



3,515 SQ FT AVAILABLE NOW



A concierge-style offering from the front of house team welcomes both staff and visitors to the building. A VIP drop-off enhances the arrival experience which is met with stylish reception finishes alongside contemporary soft seating.

REMODELLED RECEPTION
BY BUCKLEY GREY YEOMAN

ELEVATE YOUR EXPERIENCE





Photography shows level 3

METICULOUSLY DESIGNED WORKSPACE

21 Great Winchester Street has been transformed to provide characterful, stylish newly refurbished office space designed by renowned architects Buckley Gray Yeoman.

The building delivers bright, new efficient office floors alongside an enlarged high-end reception lobby with best in class end of trip facilities.

Its location is exceptional, a short walk from Liverpool Street, Moorgate and Bank stations. This prime address offers a wealth of amenities and green open spaces, ideal for the modern occupier.

HIGH QUALITY
PLUG & PLAY
FLOOR ON LEVEL 3



ROOM TO BREATHE

On every storey, column-free floors allow for a spaciousness that's ready to be fitted out to your requirements. The increased volume lets in maximum natural light with large windows on both facades, which can also be opened for enhanced fresh air.

COLUMN FREE FLOORS



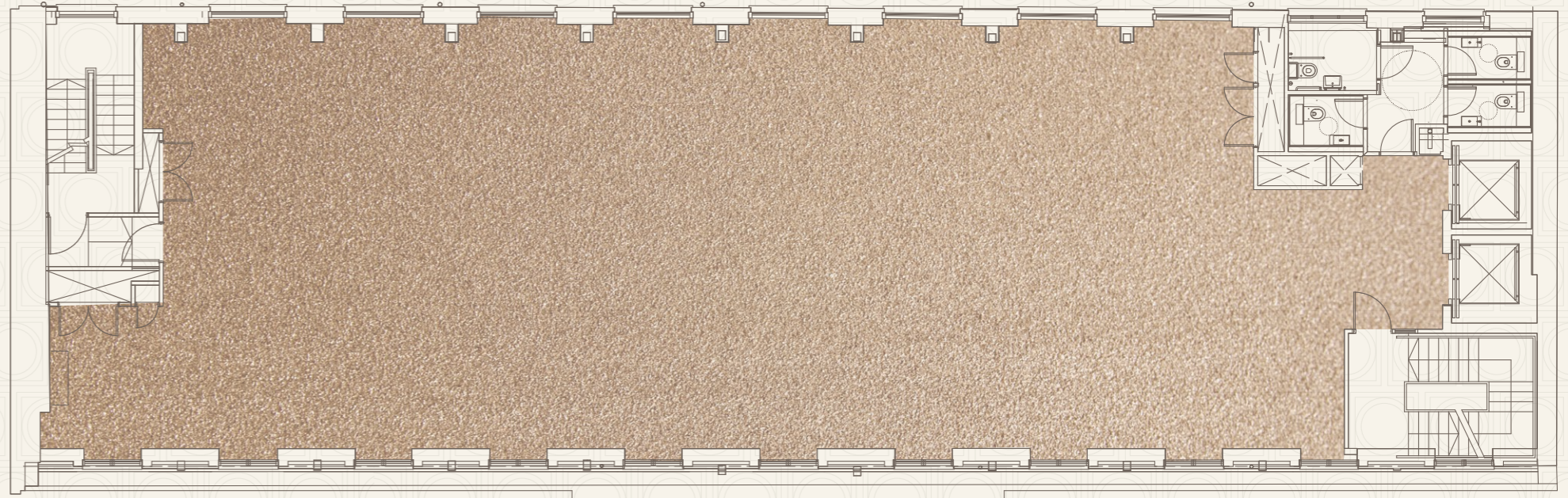
Photography shows level 3



FIRST FLOOR CAT A OPTION

