

# FORUM.

ST PAUL'S

60,000 sq ft of innovative  
and flexible new workspace  
available now

# Welcome to the new work order.

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Introducing Forum, St Paul's.  
A place to collaborate, create and connect.  
This is a space for the new state of mind.

The way we work is changing.  
Boundaries are blurring.  
In the new business environment,  
only the agile and the dynamic will thrive.  
A new conversation has begun.



Forum, St Paul's

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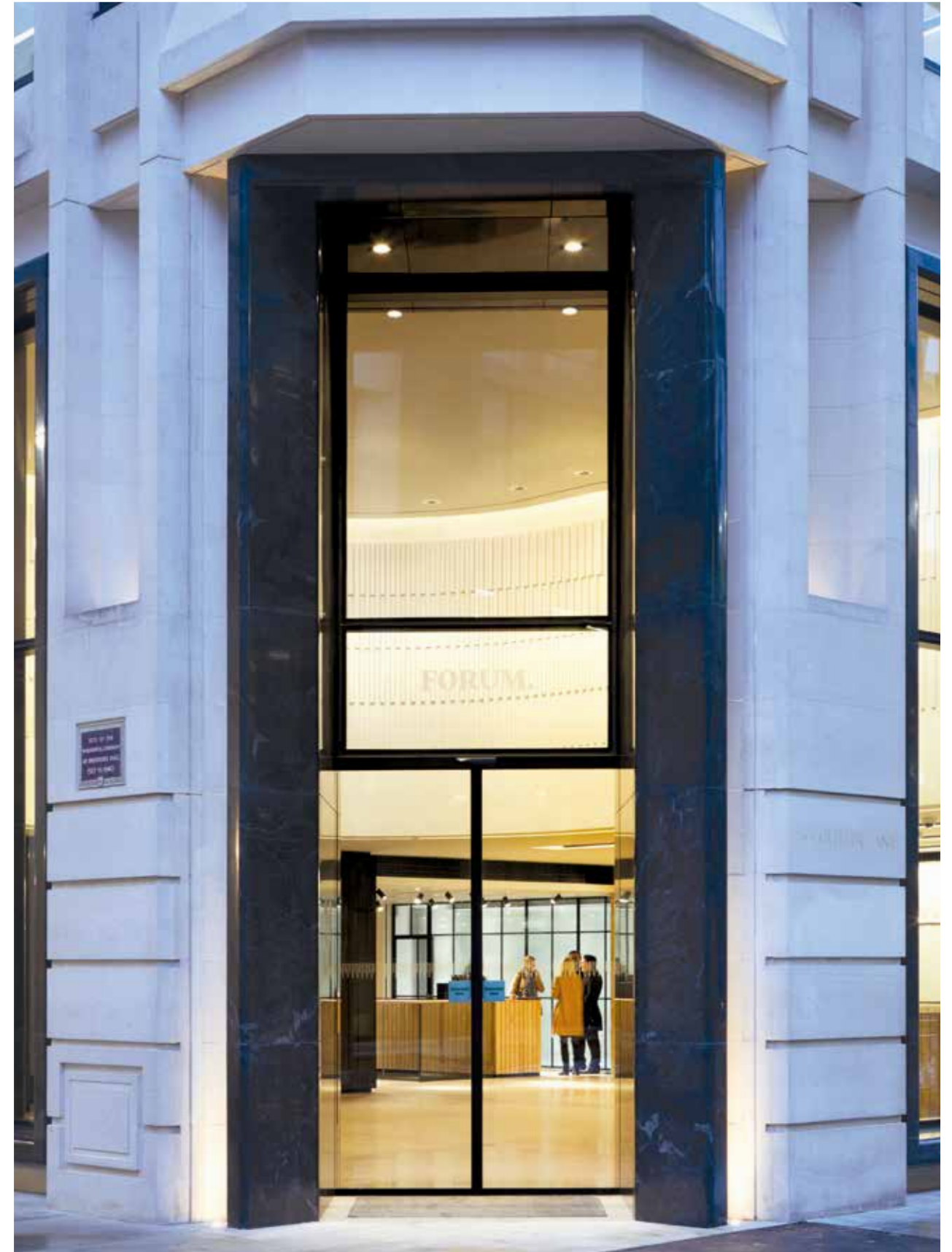
Forum, St Paul's provides 60,000 sq ft of innovative and flexible new workspace.

A complete refurbishment by Aviva Investors, the building has been carefully designed to meet the evolving needs of modern business.

Clad in timeless Portland stone, the double-height reception entrance welcomes you. Inside, innovative spaces for work and collaboration span the ground, lower ground and seven light-filled upper floors.

The building provides outside space at ground floor level and terraces on the sixth and seventh floors.

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Main building entrance





Ground floor reception, view from the main entrance

The double-height reception features a bespoke oak-panelled desk, polished concrete floors and double-height windows sleeved in granite.

The ground floor incorporates a contemporary co-working space with indoor and outdoor communal areas.

New covered and secure cycle storage is situated to the rear of the courtyard and new shower and locker facilities are located on the lower ground floor.



The sixth and seventh floors benefit from private terraces, with views of St Paul's Cathedral and across the City.

View from the seventh floor terrace



# Let's take this outside.

**“Outdoor space and the need for reflective areas rank high in people’s priorities, with almost all UK office workers viewing natural light (98%) and access to outdoor spaces (96%) as key factors to their well-being.”**

Morgan Lovell,  
Making the Business Case for Well-being



Outdoor space provides an oasis for the mind, while excellent light and fresh air bring all the benefits of outside, inside. Relaxing outdoor space nourishes your team, and strengthens the sense of community in the workspace.



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On the ground floor, a communal courtyard with landscaping and greenery offers a place to think, breathe and soak up the sunshine. Enclosed and secure, the courtyard is directly accessible from the ground floor's communal collaborative space.

