



1-3 ROYAL EXCHANGE  
BUILDINGS



OVERVIEW

# A prime City opportunity

A unique, heritage property in an unrivalled City Core location overlooking the iconic Royal Exchange between Threadneedle Street and Cornhill.

Its Portland stone facade and classical detailing significantly contribute to the noble architectural tone that characterises the heart of the City of London. Originally constructed in 1910, Royal Exchange Buildings has been comprehensively refurbished to provide high specification fully fitted floors totalling 9,392 sq ft of office space over five upper floors.



KEY FEATURES



Premium fully fitted refurbished office space



Exceptional attention to design details



Prime City Core location overlooking Royal Exchange







## THE BUILDING

### The building has been designed with efficiency and sustainability in mind.

Beyond the impressive refurbished reception and end of journey facilities, each of the 5 newly refurbished floors maximises the inherent qualities of this beautiful Grade II listed building - combining lofty light and airy interiors with elegant high-quality fittings and detailing.

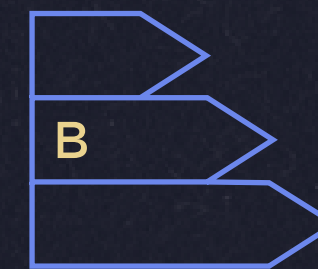
The fully fitted and furnished floors have each been designed to provide workspaces with a unique and refined aesthetic.



## SUMMARY SPECIFICATION



BREEAM  
'Excellent'



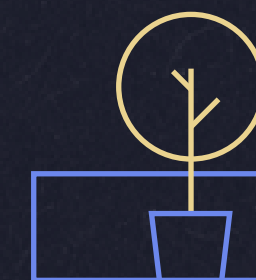
EPC  
rating B



Refurbished reception  
with Commissionaire



Fully fitted  
and furnished floors



Private terrace  
on the 2nd floor



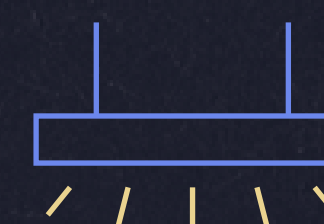
Bike racks  
and showers



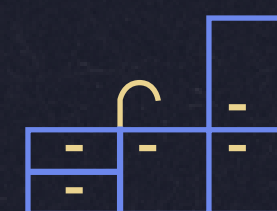
Excellent natural  
light and new  
secondary glazing



New VRF cooling &  
heating system



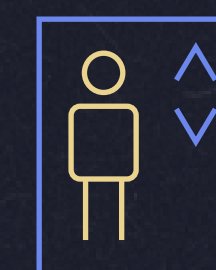
LED  
lighting



On floor kitchenettes  
with built-in storage  
and coat cupboards



24 hour  
access



2 x 8 person  
passenger lifts



THE SPACE

- Images clockwise from right:
- \_ Third floor meeting room
  - \_ Fourth floor breakout space
  - \_ Second floor terrace
  - \_ Third floor arrival area



SCHEDULE OF AREAS

| FLOOR  | SQ FT<br>(NIA) | SQ M<br>(NIA) |
|--------|----------------|---------------|
| Fifth  | 1,602          | 148.8         |
| Fourth | 1,985          | 184.4         |
| Third  | 1,932          | 179.5         |
| Second | 1,931          | 179.4         |
| First  | 1,942          | 180.4         |
| TOTAL  | 9,392          | 872.5         |

