

LUDGATE
LONDON



LUDGATE WEST

Entrance



LOCATION



LOCAL AMENITIES



NEW STREET SQUARE

- BIRLEY SANDWICHES
- 1882
- COCO DI MAMA
- CRUSSH
- ITSU
- NATURAL KITCHEN
- PAUL
- POD
- TAS - TURKISH CUISINE
- THE REFINERY
- WARRENS BAKERY
- HOTEL CHOCOLAT
- OLIVER BONAS
- PAPERCHASE
- T.M. LEWIN
- WH SMITH



LOCAL AMENITIES



SMITHFIELD MARKET

- SMITHS OF SMITHFIELD
- CUBANA
- ASK FOR JANICE
- ORIOLE BAR
- CARLUCCIO'S
- THE FABLE
- ST BART'S BREWERY
- THE RISING SUN
- HIX OYSTER & CHOP HOUSE
- VINOTECA
- GAUCHO



GUILDHALL

BANK OF ENGLAND

BANK

MANSION HOUSE

CANNON STREET

MONUMENT

LONDON BRIDGE

BLACKFRIARS

TEMPLE

SOMERSET HOUSE

LOCAL AMENITIES



PATERNOSTER SQUARE

- OBICA
- PATERNOSTER CHOP HOUSE
- PAULS
- PILPEL
- PONCHO NO 8
- PRET A MANGER
- SANRIZZ
- THE HAPPENSTANCE
- THE PATERNOSTER
- WASABI
- FITNESS FIRST
- JEEVES OF BELGRAVIA
- JOY
- THE WHISKY SHOP
- T.M. LEWIN
- FLINT

LOCAL AMENITIES



ONE NEW CHANGE

MORE THAN 50 RETAILERS INCLUDING:

- ALLSAINTS
- BOOTS
- BYRON
- COS
- DUNE
- EAT
- H&M
- HUGO BOSS
- M&S
- NANDO'S
- PHO
- REISS
- THE BODY SHOP
- TOPSHOP
- WAHACA
- ZIZZI

