

CITY TOWER

LONDON

City Tower is one of the most recognised and well-established office addresses in Central London.

A comprehensive refurbishment is now complete, offering high quality tower floors with dramatic panoramic views of the City.

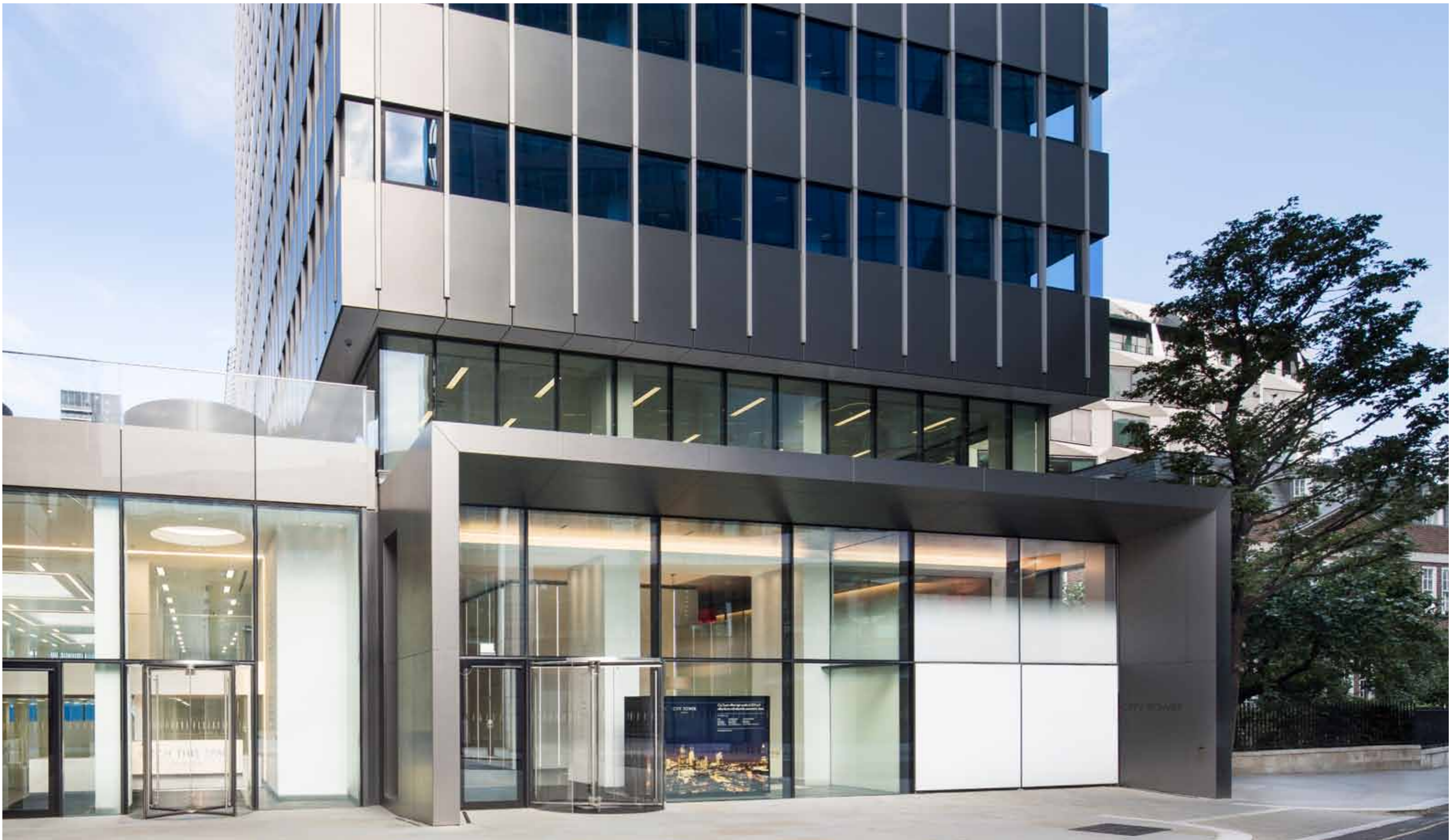
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VIEW LOOKING EAST

The stunning views from City Tower take in all the landmarks of the Square Mile.

