

To Let

City Tower, 40 Basinghall Street, London, Greater London, EC2V 5DE

2,000 to 25,200 sq ft

- Excellent communication links
- Exceptional local amenities
- Recently refurbished
- Manned reception
- Open-plan work space



Location

City Tower is one of the most recognised and well established office addresses in Central London. The property is centrally located on the north side of Basinghall Street with a frontage onto London Wall. The building is located in the City core and is a short walk from Moorgate, Bank, St Pauls, Liverpool Street, & Cannon Street mainline and underground stations. The area also boasts vibrant retail and restaurant facilities.

Specification

The building has undergone a comprehensive refurbishment offering high quality Grade A tower floors with dramatic panoramic views of the City.

Flexible floors which can be split from c.2,000 sq ft

5m double height reception

New Fan-coil air conditioning

4 x 20 person passenger lifts

Metal tile raised floors Plank metal tile suspended ceilings

New LG7 Zumtobel LED lighting

6 x individual WCs per floor

Goods Lift On site building management

24 hour security

Cycle centre and showers

Tenants' business lounge

360° panoramic views of the City

Availability

Available Now.

Terms

The accommodation on a term by arrangement on a new lease direct from the Landlord

Viewings

Strictly by appointment by the joint agents.

Accommodation

Available Now.

Floor / Unit	Sq ft	Availability
18th	6,300	Available
17th	6,300	Available
12th	6,300	Available
6th	6,300	Available
Total	25,200	

EPC

This property has been graded as 68 C.

