

# THE SHARD

PART LEVEL 9 (SOUTH)

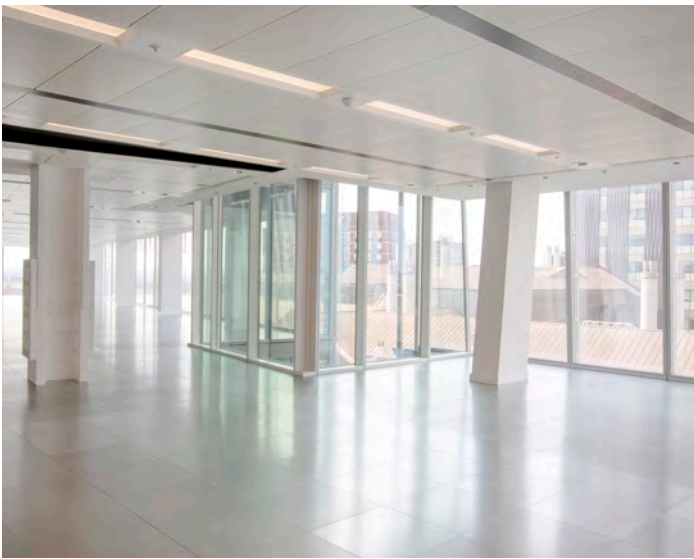
15,312 SQ FT (1,422 SQ M)





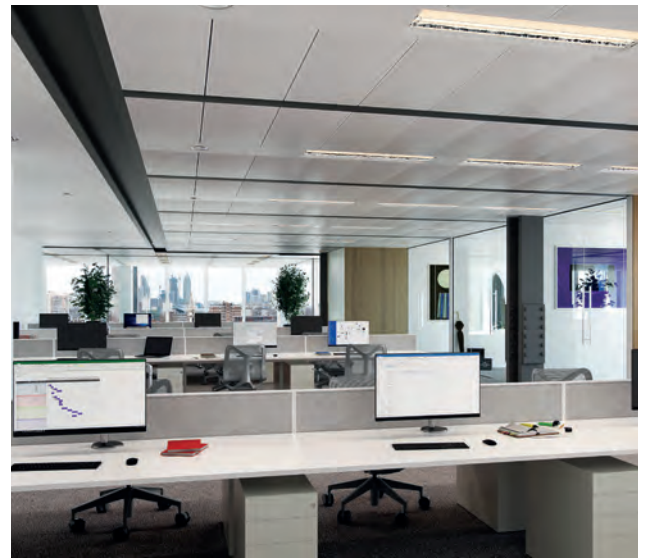
# IMAGES

## PART LEVEL 9 (SOUTH)





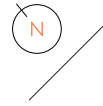
CGI's  
PART LEVEL 9 (SOUTH)





# SPACE PLANS

## PART LEVEL 9 (SOUTH)



### CORPORATE STYLE

1441 sq m  
1:10 occupancy = 144 people

**Layout provides**  
141 in open plan  
3 in offices  
144 total  
+  
36 spaces in meeting rooms



### MEDIA STYLE

1441 sq m  
1:12 occupancy = 120 people

**Layout provides**  
118 in open plan  
3 in offices  
121 total  
+  
30 spaces in meeting rooms



#### KEY

- Reception
- Open plan workspace
- Private office/Phone booth
- Meeting room
- Winter garden
- Collaboration space
- Facilities/Utilities

