
99 BISHOPSGATE





WELCOME

noun

A KINDLY GREETING
OR RECEPTION

adj

GLADLY RECEIVED

verb

GREET
RECEIVE
MEET
ACCEPT
REGARD

syn

APPRECIATED
INVITED
HONOURED
FAVOURABLE
CORDIAL

TO 99 BISHOPSGATE



ARRIVAL

ARRIVAL

noun

THE COMING OR THE REACHING OR
ATTAINMENT OF A PLACE OR CONDITION

adj

ATTAINABLE
ACCESSIBLE

verb

APPEARANCE
ATTAIN
COME
REACH
TRIUMPH
ACHIEVE

syn

ALIGHT
APPROACH
ENTRANCE
HAPPENING
HOMECOMING

AT RECEPTION



LOCATION

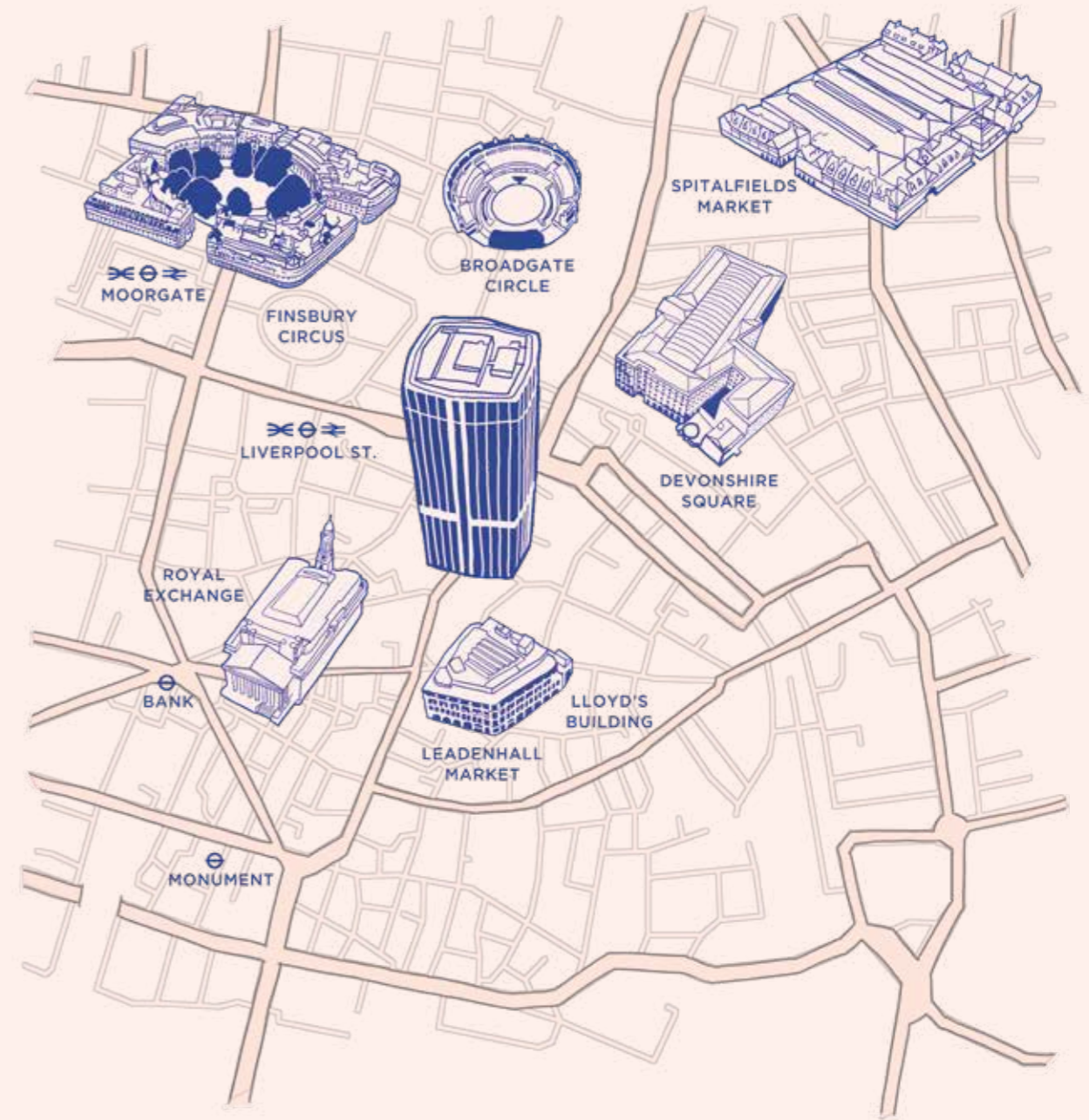
noun
A PLACE
OR POSITION

adj
AREA
SITE
SCENE
CENTRAL

verb
ESTABLISH
POSITION
DISCOVER

syn
NEIGHBOURHOOD
REGION
PART
LOCALE
VENUE
SETTING

IN THE CITY OF LONDON





LEADENHALL MARKET
DEVONSHIRE TERRACE
FINSBURY CIRCUS
SUSHI SAMBA
KITTY HAWK



THE BOUNDARY
SPITALFIELDS
CITY SOCIAL



THE 99 EXPERIENCE



EXPERIENCE

noun

PERSONAL KNOWLEDGE AND WISDOM GAINED

adj

