

16

Eastcheap

An EC choice

~

16

Eastcheap



A building
that's EC to get
excited about





Behind its striking original Portland stone facade, 16 Eastcheap, EC3, has undergone a dramatic full refurbishment and extension.

36,000 sq. ft of modern self-contained office space has been created over 7 floors, with an extended roof terrace. A place to enjoy panoramic views of iconic London landmarks and the Thames.

It's EC to see what all the excitement is about.

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An EC place to grow

Alex dreams of having
an HQ at 16 Eastcheap

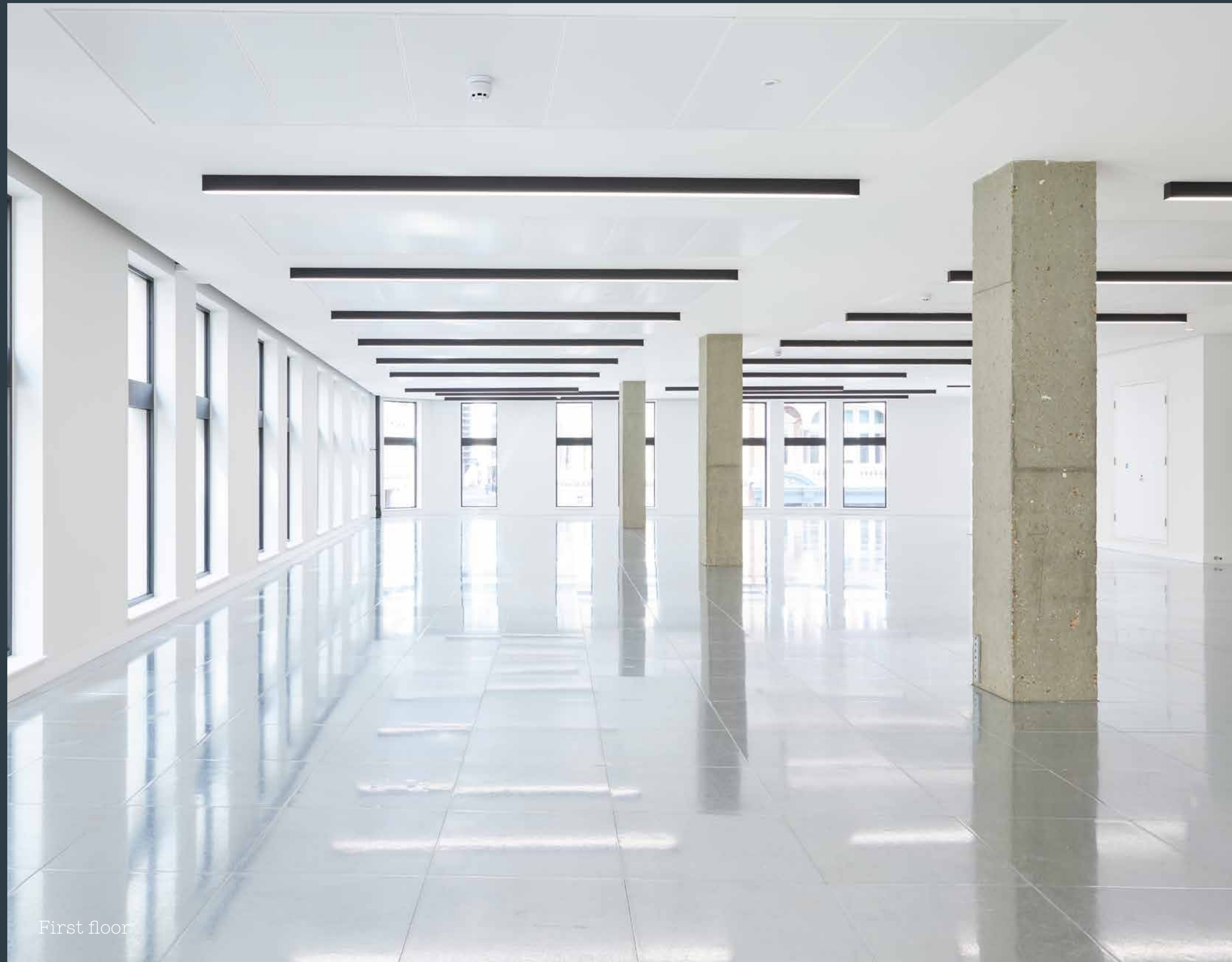


Reception



Cat A Specification

- Manned reception
- Rooftop terrace
- 1:8 occupational density
- 2 x 13 person passenger lifts
- Light filled duplex 5th & 6th floors
- VRV Air conditioning
- New LED lighting
- Exposed columns
- Raised access floors
- Post-Covid considered design



First floor



Second floor



Third floor



Fourth floor

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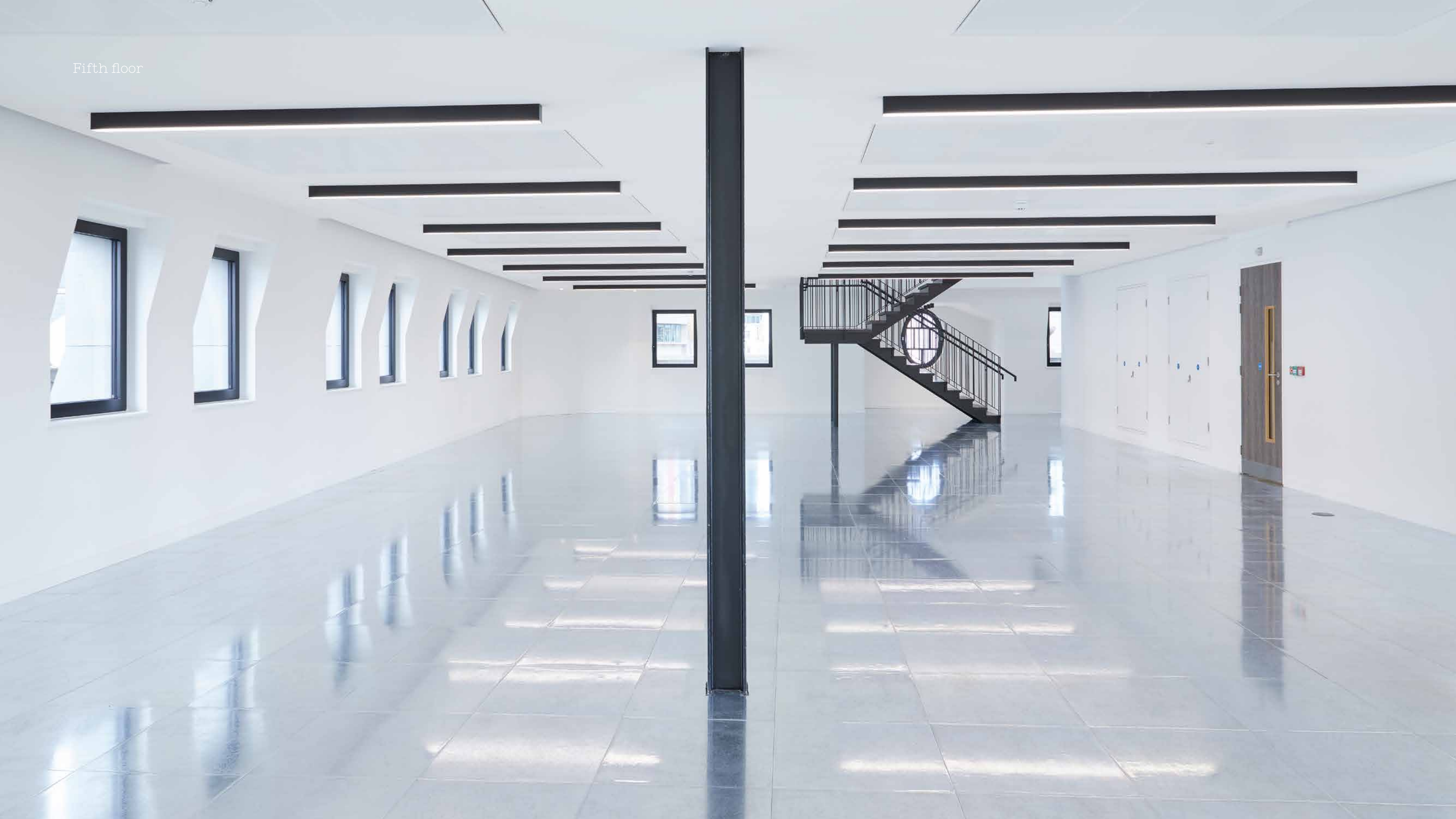


