

WHERE BUSINESS AND PEOPLE GROW

28,000 sq ft
Headquarters Building
30 New Bridge Street, EC4



**NEW
BRIDGE
STREET
HOUSE**

A BUILDING TO INSPIRE

New Bridge Street House is set to become one of London's greenest landmarks. The eye-catching 37m high living wall is only part of the appeal. 28,000 sq ft of Grade A office space opposite Blackfriars station and with a stunning roof terrace.



DESIGNED TO FLOURISH



New Bridge Street House makes business simple with open plan, newly-refurbished and efficient floorplates, designed by award winning architects Perkins + Will. The interiors pay homage to the building's period exterior. From the sleek, staffed reception through to the elegant lifts, modern touches are used to elevate classic stylings. It's an approach mirrored in the breathtaking roof terrace, which also provides a genuine indoor/outdoor work experience with views along the Thames.

- Headquarters Building
- 7 floors of brand new CAT A office space
- Expansive Roof Terrace
- River views
- Green Living Wall
- Projected BREEAM: Excellent
- WiredScore: Gold

COLOURFUL NEIGHBOURS



An enticing mix of cafés, restaurants and bars gives this neighbourhood a buzz all year-round. That's if the iconic Tate Modern, gastronomic Smithfield Market or One New Change mall – all within 10 minutes' walk – don't tempt you to stretch your legs further.





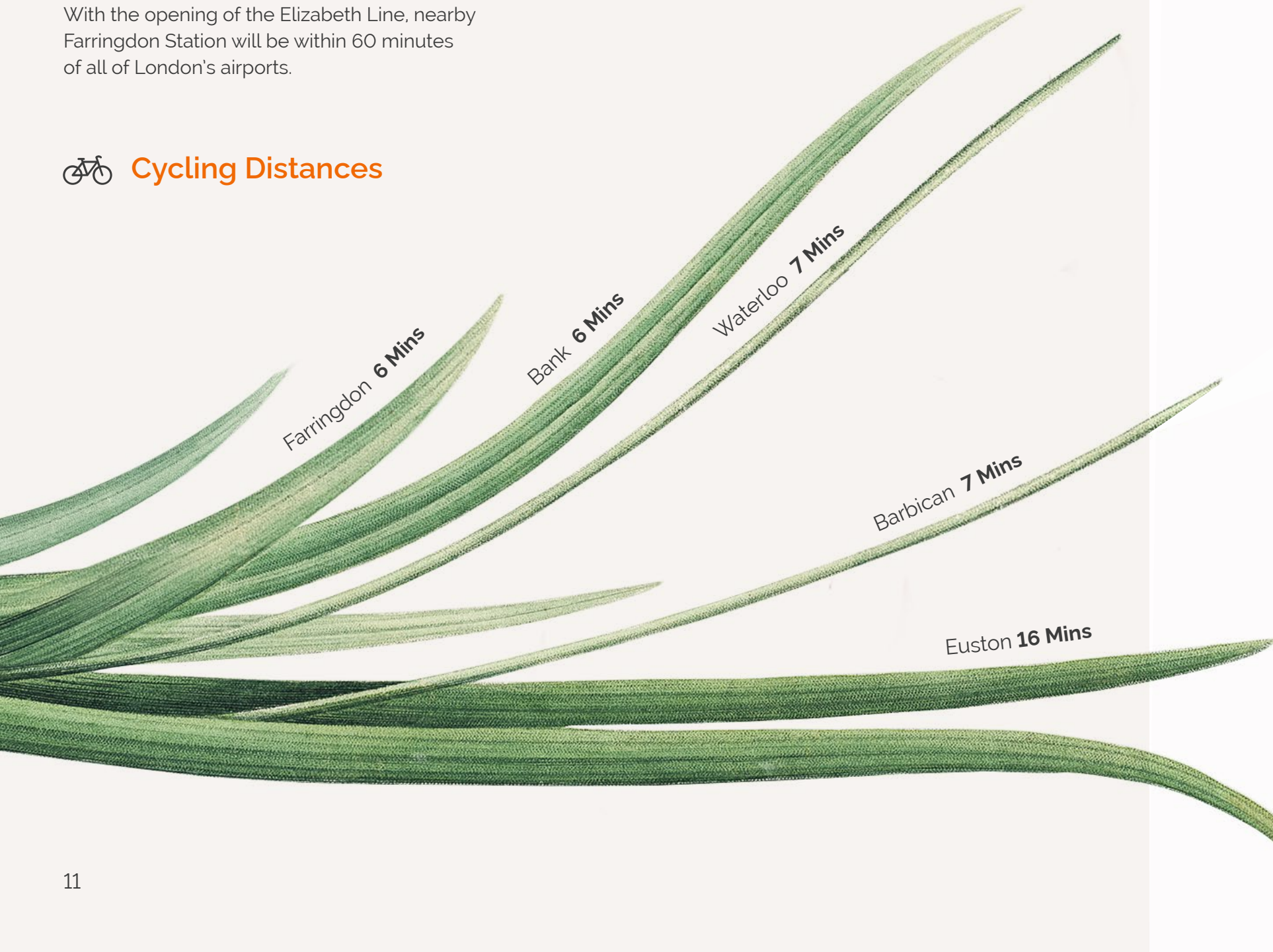
New Bridge Street House sits on the doorstep of two of the capital's most exciting destinations. Walk north for Clerkenwell's hip design scene, complete with glamorous bars, upmarket restaurants and late-night venues. Or head south to London Bridge, where sleek new business neighbourhoods rub shoulders with national institutions like Borough Market – arguably the capital's culinary heart. Either way, this is a part of the capital where it all happens.