LOCAL AMENITIES



LOCAL AMENITIES



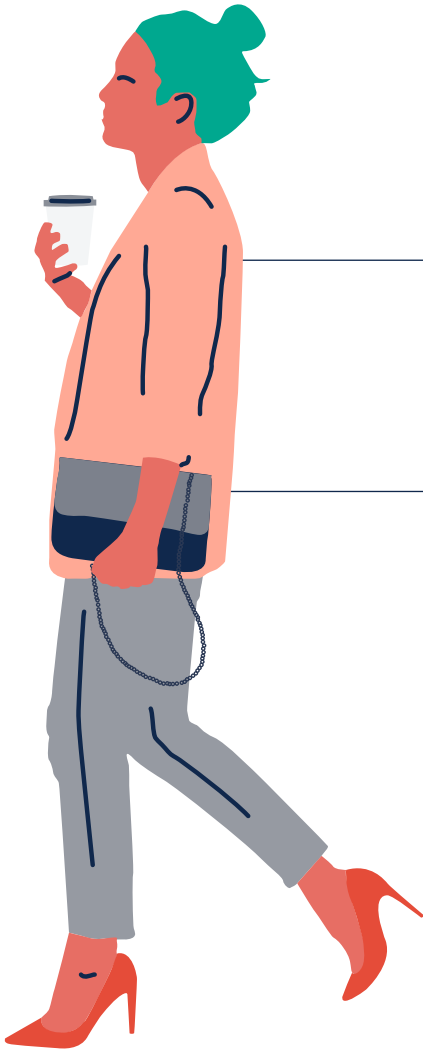
SOUTHBANK

- TATE MODERN
- BOROUGH MARKET
- OXO TOWER
- HAYWARD GALLERY
- SOUTHBANK CENTRE
- GABRIEL'S WHARF



LOCAL OCCUPIERS



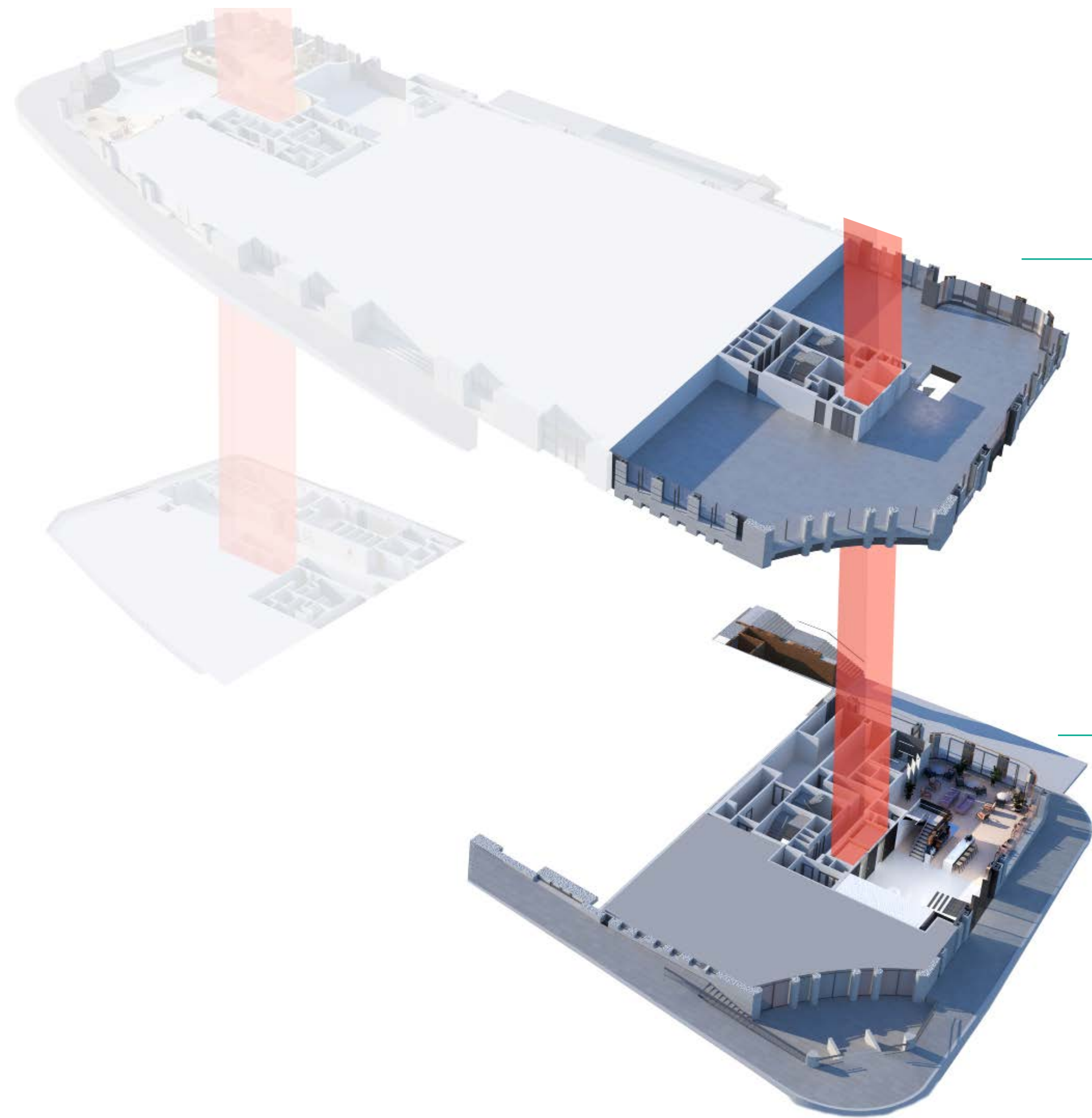


**A VIBRANT
LIFESTYLE
MIX**

PROCESSION HOUSE IN THE CITY OF LONDON



FLOOR
AREAS



LUDGATE WEST

FIRST FLOOR 5,780 sq ft

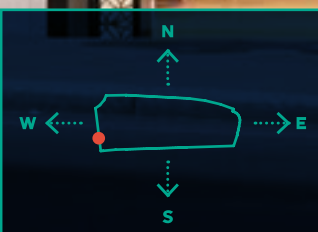
GROUND FLOOR

OFFICE 1,270 sq ft
