

BROADGATE

10 EXCHANGE SQUARE



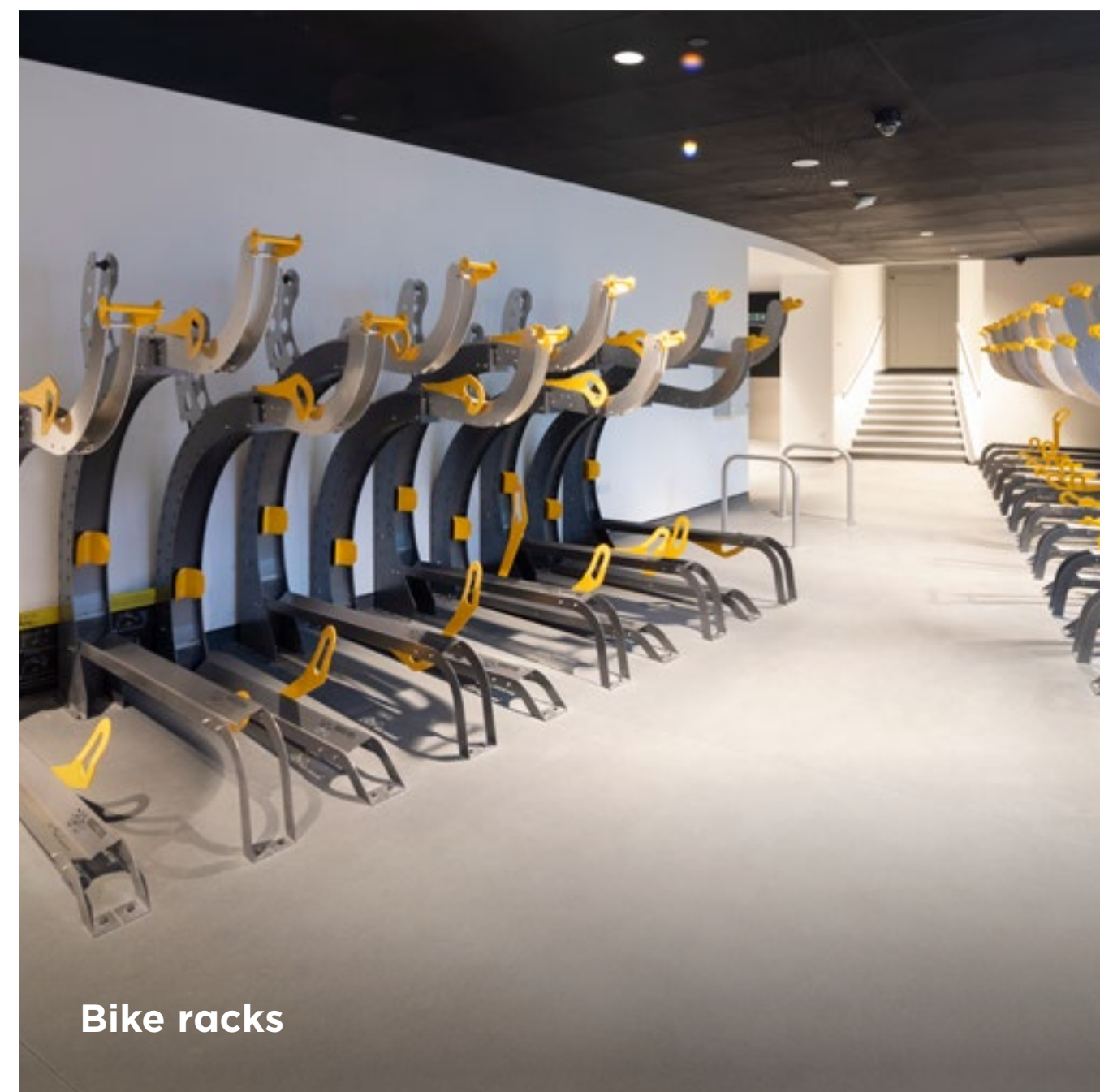
SUMMARY

10 Exchange Square is a 161,000 sq ft building originally designed by Skidmore, Owings & Merrill, located on the north-west 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) from Appold Street
- Occupational density 1:10 sq m per person
- All other floors to be refurbished to a design led CAT A specification incorporating LED lighting
- 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 'Platinum', BREEAM 'Very good'
- Innovative new platform Configure™ for workplace design