- **Restaurants**
 1. Bread Street Kitchen
 2. Chinese Cricket Club
 3. Franca Manca
 4. Gaucho
 5. Harry's Bar
 6. Obicà Mozzarella Bar
 7. OXO Tower
 8. Oyster Shed
 9. Paternoster Chop House
 10. Seabird
 11. Smiths of Smithfield
 12. Tempio
 13. The Happenstance
 14. The Ivy Asia
 15. The Ned
 16. Vapiano
- **Cafes**
 1. Gails
 2. Pauls
 3. Shaman Coffee Shop
 4. York
- **Hotels**
 1. Apex Temple Court
 2. Crowne Plaza
 3. Locke Hotel
 4. Premier Inn
 5. Sea Containers
- **Fitness**
 1. 1 Rebel Southbank
 2. Barry's
 3. Boom Cycle
 4. Digma Fitness
 5. Fitness First
 6. Gymbox Farringdon
 7. Gymbox Holborn
 8. The Lotus School of Yoga
 9. Virgin Active
- **Pubs & Bars**
 1. Albion
 2. Balfour St Barts
 3. Bar Elba
 4. El Vino
 5. Humble Grape
 6. Madison
 7. Patch
 8. Sabine Rooftop Bar
 9. The Blackfriar
 10. The Founder's Arms
- **Local Occupiers**
 1. Amazon
 2. BNY Mellon
 3. Deloitte
 4. Goldman Sachs
 5. Hachette
 6. ICG
 7. Jones Day
 8. Just Eat
 9. LexisNexis
 10. Puma
 11. Unilever
 12. WPP

NATURALLY WELL CONNECTED

Blackfriars Station serves the District and Circle Underground Lines, Thameslink and mainline routes into Kent and Bedfordshire. With the opening of the Elizabeth Line, nearby Farringdon Station will be within 60 minutes of all of London's airports.

Cycling Distances



Tube Connections from Blackfriars Station

Blackfriars  2 Min (Walk)

