

# GRACE HALL

148 LEADENHALL STREET

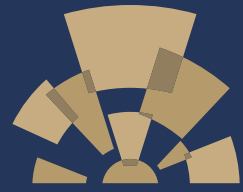
LONDON EC3

Beautifully restored Grade II listed building with contemporary  
office space ranging from 3,068 - 19,951 sq ft



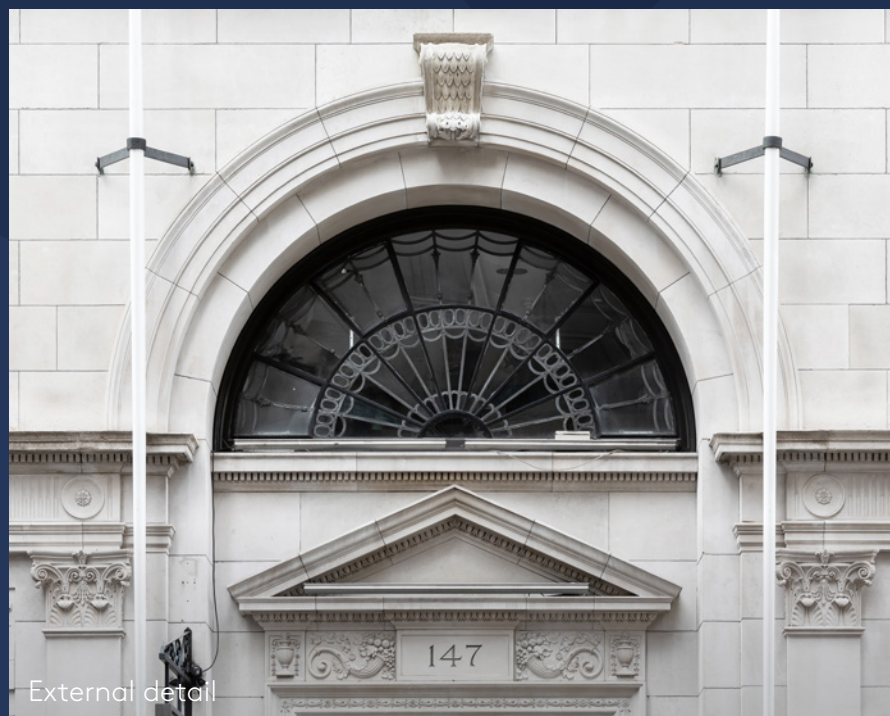


GRACE HALL



# HERITAGE CHIC

Grace Hall is a remodelled grade II listed building providing 19,951 sq ft of contemporary office accommodation. Four light-filled floors are available to lease and can be provided in either traditional Category A or fully fitted 'Cat B' provision. The building features a dedicated 'Tenant Lounge' along with excellent end-of-trip facilities, including showers, bike racks and lockers.



