

BROADGATE

# 10 EXCHANGE SQUARE



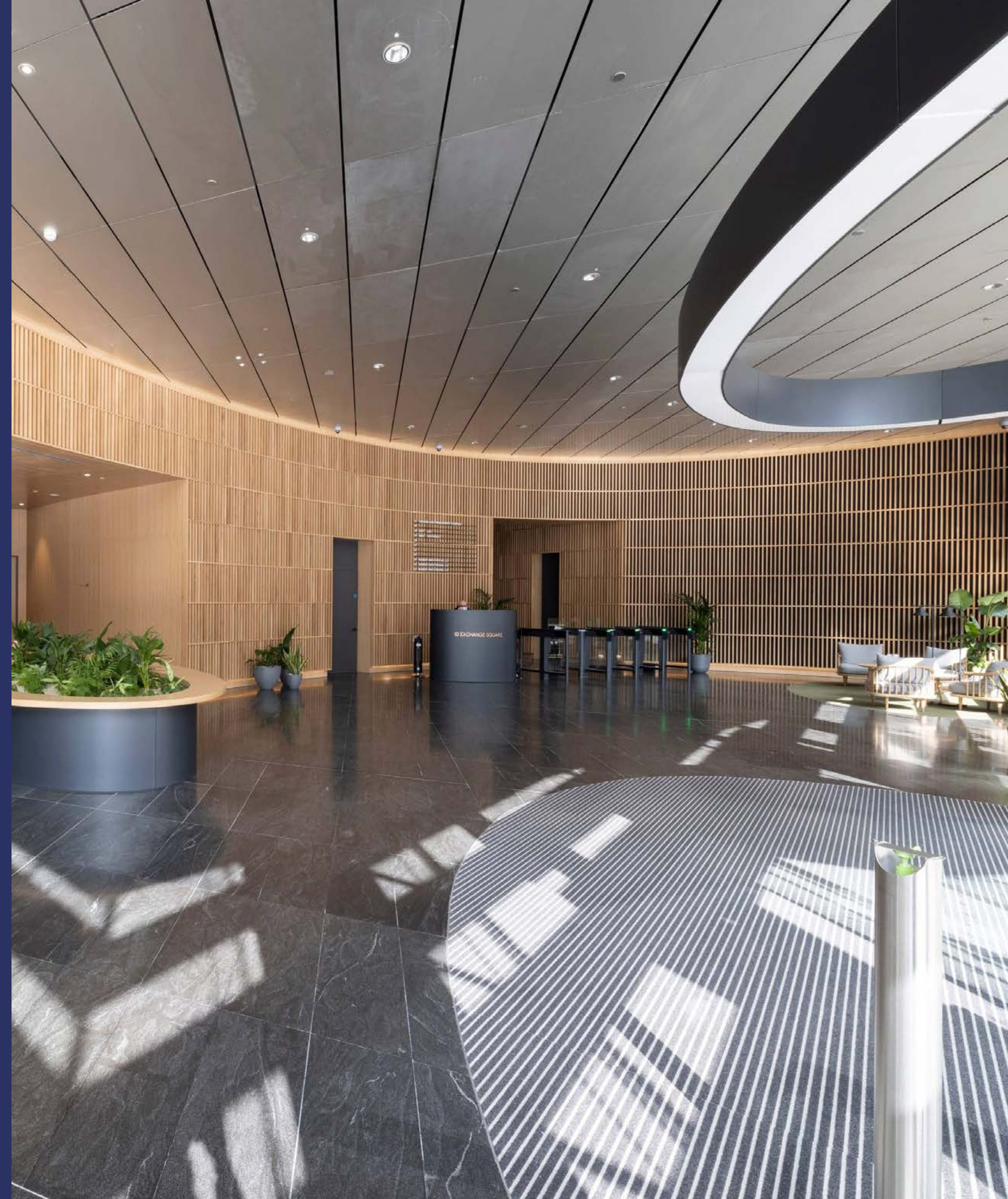
## THE BUILDING

# AN INNOVATIVE TRANSFORMATION

Available now with Work Ready, Cat A and Shell & Floor.

10 Exchange Square is a 161,000 sq ft building originally designed by Skidmore, Owings & Merrill, located on the north-western corner of Exchange Square. It has been redesigned by Coffey architects to deliver 58,000 sq ft of new workspace, a welcoming social lobby, high specification cycle and changing facilities.

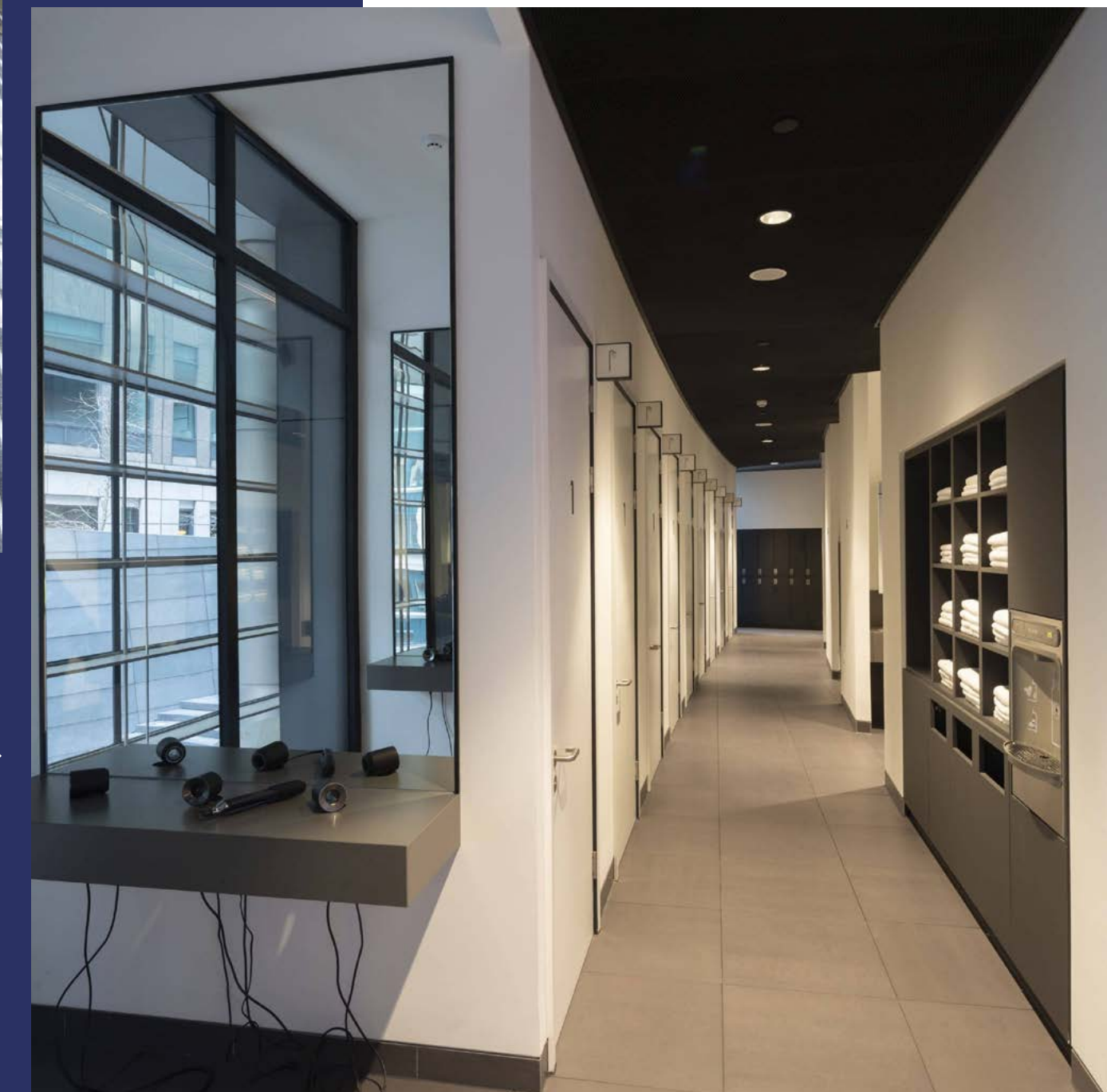
- Exchange Square has recently been transformed into a 1.5 acre park
- Brand new social lobby with café reception on arrival from Exchange Square
- Direct access to cyclist (150 racks) and runner facilities (116 lockers and 13 showers)
- Occupational density 1:10 sq m per person
- 5 x 21 passenger lifts and 1 goods lift servicing all levels
- Clear floor to ceiling height of 2.75m on all floors
- 150mm raised access flooring on all floors
- 1000 kVA occupier back-up generator operated in parallel with the landlord 600kVA for life saving and small power support
- Wiredscore 'Gold', BREEAM 'Very Good'
- Innovative new platform Configure™ for workplace design