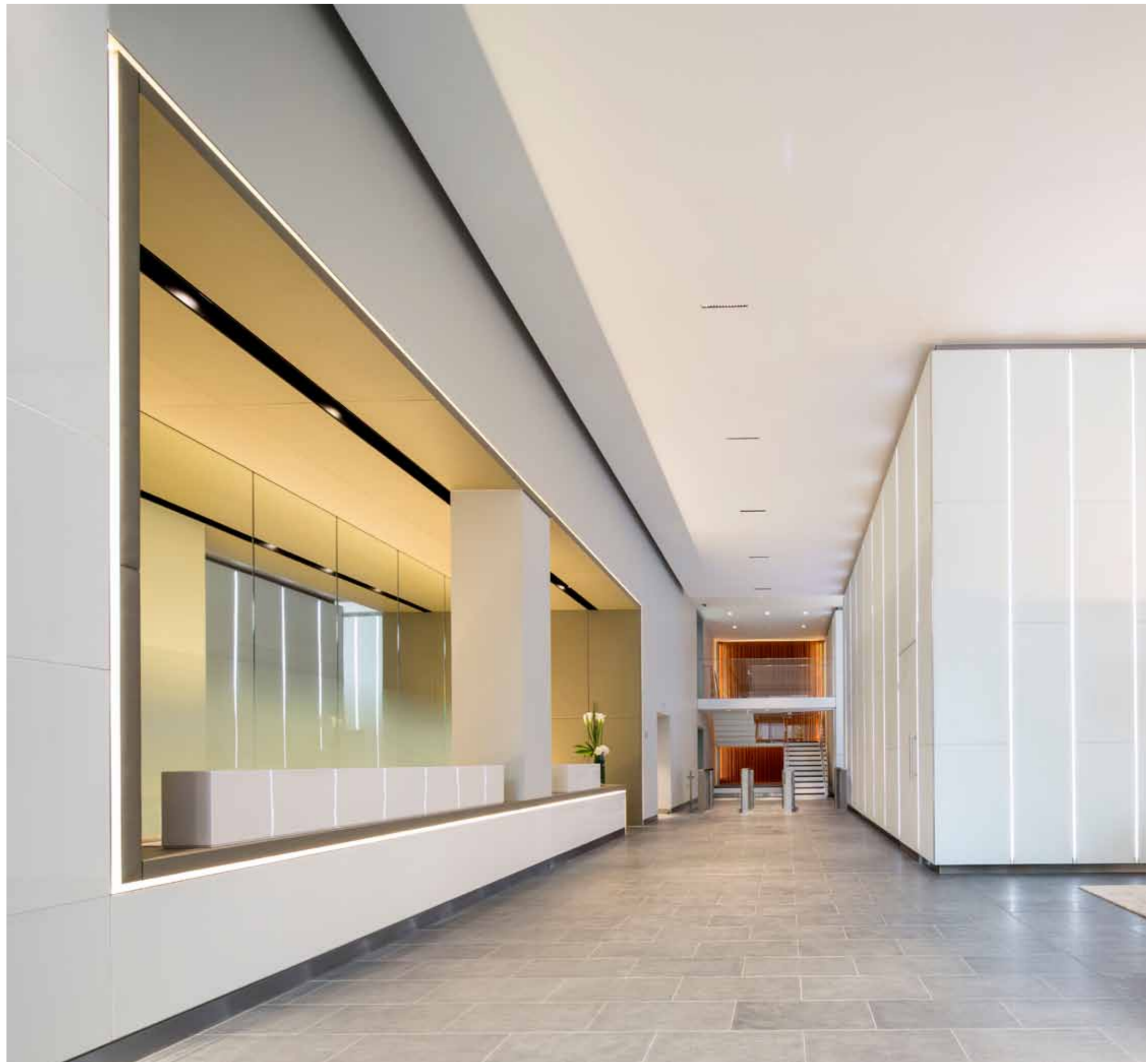


ENTRANCE

The realigned entrance sits beneath the 21-storey tower on Basinghall Street.

FEATURES

- Flexible 6,300 sq ft tower floors
- 360° views across London
- New external cladding panels
- New 5 metre-high remodelled reception
- New 4 × 20 person passenger lifts
- New 4 pipe fan coil air conditioning
- New metal tile raised floors
- New plank metal tile suspended ceilings
- New LG7 Zumtobel LED lighting
- New 6 × individual WCs per floor
- Goods lift
- On-site building management
- 24 hour security
- New cycle centre and showers
- New tenants' business lounge