External detail



Office Reception

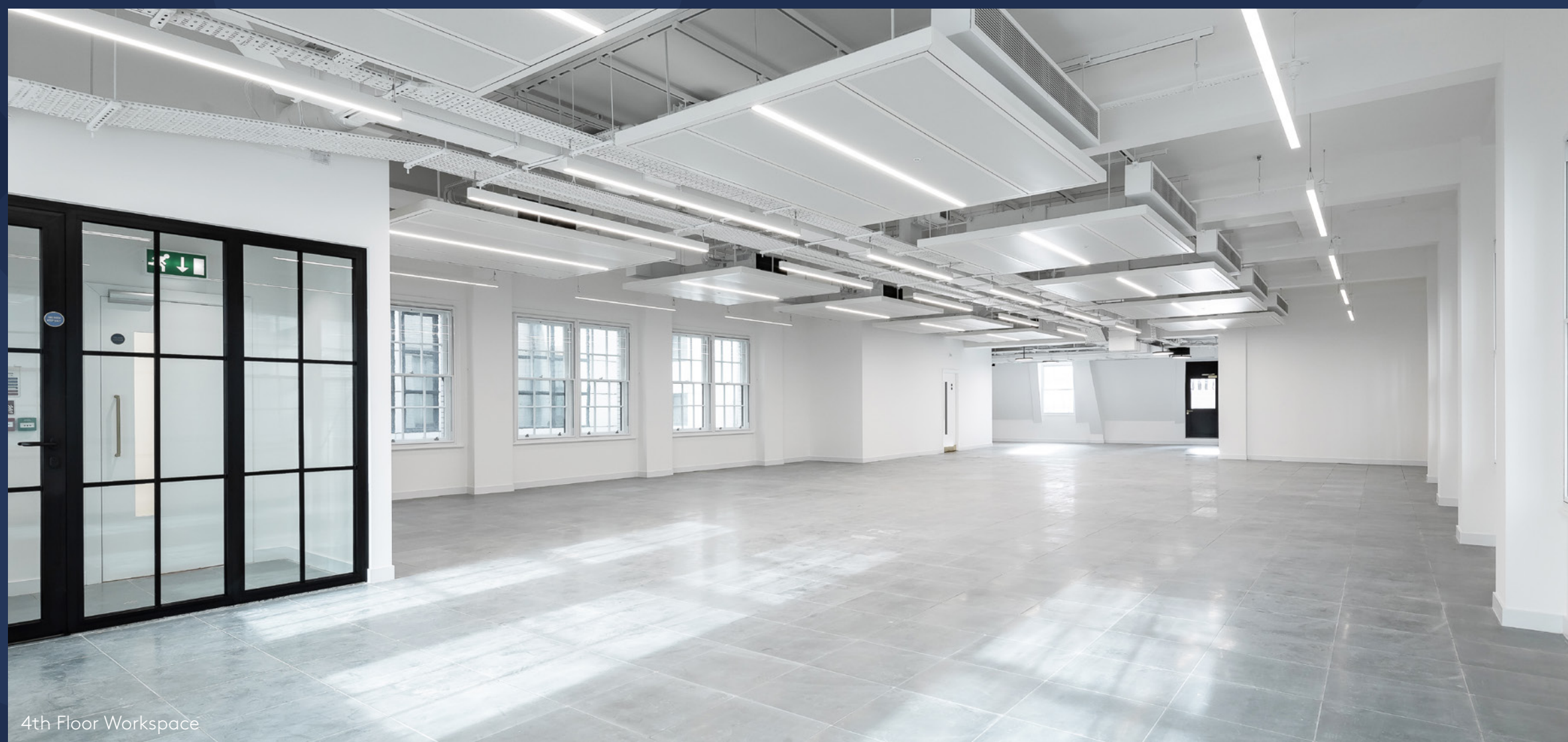




Banking Hall



4th Floor Terrace



4th Floor Workspace

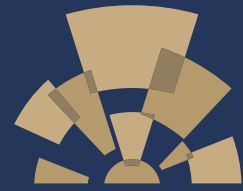


GRACE HALL





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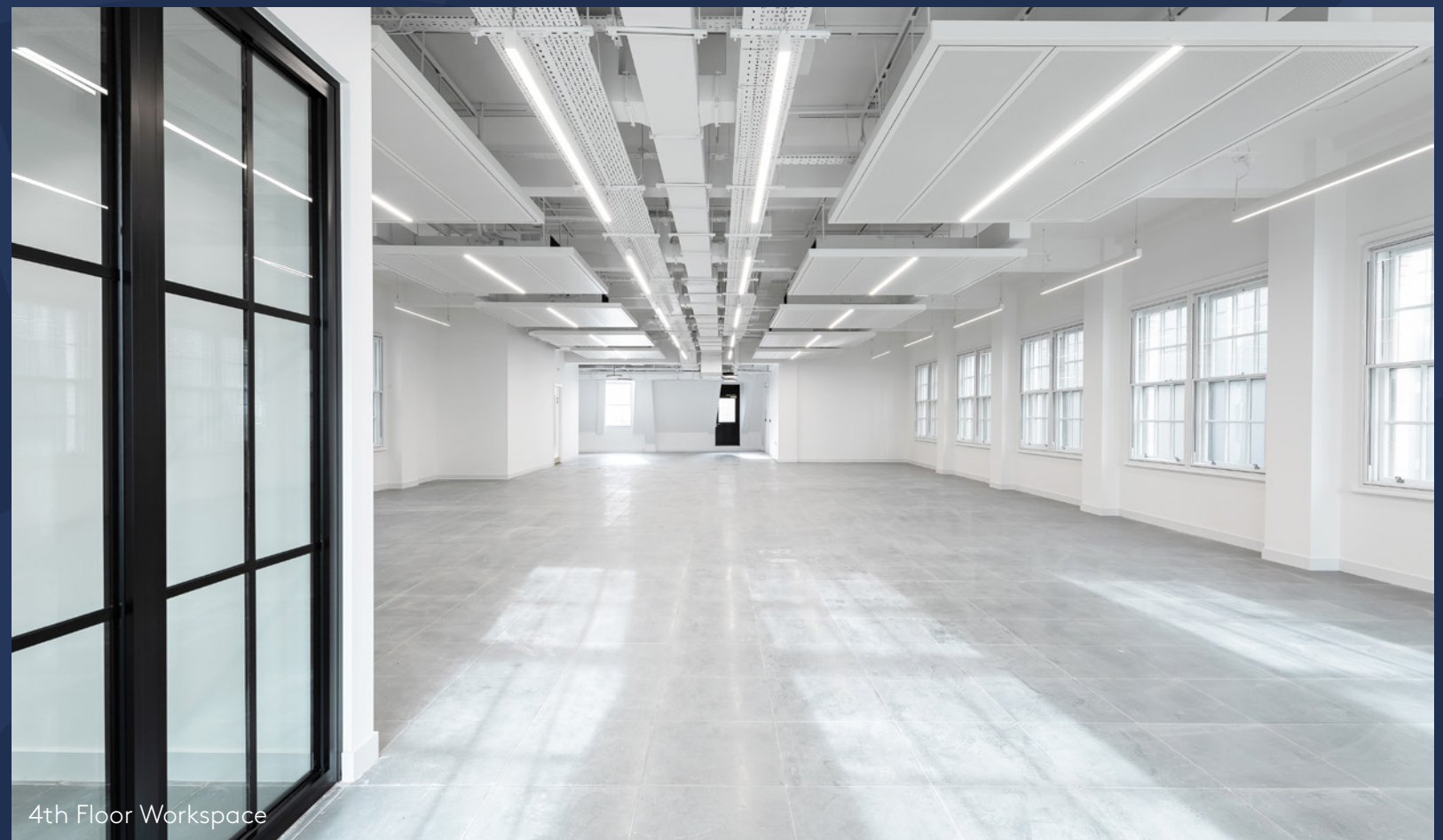
# AVAILABILITY

FLOOR	SQ FT	SQ M
4 <sup>TH</sup> (Private Roof Terrace)	3,068	285.1
3 <sup>RD</sup> (Cat B)	3,520	327.0
2 <sup>ND</sup> (Cat A)	3,549	329.7
1 <sup>ST</sup> (Cat A)	3,622	336.5
Mezzanine (Tenant Lounge)	731	67.9
Ground (Banking Hall)	3,847	357.4
Lower Ground	1,614	150.0
<b>TOTAL</b>	<b>19,951</b>	<b>1,853.6</b>

Offered either as a self-contained building or on a floor-by-floor basis.



