



# TENINGRESHAM

LONDON

LAST FLOOR REMAINING

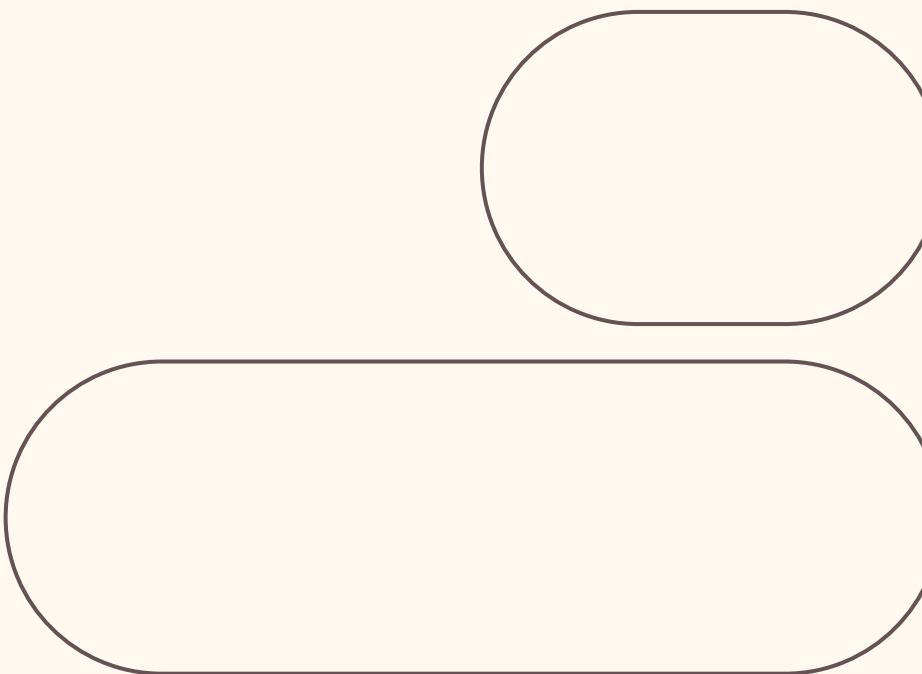
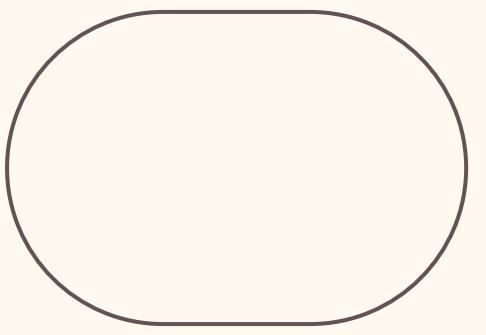


# Welcome to Ten Gresham

A prestigious address in  
the centre of the City,  
reimagined for the new  
world of work.



Indicative CGI of roof terrace



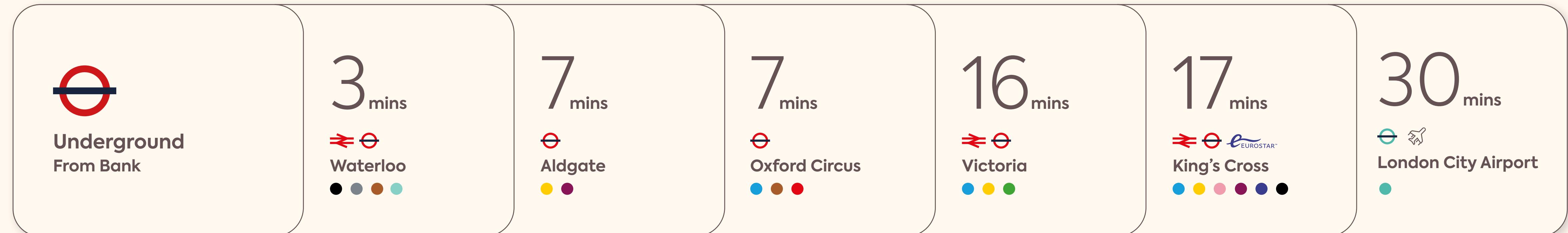
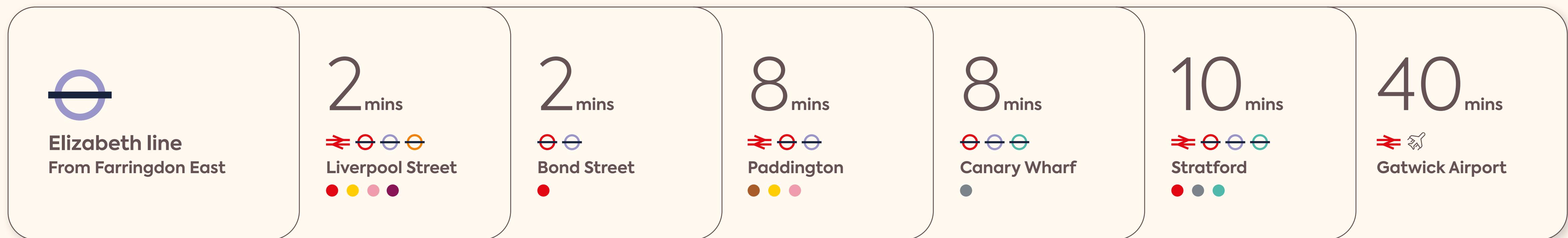


Location

The background features a subtle, abstract design composed of numerous thin, curved lines. These lines are arranged in concentric, roughly circular patterns that radiate from the center of the image, creating a sense of depth and perspective. The lines are a light, muted yellow or gold color, which complements the warm, earthy tones of the textured background.



# The perfect City location with unrivalled connectivity



7 tube lines  
are within  
7 mins walk

Heathrow  
30 mins via  
Elizabeth line

Gatwick  
40 mins from  
Farringdon

# Local amenities

Ten Gresham has many of London's leading dining rooms, hotels, gyms, bars and coffee shops within a few minutes walk.

## RESTAURANTS

- 1 The IVY Asia
- 2 Homeslice
- 3 Brigadiers
- 4 Coq d'Argent
- 5 Lutyens Grill
- 6 Goodman City
- 7 The Anthologist
- 8 Cabotte
- 9 Manicomio
- 10 Ibai
- 11 The Wolseley City

## LUNCH SPOTS

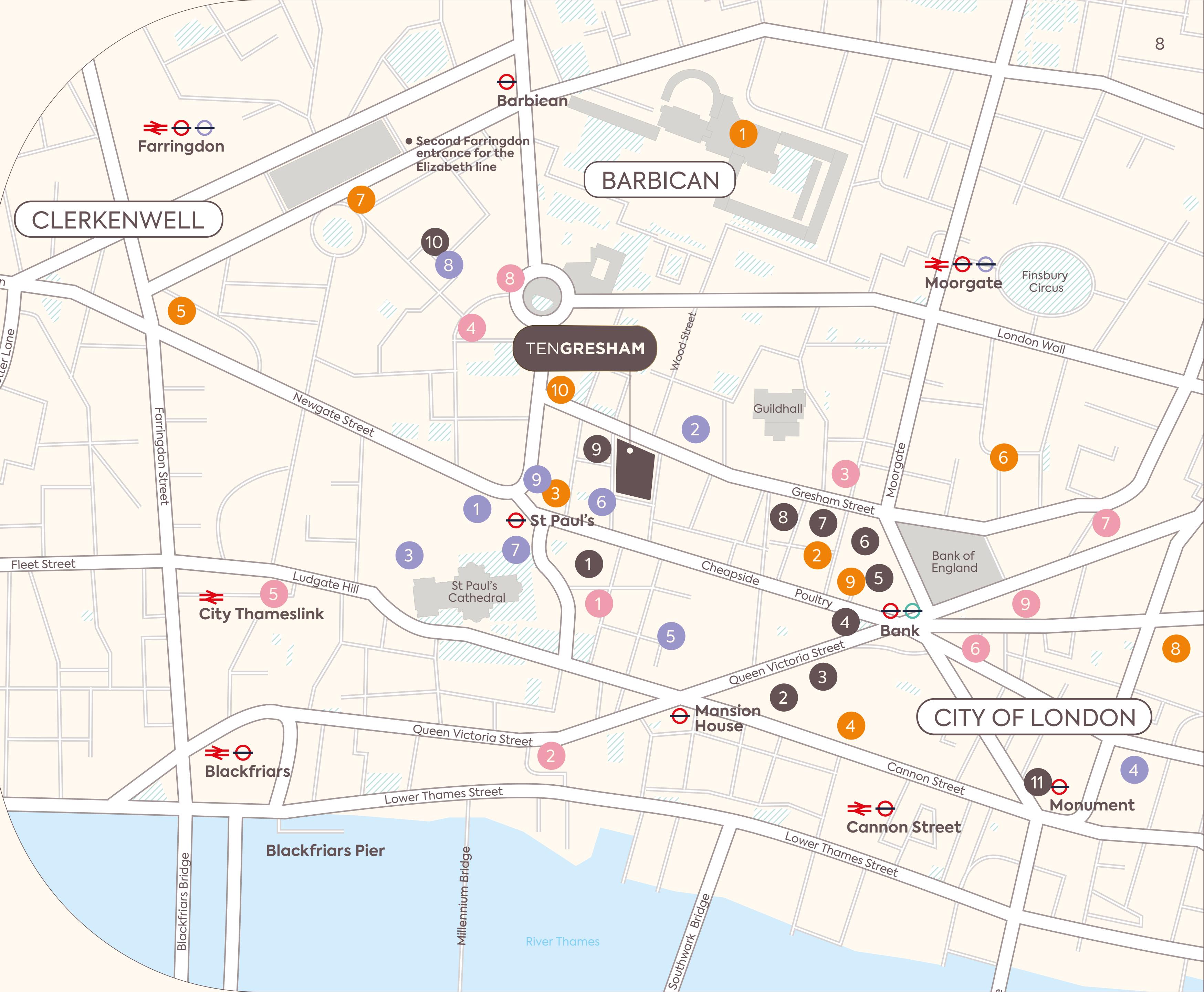
- 1 Barbican Kitchen
- 2 City Caphê
- 3 Haz
- 4 Caravan City
- 5 The Fable
- 6 Natural Kitchen
- 7 Apulia
- 8 Osteria Del Mercato
- 9 The Ned
- 10 Sandwich Sandwich

