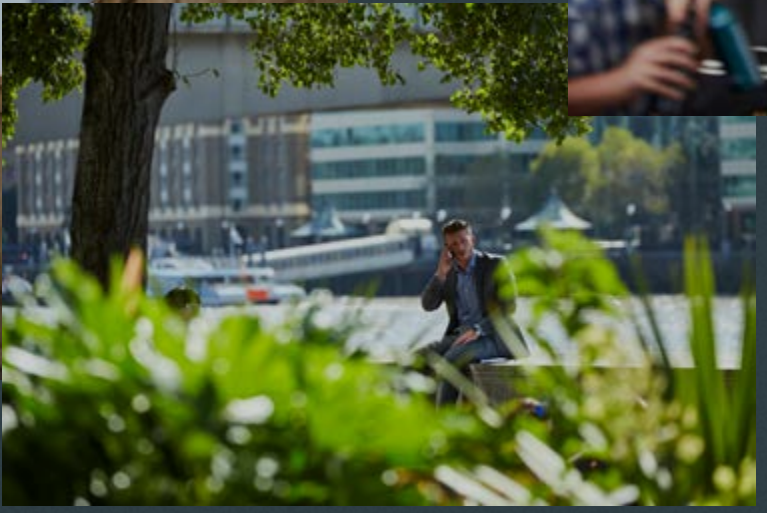


ARTHUR

ST



Arthur St, a centre of brilliance



Meet Arthur St.

- One incredible central location.
- One unique island site.
- 12 Arthur Street has everything businesses need to shine.

Connecting talent, lifestyle and workspace in one contemporary building, an exciting new refurbishment by Morrow + Lorraine.

ARTHUR®



Comprehensive new refurbishment



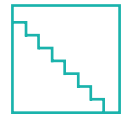
Designed by Morrow+Lorraine Architects

30k

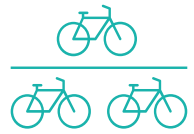
30,410 sq ft available



1:8 sq m occupational density



Inter-connecting space available



120 bicycle spaces



12 showers



Bicycle repair station



Double height reception



Towel service



EPC B



New Bank entrance within 40m



Option of coffered ceiling





2 Look towards the Southbank, it's yours to explore in just 5 minutes.

3 Foodie hotspots Leadenhall Market and Borough Market are just over 5 minutes walk.

be in the buzz of the City

Where else can you be at The Ned or Borough Market in minutes? Walk the riverside or dip into great shopping? Arthur Street puts the City of London's finest at your fingertips.



4 Walks along the river at lunch are moments away.



1 Make light work of the commute with four major stations nearby.

ARTHUR®

get in the zone

● RETAIL HUBS

- 1. Bloomberg Arcade
- 2. Borough Market
- 3. Leadenhall Market
- 4. One New Change
- 5. Royal Exchange
- 6. Watling Street / Bow Lane

○ WELLNESS

- 1. Boom Cycle Monument
- 2. DW Fitness First Gracechurch Street
- 3. DW Fitness First Monument
- 4. Gymbox Bank
- 5. Gymbox Cannon Street
- 6. Nuffield Gym
- 7. Pure Gym Monument
- 8. The Gym
- 9. Virgin Active Walbrook
- 10. Third Space