Liverpool Street  2 Mins


Farringdon  3 Mins


London Bridge  5 Mins

Paddington  8 Mins

Canary Wharf  8 Mins

Victoria  10 Mins

Kings Cross St Pancras  11 Mins

Oxford Circus  12 Mins

Tube Connections from Farringdon Station

Bond Street  4 Mins

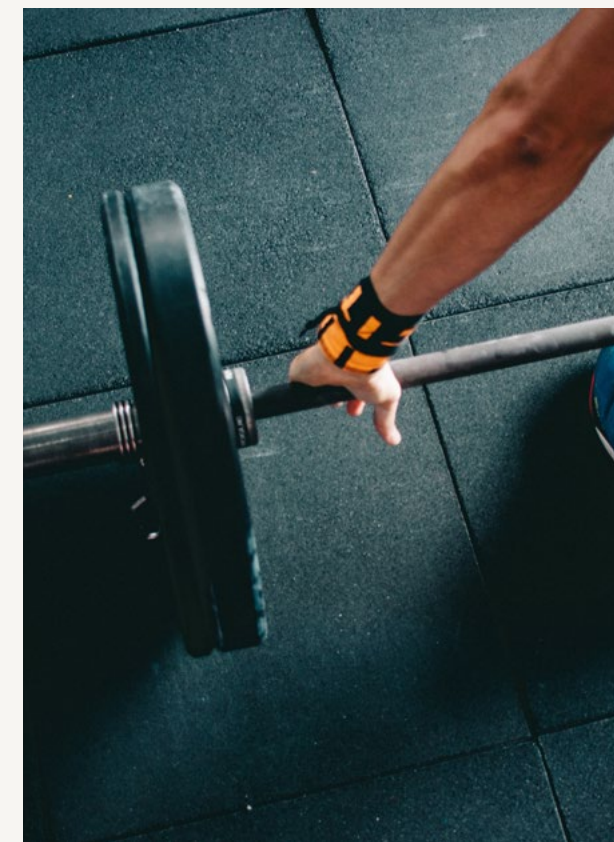
Stratford  10 Mins

Heathrow Airport  31 Mins



ENRICHING ENVIRONMENTS

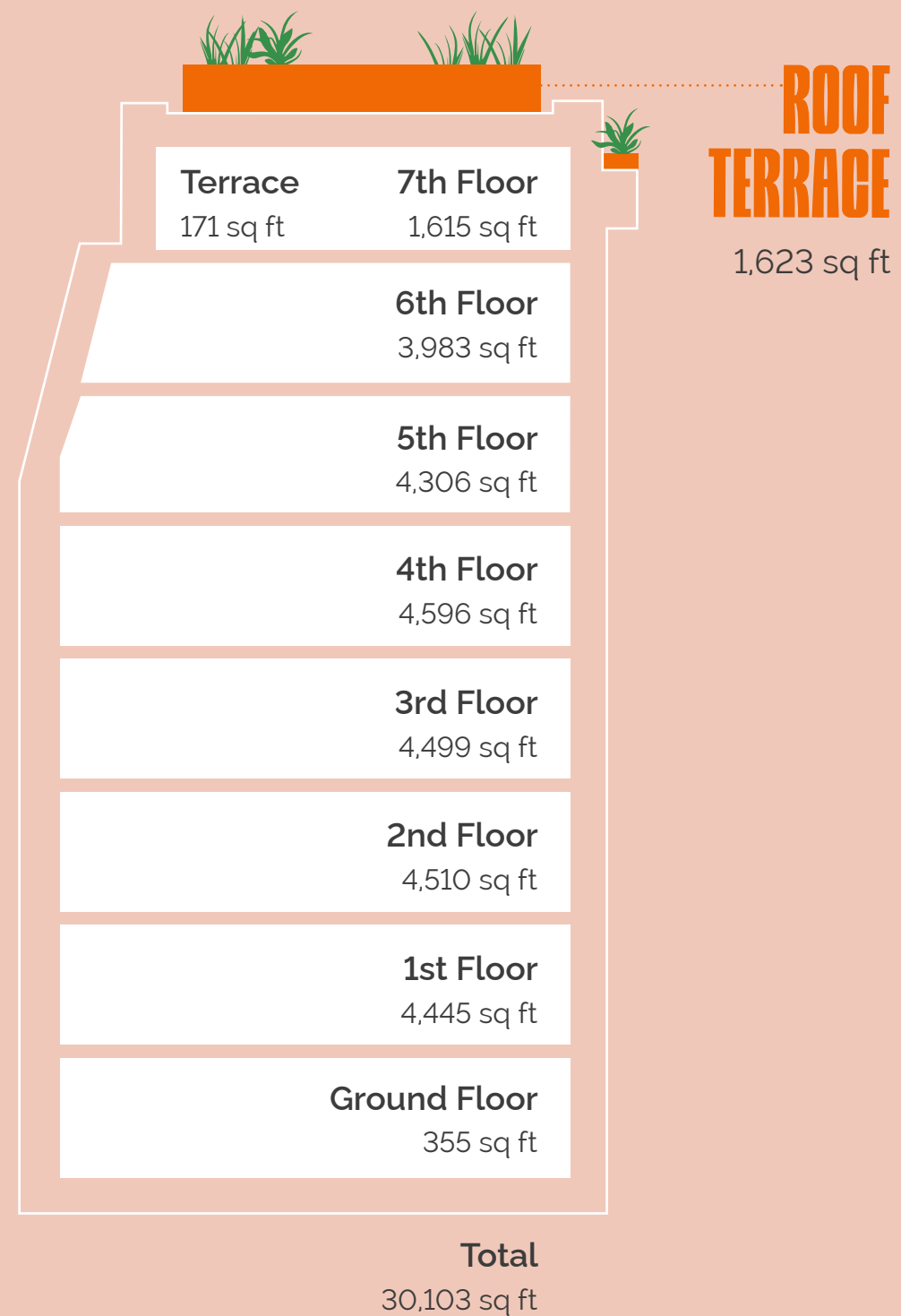
There are a range of gyms nearby, not to mention running clubs with easy access to one of the world's most famous river routes. The building itself encourages healthy living too. There's space for 52 bikes and direct access onto London's Cycle Superhighway 6. With the roof a perfect space for yoga – this is an address where you take care of yourself, as well as business.



