

120 OLD BROAD STREET

LONDON

31,000 sq ft of exceptional workspace
in the heart of the City



EXCEPTIONAL TO THE CORE

Positioned in the heart of the City, 120 Old Broad Street is a comprehensive refurbishment delivering exceptional quality, modern functionality and a powerful headquarters presence.

A DISTINCTIVE WELCOME

From the moment you arrive, the experience feels elevated. A warm, hotel-inspired reception, thoughtfully designed with premium finishes, creating an atmosphere that is both welcoming and refined.



RECEPTION



RECEPTION DETAILS



AVAILABILITY

A RARE HQ OPPORTUNITY

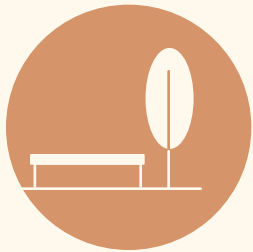
An exceptional HQ opportunity across the top three floors of this City core address, each floor opening onto its own private terrace. The second floor will be fully furnished to the highest standard, with workstations, meeting rooms, refined lounge area and breakout spaces.



	Floor	Office (sq ft)	Terrace (sq ft)	Condition
HQ opportunity: 17,320 sq ft	6th (HQ)	5,065	112	CAT A
	5th (HQ)	5,747	157	CAT A
	4th (HQ)	6,508	125	CAT A
	3rd	LET		
	2nd	6,780	--	Fully-fitted
	1st	LET		
	Ground	LET		
	Lower Ground	6,889	--	CAT A
	Total available	30,989	394	