Dedicated wifi-enabled Tenant Lounge



4th Floor Workspace





Meeting room



Breakout area



Open plan work area



GRACE HALL

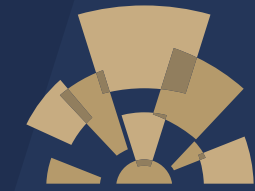




On-floor WCs



Shower facility



# HIGHLIGHTS



Extensive design-led refurbishment



Floors offered in either CAT A or CAT B provision



Private terrace on 4th floor



Dedicated WiFi-enabled tenant lounge



New end-of-trip cycle and shower facilities



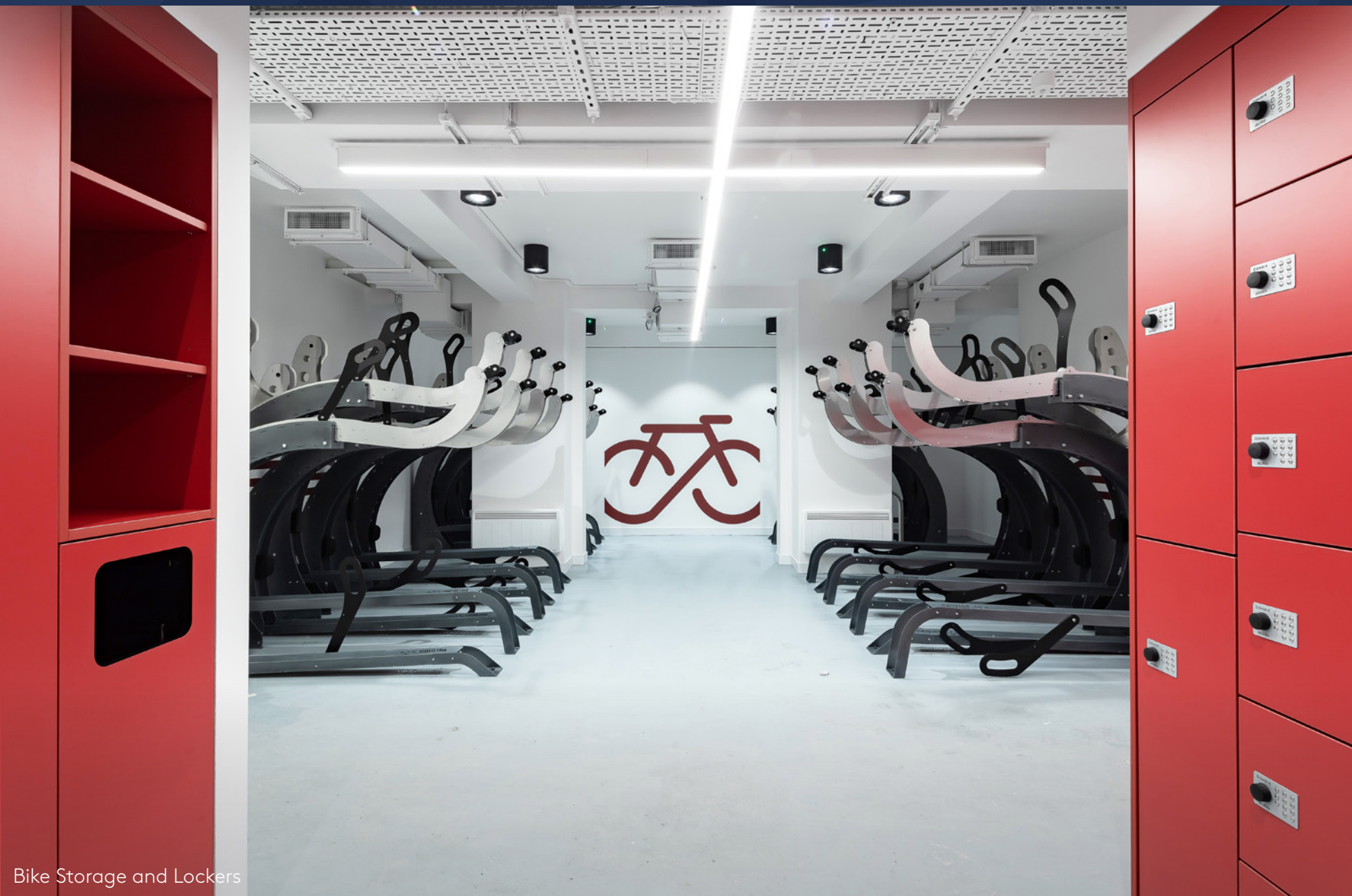
Pre-enabled fibre connectivity



EPC rating - Target B



Targeting Wiredscore - Gold