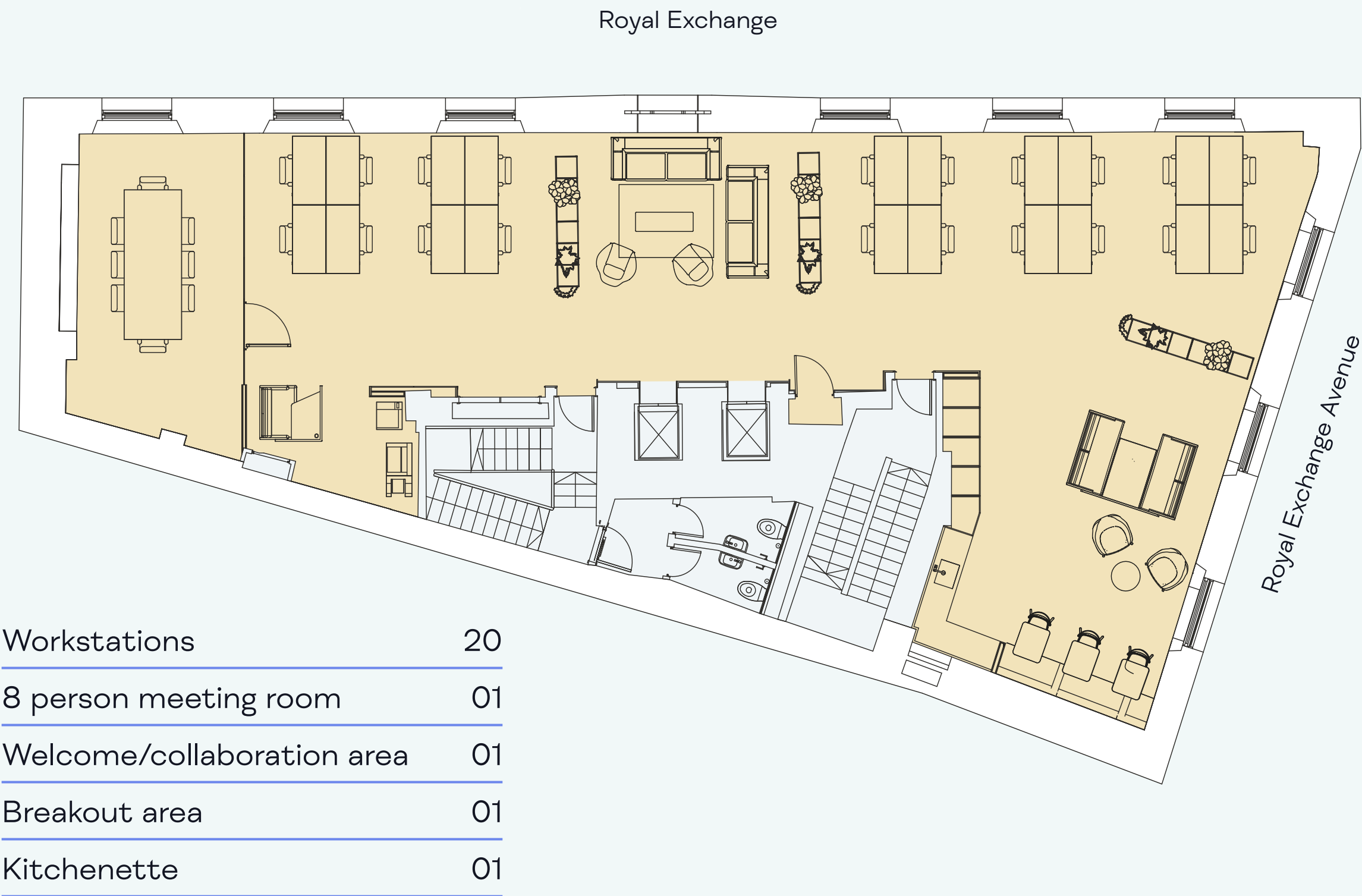


ACCOMMODATION



SPACE PLAN

First Floor  
1,942 Sq Ft / 180.4 Sq M



