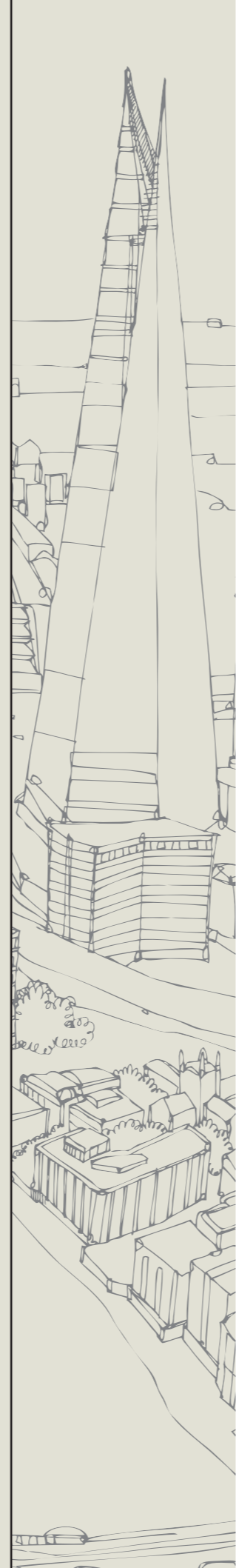


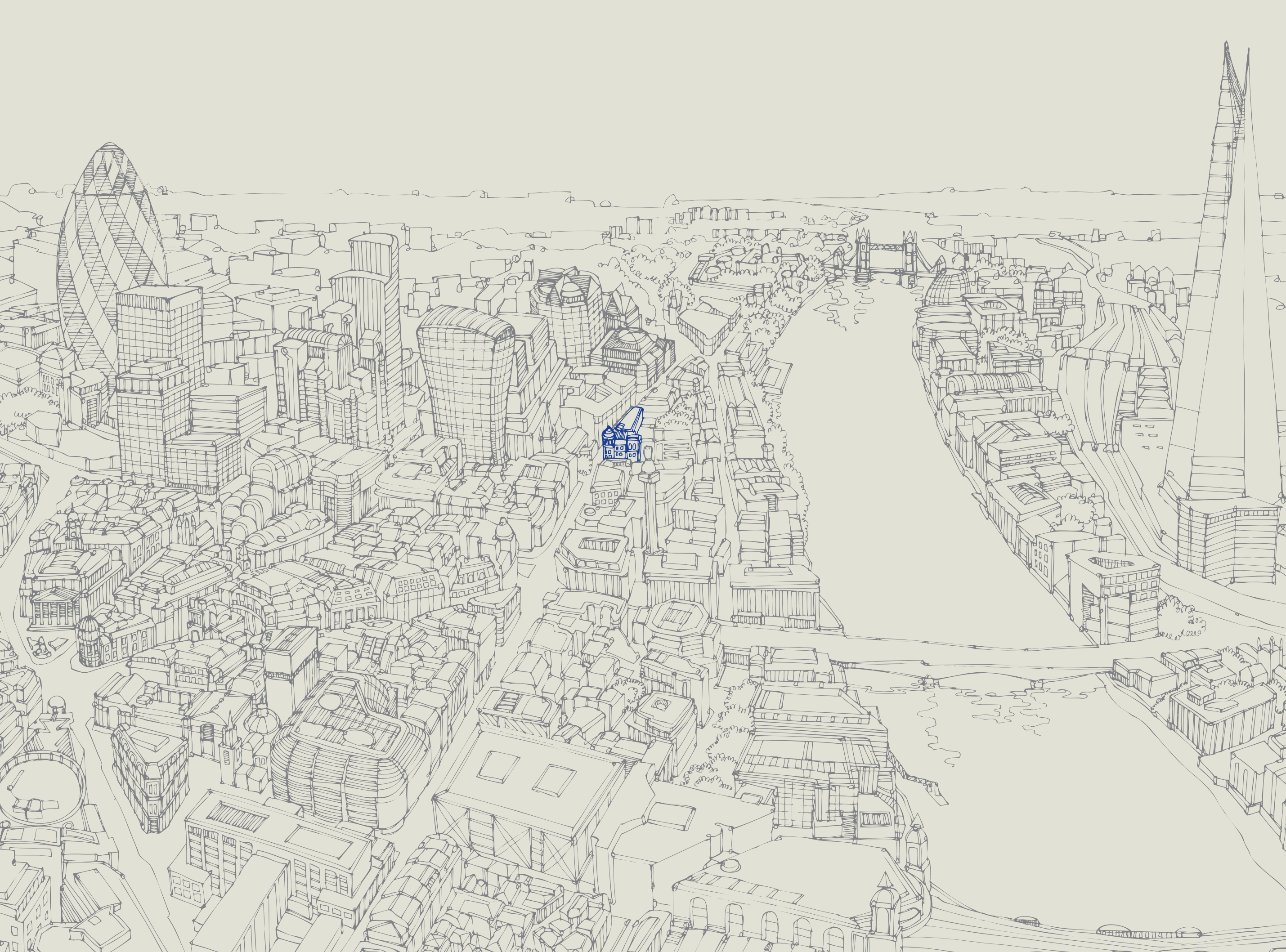
30 EASTCHEAP
LONDON EC3



30 EASTCHEAP

19,054 sq ft of new office space behind
an impressive façade





30 EASTCHEAP

19,054 sq ft of new office space behind
an impressive façade



A GRAND FAÇADE

The Building

30 Eastcheap has a stately period façade with distinctive dome tower details to either end, framing the main structure. The stonework features elaborate details and gives the building its unique charm.



KEY TRANSPORT LINKS ALL WITHIN A SHORT WALK



Local Landmarks

Surrounded on all sides by the City's most iconic architectural landmarks, 30 Eastcheap couldn't be situated better for walking access to all the City has to offer.

