

# Twenty

Gresham Street

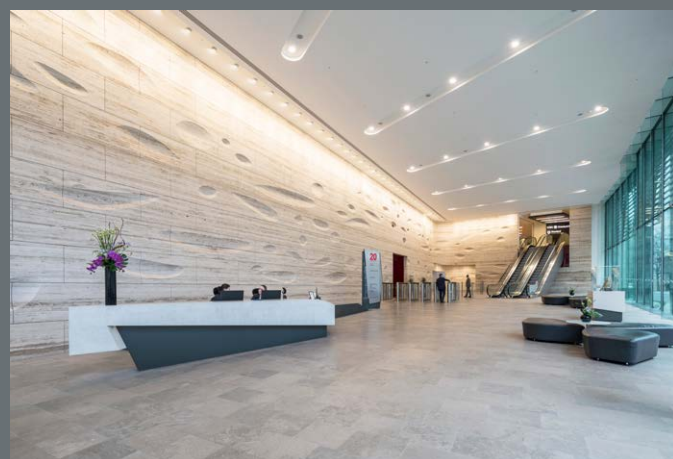
13,829 sq ft  
Grade A offices to let



# A STRIKING FIRST IMPRESSION

20 Gresham Street is a prominent office building designed by KPF Architects in the heart of the City of London.

The building was completed in 2008 and provides exceptional quality space, including an imposing double height reception area which extends to over 5,000 sq ft.



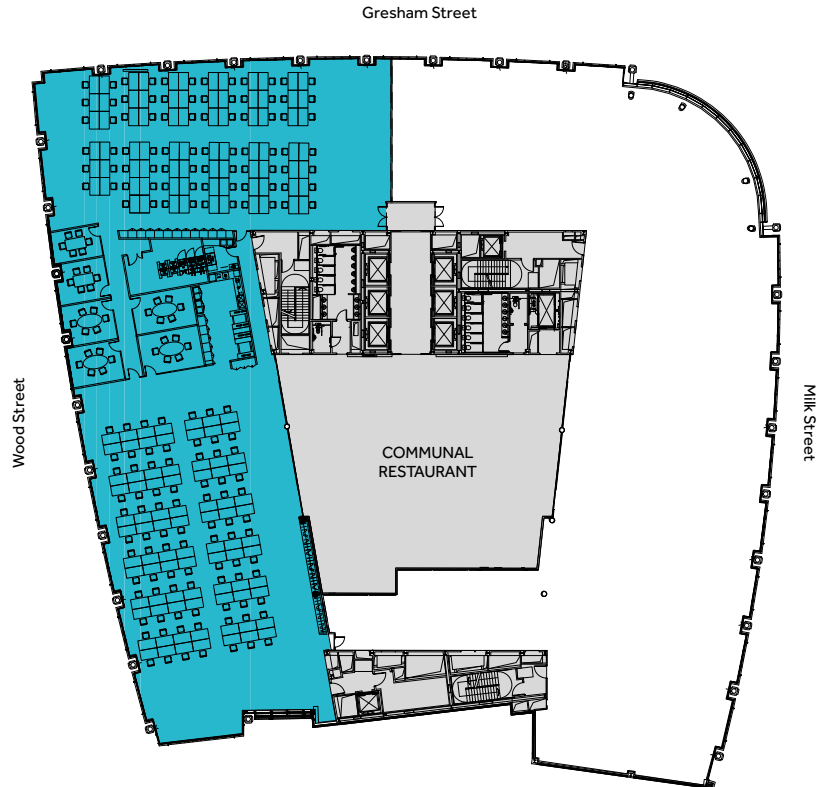
# PART 3RD FLOOR

- Available area
- Let area
- Communal areas

## FLOOR PLAN 13,829 SQ FT (1,285 SQ M)



## EXISTING FIT OUT 13,829 SQ FT (1,285 SQ M)



Workstations	166
6 person meeting rooms	6
Kitchen	1
<b>Occupancy Total</b>	<b>166</b>



For indicative purposes only - not to scale.

