

# ST. MARTIN'S COURT

on Paternoster Square

# BRIGHT

Occupying a prominent island site on Paternoster Square, St. Martin's Court's floor to ceiling glazing creates bright and open workspaces that inspire.



St Martin's Court was designed by Allies & Morrison and forms part of Paternoster Square in a desirable western City location.

# BOLD





NEWLY REFURBISHED OFFICE SPACE  
FROM 9,000 SQFT, A DYNAMIC ATRIUM  
AND CENTRAL TO ALL THE CITY'S BEST  
BARS, RESTAURANTS AND RETAIL.



# CENTRAL

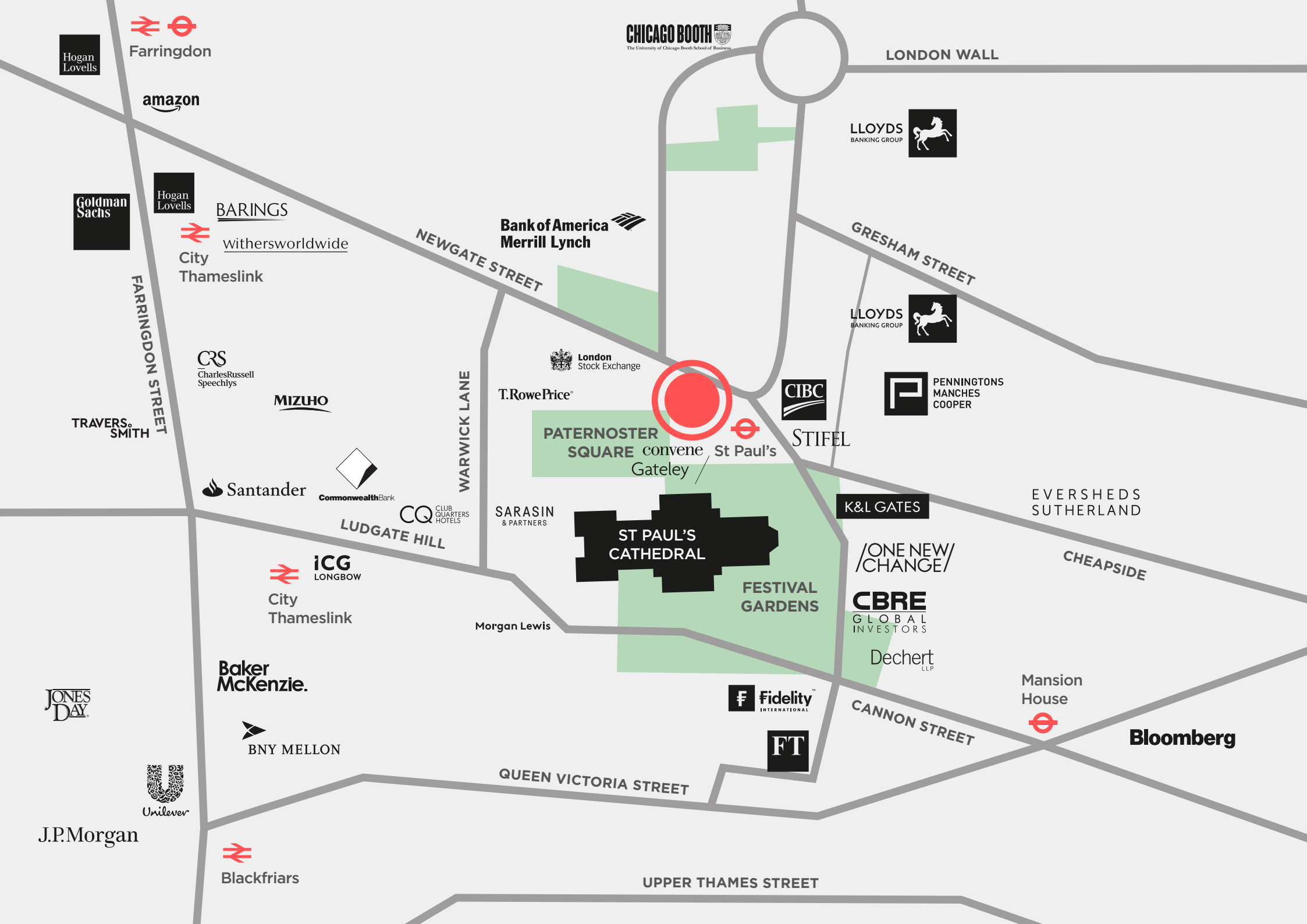
to everything



# CONNECTED



St Paul's station is adjacent to the building. Farringdon, Bank, City Thameslink and Mansion House stations are all within easy walking distance.