Refurbished reception ↑

Bike racks ↗

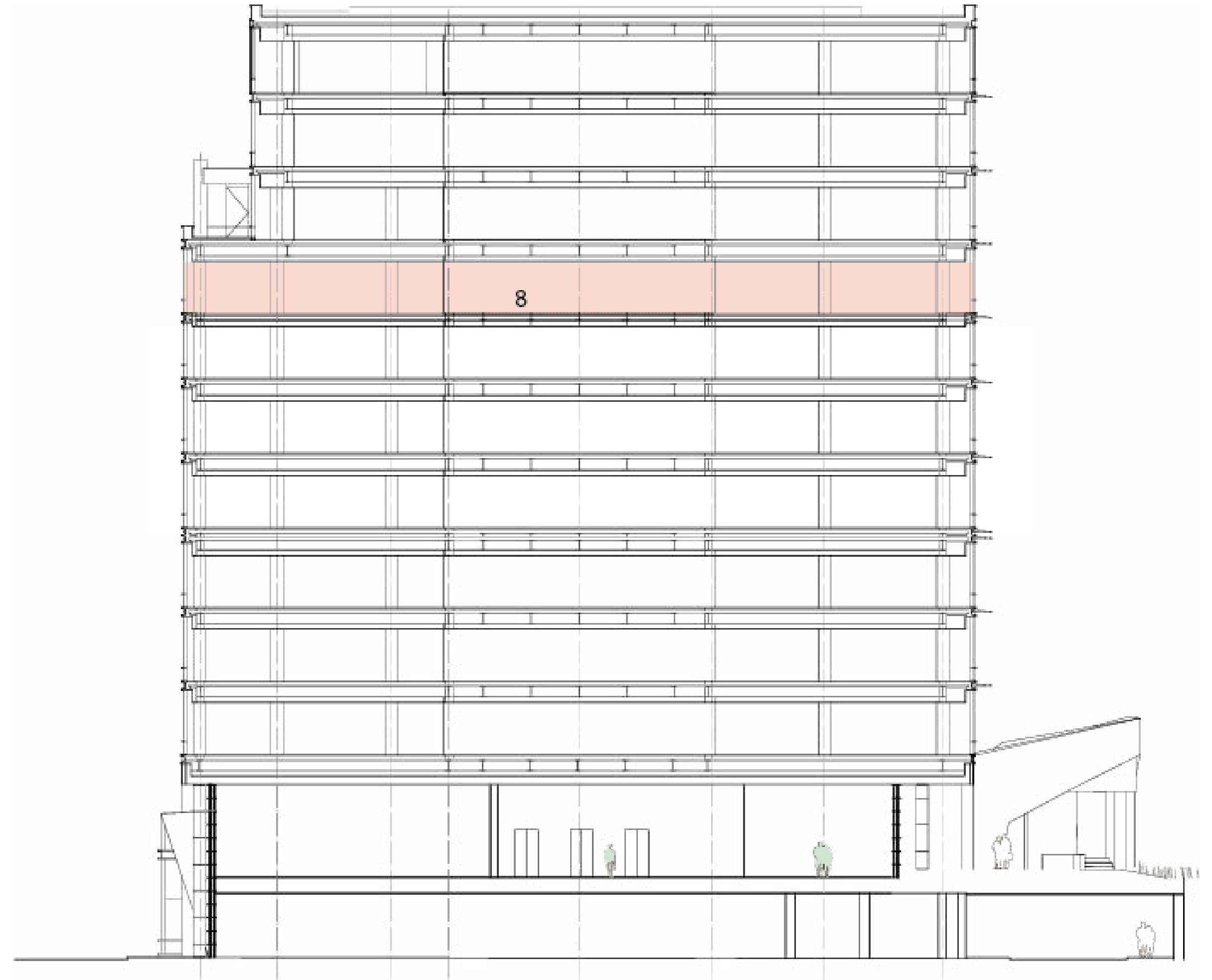
Changing facilities →



## AVAILABILITY

# SCHEDULE OF AREAS

OCCUPIER	LEVEL	OFFICE (SQ FT)
Western Asset Management	11	Let
Jenner & Block LLP	10	Let
Tech Target Limited	Part 9 (W)	Let
London Grid For Learning	Part 9 (E)	Let
Available - CAT A	8	14,518
CAT A	7	Under Offer
Shell & Floor	6	Under Offer
Work Ready	5	Under Offer
HSF	2 - 4	Let
Availability		14,518 sq ft

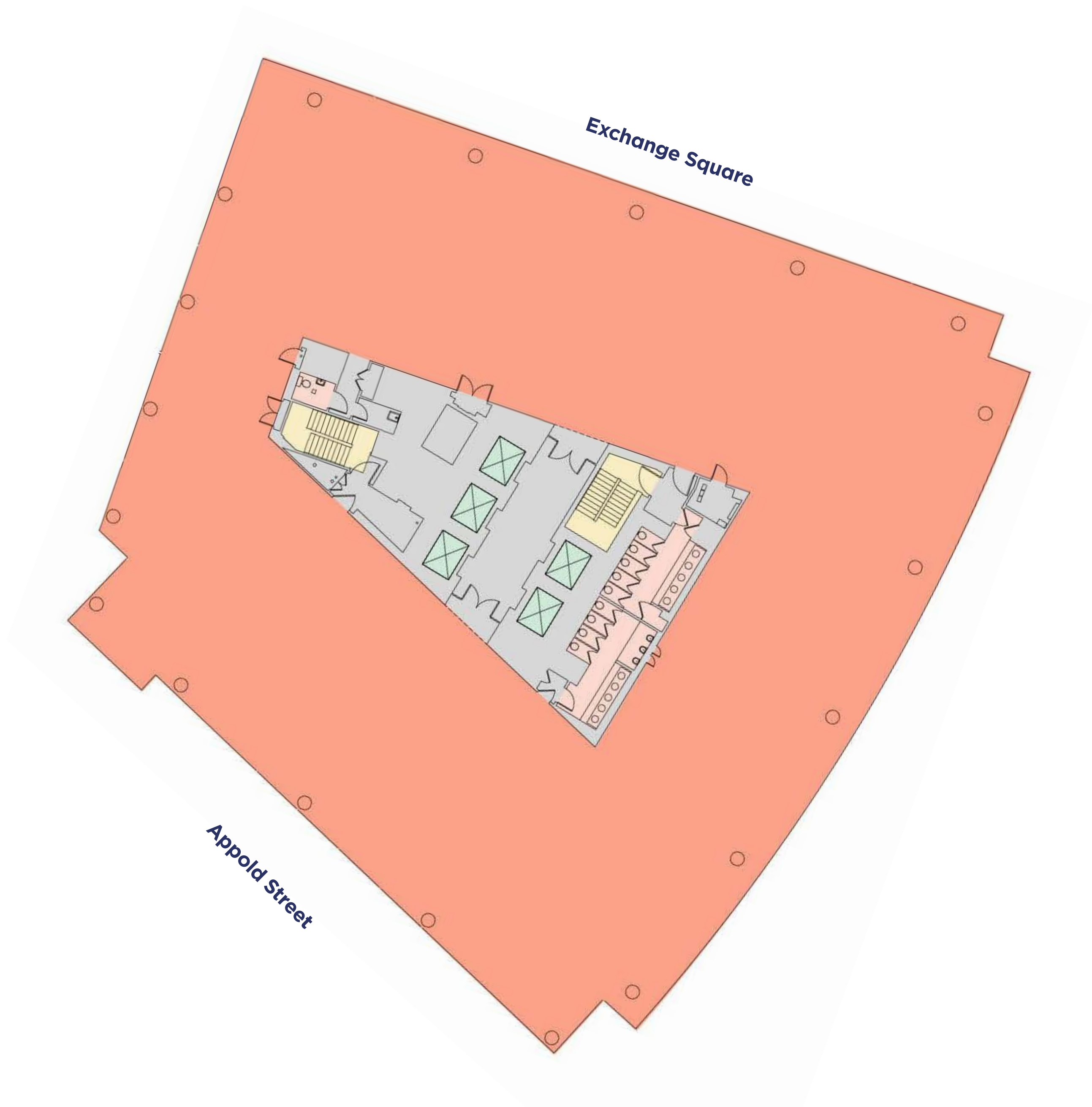


10 Exchange Square

FLOORPLAN

# AVAILABLE SPACE

Typical Floorplan: 14,518 sq ft



- Office
- Core
- WC
- Stairs
- Lift

Not to scale. Indicative only.