- Office
- Core

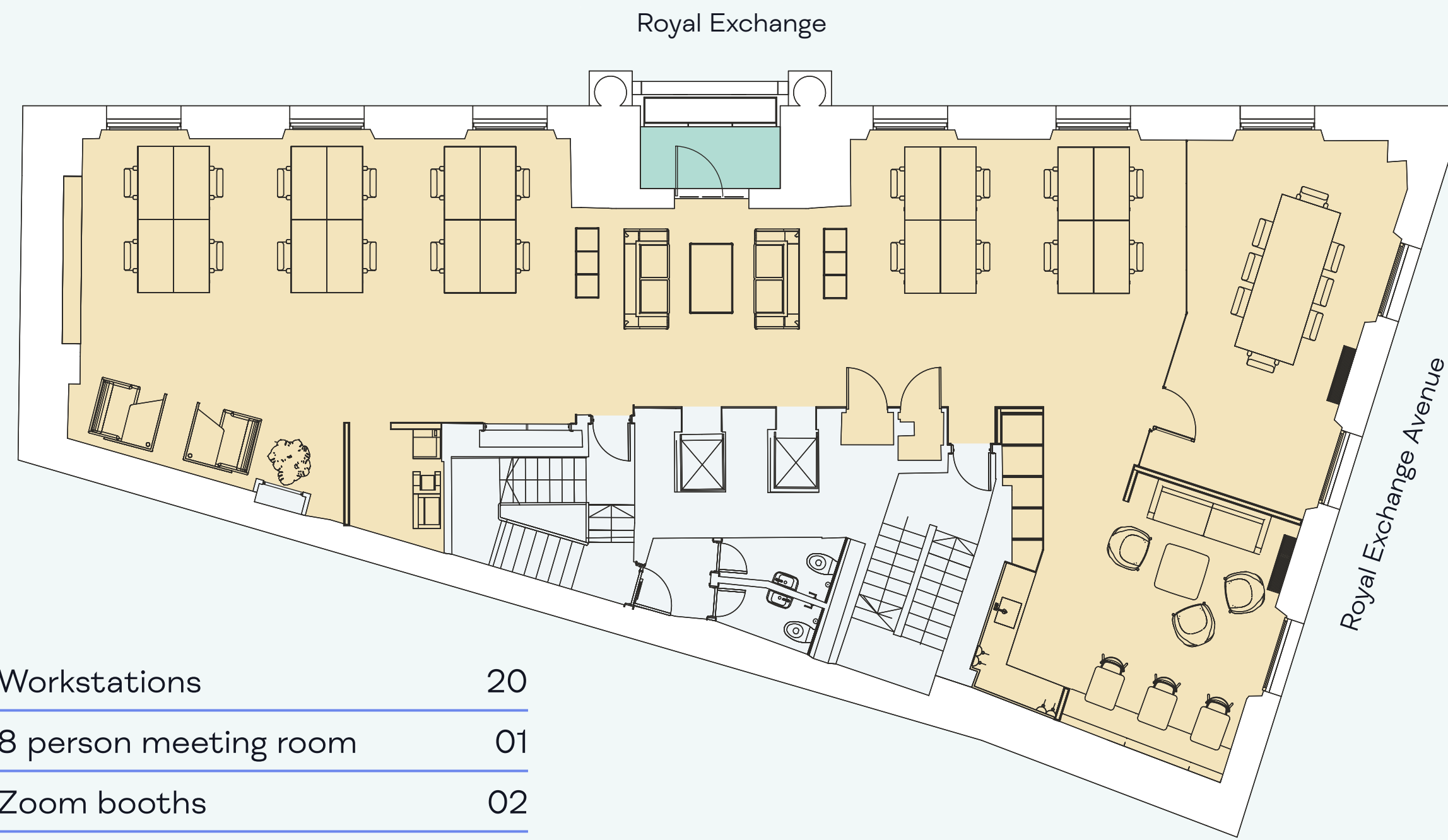


Floorplans not to scale.  
For indicative purposes only.