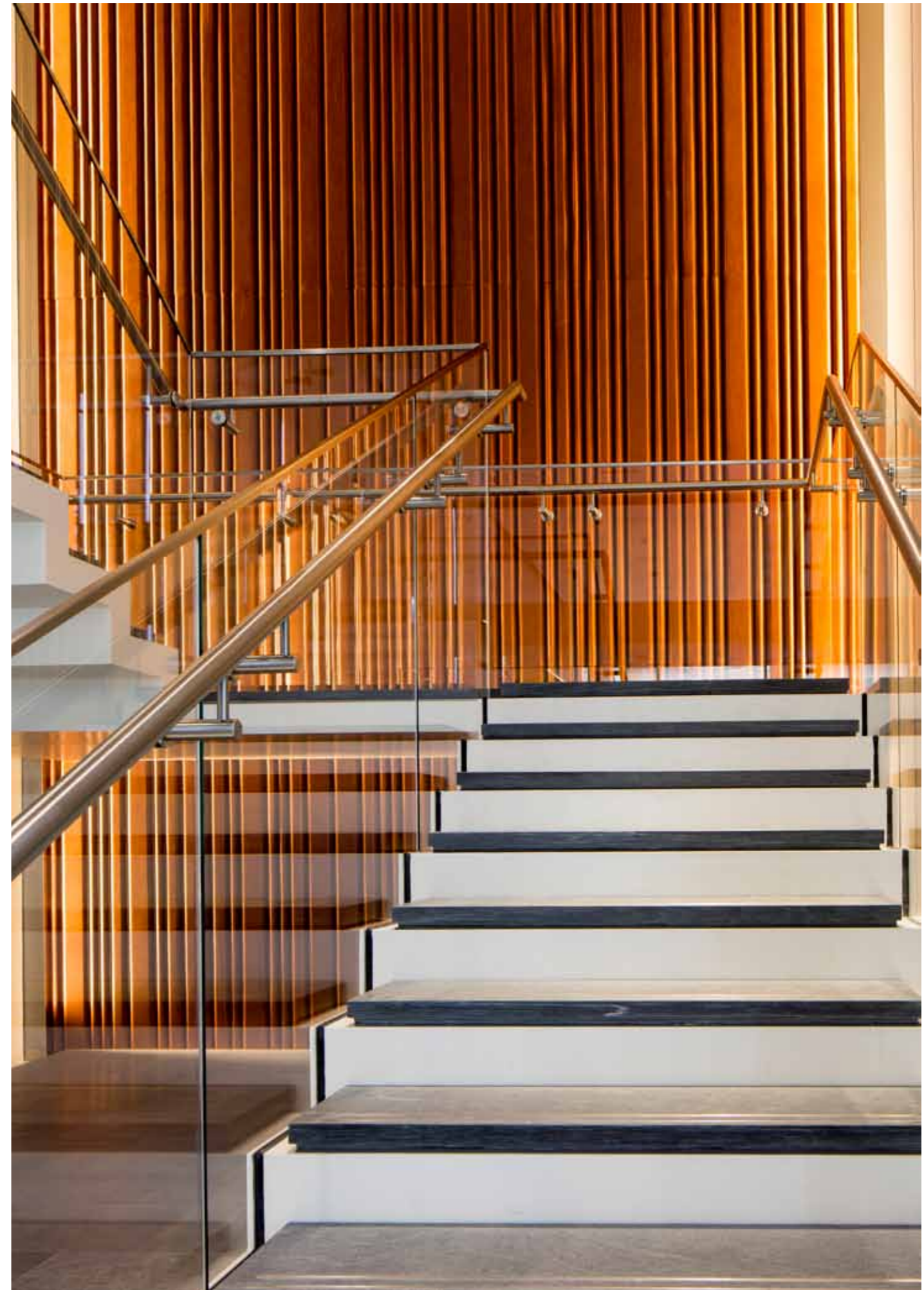
RECEPTION

The five metre-high remodelled reception includes a manned reception desk, high quality finishes and soft seating areas.



LIFT LOBBY

Four new 20 person passenger lifts access the tower floors.
Opposite: the feature staircase with side-lit rolled Spinneybeck leather wall.









REMODELLED INTERIOR

Extensive improvements have transformed City Tower. Below: The refurbished 5,300 sq ft third floor has floor to ceiling glazing and direct access onto the roof gardens.



The new business lounge on the mezzanine floor provides informal meeting space.



A clear floor to ceiling height from core to glazing provides permeability through the floorplate.



The view from the 11th floor through the enhanced glazing.