Rent

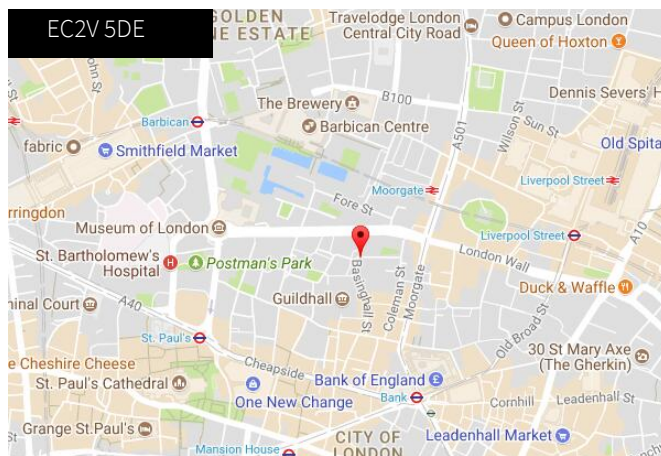
From early £60's per sq ft

Business Rates

Rates Payable (2017/2018): £22 per sq ft

Service Charge

£11.99 per sq ft



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020 7152 5890

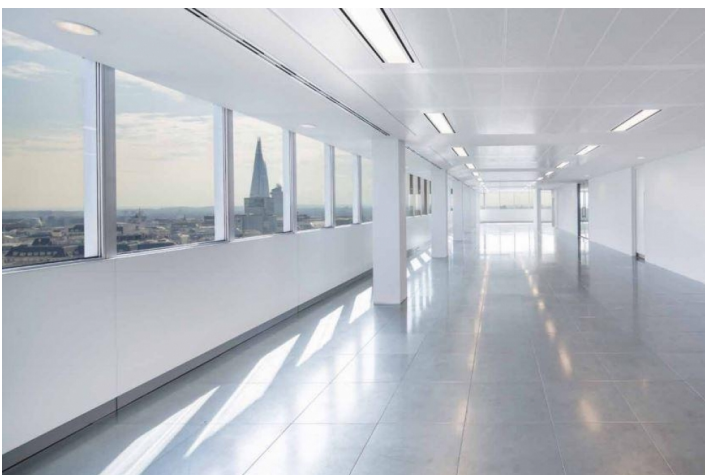
Emma.Dawes@eur.cushwake.com

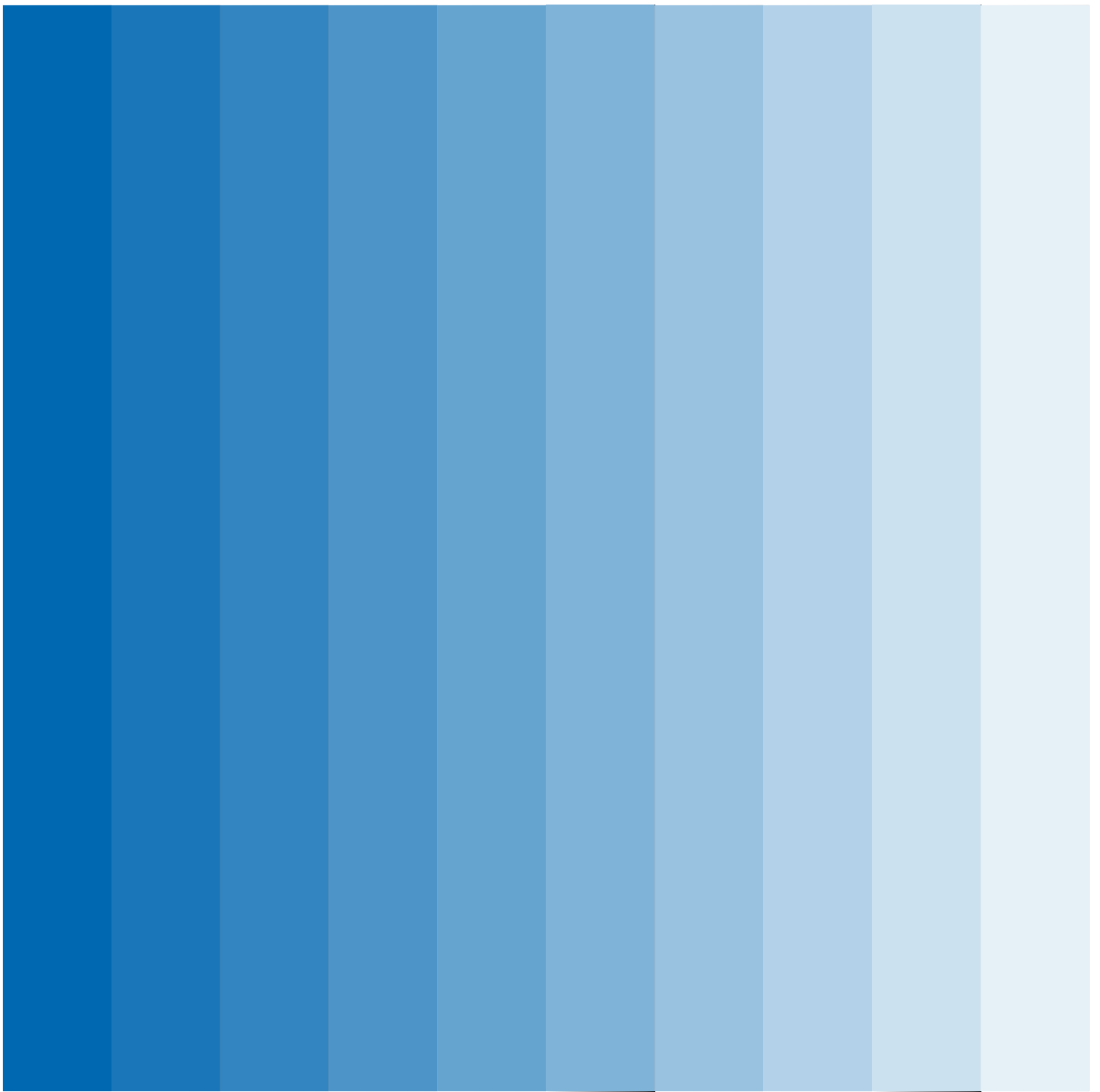
James Gillett (Savills)

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For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.





CITY TOWER

LONDON

City Tower is
recognised as
office address





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







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 third floor provides informal meeting space.