RECEPTION 1,012 sq ft

TOTAL 8,062 sq ft

LUDGATE WEST

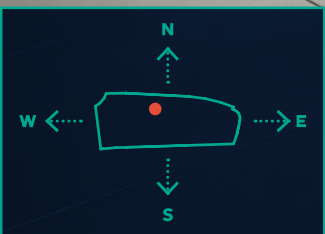
Entrance



LUDGATE WEST
Entrance lobby



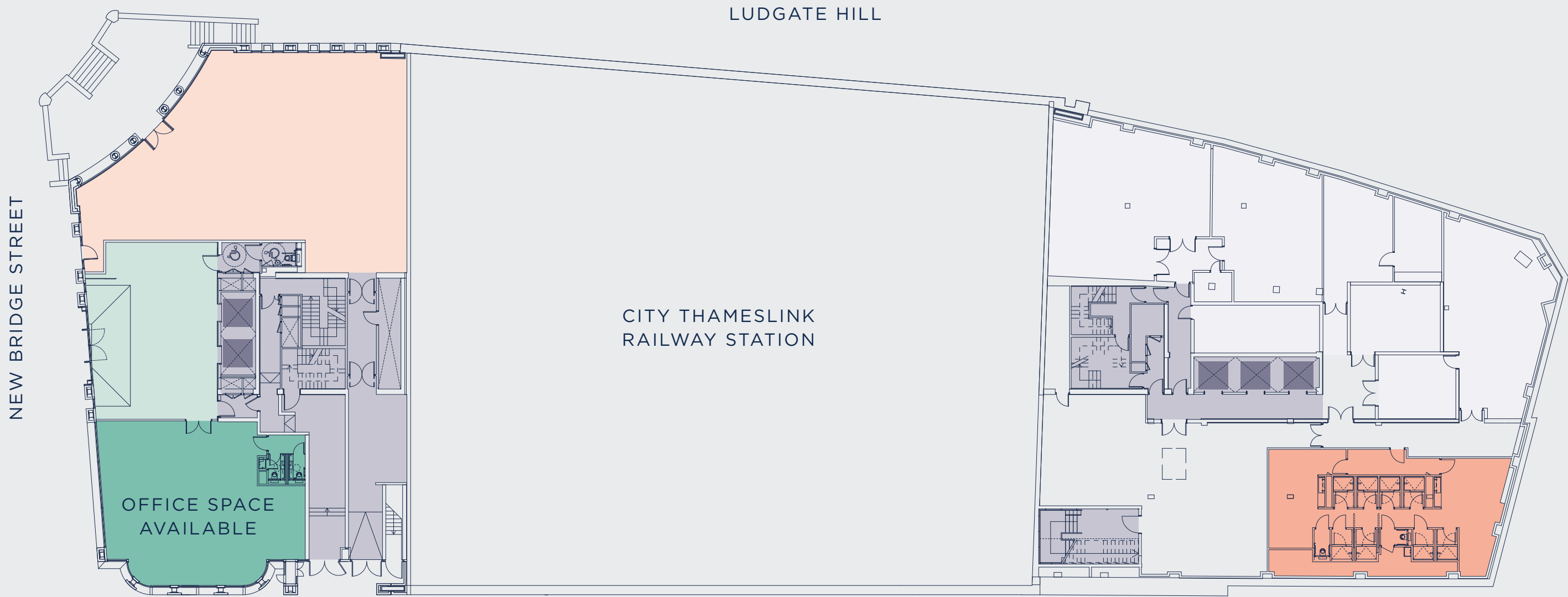
LUDGATE WEST
First Floor



GROUND FLOOR



	SQ FT	SQ M
OFFICES	1,270	118
RECEPTION	1,012	94



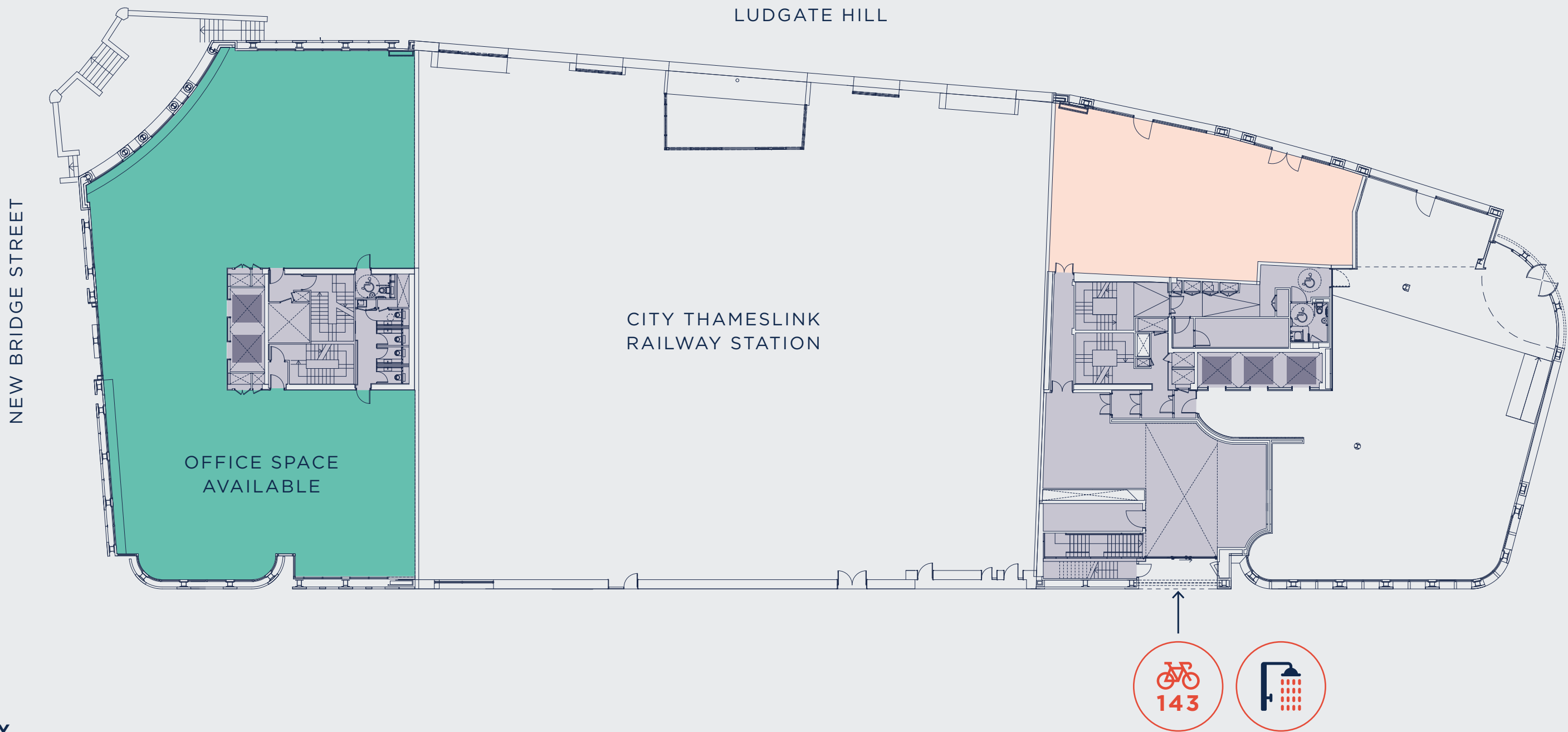
- KEY**
- Ludgate West entrance
 - Office
 - Retail unit
 - Bike storage, showers and lockers
 - Core
 - Plant



FIRST FLOOR



	SQ FT	SQ M
OFFICES	5,780	537



- KEY**
- Office
 - Retail units
 - Core

SUMMARY SPECIFICATION

OCCUPANCY

The new building is designed for a minimum occupational density of 1 person per 8 sq m:



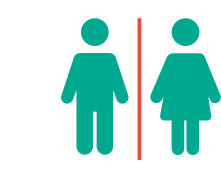
MEANS OF ESCAPE
1 person per 6 sq m



FRESH AIR AND COOLING
1 person per 8 sq m

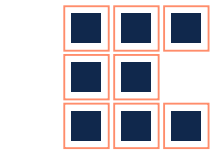


LIFT PROVISION
1 person per 8 sq m assuming 15% absenteeism for commercial buildings