SPECIFICATION

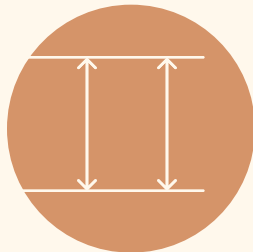
BUILDING
FEATURES



NEW TERRACES
FLOORS 4-6



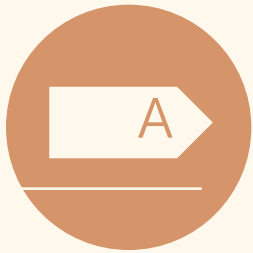
EXCEPTIONAL END-OF-TRIP
FACILITIES



FLOOR TO CEILING HEIGHTS
2.75 - 2.8M



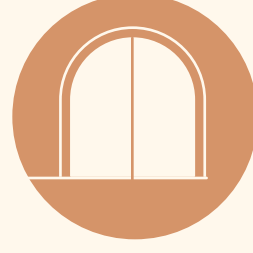
SECURE CYCLE FACILITIES
26 SPACES



TARGETING
EPC A



ENERGY-EFFICIENT
LED LIGHTING



STRIKING NEW
ARRIVAL EXPERIENCE



FULLY ELECTRIC
BUILDING

FLOORPLAN

LEVEL 6

- Office space 5,065 sq ft
- Terrace 112 sq ft



OLD BROAD STREET



6TH FLOOR



FLOORPLAN

LEVEL 5

- Office space 5,747 sq ft
- Terrace 157 sq ft



OLD BROAD STREET

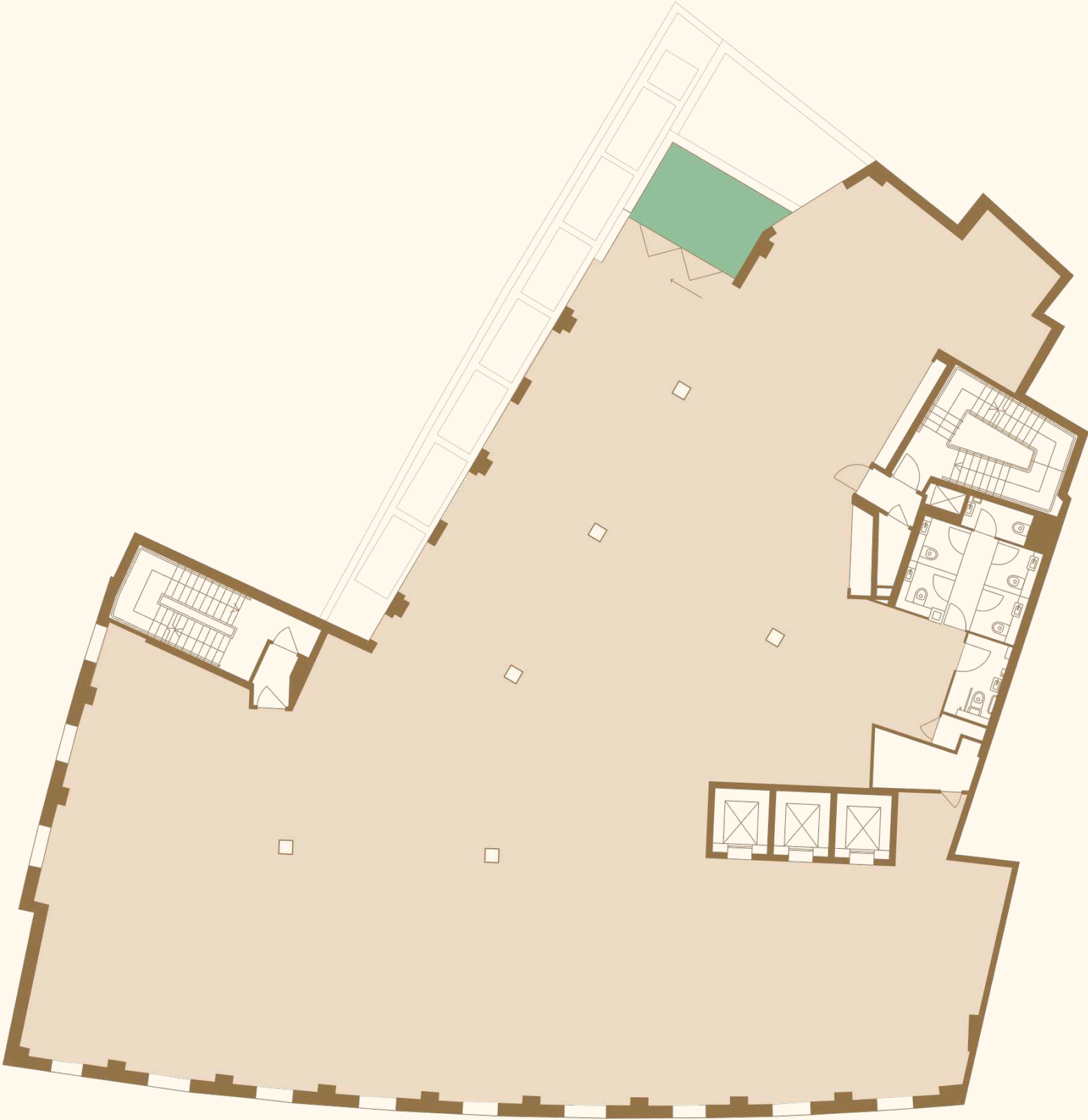


5TH FLOOR

FLOORPLAN

LEVEL 4

- Office space 6,508 sq ft
- Terrace 125 sq ft



OLD BROAD STREET

FLOORPLAN

LEVEL 2
FULLY FITTED

Workstations	58
Meeting rooms (6 per)	3
Conference rooms (12-14 per)	1
Lounge	2
Collaboration workstations	10
Breakout tables	2
Kitchen	1



(Option for additional desks)

