



# 110 BISHOPSGATE EC2

salesforce  
TOWER

CARBON LETS  
ACHIEVE NET  
ZERO



Workspace available from 5,000 sq ft



# A NEW VIEW TO WORKING IN THE CITY





# GREAT FIRST IMPRESSIONS

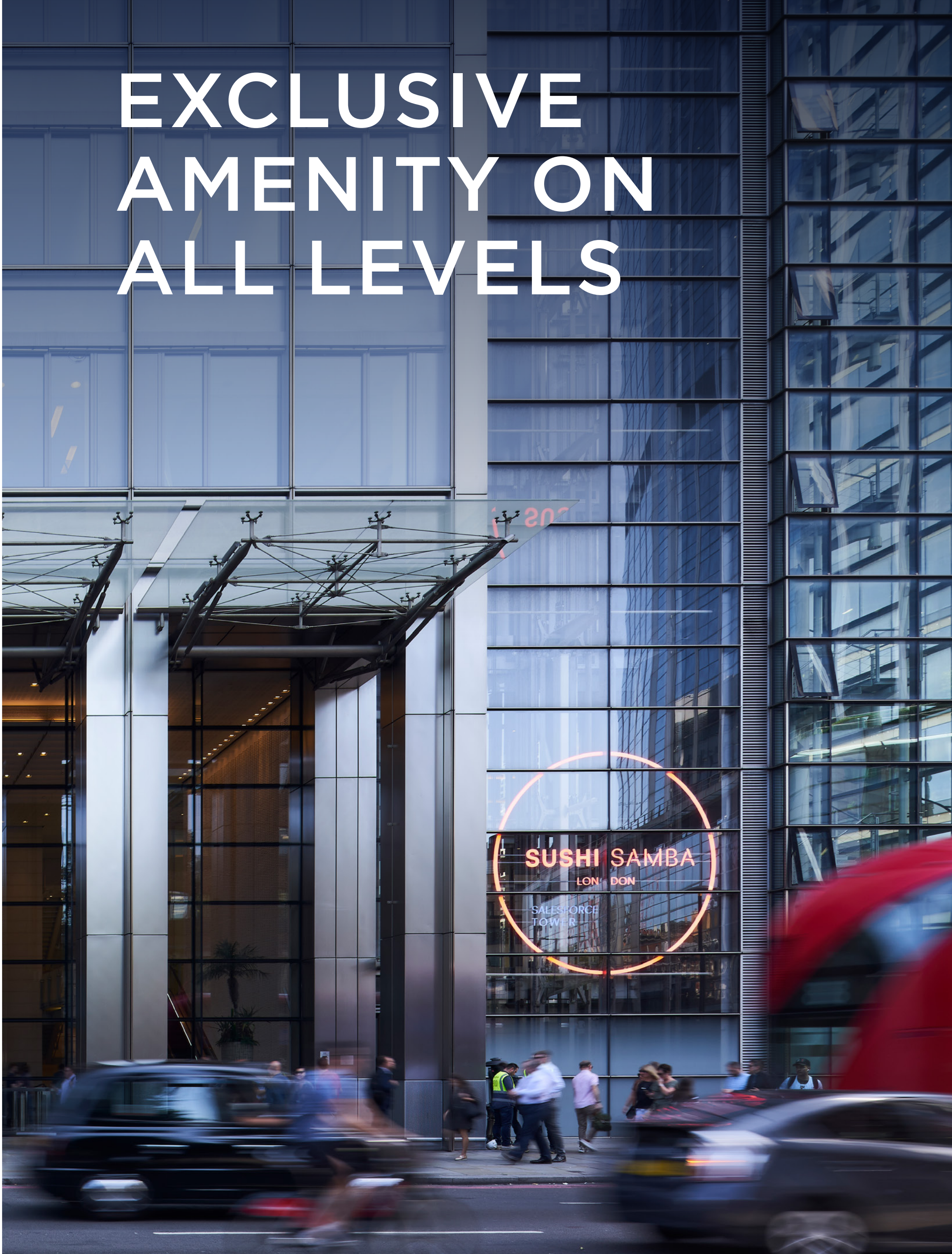
Salesforce Tower is an exceptional building. The triple height reception area makes for an impressive entrance and provides the hub for tenant and visitor services.





# EXCLUSIVE AMENITY ON ALL LEVELS

THE BUILDING



The Salesforce Tower provides an outstanding food and beverage amenity at ground level through The Drift and on the very top of the tower in Duck & Waffle and SushiSamba, our exclusive Japanese, Brazilian & Peruvianfusion restaurant.