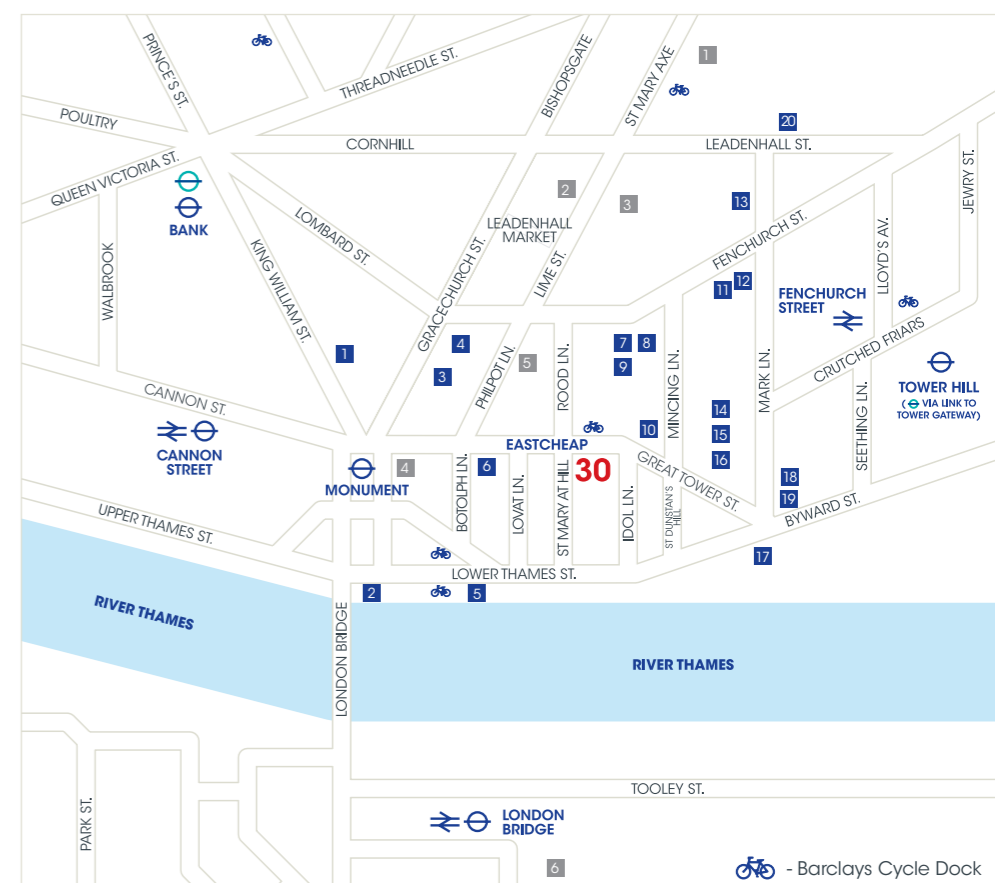


Transport & Amenities

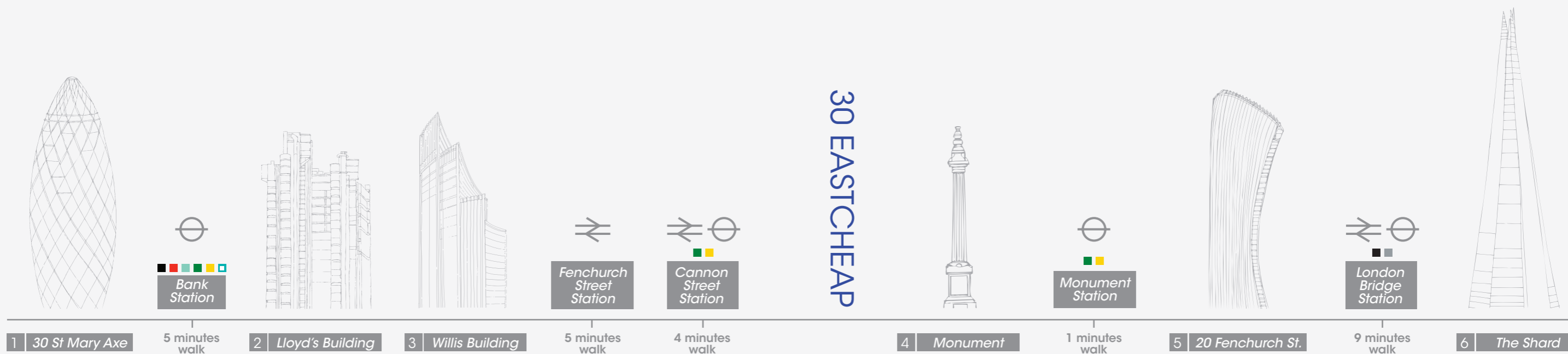
30 Eastcheap is 100m away from Monument Station (District & Circle lines) and close walking distance to several other Underground (Bank, Cannon Street, London Bridge) and Mainline Stations. (Fenchurch Street, Cannon Street, London Bridge).

Local Occupiers

- 1 ICBC
- 2 Berwin Leighton Paisner
- 3 Royal London Group
- 4 Allianz
- 5 Clarksons
- 6 Hyperion Group
- 7 Accenture
- 8 Chaucer Insurance