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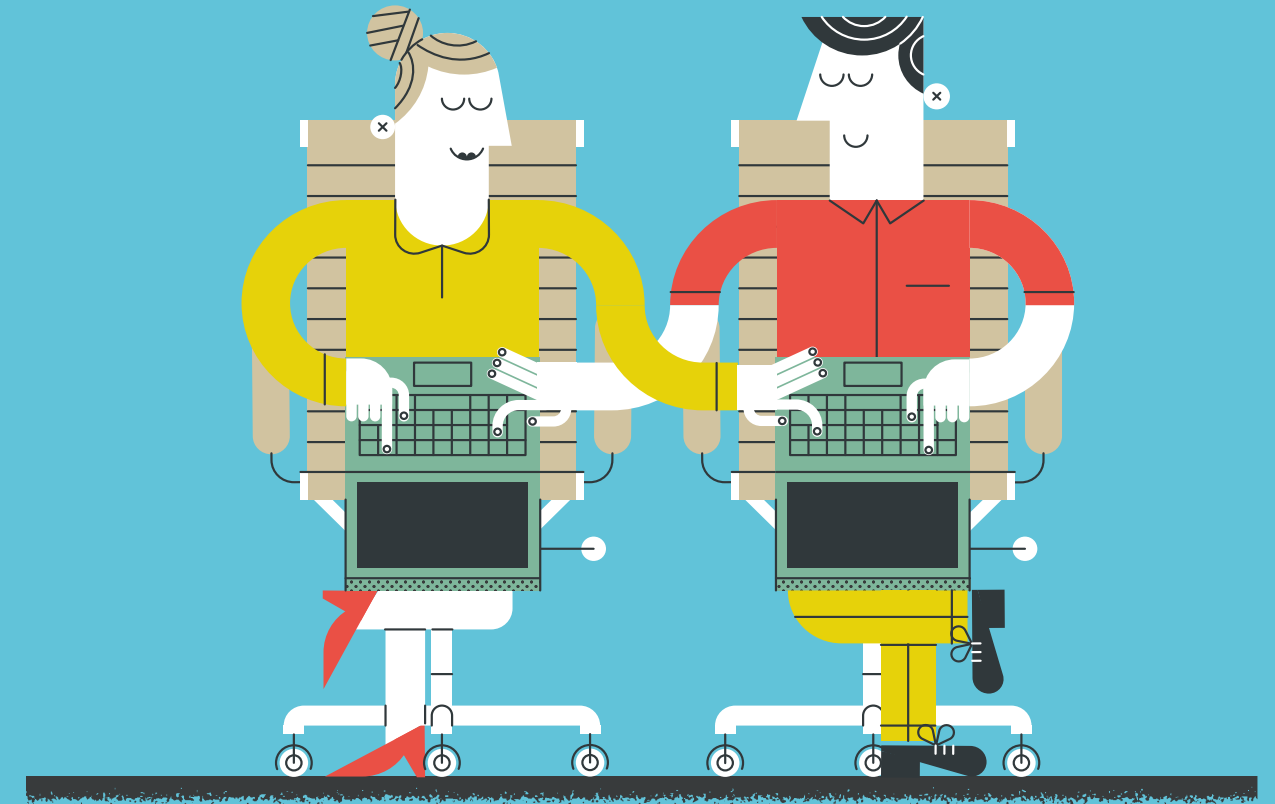
Private ground floor courtyard



# Let's redefine your boundaries.

**“Data suggests that creating collisions –  
chance encounters and unplanned interactions  
between knowledge workers, both inside and  
outside the organisation – improves performance.”**

PwC Future work report 2016



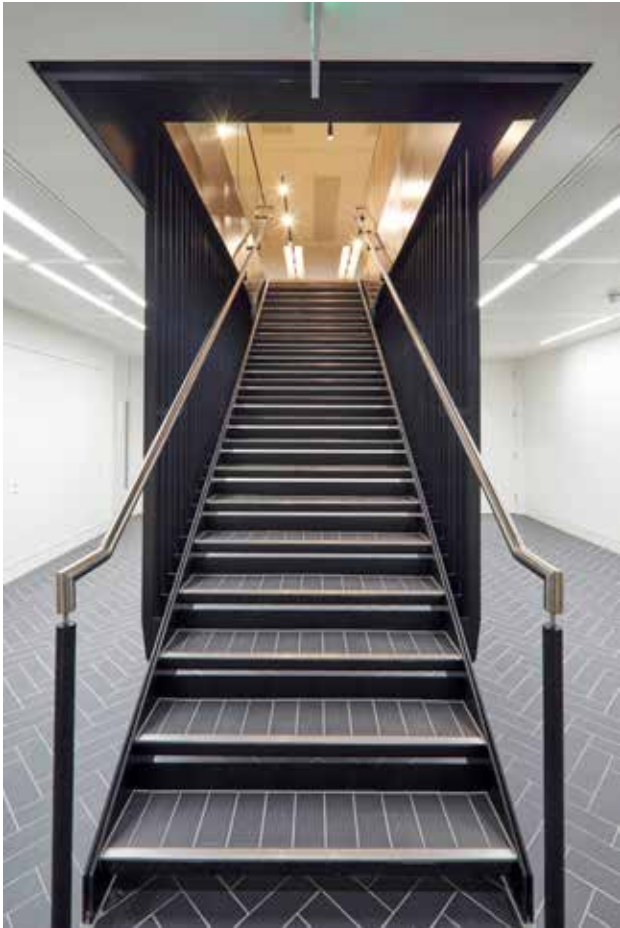
A collaborative workspace model encourages the sharing of knowledge and ideas. Open, flexible working areas and inspiring common spaces encourage creative thinking and integration.





Ground floor co-working space

Indoors and out, the ground floor spaces encourage collaboration and offer an alternative space to meet, work and connect. This fully wired and connected space is ideal for informal meetings and lateral thoughts.