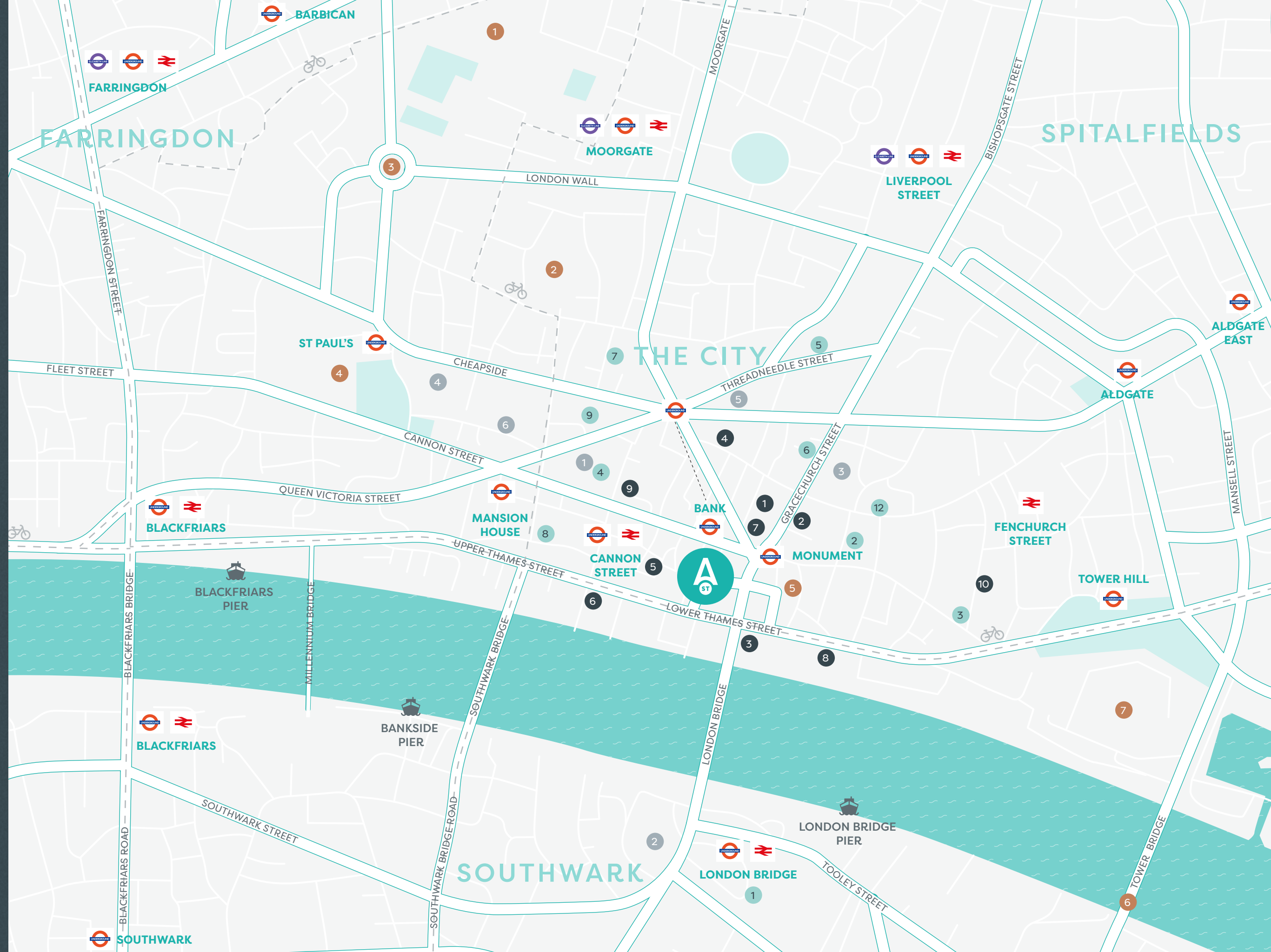
● EAT & DRINK

- 1. Aqua Shard
- 2. Blacklock City
- 3. Brew Dog Tower Hill
- 4. Brigadiers
- 5. Burger & Lobster
- 6. Gaucho City
- 7. Goodman City
- 8. Kirin
- 9. Puttshack Bank

● CULTURAL

- 1. Barbican Centre
- 2. Guildhall Great Hall
- 3. Museum of London
- 4. St Paul's Cathedral
- 5. The Monument
- 6. Tower Bridge
- 7. Tower of London