- 9 Royal & Sun Alliance
- 10 Beazley Group
- 11 Aviva
- 12 AIG
- 13 Mitsui Sumitomo
- 14 London Underwriting Centre
- 15 DAC Beachcroft
- 16 Zurich
- 17 Marsh
- 18 Gen Re
- 19 Axa Insurance
- 20 ACE Insurance



LANDMARKS ON YOUR DOORSTEP



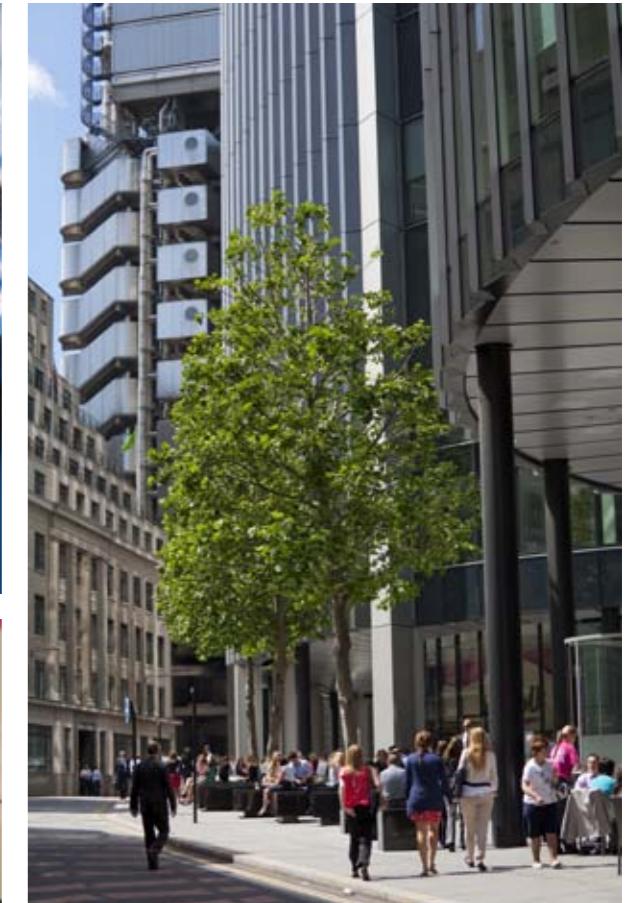
IDEAL LOCATION FOR A BREAKFAST MEETING OR A RELAXED LUNCH

Leadenhall Market

Dating back to the 14th century and situated in what was the centre of Roman London, Leadenhall Market was originally a meat, poultry and game market.

