

PART 7TH FLOOR

3 3 C E N T R A L

L O N D O N E C 4



A STUNNING OFFICE WITH SPACE AVAILABLE FROM 10,500 SQ FT

- Highest central London office specification, including double height feature reception
- Island site optimises the natural light
- 1 workspace per 8 sq m allows for 20% more staff than a conventional design, with greater fit-out flexibility



Light filled
island site



1 workspace
per 8 sq m



River views



No compromise on
employee comfort



1/3 acre
roof top garden



BREEAM Excellent



Centrally located



Secure bicycle
storage

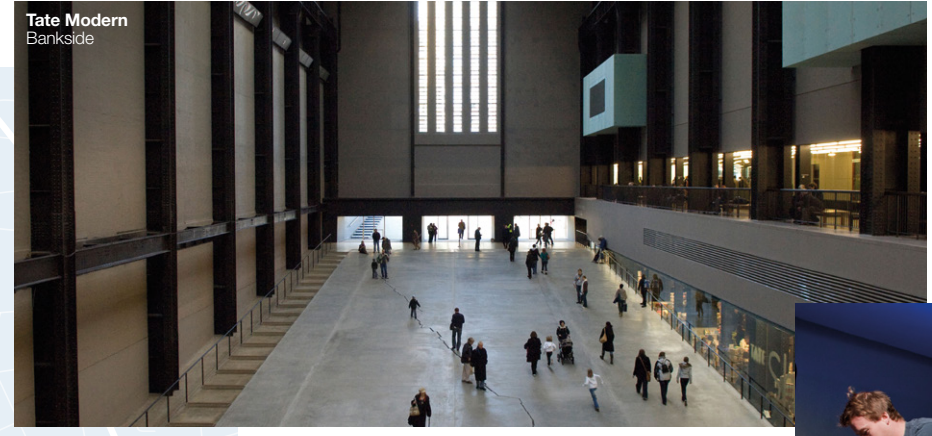


A diverse range of
local amenities



First class
shower facilities

**OVER 170 PLACES
TO EAT AND DRINK
WITHIN AN
8 MINUTE WALK**



**OUR
LOCATION
GOES A
LONG WAY
TO ENSURE
YOU DON'T
HAVE TO...**





**AS AN ISLAND SITE,
NATURAL LIGHT FLOODS
THE SPACE THROUGH
THE FLOOR TO
CEILING WINDOWS**

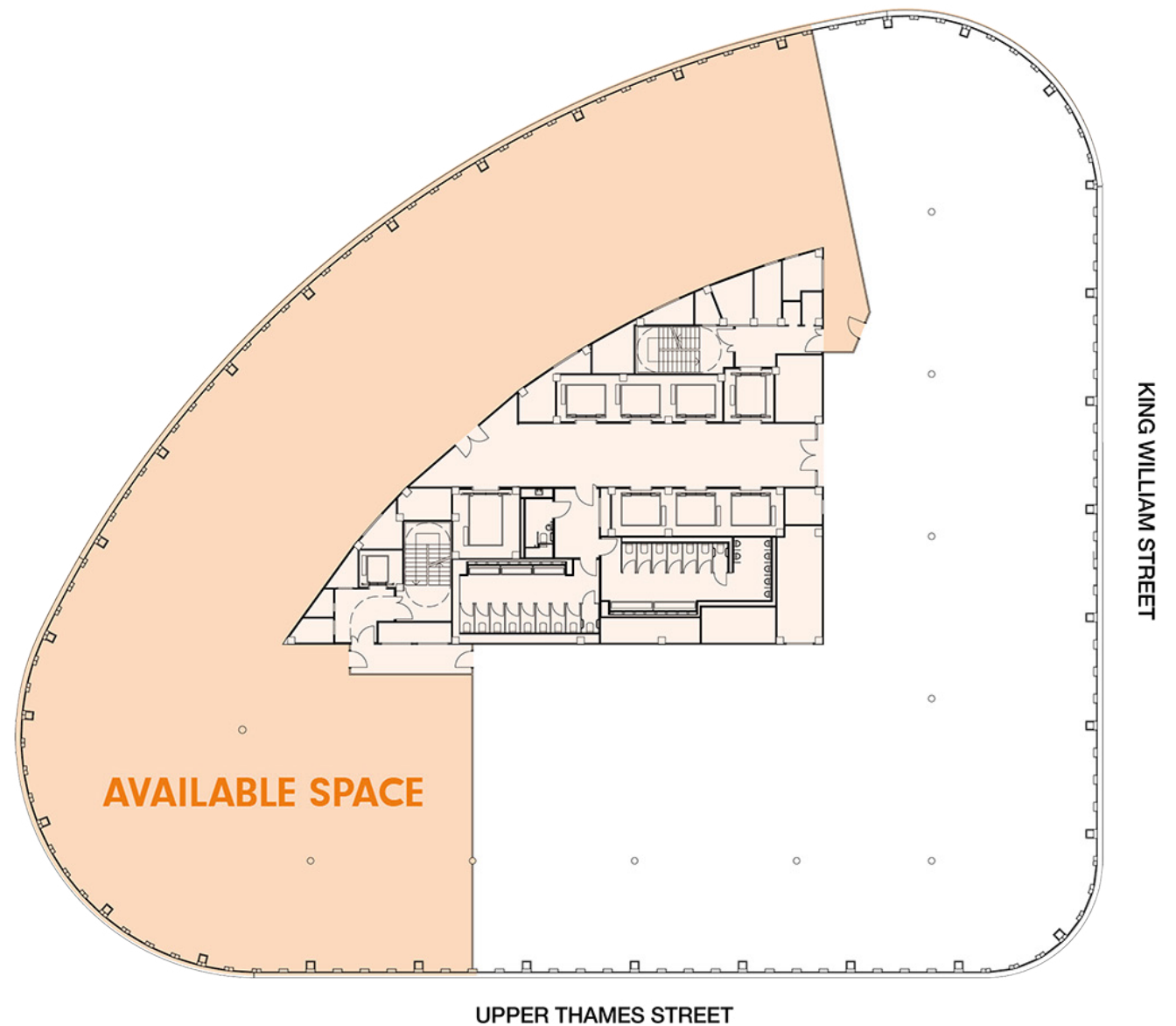
SUMMARY SPECIFICATION

- Base design density ratio of 1:8m²
- 2.75m typical floor to ceiling height
- 150mm raised floors
- 7 x 21 person destination hall call passenger lifts and 1 x 2,500 kg goods lift
- BREEAM 'Excellent' rating
- Metal tiled suspended ceiling
- Photovoltaic panels on the roof to reduce electrical output consumption
- 4-pipe fan coil air-conditioning
- LG7 compliant lighting
- Secure bike storage and first class shower facilities
- Wheelchair accessible parking spaces subject to prior approval
- 1.5m planning grid



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10,500 sq ft





33 CENTRAL

LONDON EC4



A new development by

hbreavis

For more information



Angus Goswell
+44 (0)20 7861 5150
angus.goswell@knightfrank.com

Peter Gray
+44 (0)20 7861 1304
peter.gray@knightfrank.com

Nick Codling
+44 (0)20 7861 1274
nick.codling@knightfrank.com



GERALDEVE

Steve Johns
+44 (0)20 7653 6858
stevejohns@geraldeve.com

Amy Bryant
+44 (0)20 7653 6825
abryant@geraldeve.com

Patrick Ryan
+44 (0)20 7333 6368
pryan@geraldeve.com

33 CENTRAL.COM

33 KING WILLIAM STREET, LONDON EC4R 9AS

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