



BISHOPSGATE



BROADGATE

199

Welcome to 199 Bishopsgate

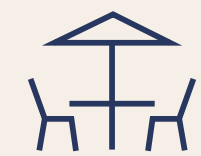


THE BUILDING

A REIMAGINED WORKSPACE

199 Bishopsgate is located on the north eastern corner of the Broadgate campus, neighbouring Spitalfields and Shoreditch. Designed by Buckley Gray Yeoman, the extensive refurbishment of the building has brought our customers to the focal point through delivery of a reimaged reception with collaborative lounge, enhanced end of trip facilities, roof terrace and 57,751 sq ft of sustainable workspace.

The building will have it's own café, managed by Huckletree, the perfect location for your morning coffee or a lunchtime snack.



Roof terrace
arriving Q2 2024



Collaborative business
lounge & café



Newly refurbished reception



THE BUILDING

A FULLY SUSTAINABLE REFURBISHMENT



Low Carbon

Circa 80% saving vs industry average benchmark for new developments.



221 Tonnes Carbon Saving

through retaining the existing raised access flooring - enough CO₂ to fly around the world 22 times.



Sustainable Materials

100% of timber from certified sustainable sources, as a standard on all our projects.



Zero Waste

99% of all refurbishment waste has been reused or recycled. By retaining the FCU's we've saved enough CO₂ to provide electricity to a detached house for 98 years.



100% Renewable Energy

100% of energy comes from certified renewable sources.



Net Zero

A clearly identified program taking the building to Net Zero by 2029.



Refurbishment Target

EPC 'B'.



Energy Efficiency

Introduction of air source heat pump and LED lighting to drive energy efficiency.



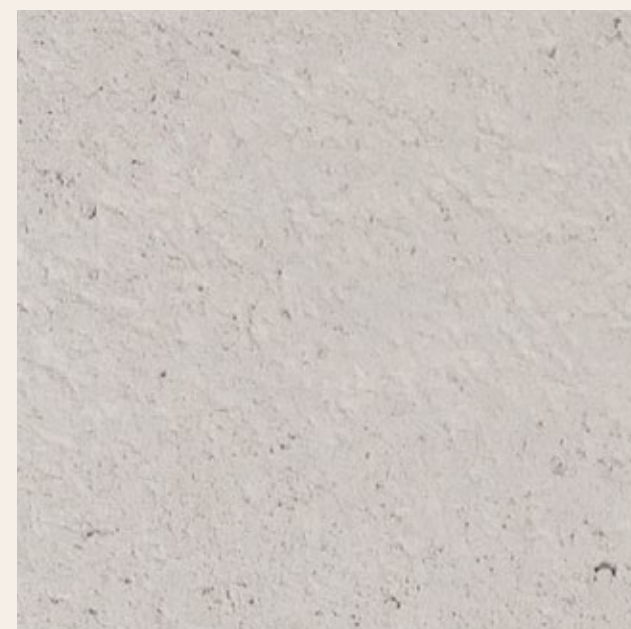
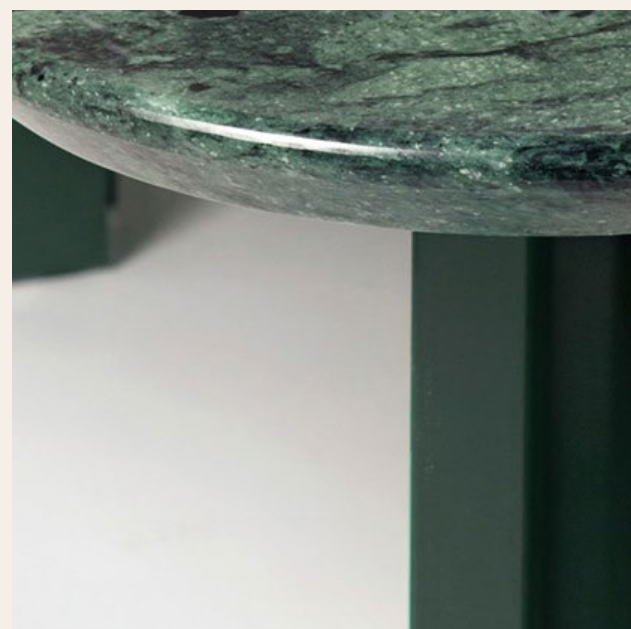
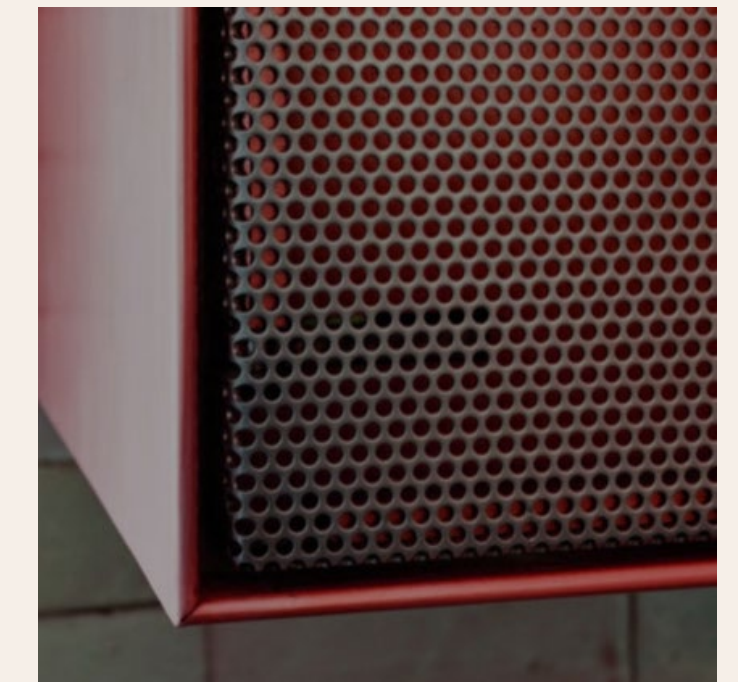
BREEAM Rating