Leadenhall Market offers a range of shops, restaurants, cafés and pubs:

- Chamberlain's Restaurant
- Brokers Wine Bar
- Leadenhall Italian
- Lamb Tavern
- Ortega
- Reiss
- Jigsaw
- Gieves & Hawkes
- Jaeger
- Jeeves of Belgravia



Local Restaurants

- Itsu
- Corney & Barrow
- The Folly
- The Gaucho
- Marks & Spencer
- Jamie's
- Bolton's
- Caravaggio

QUALITY SPECIFICATION

**Specification**

- Extensive refurbishment
- Remodelled entrance
- Manned reception
- New Category A finishes throughout
- New VRF air conditioning
- Efficient floors with excellent natural light
- Bike storage and shower / changing facilities

A Warm Welcome

In contrast to the period façade, the reception has new, contemporary styling. A stunning curved wall sits behind the solid black, curved reception desk with a sleek leather surface finish.



LIGHT, SPACIOUS AND NEWLY REFURBISHED

Light Filled Space

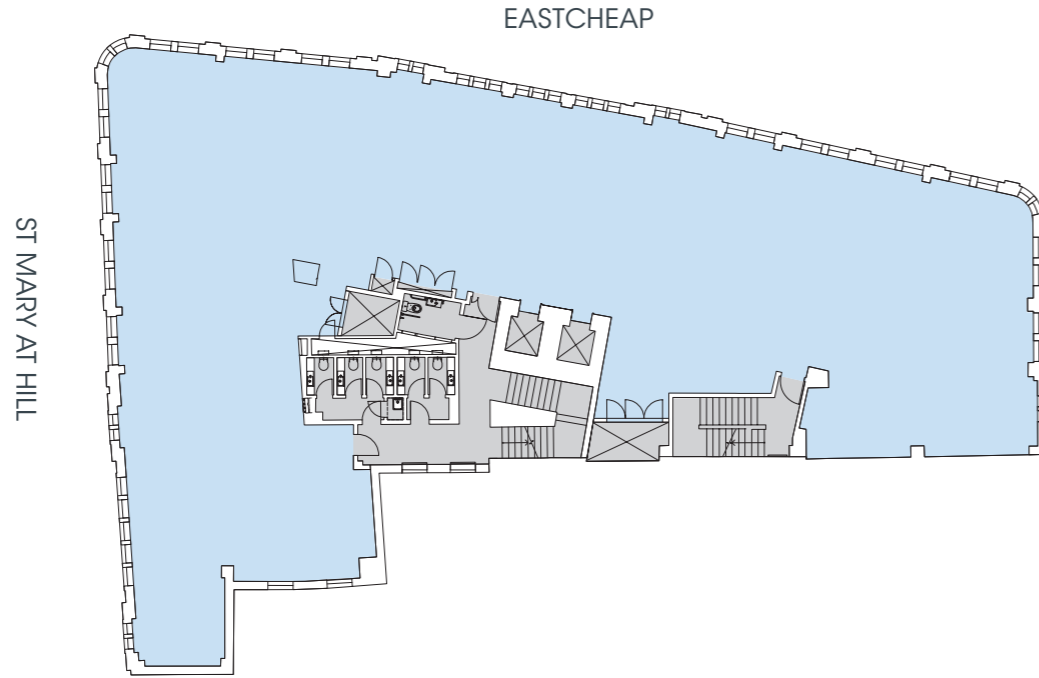
Flexible space, with excellent natural light, suitable for companies in a number of sectors with a variety of needs.