ENLIGHTENING
POSITIVE
GREAT
SATISFYING
WARM

verb

MEET WITH
FEEL

syn

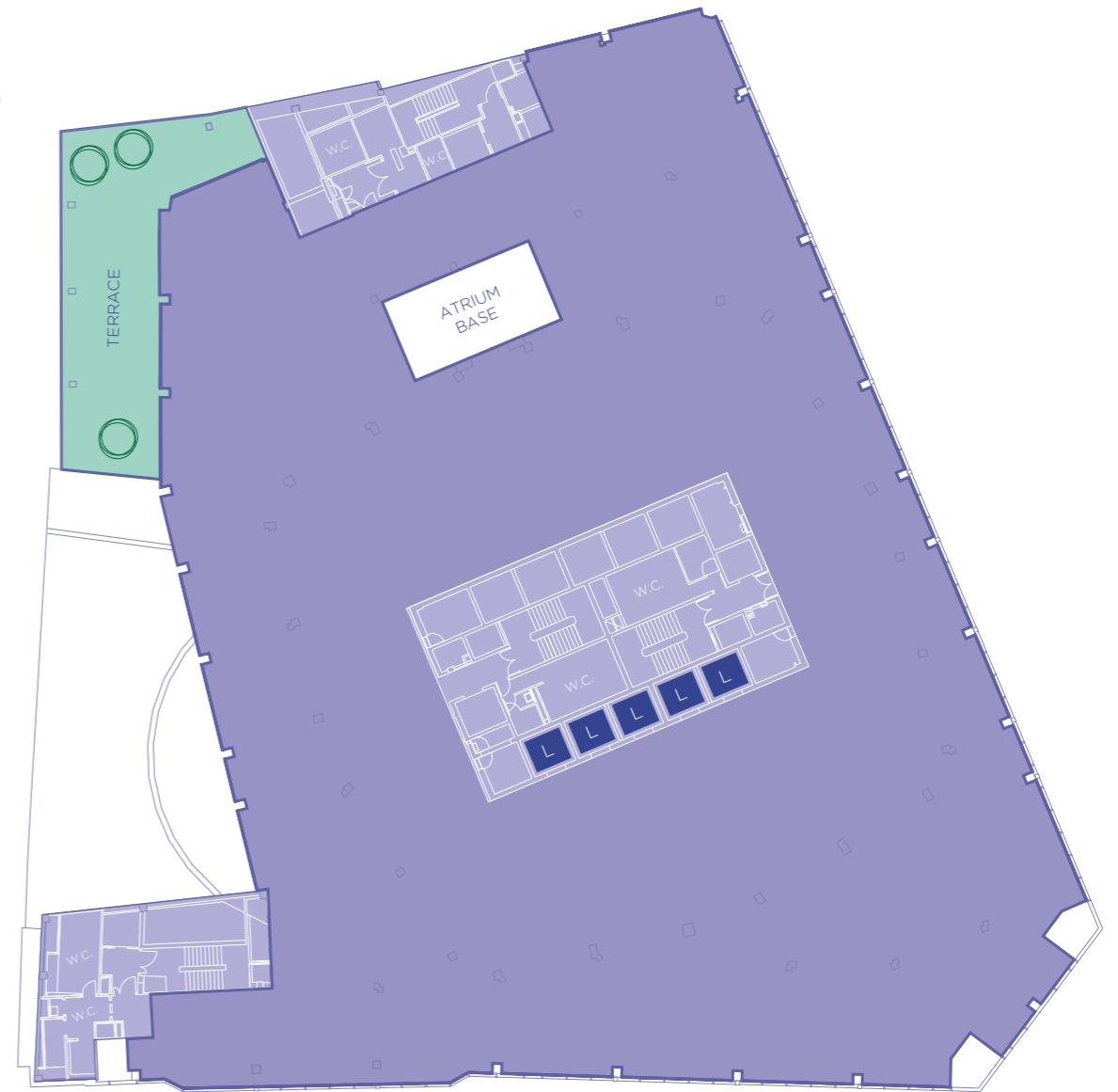
CONTACT
INVOLVEMENT
KNOW-HOW
PARTICIPATION
SAVOIR-FAIRE
SENSE
SKILL

THE BUILDING



CONFERENCE FACILITIES
CONCIERGE SERVICE
MALE AND FEMALE SHOWERS
TERRACE HIRE
BICYCLE PARKING
STORAGE LOCKERS
CAR PARKING

LEVEL
3



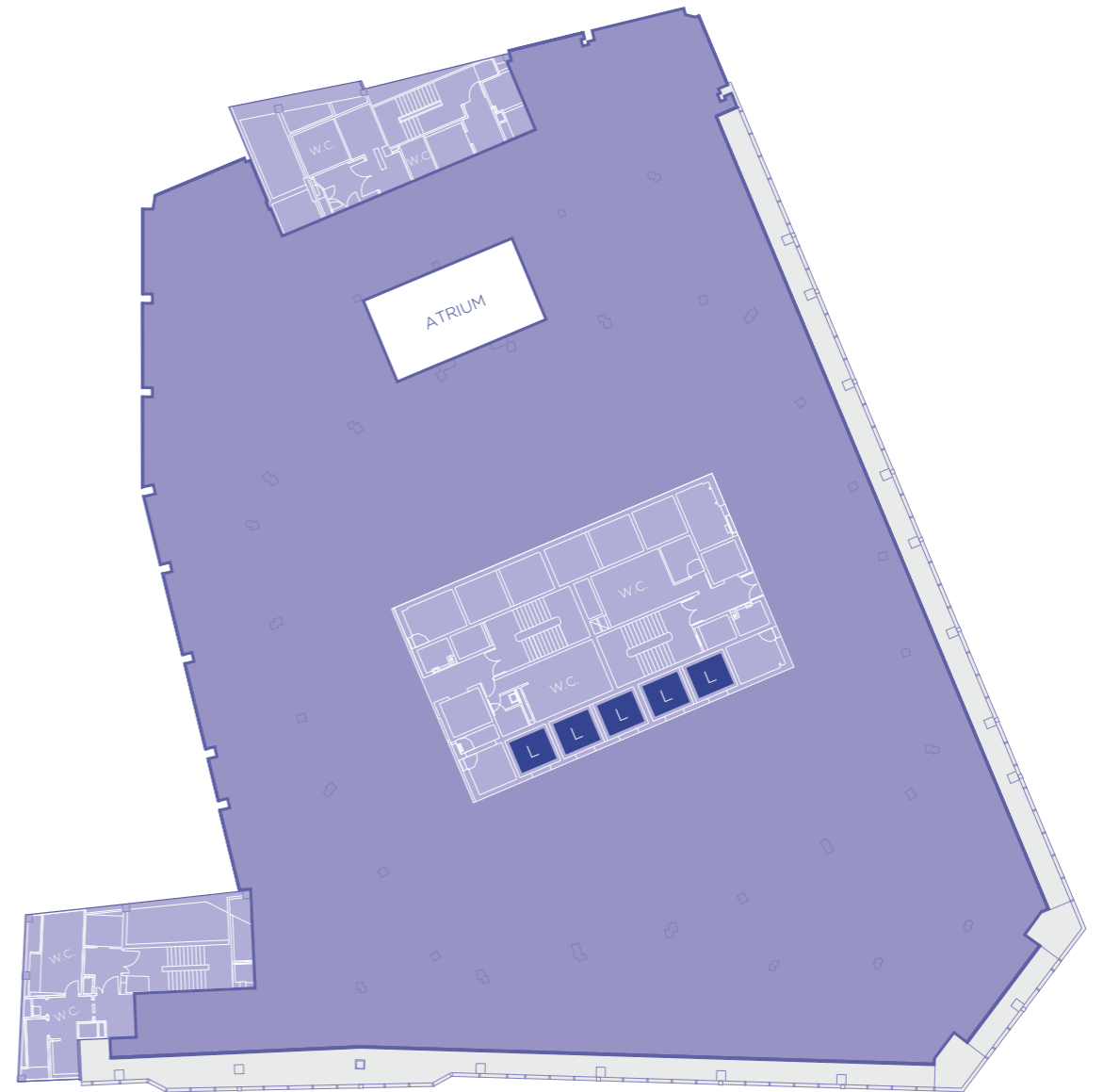
SQ FT
25,278



Plan not to scale, for indicative purposes only.