3,515 SQ FT

NORTH

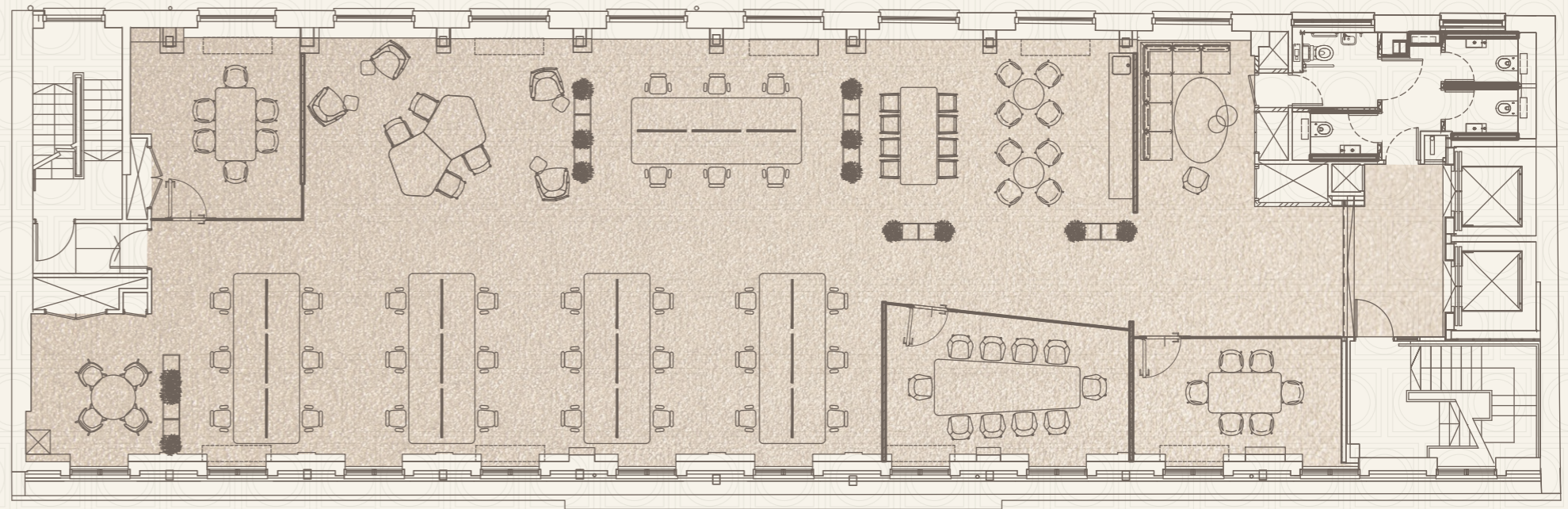


GREAT WINCHESTER STREET

PROPOSED FLOOR PLAN CAT B OPTION

3,515 SQ FT

- 30 DESK SPACES
- 8 AGILE WORKING SPACES
- 2 X 6 PERSON MEETING ROOMS
- 1 X 10 PERSON BOARDROOM
- 2 X COLLABORATION AREAS



GREAT WINCHESTER STREET

Floor plans not to scale. For identification purposes only



EMINENTLY WELL CONNECTED...









From 21 Great Winchester Street, three tube stations – Liverpool Street, Moorgate, and Bank – are reachable on foot and take no more than a 4-minute stroll. With the Elizabeth line now open, it provides unrivalled access across Central London.




The area buzzes with options for eating, drinking, entertaining and shopping in any given direction; from Broadgate to The Royal Exchange, Angel Court to The Leadenhall Market or The Ned to The Bloomberg Arcade.

21 Great Winchester Street is in the epicentre of the City benefiting from excellent communications providing easy access across London.







LIVERPOOL STREET / 3 min walk

- Metropolitan 
- Hammersmith & City 
- Circle 
- Central 
- National Rail 
- Elizabeth Line (2022) 




BANK / 4 min walk

- Central 
- DLR 
- Northern 
- Waterloo & City 





MOORGATE / 3 min walk

- Circle 
- Hammersmith & City 
- Metropolitan 
- Northern 
- National Rail 
- Elizabeth Line (2022) 