## THE SPACE

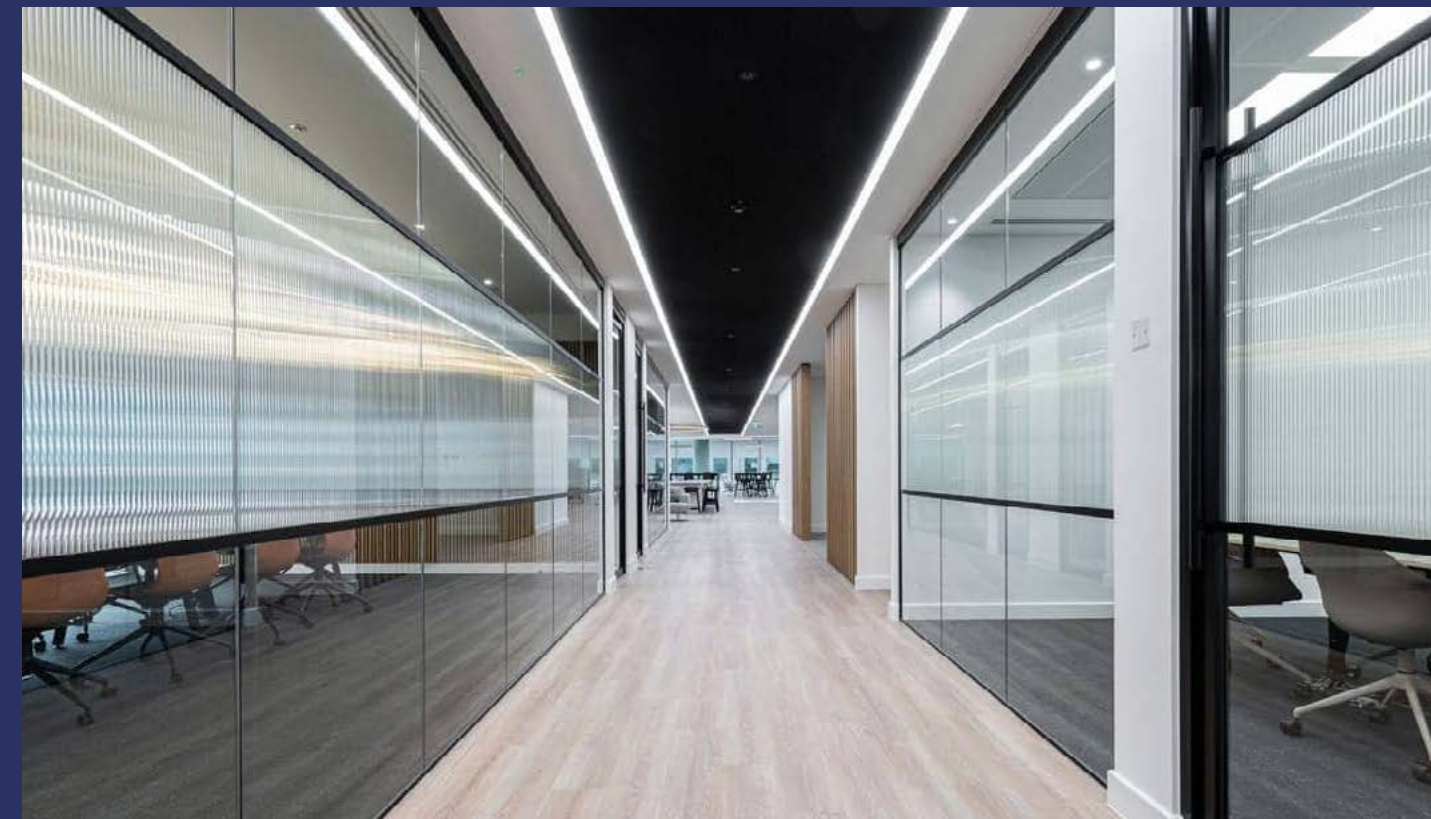
# WORK READY

THE FULLY FITTED,  
FURNISHED AND  
CONNECTED OFFERING.

**14,469 sq ft of Work Ready space is under offer on level 5, overlooking the 1.5 acre park in Exchange Square.**

Our optional managed office services and ability to help you scale and move seamlessly provides the perfect platform for ambitious businesses now and for the future.

- 159 workstations
- 76 fixed desks
- 3 private offices
- 6 meeting rooms
- 14 collaboration areas
- Large kitchen
- Additional services available



5 x 21 passenger lifts and  
1 x goods lift, servicing all levels



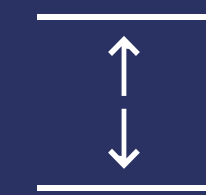
Clear floor to ceiling height  
of 2.75m on all floors



Wiredscore 'Gold',  
BREEAM 'Very Good'



Direct access to 150 cycle racks,  
116 lockers and 13 showers



150mm raised access  
flooring on all floors

FIT-OUT OPTIONS

# DESIGN YOUR WORKSPACE WITH CONFIGURE™

Introducing a new innovative platform at 10 Exchange Square,  
created to simplify the design process.

Choose from a menu of beautifully designed and sustainably  
considered fit-out options that can be customised to reflect your  
brand and culture.

Everything from the layout, furniture, and finishes – to the delivery  
programme, carbon footprint and costs have been calculated.

Visit [10exsq.configure.london](https://10exsq.configure.london)



POWERED BY **CONFIGURE**



## 01 CREATE YOUR IDEAL OFFICE SPACE

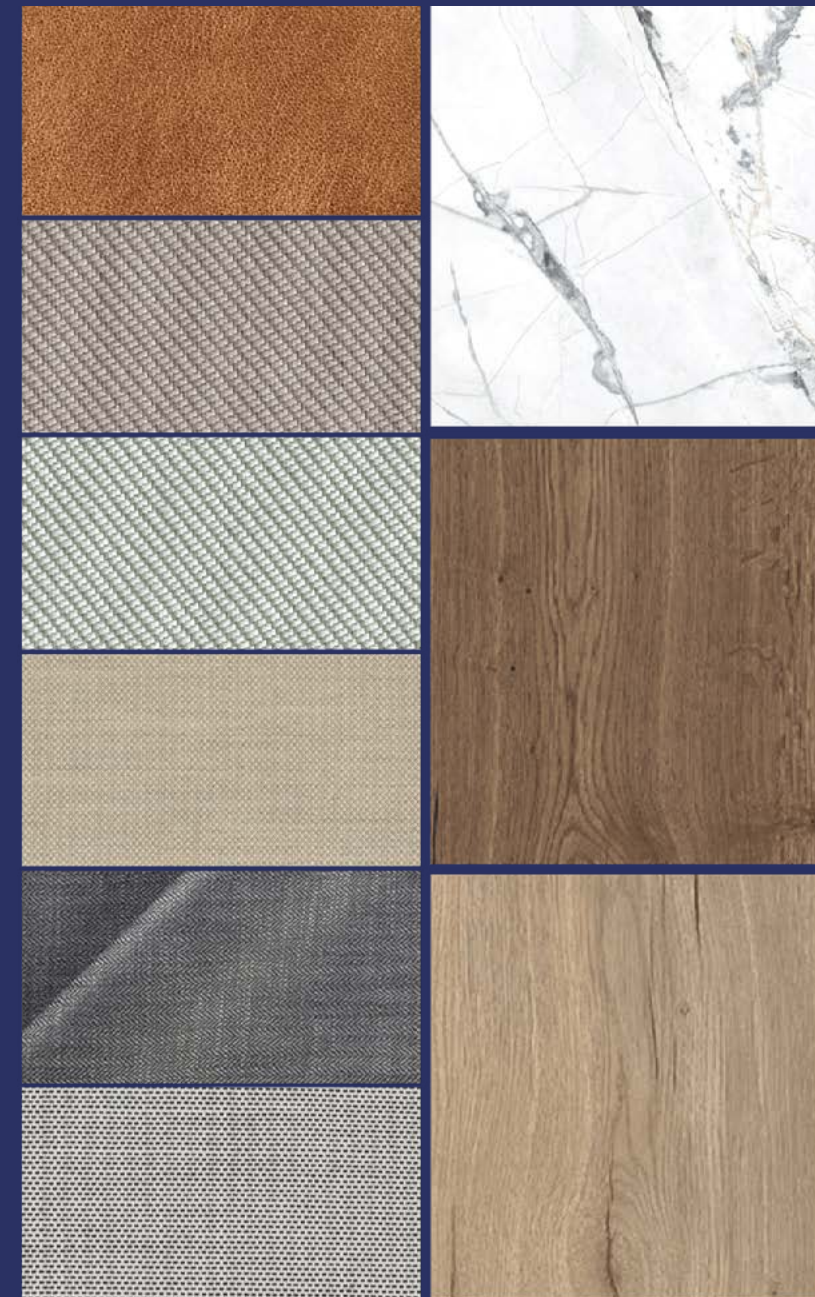
Select the layout that fits your occupational vision and choose from three beautifully designed and responsibly sourced interior packages.