SPACE PLAN

Second Floor  
1,931 Sq Ft / 179.4 Sq M



|                            |    |
|----------------------------|----|
| Workstations               | 20 |
| 8 person meeting room      | 01 |
| Zoom booths                | 02 |
| Welcome/collaboration area | 01 |
| Breakout area              | 01 |
| Kitchenette                | 01 |

- Office
- Terrace
- Core

Floorplans not to scale.  
For indicative purposes only.

ACCOMMODATION



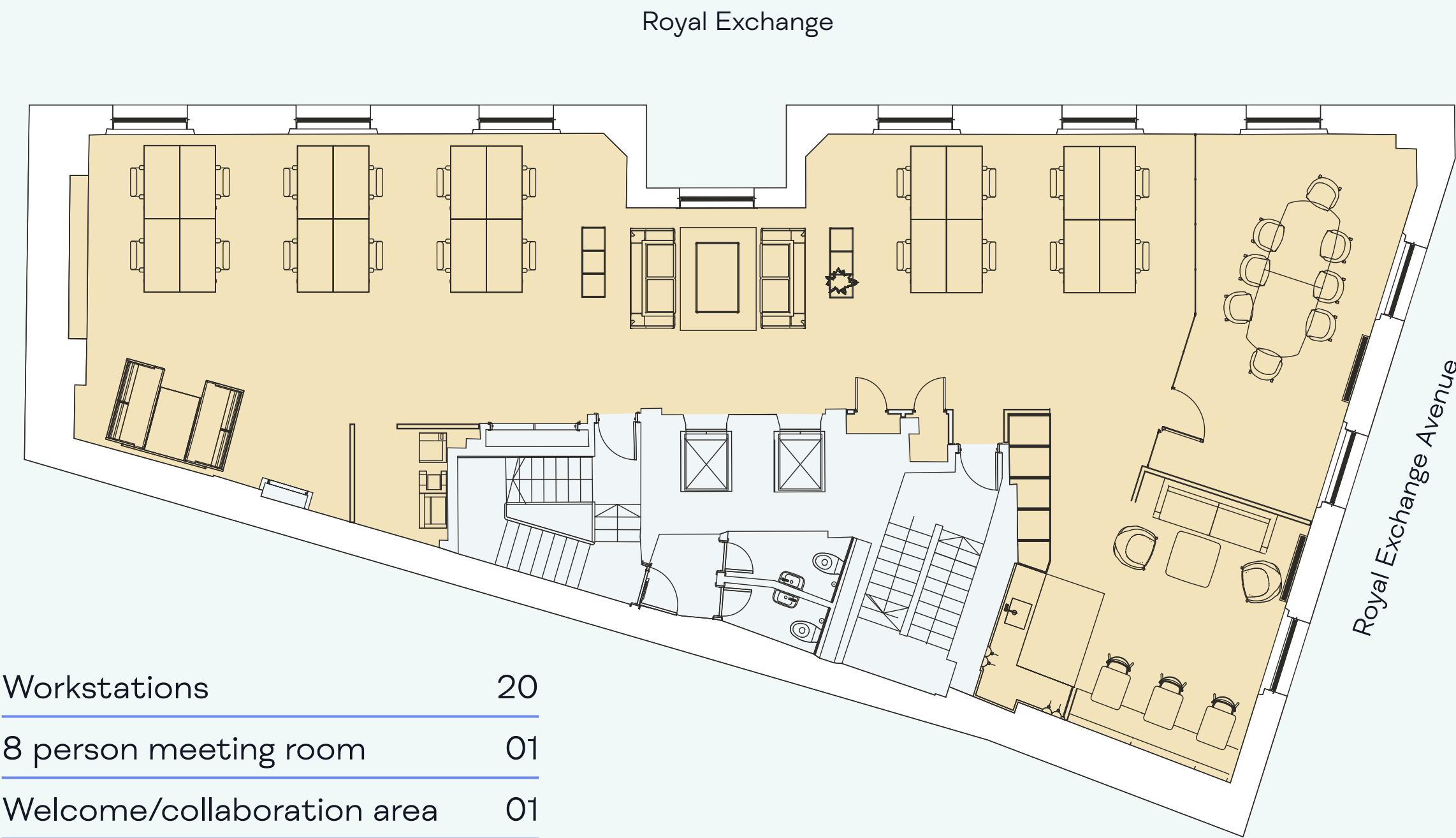


ACCOMMODATION



SPACE PLAN

Third Floor  
1,932 Sq Ft / 179.5 Sq M



|                            |    |
|----------------------------|----|
| Workstations               | 20 |
| 8 person meeting room      | 01 |
| Welcome/collaboration area | 01 |
| Breakout areas             | 02 |
| Kitchenette                | 01 |

