

10 WARWICK LANE
LONDON EC4

ST. PAUL'S HOUSE

UP TO 22,090 SQ FT
OFFICE SPACE TO LET

Overview

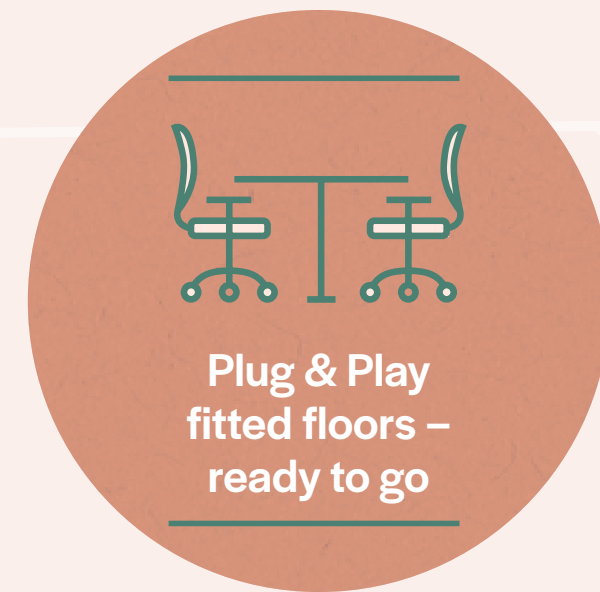
SMART WORKING

St Paul's House has recently been refurbished with design by Minifie Architects to offer an exceptional arrival at the building, with a best-in-class reception and stylish breakout area.

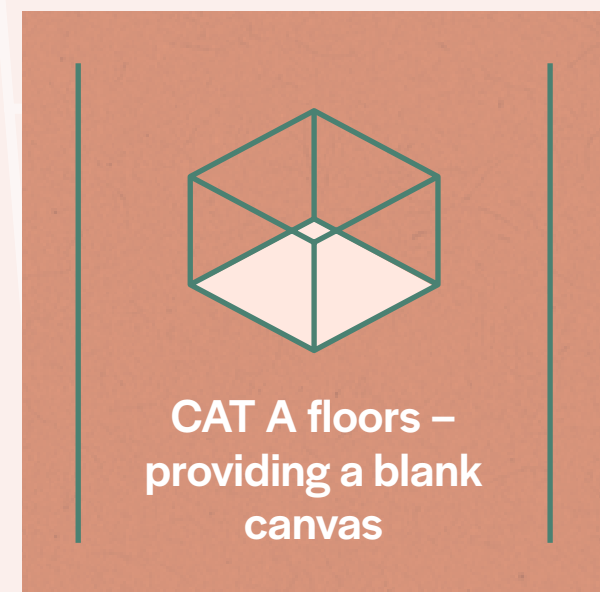
22,090 sq ft of space is currently available over five floors – with Plug & Play fit-out on 1st and 5th floors and the lower ground, 2nd and 3rd floors offered in CAT A condition.



Exterior onto Warwick Lane



or



Exterior CGI

The arrival experience at St Paul's House has been reimagined to provide a stunning contemporary first impression.

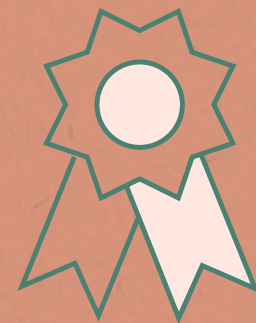


The reception offers a considered and design led space, using a contemporary colour palette and furniture.

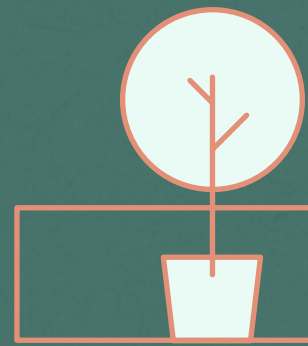
SPECIFICATION



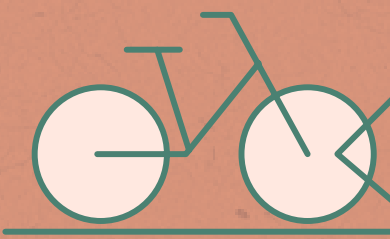
Comprehensive
refurbishment



EPC rating
B



Terrace on
3rd floor (stp)