Targeting 'Excellent'.

THE REFURBISHMENT

THE FINISHING TOUCHES

This newly refurbished space is a modern masterpiece that blends function and style. A palette of materials and textures create a welcoming arrival that is both refreshing and luxurious. From the carefully chosen finishes to the hidden gems that are revealed upon closer inspection, every detail has been carefully considered to create a space that is both inviting and impressive.



THE TERRACE

ROOFTOP VIEWS

Take in views of Exchange Square from the 1,657 sq ft rooftop terrace due for completion in Q2 2024. The ideal spot for taking a break during the day and the perfect venue for private and corporate events.



END-OF-JOURNEY

EXCEPTIONAL FACILITIES, ACCESSED DIRECTLY FROM STREET LEVEL



167
Bike Racks



17
Showers



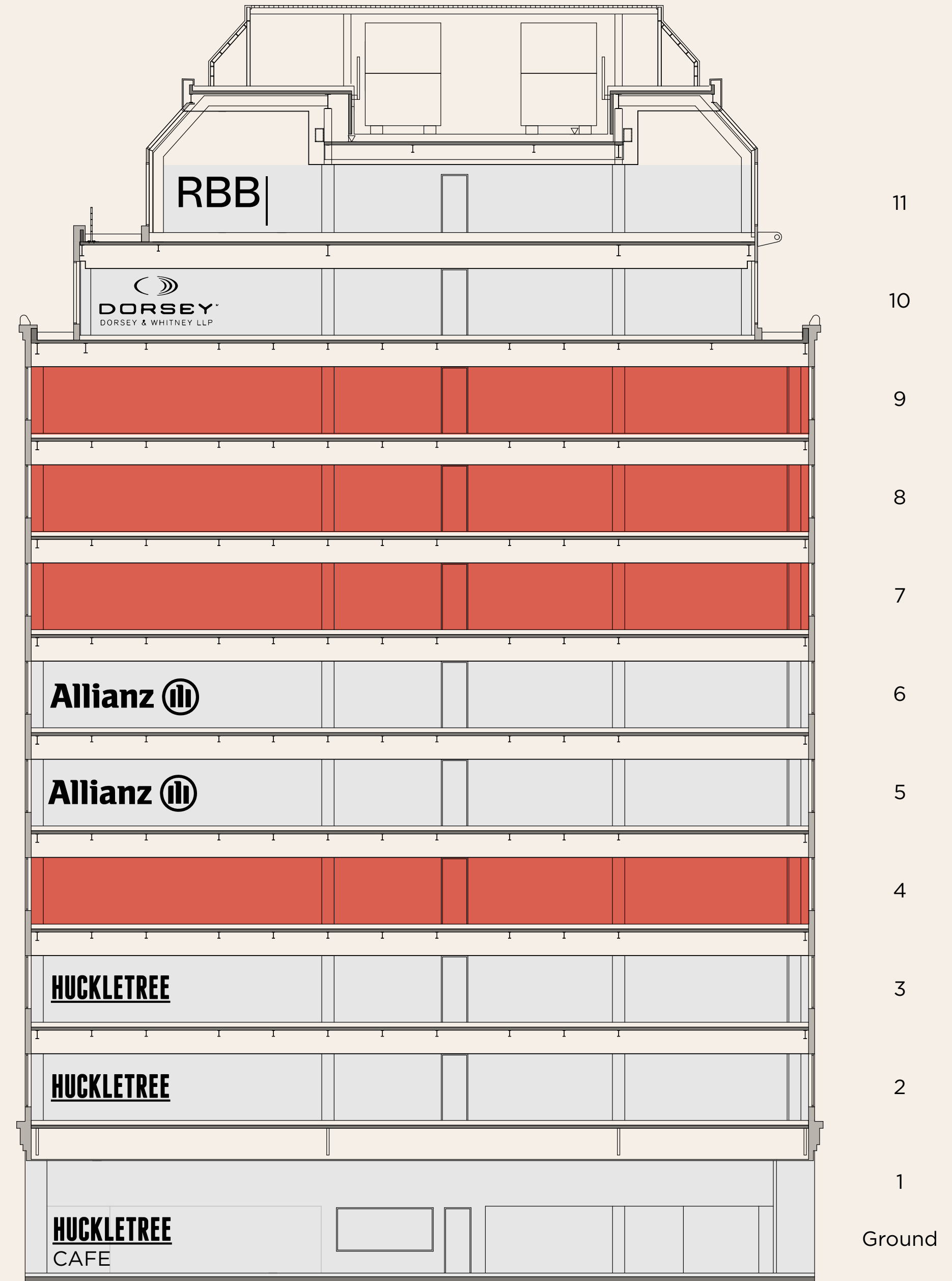
167
Lockers

THE BUILDING

BEST-IN-CLASS OFFICE SPACE

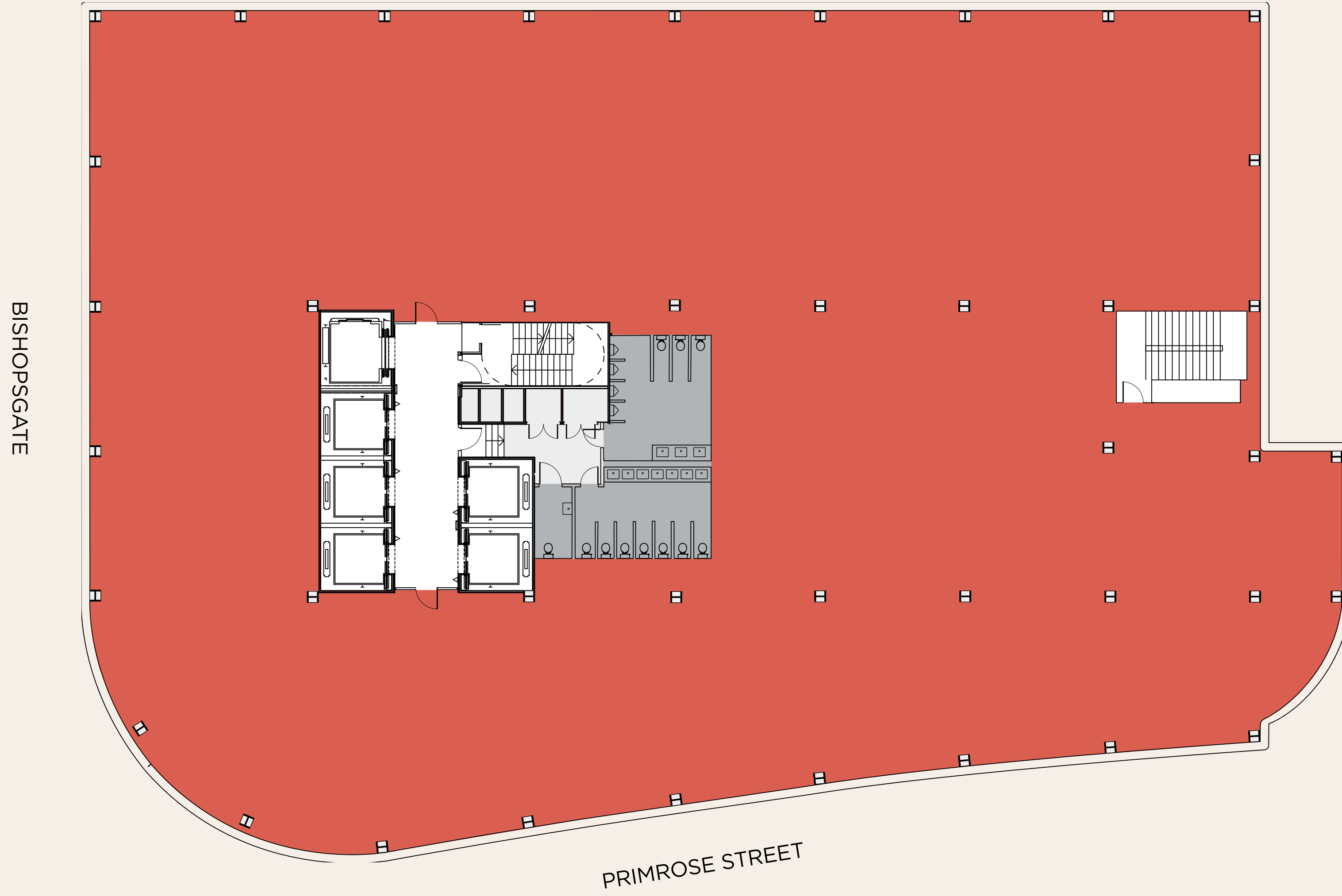
A total of 57,751 sq ft of newly refurbished office space is available across the 4th and 7th-9th floors. The space has been thoughtfully redesigned with a feature raft system allowing for flexible layouts making it the perfect balance of contemporary aesthetics and practicality.