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



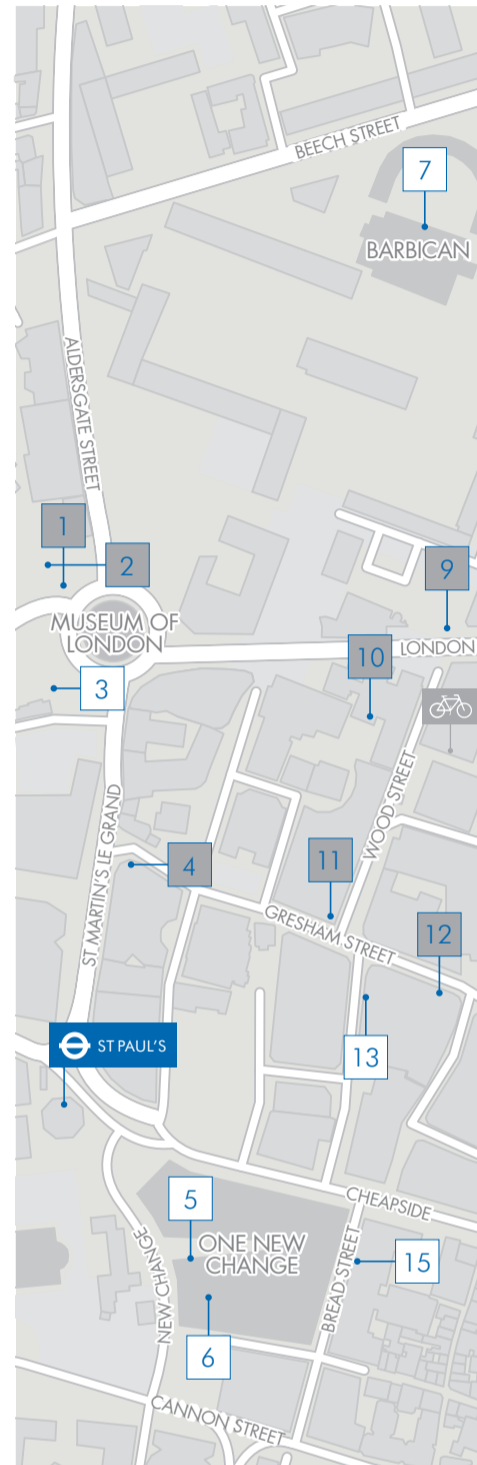
LOCAL OCCUPIERS & AMENITIES

OCCUPIERS

1. FTI Consulting
2. Phillips 66
4. Investec
8. Linklaters
9. Nabarro
10. Hewlett Packard
11. Schroders
12. Standard Bank
14. Commerzbank
19. Aviva
20. Bank of China
23. Standard Chartered
24. Legal & General
26. Simmons & Simmons
27. Macquarie Bank
29. Bank of Tokyo-Mitsubishi
31. The Prudential Regulation Authority
32. Smith & Williamson
35. Blackrock
39. Deutsche Bank

AMENITIES

3. Virgin Active Gym
5. Madison
6. Barbecoa
7. Barbican Arts Centre
13. Manicomio
15. Burger & Lobster
16. Be at One
17. The Anthologist
18. Goodman
21. Hawksmoor
22. Davy's at Woolgate
25. The CityPoint Club
28. Wagamama
30. LA Fitness
33. Manon
34. Apex Hotel
36. La Relais de Venise
37. Brasserie Blanc
38. Taylor Street Baristas
40. South Place Hotel