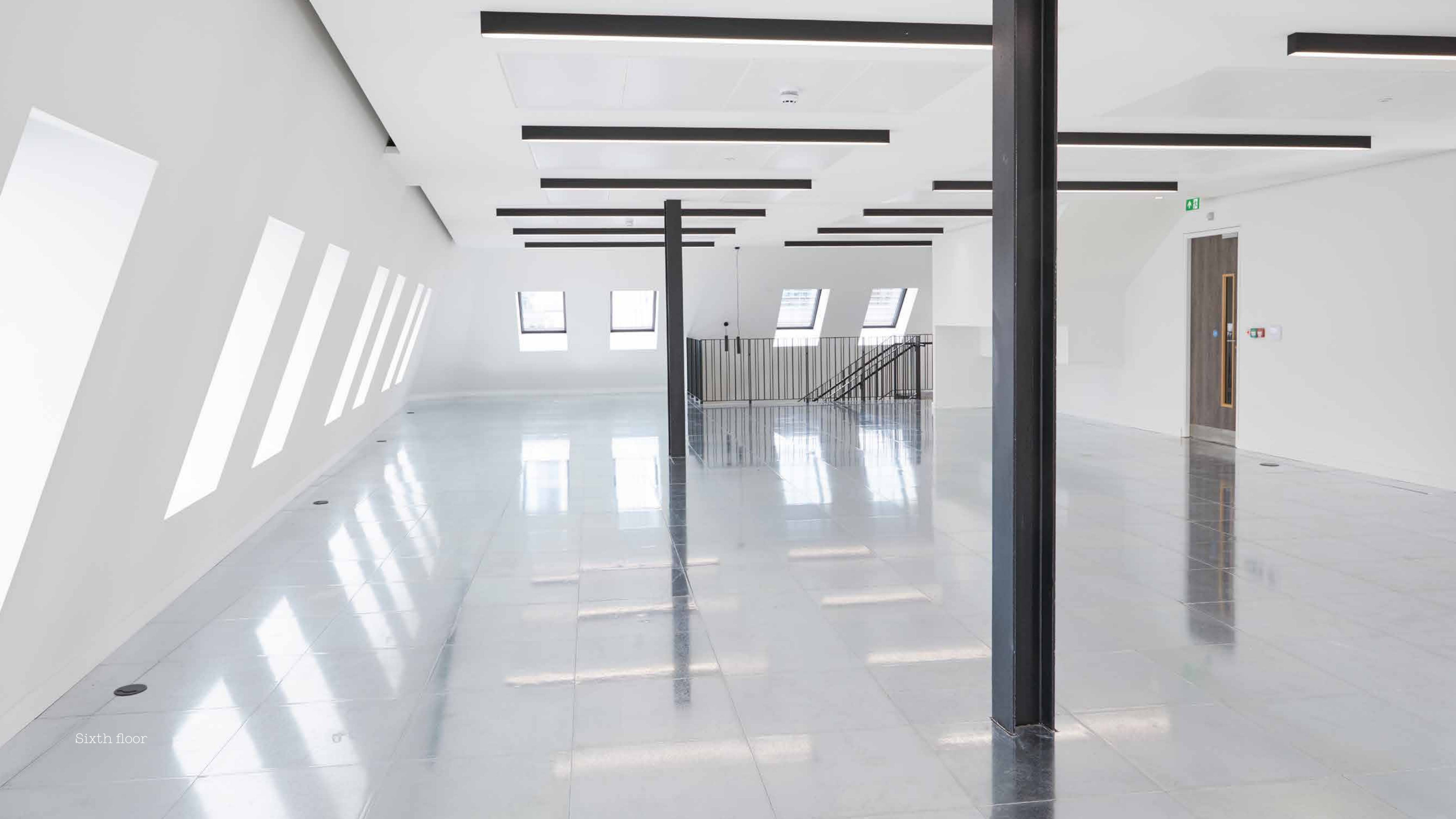
EC to be impressed
with the views from
the roof