# FLOOR PLAN

## PART LEVEL 9 (SOUTH)

### NEWLY REFURBISHED OFFICE SPACE AVAILABLE

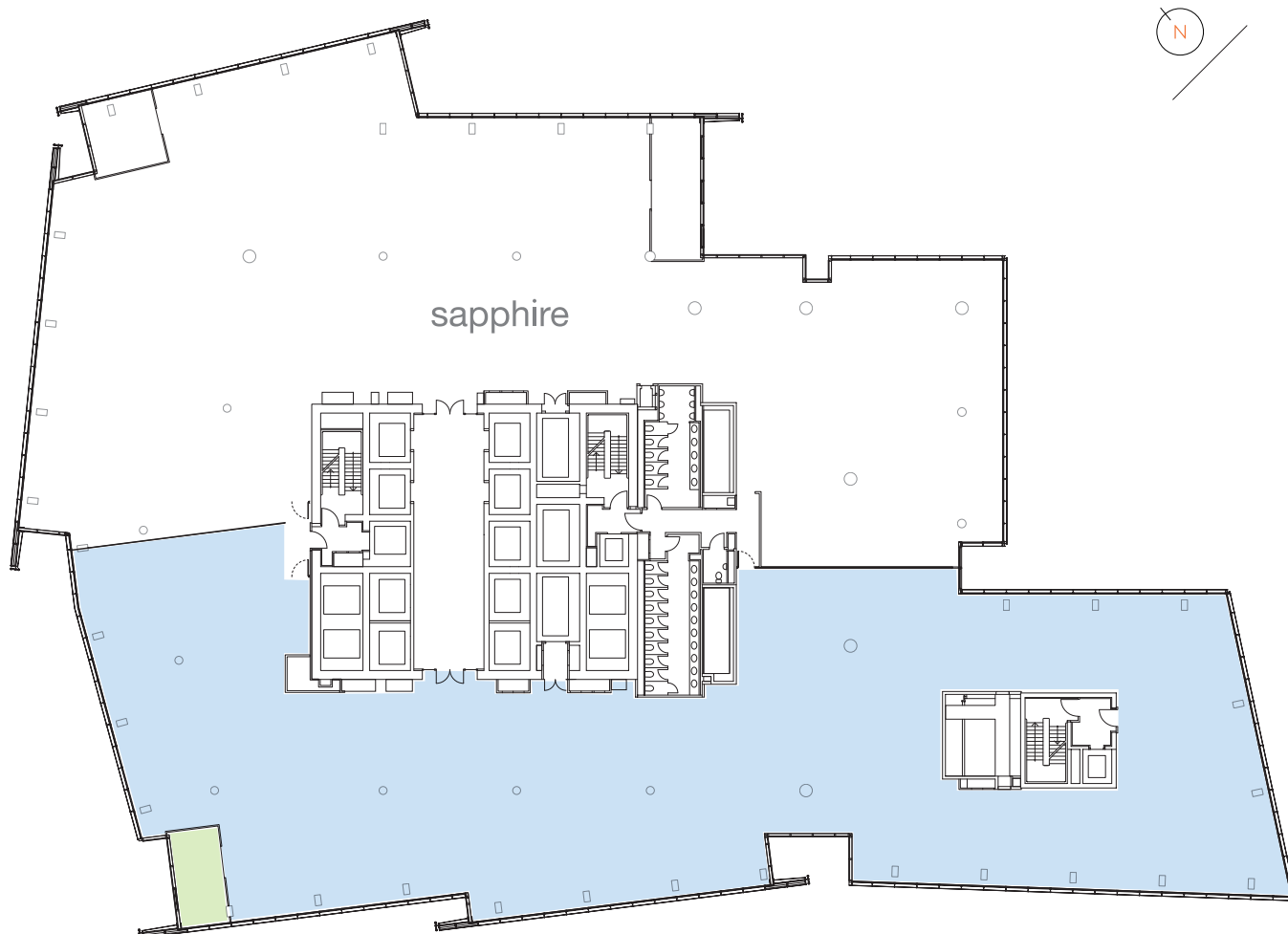
15,312 sq ft (1,422 sq m)

Rent: POA

Business Rates (payable): £25.75 per sq ft p.a.

Service Charge: £19.86 per sq ft p.a.

