

London EC2

30  
Old  
Broad  
St.

## Introduction

# Bring life to work

Prominently positioned on the Tower42 Estate - 30 Old Broad Street provides a desirable City of London address.

A newly refurbished reception gives access to 6,131 to 18,978 sq ft of refurbished offices.

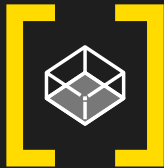
The 4th floor offers highly efficient fitted out space with exceptional natural light and private terraces.

The 2nd and 3rd floors are available in CAT A condition or with a bespoke landlord fit out upon request.



Fitted out  
4th floor

or



CAT A  
2nd and 3rd floors

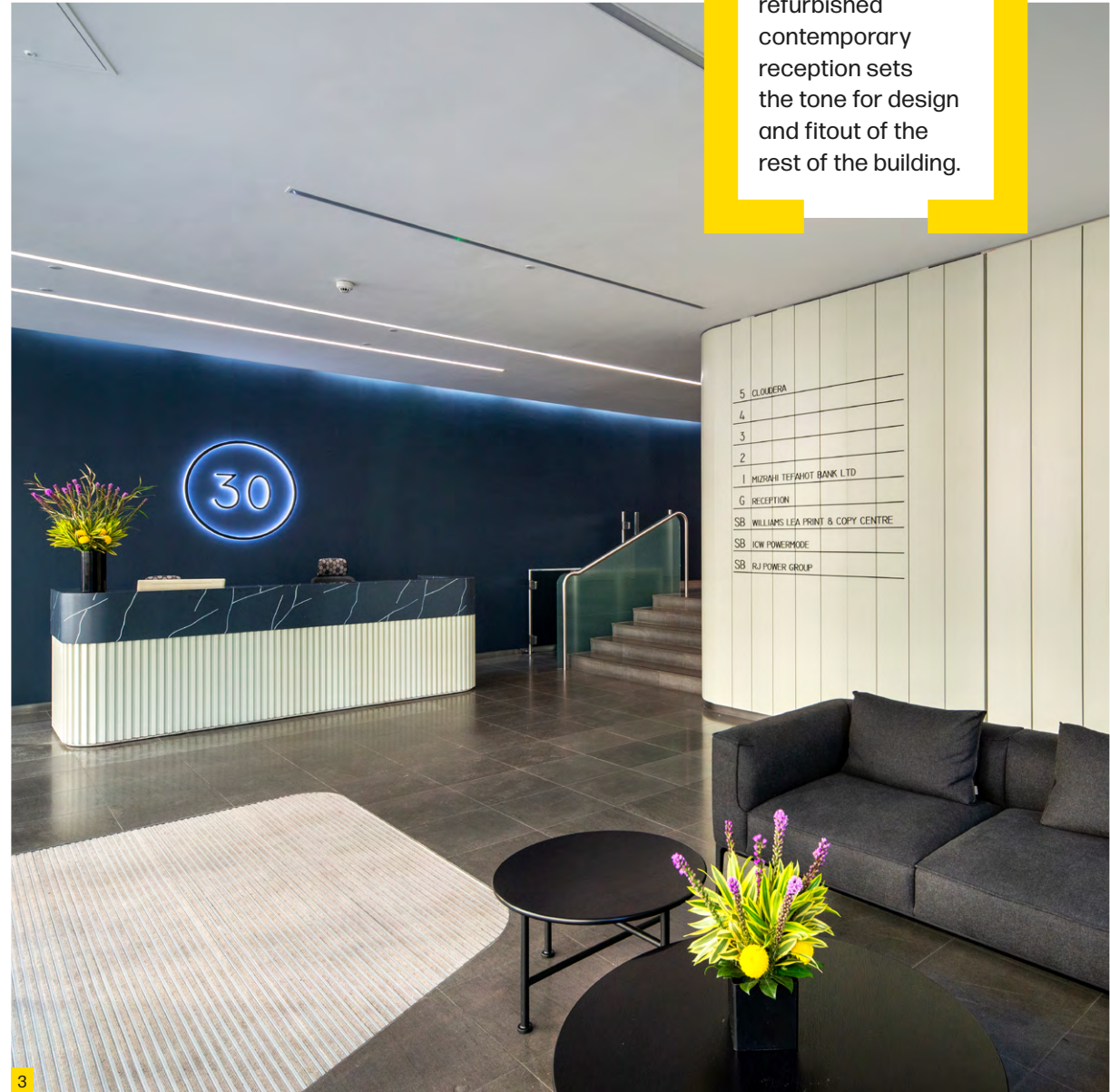


Reception

## Reception



- 1 Waiting Area
- 2 Reception Lift Lobby
- 3 Reception



The newly refurbished contemporary reception sets the tone for design and fitout of the rest of the building.

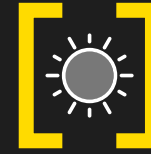
Specification

# Above and beyond

30 Old Broad Street has been refurbished to provide an office building that exceeds the expectations of today's occupiers.