# CURRENT AVAILABILITY

FLOOR 20 - 12,969 SQ FT

FLOOR 15 - 5,096 SQ FT

FLOOR 14 - 12,958 SQ FT\*

FLOOR 13 - 12,008 SQ FT\*

FLOOR 11 - 12,955 SQ FT

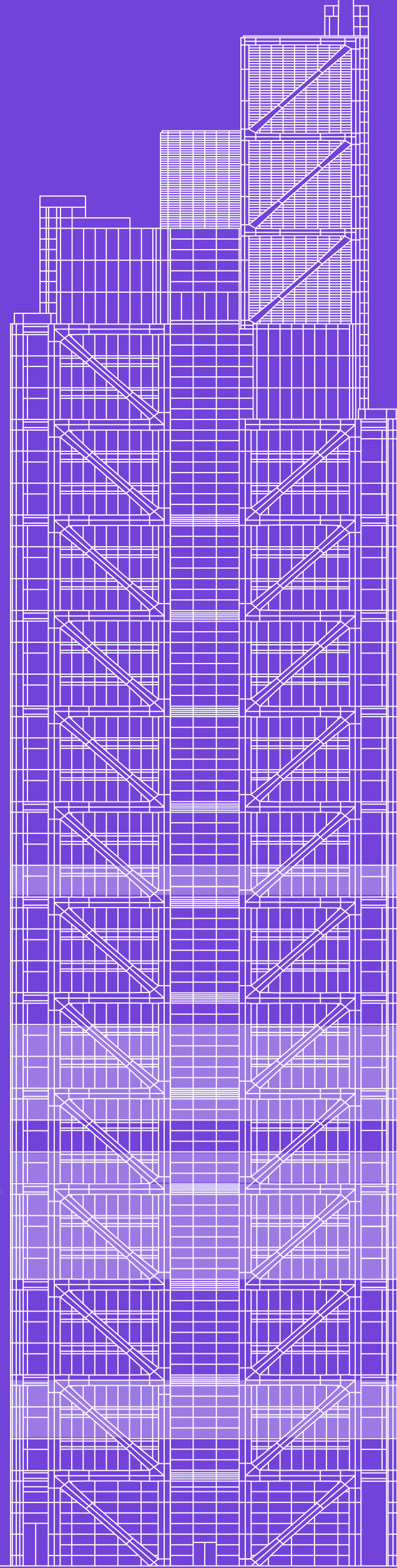
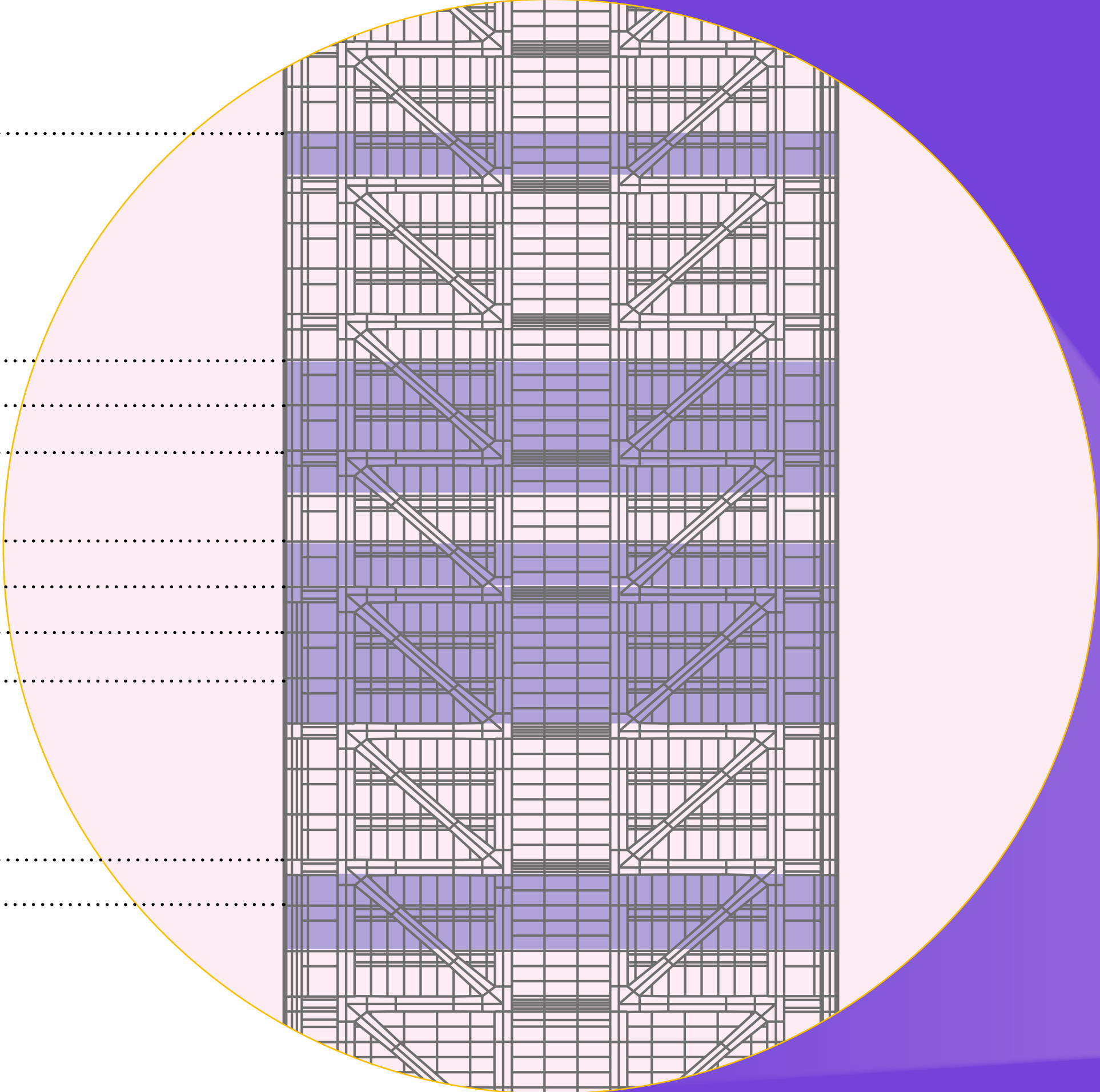
FLOOR 10 - 11,996 SQ FT