Chris is astonished with what
he sees from the rooftop terrace

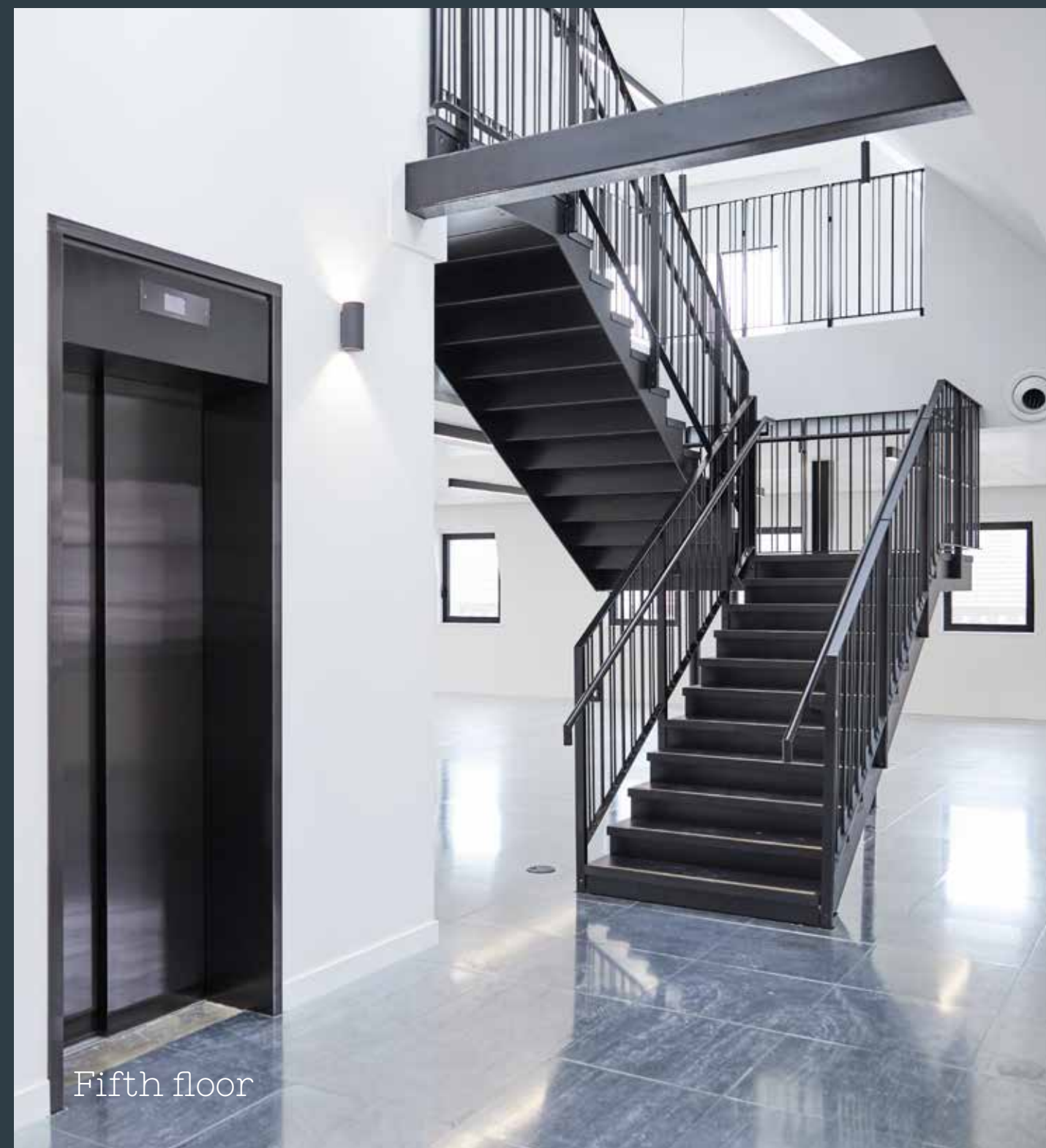


Fifth floor





Sixth floor



Fifth floor

Bright and EC

Light filled duplex 5th & 6th feature floors benefit from a roof terrace with panoramic views.



Roof top terrace facing north



Roof top terrace facing south

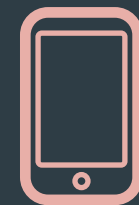
 Take a virtual tour

EC to feel good

The striking renovation of this City HQ at 16 Eastcheap has been designed taking into account health and wellbeing in the workplace, whilst capitalising on technological advancements.



WiredScore Platinum,
World-class digital
infrastructure



Contactless entry system



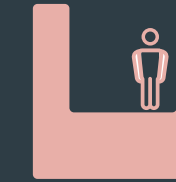
A thermal sensor health
screening point at the front
entrance



Touch-free taps, toilets
and entrance doors



Integrated protective
screens at reception



Outdoor space with
a large roof terrace



Filtered air ventilation system
incorporated into the air
conditioning system



58 bicycle spaces /
6 folding bicycle lockers



100 lockers



7 showers



Lower Ground Lockers



Lower Ground Facilities



Lower Ground Bike Racks



Lower Ground Facilities



Lower Ground Facilities

Wired Score



16 Eastcheap has achieved a Wired Certified Platinum rating, the highest possible classification.

The building will benefit from a world-class digital infrastructure which means a reliable, fast and secure service that is able to meet the highest digital requirements.

Secure, reliable and resilient site wide digital infrastructure

A Platinum rating means the building can provide reliable and consistent connectivity. With diverse intakes and risers, a backup generator and a diverse power supply it is resilient against any single point of failure. All Telco equipment is also located in dedicated secure, climate controlled and appropriately sized Telco rooms which are physically secure to protect against service disruption from accidental damage or even data theft.



A seamless connectivity experience

16 Eastcheap will facilitate tenants with a seamless connectivity experience, giving you quick access to world-class high-speed internet and mobile services throughout. The Standard Wayleave Agreement is already on file which will significantly reduce the time it takes for any additional ISP to service a building.

A wide choice of fibre providers

BT Openreach, euNetworks, Zayo and Virgin Media have fibre infrastructure in the street and can service the building upon request with Colt already present. This provides substantial service choice and options for backup provision. It also creates a competitive pricing environment giving you access to the best available rates; with the ability to negotiate the service that suits your connectivity without compromising on speed.

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An EC place
to get to

Liv is amazed how quick
it is to get to Eastcheap



EC in. EC out.



By bike

2
min

London Bridge

2
min

Tower Hill

4
min

Liverpool St.

6
min

Blackfriars

6
min

City Thameslink

8
min

King's Cross



By air

21
min

City Airport
from Bank
via DLR

30
min

Gatwick
from London Bridge
via Thameslink

33
min

Heathrow
from Liverpool St.
via Crossrail

37
min

Luton
from City Thameslink
via National Rail

47
min

Stansted
from Liverpool St.
via Stansted Express



By foot

1
min

Monument

4
min

Cannon St.

4
min

Bank

7
min

Tower Hill

8
min

London Bridge

13
min

Liverpool St.



By tube/
train

8
min

Bond Street
from Bank
via Central

8
min

Stratford
from Liverpool St.
via Crossrail

11
min

Canary Wharf
from Bank
via DLR

11
min

King's Cross
from Bank
via Northern

14
min

Victoria
from Monument
via Circle

EC to get about.

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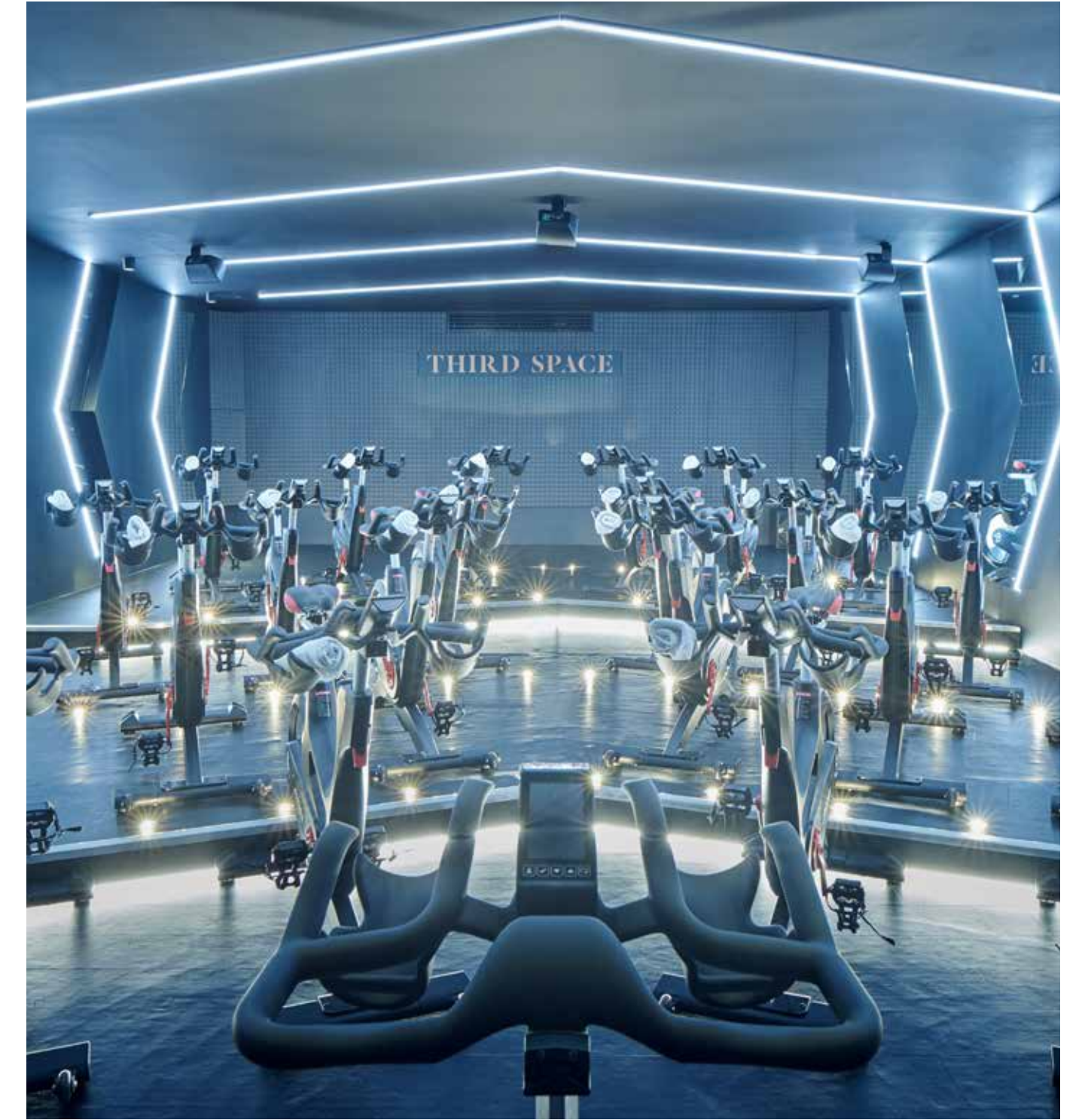