## 02 ANALYSE HOW YOUR SPACE WILL WORK

You will be presented with the cost, time and environmental impact of your design in real time.

## 03 REALISE YOUR CHOSEN DESIGN

All fit-out options have been tendered and pre-approved. Your future office is fully designed, costed and ready to be delivered.

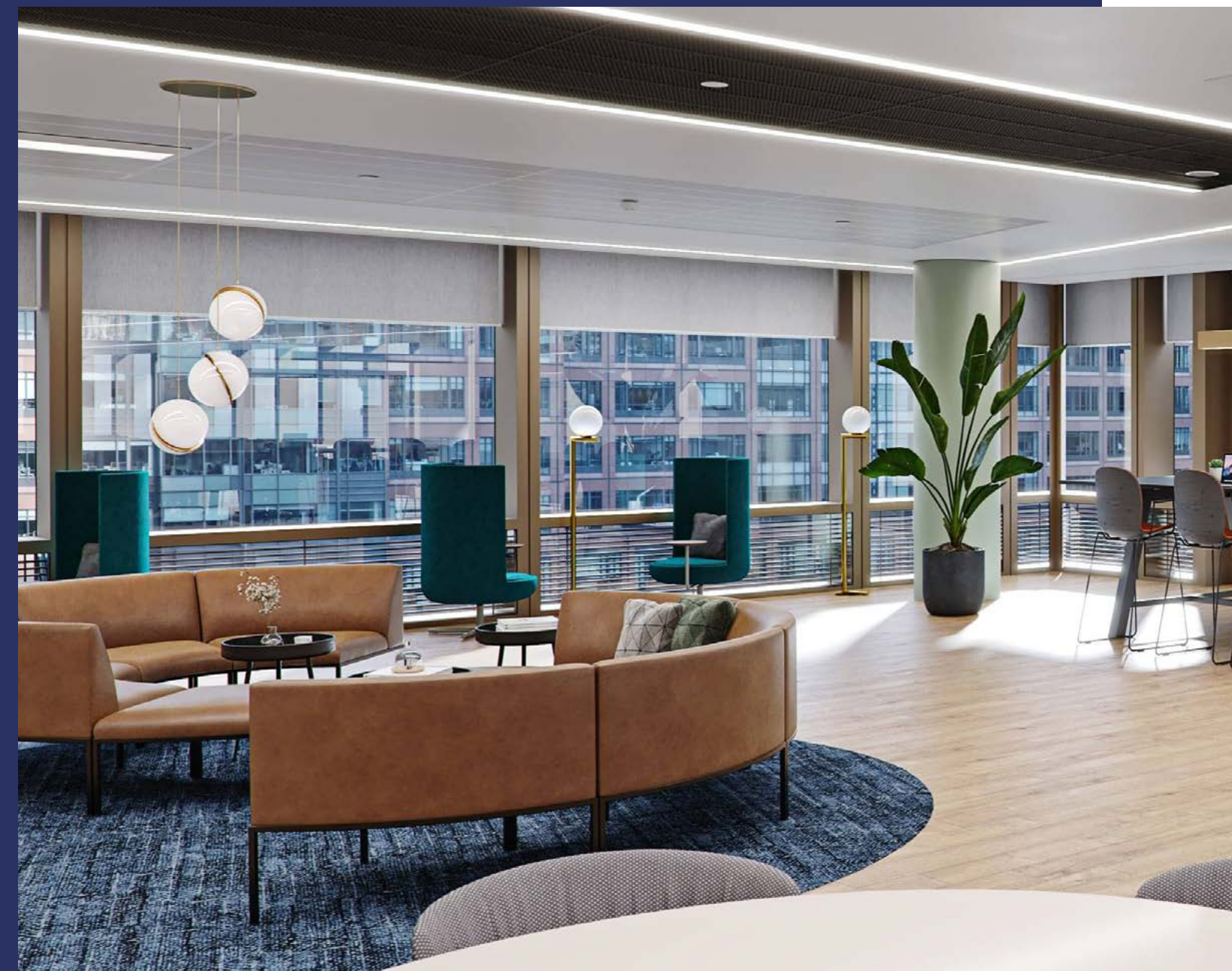
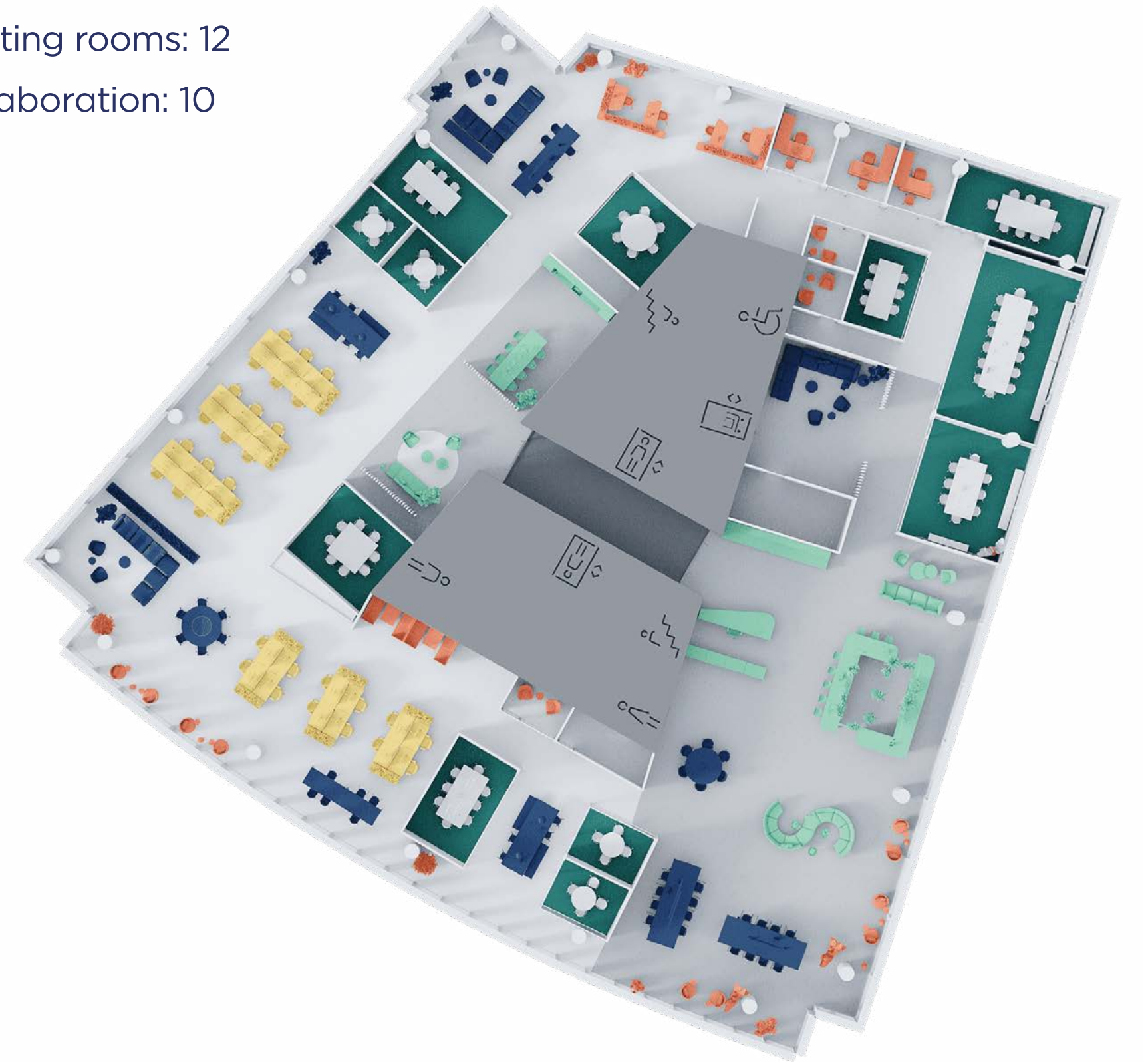