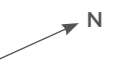
LEVEL

4



SQ FT

23,545

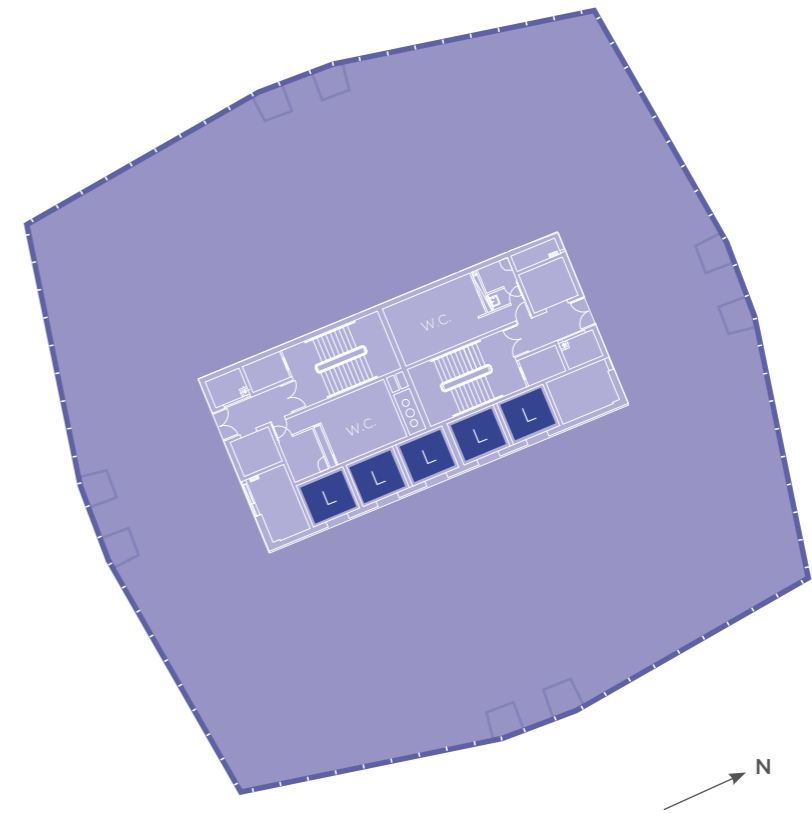


LEVELS 3 & 4



VIEW FROM LEVEL 4
CAT-A FINISH
FULLY FITTED

LEVEL
26



SQ FT
10,859

VIEWS
360°

THE TOP





SUMMARY

SPECIFICATION

KEY DIMENSIONS

PLANNING GRID

1.5m

FLOOR TO CEILING HEIGHT

2,550mm

RAISED FLOOR ZONE

125mm

FLOOR LOADINGS

All floors: superimposed live loads 5.00 kN/sq m + 1 kN/sq m

ACOUSTIC RATINGS

Offices: NR 38, Toilets: NR 40, Entrance Hall: NR 45

OCCUPANCY & A/C RATES

10 sq m/person on L17 and L26. 6 sq m/person on L3 and L4.

WC PROVISION

10 sq m/person at 60:40 male/female split

INTERNAL FINISHES – OFFICES

RAISED ACCESS FLOOR

Metal tile (600 x 600mm) medium grade modular system.

SUSPENDED CEILING

Acoustic perforated polyester powder-coated metal tile in metal grid system with perimeter plasterboard margins between facades/cores.

WALLS

Central core, perimeter walls and all columns are dry lined and painted. Plasterboard margins, bulkheads and the MDF skirtings are also painted.

MECHANICAL SERVICES

AIR CONDITIONING

Fresh air is supplied to the floor from the riser core through a four-pipe fan-coil system.

COOLING LOADS

People: 90W + 50W latent, Lighting: 6W/sq m, Small Power Office: 25W/sq m with an additional cooling provision available through the building via an existing capped tenant's CHW circuit.

FRESH AIR PROVISIONS

12 l/sec per person (based on occupancy of 1 person/ 10 sq m).

TEMPERATURES

External — summer: 29°C dry bulb 20°C wet bulb, winter: -4 db 100% r.h.
Internal — summer: 24°C +/-2, winter: 20°C +/-2

ELECTRICAL SERVICES

PASSENGER LIFTS

5 x 1,600kg capacity with speed of 6 m/s.

GOODS LIFTS

1 South goods lift has a 1,650kg capacity and a speed of 3 m/s.