Bike Storage and Lockers



# THIRD FLOOR - CAT B

3,520 SQ FT / 327.0 M

● Office floor

34x Desks

1x Reception area

1x 10 person board room

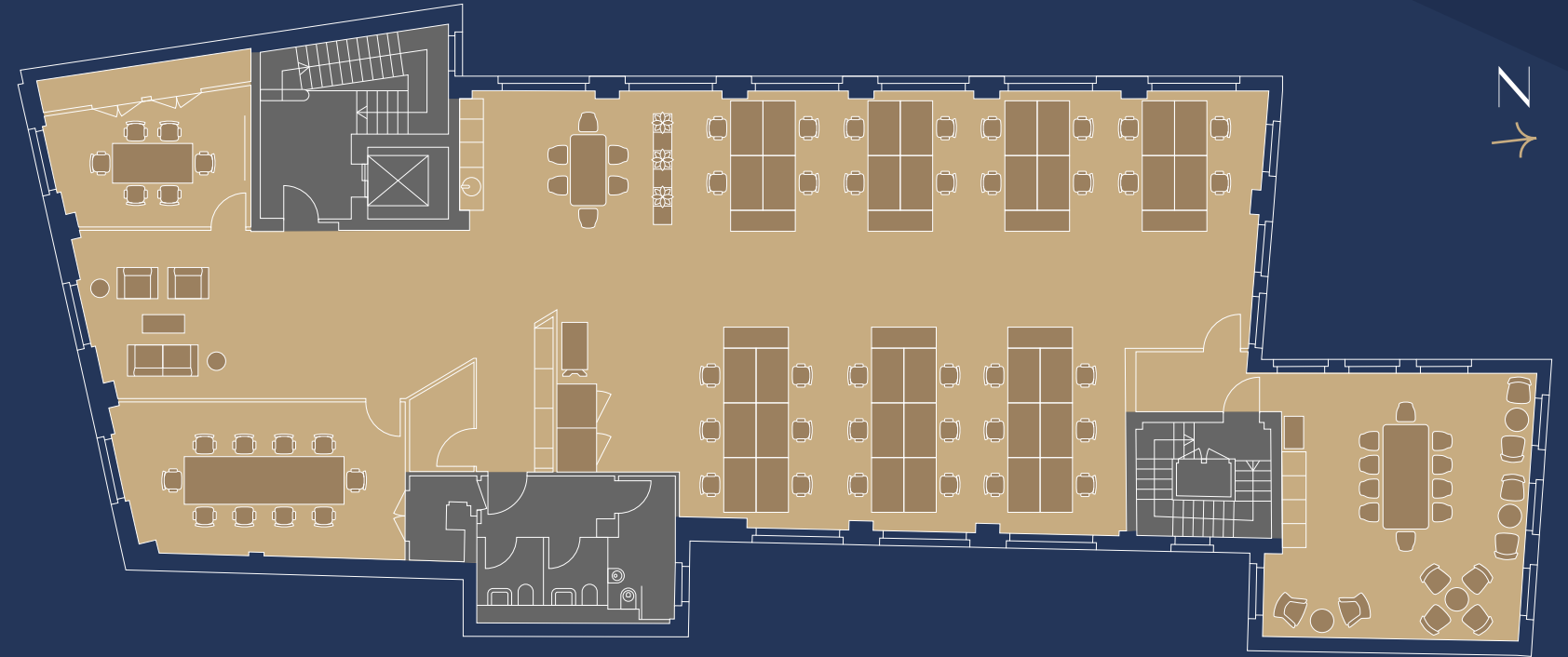
1x 6 person meeting room

1x Breakout area

1x Kitchenette

2x Phone/zoom booths

LEADENHALL STREET



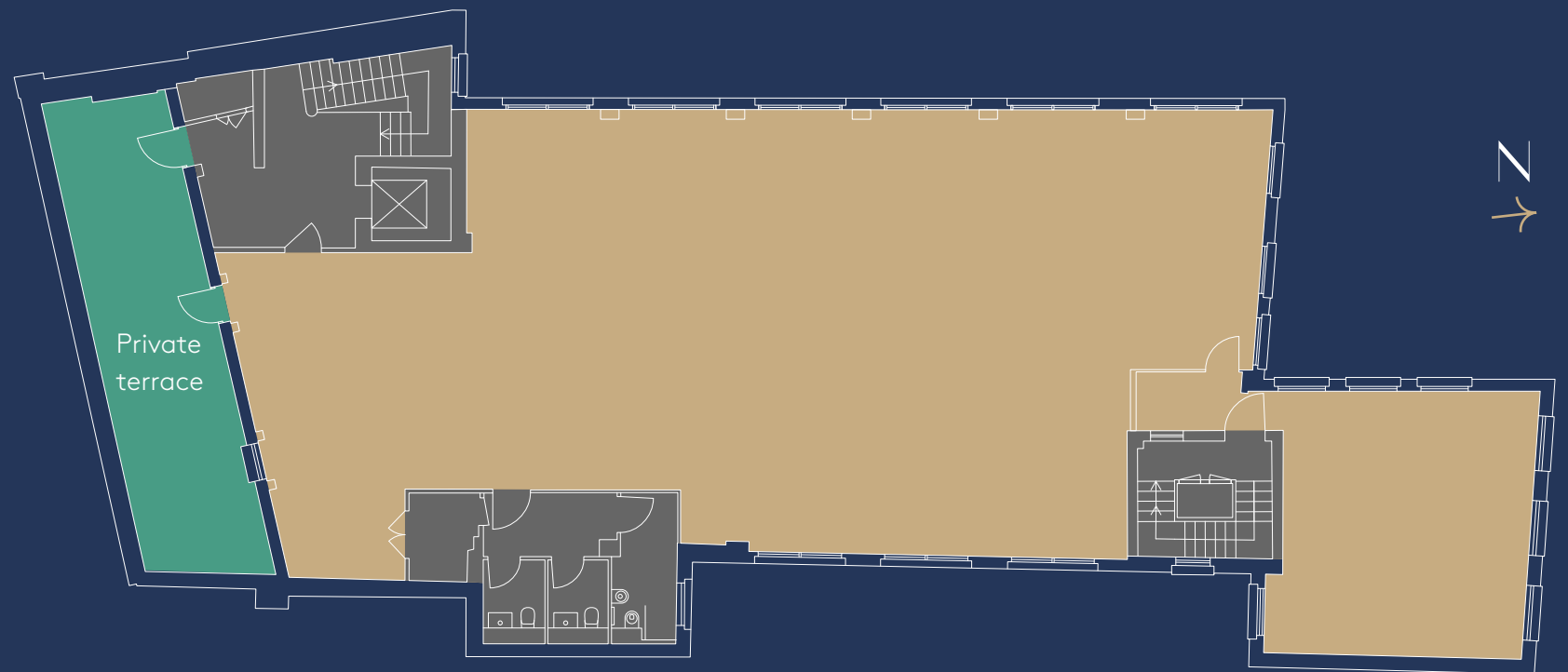
# FOURTH FLOOR

3,068 SQ FT / 285.1 M

● Private terrace

● Office floor

LEADENHALL STREET

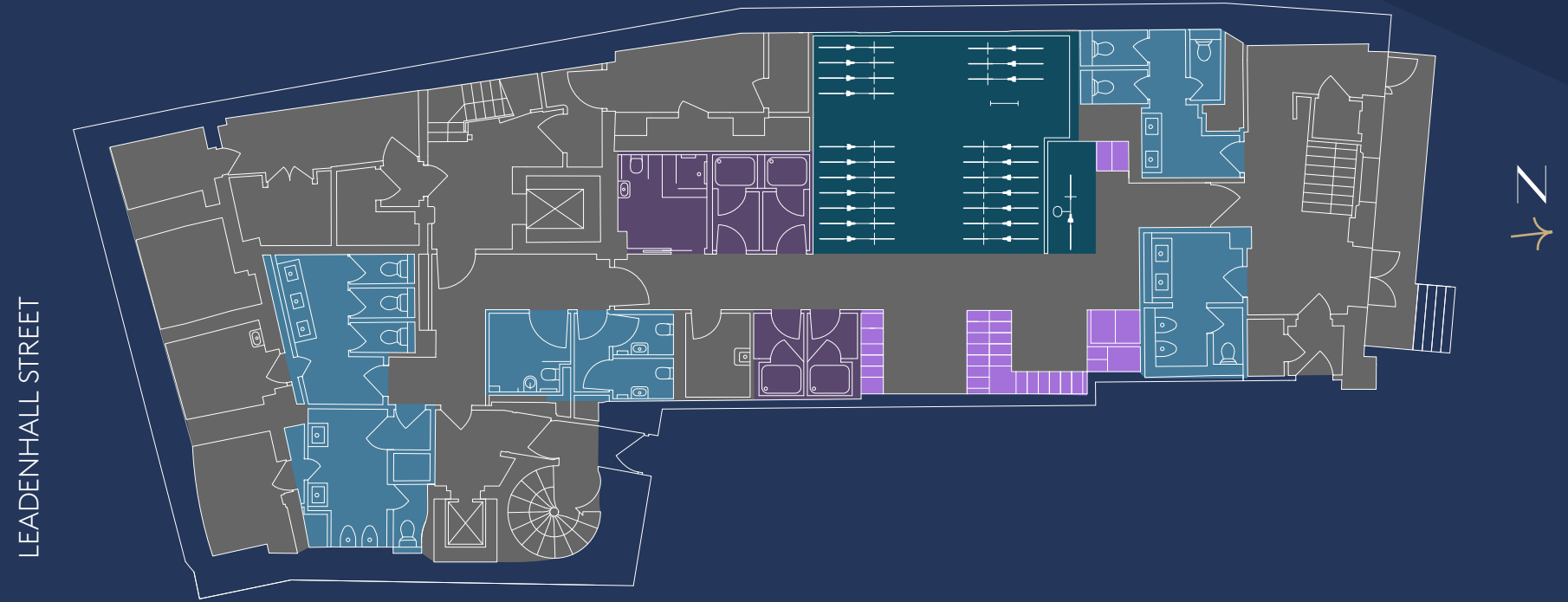




# LOWER GROUND FLOOR

1,614 SQ FT / 150.0 M

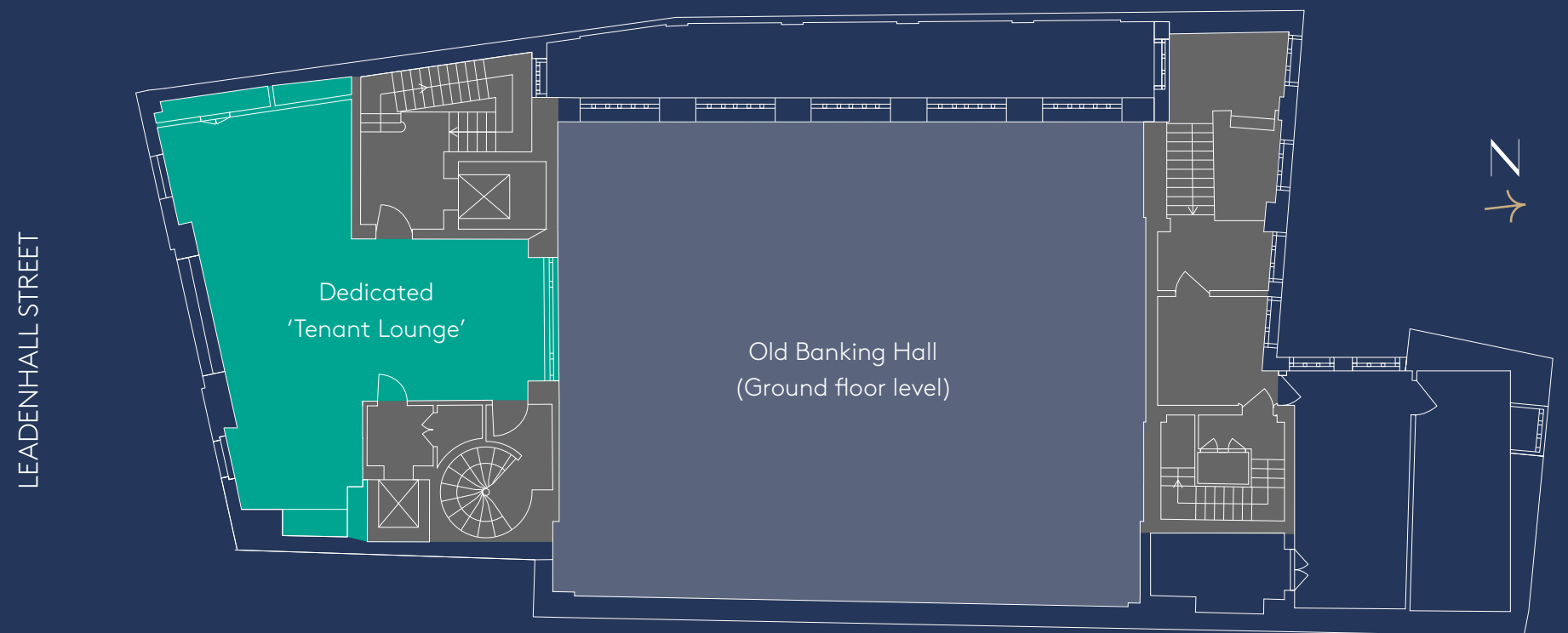
- Bike racks
- Lockers
- Showers & changing rooms
- WC's



# MEZZANINE FLOOR

731 SQ FT / 67.9 M

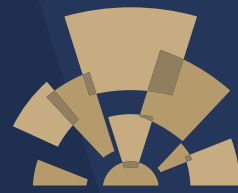
- Dedicated 'Tenant Lounge'
- Old Banking Hall







GRACE HALL



# STYLISH CITY

Grace Hall is perfectly positioned in the heart of the City, across the road from buzzing food, drink and retail mecca Leadenhall Market.

The immediate area boasts many high-end amenities, including The Ned, The Royal Exchange and Sky Garden. It is a 5 minute walk to Bank and Monument stations, or an 8 minute walk to the Elizabeth Line at Liverpool Street.