## FIT-OUT

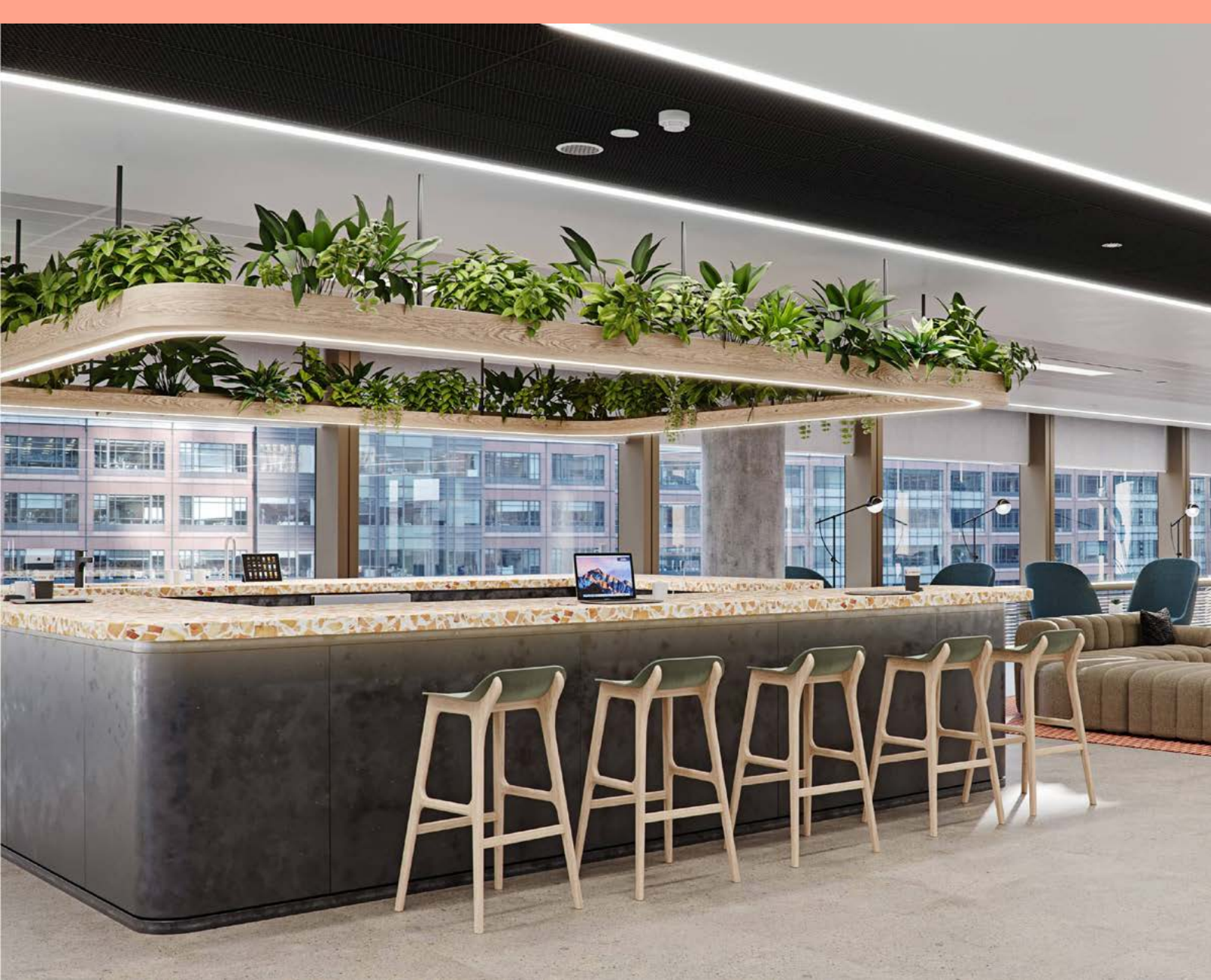
# STYLE ONE: CONTEMPORARY

**A timeless palette with natural tones, carefully curated materials and rich deep textures, complimenting a classic suite of furniture to create a welcoming formal environment.**

- Work positions: 110
- Fixed desks: 30
- Agile working: 80
- Meeting rooms: 12
- Collaboration: 10





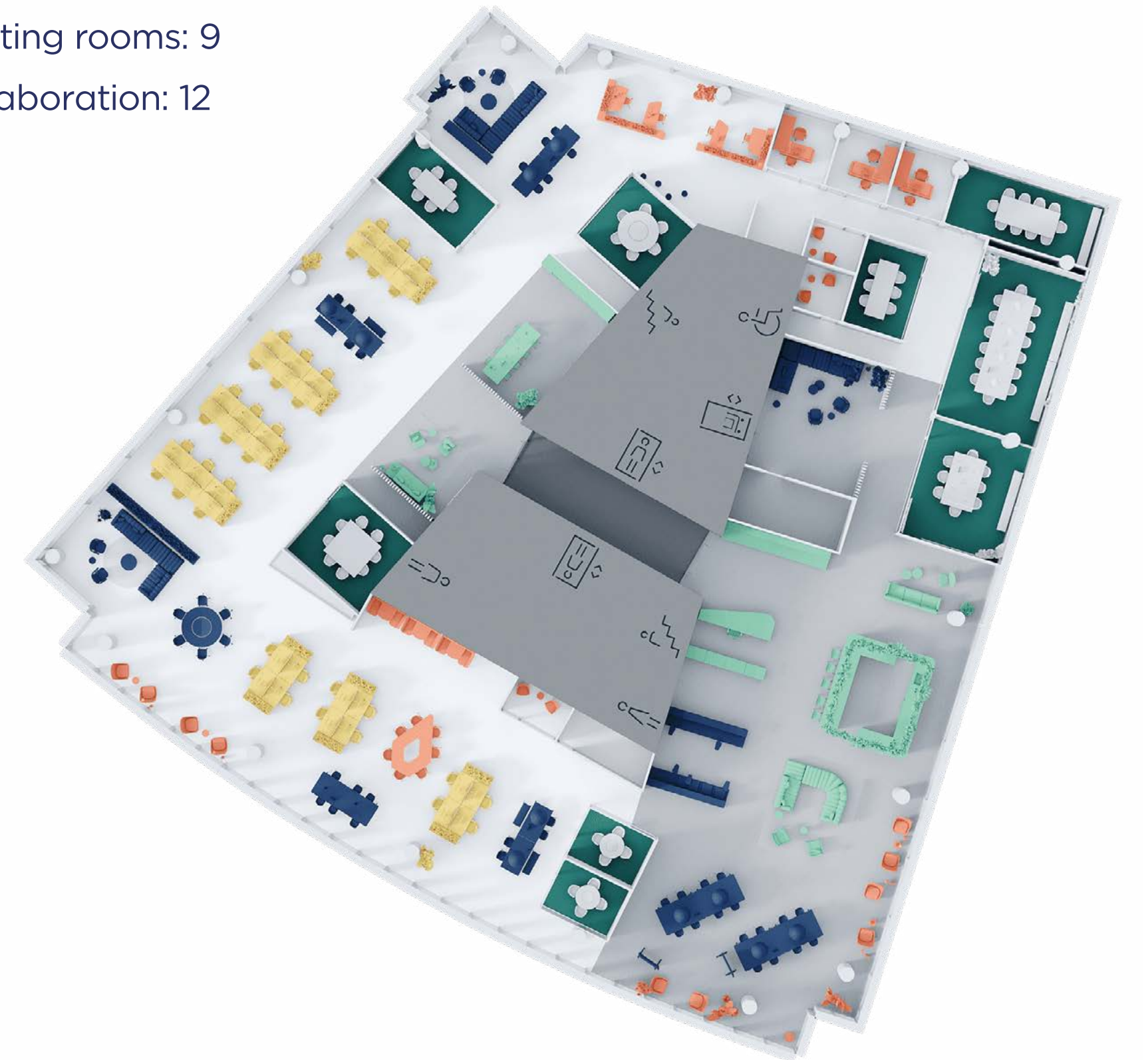


## FIT-OUT

# STYLE TWO: NATURAL

**A bright and minimal design style, full of exposed natural textures and raw materials to work alongside the biophilia and open spaces, creating an honest and stimulating workplace.**

- Work positions: 132
- Fixed desks: 36
- Agile working: 96
- Meeting rooms: 9
- Collaboration: 12



