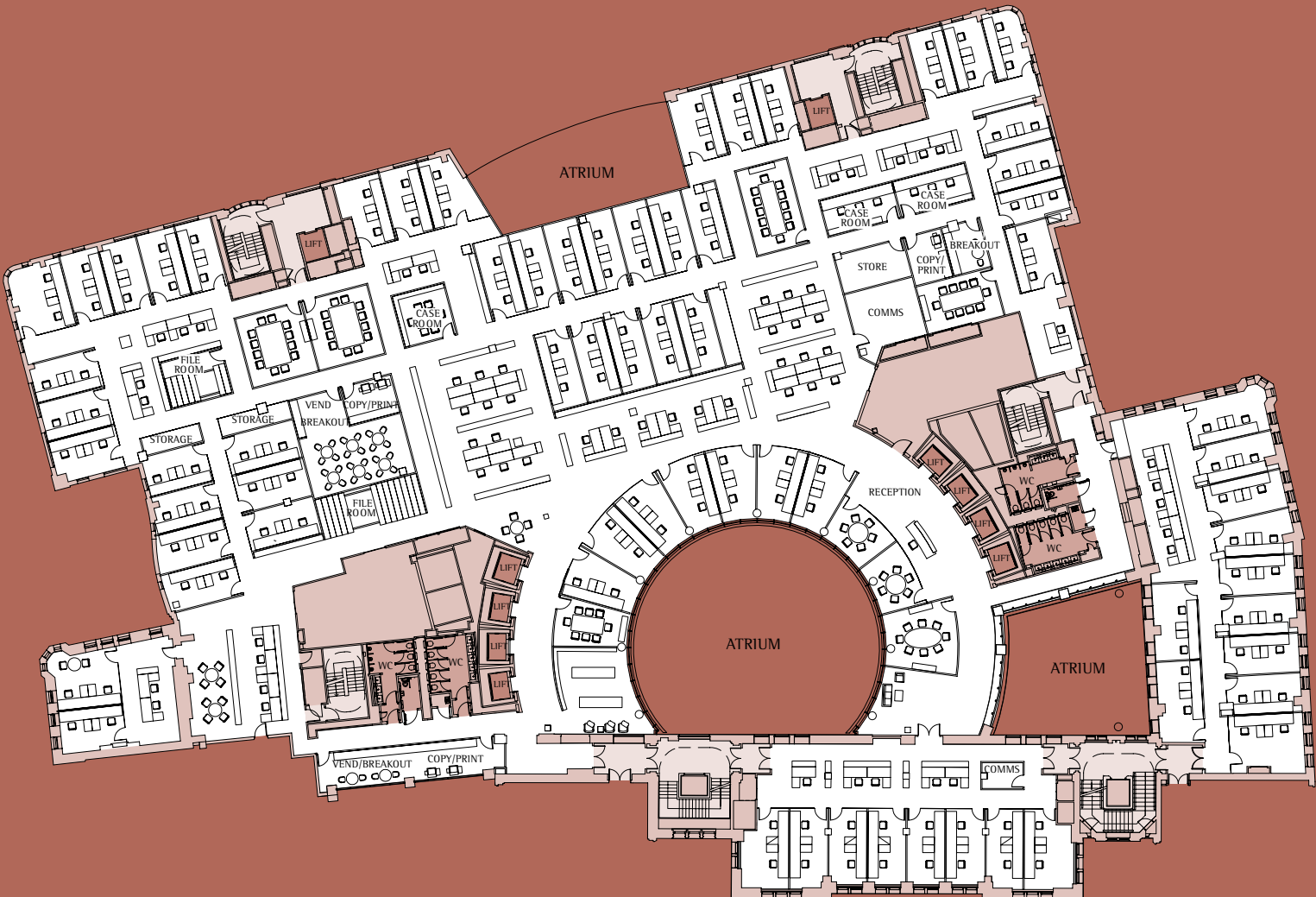
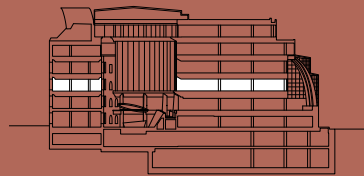
OCCUPANCY RATIO 10 SQ M PER PERSON



TYPICAL UK LEGAL LAYOUT  
SECOND FLOOR

SIZE 32,440 SQ FT (3,014 SQ M)  
CELLULAR 136 PEOPLE  
OPEN PLAN 58 PEOPLE  
RECEPTION 1 PERSON  
TOTAL HEADCOUNT 195 PEOPLE

OCCUPANCY RATIO 15.5 SQ M PER PERSON







...Two Waterhouse Square has a specification defined to meet the exact requirements of today’s modern business.

SUMMARY SPECIFICATION

Size	183,286 sq ft (17,028 sq m)
Structural grid	7.5 x 9 m
Planning module	1.5 m
Occupancy level	Offices: 1 person per 10 sq m (7 sq m first floor only). Escape: 1 person per 7 sq m. Lavatories: 1 person per 10 sq m (60% male / 60% female). Lifts: 1 person per 10 sq m.
Clear floor to ceiling height	2.7 m generally, 3 m around the zone adjacent the main atrium at the first floor, with local variations as necessary.
Raised floor	250 mm (generally).
Finished floor to ceiling height	2.7 m generally with variations.
Air conditioning	Substantially VAV System with local fan coil units to limited areas.
Mechanical services	Internal design conditions, 22°C +/- 2°C.
Electrical services	Small power 25 w/m² plus 15 w/m², 60 W/m² first floor only.
Lighting	12 w/m² - LG7 compatible.
Lift capacity	8 passenger lifts in two lift banks. 7 x 16 persons    1,250 kg passenger lifts. 1 x 21 persons    1,600 kg passenger / goods lift. 2 x 9 persons    630 kg dedicated fire fighting lifts.
Showers	5 male and 5 female showers - one accessible unisex shower at lower ground level with 74 lockers.
Cycle storage	57 cycle spaces.
BMS	A new BMS system is installed.
Standby Power	Landlord supplies for life safety : Space available for tenant generator.
BREEAM	‘Very Good’.*
Parking	21 car parking spaces.
Storage	Storage and additional space exists for further cycle spaces to be provided.

\*NOTE; Design stage assessment - final assessment anticipated to be ‘Very Good’.







PROFESSIONAL TEAM

Developer  
PRUPIM

Architect  
EPR

Contractor  
Skanska

Structural Engineers  
Ramboll

Services Engineers  
Hoare Lea Consulting Engineers

Quantity Surveyors  
Cyril Sweett Limited

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