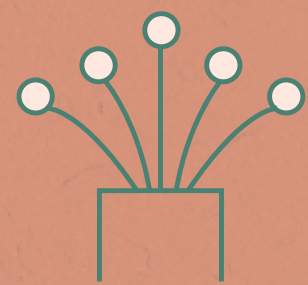
Secure
cycle storage



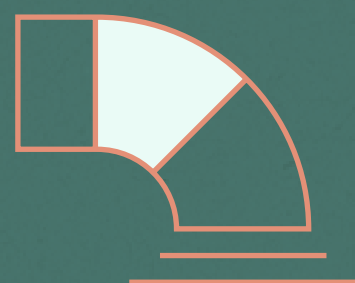
Showers
and lockers



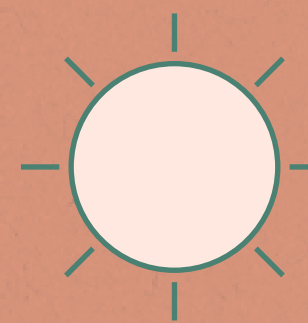
Manned reception
and 24/7 security



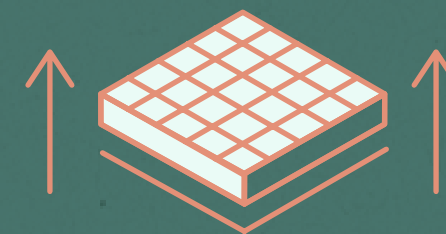
Pre-installed
fibre



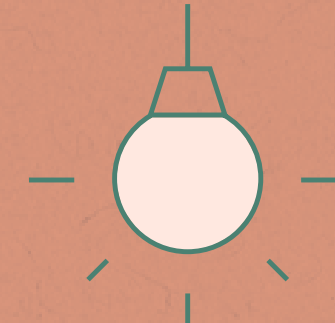
VRV
air conditioning



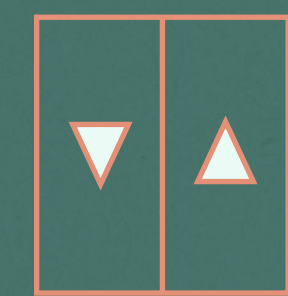
Excellent
natural light



Raised
floors



High efficiency
LED lighting



2 passenger lifts
and 1 goods lift



The 1st and 5th floors are offered as Plug & Play, the perfect option for businesses that want to get straight to work.



Featuring breakout areas and kitchens, the Plug & Play floors offer spaces to take five, collaborate or hold informal meetings.



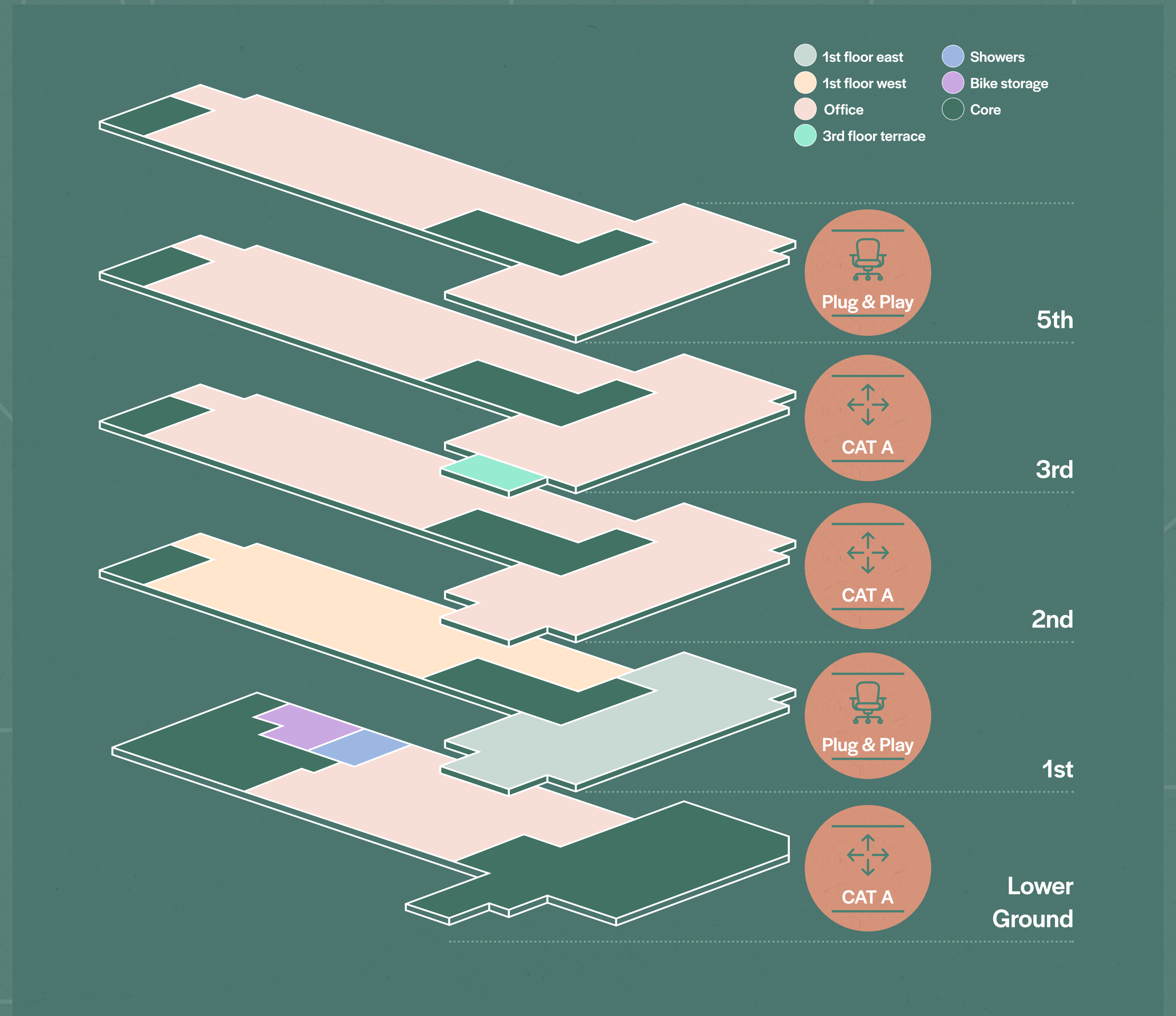
The lower ground, 2nd and 3rd floors are offered in CAT A condition – perfect for occupiers who want to design a flexible workspace to their needs. Turnkey fitouts can also be considered