FLOOR 9 - 11,616 SQ FT

FLOOR 8 - 12,954 SQ FT

FLOOR 4 - 12,601 SQ FT\*

FLOOR 3 - 12,950 SQ FT\*



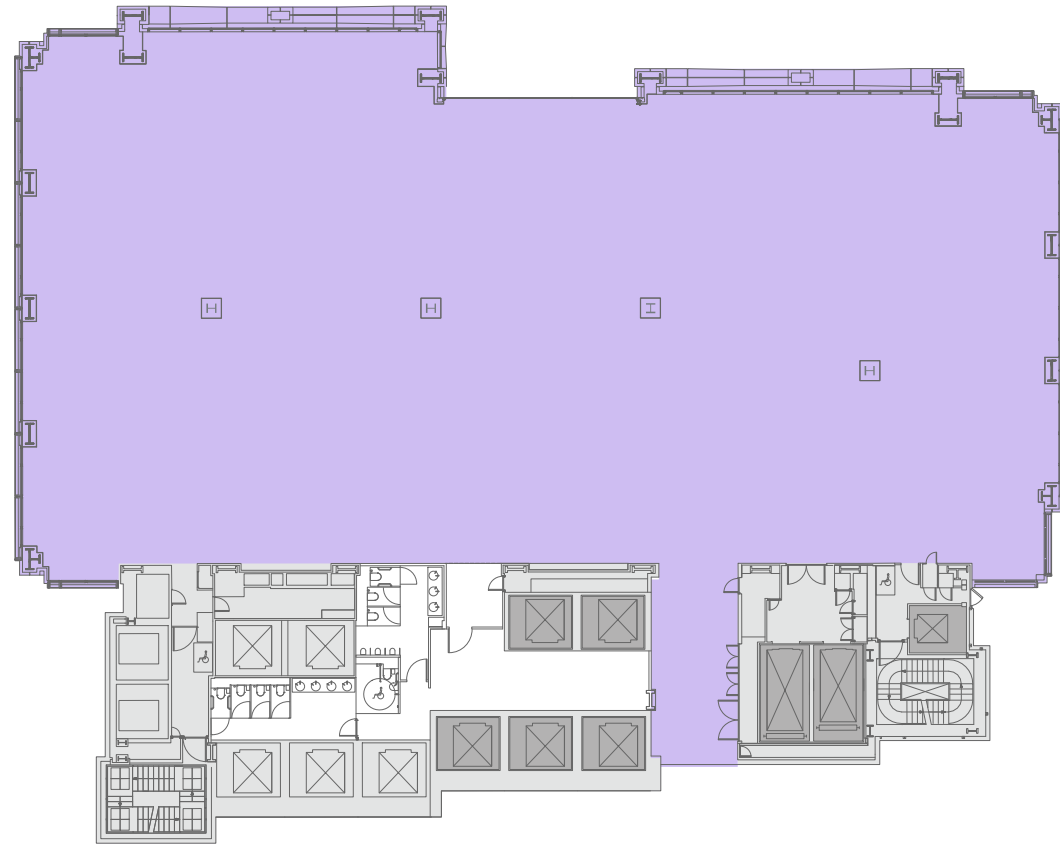
AVAILABILITY

\*FLOORS 3 AND 4 AVAILABLE JUNE 2023, LEVELS 13 & 14 IN Q4 2023



## FLOOR 8

12,954 sq ft / 1,204 sq m

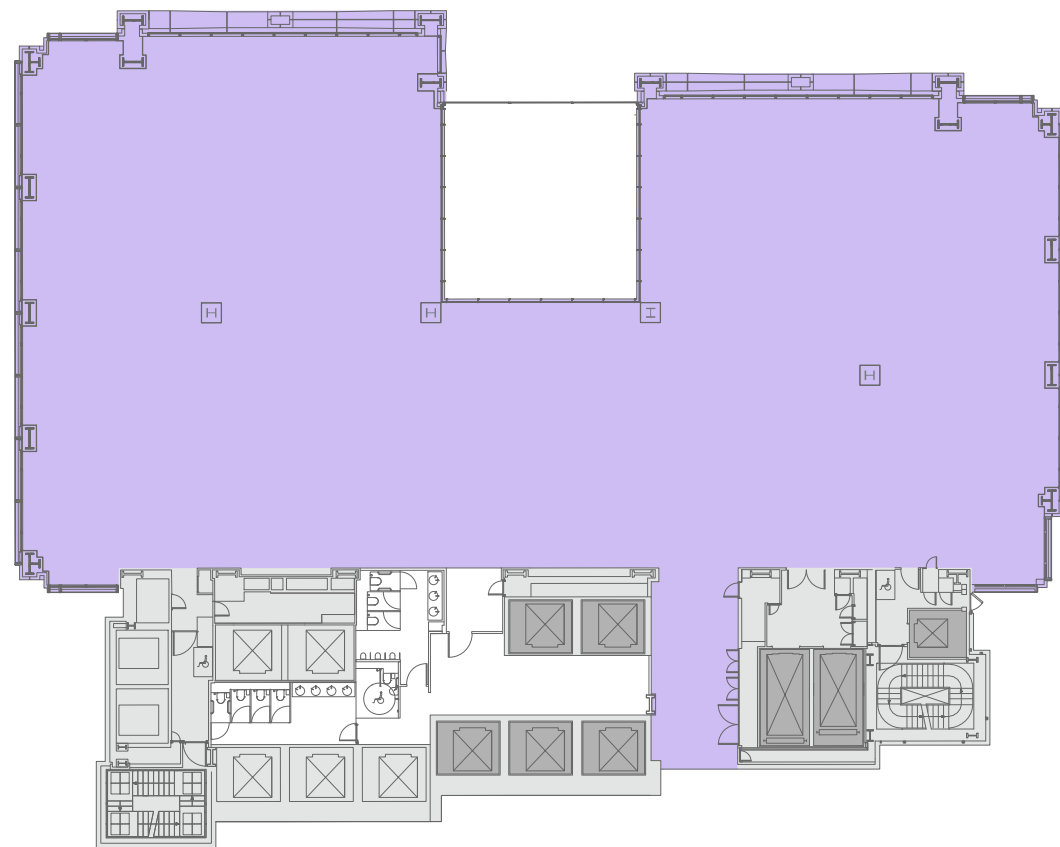


Floors 8-10 benefit from a striking atrium providing beautiful natural light and unrivalled views of London.



## FLOOR 9

11,616 sq ft / 1,079 sq m



An opportunity to acquire 36,566 sq ft across three contiguous floors and ability to interlink the floors via a stunning internal staircase situated in the atrium.