THIRD FLOOR



ACCOMMODATION SCHEDULE



SUMMARY SPECIFICATION



LIVING WALL
on south facade



2 X 8
person lift



ROOF TERRACE
with landscaping



1:8
occupational density



AC SYSTEM
with good filtration



7
showers



40 cycle parking
12 folded bike lockers



48
lockers



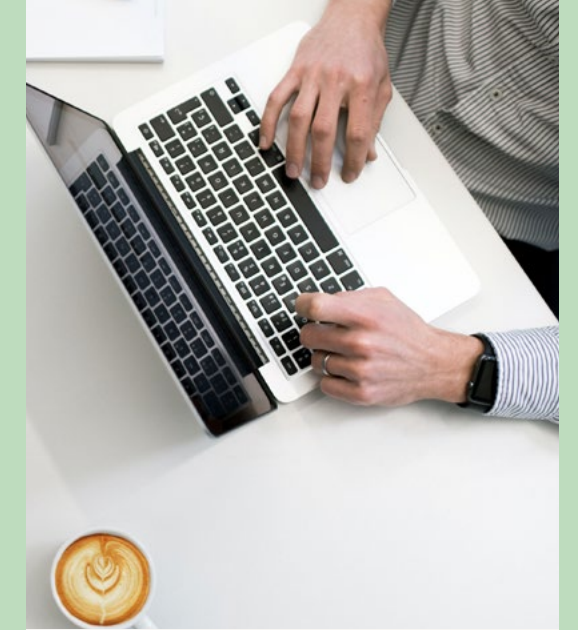
BREEAM®
EXCELLENT

ROOTED IN SUSTAINABLE SOLUTIONS

There's more to New Bridge Street House's green and wellbeing credentials than the living wall. It's designed to meet BREEAM's Excellent and WiredScore's Gold ratings. The 1:8 occupancy makes spaces feel larger. And you can open the windows. It's good for the environment – and you too.



40% reduction in operational carbon emissions from redeveloping the building



WiredScore GOLD

FILTERED AIR CONDITIONING

BREEAM[®]
EXCELLENT



Good indoor air quality



Thermal & acoustic comfort



Good natural lighting



OPENING WINDOWS

1:8 occupational density



TYPICAL FLOOR



7TH FLOOR



SPECIFICATION



EXTERNAL CLADDING

- Historic Portland stone cladding on the west façade from ground floor to level 6 with new window and green wall on the south façade
- New at level 7 with bronze anodised aluminium cladding with external balcony facing the south side
- Roof terrace with landscaping
 - Level 7 roof terrace: 171.15 sq ft
 - Main roof terrace: 1623.20 sq ft



INTERNAL LAYOUT

- **Main Lobby**
 - Bespoke designed reception desk
 - Timber slatted wall finishes and warm porcelain floor tiles with metallic trims and LED wall lights
 - Feature chandelier above reception desk with ambient perimeter lighting around the ceiling.
- **Office Space Architectural CAT A Fit Out**
 - 1:8 Occupational Density
 - It has been designed with exposed services, with fan coils as the base build
- **Typical Floors**
 - Fully Accessible Raised Floor System, fully steel encased high density particle board core for greater strength and durability
 - Level 01 to Level 03 have 130mm
 - Level 04 and above are 100mm
- **Typical Ceilings**
 - Exposed services with Class A absorbent acoustic rafts
- **Lift Core Facing CAT A Office**
 - Painted plasterboard wall linings with flushed recessed stainless steel skirting and bronze anodized lift door and trims