4th floor kitchenette



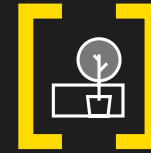
Bright south facing corner site



Refurbished manned reception



Fitted out 4th floor



Private roof terraces



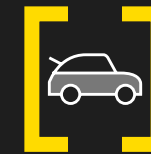
Air conditioning



Efficient floorplate



Tower 42 Estate amenities



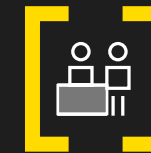
Car parking available



Bike racks



Showers



Concierge service



Managed solution available



The fully fitted 4th floor offers a flexible work space with modern design details, ample breakout areas, and terraces.

4th Floor

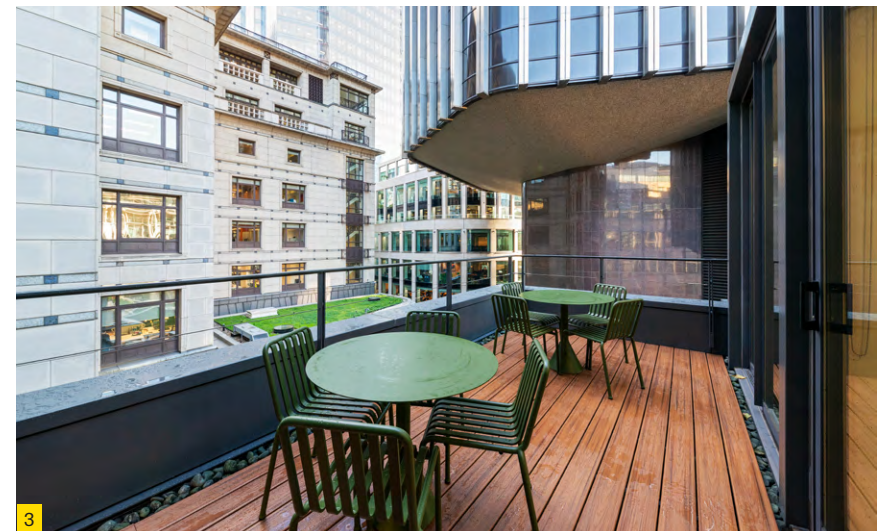


1

- 1 Breakout space
- 2 Meeting room
- 3 Terrace



2



3

3rd Floor



The 2nd and 3rd provide space to make your own - available in a CAT A condition or with a bespoke landlord fit out upon request.

Accommodation

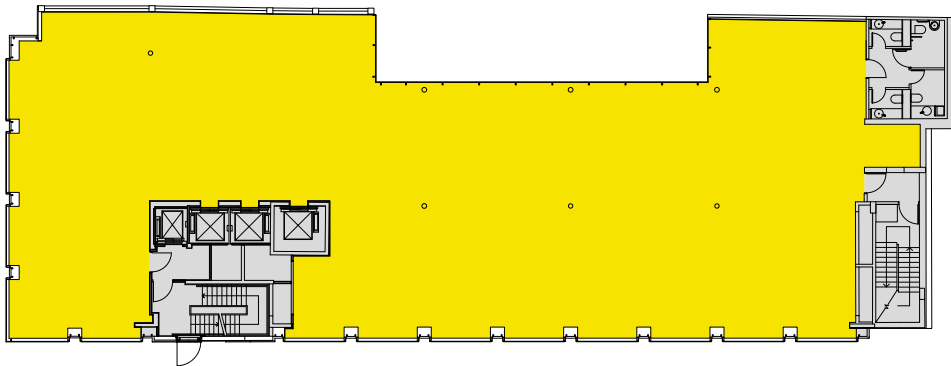
# Available space

The accommodation comprises the following NIA:

Floor Status	Use	Status	Sq Ft	Sq M
4th	Office	Fitted Out	6,131	570
3rd	Office	CAT A	6,368	592
2nd	Office	CAT A	6,479	602
<b>Total Office</b>			<b>18,978</b>	<b>1,764</b>

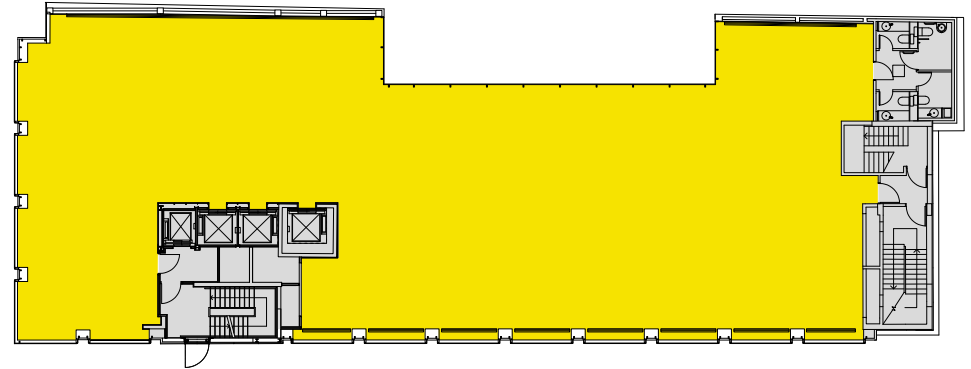
## 2nd floor - CAT A

6,479 sq ft / 602 sq m



## 3rd floor - CAT A

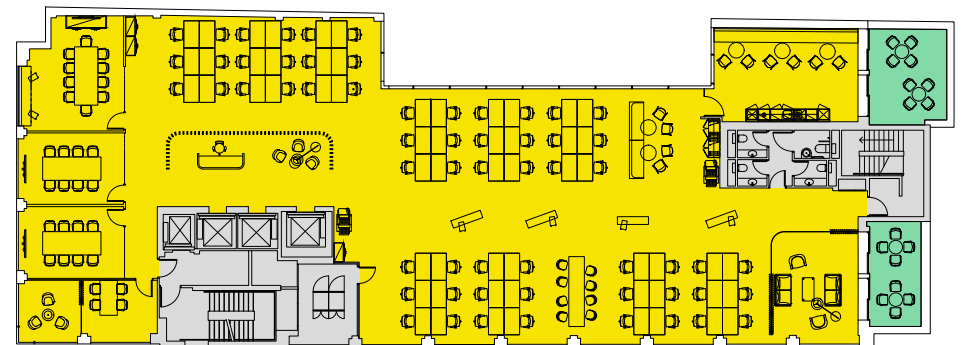
6,368 sq ft / 592 sq m



## 4th floor - Fitted Out

6,131 sq ft / 570 sq m

Reception	1	Hot desks	8
Open plan desks	60	Kitchenette	1
10 person meeting room	1	Breakout spaces	4
8 person meeting room	2		
4 person meeting room	1	<b>Occupancy ratio</b>	<b>1:8</b>



● Office ● Terrace ● Core

Floor plans not to scale. For indicative purposes only.