An EC place to socialise

Jill loves the choice of
great venues for her to
meet, eat and drink



EC to meet, eat,
work out and
wind down



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Eastcheap



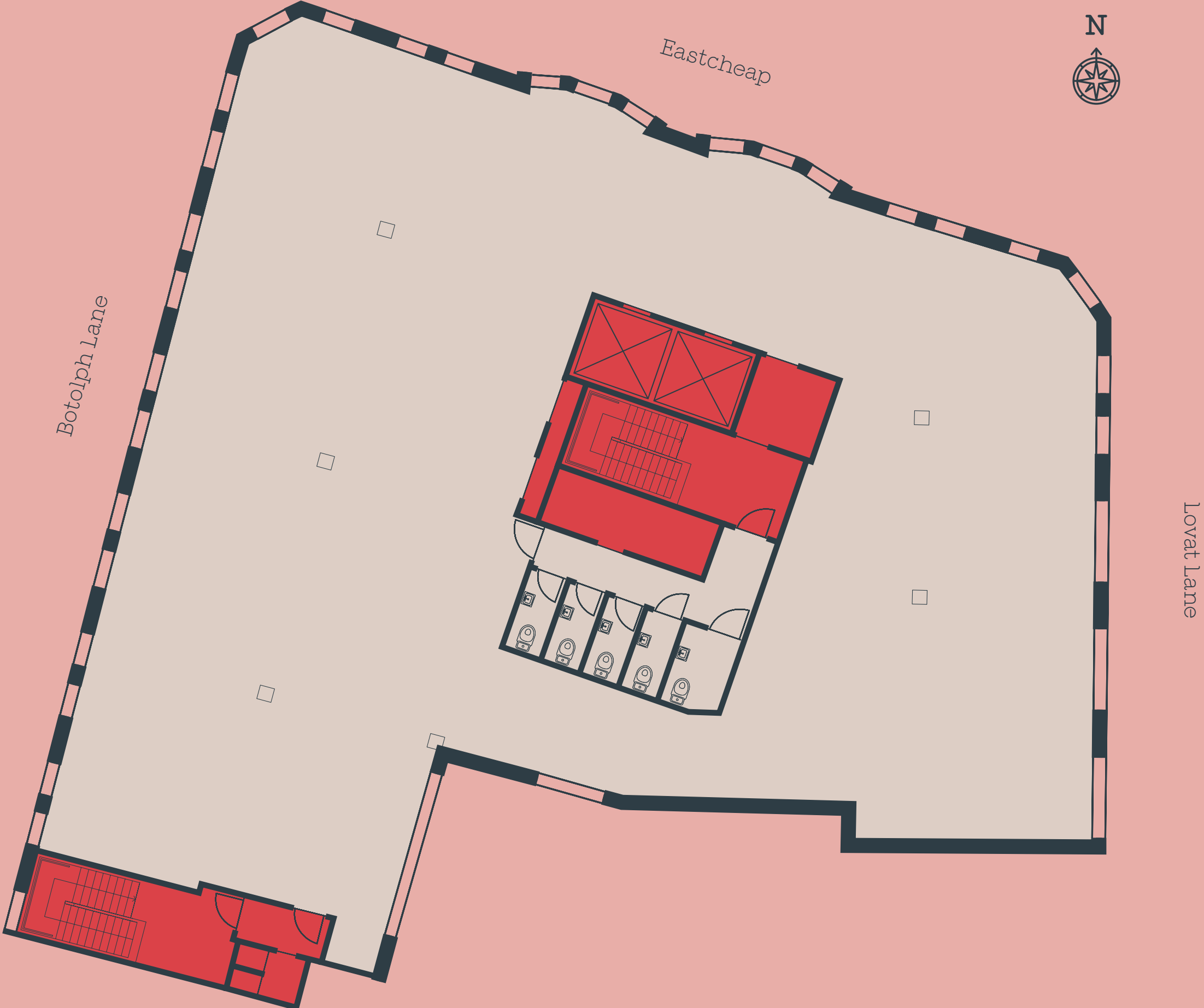
An EC place
to plan for

Oliver is pleased he
has found the space he
was looking for

Accommodation

Floor	sq. ft	sq. m
Roof Top Terrace	1,022	95
Fifth & Sixth	7,373	685
Fourth	5,548	515
Third	5,790	538
Second	5,879	546
First	5,951	553
Reception	751	70
Ground	4,576	425
Lower Ground	973	90
Total*	36,841	3,422

Typical Floor



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Key

Office

Reception

Core

Terrace

*Total excluding roof terrace.