Hogan Lovells

Farringdon

amazon

Goldman Sachs

Hogan Lovells

BARINGS

withersworldwide  
City Thameslink

NEWGATE STREET

Bank of America  
Merrill Lynch

LONDON WALL

LLOYDS BANKING GROUP

CRS  
CharlesRussell  
Speechlys

MIZUHO

WARWICK LANE

London Stock Exchange

T.RowePrice

CIBC

GRESHAM STREET

LLOYDS BANKING GROUP

PENNINGTONS  
MANCHES  
COOPER

TRAVERS SMITH

Santander



Commonwealth Bank

CQ CLUB QUARTERS HOTELS

SARASIN & PARTNERS

PATERNOSTER SQUARE  
convene / Gateley / St Paul's

STIFEL

K&L GATES

EVERSHEDS SUTHERLAND

LUDGATE HILL

ICG LONGBOW  
City Thameslink

Morgan Lewis



ST PAUL'S CATHEDRAL

FESTIVAL GARDENS

/ONE NEW/CHANGE/

CBRE GLOBAL INVESTORS

CHEAPSIDE

Dechert LLP

Baker McKenzie.

BNY MELLON

JONES DAY

Fidelity INTERNATIONAL

Mansion House



Unilever

Blackfriars

J.P.Morgan

QUEEN VICTORIA STREET

FT

CANNON STREET

Bloomberg

UPPER THAMES STREET

CHICAGO BOOTH  
The University of Chicago Booth School of Business

# VARIETY

Prominently located adjacent to the attractive Paternoster Square with its variety of restaurants, cafés, bars & retail. The shopping at One New Change and Cheapside are all within close proximity.



RIGHT ON  
YOUR  
DOORSTEP





**SPACE**

The building occupies a prominent island site and is arranged over lower ground, ground and six upper floors. The building elevations are clad in a mixture of Portland stone and brick incorporating floor to ceiling glazing.