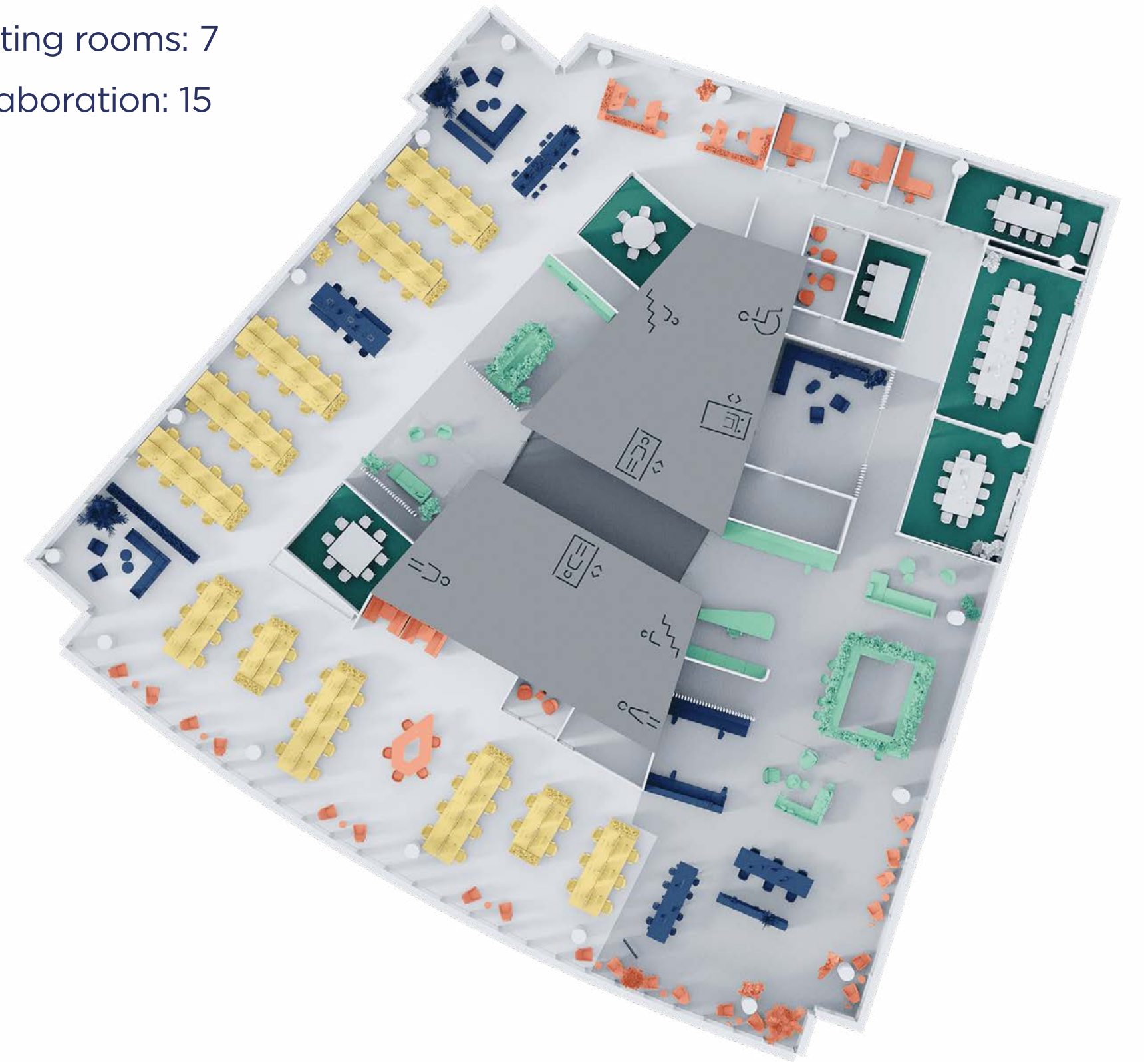


## FIT-OUT

# STYLE THREE: CREATIVE

A playful design style that deploys textures, patterns and pops of colour across the layouts, to create an informal yet personal feel, and flexible spaces through considered furniture selections.

- Work positions: 150
- Fixed desks: 7
- Agile working: 74
- Meeting rooms: 7
- Collaboration: 15



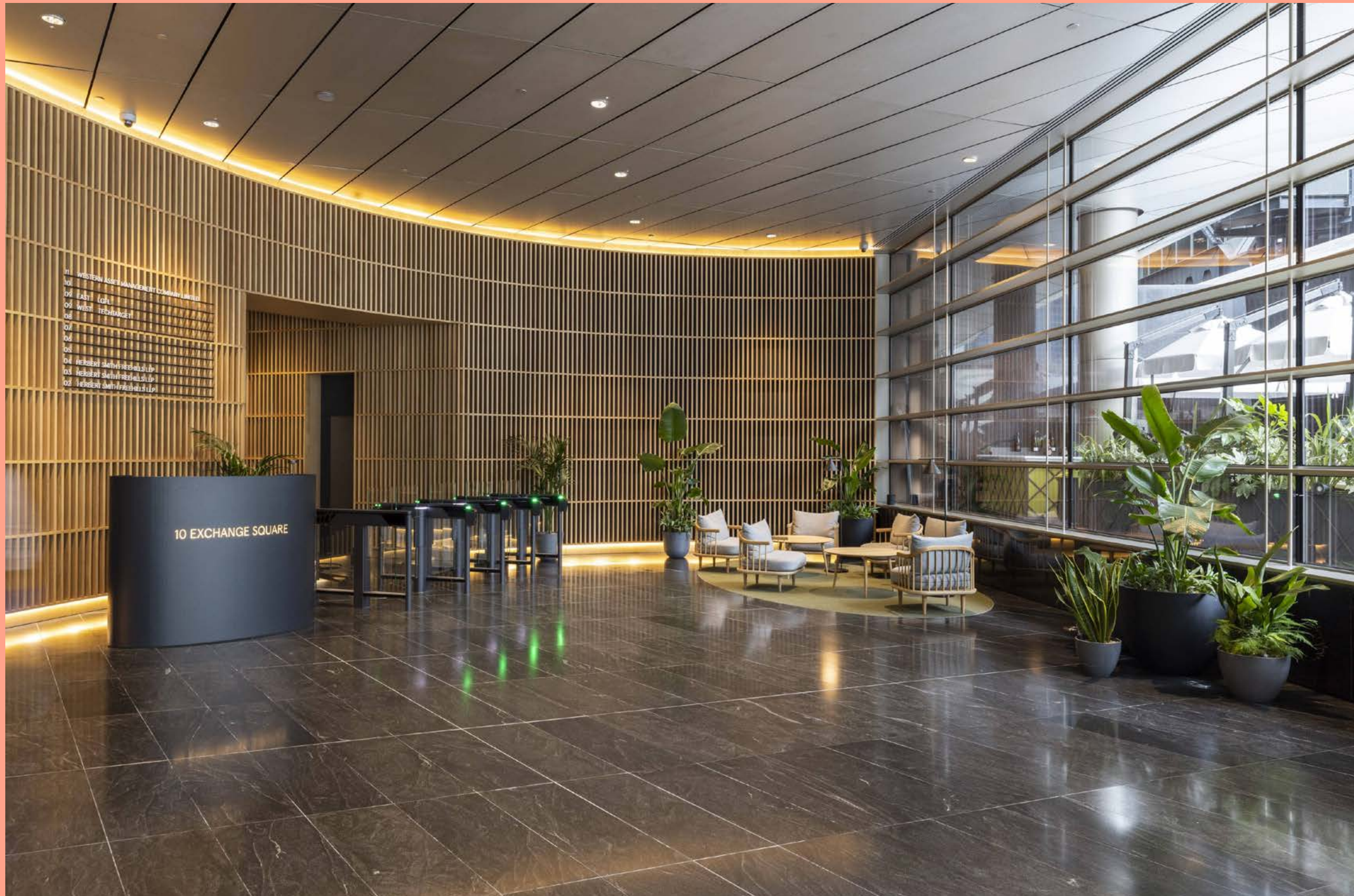


## THE BUILDING

# CURATED FOR THE FUTURE

The transformation of 10 Exchange Square has taken place with the future of the planet in mind.

As is standard on all our projects, the following measures have been taken to ensure we are looking out for the future as much as we are looking out for the present.



### Low Carbon

67kg embodied carbon per m<sup>2</sup> - 93% saving vs industry average benchmark for new developments.



### Zero Waste

99% of all refurbishment waste reused or recycled - working towards zero waste to landfill, as standard on all our projects.



### Circular economy

400 tonnes carbon saving by retaining the existing raised access flooring - saving as much CO<sub>2</sub> as 18,000+ trees absorb in a year.



### Sustainable Materials

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



### 100% Renewable Energy

100% of energy comes from certified renewable sources.



### Active lifestyles

150 cycle spaces, along with 13 showers, 116 lockers and changing facilities.