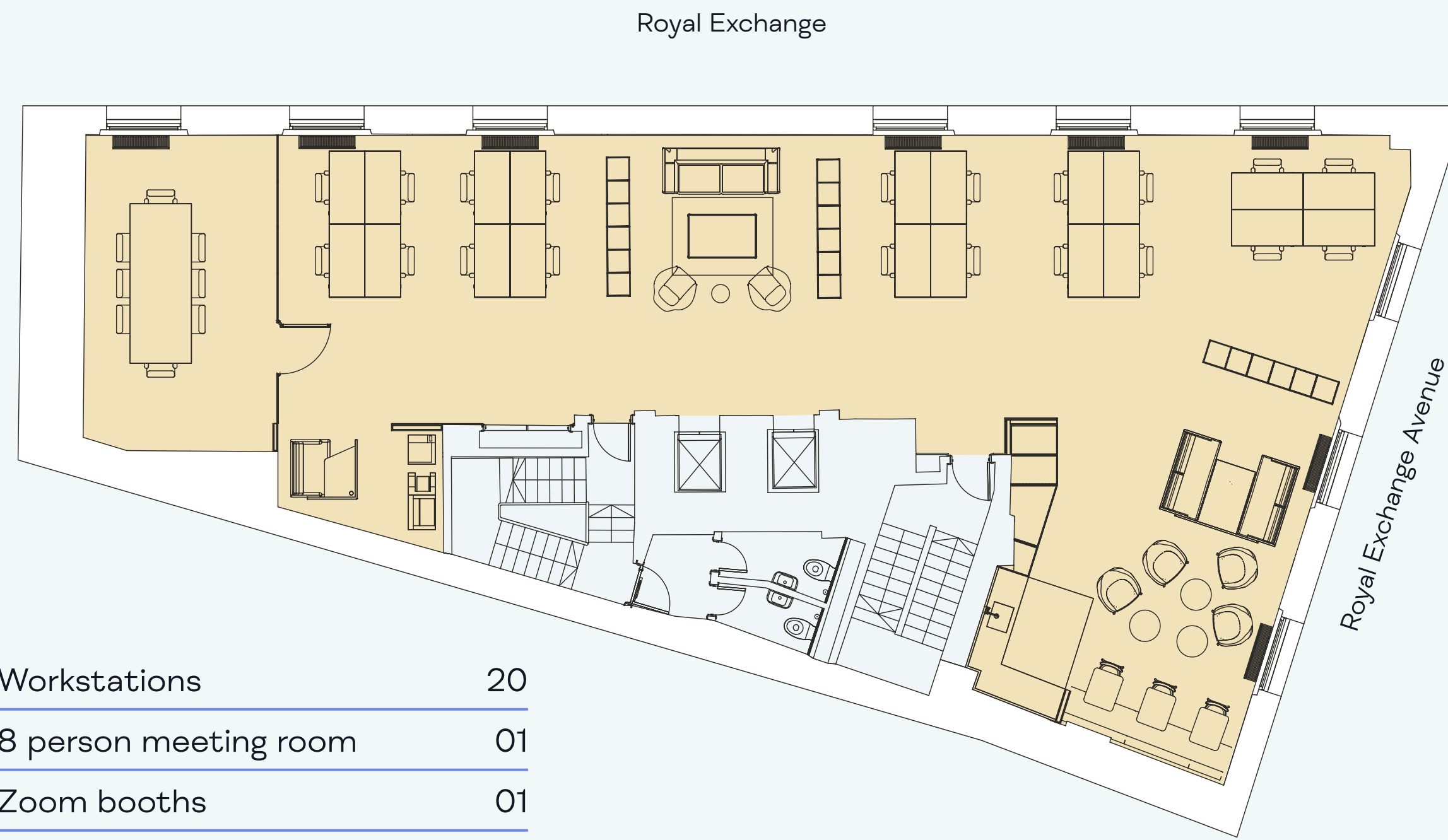
- Office
- Core

Floorplans not to scale.  
For indicative purposes only.