## CAFES

- 1 Caffé Nero
- 2 Pret A Manger
- 3 PAUL St Paul's
- 4 Coco di Mama
- 5 The Mokapot
- 6 Starbucks Coffee
- 7 Black Sheep Coffee
- 8 Half Cup
- 9 Blank Street Coffee

## HEALTH & FITNESS

- 1 WIT Fitness
- 2 Fitness First
- 3 Psycle
- 4 PureGym
- 5 Anytime Fitness
- 6 Gymbox Bank
- 7 Virgin Active (Bank)
- 8 Virgin Active (200 Aldersgate)
- 9 Equinox Royal Exchange



# The centre of the City



8+

hotels within 10 minutes' walk

50+

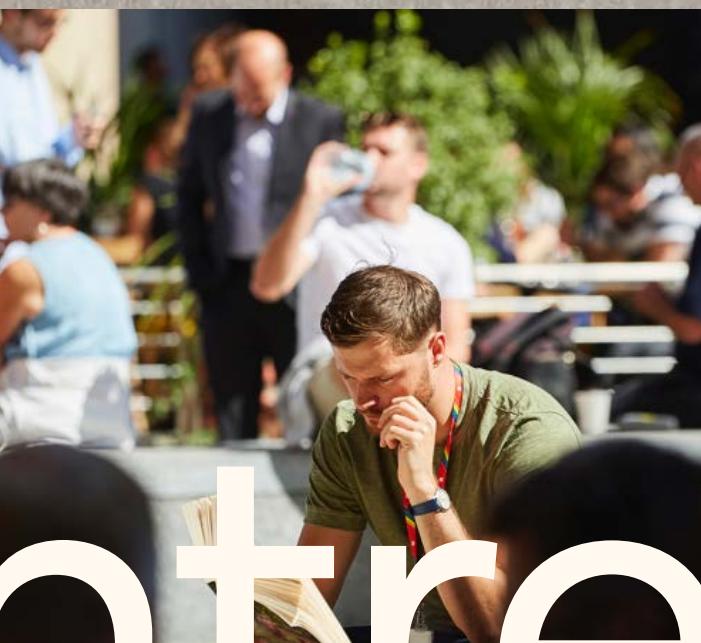
bars and restaurants within  
a 10 minutes' walk



15+

Gyms & fitness studios  
less than 10 minutes'  
walk away

With fine dining restaurants,  
luxury brand shopping and  
leisure facilities all close-by,  
Ten Gresham provides  
everything required for a  
location that helps attract  
and retain talent.



20+

Cafés within 5 minutes' walk



TENGRESHAM



Farringdon



Sainsbury's



Goldman  
Sachs

TRAVERS.  
SMITH

Deloitte.

IPG MEDIABRANDS

MOODY'S



BANK OF AMERICA

TENGRESHAM

ROPS & GRAY

T.RowePrice®



STIFEL

CME Group

EVERSHEDS  
SUTHERLAND

SHOOSMITHS

Barbican

Linklaters



r3.

Schroders

Legal &  
General



CLIFFORD  
CHANCE

SQUARE POINT

evelyn  
PARTNERS

Investec

ICBC

HAYS

Bloomberg

CMS  
law-tax-future

mimecast

WATSON FARLEY  
&  
WILLIAMS

CITADEL

Milbank



BlackRock.

WHITE & CASE



HFW

LATHAM & WATKINS LLP

Local  
occupiers

Blackfriars

Queen Victoria Street

Queen Victoria Street

Mansion  
House

Cannon Street

Cannon Street

Monument

10



The space

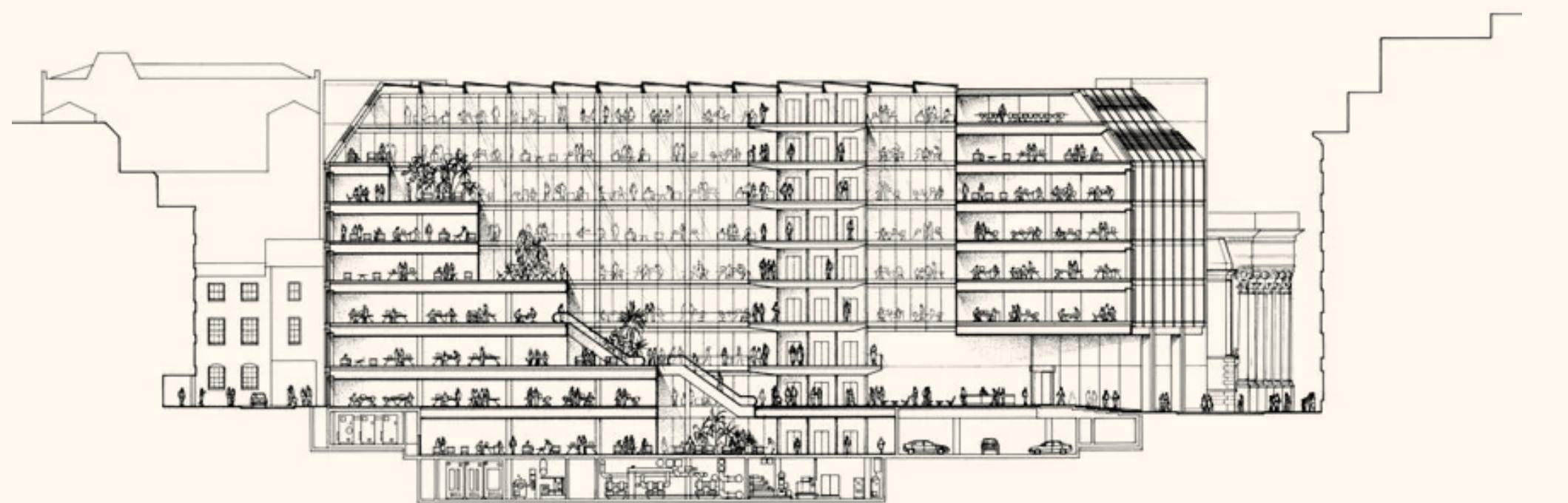
The background features a dark brown, almost black, surface with a subtle texture. Overlaid on this are numerous thin, light-colored lines. These lines are arranged in vertical columns of varying widths, creating a sense of depth and perspective. Concentric arcs, also in a light color, are drawn across the surface, intersecting the vertical lines and creating a complex, woven pattern. The overall effect is one of a sophisticated, minimalist design.



Entrance

# Foster + Partners

Originally constructed 23 years ago, Foster + Partners vision was to create a building that both respected and revolutionised structures in the City. Today, many of these principles still stand, providing a foundation for the current evolution of Ten Gresham.



“As an architect, you design for the present, with an awareness of the past, for a future which is essentially unknown.”