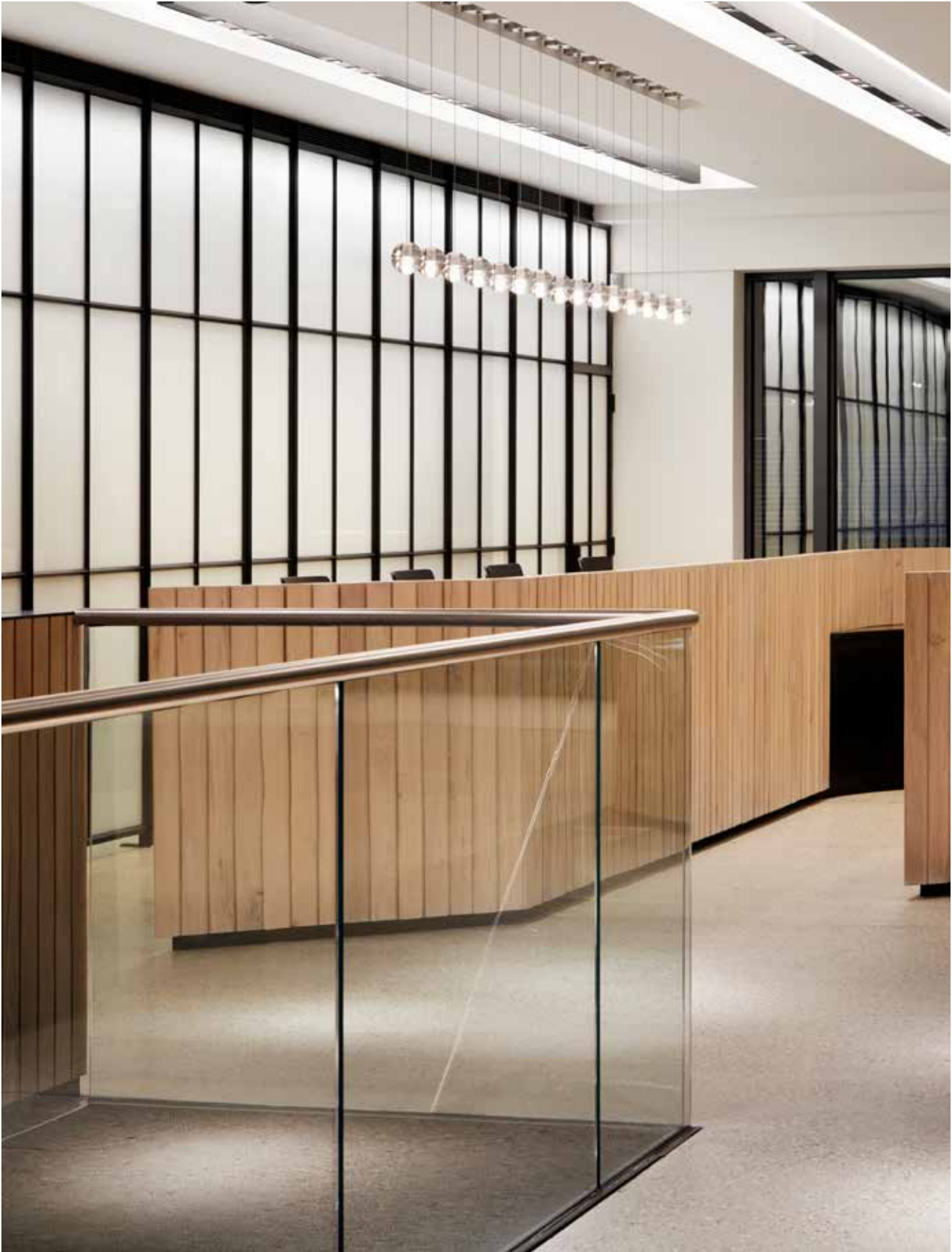
Staircase detail



Ground floor co-working space



Building detail



Ground floor



# Let's lock your potential.

**“The emergence of corporate concern for the happiness and health of employees is adding a new level of consideration into the layout of the modern-day office.”**

The Architects' Journal: Workplaces and the war for talent



Attract and retain top talent in a future-friendly environment.  
Your business should keep moving, not your talent.  
Future-proof your organisation by attracting and retaining good people – it's easy with Forum, St Paul's innovative environments and energising location.

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The building's new secondary entrance provides the additional potential for tenants to have their own self-contained access.

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Self-contained entrance





Typical upper floor

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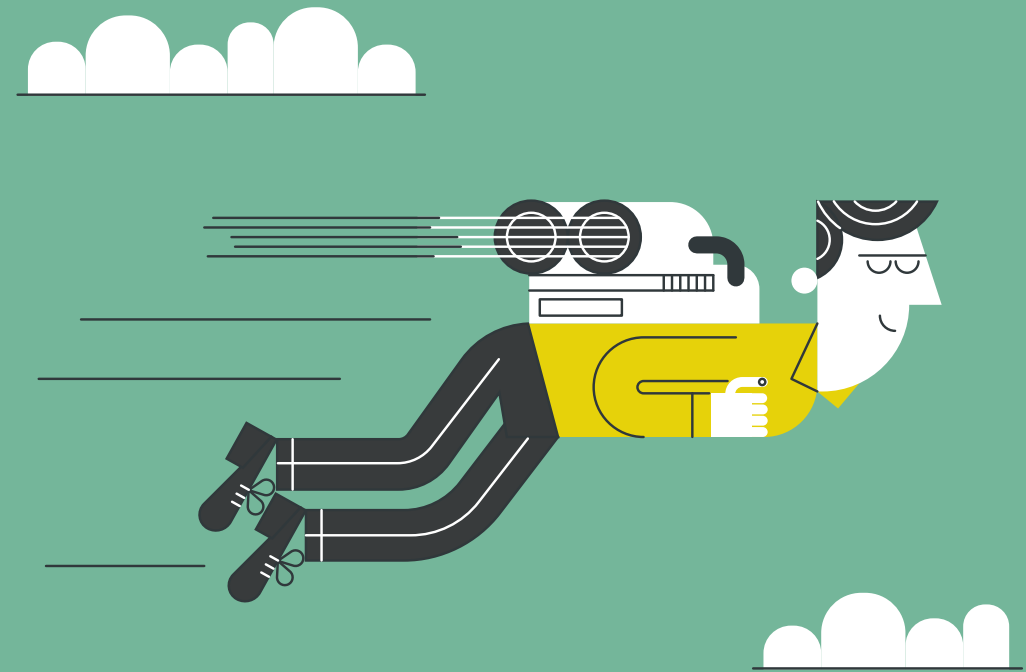
The office floors offer flexible, light-filled floor plates, with full-height glazing on all four sides.

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# Let's go places.

**“Providing workers with choice and flexibility is now one of the top priorities of organisations in the City wishing to attract the best talent. Key aspects of this include: efficient and inexpensive travel options... [and] good local amenities.”**

City of London Corporation,  
Future Workstyles and Future Workplaces in the City of London



A fast-growing food and beverage scene and upcoming Crossrail connections make this location more exciting than ever before.

The growing choice of venues for dining, meeting and celebrating makes this location a natural choice for a thriving organisation.



# Work hard, play hard.

St Paul's is fast becoming the City's gastronomic heartland.

High-profile dining destinations include Bread Street Kitchen, Enoteca Da Luca, Hawksmoor and HIX. This is also where you'll find some of the City's most elegant dining rooms, including One Lombard Street and Coq d'Argent.

Bars and pubs are generously scattered throughout the district, along with independent coffee houses.

With Soho House having launched a new five-star hotel, The Ned, this is an area that's evolving as fast as your business.



## Manicomio – Italian in the City

Since 2008, Manicomio on Gutter Lane has been dishing up some of the City's most authentic Italian cuisine. Relaxed and buzzy in the ground-floor café, with more formal dining upstairs, this is a popular spot for everything from a quick coffee and cake to an elegant evening's dining.

[www.manicomio.co.uk](http://www.manicomio.co.uk)



Coq d'Argent garden rooftop terrace







Top five coffees

Artigiano Espresso & Wine Bar

Modern, bare-brick, split-level espresso bar, serving gourmet coffees, artisan food, wines and beers.

Bea's Cake Boutique

The City branch of Bea's café and bakery is a beautifully designed space to enjoy an excellent afternoon tea.

Black Sheep Coffee

'Leave the herd behind' is the mantra at this fast and friendly independent coffee house on Wood Street.

Nespresso

The global coffee behemoth has all manner of kit available for coffee aficionados in its flagship UK café, where Nespresso maestros can help you decide between 11 blends of coffee.

Taylor St. Baristas

One of a handful of Taylor St. Baristas across New York and London, this tiny café packs a powerful (caffeine) punch. Conveniently located beside St Paul's Tube station.



The Ned

New luxury hotel The Ned opened in early 2017. The latest venture from Soho House Group, this exclusive hotel and members' club is housed in the iconic Midland Bank headquarters on Poultry. Following extensive refurbishment, it houses a 252-room hotel with nine restaurants, a spa, gym, hammam and rooftop pool and club overlooking St Paul's Cathedral.

www.thened.com



Top five restaurants

Bread Street Kitchen

Informal, all-day Modern European dining with floor-to-ceiling windows and New York loft style.

Hawksmoor Guildhall

Prime cuts of matured beef and other British classics served in wood-panelled surroundings.

Enoteca Da Luca

A contemporary take on the traditional Italian 'enoteca', or local wine shop, this eatery and bar brings Italy to the City, with small sharing plates and a large wine list.