Level	SQ FT (NIA)
12 - Roof Terrace	1,657
11	Let
10	Let
09	14,089
08	14,776
07	14,427
06	Let
05	Let
04	14,459
03	Let
02	Let
01	Let
Ground	Let
Total Available	57,751





TYPICAL FLOOR



- Office
- Common
- Core
- WC

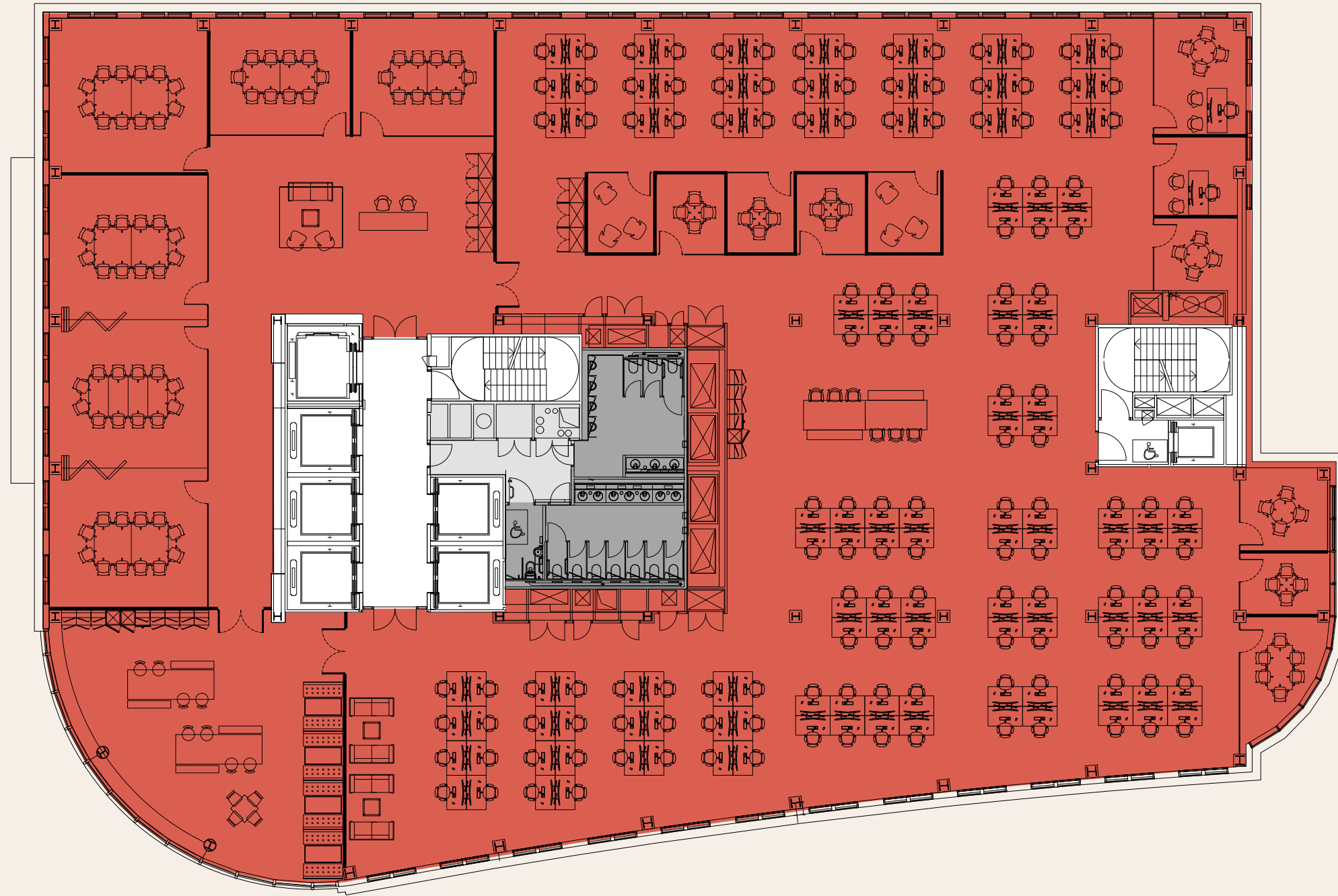
Not to scale. Indicative only.