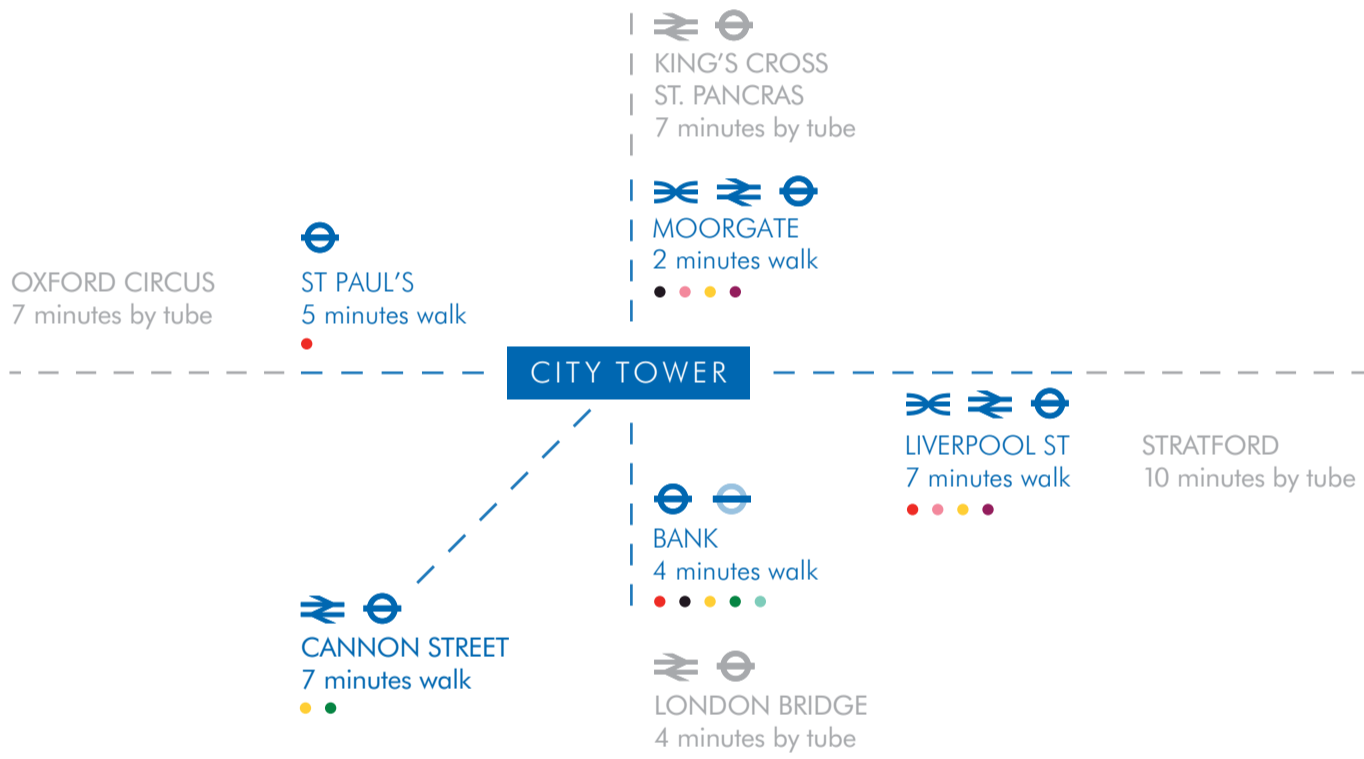




City Tower is at the centre of the City, minutes from Moorgate, Bank and St Paul's Underground stations and a short walk to Liverpool Street and Cannon Street stations.