--- Cycle Superhighways



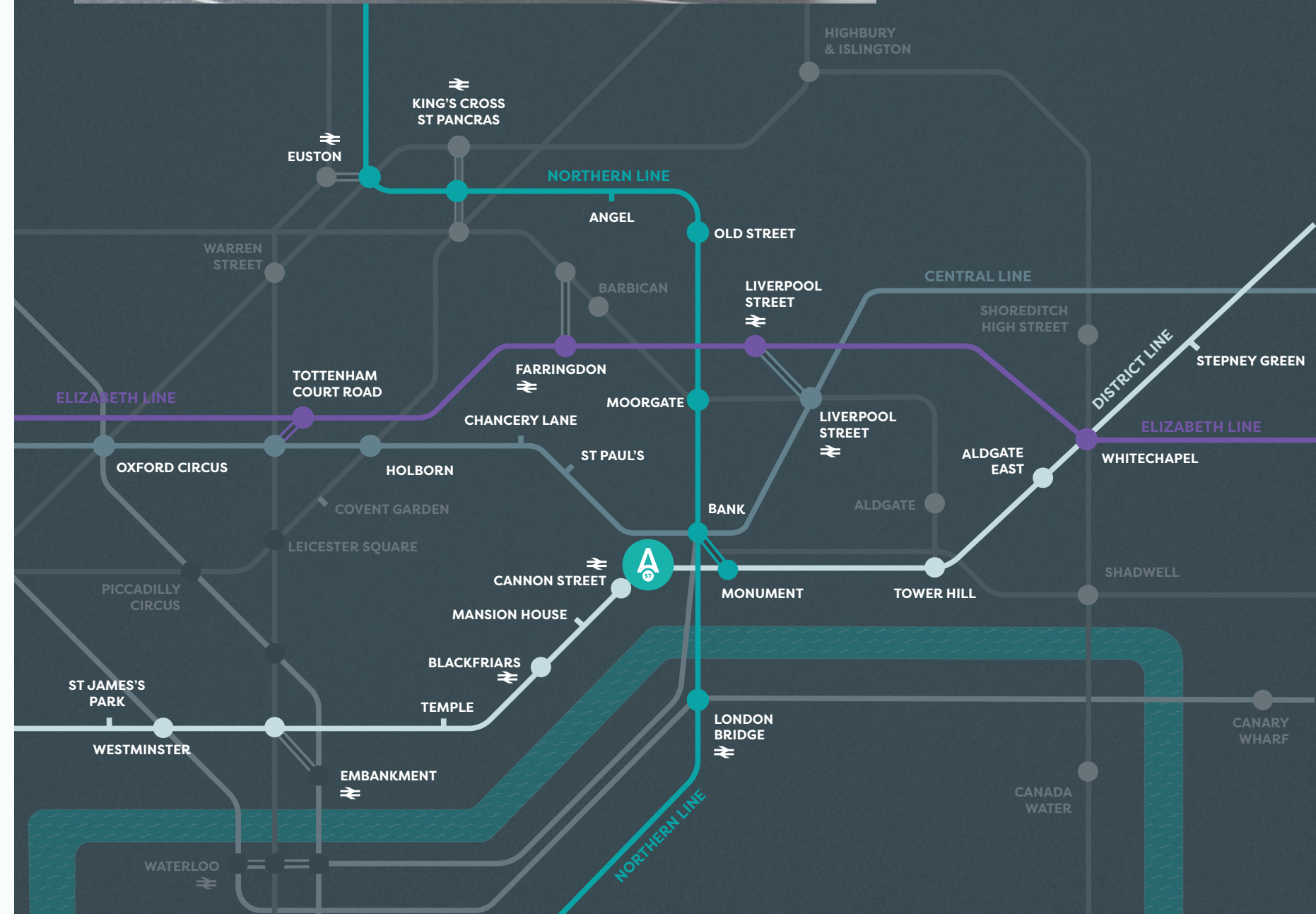
ARTHUR®

connected, in every direction

Benefit from being at the epicentre of London's travel network, with Bank, Monument, London Bridge and Cannon Street stations all close by.



Only 40 metres from the new Bank station entrance on Cannon Street.



the space

Where design meets a unique island site, the buzz of the City supports talent, and transport gets you everywhere you need to be. Arthur Street shines new light on office space in the City.

Floor	Sq Ft	Sq M	Status
10	-	-	LET
9	-	-	LET
8	-	-	LET
7	-	-	LET
6	10,203	948	Available
5	-	-	LET
4	10,205	948	Under Offer
3	10,002	929	Available
2	-	-	LET
1	-	-	LET
Ground	-	-	LET
Total	30,410	2,825	



1 Light filled contemporary floor plates



2 Inspiring views

newly refurbished, usable, light, efficient floor plates.