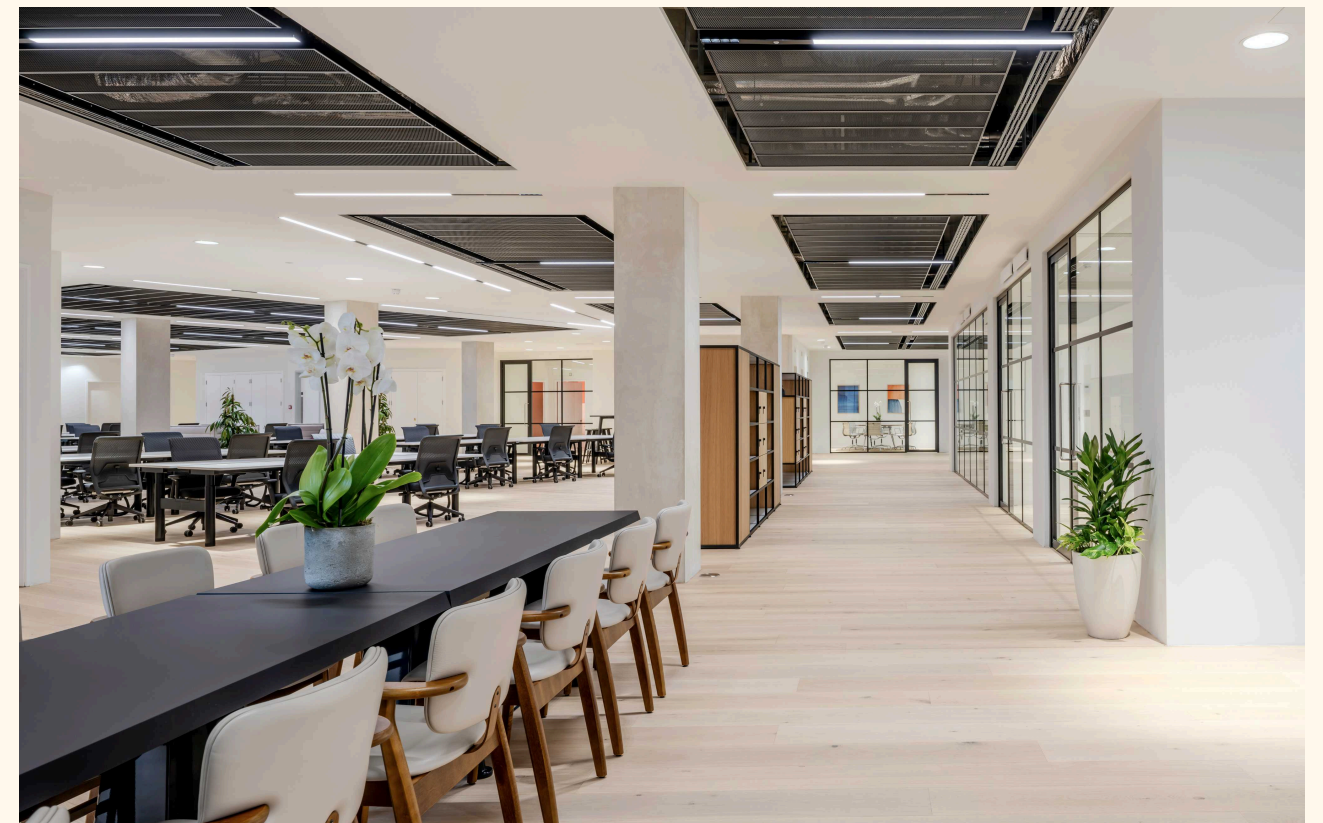
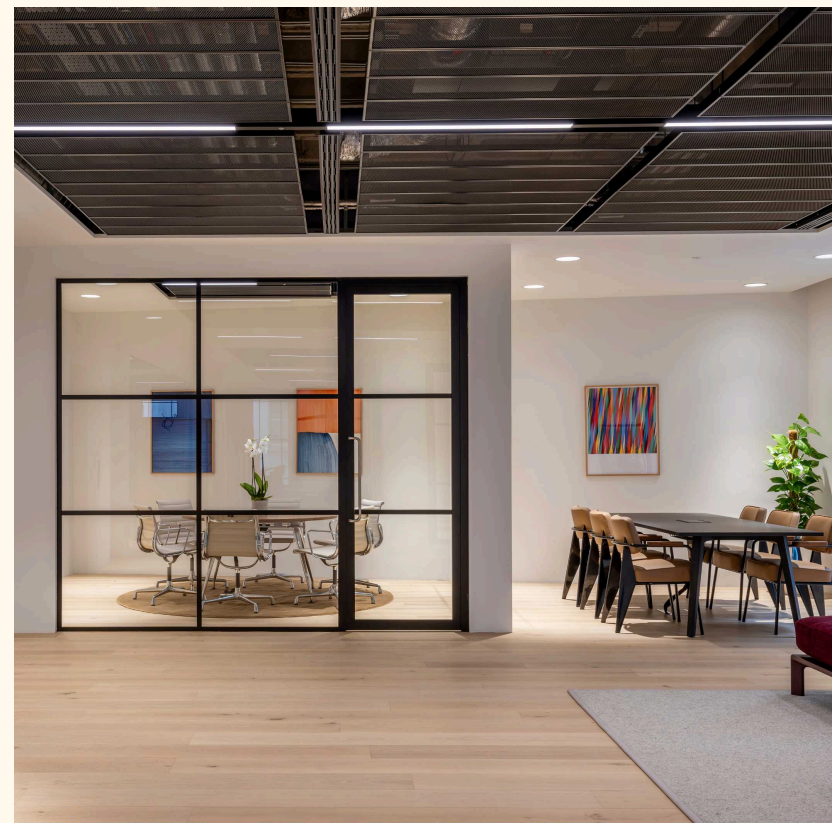