# The full package

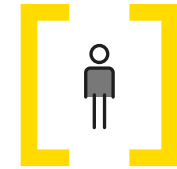
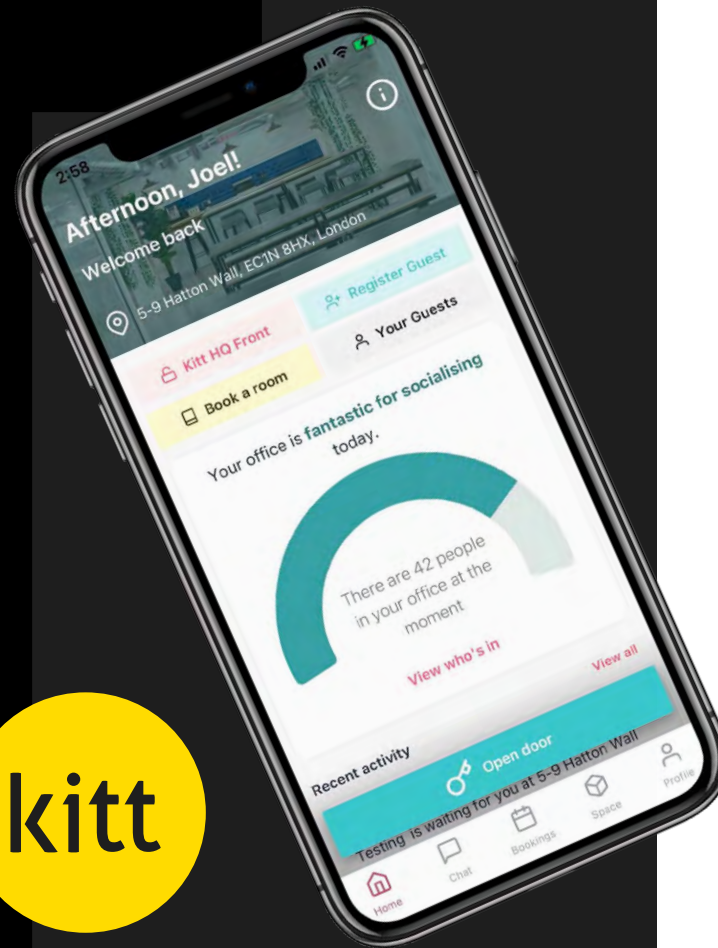
A Fully Managed product is available for all floors. This option is an all-inclusive package, perfect for those wanting everything taken care of by workplace experts.

For one simple monthly cost the package includes:

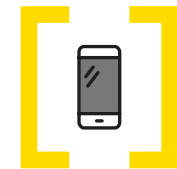
- IT and Connectivity
- Cleaning and Waste Management
- Health and Safety
- Food and Beverage
- Indoor plants
- Security and Access
- Control
- Maintenance and In-House Repairs
- Mobilisation and Branding
- Full bespoke design and fit-out on CAT A floors

The Kitt App helps you manage your team and workplace, all in one place. App access means no need for key cards, the ability to reserve desks or meeting rooms, registering guests, requesting additional services or products and helps you stay in the loop on everything you need to know with all important building updates.

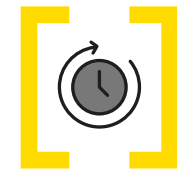
Whether its daily fruit boxes, additional cleaning, well-being packages or first aid training, Kitt has access to hundreds of extra services and products which will take your office experience to the next level.



**Dedicated Account Manager**  
Working with you to understand how your space is being used, and evolving and adapting your services to create an amazing workplace experience for your team.



**Customer Support**  
Your first responder, ready to respond to any issues and requests, always contactable in one tap through our Kitt App.



**Emergency Out of Hours Support**  
We're here to support you outside of business hours to resolve any access, facility or security issues as they arise.

Location

# You can always get what you want

30 Old Broad Street is situated in an excellent location with thriving local amenities.

Whatever time of day and whatever your mood, there's something to satisfy your needs. Whether it's a HIIT session at BXR, morning coffee at Rosslyn coffee, a quick slice at Pizza Pilgrims for lunch or a post work drink at Broadleaf.