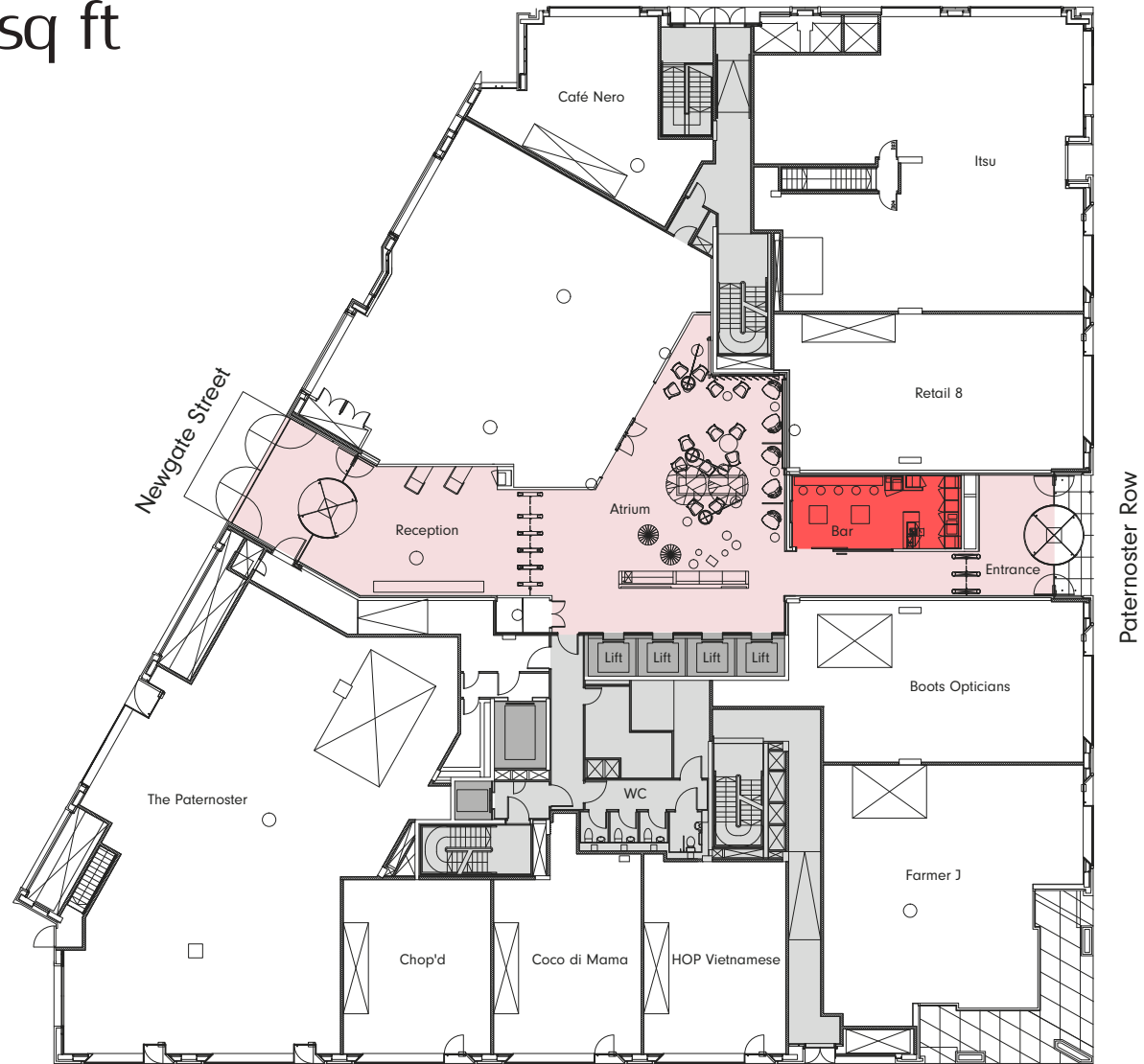
Floors 03-04 provide bright and flexible space, benefiting from a large atrium, and the potential to create private reception areas on the Ground Floor. Floors 01-02 were fitted out by Hana to provide flexible space finished to a very high quality Category B condition.

# GROUND FLOOR

## 157 sq ft

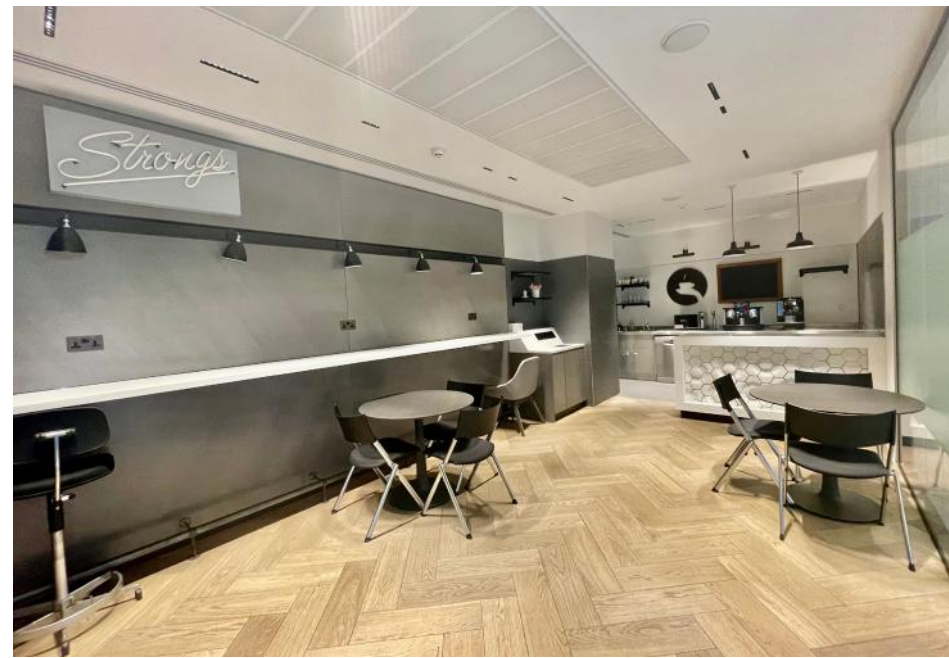
FLOOR	SQ FT	SQ M
04	19,569	1,818.0
03	19,580	1,819.0
01	9,126	847.8
GF	157	14.5
<b>TOTAL</b>	<b>48,432</b>	<b>4,499.4</b>

The above Net Internal Areas as defined by the RICS Code of Measuring Practice (6th edition) are approximate and subject to final verification.