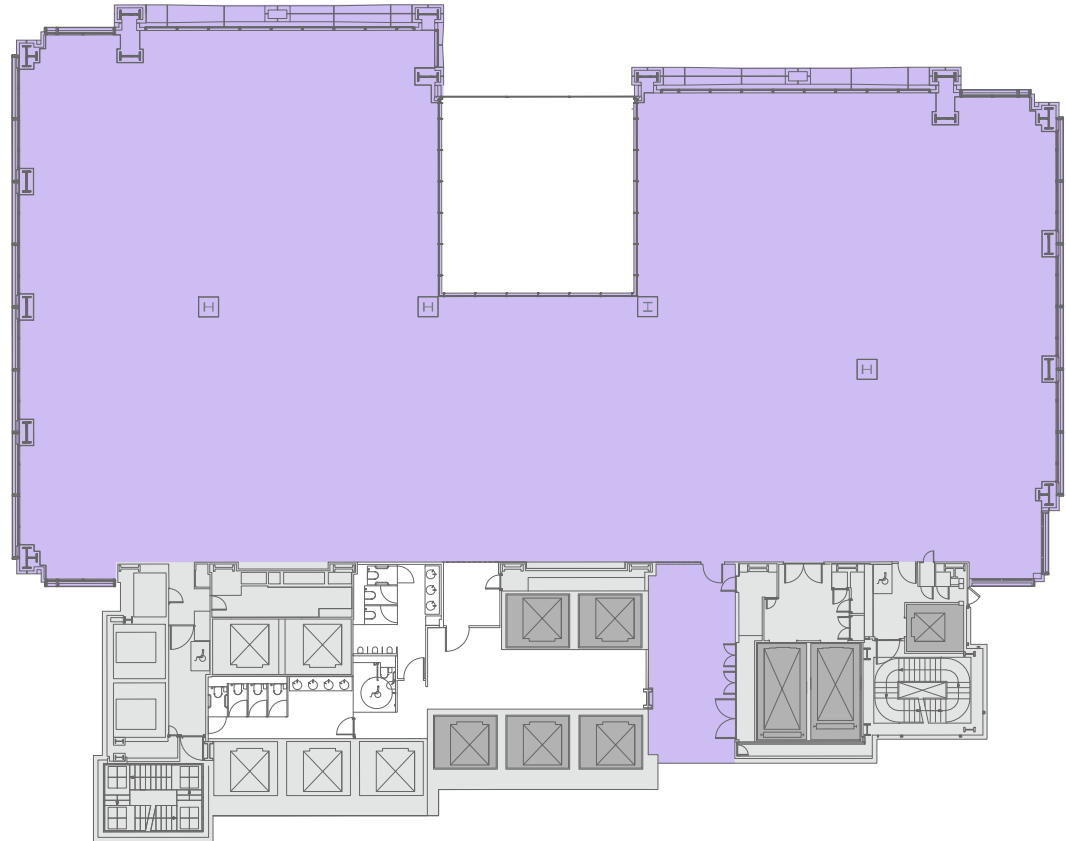
### KEY

- Office
- Core
- Lifts
- Communal



FLOOR 10

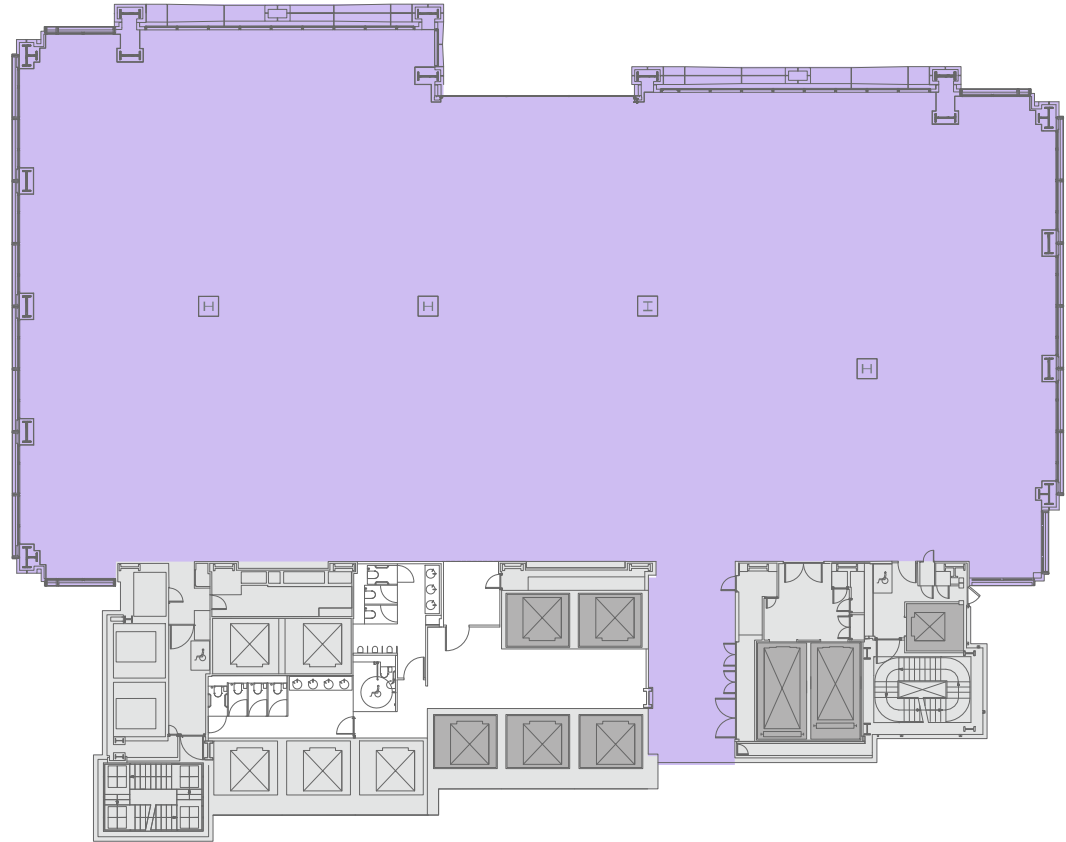
11,996 sq ft / 1,115 sq m



Every space that has become available has been substantially refurbished to a very high quality, retaining only the existing air conditioning units, ductwork & raised floors where necessary. All ceiling tiles & lighting are brand new.