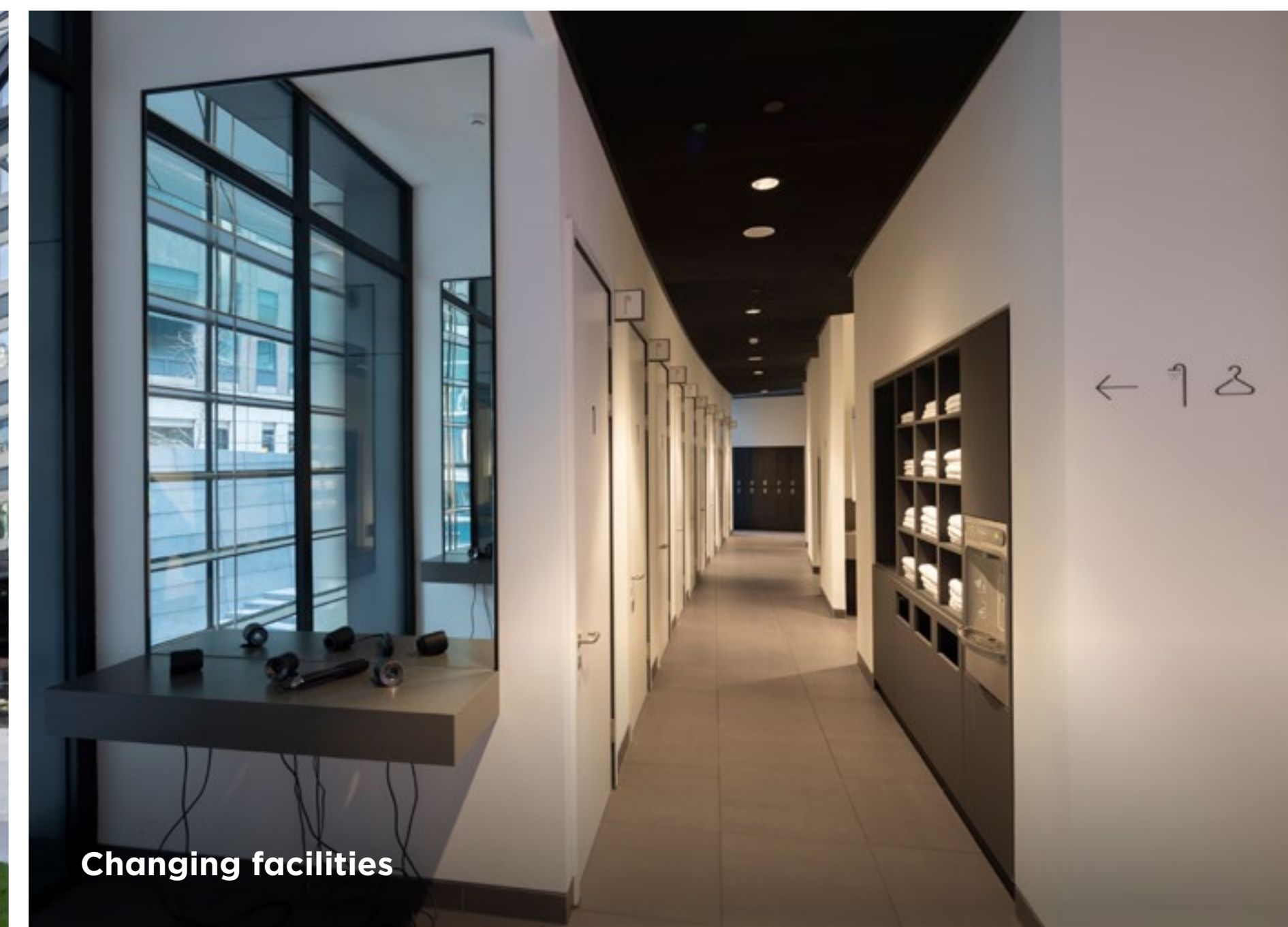
Newly refurbished reception



Bike racks

SCHEDULE OF AVAILABILITY

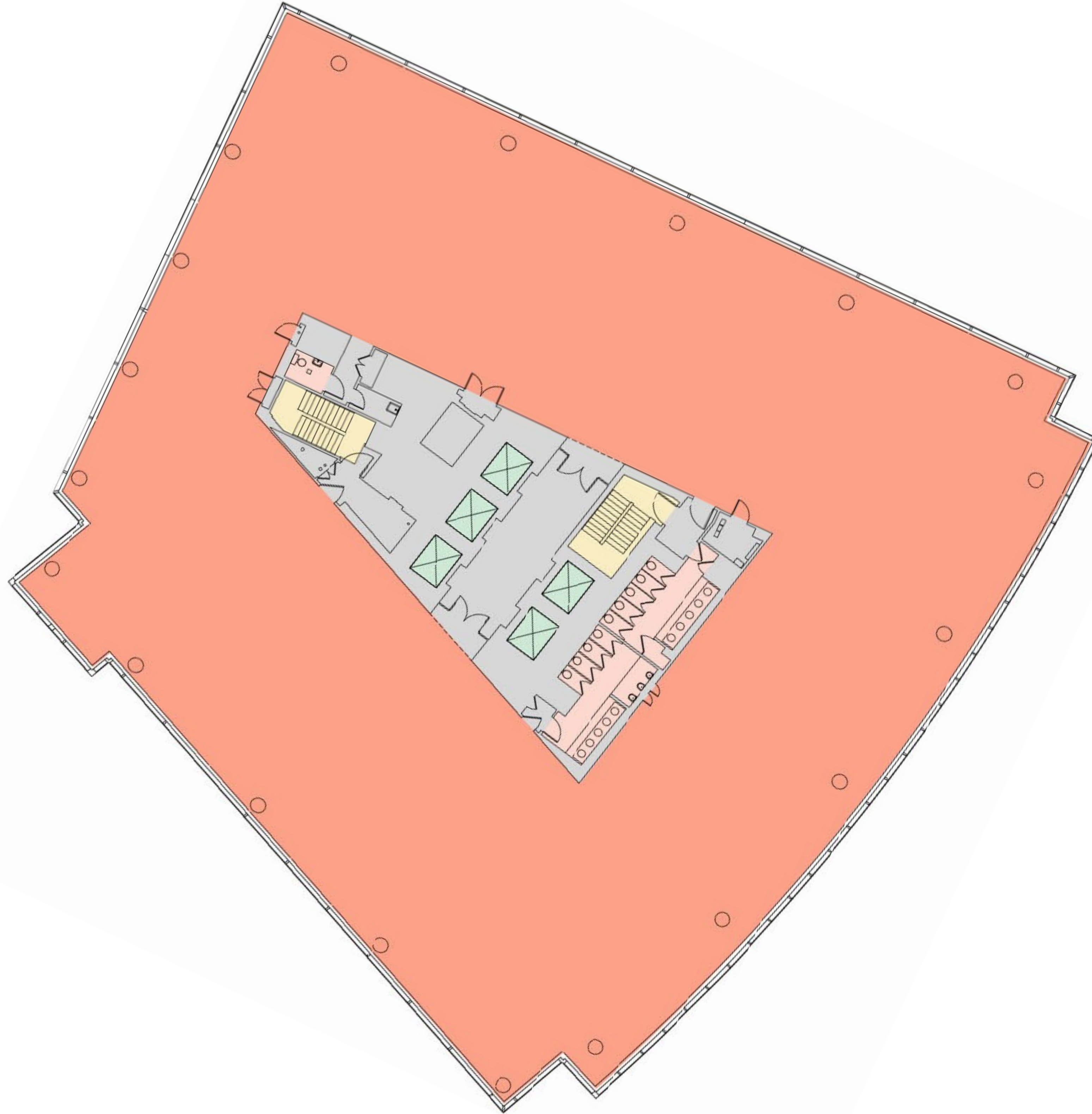
Occupier	Level	Office (sq ft)
Western Asset Management	11	Let
Jenner & Block LLP	10	Let
Tech Target Limited	Part 9 (W)	Let
London Grid For Learning	Part 9 (E)	Let
Available (Cat A)	8	14,518
Available (Cat A)	7	14,521
Available	6	14,474
Available (Fitted)	5	14,511
HSF	2 - 4	Let
Availability		58,024 sq ft



Changing facilities

LEVEL EIGHT

• 14,518 sq ft



SUSTAINABLE REFURBISHMENT AT 10 EXCHANGE SQUARE



Low carbon

67kg embodied carbon per m² – 93% saving vs industry average benchmark for new developments



Circular economy

400 tonnes carbon saving by retaining the existing raised access flooring – saving as much CO₂ as 18,000+ trees absorb in a year



Zero waste

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



Sustainable materials

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



100% renewable

100% of energy we buy for customers comes from renewable sources



Active lifestyles

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



MEETING ROOMS AND EVENT SPACES

We have a range of bookable spaces across the Broadgate campus including Storey Club, ETC Venues and screening rooms at the 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
- Five smart and stylish meeting rooms
- Two event spaces
- 180-seat auditorium with catering by BloomsYard
- 4 number of boardrooms between 6-12 people
- 3 x cinema screening rooms



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

Built around its public squares, Broadgate is the largest pedestrianised neighbourhood in central London. It offers wonderful places to work, shop, eat, workout and explore – and 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.

The next wave of the £1.5 billion investment masterplan will follow the successful delivery of 1FA, 135 Bishopsgate and 100 Liverpool Street, adding 1m sq ft of new workspace and 45,000 sq ft of retail and leisure to the campus.



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





















Along with **50 new office customers**



CONNECTIVITY

Liverpool Street Station plus Moorgate and Shoreditch High Street provide access to five tube lines, London overground, national trains, buses and Crossrail.

Farringdon	 	2 mins
Canary Wharf	 	6 mins
Bond Street	 	7 mins
Stratford	 	8 mins
Paddington	 	9 mins
Kings Cross St Pancras	 	10 mins
Euston		18 mins
Waterloo		22 mins
City Airport	 	25 mins
Heathrow	 	35 mins

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Example office fit-out with Configure™