

BROADGATE

10 EXCHANGE SQUARE

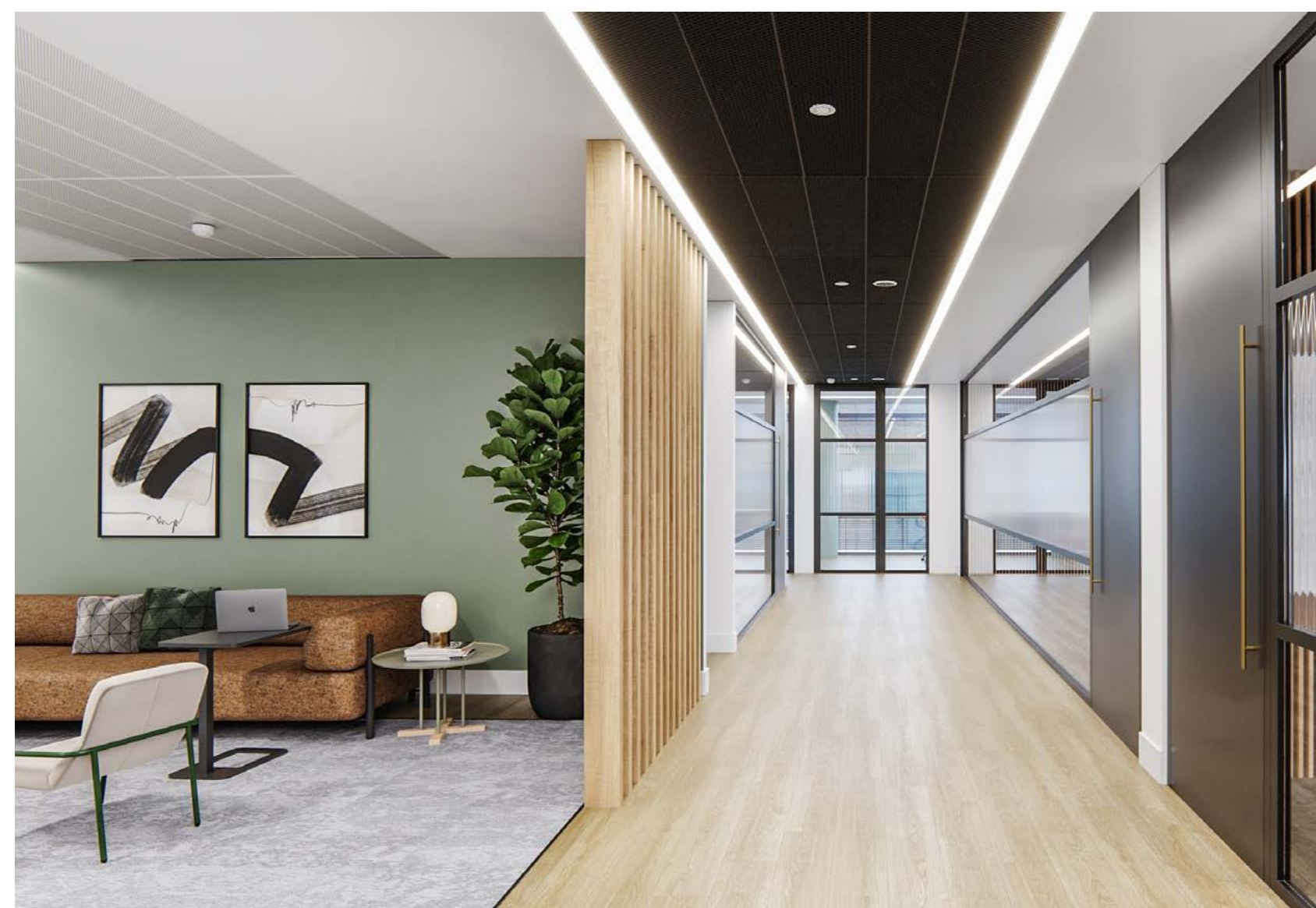
14,511 SQ FT FITTED WORKSPACE



YOUR FITTED, FURNISHED & CONNECTED SPACE AWAITS

Level 5 offers 14,511 sq ft of fully fitted, furnished and connected workspace.

The floor is available immediately as a conventional lease or as an all inclusive solution, serviced by Storey.