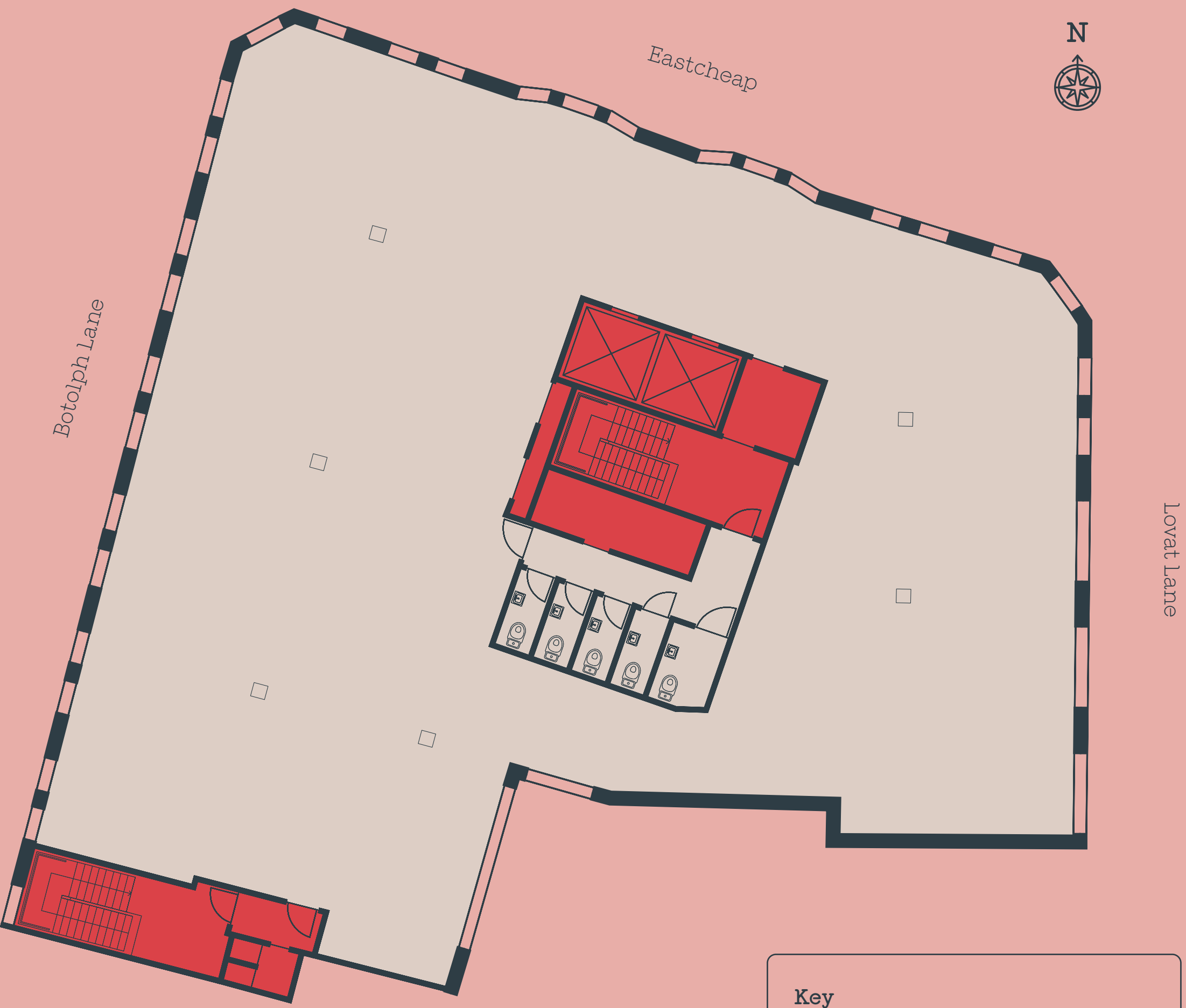
Ground

4,576 sq. ft | 425 sq. m



First Floor

5,951 sq. ft | 553 sq. m



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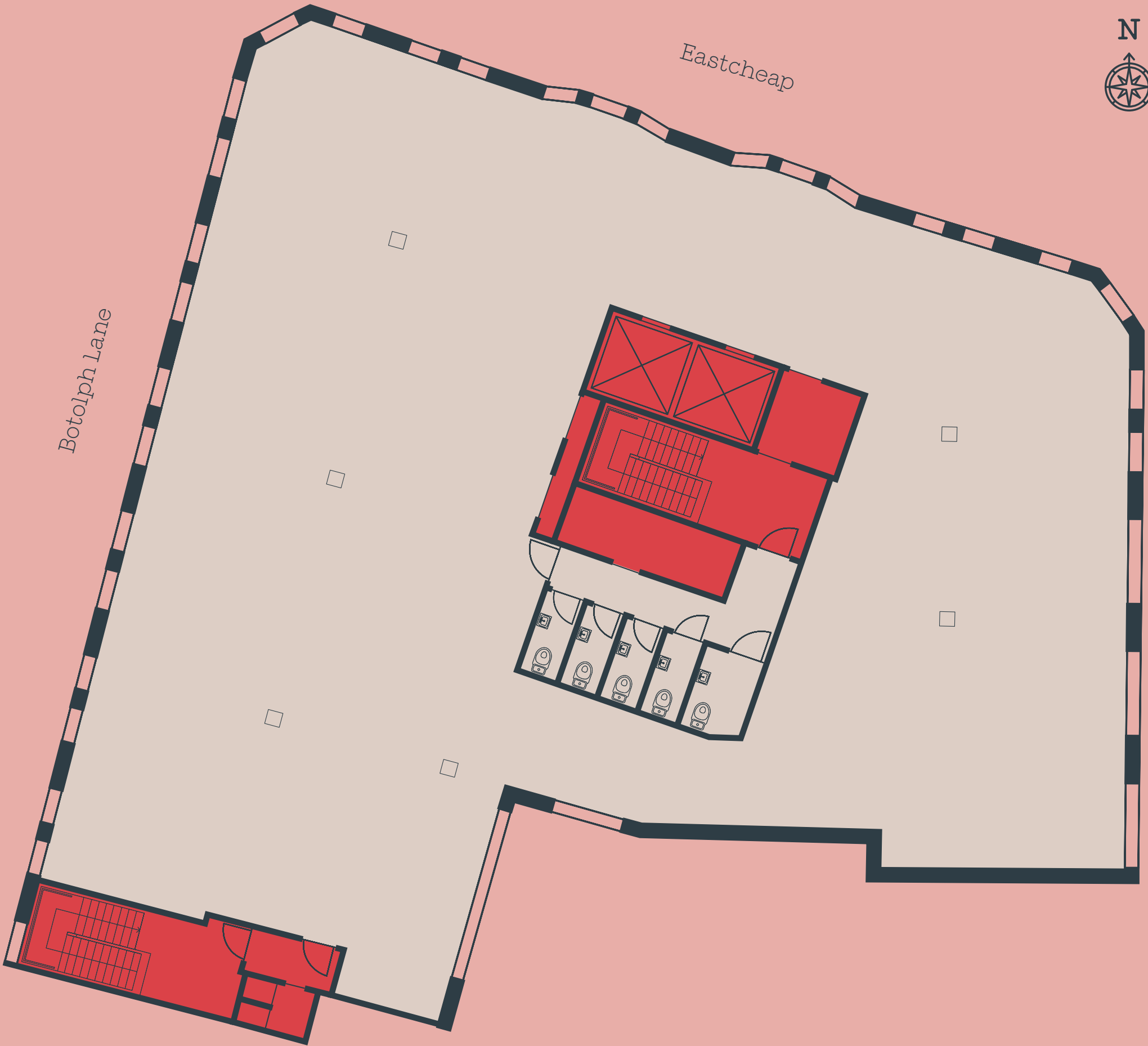
Key