# BUILDING SPECIFICATION



## ENVIRONMENTAL

BREEAM Rating: Excellent  
EPC Rating: B

## OCCUPANCY LEVEL

10 sq m / person of net internal area

## RAISED FLOOR

150 mm

## FLOOR TO CEILING HEIGHT

2.75 m

## OFFICE FLOORS

Fully accessible raised modular floor system

Metal tile access ceiling (750x750 grid)

## PLANNING GRID

1.5 m

## LIGHTING

Recessed luminaires designed around the requirements of LG7 based on lighting level of 400 lux

## AIR CONDITIONING

Provided by 2 and 4 pipe ceiling mounted fan coil units

## POWER

2 Incoming EDF 11kV supplies each rated at 100% of the building load

2 Dual fed LV switchboards, each fed by two 11,000/400-Volt transformers

The building's power is supported by 3 x 2,000 kVA and 1 x 500 kVA generators providing N+1 resilience

## LIFTS

6 x Passenger lifts x 21 persons (1,600 kg). Speed 1.6 m/s

2 x Fire Fighter lifts x 8 person (630 kg) Speed 1.6 m/s

1 x Goods lift x 33 person (2,500 kg) serving all areas

1 x Goods lift x 33 person (2,500 kg) goods shuttle lift serving basement and ground floor