Ready to Go

Fitted, furnished & connected. Everything you need to start working is included.



With or without services

AS SEEN

All of the usual building services plus the ability to use our 10GB fibre connection

ALL INCLUSIVE

Get all the services you need to run your workspace for one monthly price. Serviced by Storey.

STOREY



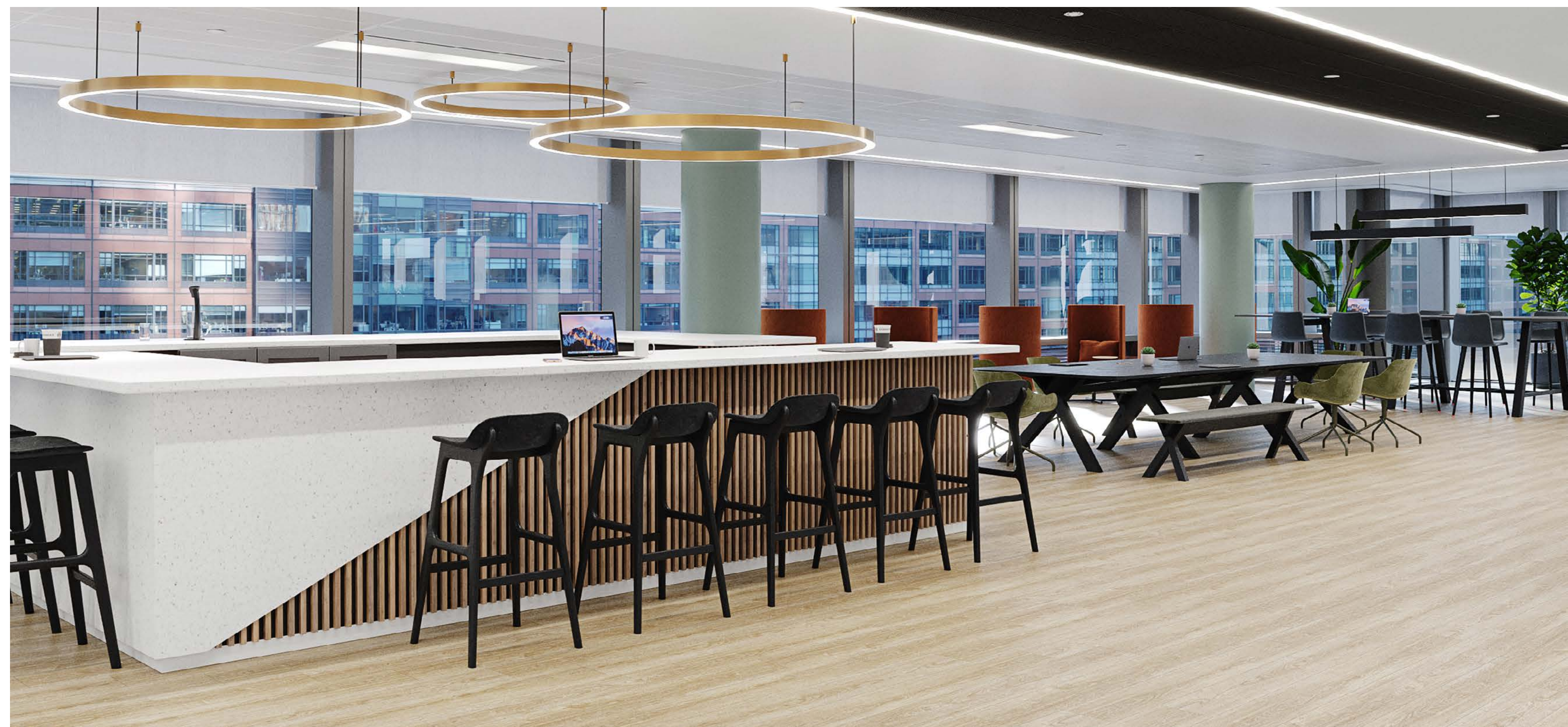
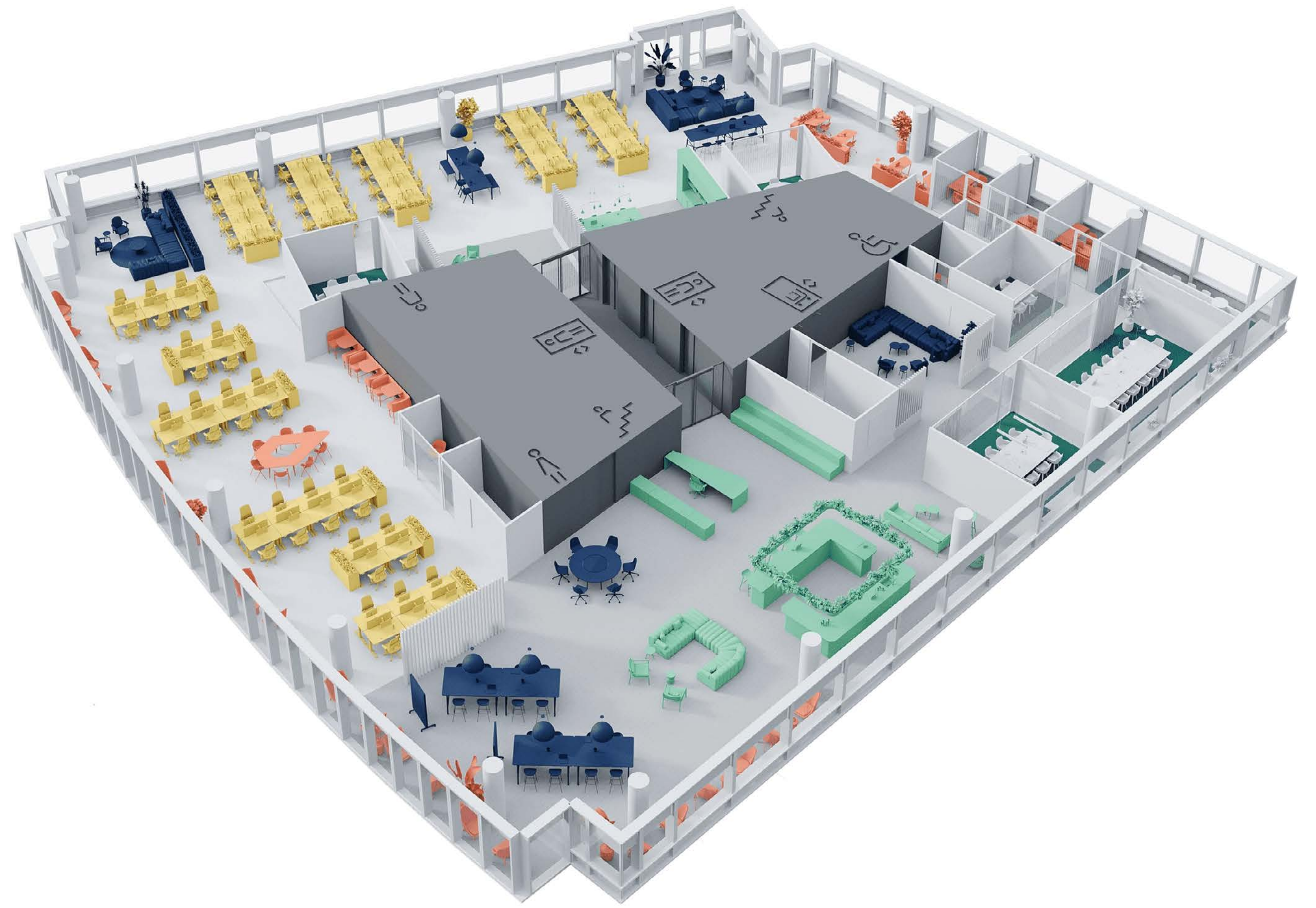
Term