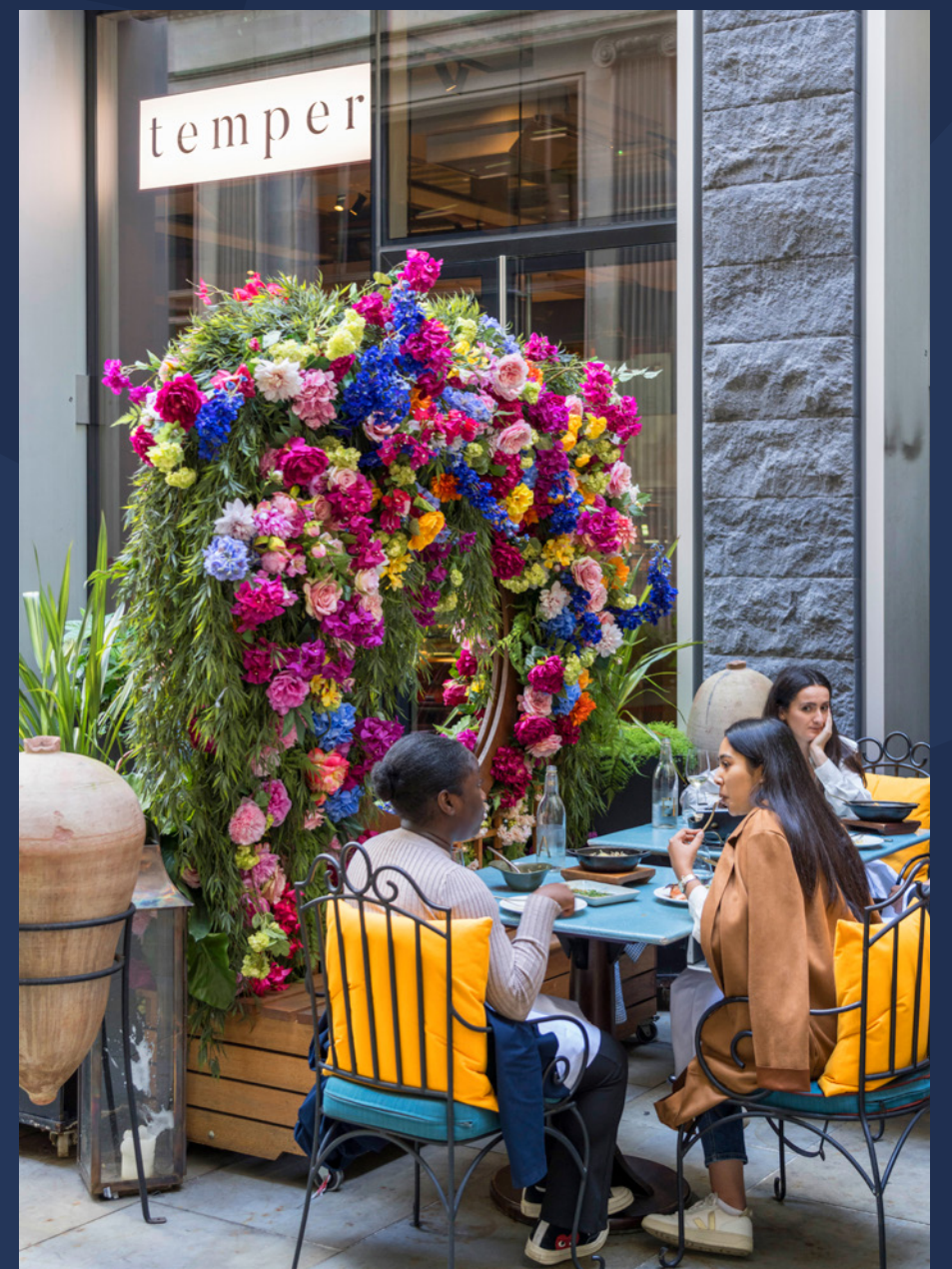




Leadenhall Market



The Royal Exchange







# SPECIFICATION

## Introduction

148 Leadenhall St. was built in 1927 as a banking hall and offices for the Grace National Bank, a private banking and insurance company, by American architect James William O'Connor.

## Office Floors

<b>Perimeter Walls:</b>	The existing plasterboard walls adjacent to risers will generally be made good, repaired and repainted.
<b>Core Walls:</b>	The existing plasterboard walls adjacent to risers will generally be made good, repaired and repainted.
<b>Columns:</b>	Plasterboard perimeter column encasements will be retained and made good.
<b>Internal Doors:</b>	New doors will be site painted flush timber with stainless steel ironmongery with painted timber door frames. Existing doors will be replaced with matching timber frames and decorated on site.
<b>Skirtings:</b>	A new planted MDF skirting will be provided to both existing core wall.
<b>Raised Floors:</b>	Existing low rise raised access floor will be cleaned and refurbished. On the third floor the rear half of the floor is screeded (no raised access floor) but does have integrated service trunking which will be modified to support dense occupancy of 1:8.
<b>Ceilings:</b>	Existing structural soffits will be drylined with a pattrass interlayer to allow service fixings. Approximately 25% of the floorplate by area is to receive an acoustic raft system.
<b>Glazing:</b>	Refurbished sash windows with refurbished secondary glazing.
<b>Lighting:</b>	Integrated lighting within rafts. Surface mounted lighting elsewhere.
<b>Services:</b>	All services will be provided in a painted finish. *

## Entrance Hall

The Entrance Hall will be fitted out as part of the refurbishment works and will comprise of the following:

<b>External Door:</b>	Existing large timber doors to be redecorated
<b>Skirtings:</b>	New profiled timber skirting will be provided throughout
<b>Flooring:</b>	New limestone flooring will be installed throughout. New barrier matting to entrances.
<b>Soffits:</b>	Insulation applied to entrance porch soffit.
<b>Ceiling:</b>	Existing dry lined soffits to be redecorated.
<b>Lighting:</b>	New decorative modern chandelier light fittings are to be provided.
<b>Reception Desk:</b>	A podium style reception desk will be provided.
<b>FF&amp;E:</b>	Planters, lighting and wayfinding will be applied shared entrance lobby.
<b>Lift Architraves:</b>	New timber lift architraves and over door panel will be provided.
<b>Lift Car Doors:</b>	New lift shaft doors to be provided.

**Lift Surrounds:** New lift call buttons will be provided. New lift indicators will be provided. New floor level indicator signage will be provided.

**FF&E:** This space is to be furnished with 3 chairs, a table, planters and a range of framed artwork / picture frames\*.