- **Doors/Riser Doors**
 - Painted/timber veneer doors
 - Painted steel riser door with concealed frames
- **Toilet**
 - Superloos X 3 on floors 1 –6
 - Superloos X 2 on 7th floor
 - DDA Toilets on all office floors
- **Office Grid**
 - 1.5 metre office planning grid
- **Shower**
 - 3 no. Male
 - 3 no. Female
 - 1 no. DDA shower
- **Cycle**
 - 40 cycle parking
 - 12 folded bike storages
 - 1 no. DDA cycle parking
- **Lockers**
 - 24 no. for Male
 - 24 no. for Female

• Floor to ceiling height on each floor

Floor	Central Spine with Suspended Ceiling	Exposed Ceiling in Open Plan Office
7	2.600 M	2.700 M
6	2.600 M	2.700 M
5	All exposed ceiling at Level 5, due the constraint from existing floor to floor height	2.400 M
4	2.400 M	2.500 M
3	2.495 M	2.595 M
2	2.520 M	2.620 M
1	2.670 M	2.770 M



ESG INFORMATION

- **BREEAM Target : Excellent**
- **Wirescore Target: Gold**



LIFTS

- **Passenger Lift**
 - 2 no. 8 persons/ max capacity of 630 kg
- **Platform Lift**
 - 1 no. from level 7 to roof terrace for DDA access



SERVICES

- **External Design Conditions**
 - Summer 29°C db / 20°C wb
 - Winter - 4°C/ 100% saturated
 - Heat Rejection 32°C db/ 22°C wb
 - with reduced capacity to 35°C
- **Internal Conditions**
 - Offices summer 24°C db ± 2°C
 - Offices winter 22°C db ± 2°C
 - Humidification Control not provided.
 - Stairwell Circulation Heated to minimum 18°C db
 - Changing Rooms/Showers Heated to minimum 20°C db

• Ventilation Rates

- Open plan Offices 12L/s per person (+10% allowance for meeting rooms
- in future tenant fit out)
- Office AHU Filtration BS EN779
- Toilet Ventilation 6 air changes per hour extract
- Waste Room 10 air changes per hours extract

• Casual Gains

- Office Occupancy 1 person/8m2
- Occupancy: 90W/person sensible, 45 W/person Latent
- Small power (offices): 25 W/m² (Diversity at 100%)
- Lighting: 8 W/m2 (net lettable area)

• Noise Levels

- Open Plan Offices NR38
- Toilet, Stair & Corridors NR40-45
- Reception NR40-45

• AC System

- VRV/VRF heating and cooling system with ducted fan coil unit to the diffusers for supply and return air
- A mechanical system with good filtration is specified with full fresh air system



STRUCTURAL LOADING

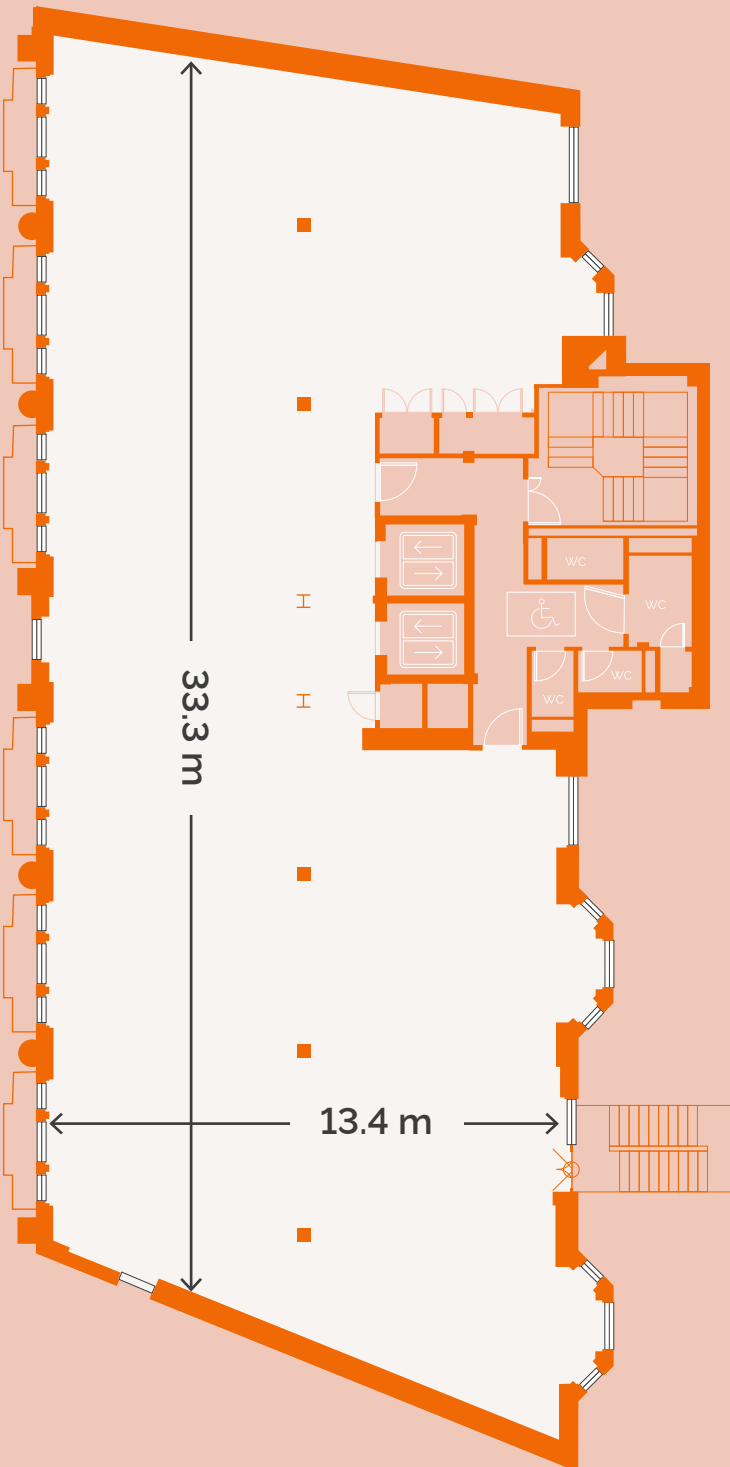
- **Ground Floor**
 - 4.0 kN/m² + 0.5 kN/m² partitions allowance
- **1st to 7th floor**
 - 2.5 kN/m² + 0.5 kN/m² partitions allowance
- **Plant Areas**
 - 5.0 kN/m²
- **Roof**
 - 5.0 kN/m²