FLOOR 11

12,955 sq ft / 1203.6 sq m



KEY ● Office ● Core ● Lifts ○ Communal



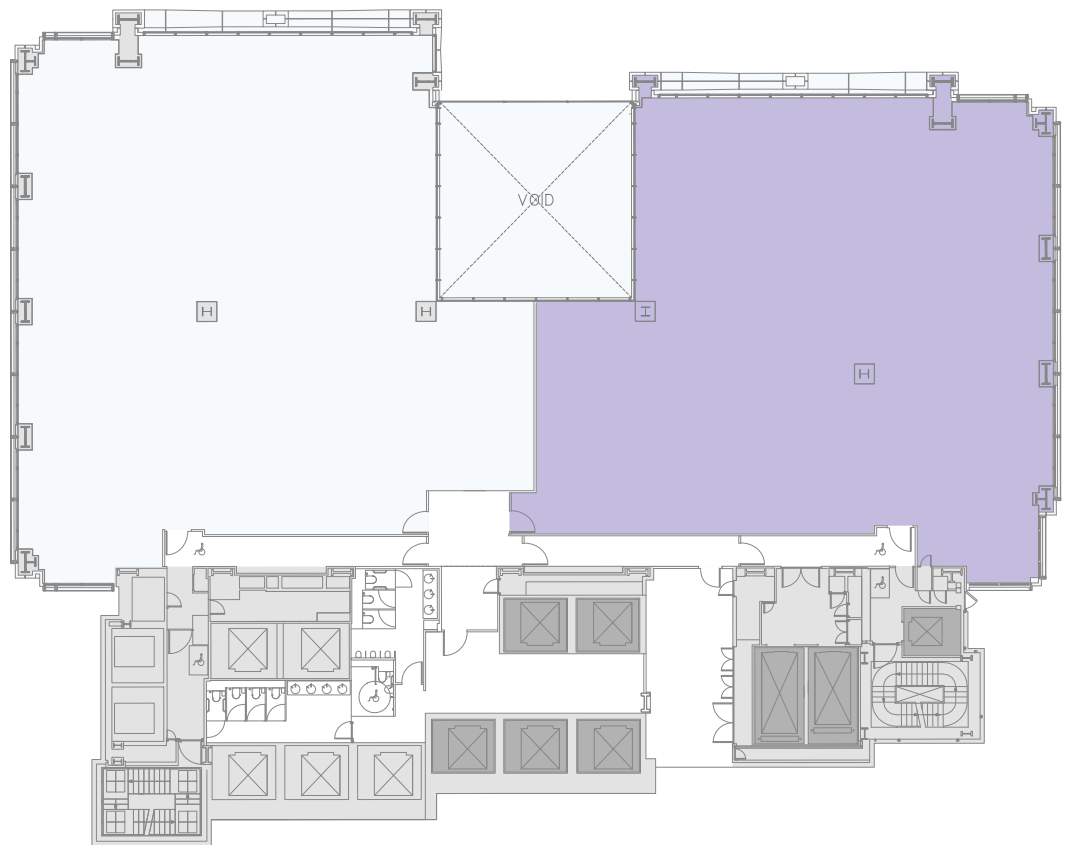
Great views facing west down London Wall.