BASINGHALL STREET

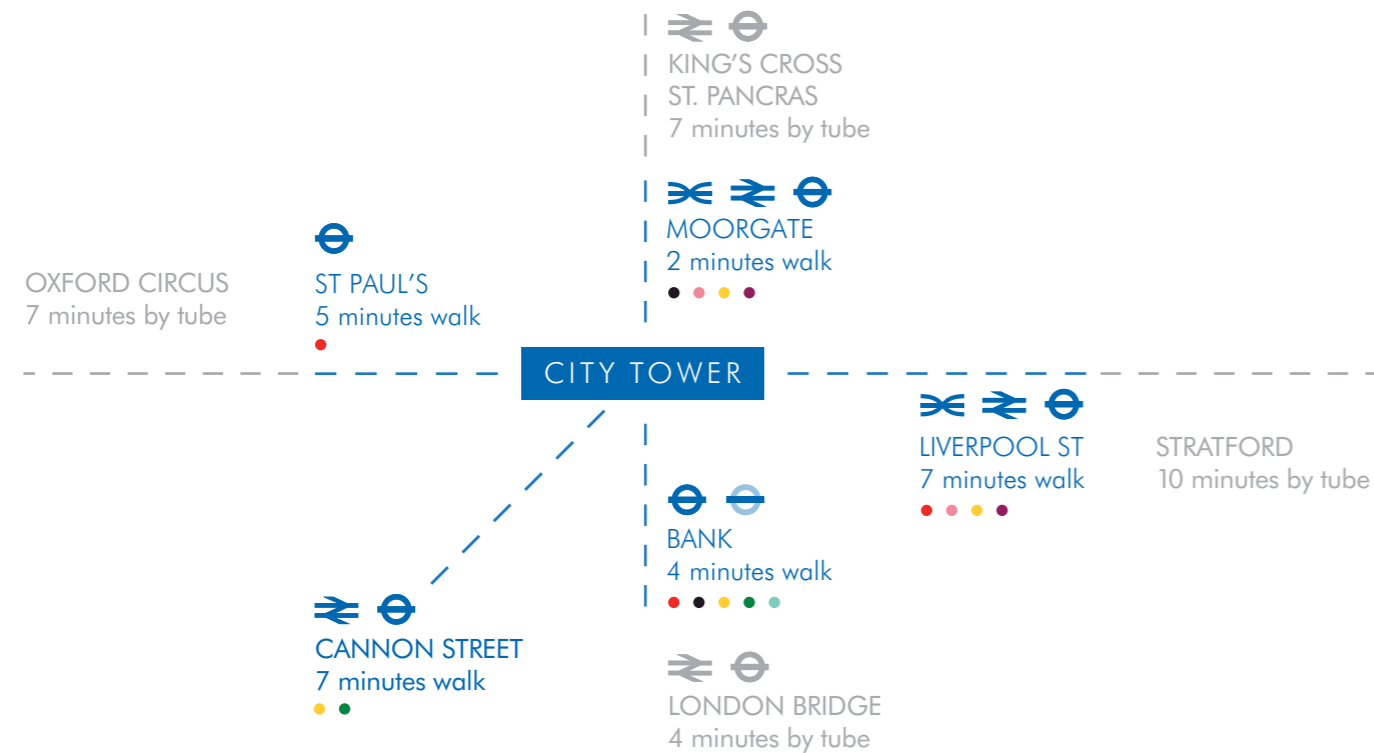
City Tower's sleek exterior from Basinghall Street frames the neo-Georgian Girdlers' Hall, originally built in 1681.



City Tower is at the centre of the City, minutes from Moorgate, Bank and St Paul's Underground stations and a short walk to Liverpool Street and Cannon Street stations.