*Accommodation*

	Sq ft	Sq m
Fourth Floor	4,157	386.2
Third Floor	4,957	460.5
Second Floor	4,972	461.9
First Floor	4,968	461.5
TOTAL	19,054	1,770.1

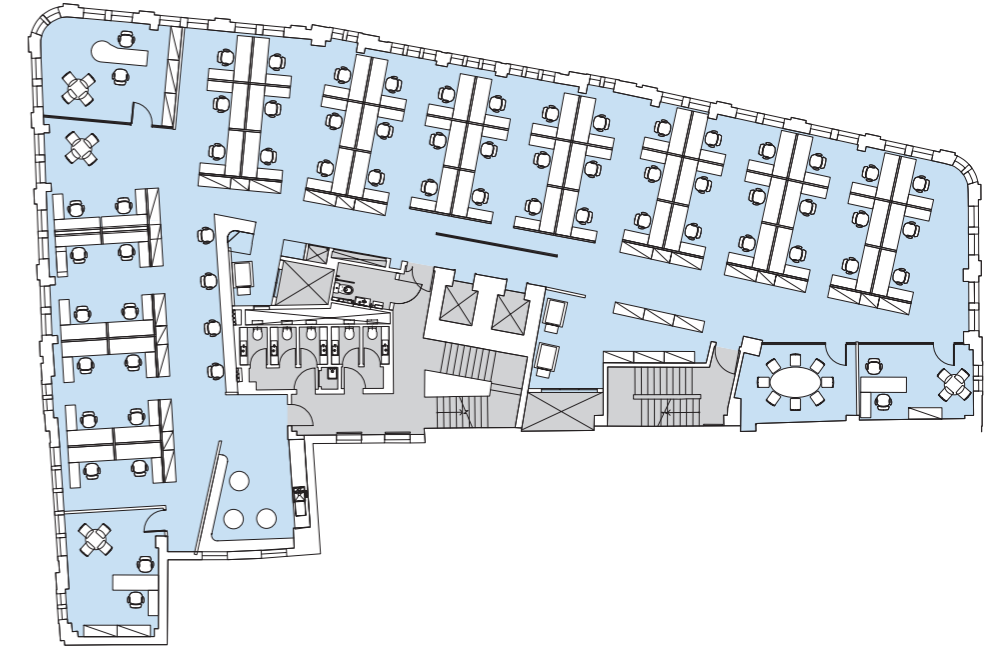
OFFICE SPACE THAT WORKS

Typical Upper Floorplan
4,972 Sq ft - 461.9 Sq m



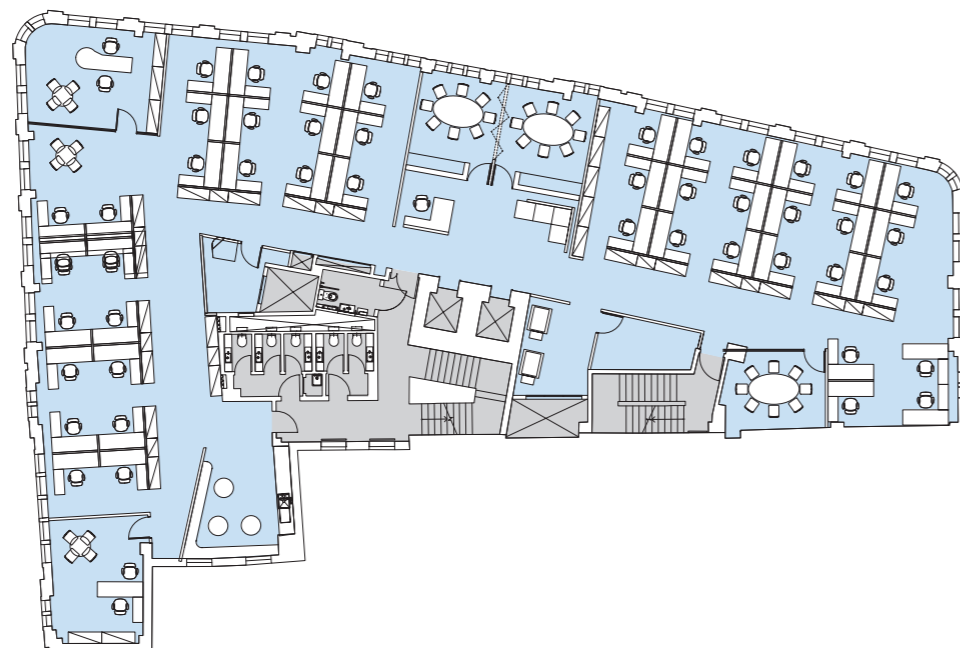
Open Plan - Without Reception
4,972 Sq ft - 461.9 Sq m