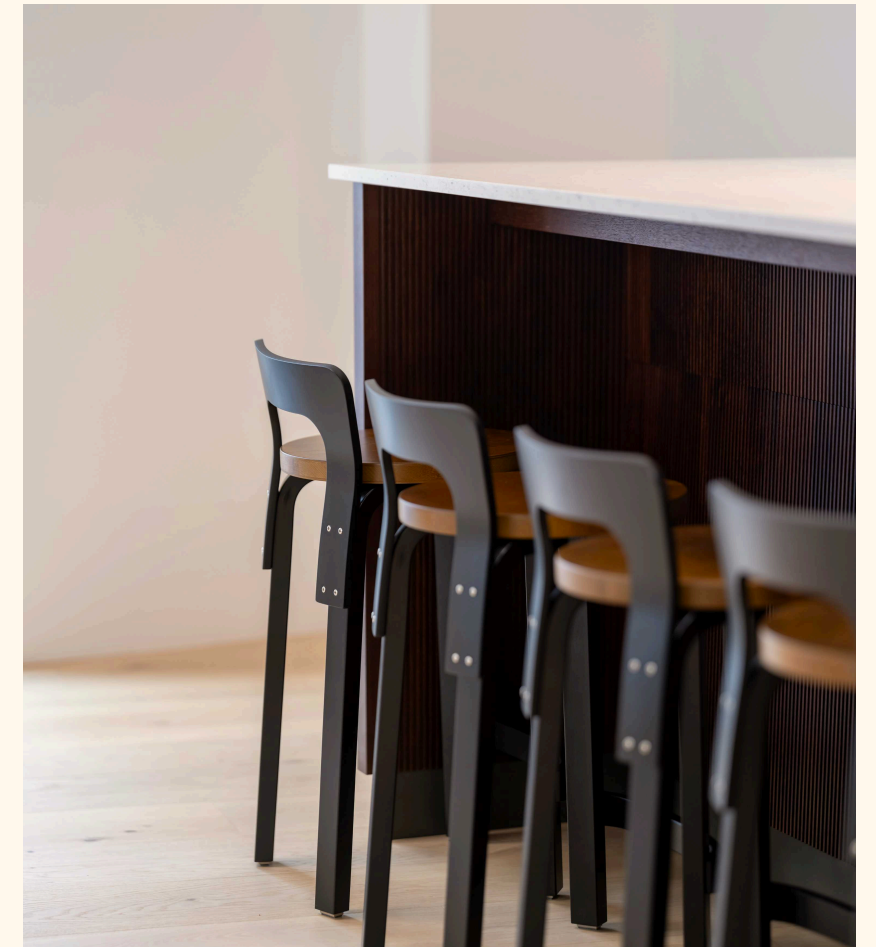
Office space 6,780 sq ft