- Lettable space
- Useable space
- Common areas
- Lifts





The atrium has been refurbished with contemporary furniture and finishes as an informal meeting area for all occupiers of the building.



The lower floors provide clean, comfortable and secure facilities for those travelling by bike or on foot, with plentiful cycle racks, lockers and showers.

# 01

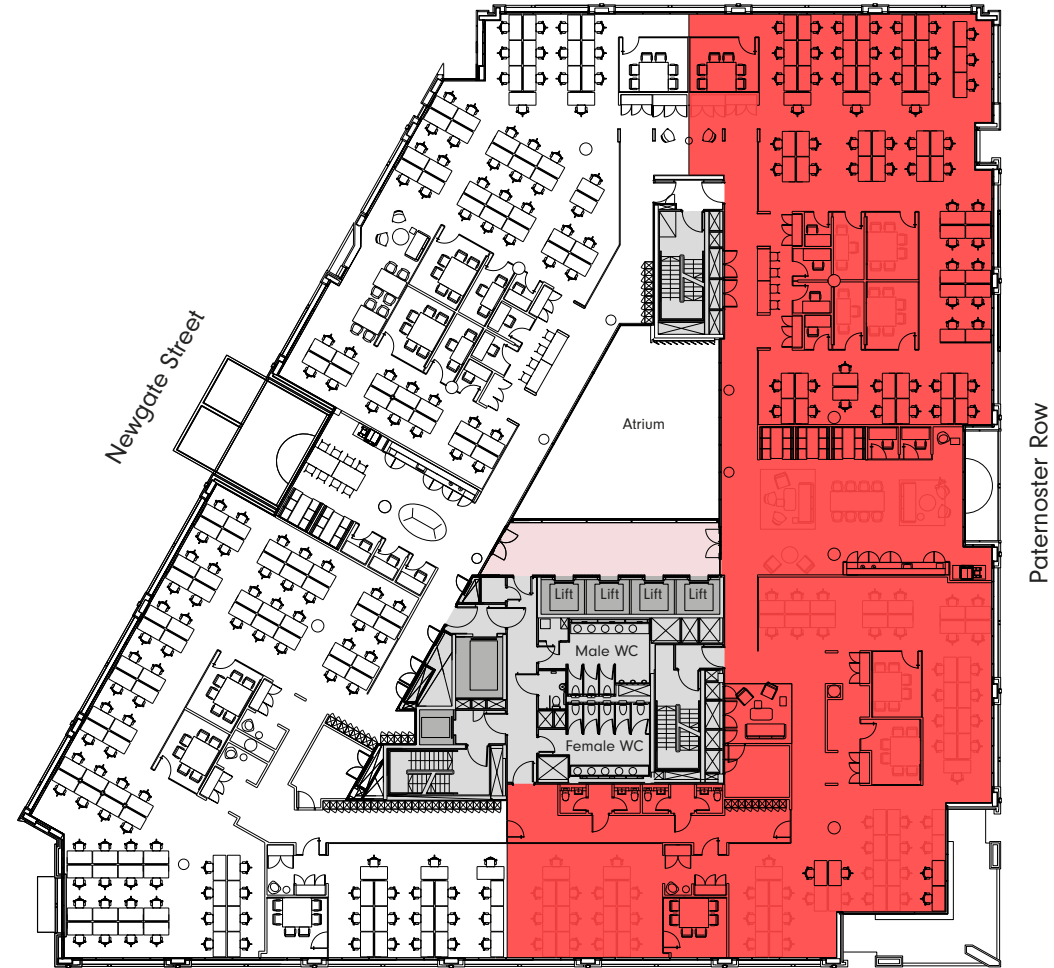
Floor



This floor has been refurbished to a new Category B condition.