WC PROVISION
1 person per 8sq m assuming 60% male and 60% female provision with 20% absenteeism

PLANNING GRID



1.5m throughout

FACILITIES

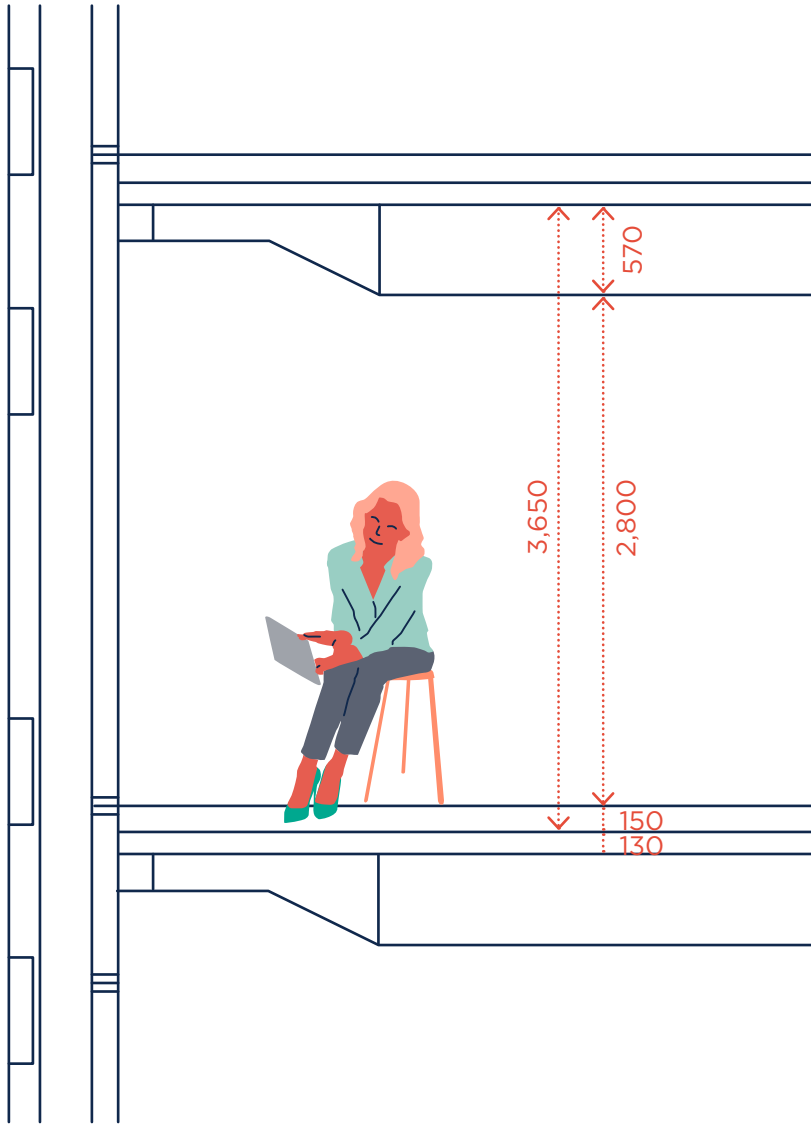


143 cycle spaces and lockers



6 showers

TYPICAL FLOOR HEIGHTS



BREEAM®

The base building will be designed to target a BREEAM 'Excellent' rating

DELIVERY TEAM

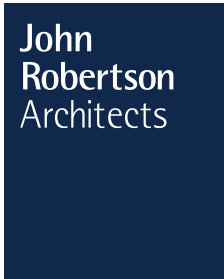
DEVELOPMENT
MANAGER



PROJECT
MANAGER



ARCHITECT



STRUCTURAL
ENGINEER



SERVICES
ENGINEER





120 FLEET STREET



WALSINGHAM HOUSE



PARK HOUSE



WEWORK, SPITALFIELDS



MINDSPACE, THE RELAY BUILDING



YUM! HEADQUARTERS

LUDGATE

L O N D O N

DELIVERY Q1 2020

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