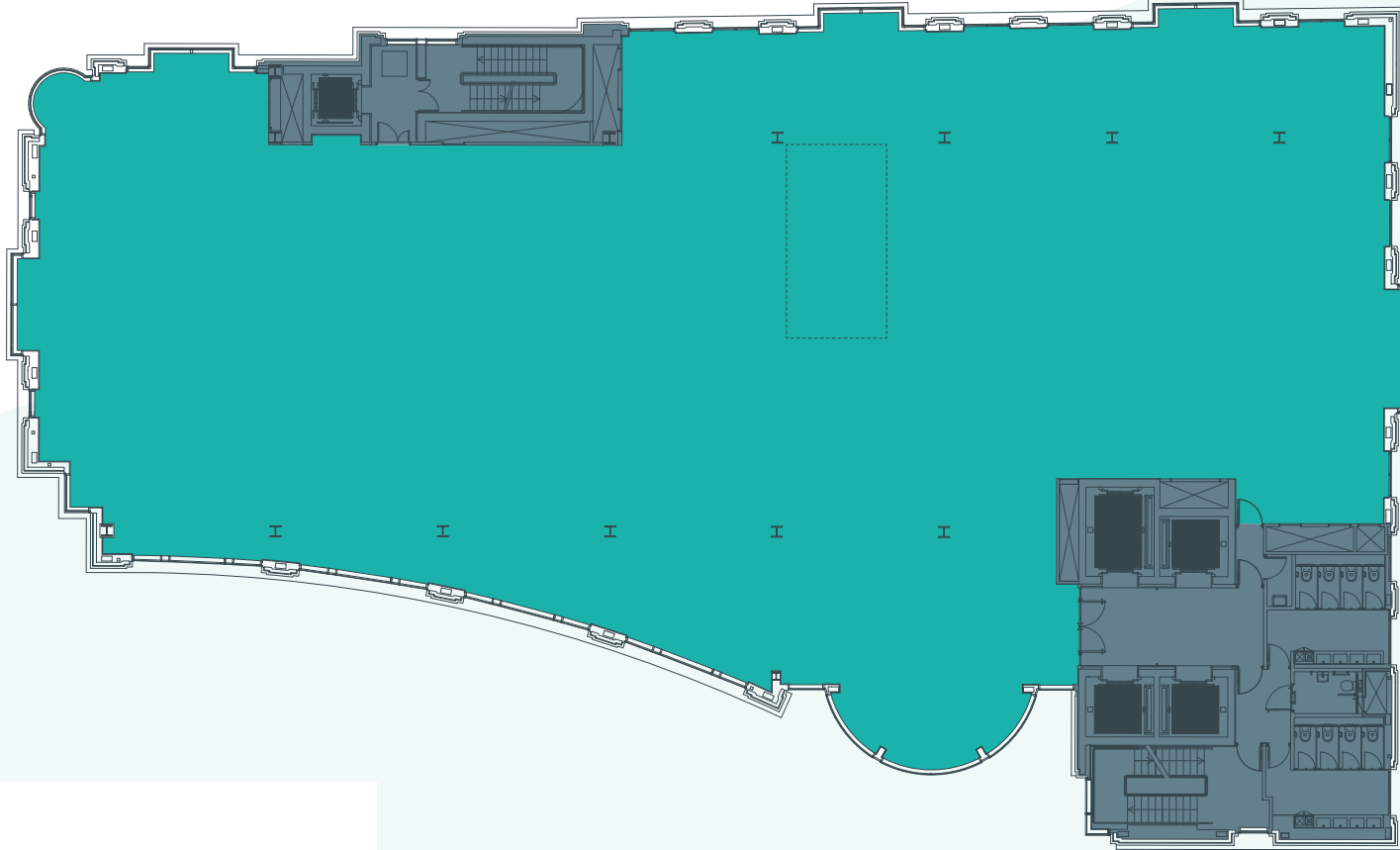


3 Option of coffered ceiling

floor plans

third

10,002 sq ft (929 sq m)



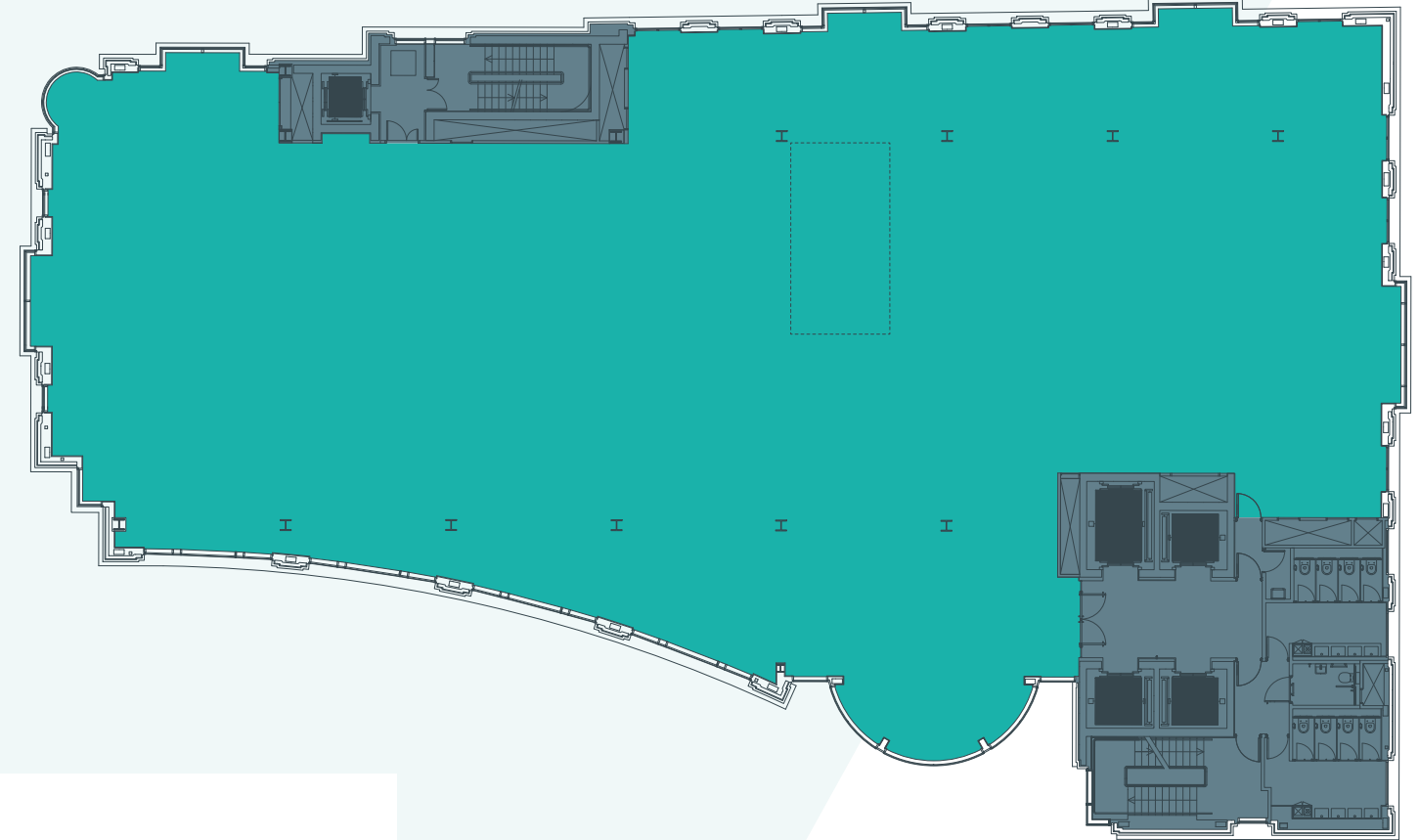
- Key**
- Office
 - Core
 - Lifts
 - Inter-connecting staircase

Floor plans not to scale.
For indicative purposes only.



fourth and sixth

10,205 sq ft (948 sq m)



- Key**
- Office
 - Core
 - Lifts
 - Inter-connecting staircase

Floor plans not to scale.
For indicative purposes only.