- 54 Open Plan Workstations
 - 3 Large Single Offices
 - 4 Hot Desks
 - 1 Meeting Room
- 57 Total Headcount**
87 sq ft (8.1 sq m) per occupant



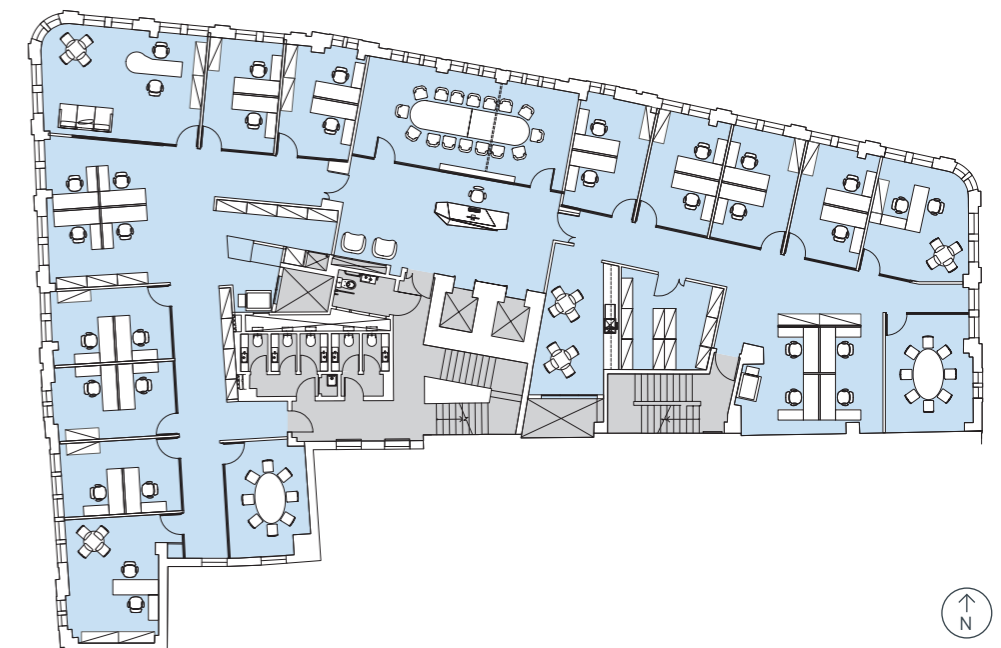
Open Plan - With Reception
4,972 Sq ft - 461.9 Sq m

- 46 Open Plan Workstations
 - 2 Large Single Offices
 - 3 Meeting Rooms
 - 1 Receptionist
- 49 Total Headcount**
101 sq ft (9.4 sq m) per occupant



Cellular Space Plan
4,972 Sq ft - 461.9 Sq m

- 8 Open Plan Workstations
 - 3 Large Single Offices
 - 9 x 2 Person Offices
 - 4 Meeting Rooms
 - 1 Receptionist
- 30 Total Headcount**
165 sq ft (15.3 sq m) per occupant



THE IDEAL SPECIFICATION FOR YOUR NEW SPACE

1.0 Design Criteria

Overall raised floor (including tile depth):

Fifth Floor	Plantroom
Fourth Floor	150mm
Third Floor	150mm
Second Floor	150mm
First Floor	150mm
Ground Entrance Hall	N/A
Basement	Changing Areas and Plant

Overall finished floor-to-finished ceiling height in general office areas:

Fifth Floor	Plantroom
Fourth Floor	2700mm
Third Floor	2700mm
Second Floor	2700mm
First Floor	2700mm
Ground Entrance Hall	3400mm/3100mm
Basement	Changing Areas and Plant

Ceiling void to u/s of beams including 100mm lighting zone:

Fifth Floor	Plantroom
Fourth Floor	400mm
Third Floor	400mm
Second Floor	400mm
First Floor	655mm
Ground Entrance Hall	600 – 900mm
Basement	Changing Areas and Plant

The office partition planning is defined by the position of existing window spacing but is generally based on a 1.5m module.

Office floors are provided with a nominal 150mm raised floor including floor tile.