Energy Performance Certificate (EPC): B



#### KEY

- Available
- Winter garden
- Let to Sapphire

# OFFICES



## OCCUPIERS

## AVAILABILITY

28	South Hook Gas/Jellyfish	
27	Arma Partners	
26	CoStar	
25	The Office Group	
24	The Office Group	
23	Foresight	
22	Jellyfish	
21	Kraft Heinz	
20	Kraft Heinz	
19	Medical Protection Society	
18	Foresight/Gallup	
17	Warwick Business School/Sage	
16	Al Jazeera Media Network	
15	Mathys & Squire	
14	Kroll	
13	Sage/Warwick Business School/CoStar	
12	Mitie	
11	Merit Group (Dods)/VACANT	
10	Robert Half/Protiviti/REM	
9	Sapphire Systems/Sitimprove/VACANT	15,312 sq ft available
8	Greenberg Traurig	
7	Tiffany & Co./MATCHESFASHION	
6	HCA Healthcare UK	
5	HCA Healthcare UK	
4	HCA Healthcare UK	
3	Shard Quarter Management Suite	
2	Office Reception	



## OCCUPIER BENEFITS

- SEASONAL EVENTS
- CONCIERGE SERVICES
- SUPERB LOCAL AMENITY
- ACCESS TO EXCLUSIVE OCCUPIER COMMUNITY
- SHOWER FACILITIES
- CYCLE FACILITIES
- FANTASTIC VIEWS ACROSS LONDON
- WINTER GARDENS

## TRAVEL CONNECTIONS

- ### LONDON UNDERGROUND
- Jubilee Line : Bond Street (9 mins) and Canary Wharf Stations (6 mins)
  - Northern Line : Bank and Moorgate Stations (3 mins)
- ### INTERNATIONAL
- Gatwick Airport (30 mins)
  - Direct line to St Pancras International with Eurostar routes to mainland Europe
- ### NATIONAL RAIL
- Direct routes to Cambridge, Bedford and Peterborough
  - Direct routes to Brighton and the South

## COMMERCIAL CONNECTIVITY FIT OUT

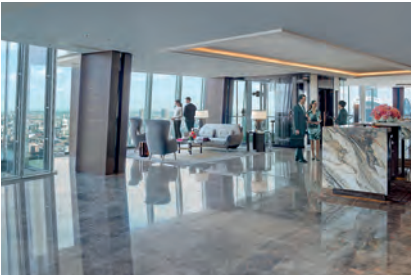
- FULLY DISTRIBUTED FIBRE
- HIGH RESILIENCY
- MULTIPLE PROVIDERS
- REDUNDANCY AND DIVERSITY
- FAST PROVISION
- DUAL MEET-ME ROOMS
- FUTURE-PROOF
- BACKUP ELECTRICITY