Sir Norman Foster



# Reception



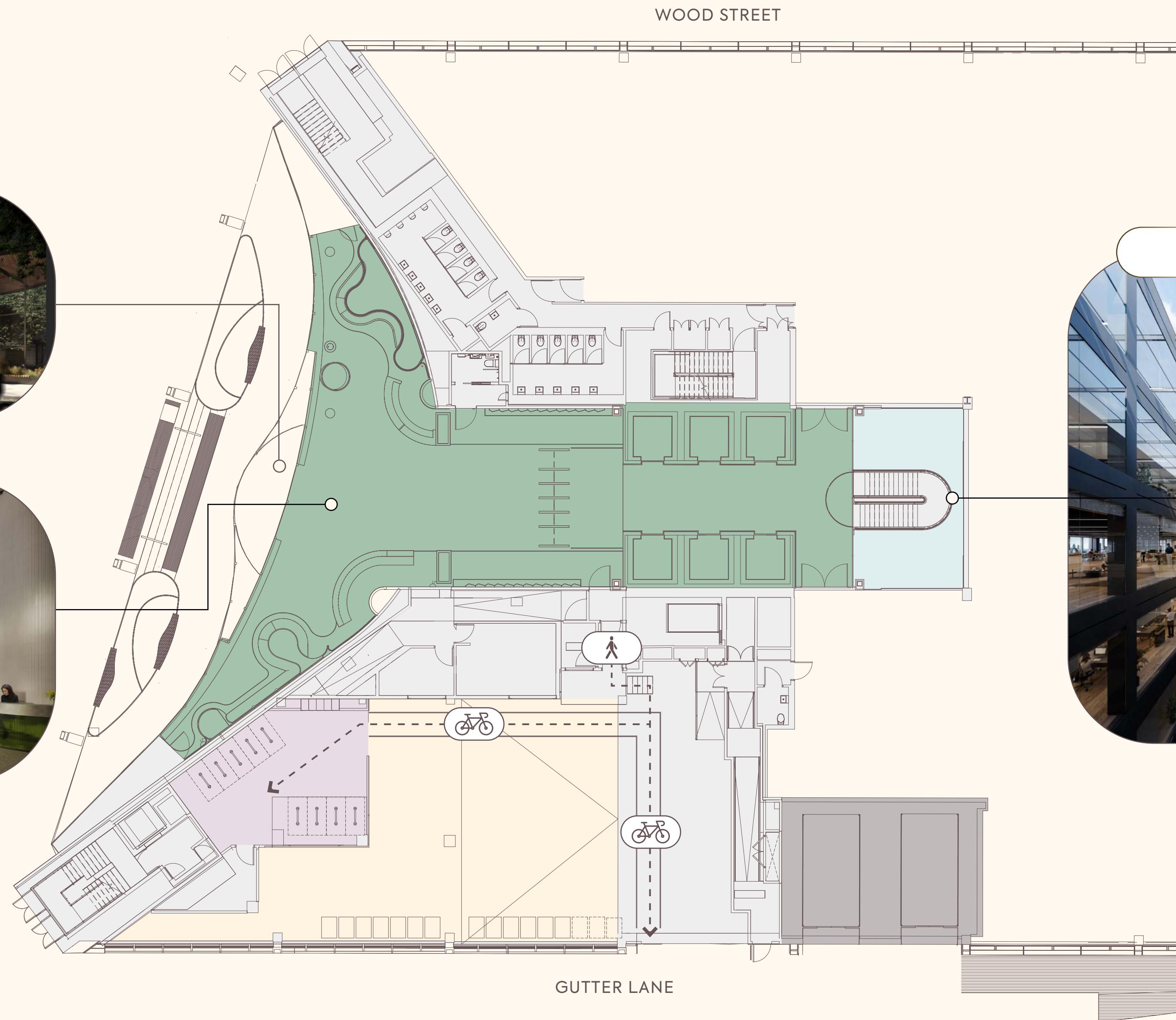
# Ground



Impressive entrance



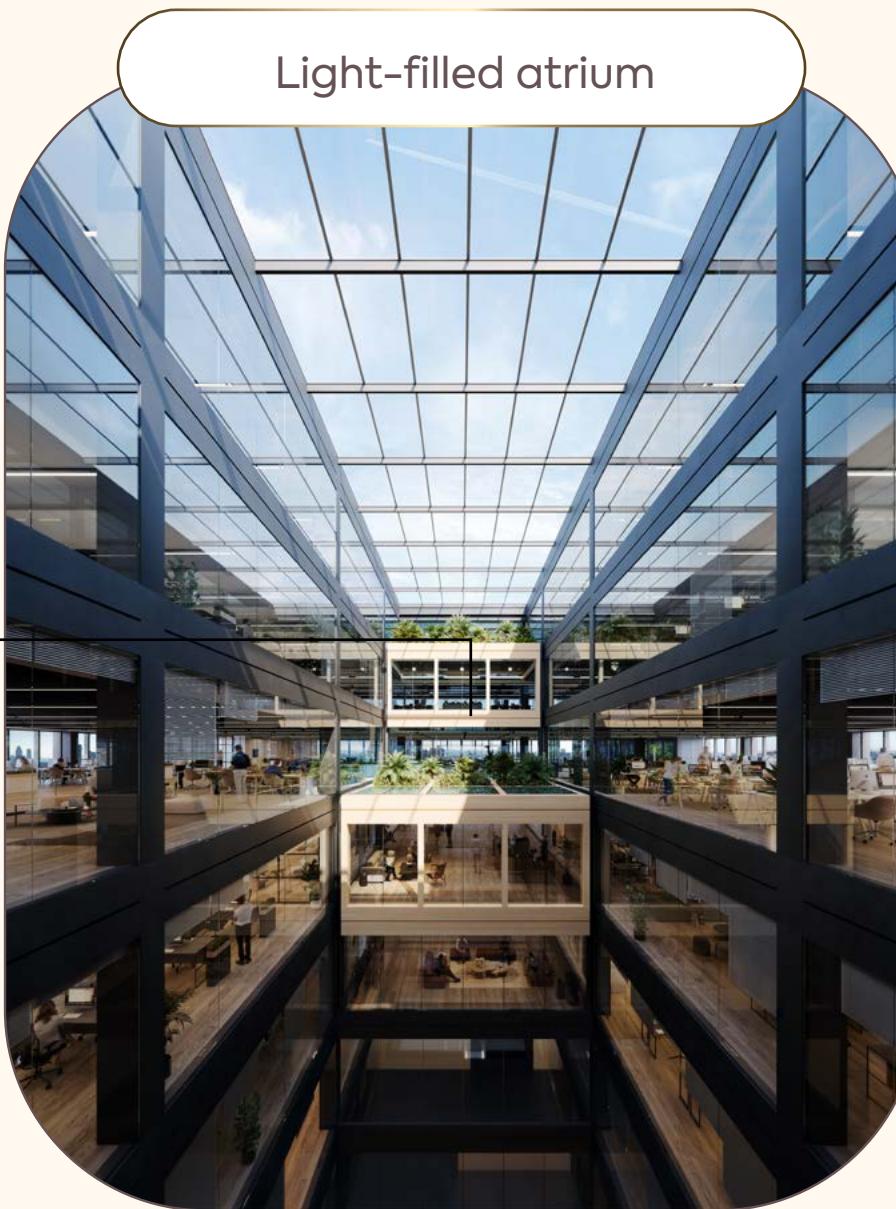
Refurbished lobby



**KEY**

- Lobby
- Loading bay
- Bicycle storage
- Car and bicycle lift
- Core
- Cycle flow

Floor plans not to scale. For identification purposes only.



Light-filled atrium

# Accommodation schedule

FLOOR	SQ FT	SQ FT (NIA)
Eighth	1,475	1,740
	Communal terrace	Communal pavilion
Seventh		Occupied
Sixth		Occupied
Fifth		Occupied
Fourth		Occupied
Third	32,404	
Second		Occupied
First		Occupied
Ground		Occupied
Lower Ground (End-of-trip facilities)		Occupied
Basement (Additional cycle storage)		
<b>TOTAL</b>	<b>32,404*</b>	

\*Subject to final measurement



# Atrium





# Sustainability

# A commitment to sustainability

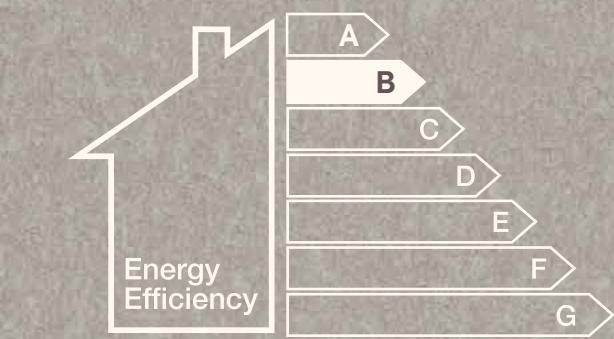
Targeting:



BREEAM  
Outstanding



WELL Platinum



Energy Performance  
Certificate (EPC) rating of B

AirRated

AirRated  
Platinum



WiredScore  
Platinum



ActiveScore  
Platinum

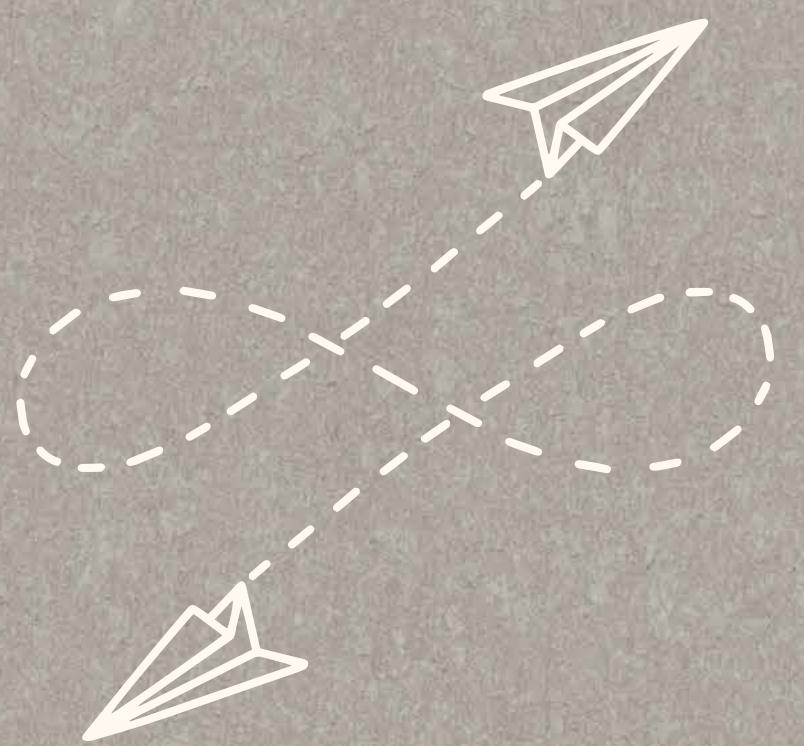
RIBA The RIBA logo, featuring the letters "RIBA" in a serif font with a small architectural icon to the right.

250 kg CO<sub>2</sub> / m<sup>2</sup>  
Embodied Carbon  
(67% below RIBA 2030 Carbon Target)

By refurbishing  
rather than  
building new,  
we are saving...

**17,000**

Tonnes of carbon dioxide.



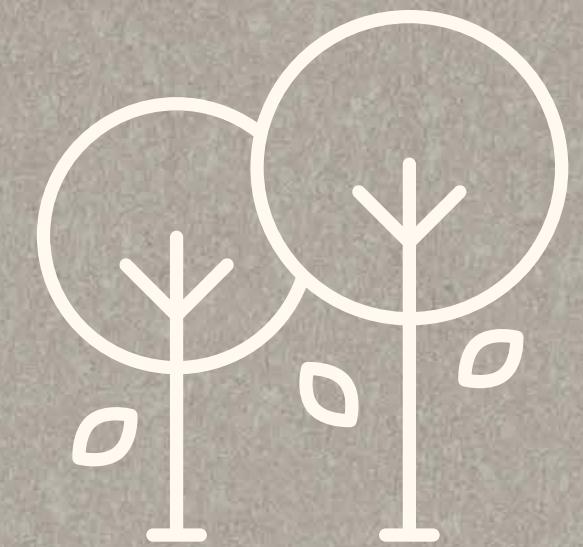
This is equivalent to:

**20,000**

Direct flights from London to New York.