1.1 Occupancy Standards

Occupancy standards are as follows:	
Generally:	1:12m ²
WCs:	1:12m ²
Mechanical Systems:	1:10m ²
Means of Escape:	1:6m ²

2.0 Structure & Fabric

2.1 Loading Criteria

The existing floor slabs are believed to be designed for 2.5kN/m² live load and minimum partitions loading of 1.0 kN/m² this is inline with the minimum values given for general offices, in accordance with BS 6399 requirements.

2.2 External Cladding

The existing facade materials are Indiana Buff Limestone and red brick. The stonework has been cleaned at ground floor level and where it is visible from the 4th floor level offices. The existing double glazed aluminium windows will be refurbished and re-sprayed internally. The windows open inwards for cleaning. New gunmetal colour powder coated steel windows and frameless glass door have been fitted to the entrance. The remaining existing hardwood windows at ground floor will be retained.

3.0 Finishes

3.1 Entrance Reception and Lift Lobby

Walls
Polished plaster curved wall behind reception, lacquered panels to lift wall and walnut slatted feature with leather upholstered bench seat.

Floors
Grey porcelain tiles with hand knotted rug in well.

Ceilings
Plasterboard with drop down feature over seating with recessed linear lighting.

Reception desk
Curved black solid surface fronted reception desk with leather desktop.

3.2 Toilets, Shower Rooms and Cycle Store

Toilet Cores
Unisex superloos will be provided to all floors with unisex disabled toilets to be accessible from all floors.

Walls to Superloos
Full height porcelain tiles to back wall.

Walls to Accessible WC
Full height porcelain tiles to two walls.

Walls to WC lobbies
Walnut veneered paneling to one long wall to match WC cubicle doors.

Floors
Porcelain tiles and skirting.

Ceilings
painted plasterboard with recessed down lighters and concealed LED linear cove detail.

Fittings
White vitreous china WCs and rectangular countertop basins with mixer tap, a full width technical stone vanity unit, large mirror panel with feature LED strip lights top and bottom and concealed paper towel dispensers.

Doors
Walnut veneer

Cycle Store/ Changing Area

Cycle racks for 4 bicycles at ground floor and a further 3 in the basement all with direct access to basement changing area. This consists of three showers and a locker room all with porcelain tiled floors and walls.

Fittings
Lockers, vanity bench with hair dryer and shaving points and mirror.

3.3 Lift Car finishes

All lifts are accessed from the Entrance Hall and exit directly onto the office floors. All lift cars will have internal glass/mirror and stainless steel finishes with porcelain tile floors to match the entrance hall. Lift doors will be brushed stainless steel, with flush mounted stainless steel landing fittings.

3.4 Office Ceiling Finishes

A new suspended ceiling system will be installed comprising:

Generally
600x600 polyester powder coated SAS steel perforated ceiling panels with tegular edges laid into a 15mm exposed grid. The tiles will have 12mm plasterboard infill panel and an acoustic insulation pad to provide a high level of acoustic insulation for future cellular offices.

External Perimeter Zone (approx. 1m from external wall)
The suspended ceiling to the external wall will be formed by suspended plasterboard with a chamfered profile to 1st and 2nd floors, stepped at 3rd floor and flat at 4th floor. This will incorporate lighting and air conditioning grilles.

Core Perimeter zone
The suspended ceiling around the core will be formed by suspended plasterboard incorporating lighting and smoke detection.

3.5 Staircases
Staircases have timber handrail, treads and side strings to match walnut veneer WC doors with new carpet and nosings.

4.0 Services

4.1 Air Conditioning
Heating and cooling is provided by a VRF air conditioning system to office areas with facility for local user override and control.

4.2 Fresh Air Provision
12 l/s/person

4.3 External Design Conditions
Winter -4°C Saturated
Summer 29°C db / 20°C wb

4.4 Internal Design Conditions		
	Winter	Summer
Office areas	20°C ± 2°C	24°C ± 2°C
Staircases/ Circulation Areas	18°C dB min	Uncontrolled
Toilets	8°C dB min	Uncontrolled

4.5 Occupation
Density One person per 10m²
Zoning Typically 6 x 4.5m (perimeter areas)
Typically 50-75m² (Internal areas)

4.6 Office Lighting
350 – 400 Lux (average at working plane)
15W/m²

4.7 Small Power
25 W/m² (offices)

4.8 EPC Rating
EPC B rated

4.9 Lifts
2 x 10-person passenger lifts (800kg)
Speed 1.5m/s



1.0



2.2



3.0



3.2



3.2



3.1

FURTHER INFORMATION



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