Office	Core
Reception	Terrace

Plans for indicative purposes only

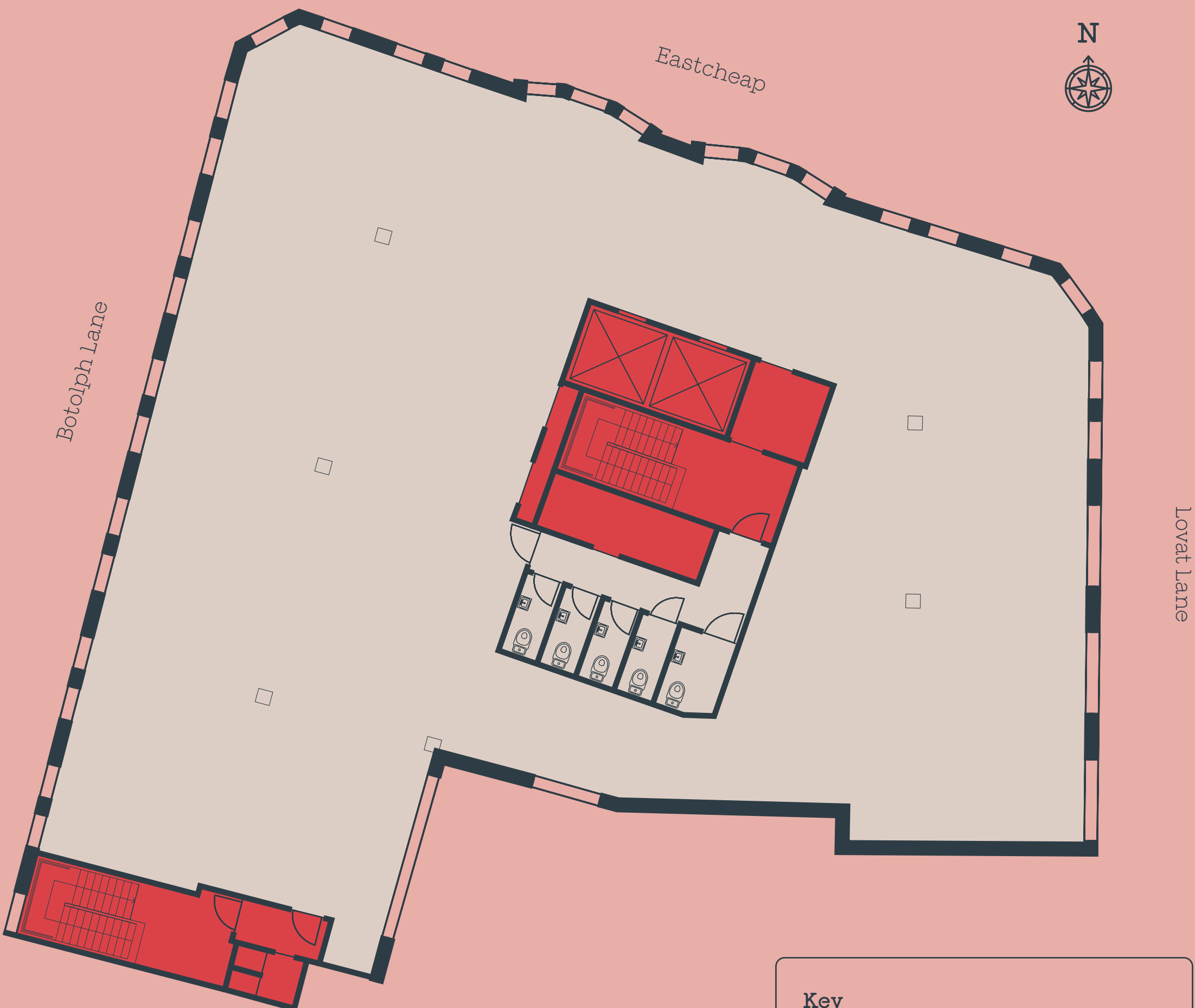
Second Floor

5,879 sq. ft | 546 sq. m



Third Floor

5,790 sq. ft | 538 sq. m



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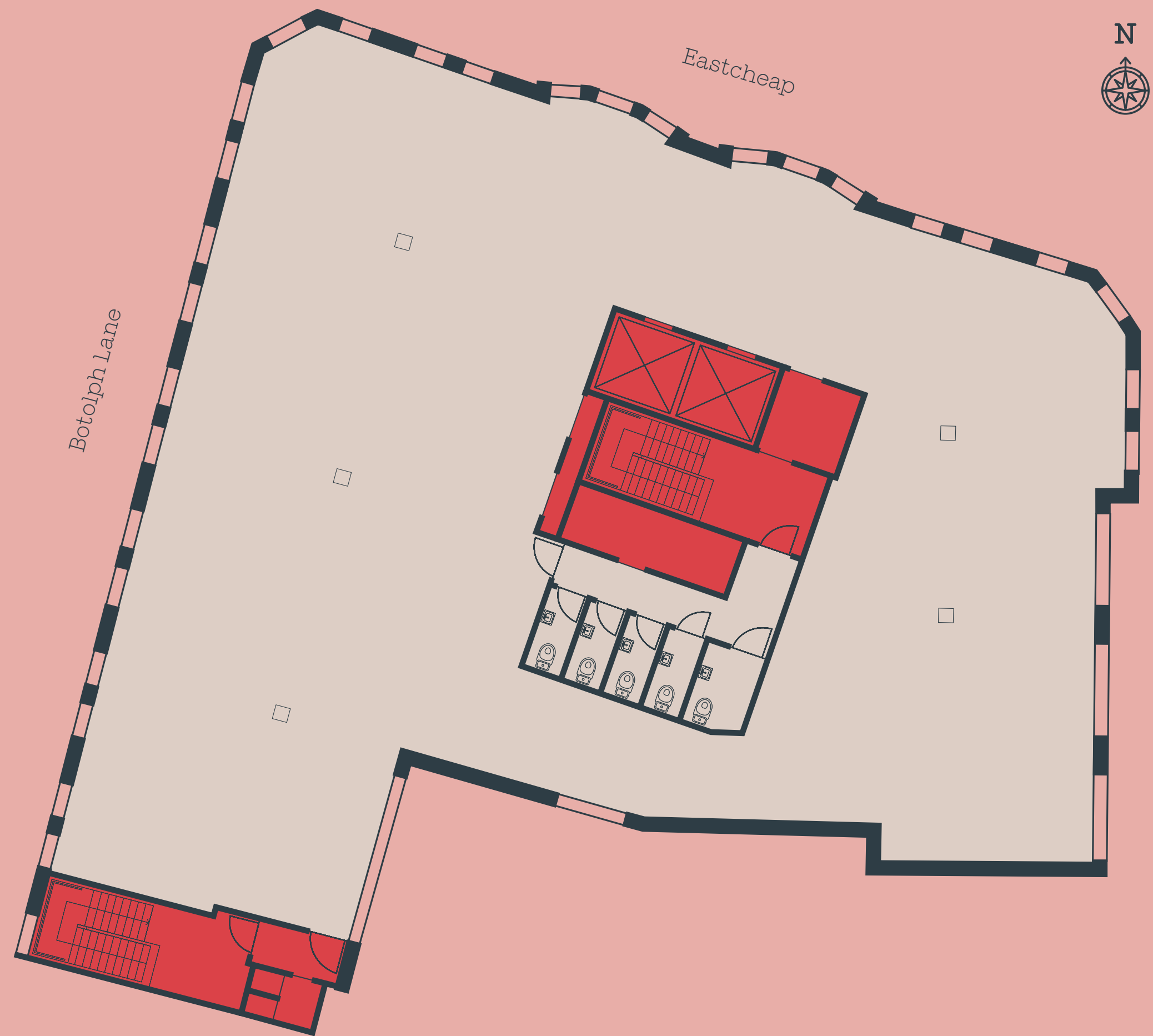
Key