ST





3rd floor





CGI of Inter-connecting staircase

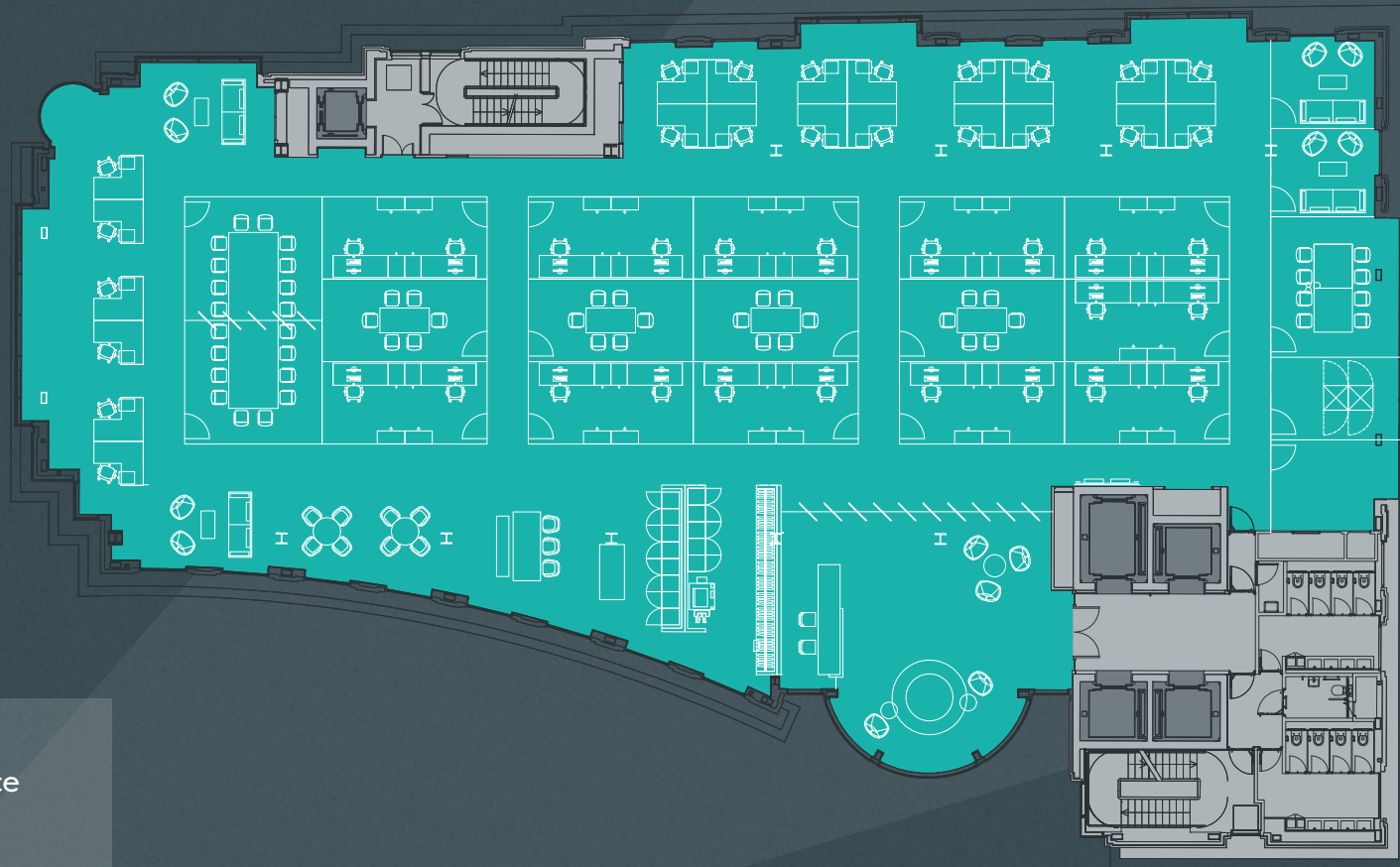
space plans



cellular

Typical floor

Workstations 44
Occupational density 1:21 sq m



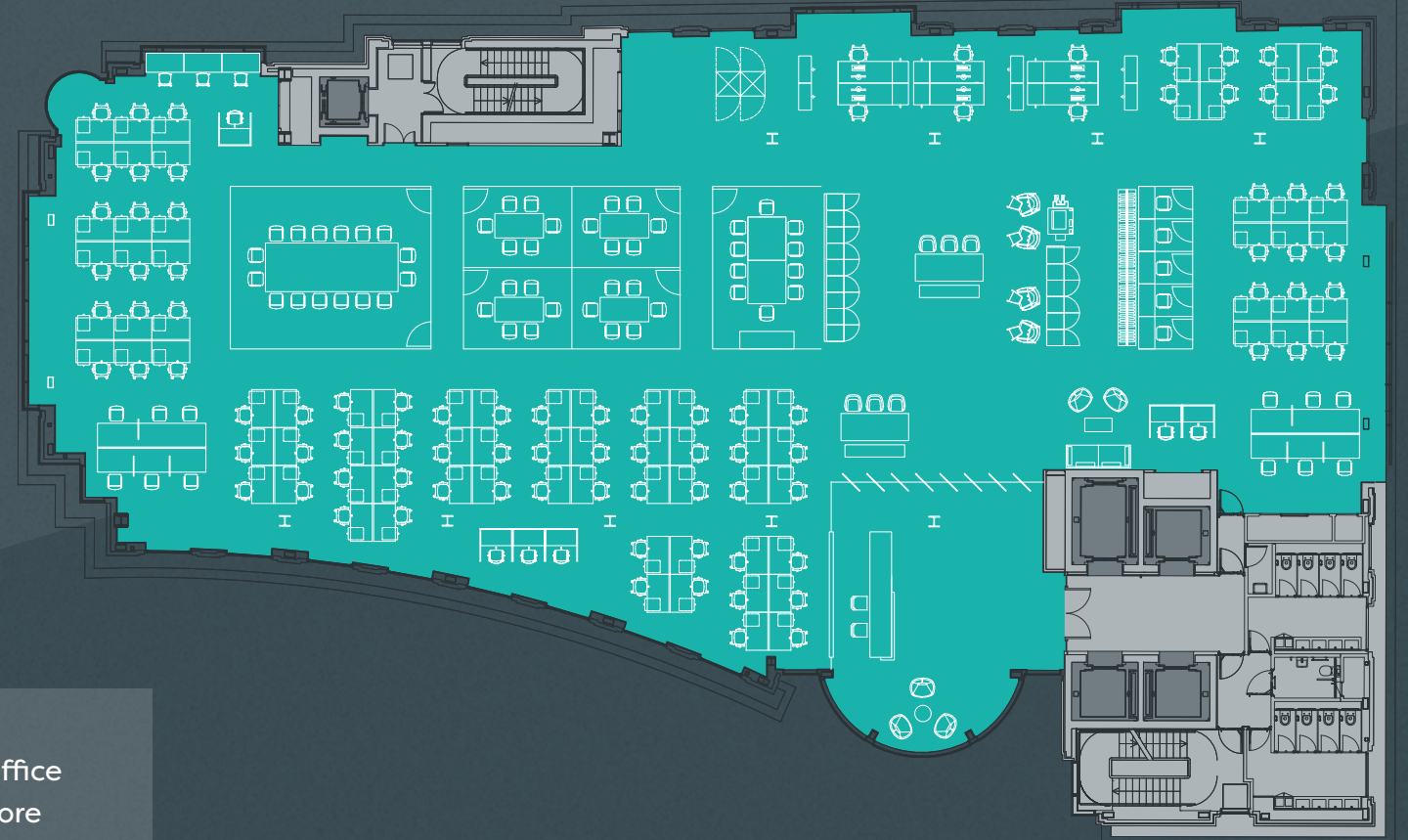
- Key**
- Office
 - Core
 - Lifts

Space plans not to scale.
For indicative purposes only.

hybrid

Typical floor

Workstations 105
Occupational density 1:8 sq m



- Key**
- Office
 - Core
 - Lifts

Space plans not to scale.
For indicative purposes only.