Pizza Pilgrims - 22 Old Broad Street



Broadleaf - Tower 42



COYA - Throgmorton Street



BXR - 22 Bishopgate



Rosslyn - Tower 42

Broadgate Circle



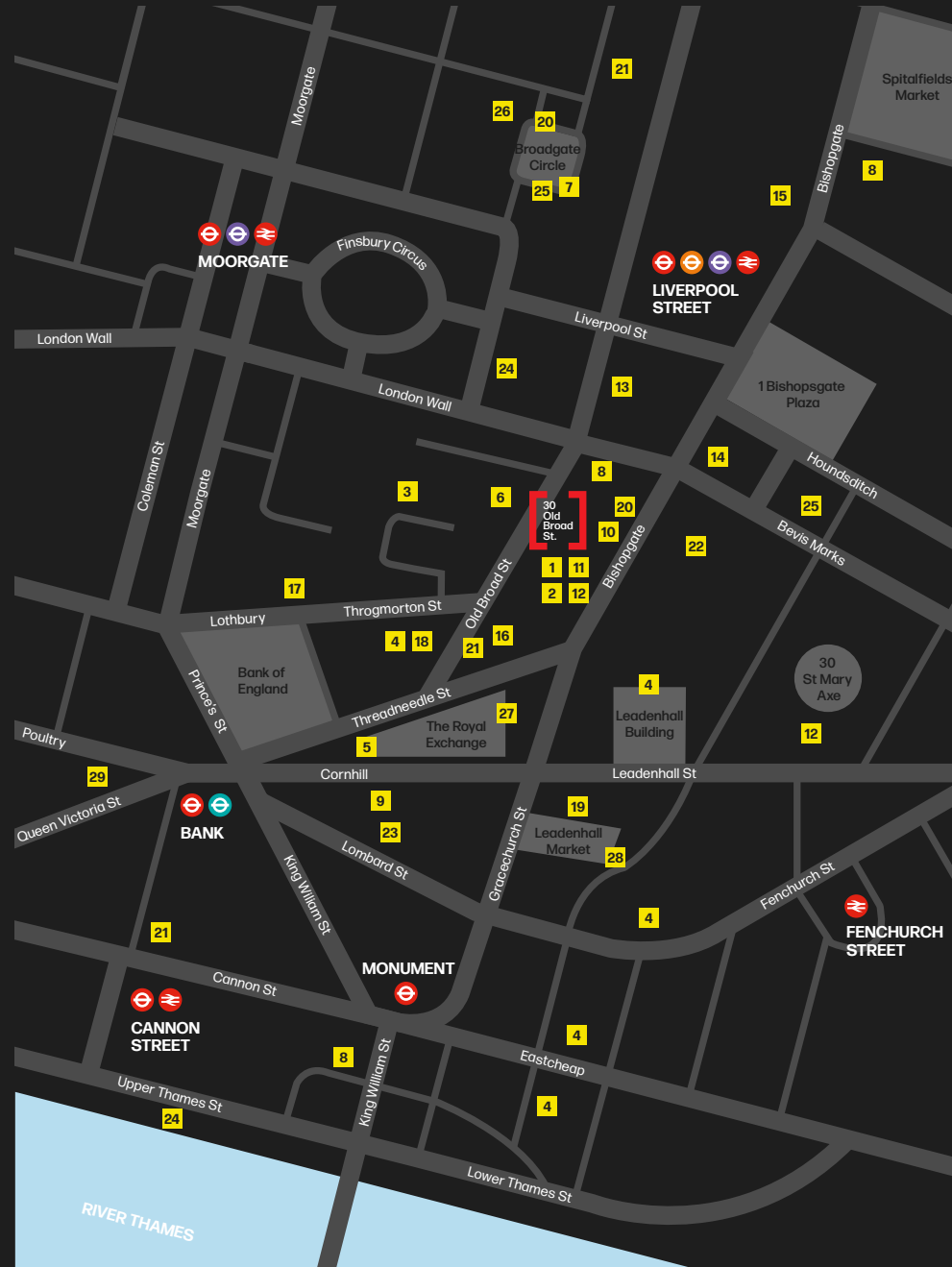
Local occupiers



Arnold & Porter



SAMSUNG



Local amenities

Coffee

- 01 Rosslyn Coffee Tower 42
- 02 Paul Tower 42
- 03 Soho Coffee Co.
- 04 Black Sheep Coffee
- 05 Grind