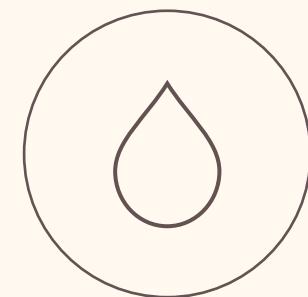
**750,000**

Trees planted.



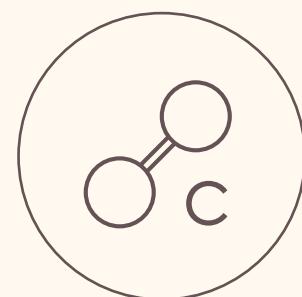
# Sustainable futures

The refurbishment of Ten Gresham seeks to minimise environmental impact while creating a more efficient building for the next phase of its life cycle.



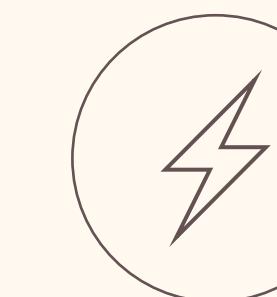
## WATER

Ten Gresham will use 55% less potable water than a typical building by installing low flow plumbing and utilising rainwater and greywater. This saves an average of 18 litres per occupant per day, the equivalent of 45 swimming pools every year.



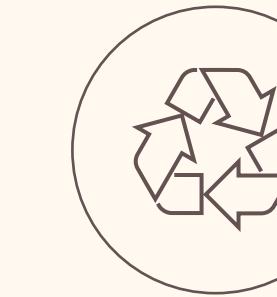
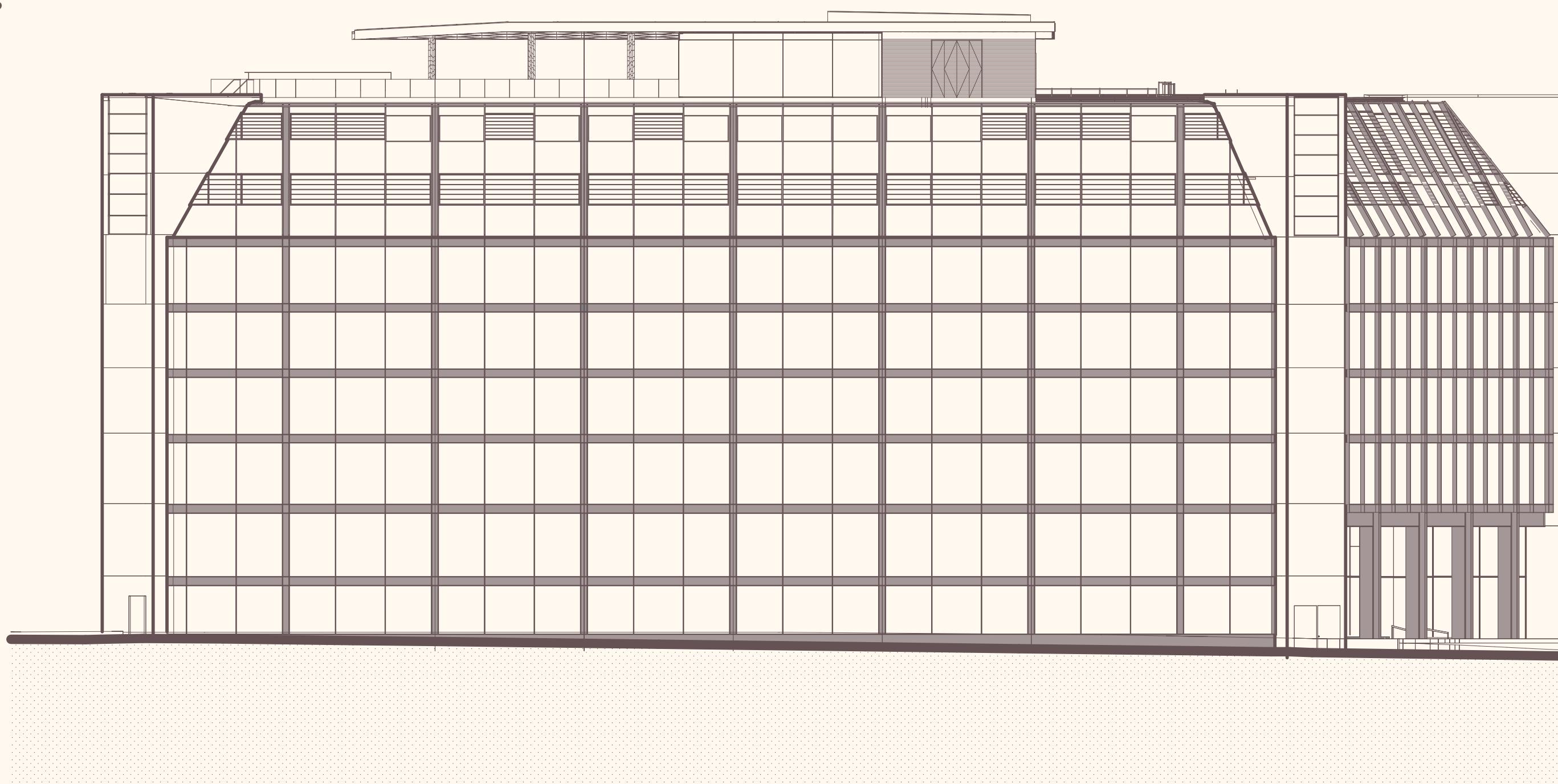
## EMBODIED CARBON

The RIBA 2030 target sets ambitious goals for minimizing embodied carbon throughout a building's lifecycle: from extraction and manufacturing to construction and disposal. Ten Gresham is set to surpass the RIBA target for new offices by 67%.



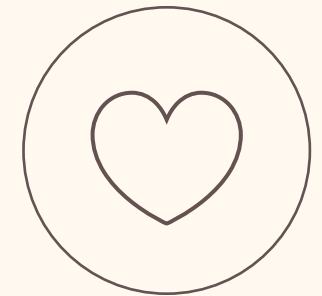
## ALL ELECTRIC

The renovation will improve Ten Gresham's operational energy use by 46% and will result in a 72% reduction in operational carbon over the building's service life.



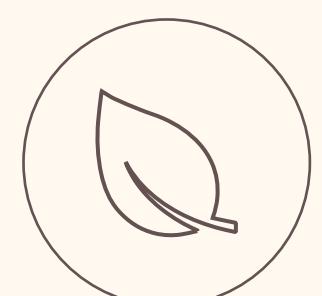
## WASTE

50-75% of waste generated by the refurbishment will be reused or sent back to manufacturers for recycling. Furniture and equipment is being donated to not-for-profits like charities, schools and NHS trusts via Collecteco.



## HEALTH & WELL-BEING

Targeting WELL Core Platinum, the design aims to add biophilia throughout the building, improve acoustics and provide high quality air, reducing stress and improving wellbeing. Active travel is encouraged with the provision of 480 cycle spaces and lockers.



## BIODIVERSITY

A net gain in biodiversity will result from both the new roof, allowing the creation of habitat supporting vital pollinators and other invertebrates, and flower-rich perennial planting at street level, increasing the building's Urban Greening Factor from 0% to 12%.



Cat A office

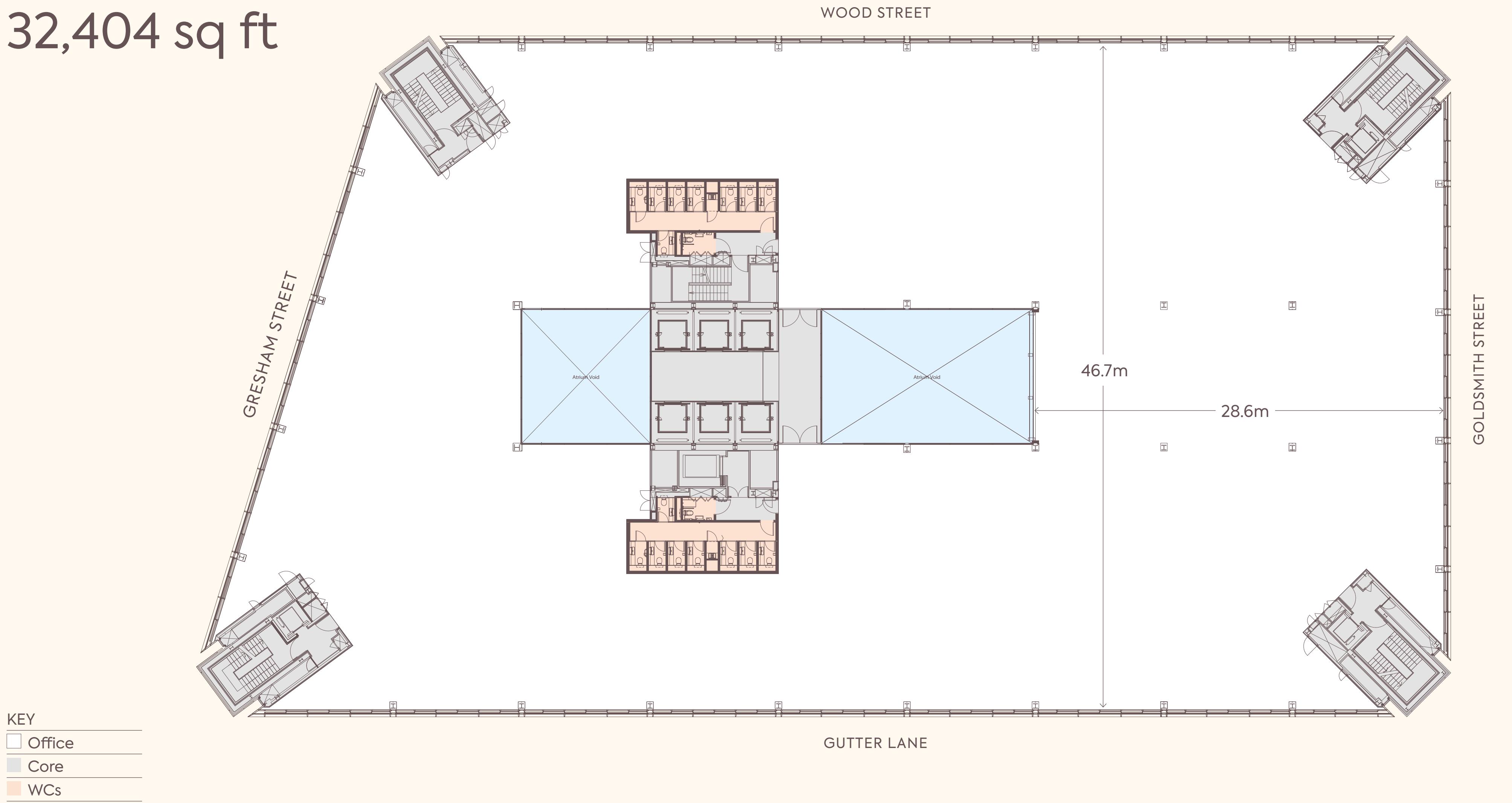




Indicative occupier fit out

# Third floor

## 32,404 sq ft



Floor plans not to scale. For identification purposes only.