Kurumaya

Upstairs at Kurumaya, the lively Kaiten bar specialises in sushi, maki and sashimi. Downstairs, a cosy restaurant with sunken tatami seating is an entirely more intimate affair.

HIX Oyster & Chop House

Tiled walls and a marble oyster bar create a simple backdrop for Mark Hix's British classics.



Bread Street Kitchen



### Top five bars

#### The Anthologist

Whether you opt for a 'skinny' cocktail or one of their many champagnes, The Anthologist is the perfect contemporary setting for unwinding after work.

#### Coq d'Argent

Restaurant, brasserie and heated rooftop garden serving all-day French menu and evening cocktails.

#### Madison

Cocktails and views of St Paul's and the City skyline come together at Madison on the rooftop of One New Change.

#### Searcys 1847

Enjoy champagne and meatballs in the most stylish of venues. Located within One New Change, this bar has a sociable atmosphere with 1920s-style seating.

#### The Trading House

This self-styled 'frontier importer and exporter of particular and peculiar eccentricities, curiosities and antiques' specialises in spiced cocktails, BBQ-inspired food and live music.

### Artigiano – Coffee and wine

Artigiano opened in 2013, and it's been buzzing ever since. The owners' winning formula is deceptively simple: provide a space that's easy for people to enjoy any time of day or night.

By day, this continental-style bar offers exceptional coffee, juices, smoothies, snacks, breakfasts and lunches. Outdoor seating on the pedestrianised street comes complete with a view of the famous cathedral.

By night, the space transforms into a relaxing but lively space, serving a good range of wines, beers and cocktails. Bare brick walls and wooden floors give a contemporary feel to this City favourite, making it equally ideal for a quick catch-up, or drinks with the team.

[www.artigiano.uk.com](http://www.artigiano.uk.com)



Encota de Luca



“The food is sublime and HIX has the unmistakable hum of right place, right time.”

The Independent

### Top five places to re-energise

#### Blue Cow Yoga

An antidote to Square Mile stress, Blue Cow is a welcoming yoga space and community on Moorgate.

#### MoreFit

MoreFit is the City's fully-equipped private personal training studio dedicated to 1 to 1 personal training programmes.

#### Virgin Active

With over 80 classes a week, luxury spa facilities and a pool.

#### City Athletic

This spacious gym offers state-of-the-art equipment and a top-level coaching team.

#### Festival Gardens

Award-winning gardens surrounding St Paul's Cathedral, featuring tranquil spaces, fountains and sculptures.



Festival Gardens

# Mingle with the best.

The premium location places Forum, St Paul's in the heart of several industries. This is the thriving hub of working London.

### Financial

- 1. Lloyds
- 2. Investec
- 3. BNP Paribas Bank
- 4. Commerzbank
- 5. ING
- 6. Standard Chartered Bank
- 7. Marubeni
- 8. Mizuho
- 9. Barings
- 10. Schroders
- 11. Invesco
- 12. Nasdaq
- 13. Goldman Sachs
- 14. Funding Circle

### Legal

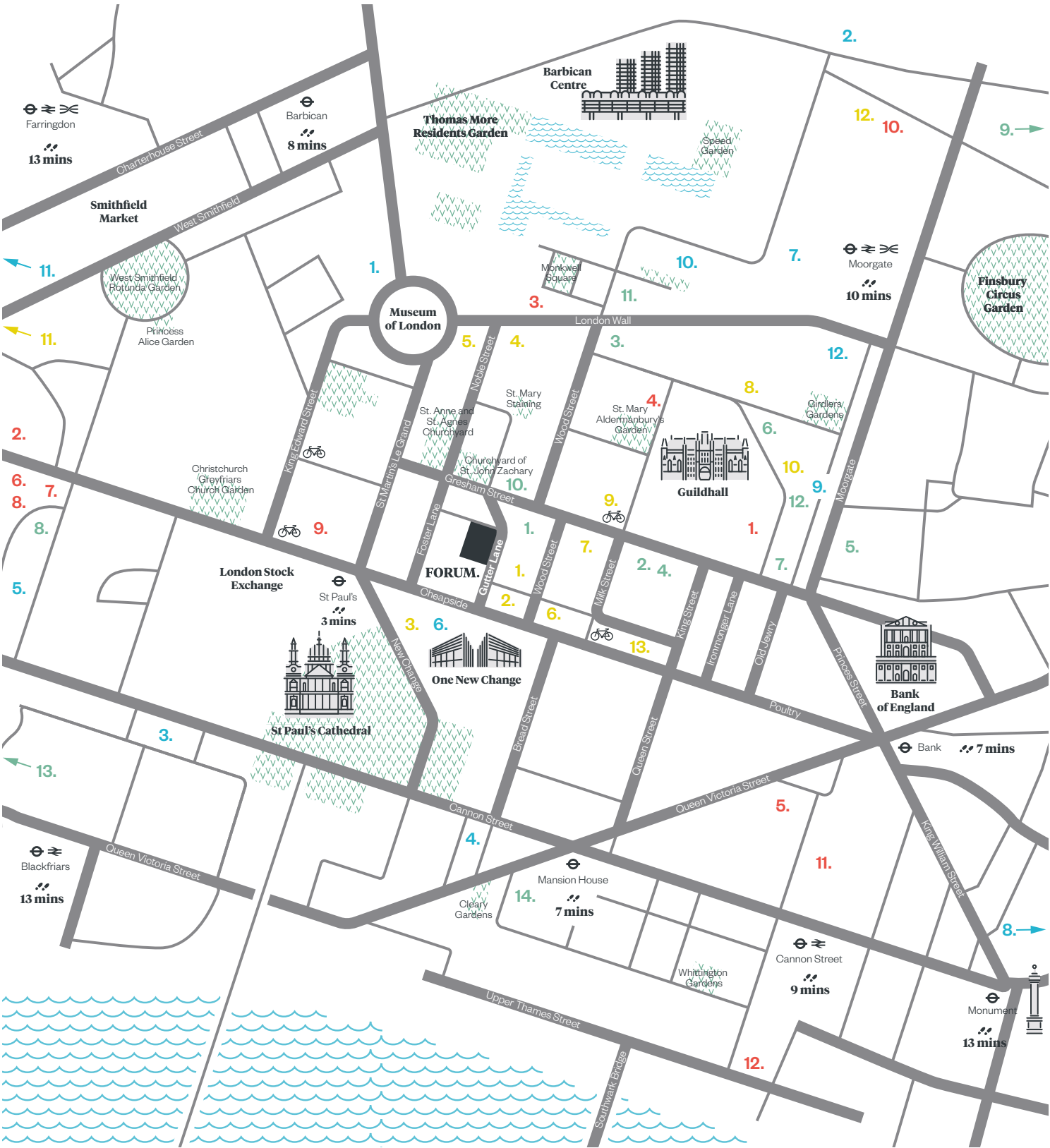
- 1. Millbank Tweed
- 2. Penningtons Manches LLP
- 3. K&L Gates
- 4. DLA Piper
- 5. Osborne Clark
- 6. Eversheds
- 7. TLT
- 8. Cleary Gottlieb
- 9. Debevoise & Plimpton
- 10. Sidley Austin LLP
- 11. Hogan Lovells
- 12. Simmons & Simmons
- 13. Goodwin LLP