SPACE PLAN

Fourth Floor  
1,985 Sq Ft / 184.4 Sq M

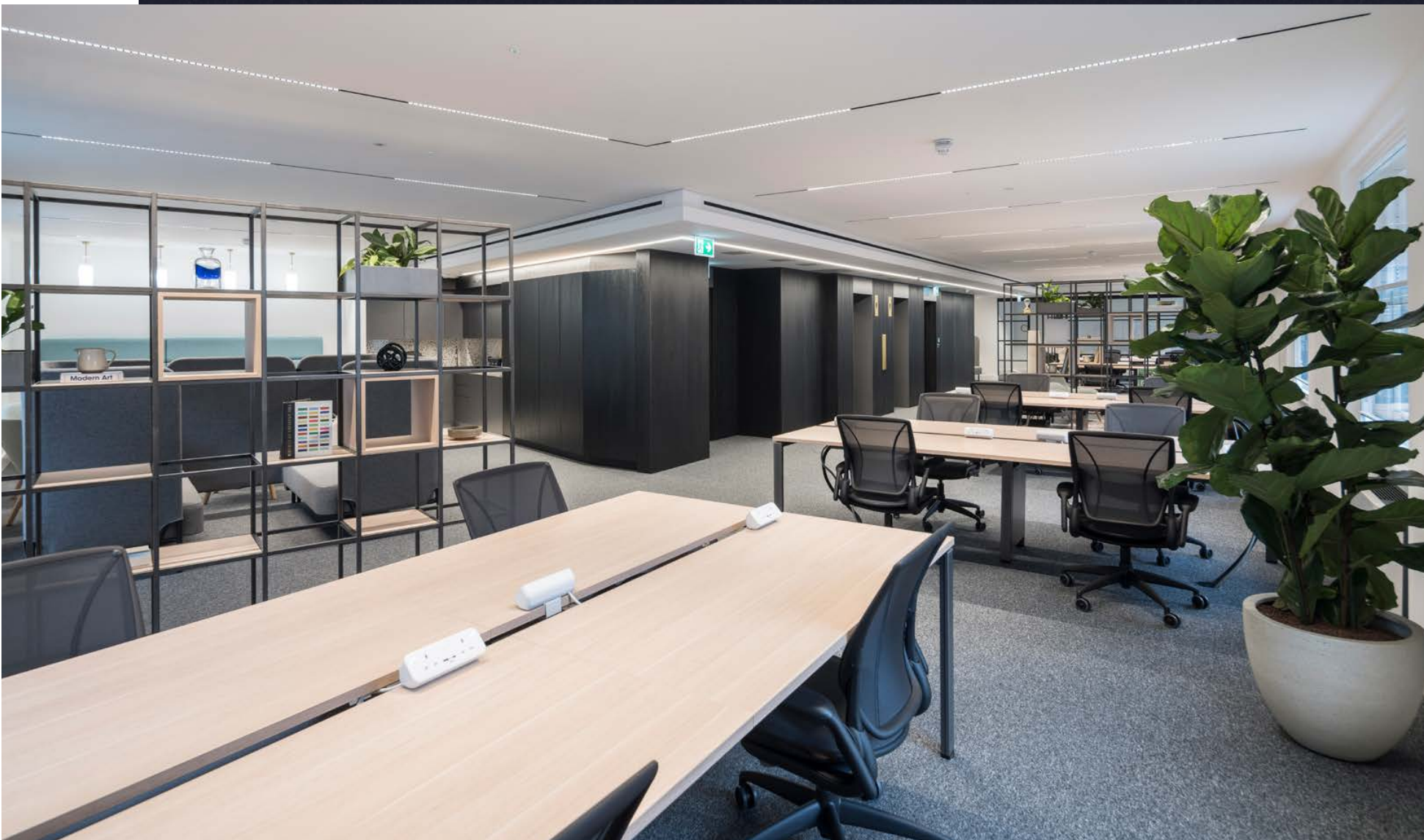


|                            |    |
|----------------------------|----|
| Workstations               | 20 |
| 8 person meeting room      | 01 |
| Zoom booths                | 01 |
| Welcome/collaboration area | 01 |
| Breakout area              | 01 |
| Kitchenette                | 01 |

Office  
Core

Floorplans not to scale.  
For indicative purposes only.