# Space plan

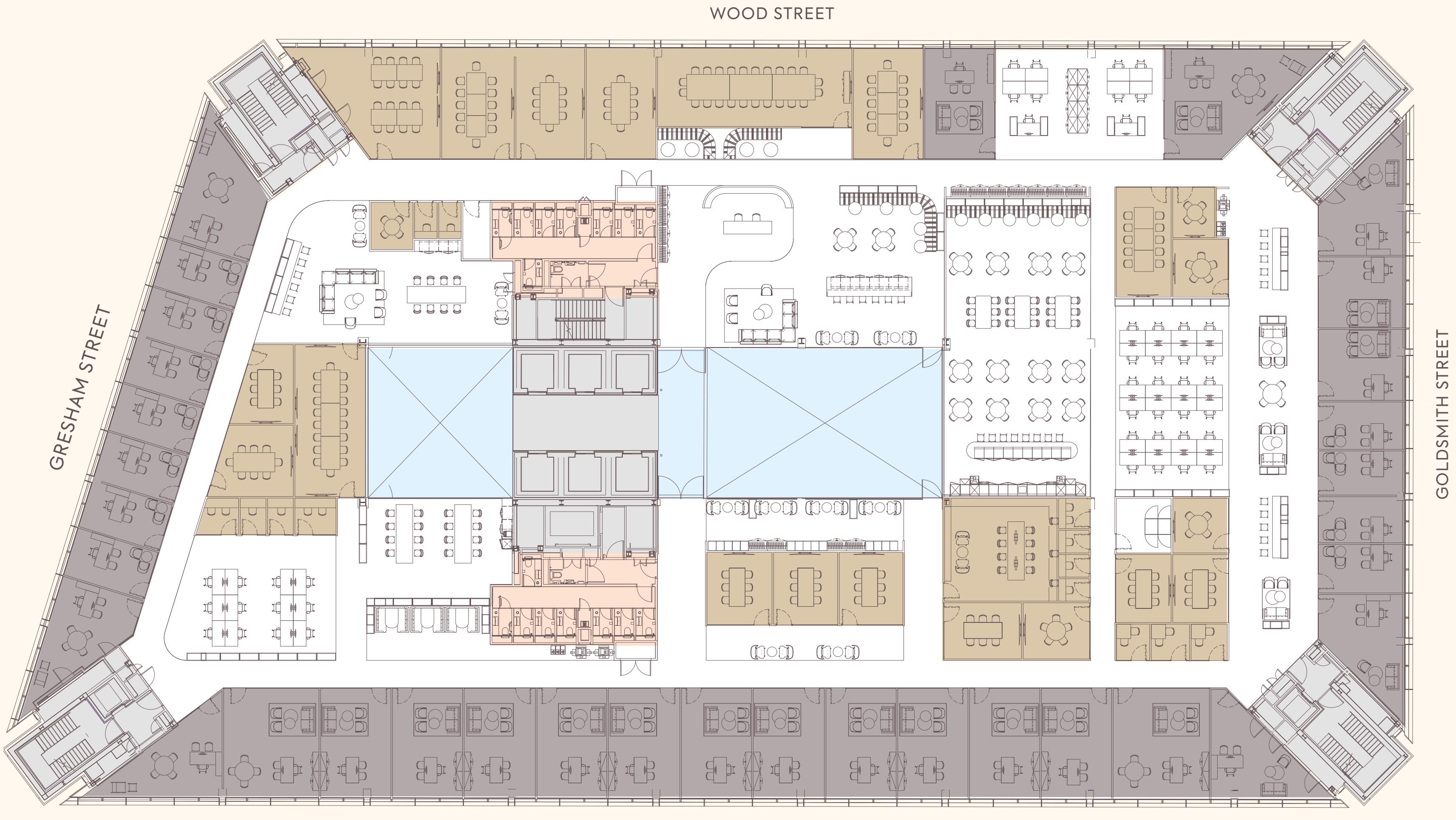


## LEGAL

Desks	80
24p meeting room:	1
18p meeting room:	1
16p meeting room:	1
12p meeting room:	2
10p meeting room:	1
8p meeting room:	3
6p meeting room:	7
5p meeting room:	2
4p meeting room:	3
2p built in booth:	5

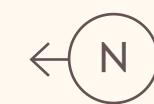
## KEY

<input type="checkbox"/>	Office
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<input style="background-color: #666; border: 1px solid black; width: 15px; height: 15px; vertical-align: middle;" type="checkbox"/>	Private offices
<input style="background-color: #996633; border: 1px solid black; width: 15px; height: 15px; vertical-align: middle;" type="checkbox"/>	Meeting rooms
<input style="background-color: #FFB6C1; border: 1px solid black; width: 15px; height: 15px; vertical-align: middle;" type="checkbox"/>	WCs



Floor plans not to scale. For identification purposes only.

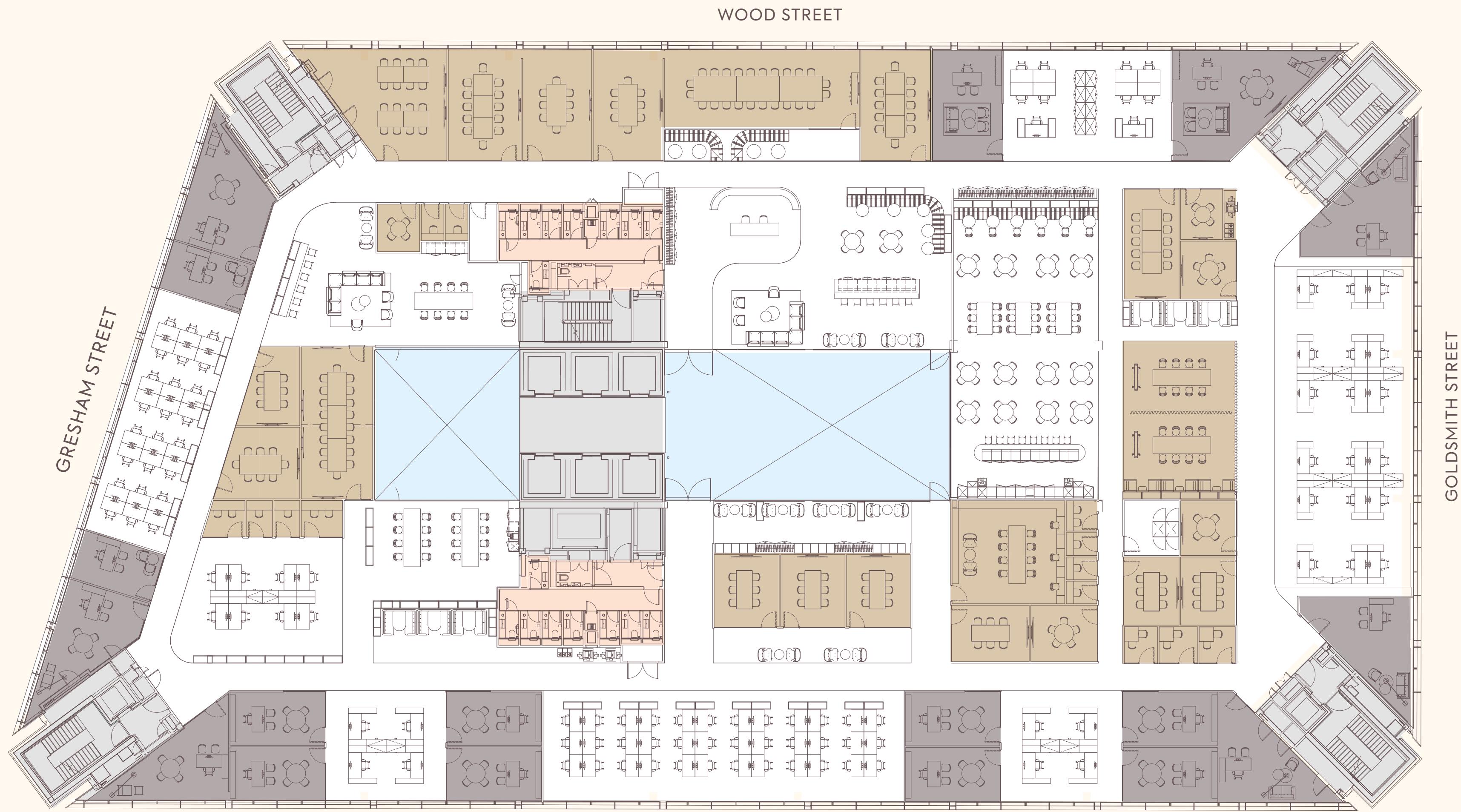
# Space plan



## LEGAL HYBRID

Desks	122
24p meeting room:	1
18p meeting room:	1
16p meeting room:	1
12p meeting room:	2
10p meeting room:	1
8p meeting room:	3
6p meeting room:	7
5p meeting room:	2
4p meeting room:	3
2p built in booth:	2

KEY
Office
Core
Private offices
Meeting rooms
WCs



Floor plans not to scale. For identification purposes only.