- Office
- Core
- Reception
- Terrace

Plans for indicative purposes only

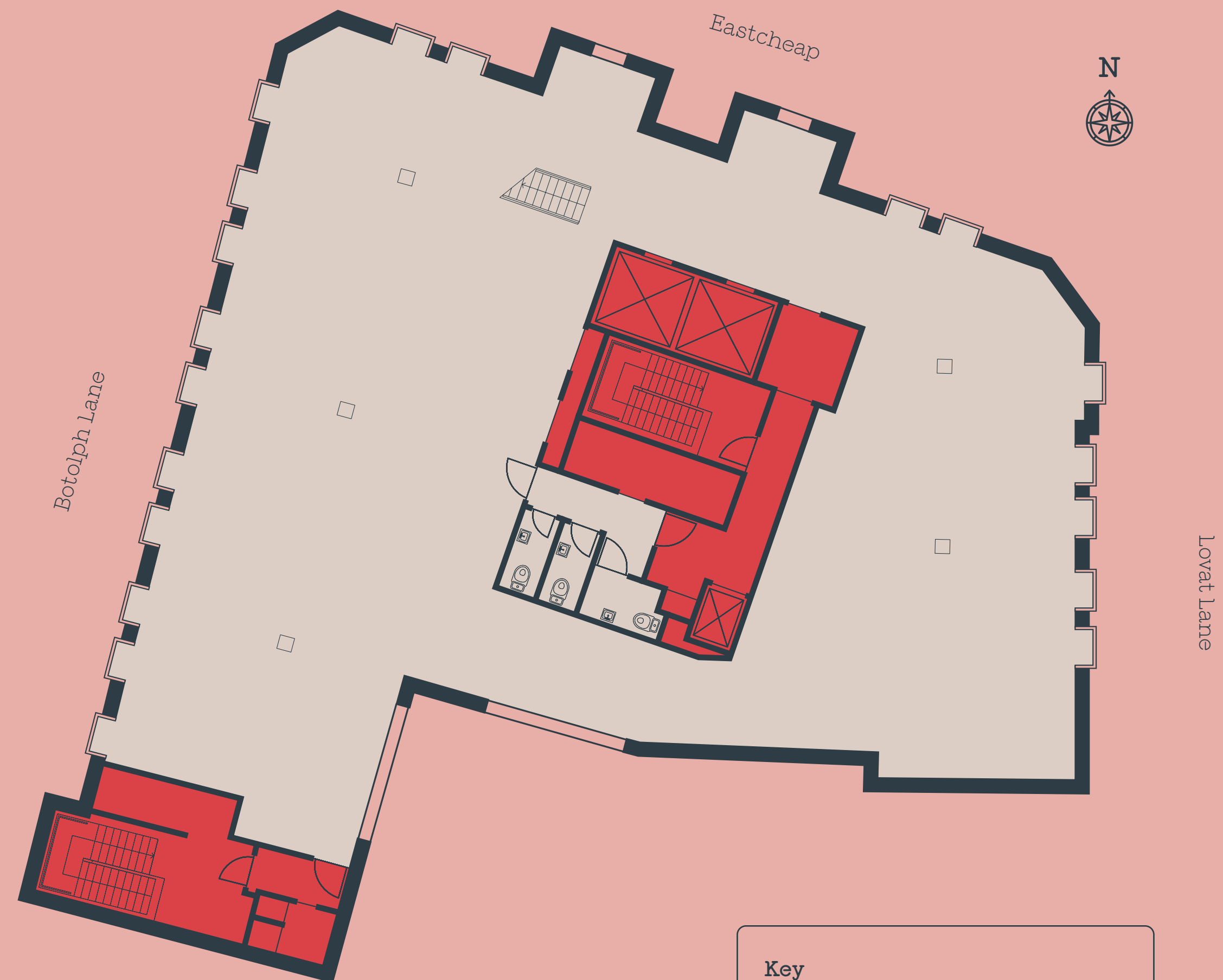
Fourth Floor

5,548 sq. ft | 515 sq. m



Fifth Floor

4,449 sq. ft | 413 sq. m

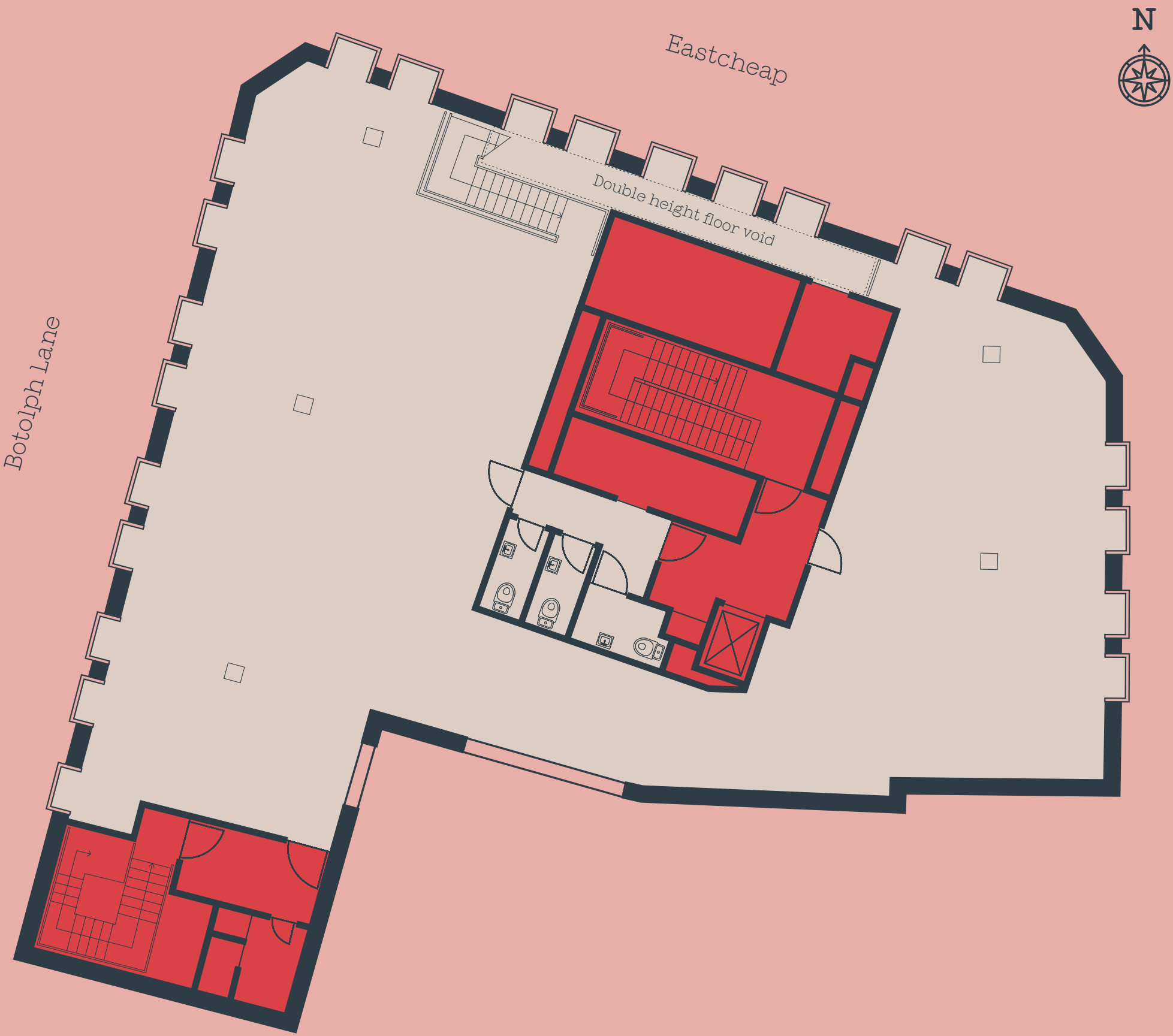


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Key

Office	Core
Reception	Terrace

Sixth Floor
2,924 sq. ft | 272 sq. m



Roof
1,022 sq. ft | 95 sq. m



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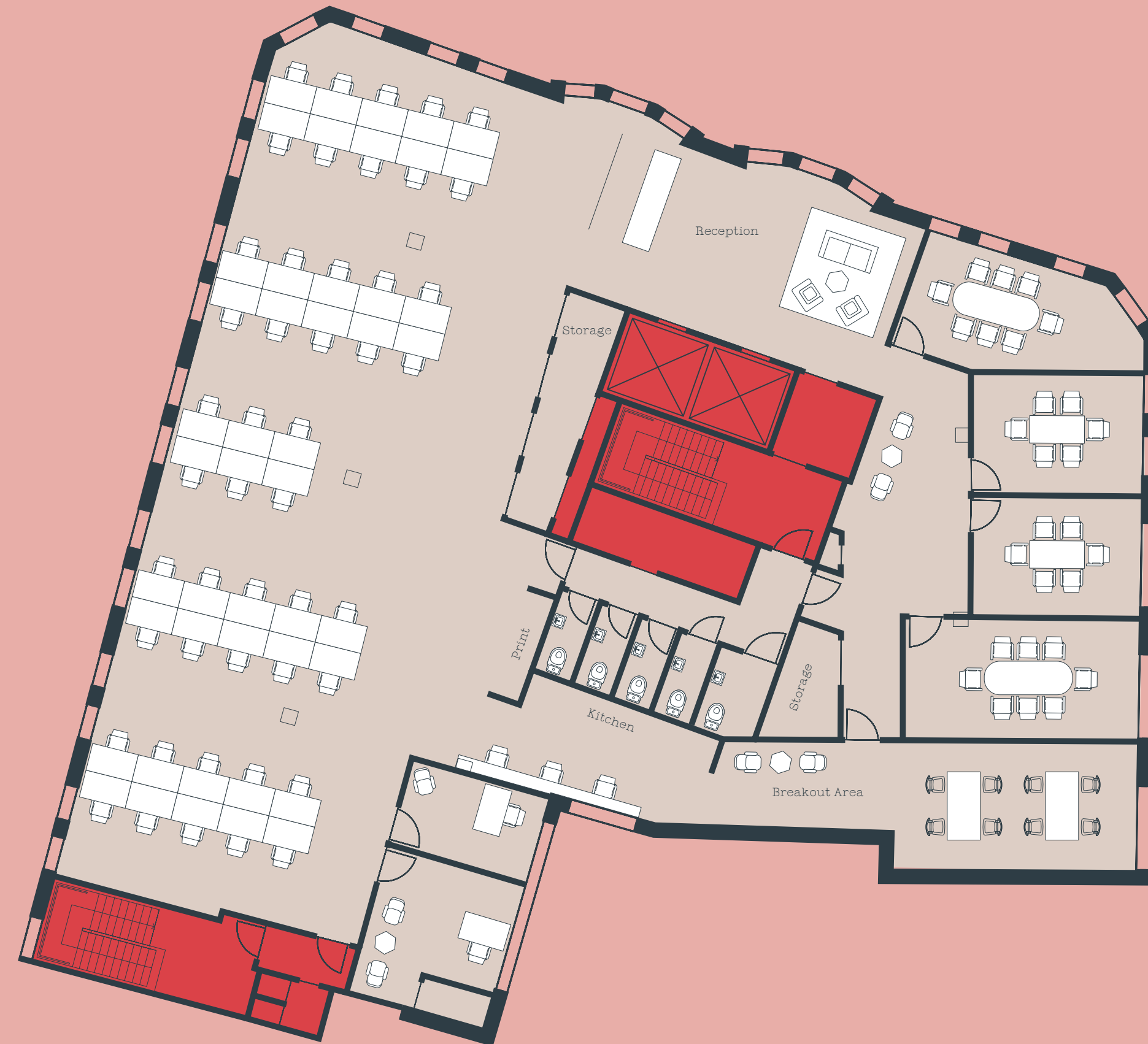
Key

	Office		Core
	Reception		Terrace

Space Plans

Option One ~ Corporate Layout

- Typical Floor 5,888 sq. ft / 547 sq. m
- Occupancy ratio 1:12 sq. m
 - 38 Workstations
 - 8 Agile workspaces



Option Two ~ Creative Layout

- Typical Floor : 5,888 sq. ft / 547 sq. m
- Occupancy ratio 1:8 sq. m
 - 27 Workstations
 - 42 Agile workspaces



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Plans for indicative purposes only

360° Take a virtual tour

Specification

A/C system with integrated air filtration

- A VRV heat pump heating and cooling system with ducted fan coil unit connected to diffusers has been provided. A dedicated system shall be provided for each floor. Condensers are to be located at roof level and ceiling void mounted slim-line ducted fan coil units in the office areas. The fan coil units supply conditioned air to diffusers.

Cycles

- 56 cycle spaces
- 2 accessible cycle spaces
- 6 folding bike lockers

Floor Loading

- Ground Floor – 4.0kN/m2 inclusive of 1.0kN/m2 for non-loadbearing partitions
- First, second, third, fourth and fifth existing slabs and the new sixth floors (office use) – 2.5kN plus 1.0kN/m2 for light weight non-loadbearing partitions
- New roof, all accessible flat roof terrace and plant areas – 4.0kN/m2 (All new plant are to be supported by proprietary Big Foot Systems HD Cubes or similar)

Floor-to-ceiling height

- Ground Floor approximately 3800mm