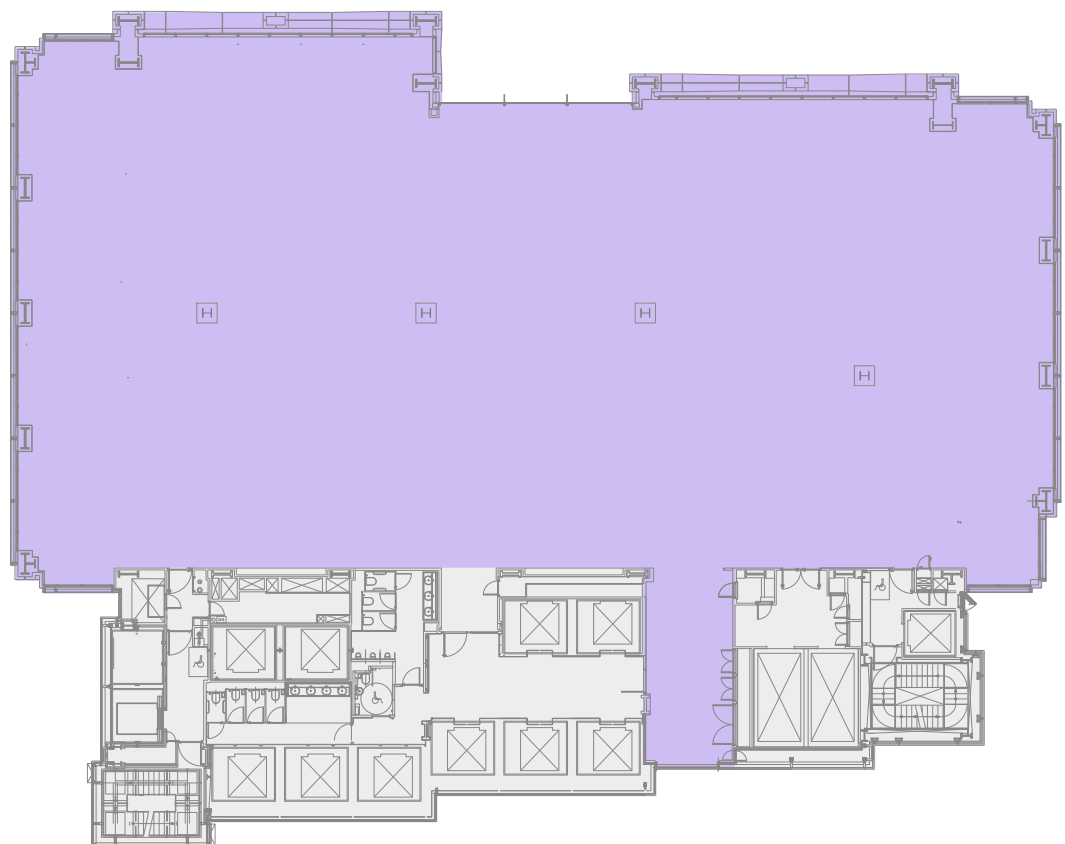
### PART FLOOR 15

5,096 sq ft / 473 sq m



### FLOOR 20

12,969 sq ft / 1204.9 sq m



**KEY** ● Office ● Core ● Lifts ○ Communal



*“The digital twin will be able to simulate and trial ideas for a range of elements including the building’s control system, cooling and heating systems, and air filtration to control CO2 levels. It will also enable more accurate metering and costings for tenants.”*

- Hurley Palmer Flatt





Indicative CGI of the current proposal © Paola Leon Design



Indicative CGI of the current proposal © Paola Leon Design

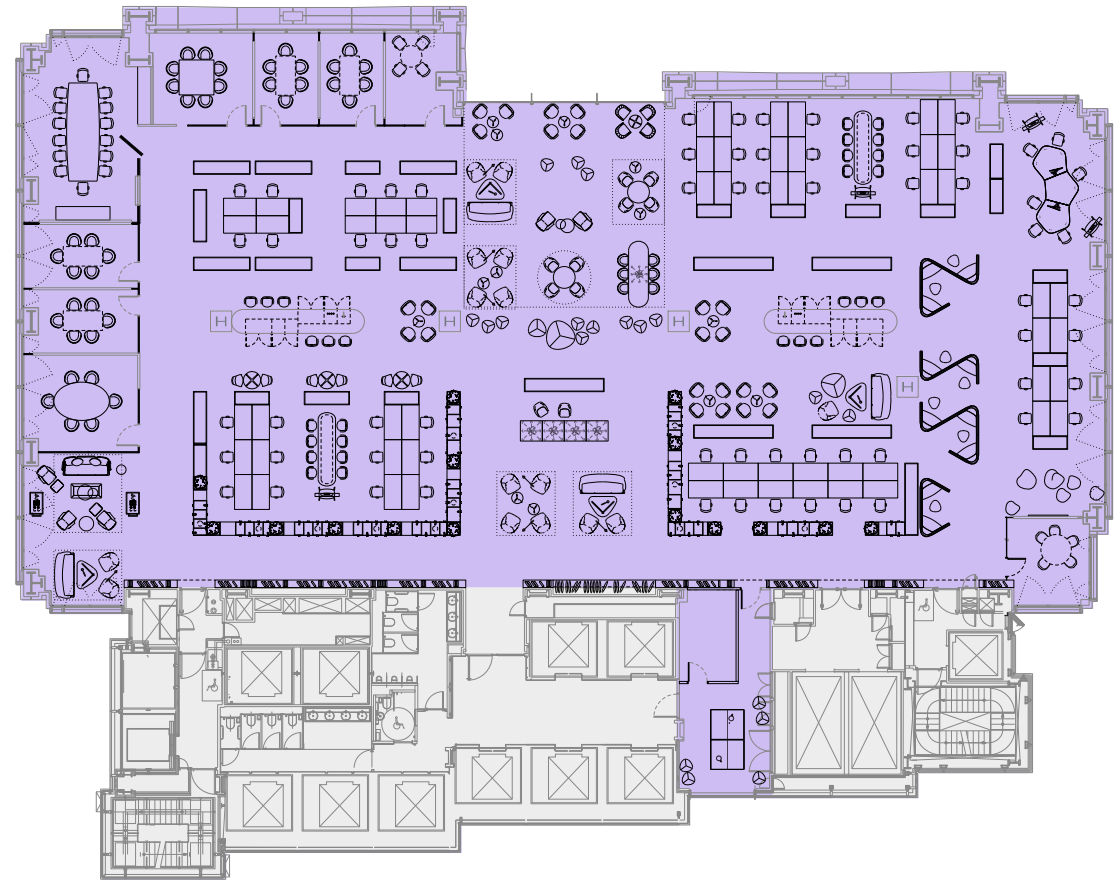
# FULLY FITTED SPACE



Indicative CGI of the current proposal © Paola Leon Design

## FLOOR 20

12,969 sq ft / 1204.9 sq m






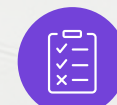



## SCHEDULE

Level 20 will be fully fitted to a landlord Category B condition to designs by Paola Leon

**KEY** ● Office ● Core ● Lifts ○ Communal



# AN ENHANCED SPECIFICATION

-  **2.75 metre** floor to ceiling
-  Four pipe fan coil **air conditioning**
-  Full height glazing
-  **Tenant stand-by generation** available
-  **Bike** and **shower** facilities
-  BREEAM rating '**Excellent**'
-  Newly **enhanced BMS** to provide **long-term energy savings**