CONNECTIONS





The Barbican Centre
Silk Street
5 minutes



Davy's at Woolgate
Basinghall Street
1 minute



Bread Street Kitchen
Bread Street
5 minutes



Coco di Mama
Paternoster Square
5 minutes

THE AREA



Hawksmoor
Basinghall Street
2 minutes



The Globe
Moorgate
1 minute



The Breakfast Club
Spitalfields
10 minutes



Manicomio
Gutter Lane
3 minutes



Royal Exchange
Threadneedle Street
4 minutes



Bishopsgate Kitchen
Brushfield Street
10 minutes



La Relais de Venise
Throgmorton Street
5 minutes



Burger & Lobster
Bread Street
5 minutes



Sushi Samba
Bishopsgate
6 minutes



One New Change
Cheapside
5 minutes



London Wall
Aldersgate
3 minutes



Barbecoa
New Change
5 minutes



SCHEDULE OF AREAS

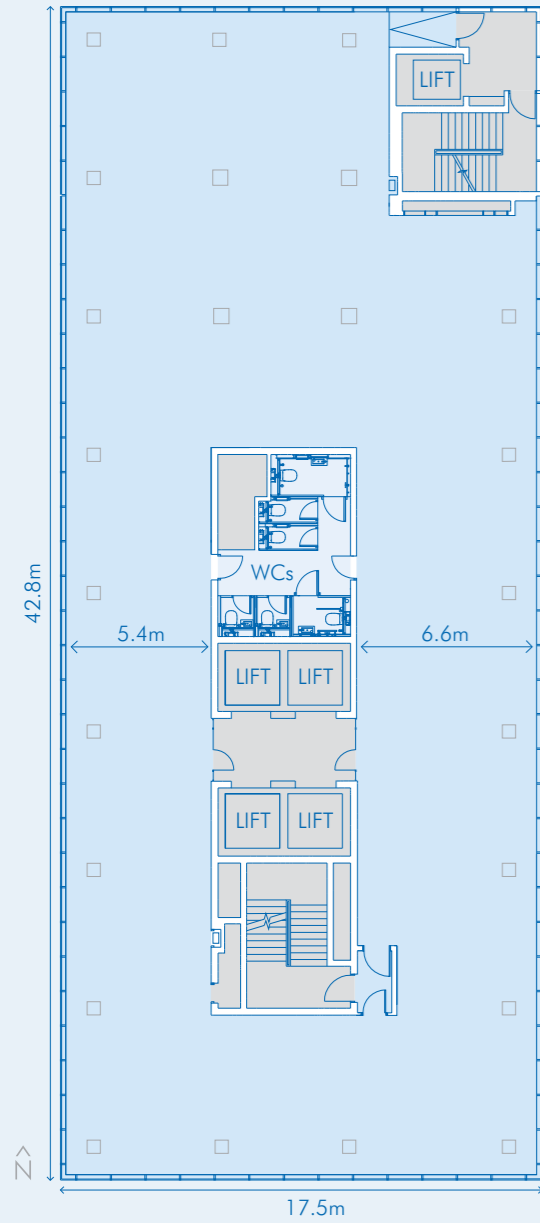
For up to date
availability please check
citytowerlondon.com

CITY TOWER

	SQ FT
21 OCCUPIED	
20 6,172	
19 6,311	
18 OCCUPIED	
17 OCCUPIED	
16 OCCUPIED	
15 6,311	
14 OCCUPIED	
12 OCCUPIED	
11 6,311	
10 6,311	
9 6,311	
8 6,311	
7 OCCUPIED	
6 OCCUPIED	
5 OCCUPIED	
4 6,311	
3 5,264	