## DESIGN PARAMETERS

External design conditions  
Summer: 29°C db / 21°C wb  
Winter: -4°C saturated

Electrical

Lighting: 12 W/m<sup>2</sup>

Small power: office: 25 W/m<sup>2</sup>

Additional capacity in riser switch gear: 10 W/m<sup>2</sup>

## OTHER FEATURES

Showers, lockers and changing rooms

Cycle racks

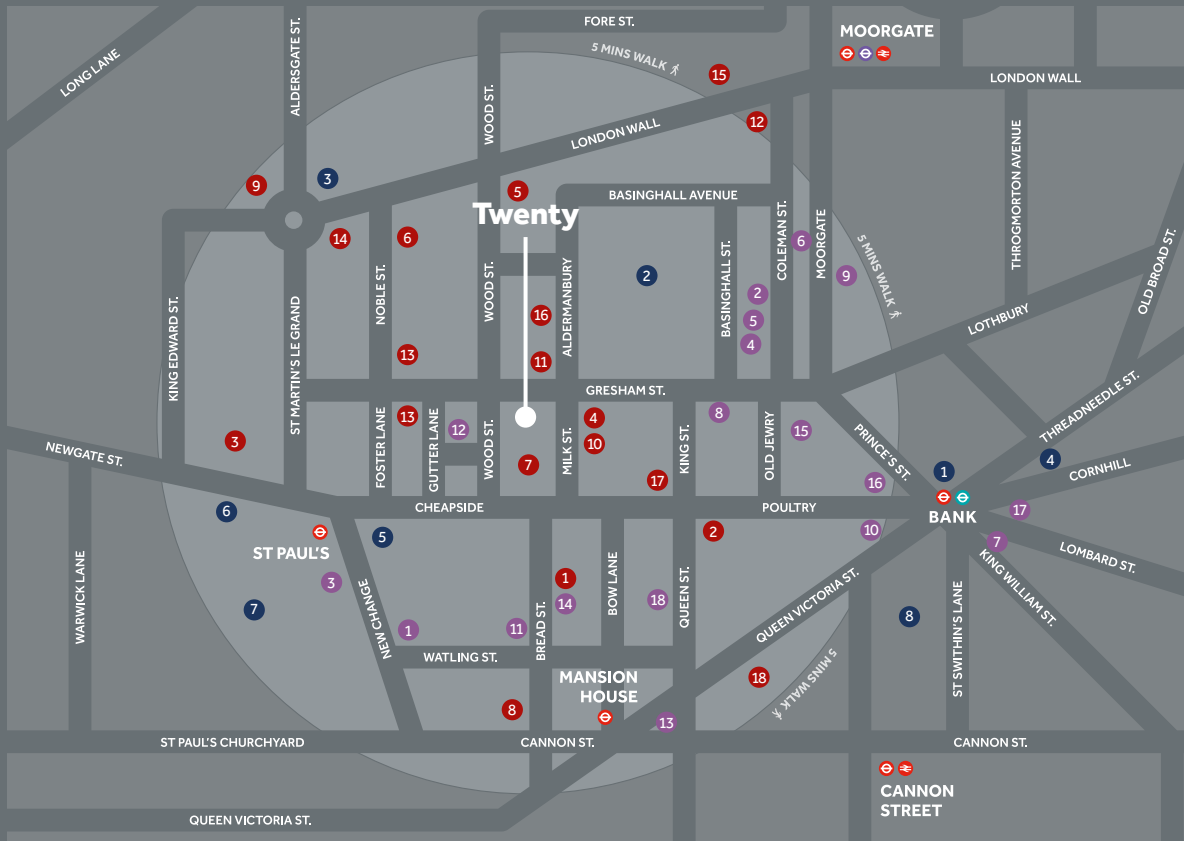
Disabled parking

# LARGE, EFFICIENT & VIRTUALLY COLUMN FREE

## PART 3RD FLOOR

The available Grade A accommodation comprises of 13,829 sq ft of plug & play office space.





## LOCAL OCCUPIERS

- 1 Aberdeen Asset Management
- 2 Banca Intesa
- 3 BT
- 4 Commerzbank
- 5 Davis Polk & Wardwell
- 6 DLA Piper
- 7 Eversheds
- 8 Fidelity Investments
- 9 FTI
- 10 Investec
- 11 Capita
- 12 Legal & General
- 13 Lloyds Banking Group
- 14 Osborne Clarke
- 15 Schroders
- 16 Debevoise and Plimpton
- 17 Goodwin Procter
- 18 Bloomberg

## RESTAURANTS, CAFÉS & BARS

- 1 The Ivy Asia
- 2 Corney and Barrow Mason's Avenue
- 3 Dion
- 4 Enoteca de Luca
- 5 Hawksmoor
- 6 The Gable
- 7 Number 1 Lombard Street
- 8 The Anthologist
- 9 The Tokenhouse
- 10 Coq d'Argent
- 11 Bread Street Kitchen
- 12 Manicomio
- 13 Sweetings
- 14 Burger & Lobster
- 15 Goodman
- 16 The Ned
- 17 Fortum & Mason
- 18 Core Bar

## LANDMARKS, LEISURE & RETAIL

- 1 Bank of England
- 2 Guildhall
- 3 Museum of London
- 4 The Royal Exchange
- 5 One New Change
- 6 London Stock Exchange
- 7 St Paul's Cathedral
- 8 St Stephen Wallbrook

## OCCUPIERS AT 20 GRESHAM STREET

- ICBC Standard Bank
- Koch Supply & Trading
- Mobius Life Ltd
- TLT Solicitors
- TSB Bank
- Sacker & Partners LLP
- FXCM
- JB Drax Honore

**Spring4** 

Lee Williamson  
E: [lwilliamson@spring4.com](mailto:lwilliamson@spring4.com)  
T: 020 7397 8276  
M: 07808 331389

Richard Peperell  
E: [rpeperell@spring4.com](mailto:rpeperell@spring4.com)  
T: 020 7397 8263  
M: 07739 161 055

**CBRE**

Tom Meijer  
E: [tom.meijer@cbre.com](mailto:tom.meijer@cbre.com)  
T: 020 7182 2278  
M: 07540 595 379

David Perowne  
E: [david.perowne@cbre.com](mailto:david.perowne@cbre.com)  
T: 020 7182 3235  
M: 07739 814 720