Short, mid or long-term leases that flex to suit you.

Please note. All images are CGIs

LEVEL 5

- 14,511 sq ft (1,350 sq m)
- 159 workstations
- 76 fixed desks
- 3 private office
- 7 meeting rooms
- 14 collaboration areas
- Large kitchen



ADDITIONAL SERVICES

L. 5 can also be offered under a fixed monthly cost including rent, rates and the workplace services below.



Fixed monthly cost

- All the usual building services costs covered including maintenance of the shared areas



Connectivity

- Share of 10GB primary line and 10GB secondary line for resilience



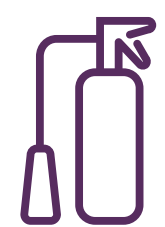
Workspace support

- Share of Property Manager to support your workspace needs



Consumables

- All WC consumables



M&E Maintenance

- Planned and reactive M&E maintenance
- Fire risk assessment, extinguishers and fabric repairs



Utilities & insurance

- On floor GPL & HVAC apportionment
- Building, public liability and contents insurance for supplied furniture and fittings included



Cleaning

- Evening full office clean (Monday to Friday - excluding Bank Holidays)
- 1 x daytime WC refresh
- 2 x annual internal window clean
- 1 x annual deep clean
- Feminine hygiene & pest control



Recycling

- Waste removed and recycled as part of night time cleaning



Access to additional meeting rooms

- Book extra space in Storey Club at 100 Liverpool Street with pay as you go credits