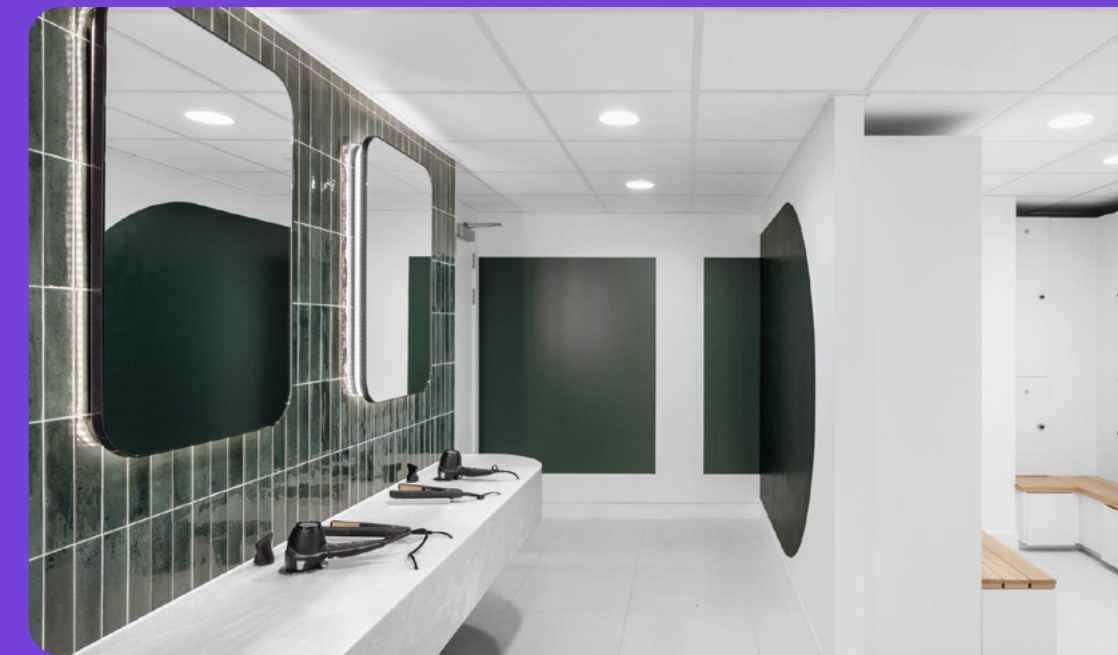
Major upgrade of the **end-of-trip facilities** completed in level B2



The cycle hub accommodates **375 bicycles & electric charging** points for e-scooters & electric bikes.

Plus secure **lockers for Brompton Bicycles, new changing areas, drying room, showers & lockers\***

\*allocated on request

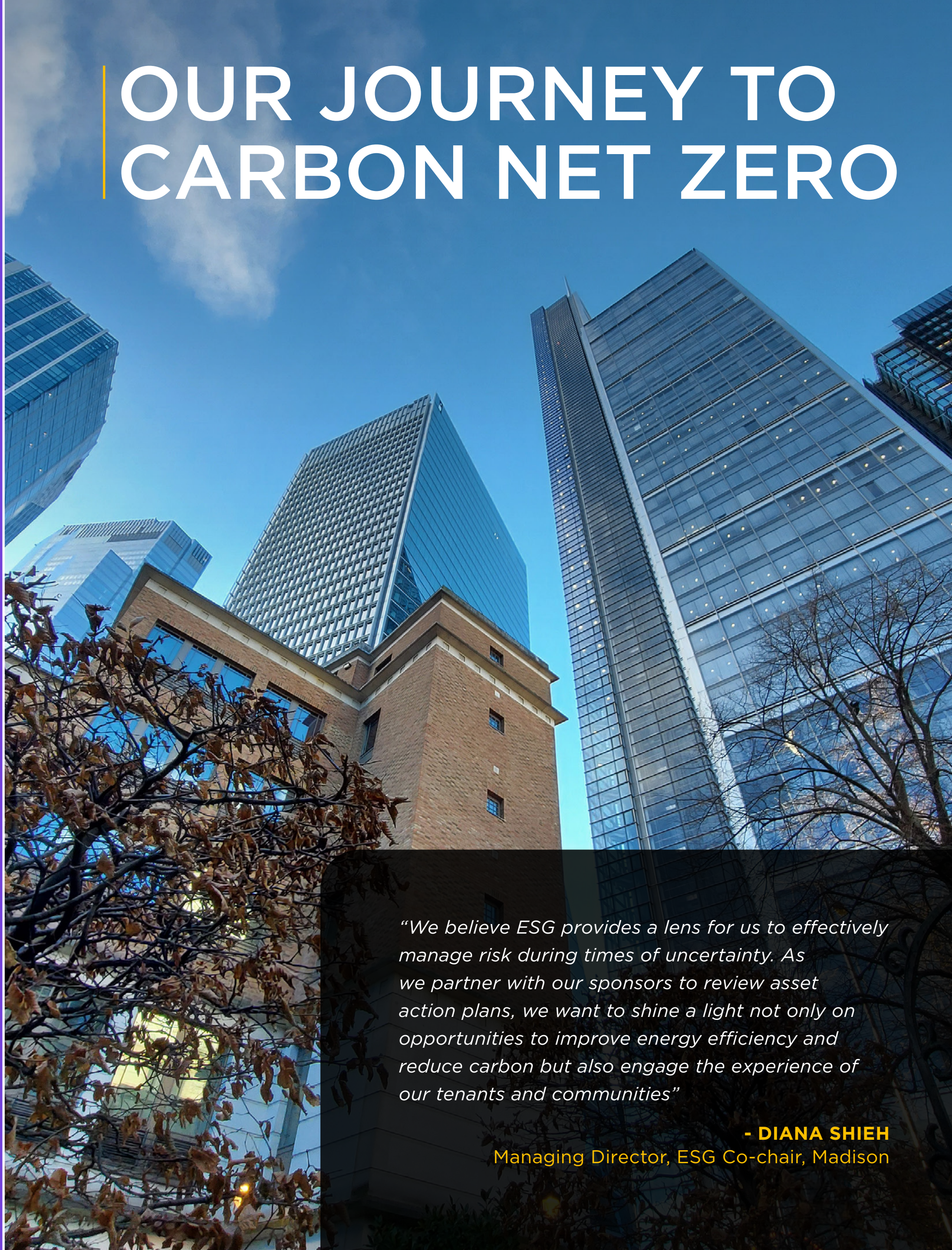


The management team is working in conjunction with key suppliers to use **emission free** fleet vehicles





# OUR JOURNEY TO CARBON NET ZERO



*"We believe ESG provides a lens for us to effectively manage risk during times of uncertainty. As we partner with our sponsors to review asset action plans, we want to shine a light not only on opportunities to improve energy efficiency and reduce carbon but also engage the experience of our tenants and communities"*

**- DIANA SHIEH**  
Managing Director, ESG Co-chair, Madison

At Salesforce Tower, 110 Bishopsgate we recognise our responsibility towards creating a sustainable environment and are committed to the future with clear sustainability, environmental and social value targets.