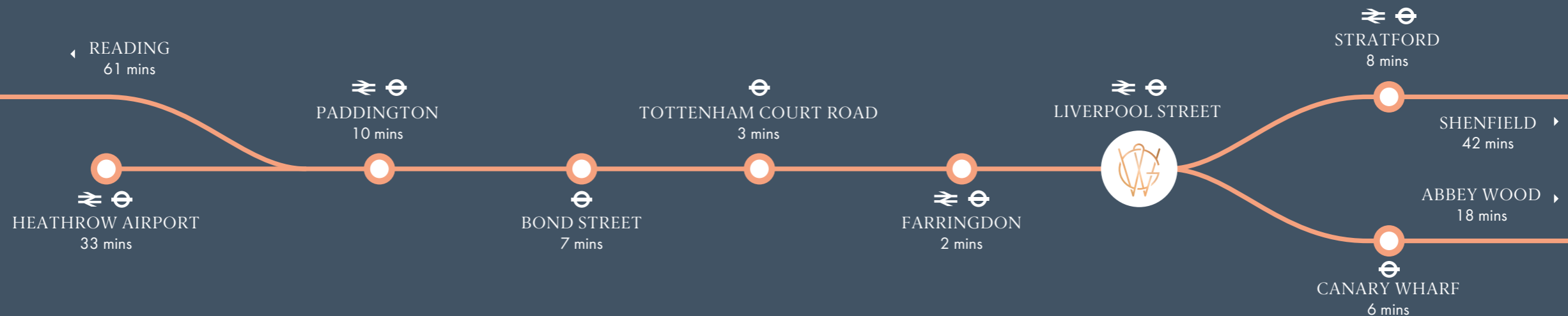
CANNON STREET / 8 min walk

- Circle 
- District 
- National Rail 

BARBICAN / 10 min walk

- Circle 
- Hammersmith & City 
- Metropolitan 
- Elizabeth Line 

KEY TRAVEL TIMES ON THE ELIZABETH LINE

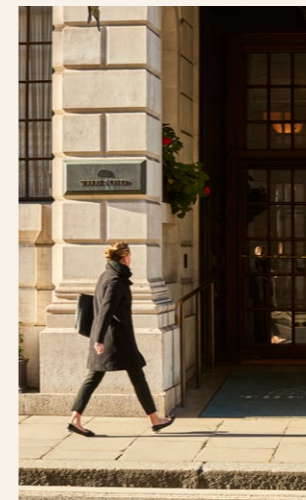


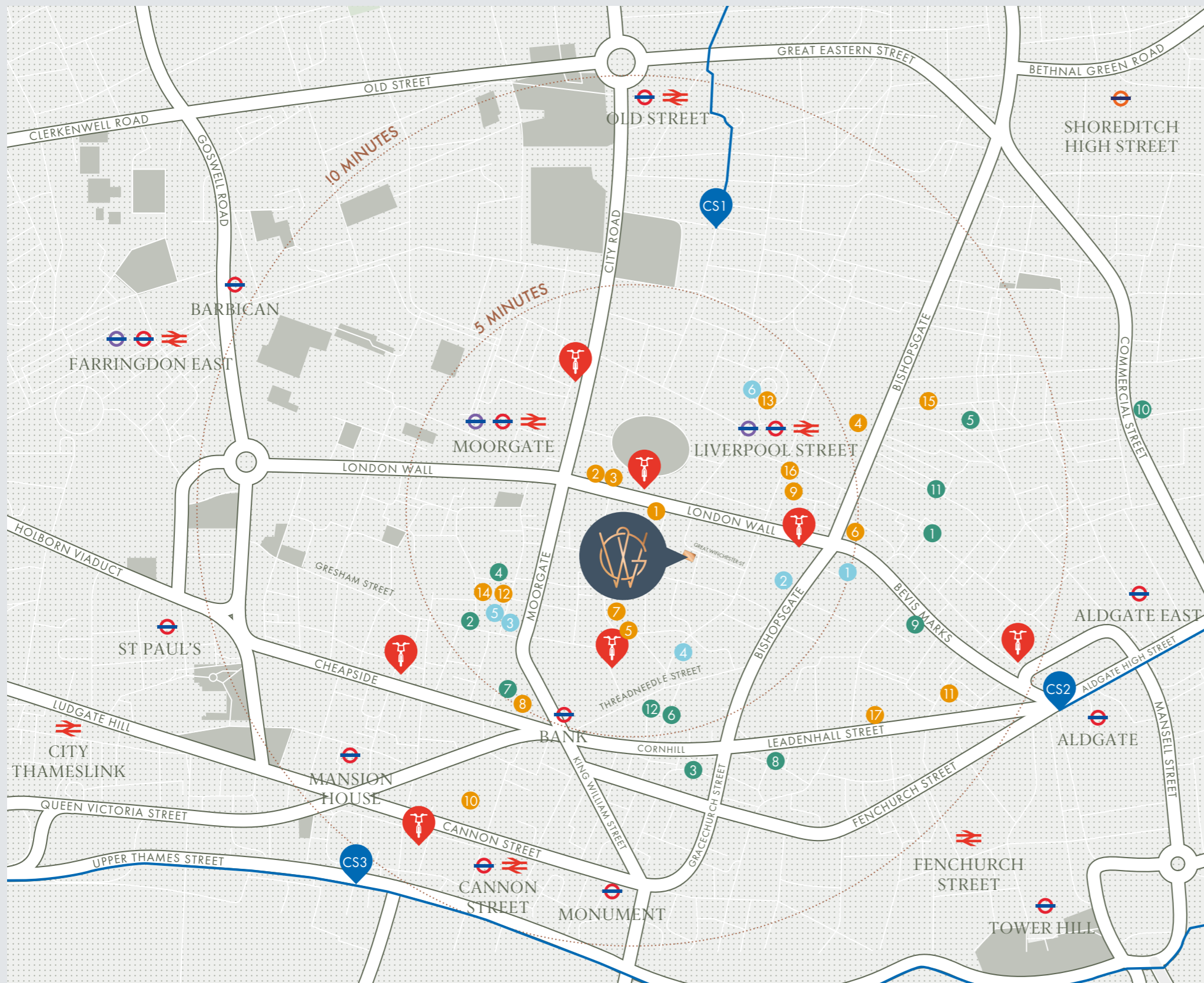


In the historic alleyways behind the main thoroughfares of Moorgate, London Wall, and Old Broad Street, there is a hidden side of The City. More peaceful and with pockets of serenity to be found, the pedestrianised walkways invite you to savour a coffee at Notes or a glass of wine at Balls Brothers. Nearby Finsbury Circus Gardens offer the largest public green space in the Square Mile to soothe the eye and boost wellbeing levels. And, with members' clubs like The Ned and the City of London Club on the doorstep, work and relaxation can intermingle, helping you make the most of a trip to the office.

- FAR LEFT
Finsbury Circus Gardens
- ABOVE
Broadgate Circle
- BELOW LEFT
The Ned
- BELOW MIDDLE
Spitalfields
- BELOW RIGHT
Notes Coffee Roasters & Bar

PERFECTLY POSITIONED





The possibilities are endless

RESTAURANTS & CAFES

- 1 Little Farm
- 2 CRUSSH
- 3 Coco di Mama
- 4 Eataly
- 5 Coya
- 6 Duck & Waffle
- 7 Notes Coffee Roasters & Bar
- 8 The NED
- 9 The Ivy City Garden
- 10 Lina Stores
- 11 Association Coffee
- 12 Black Sheep Coffee
- 13 Grind
- 14 Hawksmoor
- 15 Breakfast Club
- 16 Patty&Bun
- 17 Farmer J