Accommodation

AVAILABILITY

| Floor | Use | Condition | Sq ft | Sq m |
|--------------|-------------------|-------------|----------------|---------------|
| 5th | Office | Plug & Play | 4,487 | 417 |
| 3rd | Office Terrace | CAT A | 4,968 (158) | 462 (14.7) |
| 2nd | Office | CAT A | 5,158 | 479 |
| 1st – West | Office | Plug & Play | 3,056 | 284 |
| 1st – East | Office | Plug & Play | 2,076 | 193 |
| LG | Office | CAT A | 2,345 | 218 |
| Total | | | 22,090 | 2,053 |

Subject to final measurement



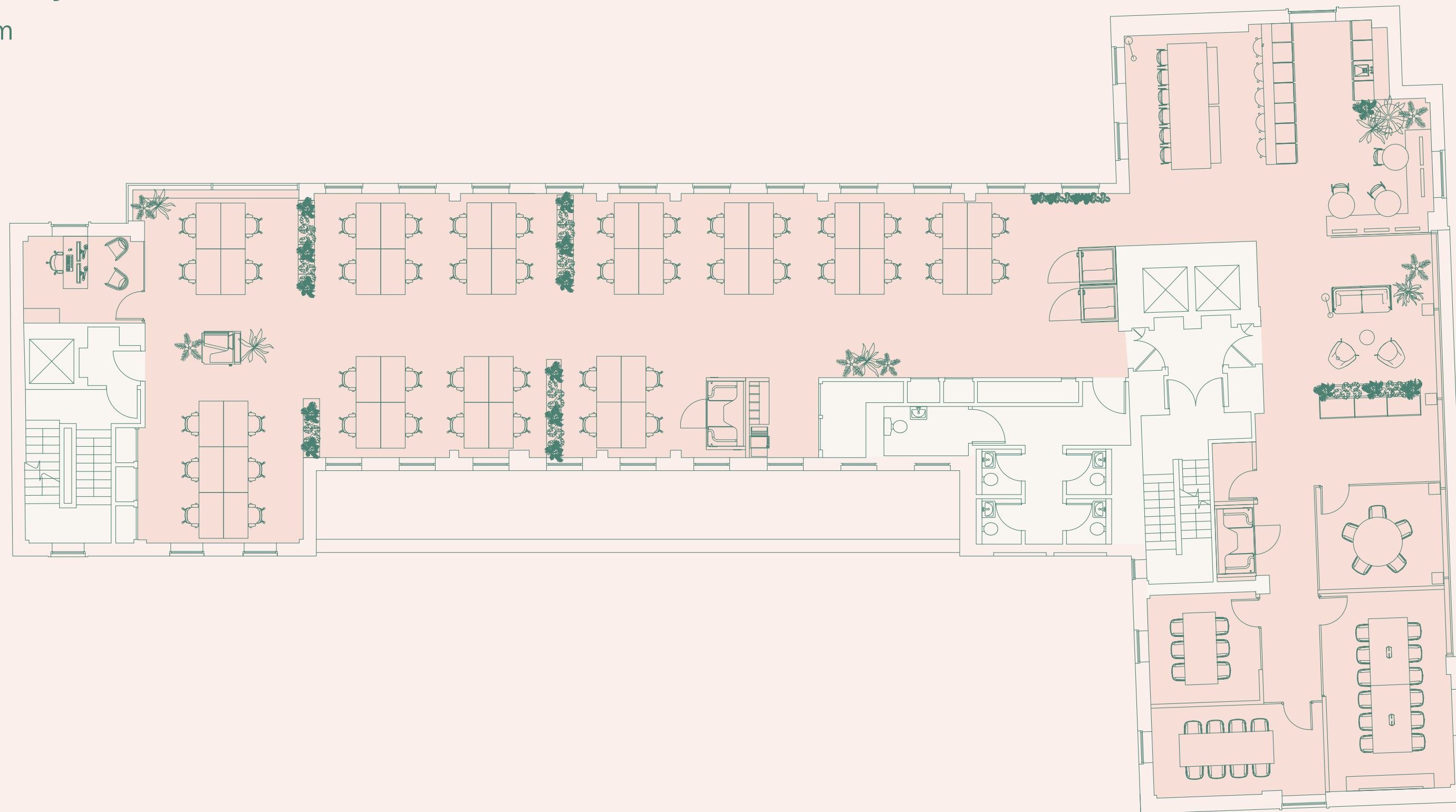
FLOOR / SPACE PLANS

Plans not to scale.
For indicative purposes only.