### TMT

- 1. Monitise
- 2. Amazon
- 3. Hitachi
- 4. Hewlett-Packard
- 5. Bloomberg
- 6. Samsung
- 7. Just Eat
- 8. Lexis Nexis
- 9. BT
- 10. Mimecast
- 11. Worldpay
- 12. Deliveroo

### Other

- 1. FTI Consulting
- 2. Cass Business School
- 3. Genesis Oil
- 4. Odgers Berndtson
- 5. Petronas
- 6. BWin
- 7. WeWork
- 8. Accenture
- 9. Smith & Williamson
- 10. ABRSM
- 11. Sainsbury's HQ
- 12. Legal & General





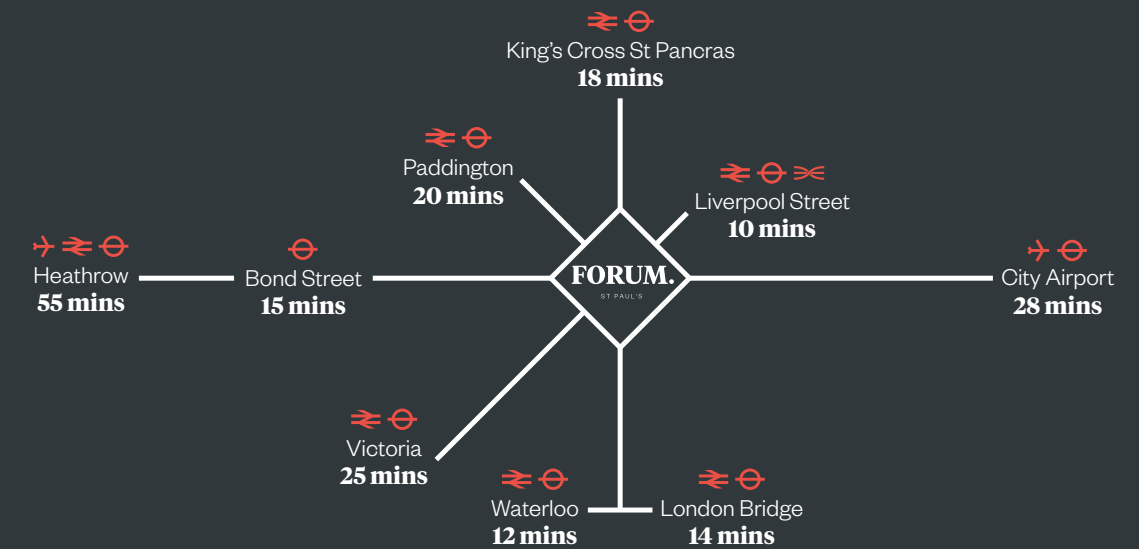
# On the move.

With St Paul's Tube station on our doorstep and nine other Underground stations close by, Forum, St Paul's connects you quickly to the rest of the capital.

Cyclists are well catered for too, with 100 onsite covered cycle storage spots, along with the associated showers and lockers, plus easy access to the City's Cycle Superhighway and TfL bikes available on your doorstep.

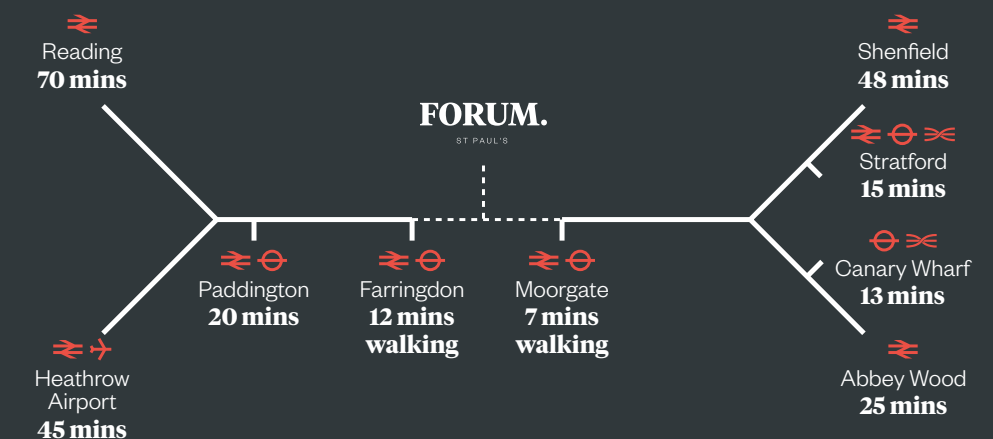
And with Liverpool Street and Moorgate stations a short walk away, connectivity is set to become even better when Crossrail launches in 2018.

## Fast travel connections from Forum, St Paul's to London's major transport hubs.



Times listed are from Forum, St Paul's to the destination via London Underground.

## Well connected now, with travel times only getting better with Crossrail arriving in 2018.



Times listed are from Forum, St Paul's to the destination via the Elizabeth line (Crossrail).

Schedule of areas.

	sq ft	sq m
Seventh	6,473	601
Sixth	7,515	698
Fifth	7,861	730
Fourth	8,131	755
Third	8,099	752
Second	8,144	756
First	5,983	555
Ground	2,774	257
Lower Ground	4,162	386
	59,142	5,486

An additional 1,749 sq ft of double-height space is available at basement level and would be suitable for a variety of potential uses.



Ground

2,774 sq ft  
257 sq m

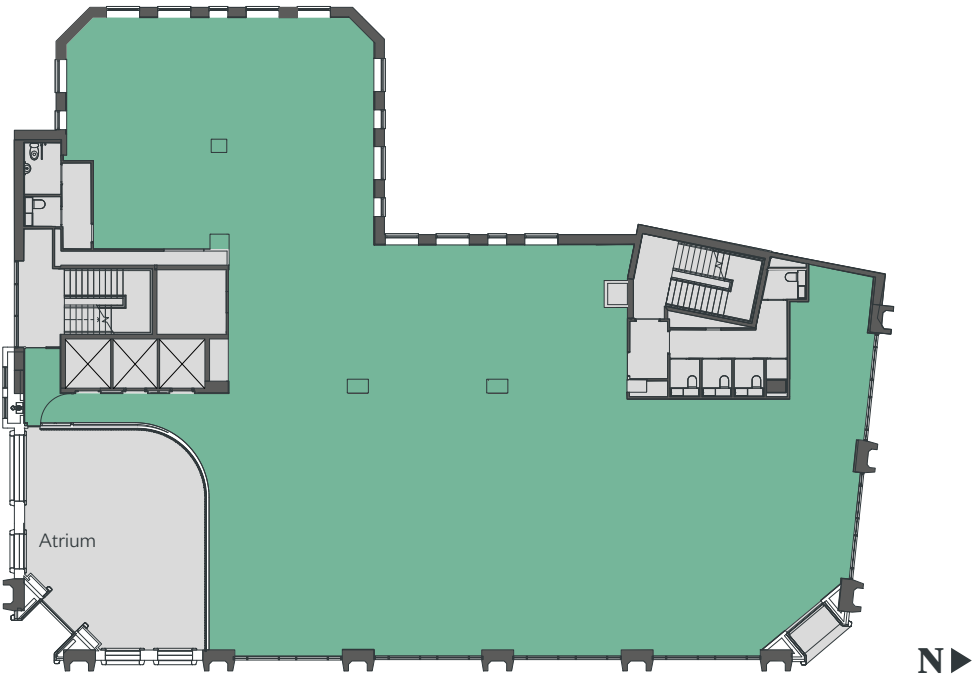
- Office
- Co-working
- Reception
- Outside space
- Cycle storage



