

To Let

22 Bishopsgate, London, Greater London, EC2N 4BQ

21,442 to 1,224,410 sq ft

- Landmark Tower Development in the heart of The City
- Over 100,000 sq ft of amenity spaces
- Technologically impressive Smart building
- 3m floor to ceiling height to level 41
- Smart lobby check-in system, Facial recognition software/QR code scanner



Overview

A new office tower designed by PLP in the heart of the tower cluster and due for completion to a top specification in July 2019.

The 61 storey tower comprises 1.275 million sq ft of Grade A office accommodation. Floors are available on lease terms by arrangement from the owners. There will also be 100,000 sq ft of amenity space within the building including a Food Market, Innovation Hub, Gym, Relaxation and Wellbeing Centre and a Members Club.

Specification/Amenities

- In addition to the 1.275 million sq ft of office accommodation, the scheme will include significant retail and health offerings. This will include the following:
 - Level 2: the Market - food hall, external terrace, auditorium and bar
 - Level 7: the Exchange - an incubator/innovation hub
 - Level 25: the Gym
 - Level 41: the Retreat - Relaxation and Wellness studios
 - Levels 57-61: the Gallery- public viewing gallery, high end restaurant and bar
- 3 reception areas with 5 different entrances into the building
- Floor to ceiling heights 3.00m up to Level 41
- 1:8 sq m occupation density throughout
- Base build plus separate dedicated cooling available on demand without additional tenant plant
- 1,113 bicycle spaces, 1,846 lockers and 128 showers
- 24 x double decker passenger lifts and 3 x single decker passenger lifts
- 3 x 3,000kg good lifts serve all floors
- Dual power feed from two separate substations
- Standby generators- 12MVA
- Landlord offers supplemental cooling.
- WiredScore Platinum rating
- The first building in the UK to apply for the WELL Building Accreditation

Accommodation

Floor / Unit	Size	Availability
56th	21,496 sq ft	Available
55th	21,496 sq ft	Available
54th	21,442 sq ft	Available
53rd	21,442 sq ft	Available
52nd	21,442 sq ft	Available
51st	21,474 sq ft	Available
50th	23,918 sq ft	Available
49th	23,875 sq ft	Available
48th	27,190 sq ft	Available
47th	27,254 sq ft	Available
46th	27,211 sq ft	Available
45th	27,211 sq ft	Available

EPC

Available upon request.

Rent

Available on Request

Business Rates

Rates Payable (2017/2018): £28 per sq ft

Service Charge

£12 per sq ft



Contacts

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Floor / Unit	Size	Availability
44th	27,201 sq ft	Available
43rd	25,295 sq ft	Under offer
42nd	25,295 sq ft	Under offer
40th	26,081 sq ft	Available
39th	26,081 sq ft	Available
38th	26,081 sq ft	Available
37th	26,081 sq ft	Available
36th	26,081 sq ft	Available
35th	26,081 sq ft	Available
34th	26,070 sq ft	Available
33rd	26,070 sq ft	Available
32nd	26,070 sq ft	Available
31st	26,070 sq ft	Available
30th	26,070 sq ft	Available
29th	26,070 sq ft	Available
28th	26,070 sq ft	Available
27th	26,124 sq ft	Available
26th	24,348 sq ft	Available
24th	24,876 sq ft	Available
23rd	24,876 sq ft	Available
22nd	24,876 sq ft	Available
21st	24,876 sq ft	Available
20th	24,876 sq ft	Available
19th	24,876 sq ft	Available
18th	24,876 sq ft	Available
17th	24,876 sq ft	Available
16th	24,876 sq ft	Available
15th	24,876 sq ft	Available
14th	24,865 sq ft	Available
13th	24,865 sq ft	Available
12th	24,865 sq ft	Available
11th	24,865 sq ft	Available
10th	24,865 sq ft	Available
9th	24,865 sq ft	Available
8th	24,854 sq ft	Available
6th	24,854 sq ft	Available
5th	24,800 sq ft	Available
4th	24,843 sq ft	Available
3rd	24,800 sq ft	Available

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