LIGHTING GENERAL

Electrical demand is 1.4W/sq m/100 lux, lighting levels are 350–450 lux in open-plan offices desk top level, in circulation areas it is 100–150 lux, in the toilets it is 100–150 lux and for emergency purposes it is 1.0 lux min on escape routes.

OFFICE SPACE LIGHTING

Plank typed recessed LED luminaires with supplemental LED downlighters. Lighting controls including LCMS and occupancy/daylight sensors installed.

INCOMING ELECTRICAL SUPPLY

2 Number 3 Phase Distribution boards (lighting and small power) for north tenant located in north electrical riser and 2 number 3 Phase distribution boards for south tenant located in south electrical riser.

STANDBY POWER

Two 11 kV 2.2 MVA (1.8MW) 50Hz diesel generators (roof mounted) power 100% of landlord's base-build facilities together with lighting and tenant's base-build small power allowance. There is room for the installation of an additional standby generator of the same rating to be installed.

SMALL POWER

Provision for the office space to be supplied with 25W sq m. Cleaner's sockets are provided in the offices and in the circulation areas.

FIRE DETECTION & ALARM SYSTEM

Installed in accordance with the requirements of BS 5839 and BS 5588 and classed as an L2 system.

CAR PARK

The building features secure underground parking facilities for cars and motorbikes that can be accessed from Old Broad Street.

EPC RATING

The building has been awarded with 'C' rating.

ONSITE AMENITIES

91 Bicycle spaces

7 Showers (4 male, 3 female)

69 Lockers

Terrace hire

Car parking

Concierge services



LEASING TEAM



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Brookfield

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