First floor

5,983 sq ft  
555 sq m

- Office





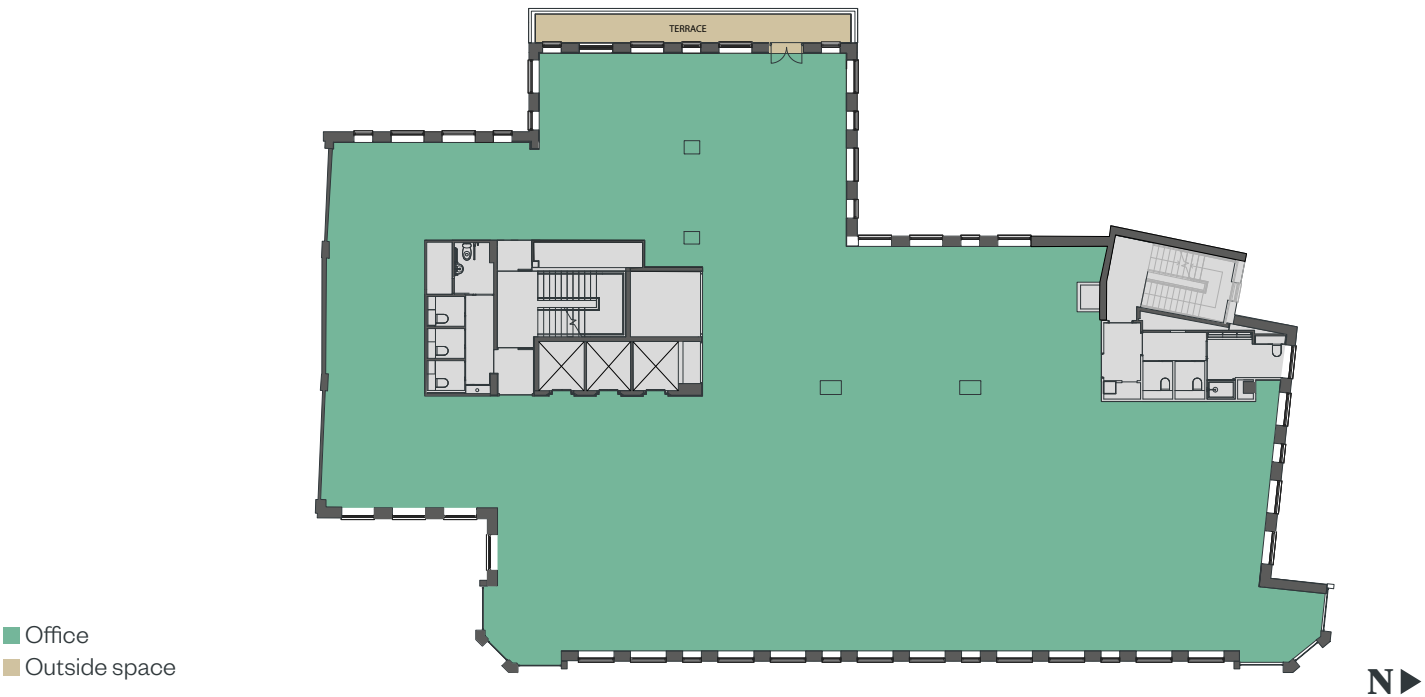
Typical second to fifth floors

7,861 – 8,144 sq ft  
730 – 756 sq m



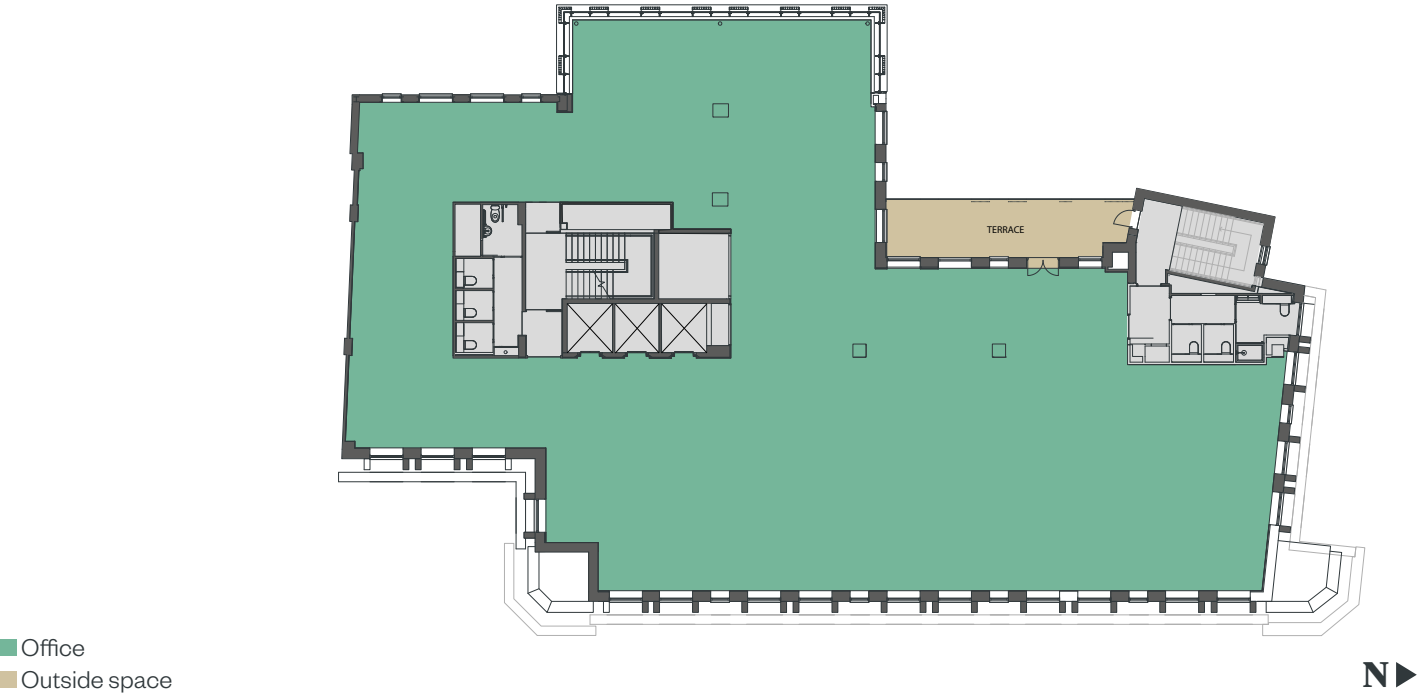
Sixth floor

7,515 sq ft  
698 sq m



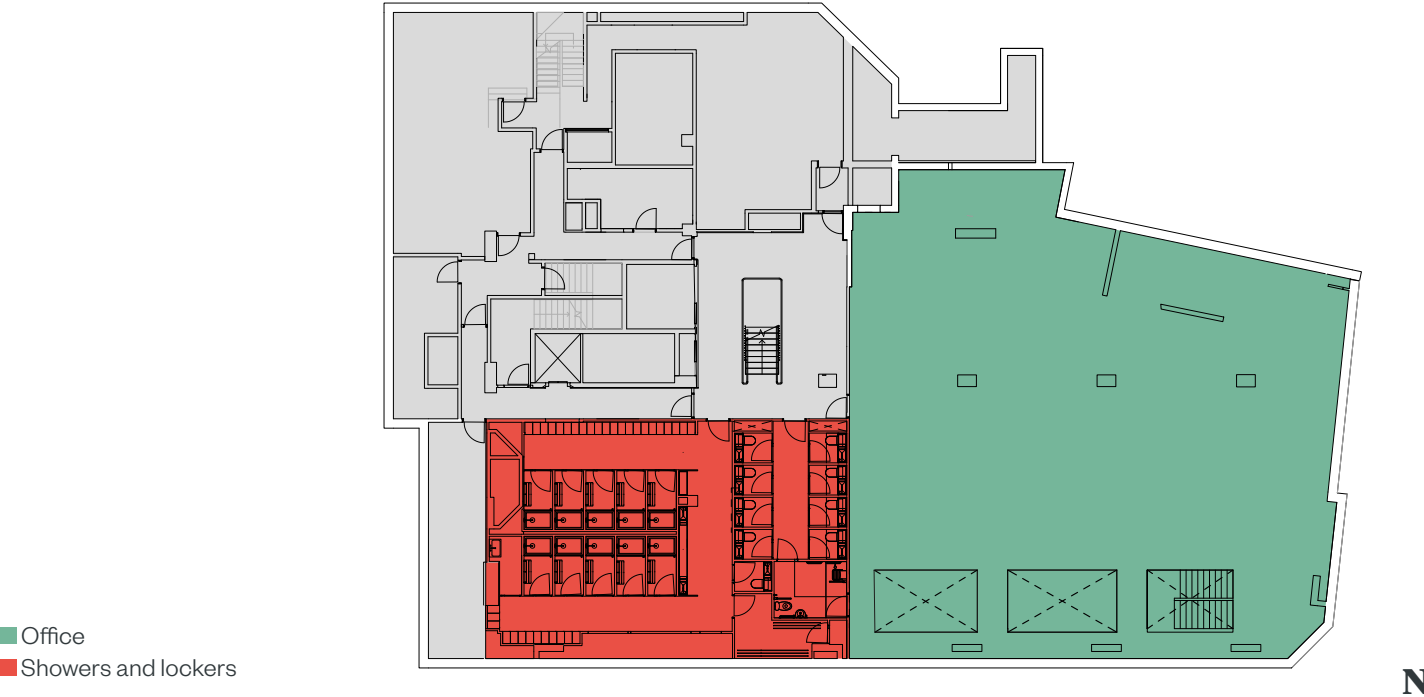
Seventh floor

6,473 sq ft  
601 sq m



Lower Ground

4,162 sq ft  
386 sq m

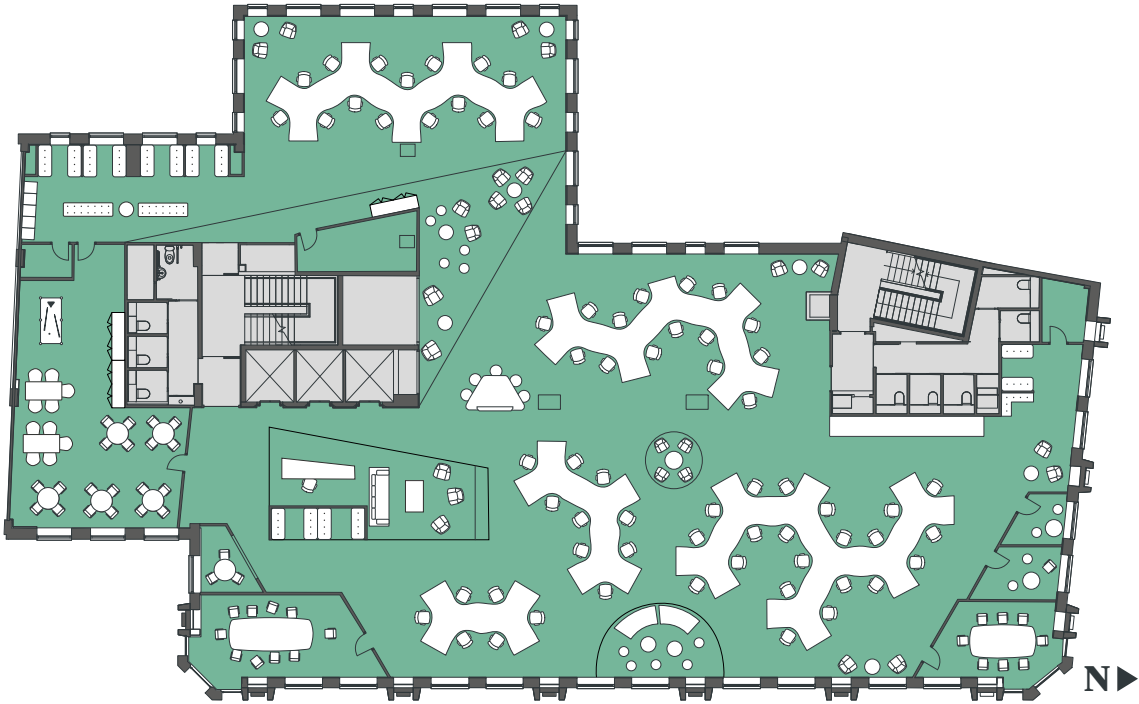


Typical floor:  
Media layout

685 sq m  
7,373 sq ft

Reception & lounge	1
Meeting room for 2 people	1
Meeting room for 3 people	2
Meeting room for 8 people	1
Meeting room for 10 people	1
Media unit	2
Booth seating	7
Open plan desking @ 1600mm x 800mm	69
Breakout	1
Copy points	2
Comms room	1
Store	1
Collaboration zone	1
Cleaner's cupboard	1
Total occupancy	70
Occupancy ratio	1:9