CORPORATE

MEDIA



BISHOPSGATE

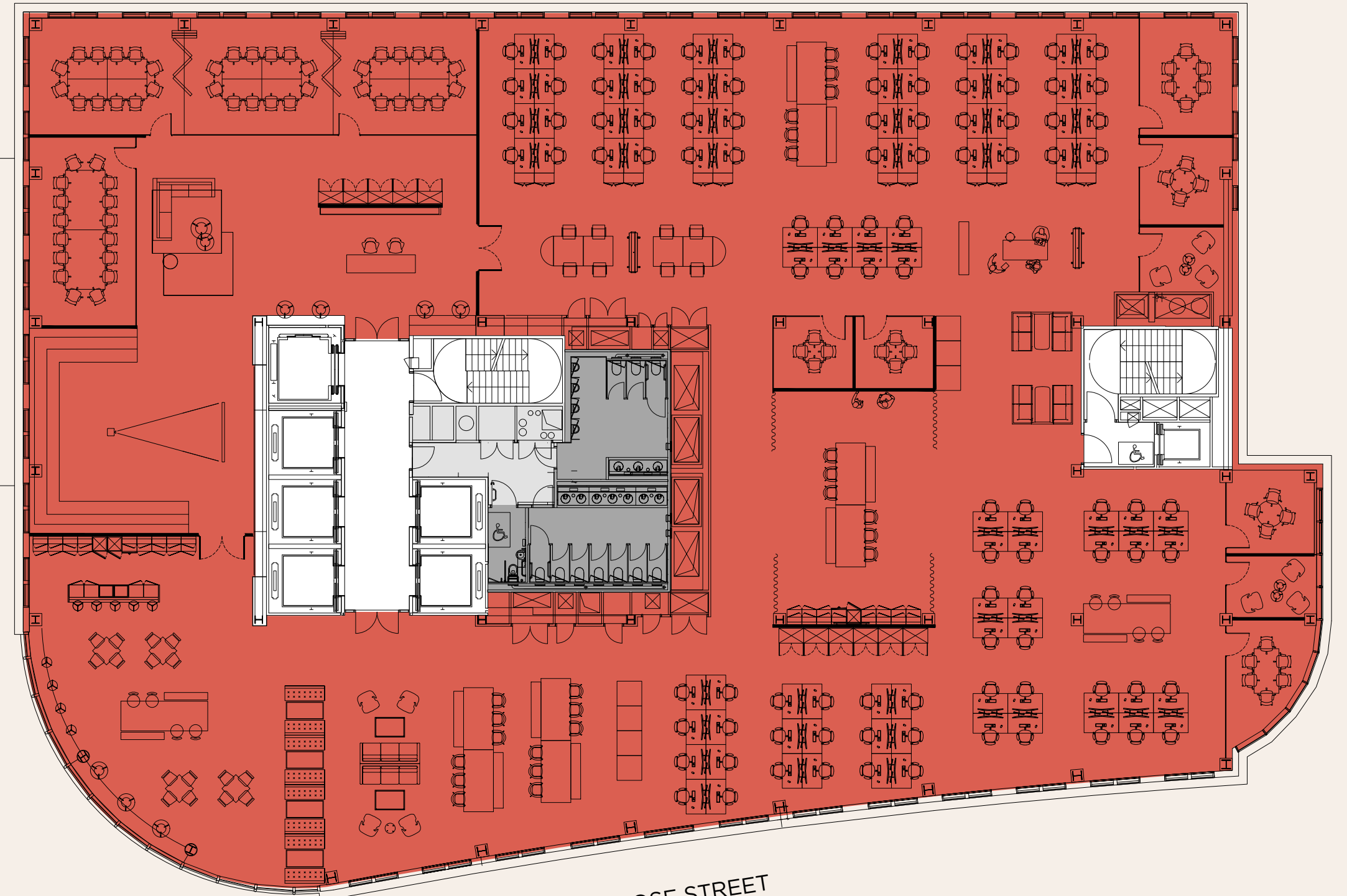


PRIMROSE STREET

● Office	Desks	144	Support Spaces	3
○ Common	Hot Desks	12	Tea Point	2
○ Core	Meeting Rooms	15	Density	1:9
● WC	Private Offices	2		

Not to scale. Indicative only.

BISHOPSGATE



PRIMROSE STREET

Desks	100	Support Spaces	4
Hot Desks	52	Tea Point	1
Meeting Rooms	12	Density	1:10
Auditorium	1		

THE BUILDING

A HIGH QUALITY SPECIFICATION



Refurbished to **CAT A** floors with a feature raft ceiling