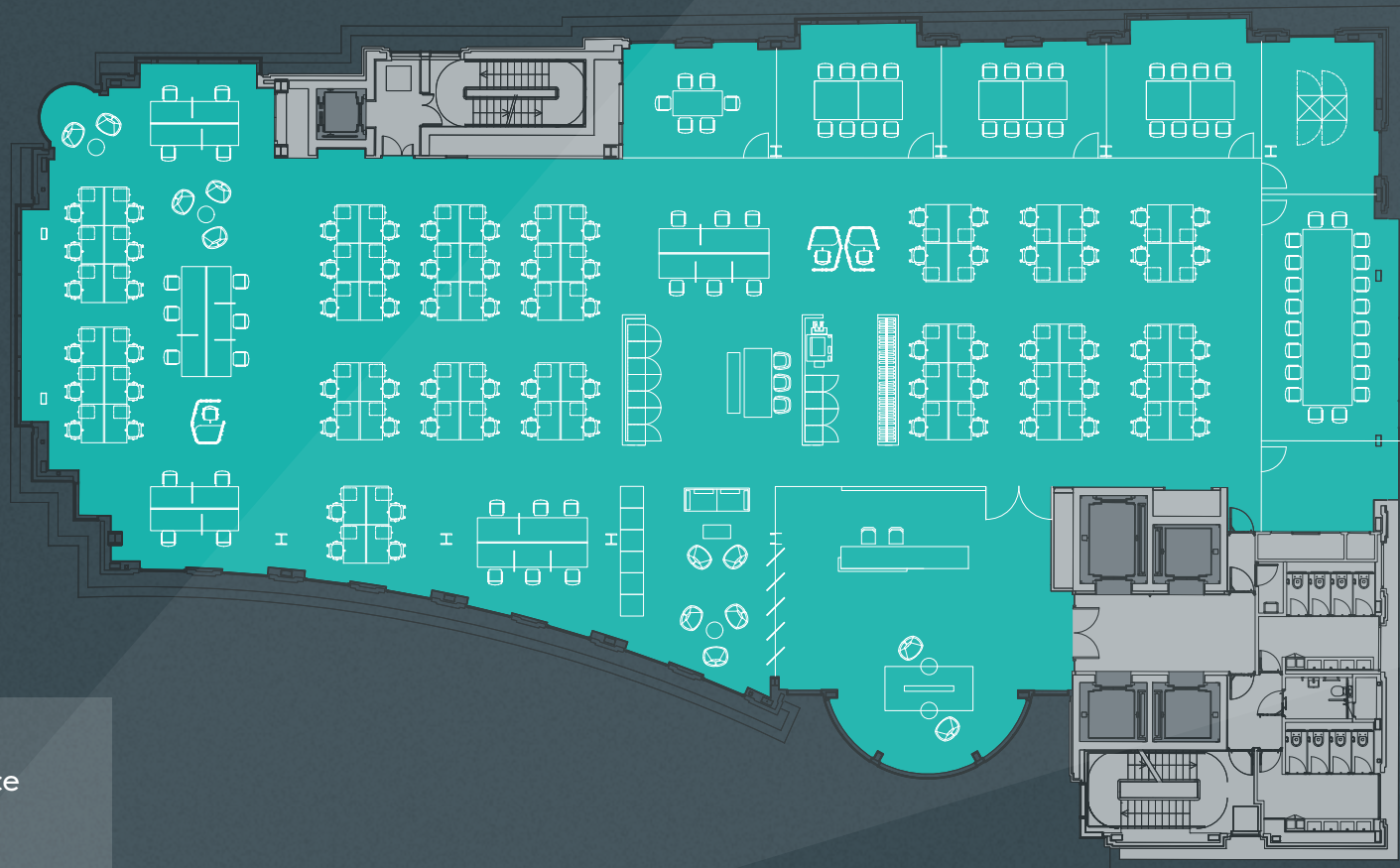
space plans



open plan

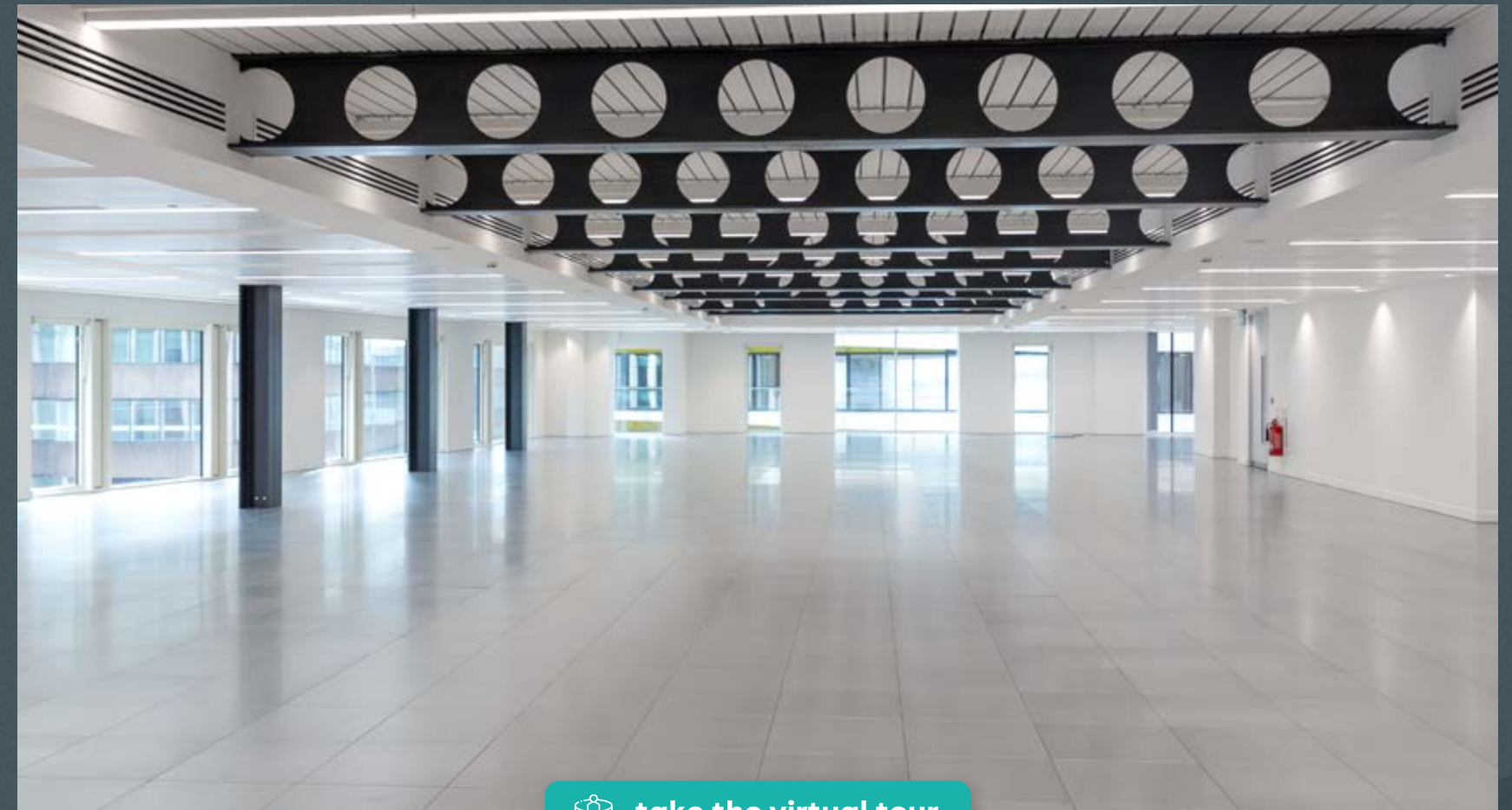
Typical floor

Workstations 118
Occupational density 1:9 sq m



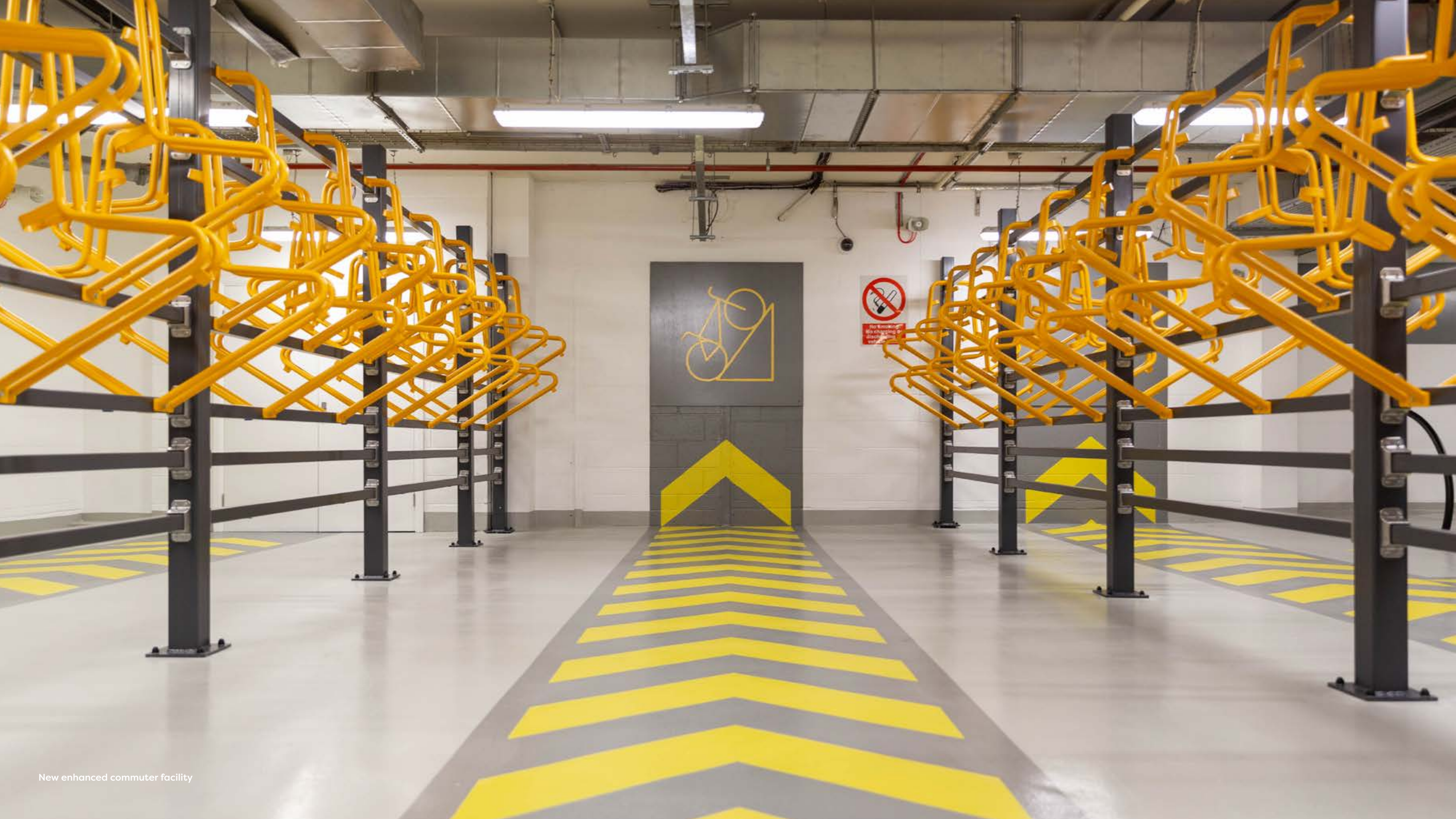
- Key**
- Office
 - Core
 - Lifts

Space plans not to scale.
For indicative purposes only.



 take the virtual tour





New enhanced commuter facility

ARTHUR®

state of the art

From the new double height reception to the enhanced commuter facilities, every facility at Arthur Street is thoughtfully considered.

Be part of it now.



amenities



New VRF air conditioning



New metal tile suspended ceilings



New LED lighting



New raised floors (100mm overall)



New dedicated female, male and DDA WC's



Remodelled double height reception



Enhanced commuter facility, with bicycle storage, showers, lockers, changing area and drying room



1:8 sq m occupational density

Bicycle parking, Brompton lockers, repair station, male and female showers, lockers, changing facilities, towel service and drying room.



ARTHUR®

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RUBIX



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REAL ESTATE**

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July 2023.

SUBJECT TO CONTRACT.

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