5th Floor – Plug & Play

4,487 sq ft / 417 sq m



Warwick Lane

| | |
|------------------------|----|
| Open plan workstations | 46 |
| Private office | 01 |
| 12 person board room | 01 |
| 8 person meeting room | 01 |
| 6 person meeting room | 01 |
| 5 person meeting room | 01 |
| 1 person call pods | 02 |
| 2 person call pods | 02 |
| Breakout area | 01 |
| Kitchenette / breakout | 01 |
| Welcome area | 01 |

Key

- Office
- Core

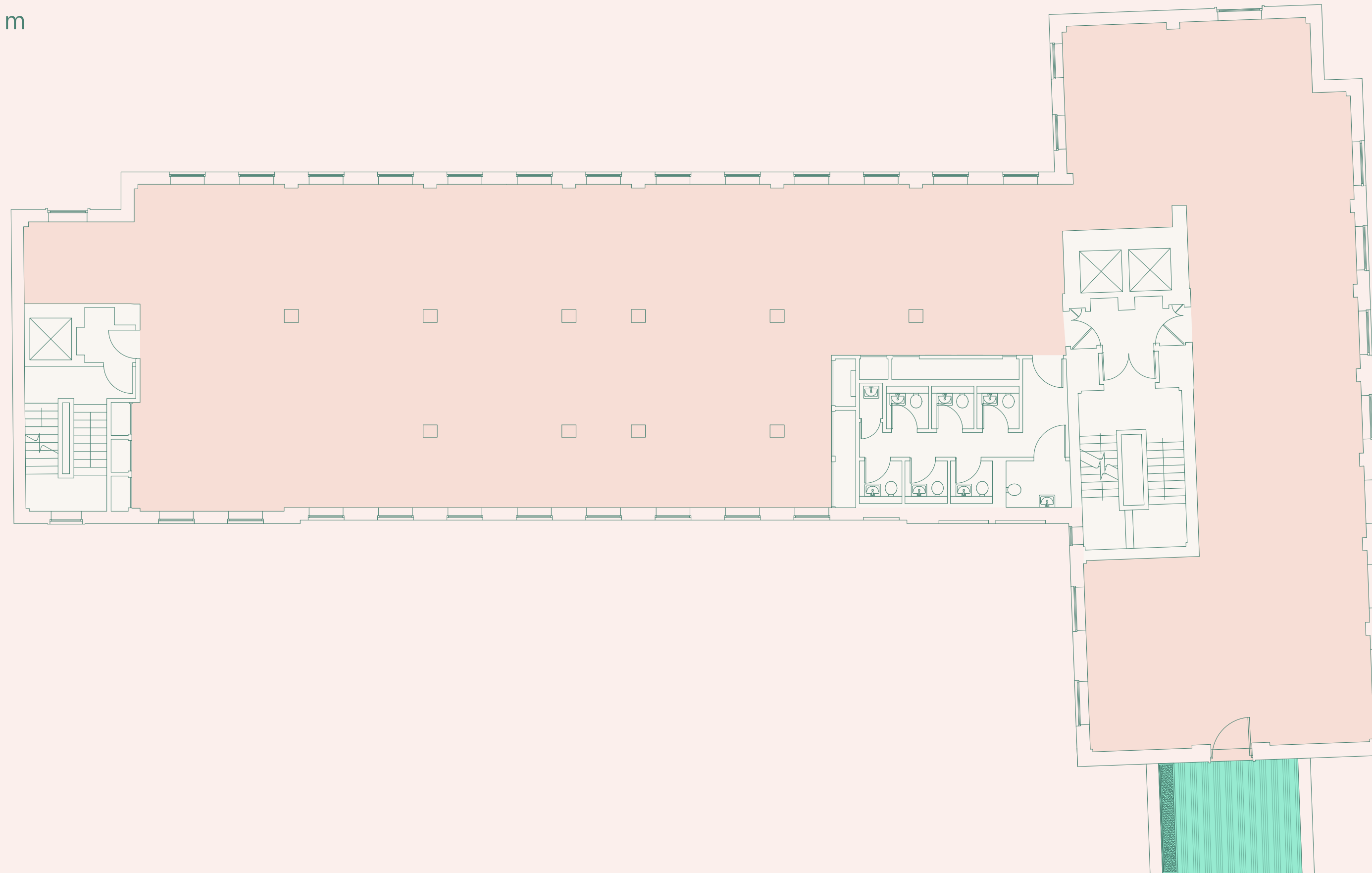
FLOOR / SPACE PLANS

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3rd Floor – CAT A