200mm raised access flooring on all floors



LED Lighting



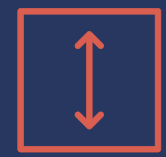
3m wide windows emphasising views across London



Gold WiredScore rating



Active Lifestyles
Enhanced cycle provision and end of trip facilities



2.75m floor to ceiling height on all floors



Occupational Density **1:10 sq m per person**



Incredible Transport **Connections**



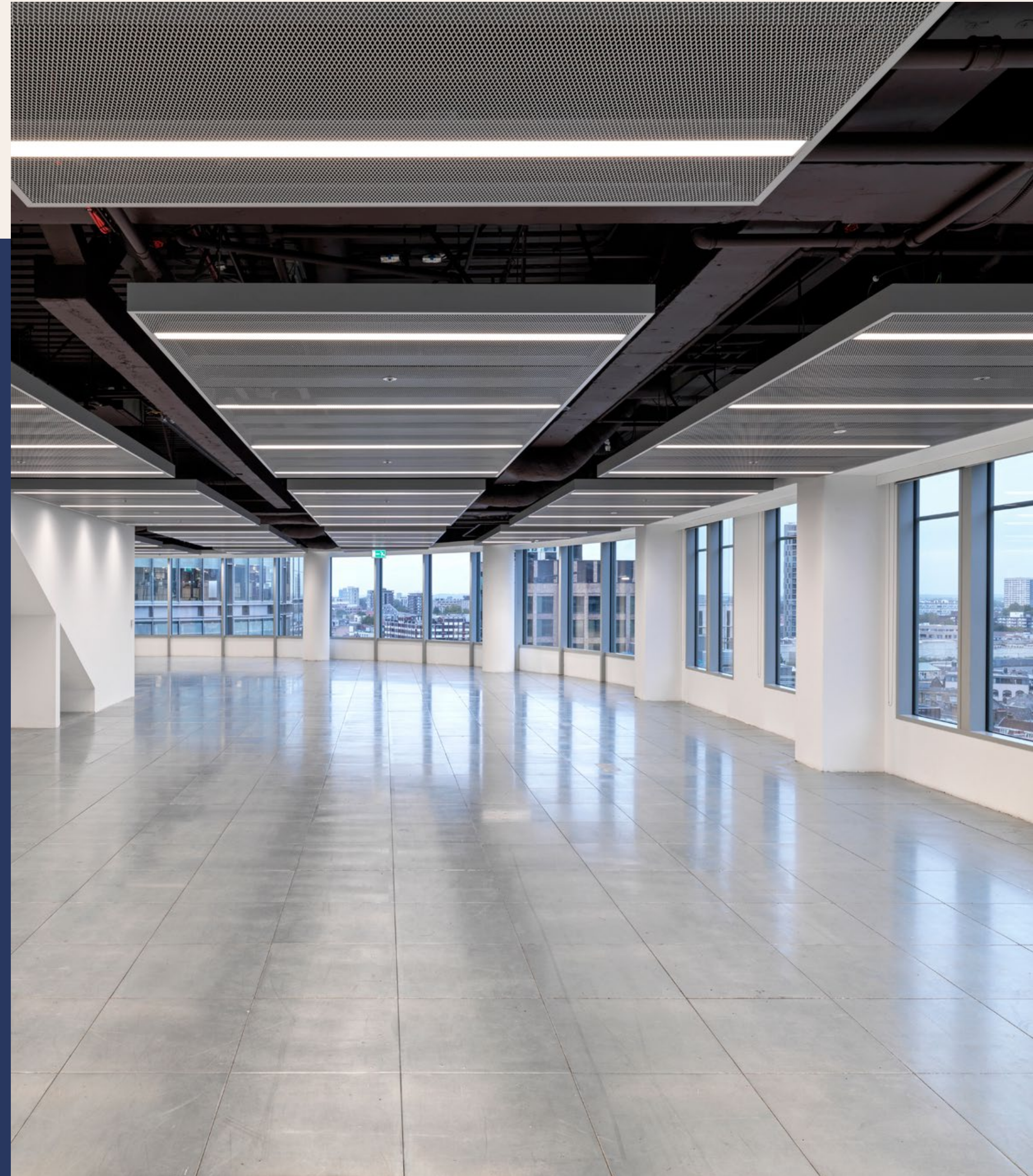
Fresh air - **16L per person per second**