BROADGATE

# EXPERIENCE THE BROADGATE LIFESTYLE

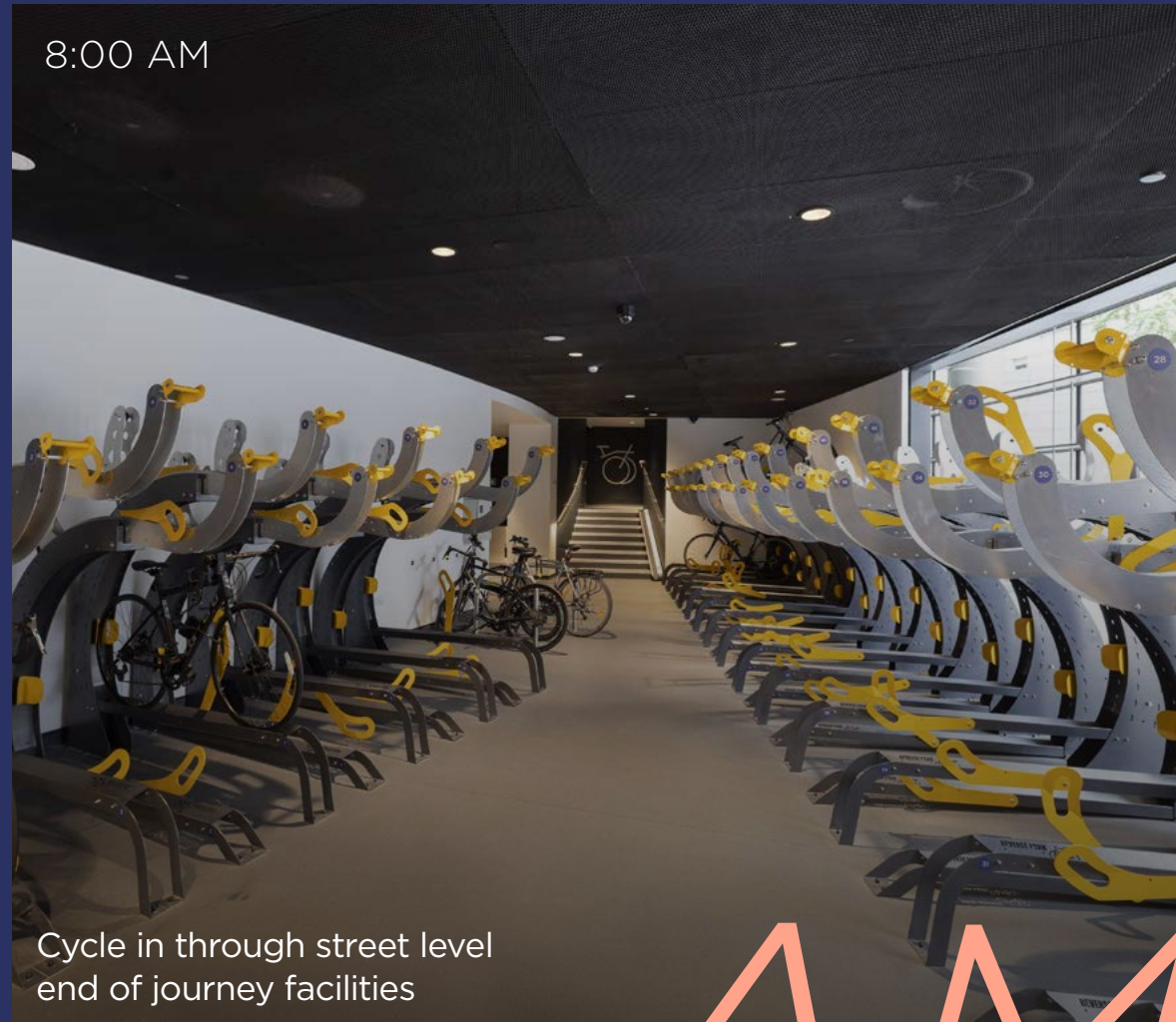
Broadgate campus offers a wide array of exciting options, including a state of the art cinema, top-of-the-line gyms & diverse restaurants serving mouthwatering cuisines, all providing the ultimate wholesome living experience.