4,968 sq ft / 462 sq m



Warwick Lane

- Key
- Office
 - Terrace
 - Core

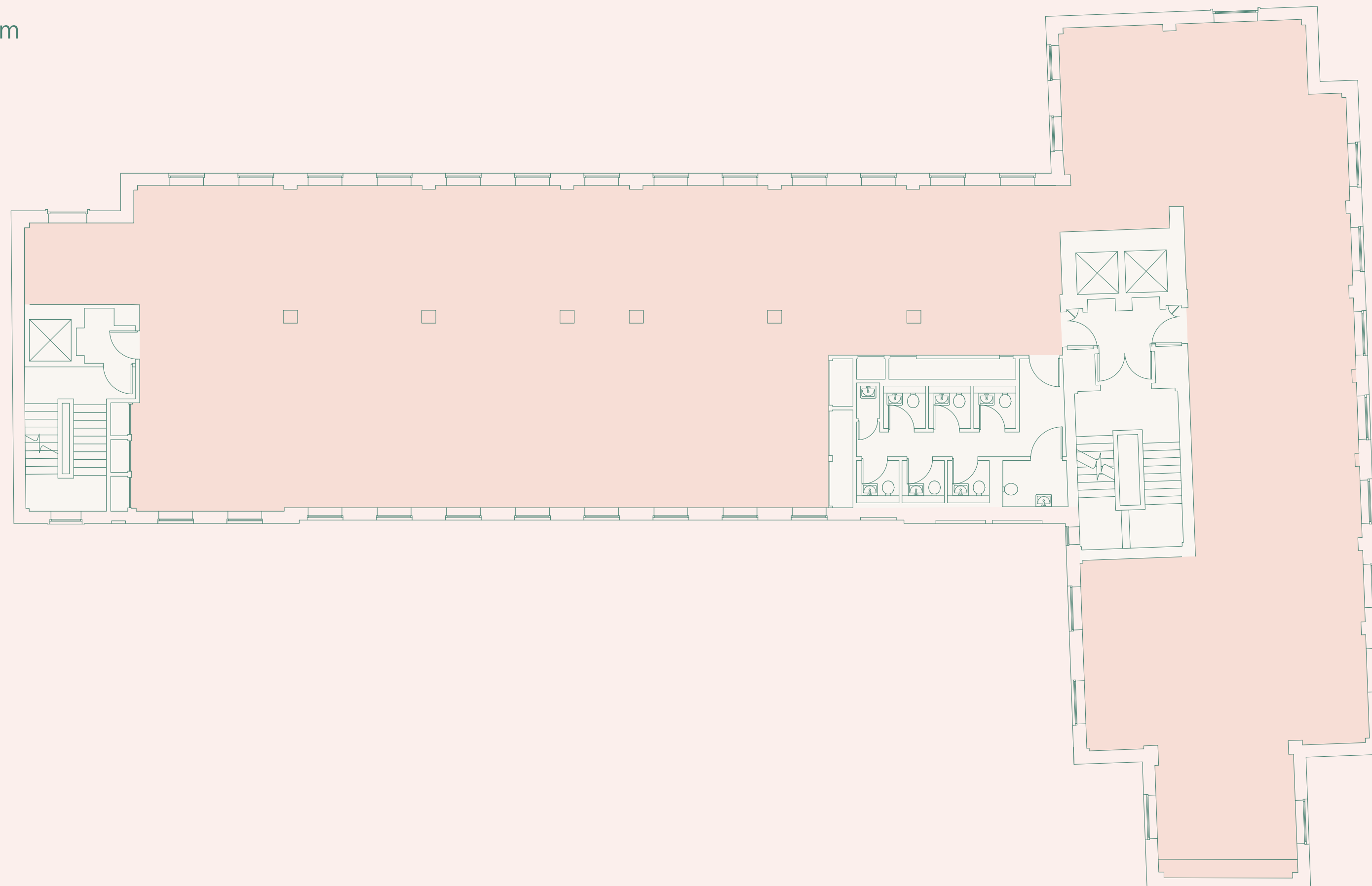
FLOOR / SPACE PLANS

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2nd Floor – CAT A

5,158 sq ft / 479 sq m



Warwick Lane

- Key
- Office
 - Core

FLOOR / SPACE PLANS

Plans not to scale.
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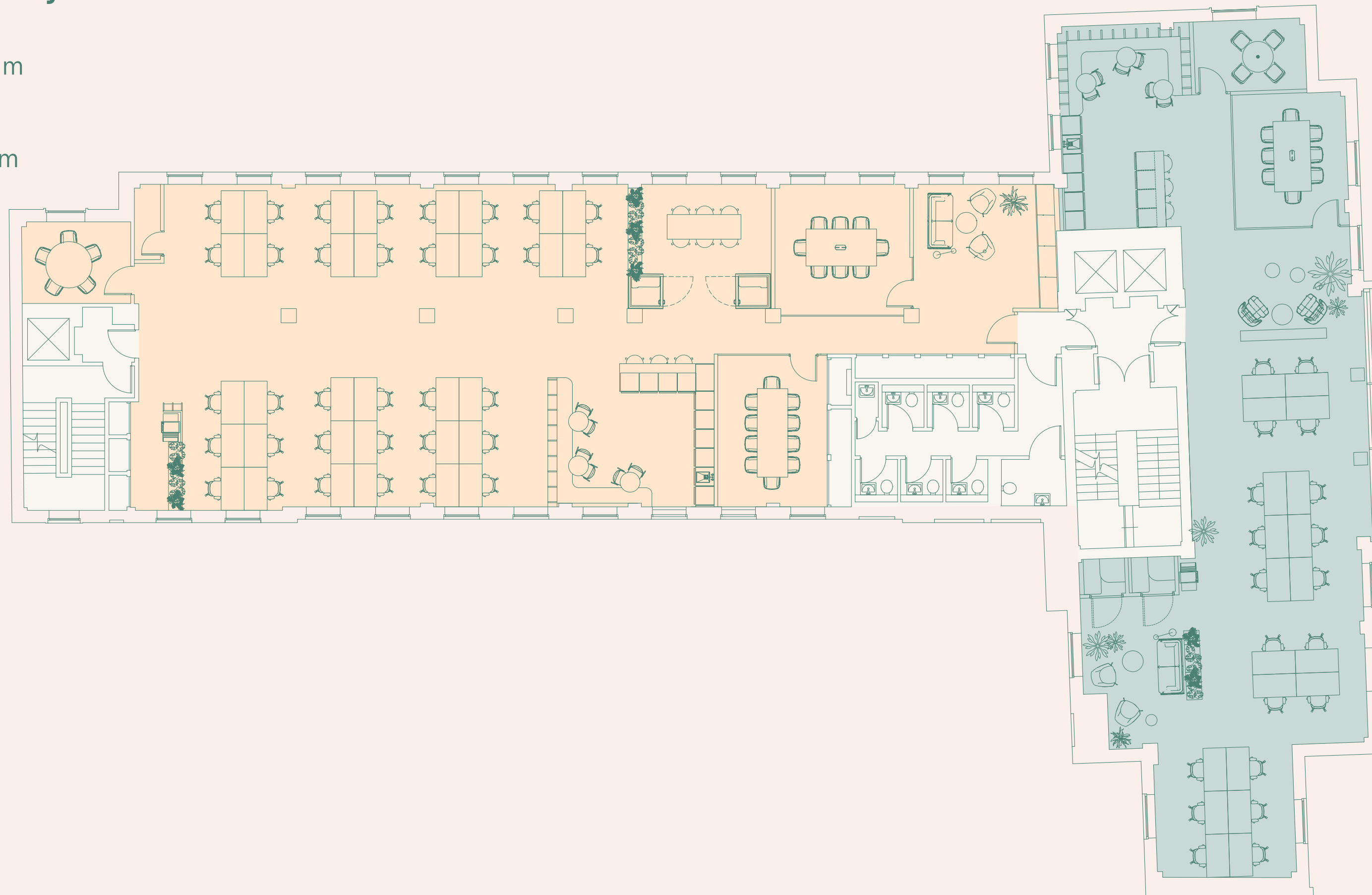
1st Floor – Plug & Play

West Suite

3,056 sq ft / 284 sq m

East Suite

2,076 sq ft / 193 sq m



West Suite

| | |
|------------------------|----|
| Open plan workstations | 34 |
| 10 person meeting room | 01 |
| 8 person meeting room | 01 |
| 5 person meeting room | 01 |
| Call pods | 02 |
| Kitchenette / breakout | 01 |
| Breakout area | 01 |
| Welcome area | 01 |

East Suite

| | |
|------------------------|----|
| Open plan workstations | 20 |
| 8 person meeting room | 01 |
| 4 person meeting room | 01 |
| Call rooms | 02 |
| Breakout area | 01 |
| Kitchenette / breakout | 01 |
| Welcome area | 01 |

Key

| | |
|---------------------------------------|------|
| ● | West |
| ● | East |
| ● | Core |