Additional services can be provided, including cleaning, maintenance and security



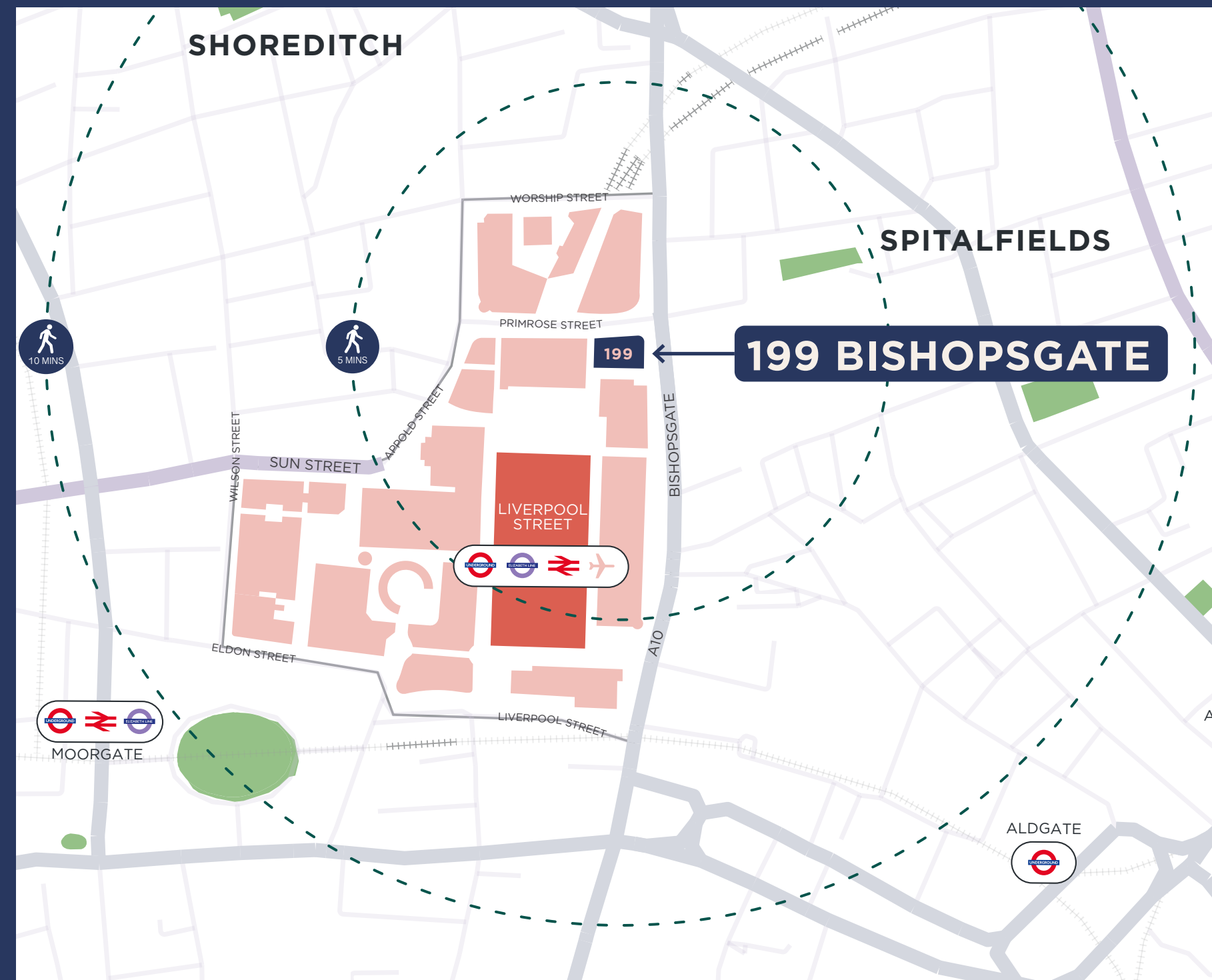
Exclusive Broadgate App
Designed to make your life easier, with useful tools and the latest campus news