UNWIND WITH 360° VIEWS



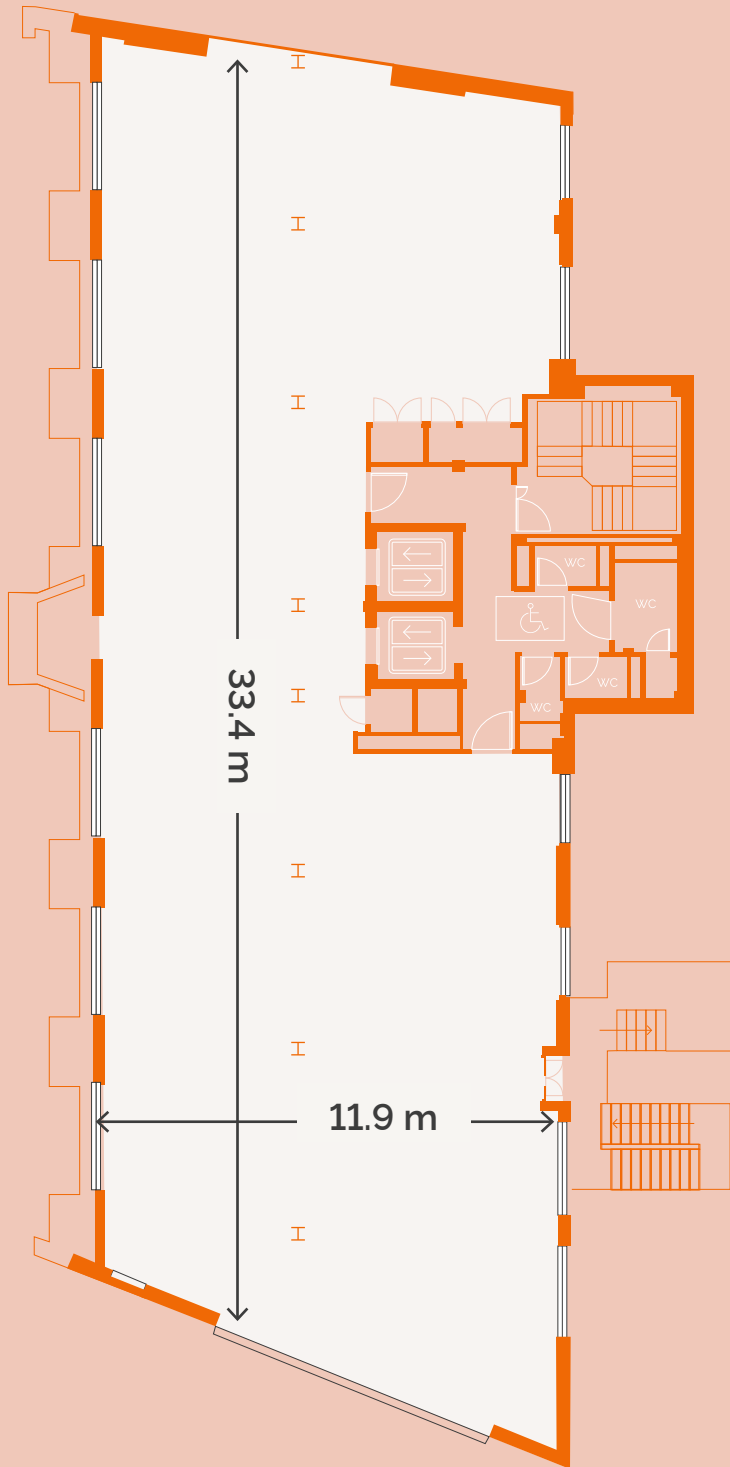
TYPICAL FLOOR 1-5

4,510 sq ft
419 sq m



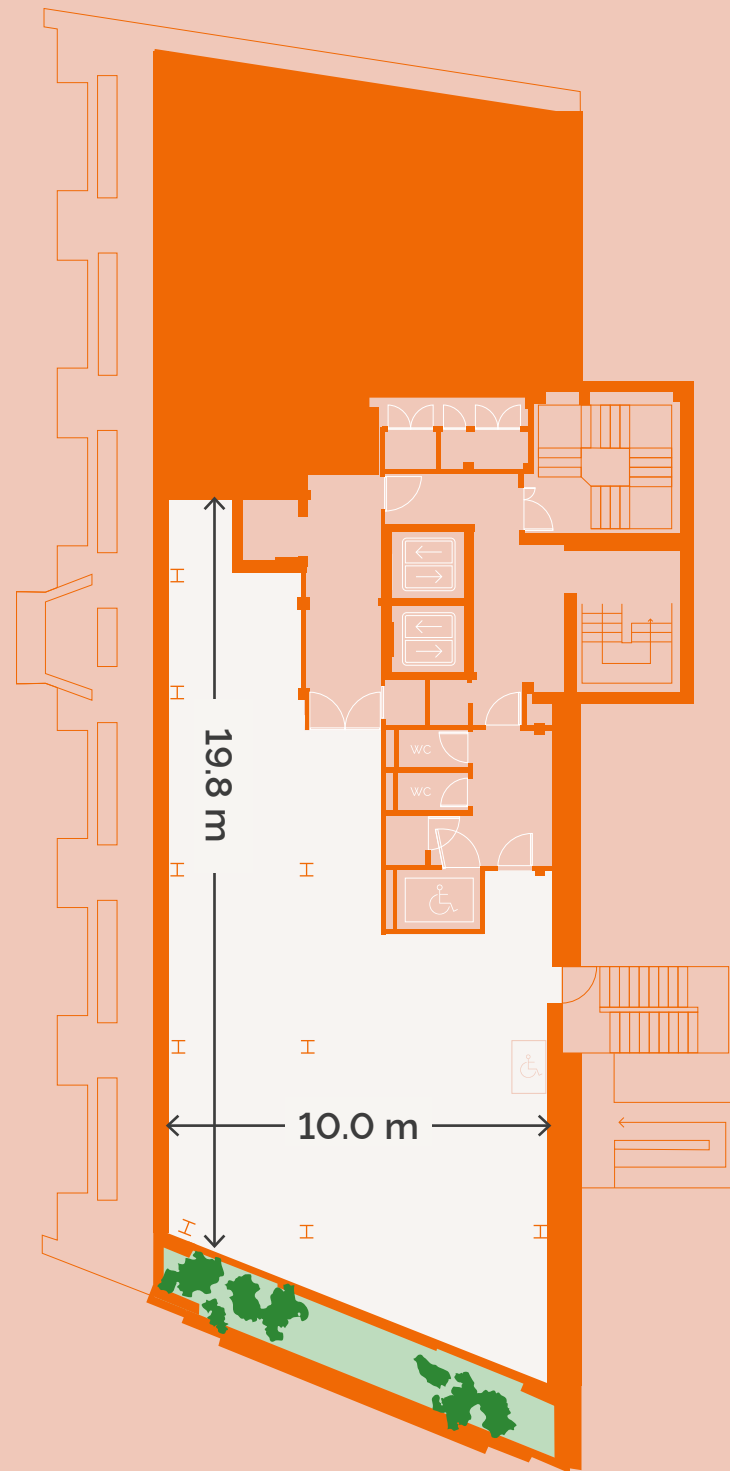
6TH FLOOR

3,983 sq ft
370 sq m



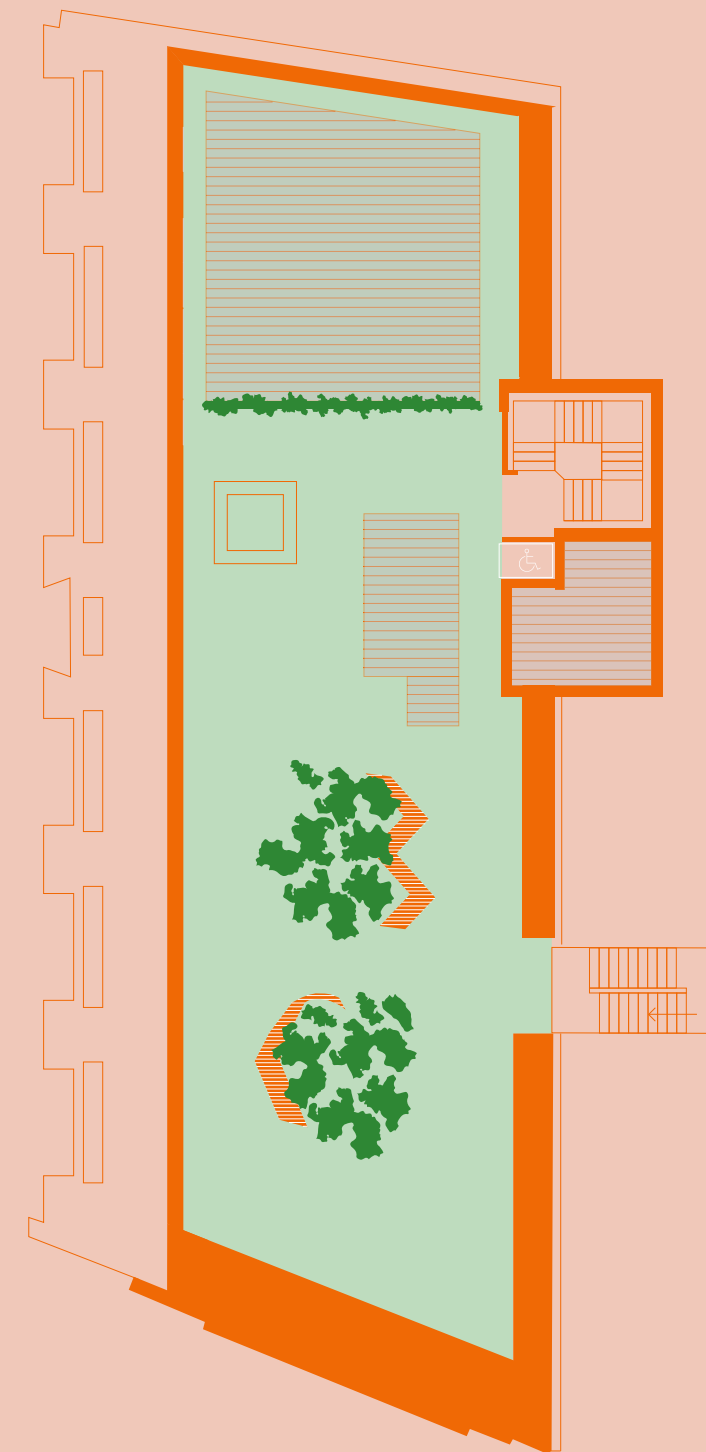
7TH FLOOR

1,615 sq ft
150 sq m



ROOF TERRACE

1,623 sq ft
151 sq m



ROOF TERRACE VIEWS



THE TEAM



savills

James Gillett

E: jgillett@savills.com
M: +44 (0) 7972 000 250
T: 44 (0) 207 409 8961

Jade Dedman

E: jade.dedman@savills.com
M: +44 (0) 780 799 9783
T: +44 (0) 207 330 8617



A development by
City Corporation

Savills give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Savills has any authority to make any representation or warranty whatsoever in relation to this property. Designed by Mammal / mammaldesign.com

newbridgestreethouse.com