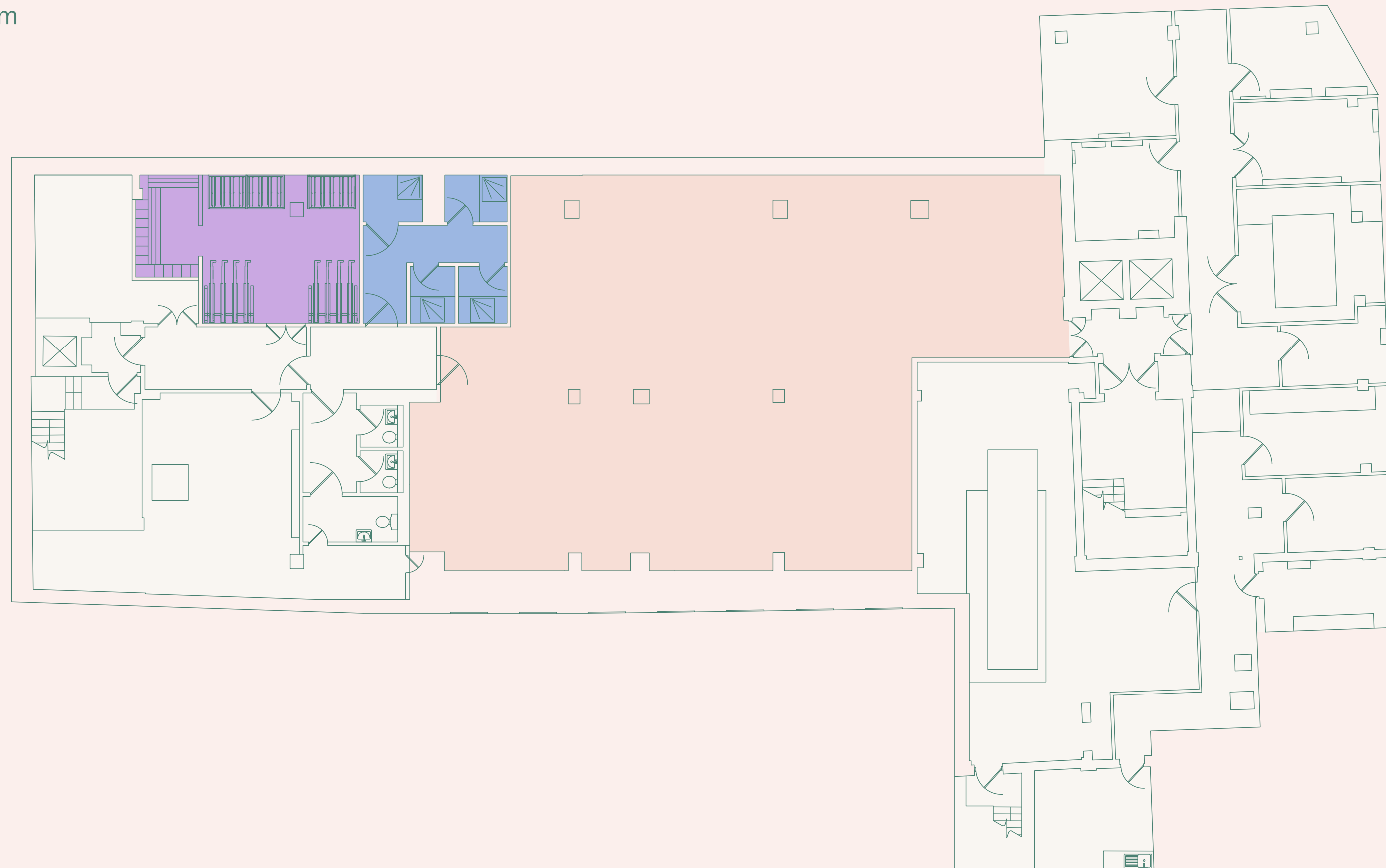
FLOOR / SPACE PLANS

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For indicative purposes only.