Socialise amongst groups that gather in Exchange Square

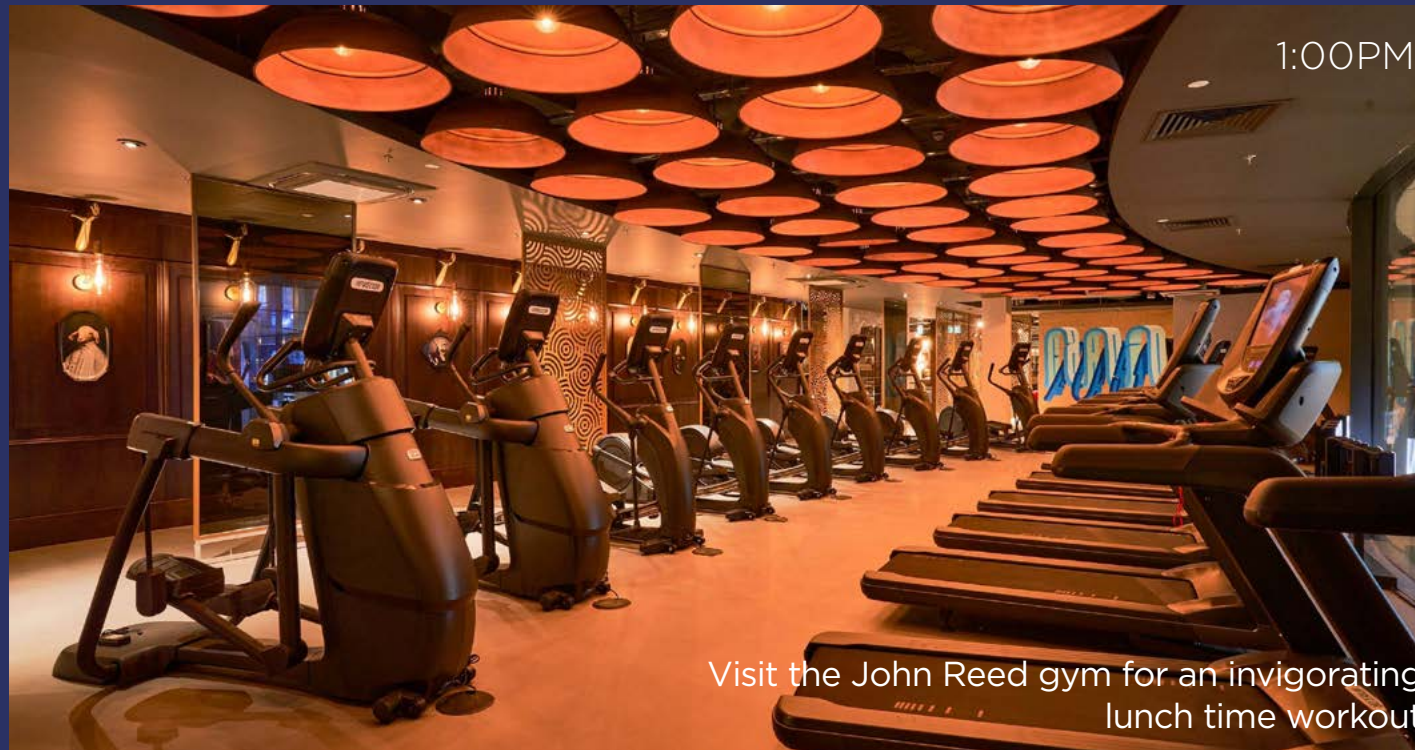


Host upcoming events at the Everyman Cinema for maximum comfort



8:00 AM

Cycle in through street level end of journey facilities



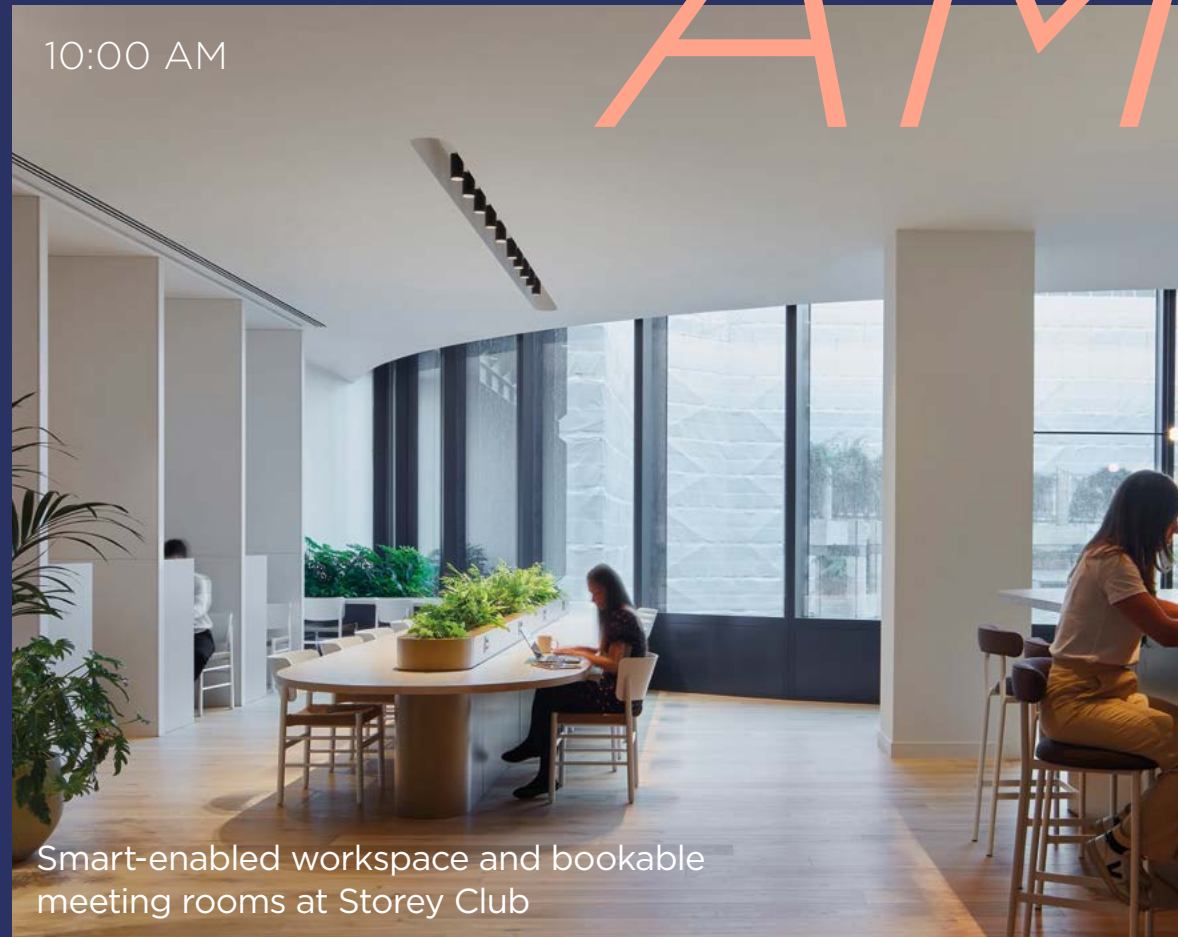
1:00PM

Visit the John Reed gym for an invigorating lunch time workout



5:30PM

Network at the bookable event space in BloomsYard



10:00 AM

Smart-enabled workspace and bookable meeting rooms at Storey Club



2:30 PM

Secure the on-site ETC Venue for up to 600 attendees



6:30 PM

Dine and drink anytime of day in Broadgate Circle

AM PM

12:00PM

4:00PM

## MEETING & EVENT SPACE

# EXTRA SPACE. WHERE YOU NEED IT. WHEN YOU NEED IT.

There are a range of bookable spaces across the Broadgate campus including Storey Club, ETC Venues and screening rooms at Everyman Cinema.

Storey Club offers a mix of meeting rooms and event spaces designed to help you work more productively.

- Designed to the highest connectivity standards
- 5 x smart and stylish meeting rooms
- 2 x event spaces
- 180-seat auditorium with catering by BloomsYard
- 4 x boardrooms to seat between 6-12 people
- 3 x cinema screening rooms





BROADGATE

## THE LARGEST PEDESTRIANISED NEIGHBOURHOOD IN CENTRAL LONDON

Looking for somewhere to take a breath, grab some fresh air and relax? Exchange Square has been transformed into a 1.5 acre park for the community to enjoy.



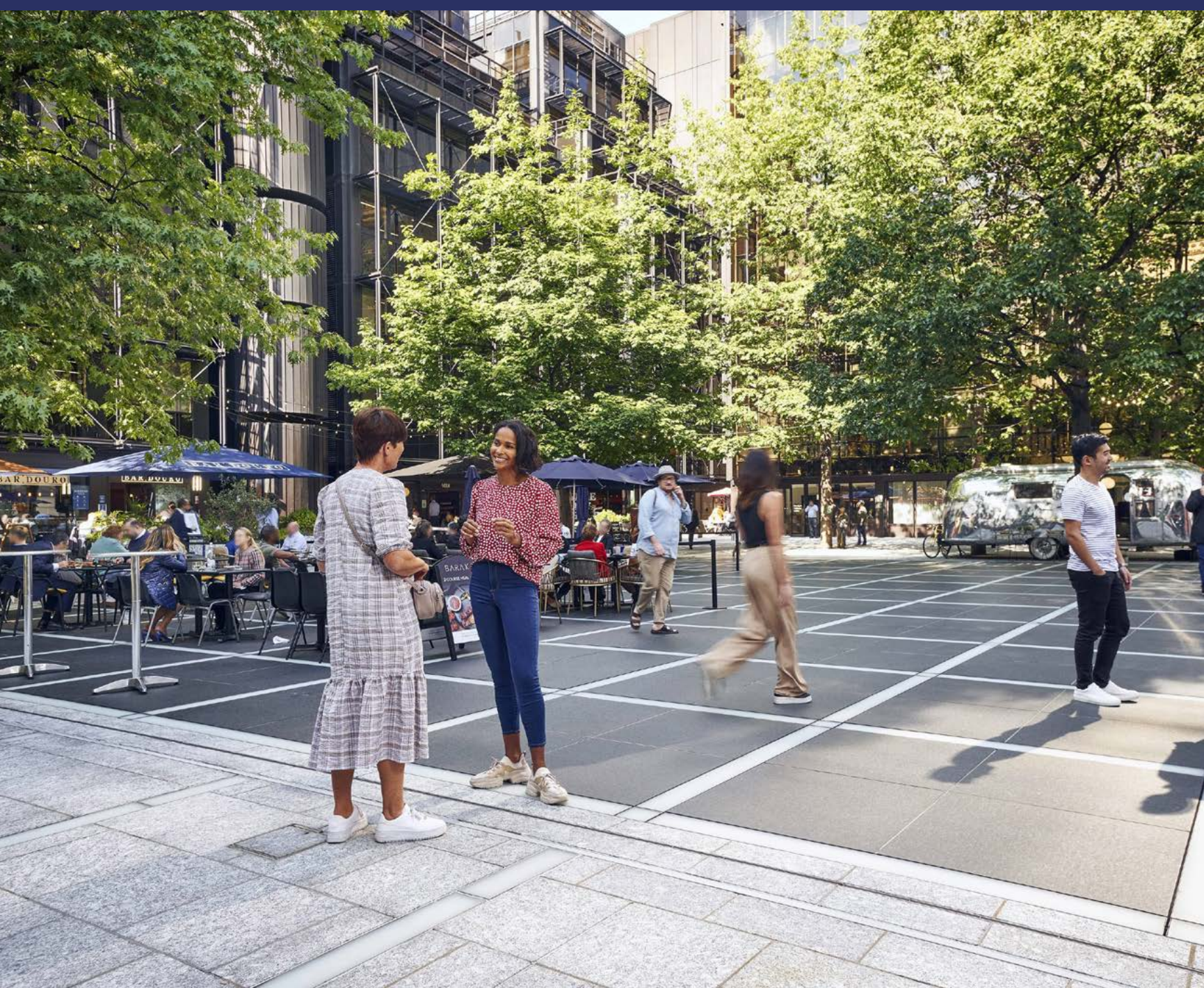
Get updates on the development of the area, exciting events and new spaces popping up in Broadgate, through the My Broadgate App.



Celebrate your business with personalised branding in the reception area.



Stay local and explore Exchange Square or venture around London with the city on your doorstep.



## THE AREA

# BROADGATE - A PUBLIC ARENA FOR NEW FOOD, RETAIL AND CULTURE

Situated in London's largest pedestrianised neighbourhood, Broadgate is an evolving location fit for every lifestyle. 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.



has opened 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.



**35 new restaurants and shops** have committed to Broadgate in the last 3 years.



# UNBEATABLE CROSSRAIL CONNECTIONS

11.5M CAN REACH  
BROADGATE  
WITHIN AN HOUR

Liverpool Street's Elizabeth Line 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.





# CONTACT US



**Alex Colvin**  
M +44 (0) 7788 242 522  
Alex.Colvin@britishland.com

**Hannah Alden**  
M +44 (0) 7739 293 434  
Hannah.Alden@britishland.com



**James Campbell**  
M +44 (0) 7738 737 366  
James.Campbell@cushwake.com

**Tom Bremner**  
M +44 (0) 7715 200 972  
Tom.Bremner@cushwake.com

**Holly Hamer**  
M +44 (0) 7471 725 112  
Holly.Hamer@cushwake.com



**Josh Lamb**  
M +44 (0) 7976 988 486  
JLamb@savills.com

**Peter Thursfield**  
M +44 (0) 7870 555 732  
PThursfield@savills.com

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