# FLOOR 01

9,126 sq ft



- Lettable space
- Lift Lobby
- Common areas
- Lifts

## Space plan as built

Current Category B layout  
15 internal meeting rooms & phone booths



# 03

Floor

This floor has been refurbished to a new Category A condition.

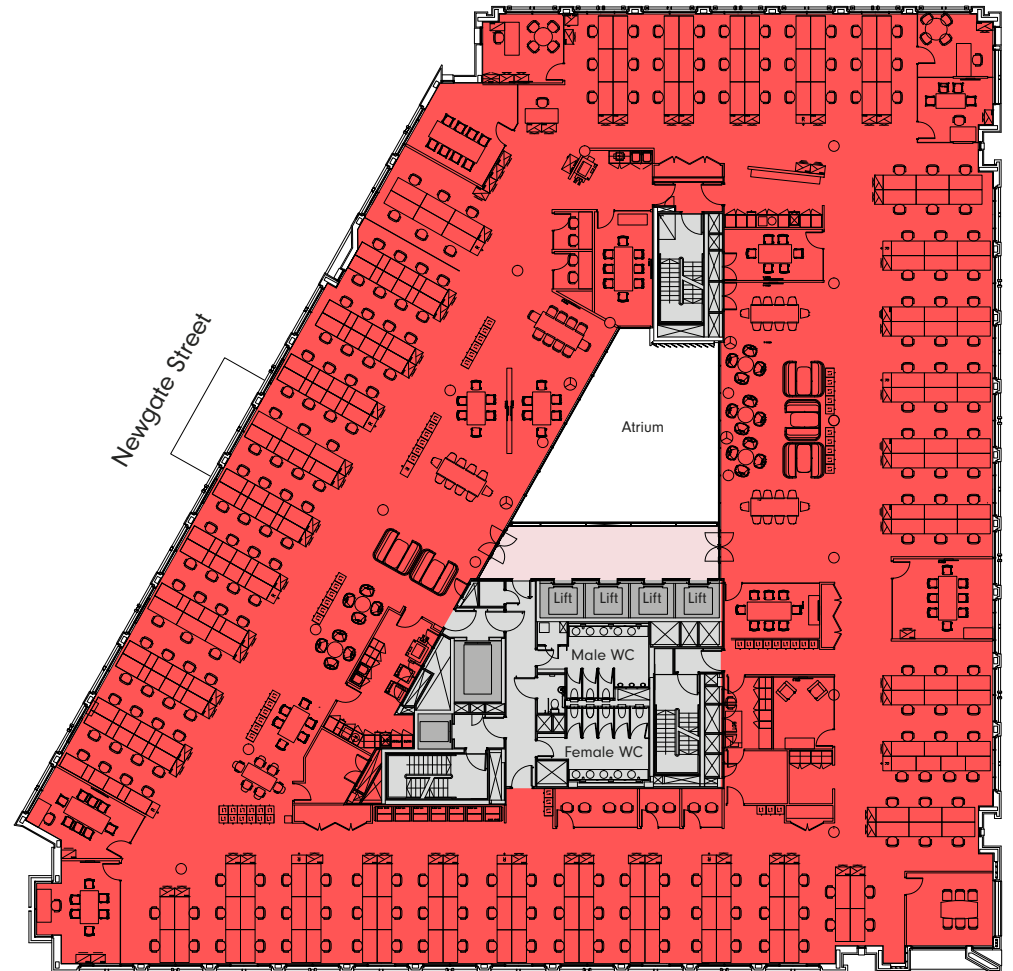
# FLOOR 03

19,580 sq ft



- Lettable space
- Lift Lobby
- Common areas
- Lifts

Paternoster Row



## Example space plan

229 desks (ratio of 1:8 sq m)  
17 meeting rooms





# 4

Floor

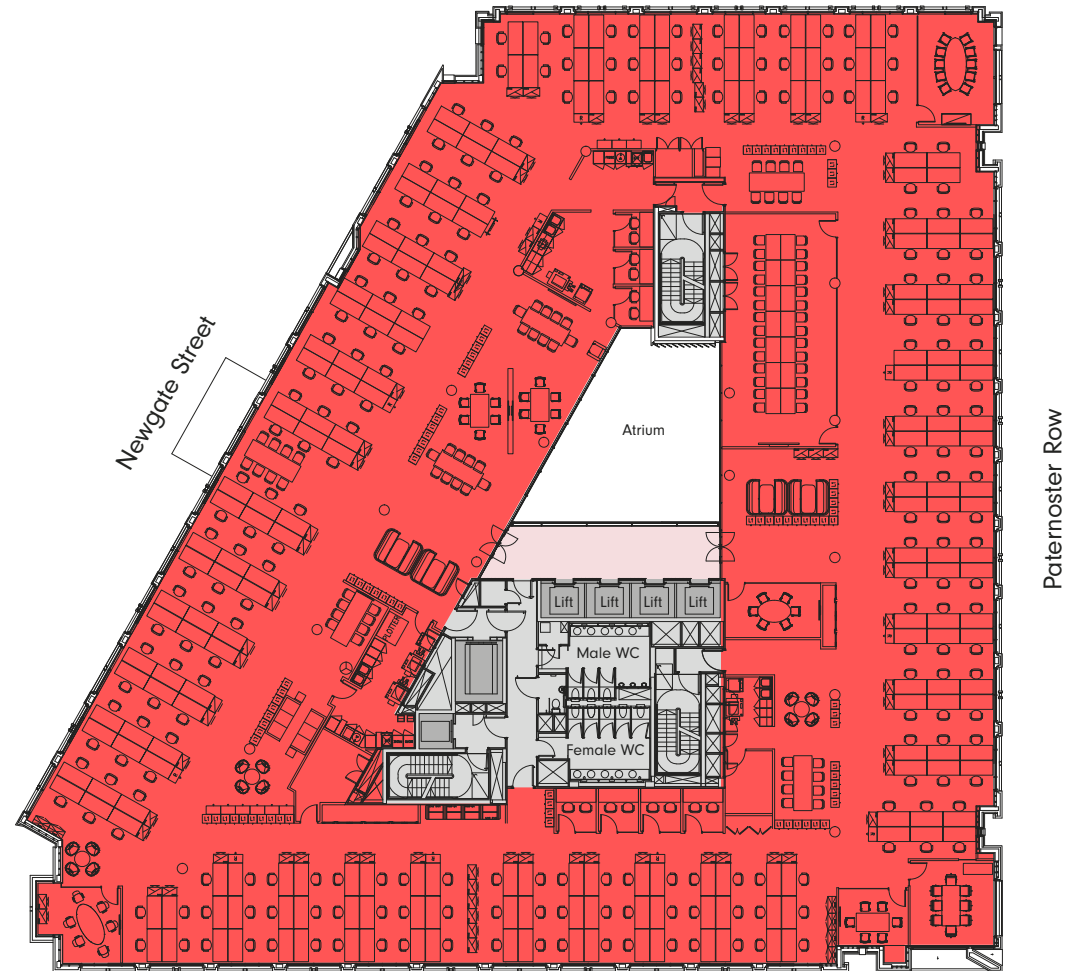
This floor has been refurbished to a new Category B condition.

# FLOOR 04

19,569 sq ft



- Lettable space
- Lift Lobby
- Common areas
- Lifts



## Example space plan

222 desks (ratio of 1:8 sq m)  
10 meeting rooms



# SPEC

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Floor 03 available in a Cat A condition,  
Floors 01 & 04 in a fully fitted Cat B condition

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Ability to subdivide floors 03 & 04

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4 pipe fan coil air-conditioning

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Fully accessible raised floors  
(150 mm overall)

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4 x 14 person passenger lifts

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1 x 2,000kg goods lift

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1 x 8 person fire fighting lift

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Bicycle racks, lockers and 12 showers

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EPC rating B - 49

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Car parking spaces available upon request

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## TERMS

By way of subleases until May 2026

Rent: not quoting as yet

Business Rates: est. £24.95 psf  
(y/e March 2023)

Service Charge: £12.75  
(y/e Dec 2022)

Estate Charge: est. £4.43 psf  
(y/e Dec 2022)

For the avoidance of doubt, this property is being sub-let on behalf of CBRE UK LTD who hold the head lease on the whole building.



# SEE YOU THERE

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