Serviced by



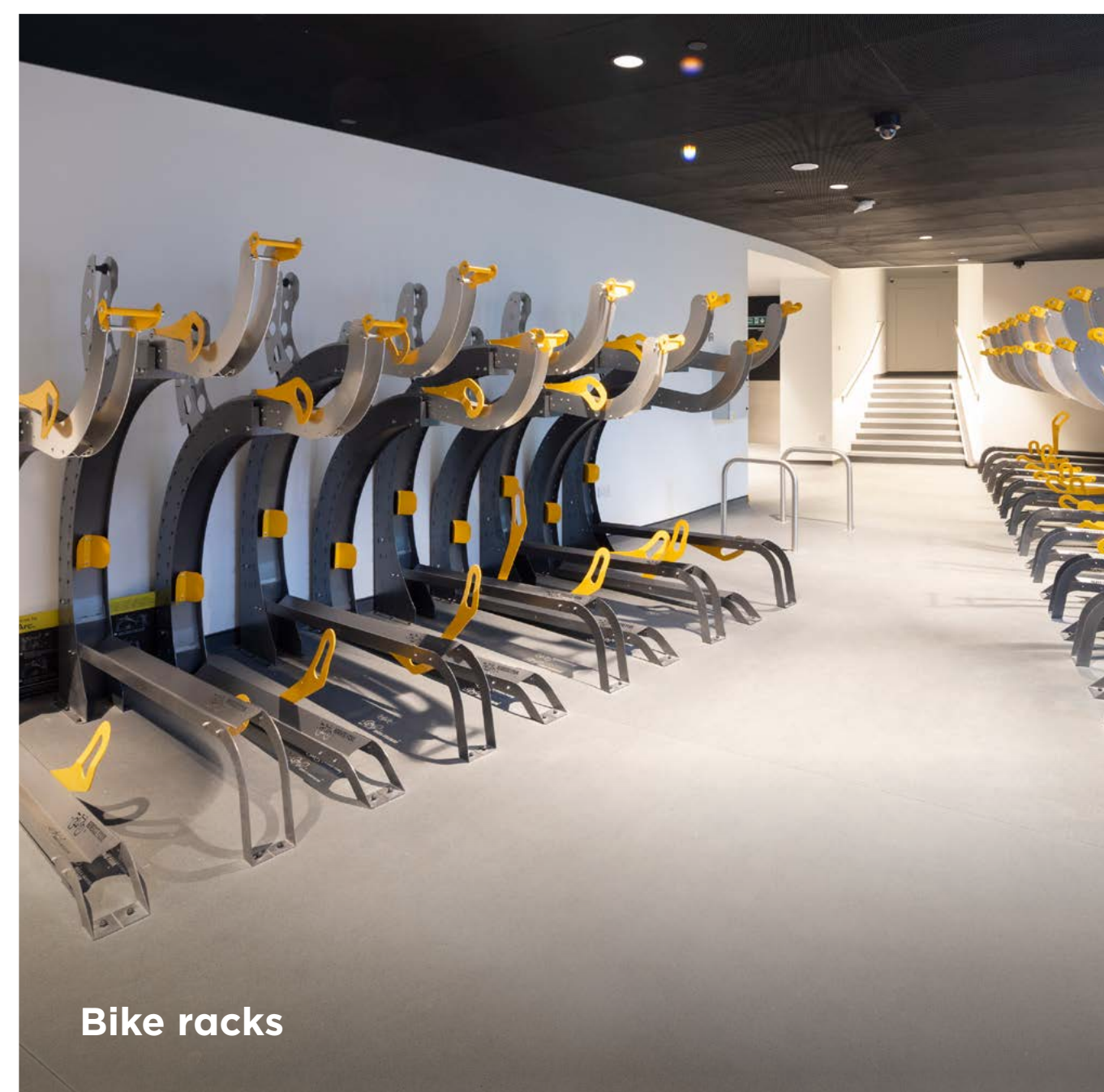
SUMMARY

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
- Wirescore 'Platinum', BREEAM 'Very good'
- Innovative new platform Configure™ for workplace design