THE AREA

WHERE SHOREDITCH MEETS THE FUTURE: BROADGATE

Shoreditch is bursting with opportunities to indulge in a variety of unique dining and entertainment options by both day and night. This eclectic pocket of East London boasts many trendy eateries, vintage shops and renowned markets, all amidst its infamous fashion and street art scene.



THE AREA

A CURATED SHOPPING, DINING AND EXPERIENCE FOR THE MOST REWARDING WORKDAY

Broadgate is the destination campus for everyday inspiration. From a morning workout and a bite to eat, to a wander around the local retail offerings, there is plenty to explore. Ideally located, within a 10 minute walk from Shoreditch's energetic atmosphere, and a short stroll from the City giving you the best of both worlds.

Exchange Square has been transformed into a 1.5 acre park for the community to enjoy along side the alfresco dining experience of Broadgate Circle.



At **100 Liverpool Street**.



The UK's first and only **Eataly**, a 42,000 sq ft Italian marketplace, has opened at **135 Bishopsgate** adding to the wide variety of choices already at Broadgate.



45+ new restaurants and shops have committed to Broadgate in the last 3 years.



UNBEATABLE CROSSRAIL CONNECTIONS



Liverpool Street's Crossrail station offers quick access to new markets, talented workers, and innovative technologies. The station's proximity to tech-savvy East London makes it easy to commute and connect with skilled workers. Additionally, direct high-speed links to Heathrow provide convenience for you and your clients. The central location allows for easy access to the West End within just ten minutes, making it a prime spot for connecting both East and West London.

 11.5m can reach Broadgate within an hour.


 Work on top of Liverpool Street Station: from project to platform in less than 100 steps.


BROADGATE

A DIVERSE BUSINESS COMMUNITY IN SPACES DESIGNED FOR ALL WAYS OF WORKING

Combining the creativity of Shoreditch and Spitalfields with economic power of the City. Broadgate is a diverse business community in spaces designed for all ways of working, attracting a new generation of talent. Media and tech start-ups sit next to financial firms and global brands, international HQs alongside freelancers and entrepreneurs.

This is a destination effortless for talent, great for business and brilliant for brands, with visitors all week and all year round.

 Near where London's youngest, educated, diverse, ambitious talent lives.

 Interlinked with surrounding neighbourhoods such as vibrant Shoreditch and Spitalfields.

workday.

JLL

APPDYNAMICS

McCANN

kyndryl.

BMO

BIG

DocuSign

SMBC

Milbank

mimecast

braze

Maven

HRT

monzo

ALLEN & OVERY

Levin

ZEGO

SYMPHONY

TP ICAP

mimecast





BROADGATE

PEDESTRIANISED, RENEWABLY POWERED AND INVESTING LOCALLY

We know that 4 out of 5 people see public spaces as critical to their ideal working environment*, so we're re-imagining all 4.5 acres of public space at Broadgate. From the new park we're growing in Exchange Square, to gardens and outdoor eateries in the Broadgate Circle, Broadgate Plaza and Finsbury Avenue Square.

A £100 million investment in Broadgate's public spaces has made London's core greener and more enriching. Arrive at work focused and invigorated without having to cross a single road from station exit to your office door.



100% of customer energy from renewable sources



10,000+ tonnes of carbon savings



83% of waste recycled



Remaining 17% used to generate energy

*501 London workers 2016

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BROADGATE