OLD BROAD STREET

FULLY FITTED

FITTED TO PERFECTION

CLI Dartriver delivers fully fitted offices to the highest standards. Contemporary, elegant designs create light, spacious, and sophisticated working environments. Each space is thoughtfully crafted to feel timeless, offering a place where people genuinely enjoy working.





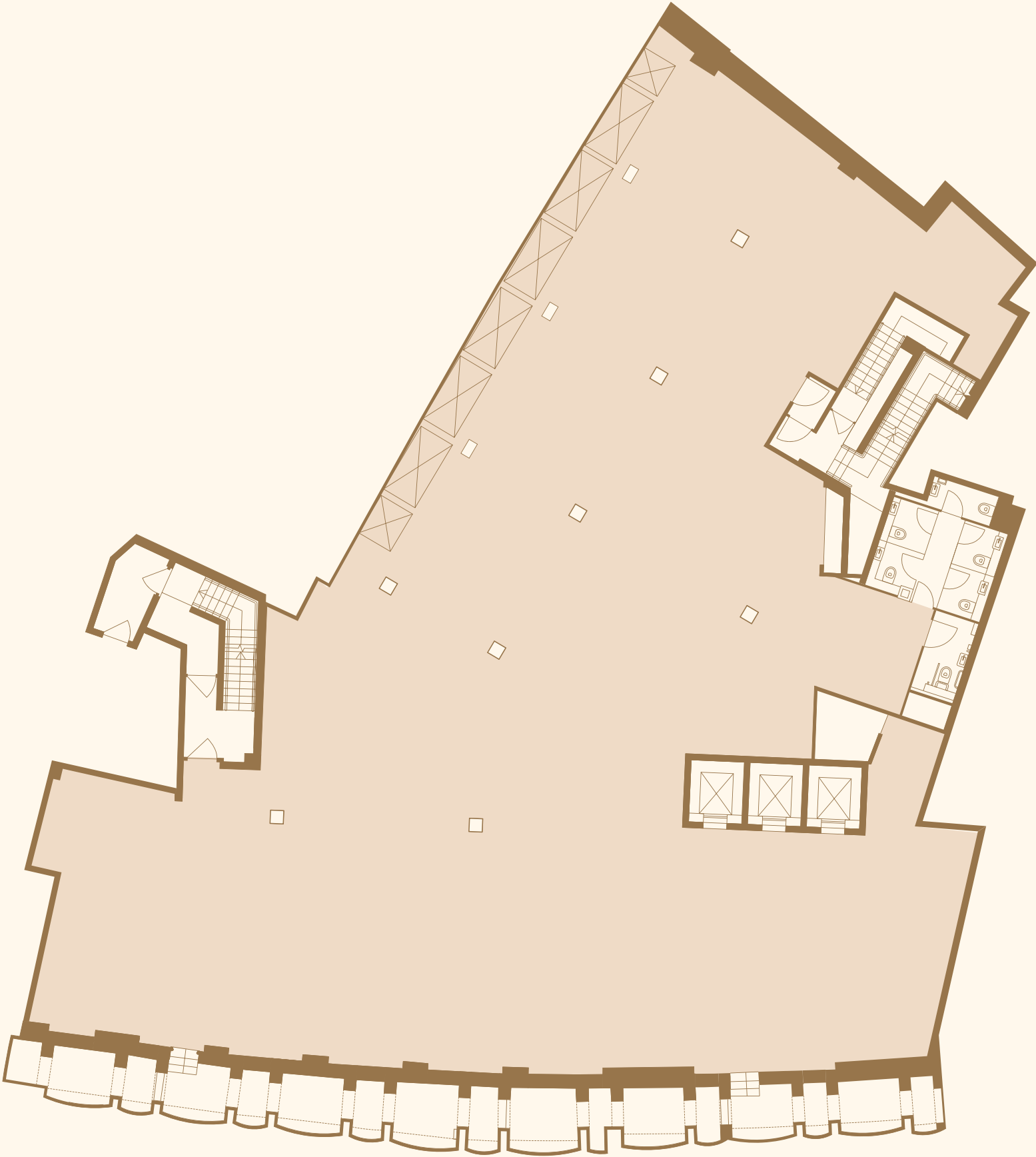
WORKSPACE



FLOORPLAN

LOWER GROUND

Office/Class E 6,889 sq ft



OLD BROAD STREET

TERRACES

MOMENTS
OUTDOORS

Terraces on the upper floors offer a moment away from the desk, where natural light and fresh air ensure breakout areas designed for wellbeing, reflection, and relaxation.



END-OF-TRIP FACILITIES

A SERENE
SPACE

End-of-trip facilities offer a serene and elevated experience. Thoughtful lighting and warm, inviting colour palettes enhance the sense of calm, while premium amenities, including vanity areas, luxury products, and towel service, ensure every detail is considered.



26 Cycle Spaces | 6 Showers | 19 Lockers

LOCATION

AT THE HEART
OF THE CITY

A location that offers both prominence and convenience. Just minutes from Bank Station, a primary interchange for five Underground lines and the DLR, and within close proximity to Liverpool Street and Moorgate stations, this address puts the entire capital within easy reach.



A dynamic destination where culture, cuisine, and retail converge. From the historic charm of Leadenhall Market to a curated mix of fine dining, artisan coffee, and boutique retail, the area seamlessly combines convenience with character.