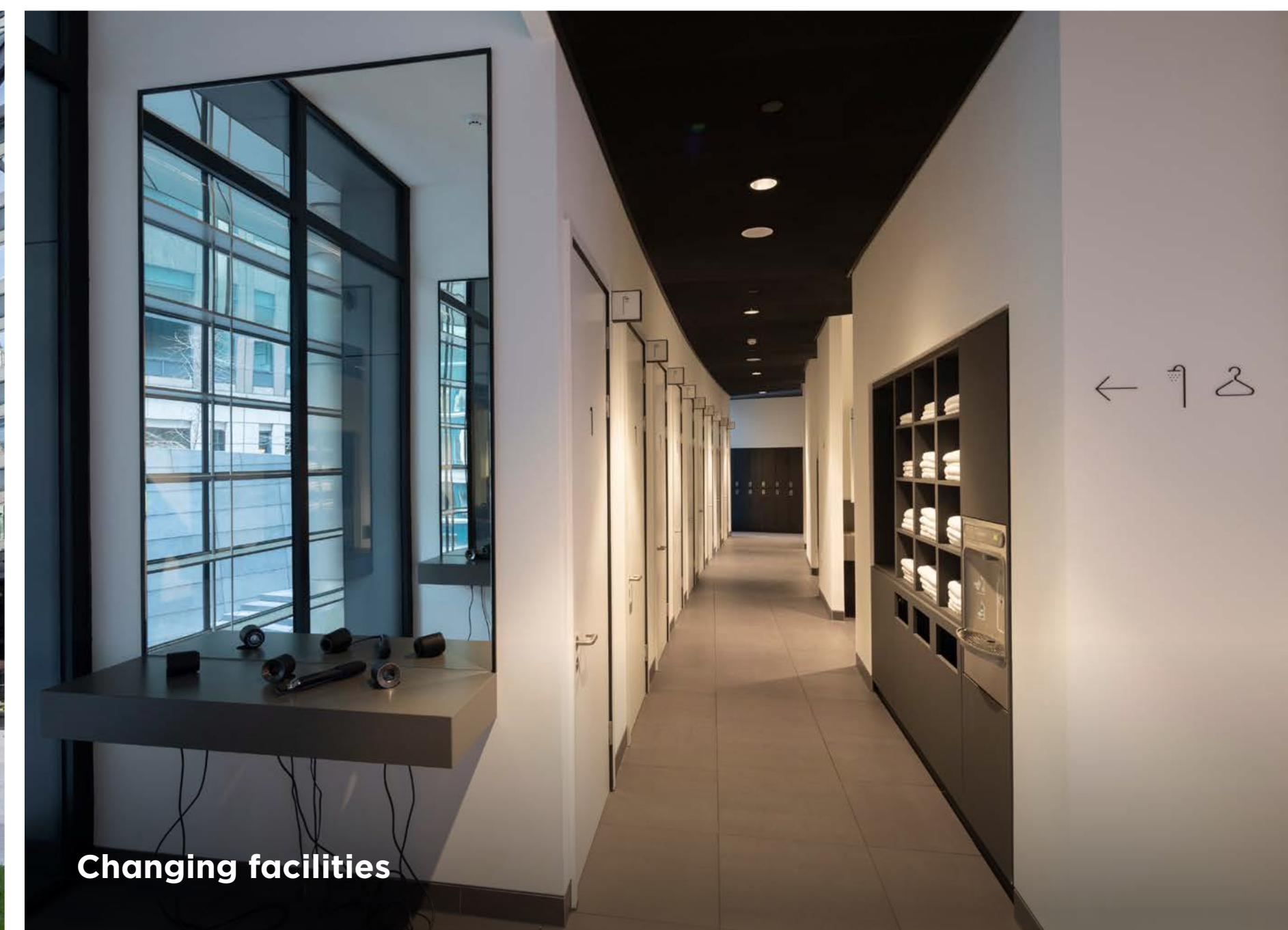
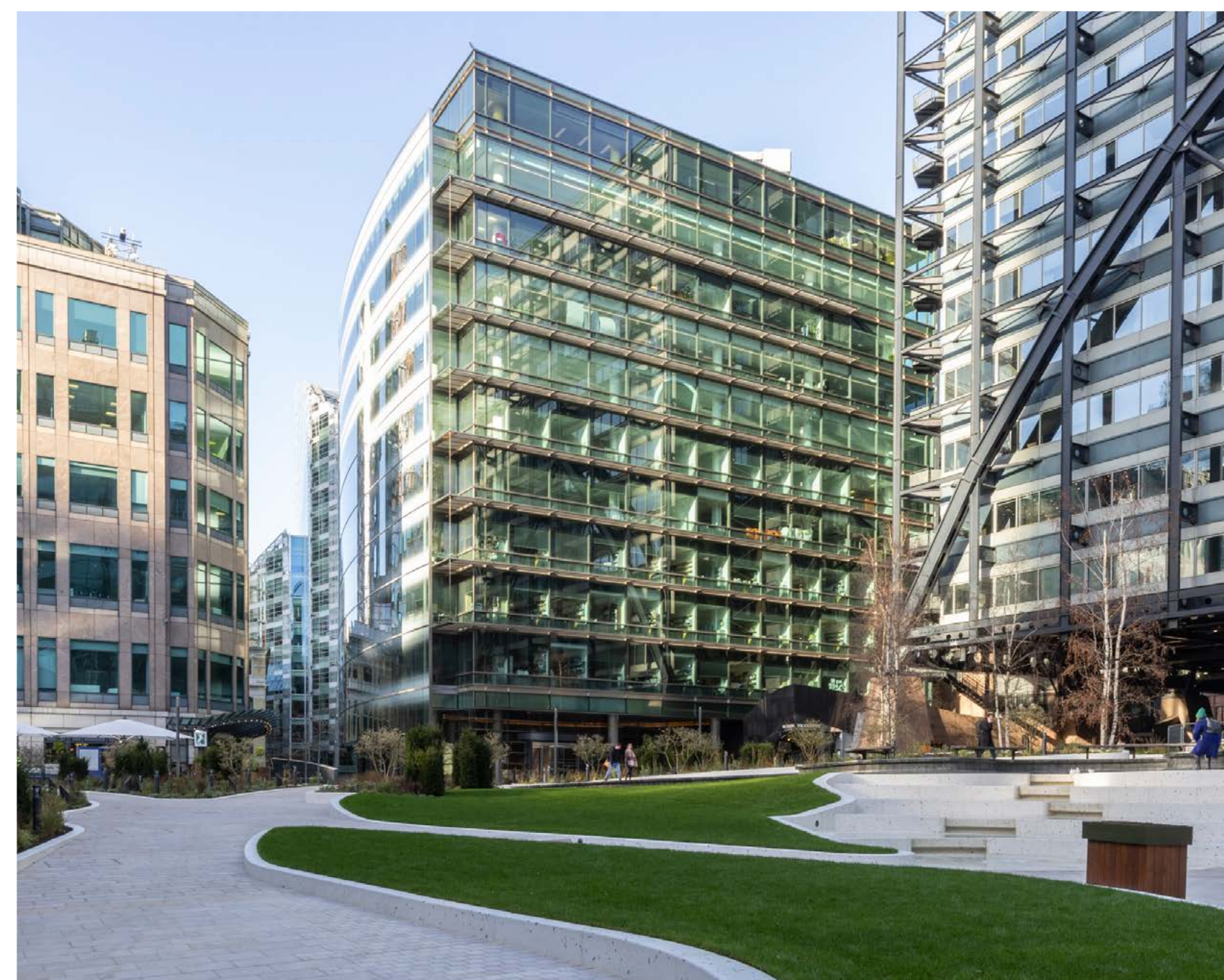
Newly refurbished reception



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

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 (opening 2022).

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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