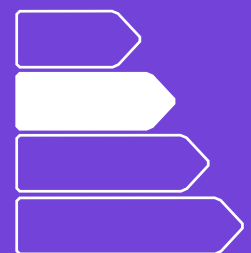
**BREEAM<sup>®</sup>**  
EXCELLENT

BREEAM Office 2006 Design  
**'Excellent'** Rating achieved

BREEAM International In Use  
2020 **'Excellent'** Certification  
by Q2/Q3 2023



WELL Shell & Core 2020  
**'Gold' Rating** by Q2/Q3 2023



Current EPC Rating: C (72)

EPC Rating: pre 2030  
upgrade of whole building  
EPC to a **minimum 'B' rating**







Views of The City

Salesforce Tower, 110 Bishopsgate really does exist in the heart of The City. EC2 boasts restaurants and bars that suit every budget as well as an unmatched range of gyms and boutique fitness studios. On Bishopsgate you are never far from a good coffee shop whilst Spitalfields and Shoreditch offer countless unique retail hubs and a host of cultural activities.



Sushi Samba Rooftop

# UNMATCHED WORK-LIFE BALANCE



SHIOK! Pâtisserie



John Reed Fitness



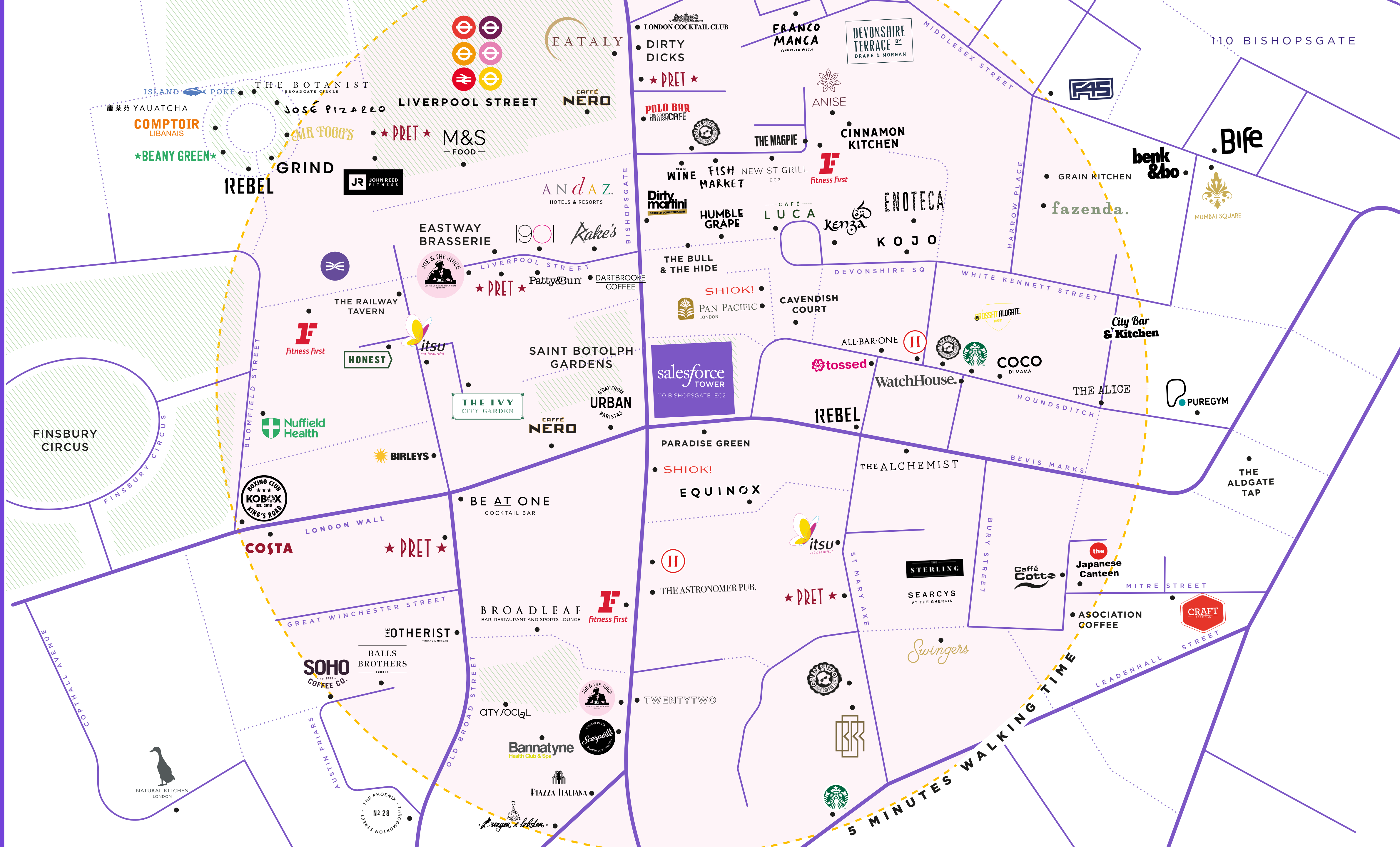
110 BISHOPSGATE

Bishopsgate Plaza



Eataly







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