# Space plan

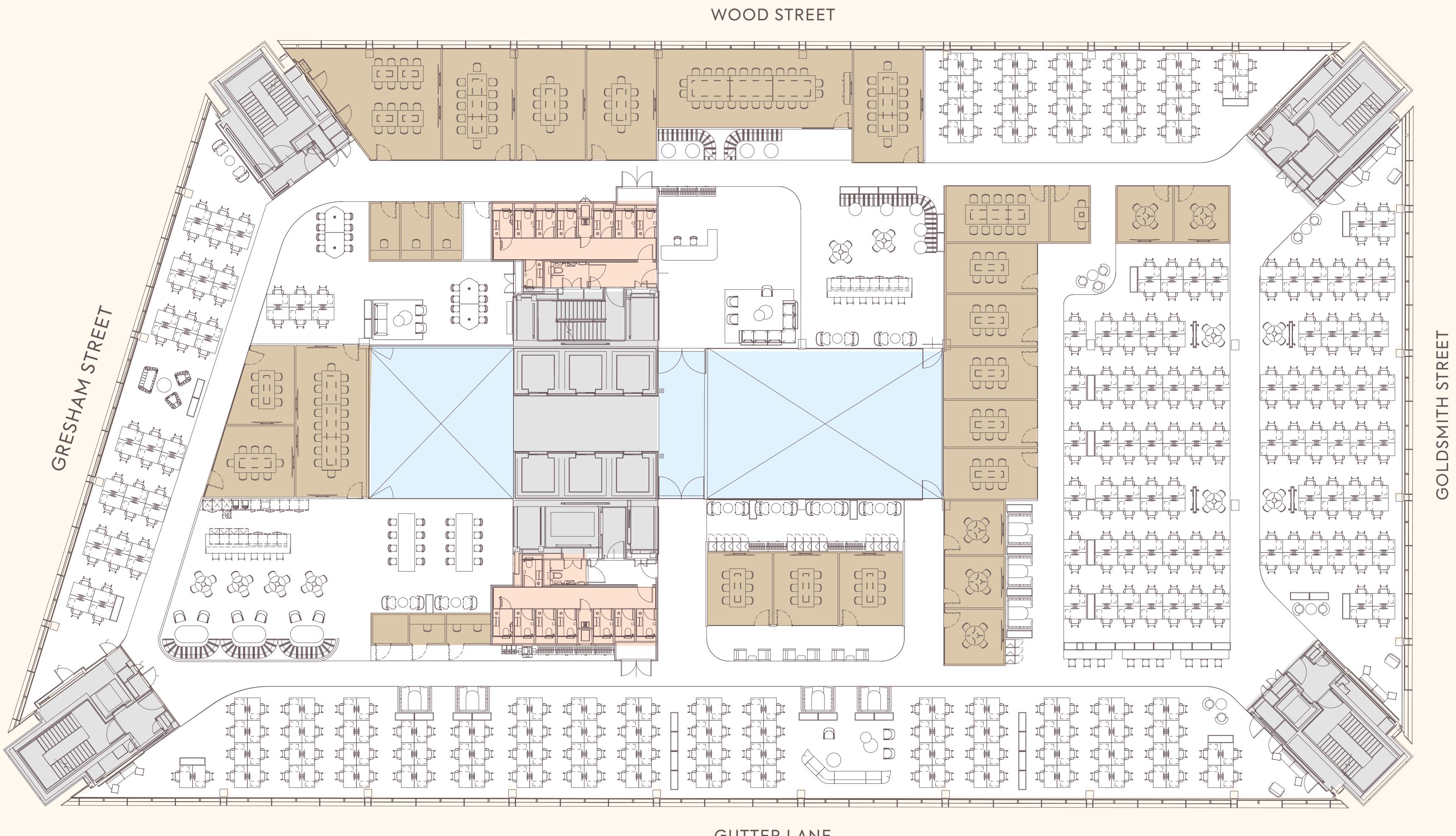


## FINANCIAL/ PROFESSIONAL

<b>Desks</b>	<b>368 (+26 optional)</b>
24p meeting room:	1
18p meeting room:	1
16p meeting room:	1
12p meeting room:	2
10p meeting room:	1
8p meeting room:	3
6p meeting room:	9
4p meeting room:	5
2p built in booth:	2

## KEY

- Office
- Core
- Meeting rooms
- WCs



Floor plans not to scale. For identification purposes only.



# Roof terrace - St Paul's

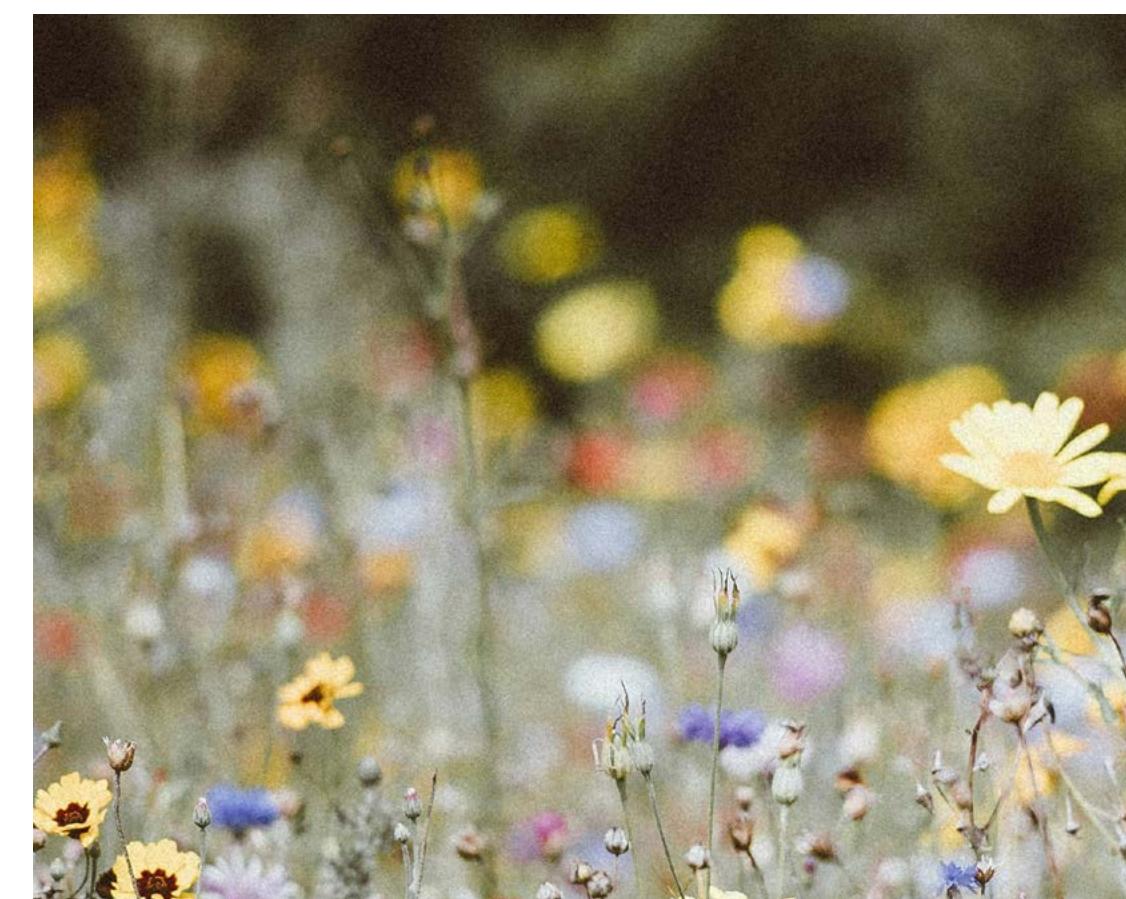
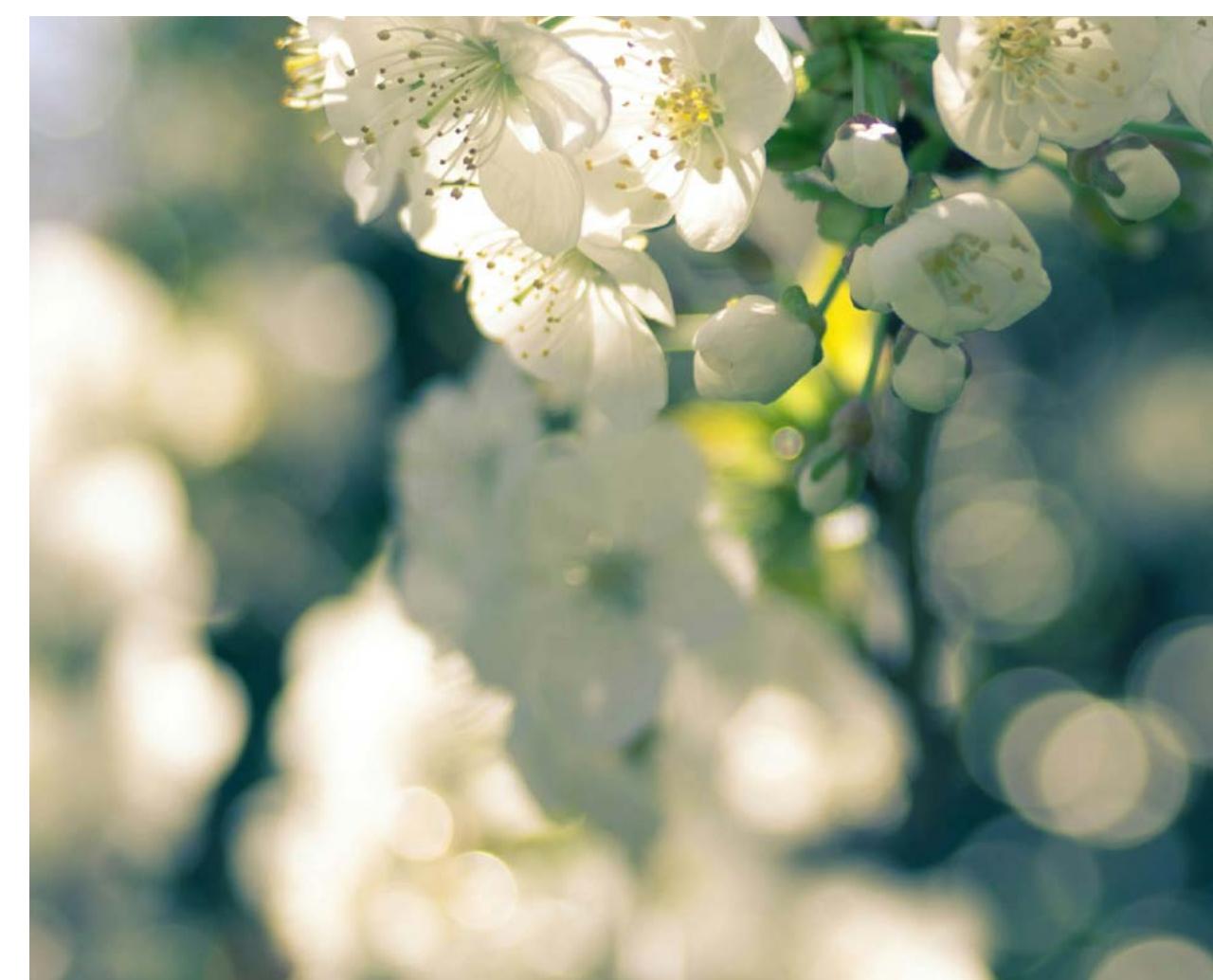
# A rooftop experience like no other