CONNECTIONS





The Barbican Centre
Silk Street
5 minutes



Bread Street Kitchen
Bread Street
5 minutes

THE AREA



The Breakfast Club
Spitalfields
10 minutes



The Globe
Moorgate
1 minute



Hawkmoor
Basinghall Street
2 minutes



Royal Exchange
Threadneedle Street
4 minutes



Bishopsgate Kitchen
Brushfield Street
10 minutes



La Relais de Venise
Throgmorton Street
5 minutes



Sushi Samba
Bishopsgate
6 minutes



One New Change
Cheapside
5 minutes

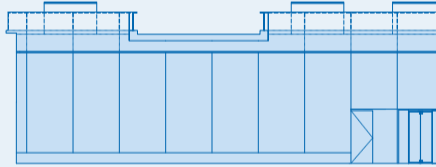


London
Alders
3 min



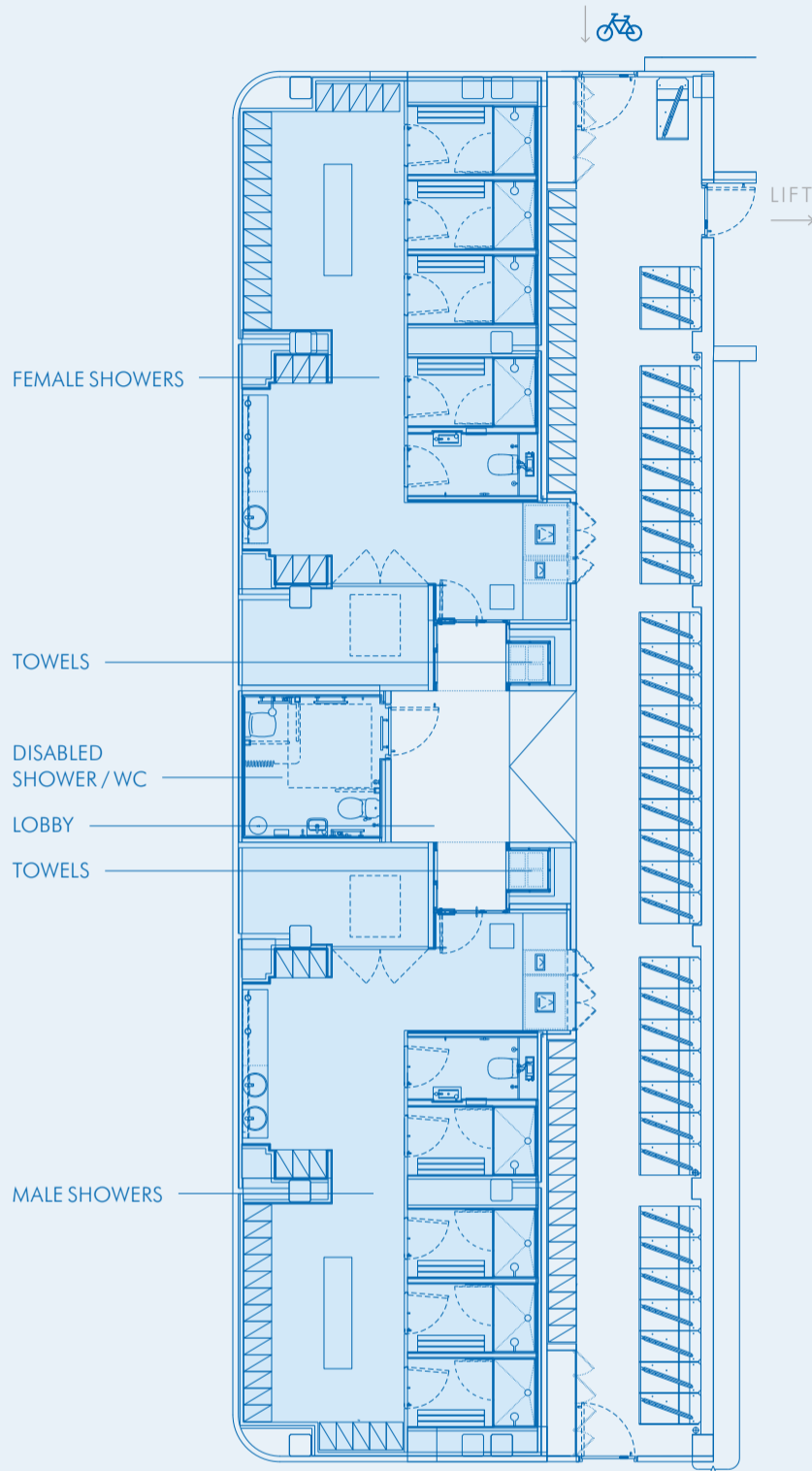
For up to date
availability please check
citytowerlondon.com

SKY LIGHT



CYCLE CENTRE

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



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

(based on a 60:60 split and 20% absenteeism)

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.

3.0 MECHANICALS

3.1 ELECTRICAL SERVICES

High voltage supply to 400/230V and distribution switchroom located in the basement.

LV distribution board for lighting and power.

3.2 LOAD DENSITIES

Small Power
Spare Riser Capacity (20–25% spare ways)
Lighting
Mechanical

3.3 STANDBY POWER

A 550 kVA generator (with fuel storage tank) is located in the basement. The potential to supply the lighting requirements is provided.

3.4 LIGHTING

Zumtobel LED LG7 lighting for office areas.

3.5 VERTICAL TRANSPORT

4 × 20 person Disabled compliant passenger lifts.

An 890 kg Goods lift from Basement to 20th floor.



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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