ACCOMMODATION



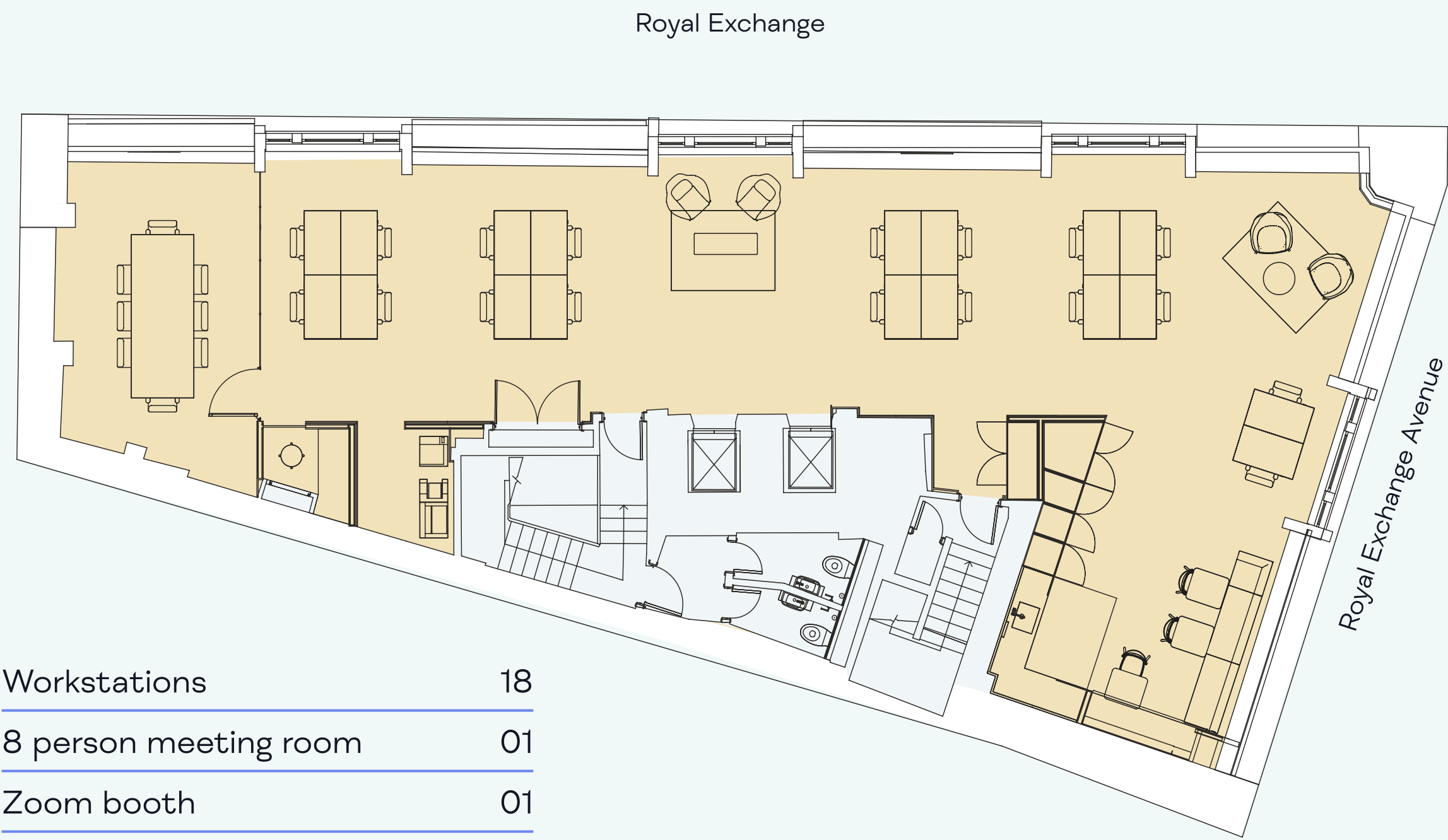


ACCOMMODATION



SPACE PLAN

Fifth Floor  
1,602 Sq Ft / 148.8 Sq M



|                            |    |
|----------------------------|----|
| Workstations               | 18 |
| 8 person meeting room      | 01 |
| Zoom booth                 | 01 |
| Welcome/collaboration area | 01 |
| Breakout areas             | 02 |
| Kitchenette                | 01 |

- Office
- Core



Floorplans not to scale.  
For indicative purposes only.



LOCATION / CONNECTIVITY

All within easy reach

The local area provides occupiers with unparalleled access to the high-end boutiques, leisure and dining experiences on offer at the Royal Exchange and its local vicinity.

Transport links are excellent with Bank underground station just a minute’s walk away. Liverpool Street and Moorgate stations provide access to the Elizabeth line and for journeys further afield, London City, Stansted and Heathrow Airports can be reached within the hour.



AMENITIES

- 01 The Royal Exchange
- 02 Rosslyn Coffee
- 03 Paul
- 04 Soho Coffee Co.
- 05 Black Sheep Coffee
- 06 Brasserie Blanc
- 07 Broadleaf
- 08 City Social
- 09 Pizza Pilgrims
- 10 The Ivy
- 11 Eataly
- 12 Burger & Lobster
- 13 COYA
- 14 Luc’s Brasserie
- 15 Yauatcha
- 16 Virgin Active
- 17 Gymbox
- 18 1 Rebel
- 19 Leadenhall Market
- 20 The Ned
- 21 BXR



KEY WALK / TRAVEL TIMES

| DESTINATION      | SERVICES                                                                                                                                                                                                                                                                                                                                                | LINES                                                                                                                                                                                                                                                                                                                                                   | WALK TIME     |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| Bank             |                                                                                                                                                                               |     | 1 mins        |
| Monument         |                                                                                                                                                                                                                                                                    |                                                                                                                                                                               | 4 mins        |
| Cannon Street    |                                                                                                                                                                               |                                                                                                                                                                               | 5 mins        |
| Liverpool Street |     |                                                                                          | 6 mins        |
| Moorgate         |                                                                                          |                                                                                          | 8 mins        |
| London Bridge    |                                                                                                                                                                               |                                                                                                                                                                               | 12 mins       |
| AIRPORTS         |                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                         | VIA TRANSPORT |
| London City      |                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                         | 30 mins       |
| Heathrow         |                                                                                          |                                                                                                                                                                                                                                                                    | 50 mins       |
| Stansted         |                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                         | 50 mins       |

Walk times taken from building in minutes.



FURTHER INFORMATION

Viewings

Strictly through the joint  
sole letting agents:

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