- First floor approximately 2800mm
- Typical office from 2nd floor up average 2700mm

Lifts

- 2x 13 person passenger lifts
- 1000kg goods and bike passenger lift
- Platform lift between the duplex 5th and 6th floor with roof terrace

Lighting

- The offices shall be illuminated by a combination of surface mounted linear LED luminaires and recessed LED downlights

Occupational densities

- The building has been designed for a maximum occupancy of 1:8
- Toilets have been designed at 1:8 with utilization of 80%

Office Finishes

- Painted white matt emulsion walls with exposed sandblasted concrete columns
- Metal raised access floor throughout
- Blackened stainless steel lift doors and trims
- Suspended plasterboard ceiling with areas of perforated SAS metal ceiling tiles

Planning Grid

- Eastcheap has been designed at a 1200mm Ceiling GRID

Raised floor void

- Varies for the office floors:
 - 1st - 290mm
 - 2nd - 200mm
 - 3rd - 210mm
 - 4th - 191mm
 - 5th - 140mm
 - 6th - 100mm

Reception Finishes

- Solus Ruben limestone effect porcelain tiled floor
- Coffered ceiling with feature lighting detail
- Timber veneered wall panelling at high level and concrete panelling at low level, with bronze anodised trims
- A feature wall in Des Flandres wood
- Reception desk of concrete panelling with bronze anodised detailing and veneered timber top

Roof Terrace

- 1,000 sq ft roof terrace with lift access

Showers

- 7 showers (3 male, 3 female, 1 accessible)
- 100 lockers

Sustainability

- EPC Rating . The predictive Energy Performance Certificates have a rating of B

Wired Score

- Platinum

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Professional Team

Architects Gpad	Construction Collins Construction	Project Management Savills	M&E Consultant Silcock Dawson & Partners	Cost Consultant Colliers
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