PUBS & BARS

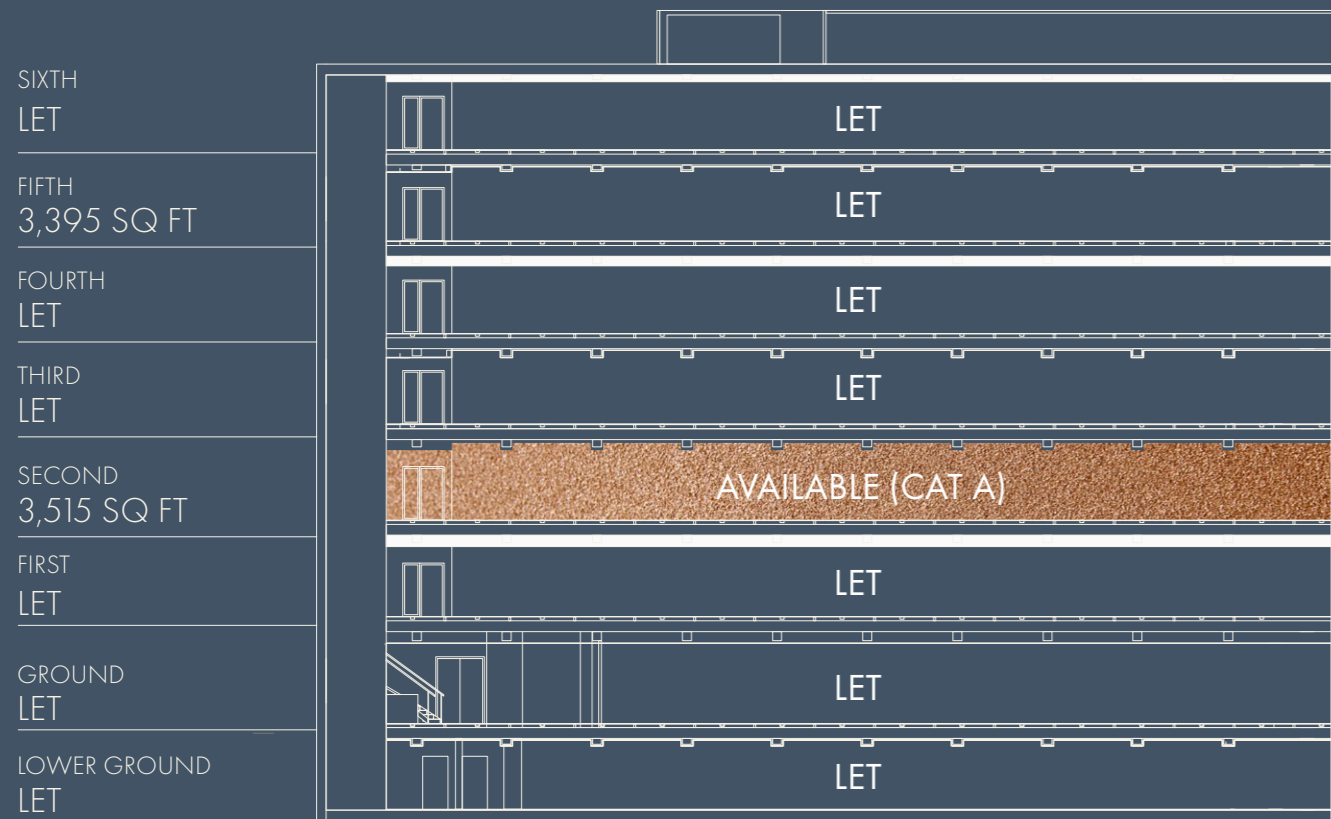
- 1 Enoteca da Luca
- 2 The Trading House
- 3 Jamaica Wine House
- 4 El Vino Masons
- 5 Simmons Bar
- 6 Cock & Woolpack
- 7 The Nickel Bar
- 8 Old Toms Bar
- 9 The Alchemist Bevis Marks
- 10 Milroys of Spitalfieds
- 11 The Maggie
- 12 Oeno House

WELLNESS & FITNESS

- 1 Equinox
- 2 Fitness First
- 3 City Athletic
- 4 Virgin Active
- 5 Digma Fitness
- 6 1 Rebel



SCHEDULE OF AREAS



TOTAL AVAILABLE SPACE
3,395 SQ FT

SPACE COMING SOON
3,515 SQ FT

SPECIFICATION



CONCIERGE FRONT OF HOUSE



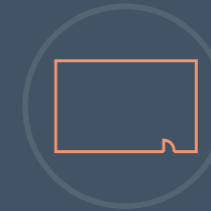
EPC B



ABUNDANCE OF NATURAL LIGHT



STATE OF THE ART INTERNAL FINISHES



COLUMN FREE FLOORS



NEW VRF AIR CONDITIONING



OCCUPATIONAL DENSITY 1:8 SQ M



CAT A OR CAT B FLOORS



BRAND NEW END OF TRIP FACILITY



BEST IN CLASS FACILITIES FOR THE ACTIVE COMMUTER



46 BIKE SPACES



BIKE REPAIR STATION



DRYING ROOM



4 SHOWERS AND
1 DDA SHOWER



46 LOCKERS



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A project by:



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