Lower Ground Floor – CAT A

2,345 sq ft / 218 sq m



Warwick Lane

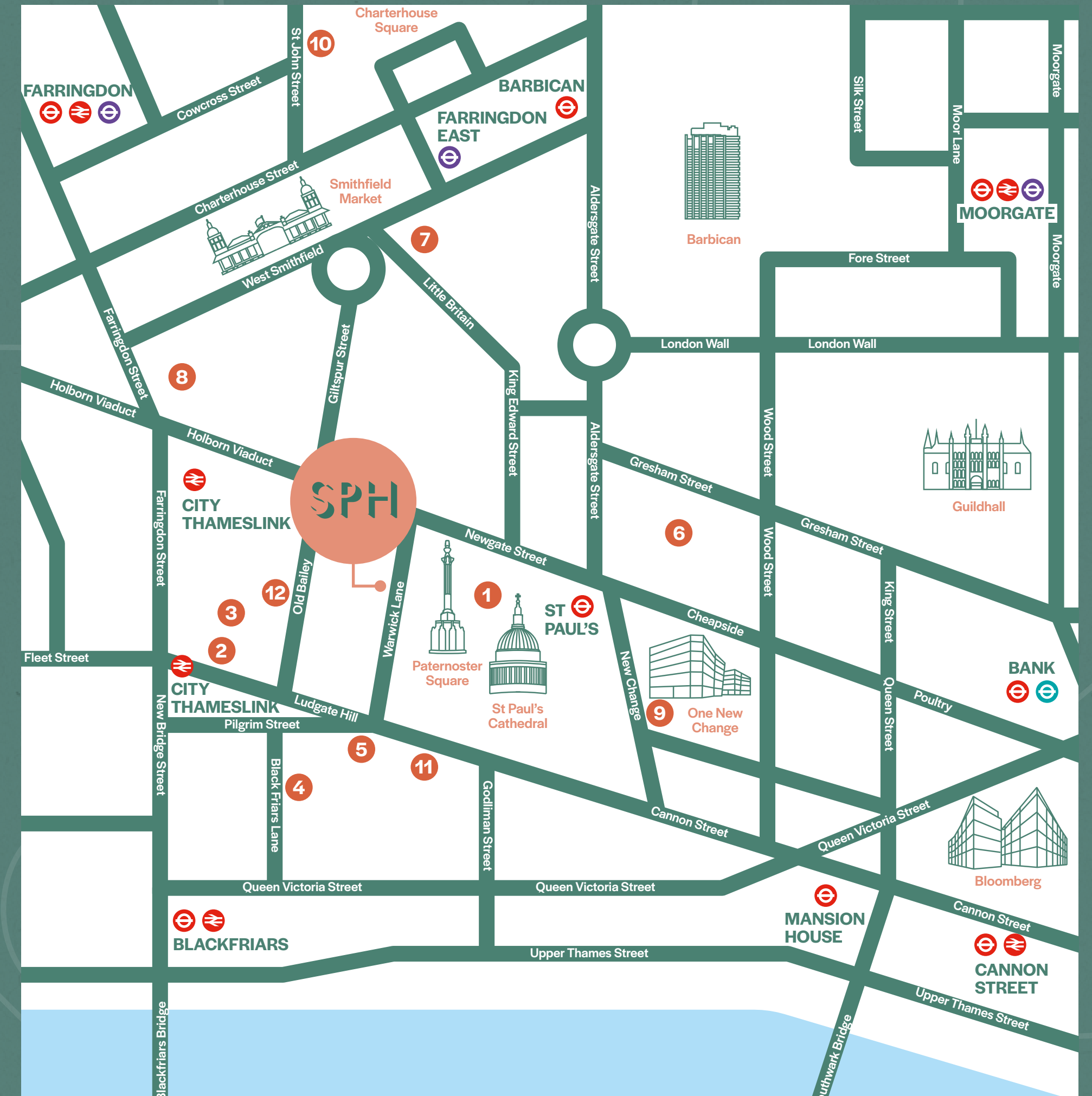
- Key
- Office
 - Bike storage
 - Showers
 - Core

Location

AN ICONIC LOCATION

St Paul's House sits amongst iconic landmarks such as Paternoster Square, the Old Bailey and St Paul's Cathedral.

One New Change is a short walk away, home to a diverse mix of restaurants and retailers. Meanwhile, Farringdon and Smithfield to the north offers tenants access to one of London's most creative areas with Michelin star dining, celebrated lunchtime spots and post work cocktail bars.



Local amenities

- | | | |
|---------------------|---------------------|----------------------------|
| 1. The Happenstance | 5. Anytime Fitness | 9. Ivy Asia |
| 2. Ozone Coffee | 6. Barry's Bootcamp | 10. St John |
| 3. Obicá | 7. Club Gascon | 11. Franca Manca |
| 4. Alchemy Café | 8. The Fable | 12. Paternoster Chop House |

ST PAUL'S HOUSE

Clockwise from left
 The Old Bailey
 Paternoster Chop House
 Bread Street Kitchen
 St John
 One New Change



Local occupiers

Bevan Brittan 

amazon

 LONDON STOCK EXCHANGE

Goldman Sachs

 JUST EAT

IPG **MEDIABRANDS**

Deloitte.

MIZUHO


 VARDAGS

Deloitte.
 Digital

BARINGS

withersworldwide












Location

GET AROUND TOWN

Transport connections are excellent, with St Paul's underground (Central line) and City Thameslink stations just a two minute walk away – offering connection to underground and mainline services.

Farringdon station is just seven minutes walk away, offering underground (Circle, Hammersmith & City and Metropolitan lines) and mainline connections. The Elizabeth Line is also available, offering reduced travel times across London.


Elizabeth Line travel times from Farringdon



| Destination | Connections | time in mins |
|----------------------|---|--------------|
| Liverpool Street |    | 02 |
| Tottenham Court Road |  | 02 |
| Bond Street |  | 04 |
| Paddington |   | 08 |
| Canary Wharf |   | 10 |
| Heathrow Airport |   | 32 |



Key walk times from the building (source TfL)

City Thameslink
02
mins walk


St Paul's
02
mins walk




Blackfriars
05
mins walk
 




Farringdon
07
mins walk


ST PAUL'S HOUSE

Barbican
07
mins walk
  

Chancery Lane
10
mins walk


Bank
10
mins walk
 

Moorgate
12
mins walk
  

FURTHER INFORMATION

Terms

Upon Application.

Viewings

Strictly through the
sole letting agents.

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