## Washrooms (on floor)

3no. Superloo units per floor to be provided 1no. male, 1no. female + unisex wheelchair accessible. The washrooms will be fitted out and finished by the landlord prior to tenant occupation and will comprise of the following:

<b>Walls:</b>	Tiled & decorated MR drylining.
<b>Internal doors:</b>	Laminate faced doors with painted flush timber frames and associated signage will be provided with Contego (antibac) door handles.
<b>Vanity/IPS:</b>	High pressure laminate with veneer pattern. Integrated sanitaryware. Doors for storage, trap access.
<b>Skirtings:</b>	A porcelain tile skirting to match the floor will be provided. Stainless steel skirting will be provided within the cubicles and to the underside of the vanity unit.
<b>Flooring:</b>	The floor will be finished in ceramic tiling with grey grouting
<b>Structural Soffit:</b>	As existing.
<b>Ceiling:</b>	Drylined & decorated with ventilation slot over vanity
<b>Lighting:</b>	Recessed LED downlighters to be provided.
<b>Services:</b>	All services will be provided in a natural finish.
<b>WHB:</b>	A new bespoke concrete effect Corian (or similar) trough sink, and vanity system will be provided.
<b>Splashback:</b>	The splashback behind the sink will be finished in a glazed ceramic tiling.
<b>WC (Superloos):</b>	White ceramic and floor mounted WC will be provided
<b>Tap:</b>	Wall mounted mixer sensor taps
<b>Mirrors:</b>	A purpose made, gas assisted hinge mirror system will be provided above the vanity to conceal paper towel dispenser, soap dispenser and (tenant supply) hand dryer. Halo lighting to be provided around mirror.
<b>Disabled WC:</b>	A full Approved Document M pack will be provided in stainless steel finish.

## Floor to Ceiling Heights

Office	FCL	RAFT	Plant
Level 1	3.965m	3.490m	3.350m
Level 2	3.375m	2.900m	3.350m
Level 3	2.950m	2.575m	2.420m
Level 4	3.650m	2.990m	2.990m

### **Office Lift Lobbies**

FFL to FCL: Varies – refer to FCL levels for Office\*  
FFL to USSL: Varies – refer to FCL levels for Office\*

### **Office Washrooms**

FFL to FCL: 2600mm (L1, 2 & 4)\*/2400mm (L3)\*  
FFL to USSL: As Office (See above)

\* Subject to post soft-strip survey and final services coordination.

## Raised Access Floors

65mm slimline raised access floor system ready to receive tenant's floor finish, assumed 10mm carpet

## Mechanical Services

### **Design Criteria (Offices)**

**External Temperatures** Winter:-4°C db/saturated  
Summer: 29°C db/20°C wb

Heat rejection plant to be capable of operating at their design duty at an external dry bulb temperature of 35°C and wet bulb temperature of 24°C

**Internal Temperatures (Office)** Winter: 21°C db (+/-2) /No Humidity Control  
Summer: 23°C db/No Humidity Control

**Internal Temperatures (Washrooms)** Winter: 18°C db (+/- 2) /No Humidity Control  
Summer: No maximum temperature control/No Humidity Control

**Internal Temperatures (Shower / changing areas)** Winter: 23°C db/No Humidity Control  
Summer: No maximum temperature control/No Humidity Control

**Internal Temperatures (Entrance Hall)** Winter 18°C db/No Humidity Control  
Summer: Not Controlled/No Humidity Control

**Internal Temperatures (Circulation Areas)** Winter 18°C db minimum/No Humidity Control  
Summer: No maximum temperature control/No Humidity Control

**Internal Temperatures (Staircases)** Winter 18°C db minimum/No Humidity Control  
Summer: No maximum temperature control/No Humidity Control

**Ventilation Rates** Office Occupancy level (for fresh air provision):  
1 person per 8m2 net office area

Office fresh air supply rate: 12 litre/  
second/person + 10% spare

**Controls Tolerance** Controls tolerance on room temperature:  
+/- 2°C at point of measurement as noted

## Acoustics

The building has been refurbished in accordance with the following guidance:

- British Standard BS8233: 2014 "Guidance on sound insulation and noise reduction for buildings".
- British Council for Offices Guide to Specification 2019.
- CIBSE Guides issued by the Chartered Institution of Building Services Engineers.
- City of London planning requirements.
- Statutory noise nuisance legislation.

## External Noise Design Criteria

In accordance with the acoustic consultant's report based on 24-hour operation

## Internal Noise Design Criteria

(due to Mechanical and Electrical Services)

<b>Office Areas</b>	NR38
<b>Reception</b>	NR40
<b>Toilets</b>	NR45
<b>Staircases and circulation</b>	NR40

## Electrical Services

### **Design Criteria**

#### **Illumination Levels (Office)**

Light level: 300-500 Lux, 400 Lux Maintained recommended base

Limiting Glare Ind: 19

Uniformity: 0.4 (0.7 for task areas)

#### **Illumination Levels (Lift Lobby)**

Light level: 1-200 Lux illuminance at floor level

Uniformity: 0.4

#### **Illumination Levels (Washrooms)**

Light level: 1-200 Lux illuminance at floor level

Uniformity: 0.4

## Lightning Protection

In accordance with BS EN 62305 Parts 1,2 & 3

## Fire Alarm

Fire Alarm: BS 5839 Part 1, Category L2 with double knock sequence and single stage evacuation.

## Emergency Lighting

Emergency Lighting to BS 5266

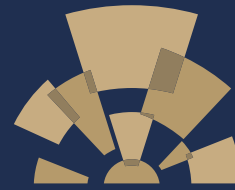
## Lighting Controls

Automatic occupancy control with daylight linking at the perimeter. Zonal Control

## Security

Access control to main entrances with one video enabled external call point. CCTV throughout landlord areas and to front and rear of the building.





# CONTACT

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