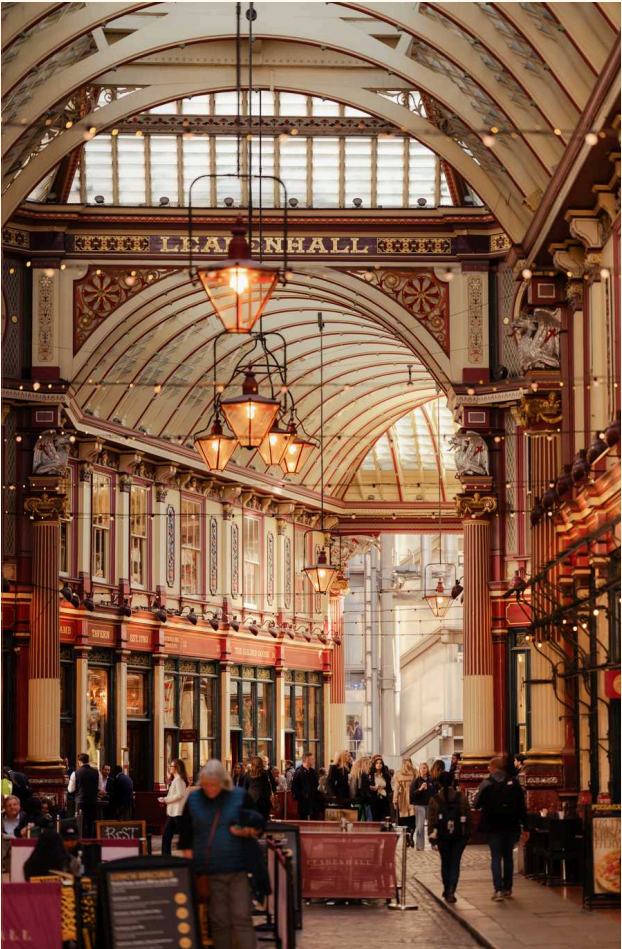
FARMER J 1 MIN



WATCHHOUSE 5 MINS



FINSBURY CIRCUS GARDENS 5 MINS



LEADENHALL MARKET 5 MINS



VAGABOND WINES 6 MINS



BRASSERIE BLANC 2 MINS



ROSSLYN 1 MIN



THE NED 4 MINS

TECHNICAL SPECIFICATION

APPROACH SUMMARY

CAT A fit-out with partially concealed services: LG, 2nd, 4th, 5th and 6th floors.

New reconfigured WCs.

New terraces to floors 4-6.

Refurbished reception with premium designed finishes and materials, security systems.

New entrance screen with circular sliding door.

OCCUPANCY

Building design: 10m² per person.

Fire escape strategy: 6m² per person.

END-OF-TRIP PROVISION

Male and female changing rooms with towel station, vanity units, and ventilated drying area.

2 WC (1 male and 1 female).

6 showers (3 male and 3 female).

1 accessible WC and shower.

26 cycle spaces.

19 lockers.

Cycle repair/maintenance station.

OFFICES (LG,2,4-6 FLOOR)

CAT A fit out

New WCs.

New LED lighting.

Capped off services.

Office floor servicing at ceiling level partially concealed behind a suspended mesh / plasterboard ceiling.

Raised access floor (190mm) throughout offices.

Ceiling heights

L06 Office: 2750mm

L05 Office: 2810mm

L04 Office: 2790mm

L02 Office: 2810mm

LGF Office: 2790mm

Ceiling services zone

L06 Office: 510mm

L05 Office: 450mm

L04 Office: 470mm

L02 Office: 450mm

LGF Office: 470mm

WC Provision

6 WCs (including 1 accessible).

Lighting

Open Plan Office Areas 300 lux.

Servicing

Air source heat pump (ASHP) comfort cooling.

New on floor LTHW and CHW services to 4 pipe fan coil units via ASHP and new highly efficient pumps.

New fan coil units.

Mechanical ventilation with heat recovery.

New LED lighting with PIR sensors and daylight dimming control.

Internal Conditions

Offices

21°C db ±2.0°C (winter)

24°C db ±2.0°C (summer)

Reception

21°C db ±2.0°C (winter)

24°C db ±2.0°C (summer)

Small Power

Office Lighting: 4.5 W/m² + 1 W/m² fitout allowance.

Office Small Power: 6 W/m² (based on 1p/10m²).

SUSTAINABILITY

Target EPC A20.

Window replacement with improved U-value and G-value.

Maximised daylight via window modifications.

Raised access floors will comprise re-used tiles where possible.

Energy efficient heating and cooling ASHP.

CO2 sensors on ventilation system.

Fossil Fuel free - fully electric building.

NETCALIBRE FIBRE

Pre-installed fibre spine offering dedicated internet connectivity.

Up to 10Gb/s options with seamless activation.

Where cabling is confined to the tenant's demise, a wayleave agreement is not required.

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