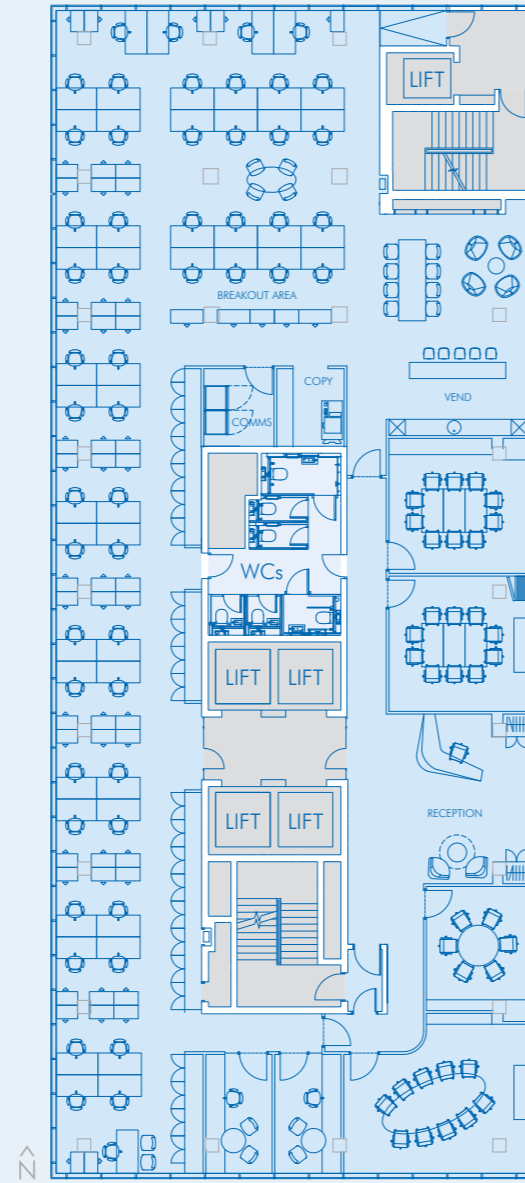
SKY LIGHT

TYPICAL FLOOR



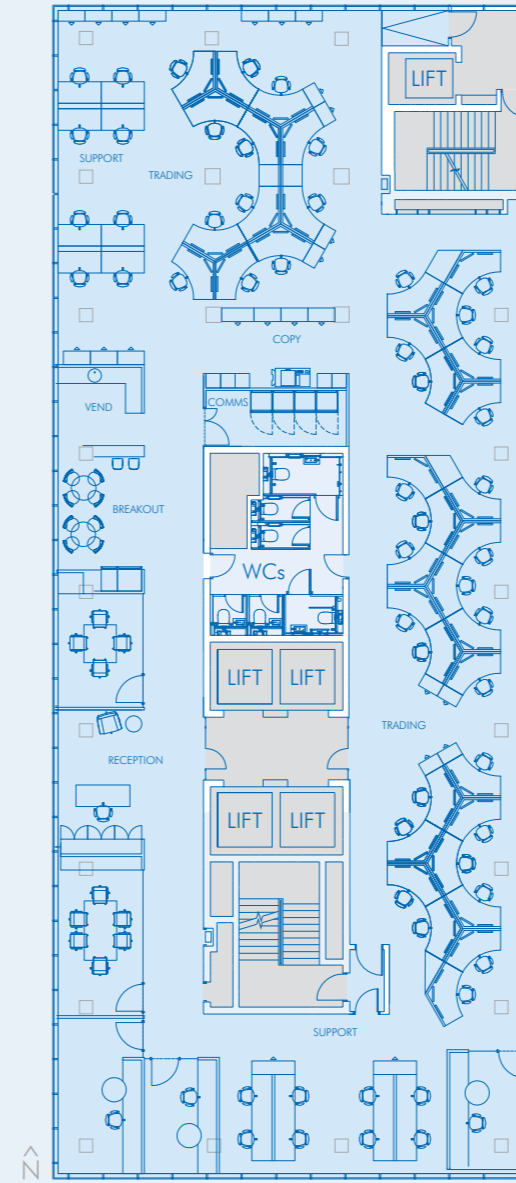
Net Internal Area	586 sq m / 6,311 sq ft
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SPACE PLANS



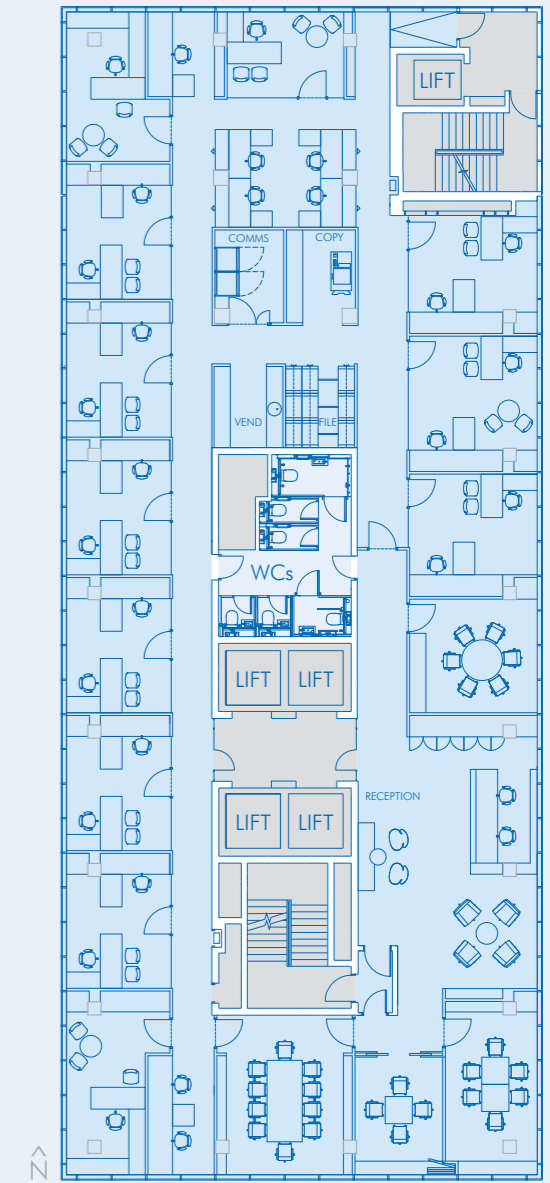
CORPORATE

Net Internal Area	586 sq m / 6,311 sq ft
Open Plan Workstations	53
Single Offices × 2	2
Receptionist	1
Occupancy Density	1 per 10 sq m / 112 sq ft
TOTAL HEADCOUNT	56



FINANCIAL

Net Internal Area	586 sq m / 6,311 sq ft
Trading Positions	39
Support Workstations	16
Receptionist	1
Offices × 3	3
Occupancy Density	1 per 10 sq m / 107 sq ft
TOTAL HEADCOUNT	59