Experience panoramic views across the City of London and beyond from the reimagined roof terrace. Made with a mass timber structure, the pavilion provides a space for informal working, events and wellness activity. Direct outdoor access blurs the lines between indoor and outdoor spaces. Outside the meticulously chosen plants and shrubs have been selected for their seasonal interest, resilience and alignment with local conservation aims, creating a rooftop garden to use and enjoy year-round.



Adaptable space for work and wellness

Year-round rooftop garden with carefully crafted spaces to enjoy



# Eighth floor – roof pavilion & terrace

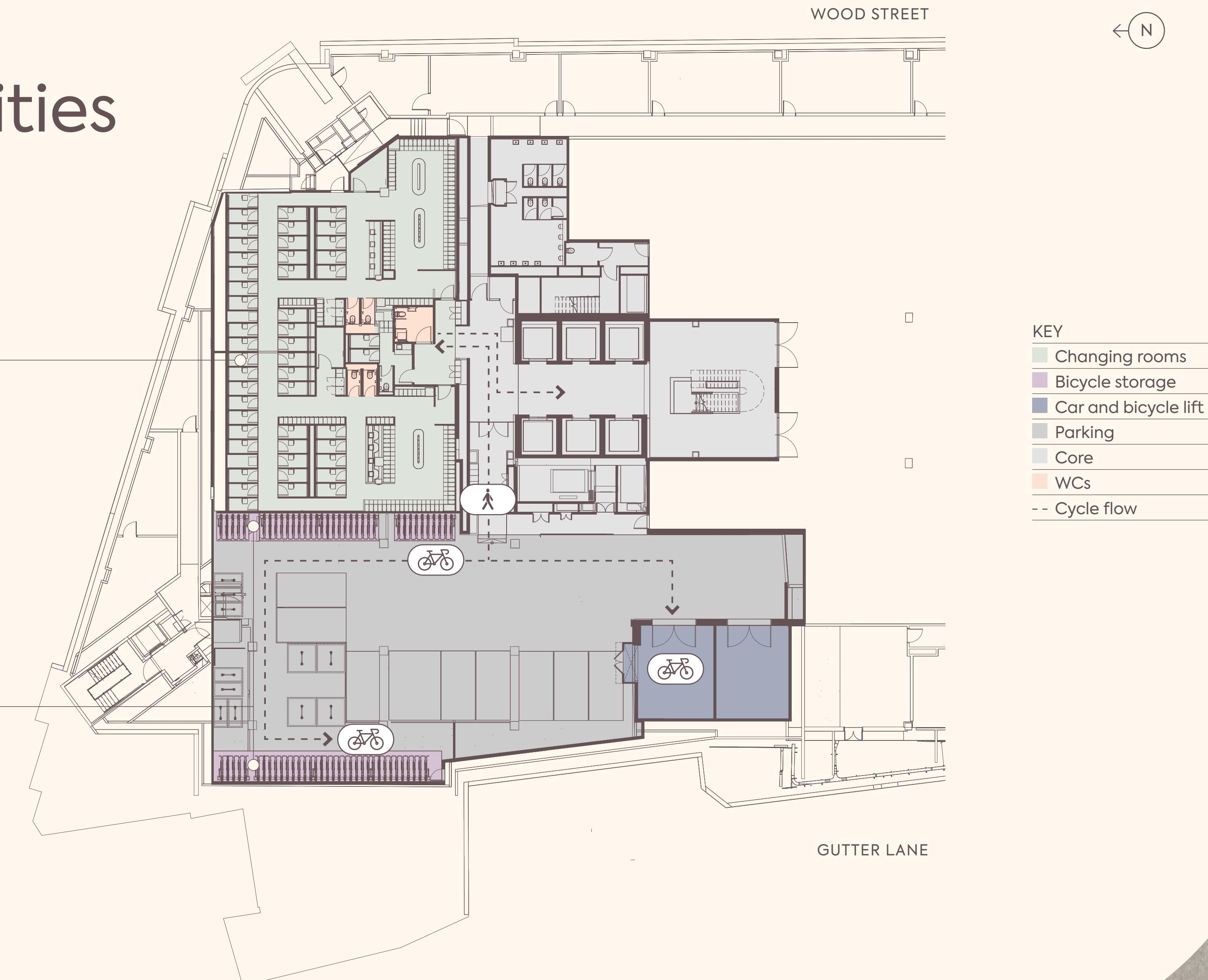
Pavilion: 1,740 sq ft, communal terrace: 1,475 sq ft



Unique views of the City

1. Pavilion
2. Outdoor meeting
3. Relaxation room
4. Seating in nature
5. Secret garden
6. Sensorial garden

# Lower ground end-of-trip facilities



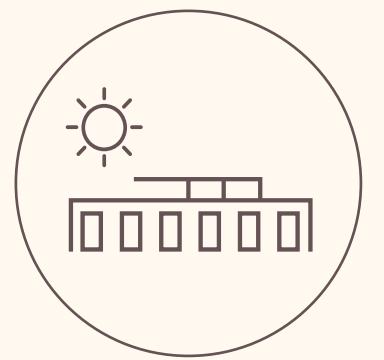
Floor plans not to scale. For identification purposes only.



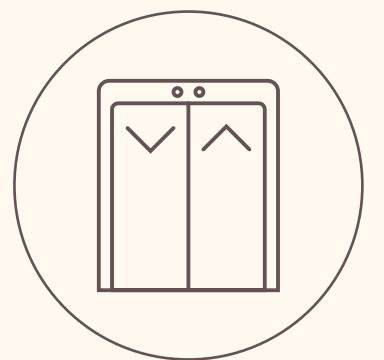
Club-like facilities  
to start your day

# Specification

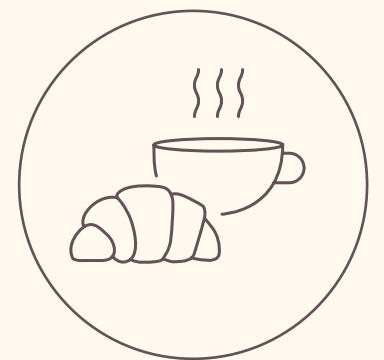
# Unrivalled specification



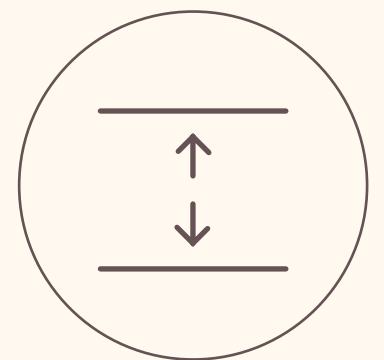
1,475 sq ft communal roof terrace  
plus 1,740 sq ft rooftop pavilion



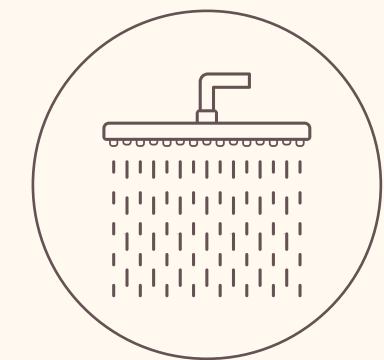
6 x 24 person passenger lifts



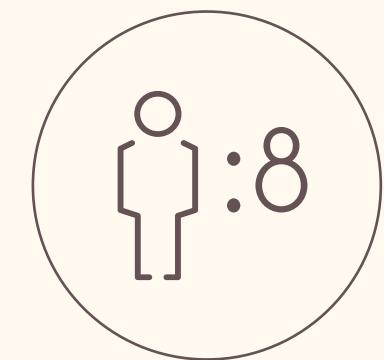
Exclusive Ten Gresham occupier  
benefits at Manicomio



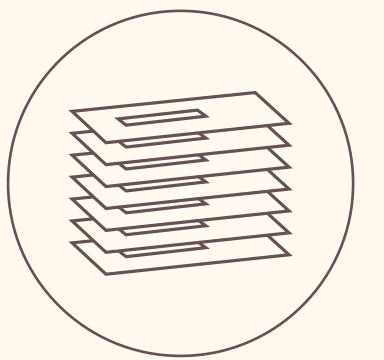
2.8m floor to ceiling height



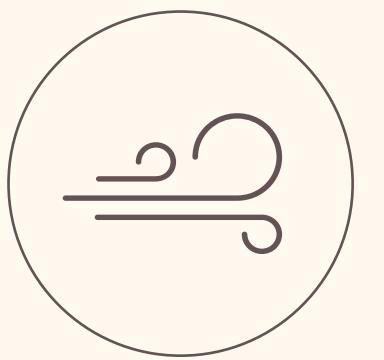
Club-like end of trip facilities  
including 480 cycle spaces,  
480 lockers & 49 showers



1 person per 8 sq m  
occupational density



Virtually column-free floor plate  
with central atrium providing  
excellent natural light



16 litres fresh air per  
second per person

# Detailed specification

## Category A Definition

The office units are finished to Category A standard.