# SCHEDULE OF USES



## THE VIEW FROM THE SHARD

Levels 68 – 72



## SHANGRI-LA HOTEL

Levels 34 – 52

GÖNG – 52/TİNG – 35/Bar 31 – Ground

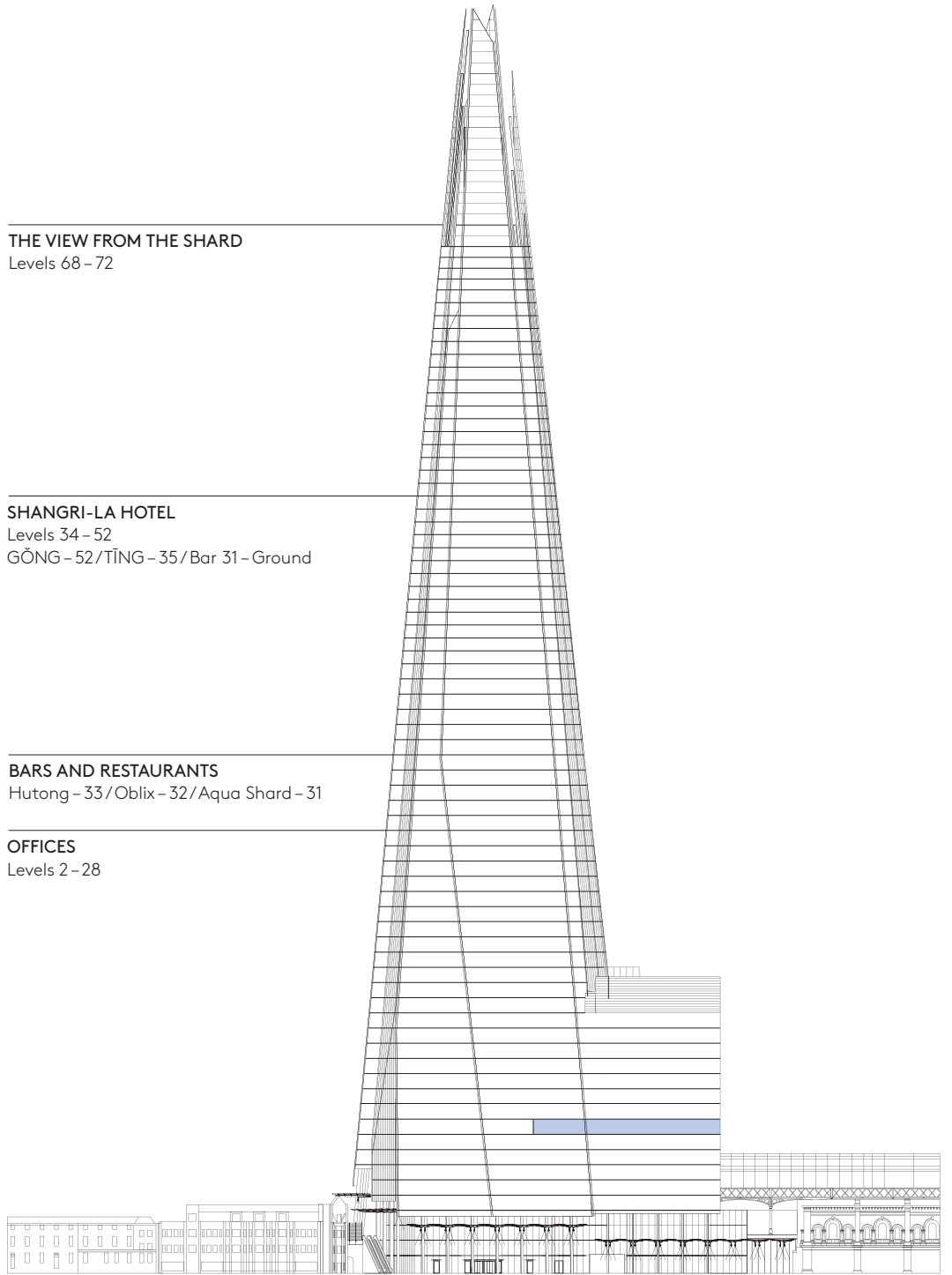


## BAR AND RESTAURANTS

Hutong – 33/Oblix – 32/Aqua Shard – 31

## OFFICES

Levels 2 – 28



## LEASING ENQUIRIES



**DAN GAUNT**

+44 (0)7818 008 981

dan.gaunt@knightfrank.com

**WILLIAM FOSTER**

+44 (0)7748 985 951

william.foster@knightfrank.com

**TOM HARVEY**

+44 (0)7790 344 111

tom.harvey@knightfrank.com

**FRANCESCA SKINNER**

+44 (0)7866 191 140

francesca.skinner@knightfrank.com



**SARAH SHELL**

+44 (0)7808 290 853

sarah.shell@eu.jll.com

**TOM BRAMMELD**

+44 (0)7734 883 071

tom.brammeld@eu.jll.com

**FREDDIE MACGREGOR**

+44 (0)7872 107 539

freddie.macgregor@eu.jll.com

[WWW.THE-SHARD.COM/OFFICES](http://WWW.THE-SHARD.COM/OFFICES)



**Disclaimer** 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by JLL and Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither JLL nor Knight Frank LLP has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. None of the services or appliances have been tested and no warranty is given or is to be implied that they are in working order. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. Information correct at time of printing. © Copyright LBQ Ltd, January 2023.