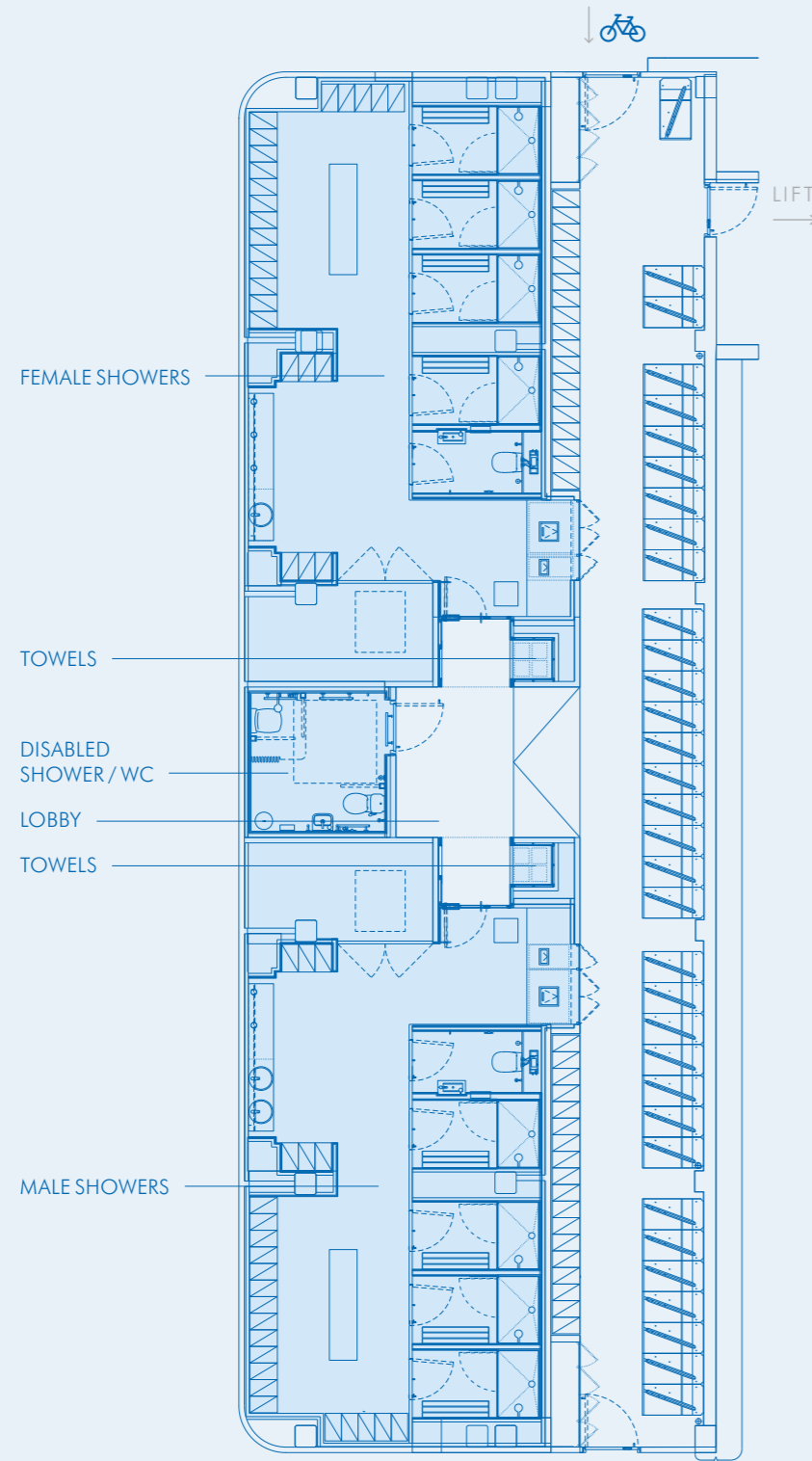


UK LEGAL

Net Internal Area	586 sq m / 6,311 sq ft
Single Partner Offices × 3	3
Double Fee Earner Office × 9	18
Fee Earner Totals	21
Secretaries (sec: fee earner ratio 1:4)	5
Business Support Staff & receptionist	4
TOTAL HEADCOUNT	30

CYCLE CENTRE

- 77 Spaces
- 168 Lockers
- 4 Male showers
- 4 Female showers
- 1 Disabled shower
- WCs
- Towel service
- Drying room



Accessed separately from Basinghall Street, a dedicated cycle route leads to a newly created cycle centre with 77 spaces and 168 lockers.

The cycle centre has separate male and female showering and changing facilities as well as a concierge towel service and drying room.

A passenger lift is available to take tenants directly to the offices above.

SPECIFICATION

1.0 TENANT PROVISIONS

1.1 CYCLE CENTRE

A cycle centre accommodating 77 spaces is provided in the basement with drying facilities. This is accessed via a ramp and walkway from Basinghall Street.

1.2 CHANGING & LOCKERS

Male and Female changing rooms each contain 48 (900 × 500 × 350 mm) ventilated lockers. There is further provision for lockers in the basement.

1.3 TEAPOINTS

Plumbing and drainage connections are provided with branches for extensions by the tenant to teapoints at two positions on each floor.