### Category A standard finish comprises:

- Raised floors & skirtings. Raised floor throughout CAT A office Skirting to the exterior of cores A,B,C,D & E and partitions.
- Exposed soffits and services. Extension of mechanical and electrical services from the risers across the lettable space including cooling and heating systems, office ventilation and life safety systems such as fire alarms, sprinklers and emergency lighting.
- Open plan based suspended lighting solution.
- Distribution Boards.
- Statutory Signage for means of escape.
- Security access control system at entry points from core to office areas.
- Decorative finishes to the internal face of the external and core walls to be made good and repainted
- Decorative cladding to encapsulate internal columns to be made good and new column encasement installed to match existing

## The Building

### Sustainability

BREEAM 2014 Refurbishment & Fit-out : Targetting 'Outstanding'. Targetting EPC B rating.

### WELL Building Standard

The Stage 4 design incorporates elements of the WELL Building Standard V1 Core and Shell.

## Summary of Performance Criteria and Key Dimensions

### Key Dimensions

#### Top of finished floor level to underside of Cat A ceiling - office areas:

- 2,800mm on 3rd floor

#### Total raised floor zone from SSL to FFL:

- 180mm on typical composite concrete-steel deck
- 75mm on CLT infill deck

\*Based on record drawing information

### Structural Loadings

**Office floors:** (level 3) - 2.5kN/m<sup>2</sup>+1.0kN/m<sup>2</sup> =3.5kN/m<sup>2</sup>  
5% of floors area at 7.5kN/m<sup>2</sup>  
(Allowance of 0.9kN/m<sup>2</sup> for services, ceilings, raised floor)

**Staircases:** 4.0kN/m<sup>2</sup>

**Roof (access for maintenance):** 1.5kN/m<sup>2</sup>

**Plant areas (generally):** 7.5kN/m<sup>2</sup>

**Plant area (roof pavilion):** 3.5kN/m<sup>2</sup>

**Basement (incl. plant areas):** 7.5kN/m<sup>2</sup>

**Loading Bay:** 11.0kN/m<sup>2</sup>

**Roof Terraces:** 4.0kN/m<sup>2</sup>

**Reception:** 4.0kN/m<sup>2</sup>

**Car Park:** 2.5kN/m<sup>2</sup>

**Core Areas (Circulation/Lift Lobbies):** 4.0kN/m<sup>2</sup>

**Toilets & Partitions:** 3.0kN/m<sup>2</sup>

### Parking Provision

1 Accessible parking space with provision for electrical charging to all spaces.

### End of Journey Amenities

**Two tier:** BS - 254 LG - 140

**Sheffield Stands:** BS - 10 LG - 10

**Adapted stand:** BS - 14 LG - 8

**Cycle lockers:** BS - 24 LG - 24

**Total** – 480 Cycle Spaces

**Cyclist showers and toilets:** 48 showers including 1 accessible shower and toilet cubicles; 2 male and 2 female 1 Gender Neutral toilet cubicle.

**Lockers:** 480 lockers spread between LG & BS level

**Drying rooms:** 2 drying rooms situated in male and female space.

### Temperatures

#### External

Summer 30°C db (21°C wb)

Winter: -4°C saturated

#### Internal

##### Office

Winter 21°C ± 2°C Uncontrolled % RH

Summer (mean): 24°C ± 2°C Uncontrolled % RH

#### Lobbies and reception

Winter 22°C

Summer (mean): 24°C ± 2°C Uncontrolled % RH

### Electrical Services

**Office lighting demand:** 6W/m<sup>2</sup>

**Office small power:** 25W/m<sup>2</sup>

**Office fan coils:** 6W/m<sup>2</sup> on floor and in vertical risers

### Landlord's life safety:

400kVA prime rated generators

**Tenant generator:** Location provided for install by occupier

### Lighting Levels

#### Offices:

- 500 lux average at working plane 0.7 uniformity
- Unified Glare Rating (UGR) ≤19

Lift lobbies: 200 lux Toilets: 200 lux

### Lift Performance

**Population:** 1 person/8m<sup>2</sup> throughout 80% utilisation

**Traffic:** 85% up, 10% down and 5% inter-floor.  
Average Waiting Time (AWT) 30 seconds — LG-L7

### Average time to destination:

80 seconds — for all journeys.

**Goods lift:** Dedicated 2,000kg load

**Fire-fighting lift:** As required by fire strategy

**Bicycle lift:** Dedicated 18 person/1,350kg load  
Prioritised Car lift 4,750kg

### Occupancy

#### Office occupancy:

- 8m<sup>2</sup>/Person generally

#### Office fresh air:

- 8m<sup>2</sup>/Person generally at 16/l/s/person

#### Office means of escape:

- 6m<sup>2</sup>/Person

#### Sanitary accommodation:

- 8m<sup>2</sup>/Person (60:60 M/F split)

**Office disabled toilets:** Included in above with unisex cubicles provided

#### Ground floor entrance toilets:

1 accessible cubicle

## Cat A Office Areas

### Floors

Raised access floor to provide an overall zone of 180mm on typical composite concrete-steel deck and 75mm on CLT infill deck

600 x 600mm fully encapsulated panels on an adjustable steel pedestal system.

Floor finishes by tenant.

### Ceilings

Linear and pendant LED light fixtures suspended to Cat A ceiling level (varies).

Plasterboard / acoustic wool with plaster finish along internal facade perimeter to incorporate linear slot diffusers.

Plasterboard / acoustic wool with plaster finish along internal atrium perimeter to incorporate blind box recess.

## Building Services

### Incoming Electrical Power Supplies

2x 11,000 volt supplies supply the building from the on site UKPN substation.

These provide 3.3MVA to the building via the landlord side HV switchgear.

The Switchgear is configured such that either supply can support the whole building load.

The electrical services distribution will be arranged to allow for either single floor, multiple floor by floor or two tenancies per floor. Separate metering shall be provided for tenant's and landlord's services, monitored by the BMS.

Separate metering shall be incorporated to enable individual meter readings for both lighting and power loads.

### Central Cooling Plant

The building is heated/cooled via air source heat pumps, with a chiller to accommodate summertime peaks.

### Office Air Conditioning

The offices are air conditioned by means of a four pipe fan coil system. Fan coil units have EC/DC motor type/variable speed control.

Conditioned air is supplied to the office spaces by means of a four pipe fan coil system. Each fan coil unit is complete with cooling coil, heating coil, filter, fresh air inlet connection, fan section and supplies air via a ducted plenum and linear slot type diffusers to suit the planning grid.

### Fire Protection Services

Sprinkler System: The commercial sprinkler system is designed to comply with BSEN 12845:2009 + A2 technical bulletins with a hazard classification of OH3. The system serves the loading bay, car park, basement plant and office areas.

### Stand-By Power Systems

The landlord 375kVA life safety generator provides support to the life safety supplies and equipment via a number of ATS.

A separate standby generation system provides power back up to the Tenant risers in the event of power failure.

### Fire Alarm and Detection Systems

A dedicated fire alarm installation has been supplied, installed, tested and commissioned in full accordance with the Building Fire Strategy and BS 5839 and EN 54-23.

### Telecommunications

The building is provided with 3 No. IT entry points for Tenants to bring in Service provider circuits.

### Security

#### The security systems are comprised of the following:

- Security Management System for monitoring, controlling and responding to security alarms.
- CCTV monitoring of internal and external landlord areas including lifts, stair cores, cycle stores and reception areas.
- Electronic access control system for landlord areas.
- Interface of electronic access control system to turnstiles and the lift destination control system.
- Door monitoring system for doors exiting the building.
- Intercoms at external doors for building users arriving out of hours.
- Panic alarm buttons located at security locations,

### Vertical Transport Provision

**Passenger lifts** 1-4 (LGF-L7) 5&6 (LGF-L8)

**Lift size/weight:** 24 person/1,800kg

**Speed:** 1.6 m/s

**Goods lift** GL1 (L8 Evacuation)

**Basement to L8**

**Lift size/weight:** 2,000kg

**Speed:** 1.0 m/s

### Fire-fighting lift D

**FL1 (Ground-L7) :** FL2 (Ground-L6) : FL3 (LGF-L6)

**Lift size/weight:** 630 kg

**Speed:** 1.0 m/s

**Vehicle Lift 1 (Ground-LGF)**

4,750kg - 0.4m/s

**Vehicle Lift 2 (Ground-Basement)**

Prioritised for cycle use.

4,750kg - 0.4m/s



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**PROJECT TEAM**

<b>Contractor</b> MACE	<b>Project Manager</b> Knight Frank
<b>M&amp;E Consultant</b> AECOM	<b>Development Manager</b> Thamesis
<b>Structural Engineer</b> AECOM	

**INVESTMENT & ASSET MANAGER:**



**ARCHITECT:**



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