Office  
Core

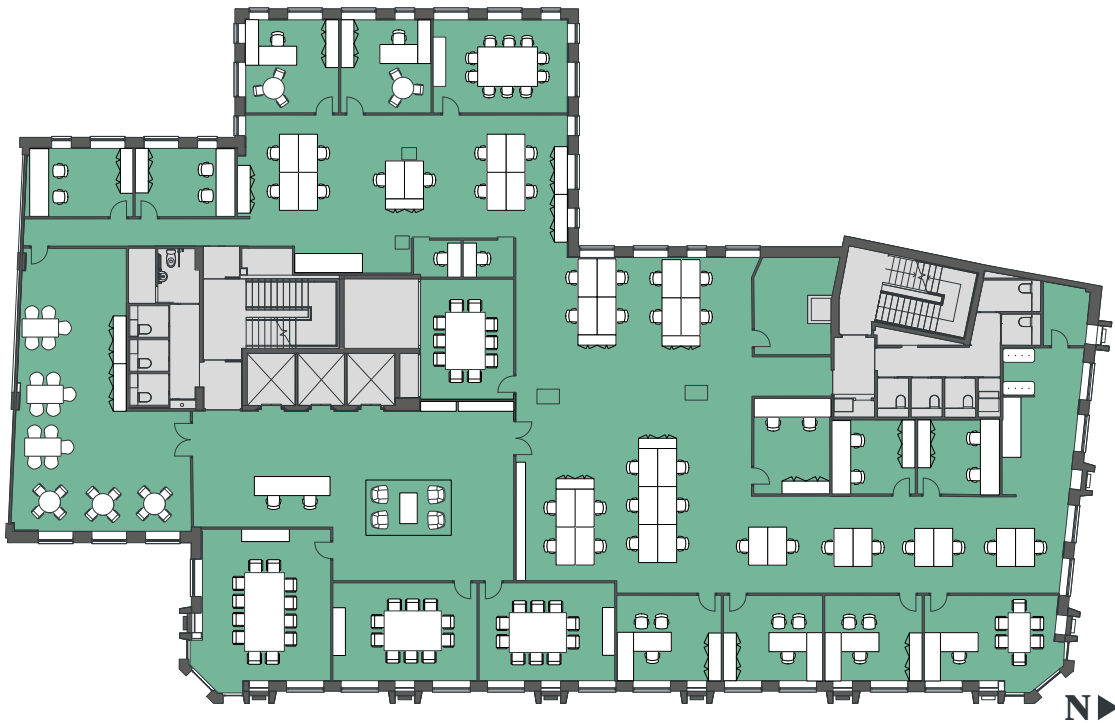


Typical floor:  
Cellular layout

685 sq m  
7,373 sq ft

Reception	1
Meeting room for 6 people	1
Meeting room for 10 people	4
Meeting room for 12 people	1
Literature display	1
Coats	2
Single offices	6
Shared offices	5
Open plan desking @ 1600mm x 800mm	36
Breakout	1
Copy points	2
Comms room	1
Phone booth	2
Meeting booth	1
Cleaner's cupboard	1
Total occupancy	54
Occupancy ratio	1:12

Office  
Core

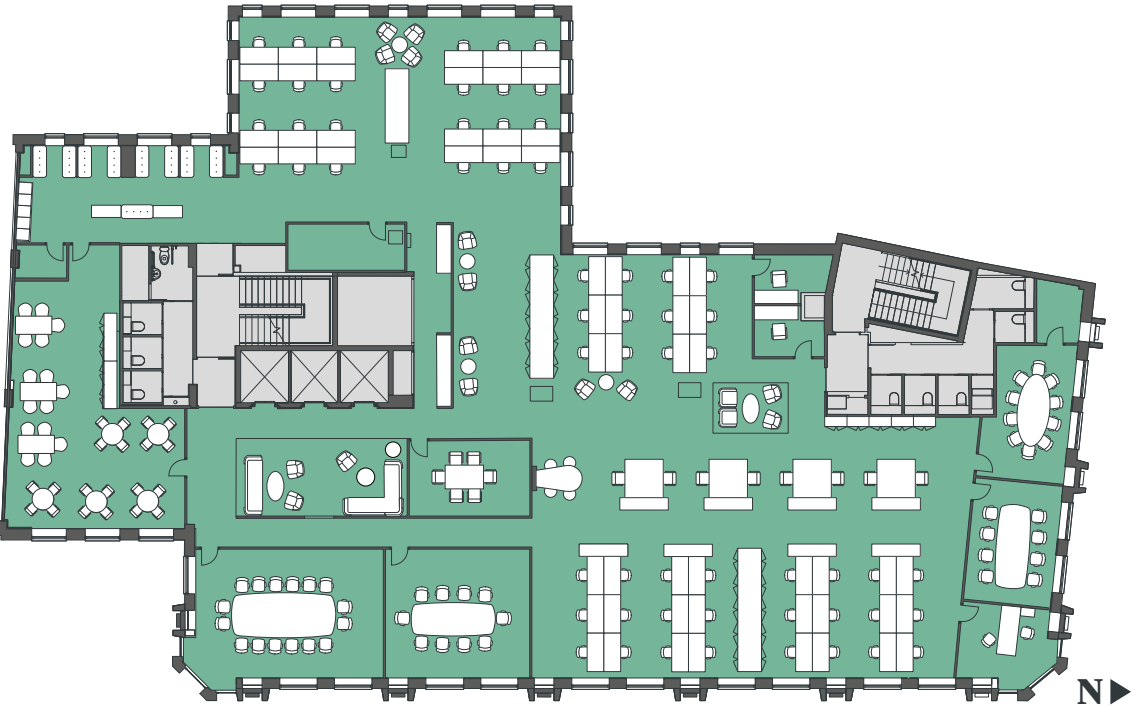


Typical floor:  
Open plan layout

685 sq m  
7,373 sq ft

Reception lounge	1
Meeting room for 8 people	2
Meeting room for 10 people	2
Boardroom for 16 people	1
Media unit	1
Single office	1
Open plan desking @ 1600mm x 800mm	68
Breakout	1
Copy points	2
Comms room	1
Store	1
Coats	1
Phone booth	2
Booth seating	4
Cleaner's cupboard	1
Total occupancy	69
Occupancy ratio	1:10

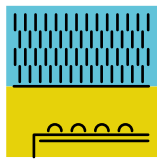
Office  
Core



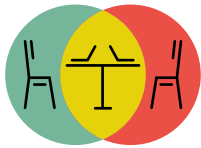
\*CGI of typical upper floor



# Specification.



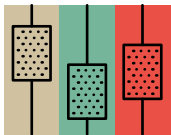
Double-height reception with bespoke wooden desk



Co-working space with integrated teapoint



Ground floor courtyard with secure access



Three passenger lifts



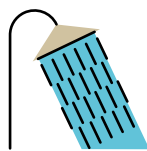
Private terraces on the sixth and seventh floors



Potential self-contained entrance



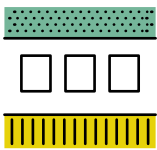
100 covered cycle parking spots



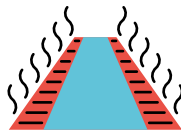
11 showers



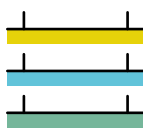
100 storage lockers



Raised floors and suspended perforated metal ceilings



Concealed VRF A/C and perimeter floor heating



Suspended linear LED lighting within ceiling coffers



Bathroom detail



Shower facilities



Covered cycle parking spots



Ground floor co-working space



Ground floor reception with a street view

\*All CGIs are for indicative purposes only. All floor plans are for indicative purposes only and not to scale.  
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