1.4 SERVICING

Service access is provided via a separate entrance off London Wall with direct access to the goods lift, which serves all floors in the building.

1.5 PUBLIC REALM/TERRACE

The 1st floor roof and City walkway has been newly landscaped to create a public realm with seating, shelters and planters.

1.6 TELECOMMUNICATIONS

Cable ducts are provided into the building from the local infrastructure to the central basement telecoms room, with routes available to each tenant area. A central satellite system is installed with connections available to each tenant space.

2.0 BUILDING SPECIFICATION

2.1 QUALITY STANDARDS

The development is designed to comply with appropriate current BCO Standards, Codes of Practice and Part L Building Regulations 2010.

2.2 DIMENSIONS

Finished floor to ceiling:

Main Tower Reception	5.1 m
All Floors	2.55 m
Raised floor zone (L3–20)	up to 125 mm

2.3 OCCUPANCY STANDARDS

The building has been designed to accommodate the following occupancy ratios:

Heating and Cooling	1 per 10 sq m
Lifts	1 per 10 sq m
Means of Escape	1 per 6 sq m
WCs	1 per 10 sq m
<i>(based on a 60:60 split and 20% absenteeism)</i>	

2.4 FLOOR LOADINGS

The floor slabs are designed to accommodate the following uniformly distributed live loads:

General office areas	2.75 + 1.0 kN/ sq m
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2.5 OFFICE FINISHES

Flooring: New Kingspan 600 × 600 mm fully accessible raised floor tile system.

Ceiling: New SAS 1400 × 300 mm metal plank tiled suspended ceiling with flush fitting luminaires and plasterboard margins.

SPECIFICATION

3.0 MECHANICAL SERVICES

3.1 ELECTRICAL SERVICES

High voltage supply to the building is transformed down to 400/230V and discharged at low voltage via a main switchroom located in the basement.

LV distribution boards are located in the electrical risers for lighting and power.

3.2 LOAD DENSITIES

Small Power	25 w/ sq m
Spare Riser Capacity (20–25% spare ways in distribution boards)	10 w/ sq m
Lighting	12 w/ sq m
Mechanical	5 w/ sq m

3.3 STANDBY POWER

A 550 kVA generator (fuelled by an 8 hour diesel bulk storage tank) is located on the roof providing essential power to the landlord's life safety systems. There is the potential to support some tenant small power and lighting requirements.

3.4 LIGHTING

Zumtobel LED LG7 lighting designed to 400 lux in office areas.

3.5 VERTICAL TRANSPORTATION

4 × 20 person Disability Discrimination Act (DDA) compliant passenger lifts.

An 890 kg Goods lift (1200 × 1600 × 2100mm) serves Basement to 20th floors in the building.

4.0 BUILDING MANAGEMENT

4.1 SECURITY

24 hour manned security is provided.

4.2 BUILDING MANAGEMENT

- On site building management team
- Building Management System
- Receptionists during office hours

4.3 AIR CONDITIONING

Four pipe fan coil system with following design criteria:

External:

Summer	31 °C db / 20 °C db
Winter	-4 °C saturated

Internal:

Summer	22–24 °C
Winter	21–23 °C

Ventilation Rates:

- 1.2 l/sec/sq m (+10% for future tenant requirements)
- 10 air changes per hour extract in the WCs.

5.0 ENVIRONMENTAL PERFORMANCE

The building is designed with the following energy efficiency features:

- Energy efficient lighting and controls
- High efficiency chillers
- Variable speed pumps
- Variable air volume fan coils and
- Low water use fittings

The building has achieved BREEAM Offices '2008' 'Very Good'



TEAM

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OWNER

THE GREAT STAR PARTNERSHIP

The development is owned by The Great Star Partnership, which is a joint venture between Great Portland Estates and Starwood Capital Group.

GREAT PORTLAND ESTATES PLC

GPE is a FTSE 250 property, investment and development company owning £2.5 billion of office, retail and residential space in Central London.

In 2012 GPE was voted Developer of the Year by its property industry peers.

www.gpe.co.uk

STARWOOD CAPITAL GROUP

Starwood Capital Group is a privately held global investment firm. Founded in 1991, Starwood has completed over 500 transactions representing assets of \$44 billion (Dec 2013) and have \$29 billion of assets under management.

www.starwoodcapital.com

ARCHITECT

ORMS

Established in 1984, ORMS is an award winning modern design firm specialising in architecture, interiors and the reuse of buildings.



Great Portland Estates Plc is a member of the Commercial Landlords Accreditation Scheme and supports the code for Leasing Business Premises in England and Wales 2007, produced by The Joint Working Group on Commercial Leases. Details on the Lease Code can be found at clascheme.org.uk

MISREPRESENTATION CLAUSE

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