Bars

- 06 The Otherist
- 07 Mrs Foggs Dockside
- 08 Be At One
- 09 Forge
- 10 Broadleaf

Restaurants

- 11 City Social
- 12 Pizza Pilgrims
- 13 The Ivy
- 14 Duck & Waffle
- 15 Eataly
- 16 Burger & Lobster
- 17 COYA
- 18 Le Relais de Venise
- 19 Luc's Brasserie
- 20 Yauatcha

Fitness

- 21 Virgin Active
- 22 Equinox
- 23 Gymbox
- 24 Nuffield Health & Fitness
- 25 1 Rebel

Retail/Leisure

- 26 Everyman Cinema
- 27 The Royal Exchange
- 28 Leadenhall Market
- 29 Puttshack
- 15 Eataly

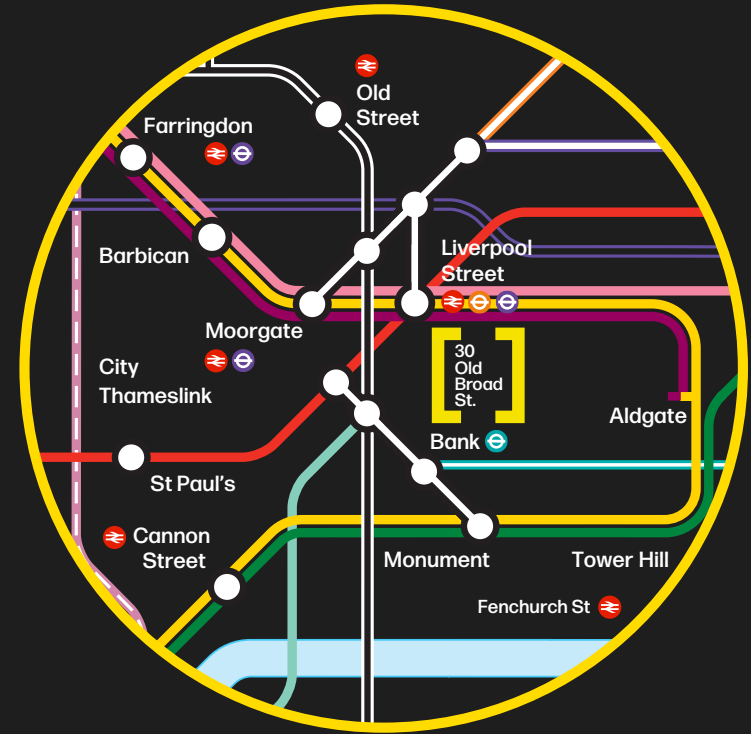
Connectivity

# Here, there & everywhere

A location with unrivalled transport connections.

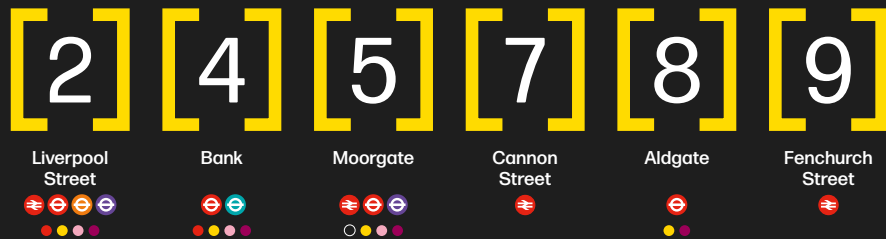
Liverpool Street station is within just a two minute walk, Bank and Moorgate stations are both under five minutes walk away. The recently opened Elizabeth Line has reduced travel times across the City.

London Underground transport links



Walk times

From 30 Old Broad Street



Travel times

Elizabeth Line from Liverpool Street



# Further information

Viewing by appointment only,  
through joint sole letting agents.



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