

---

99 BISHOPSGATE

---





# THE TOP

**noun**

HIGHEST OR  
MOST IMPORTANT RANK,  
LEVEL OR POSITION

**adj**

BEST, MOST IMPORTANT

**verb**

PINNACLE

**syn**

CROWNING  
ELITE  
FINEST  
FIVE-STAR  
PEAK  
PRIME  
PROMINENT  
UPPERMOST

**LEVEL 26**



**ARRIVAL**

# ON ARRIVAL

**noun**

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

**adj**

ATTAINABLE  
ACCESSIBLE

**verb**

ARRIVE  
ATTAIN  
COME  
REACH  
TRIUMPH  
ACHIEVE

**syn**

ALIGHT  
APPROACH  
ENTRANCE  
HAPPENING  
HOMECOMING  
OCCURRENCE

***WELCOME TO 99 BISHOPSGATE***



# TOP LOCATION

**noun**

A PREMIER PLACE  
OR POSITION

**adj**

DESIRABLE  
SMART  
CENTRAL  
PROFESSIONAL

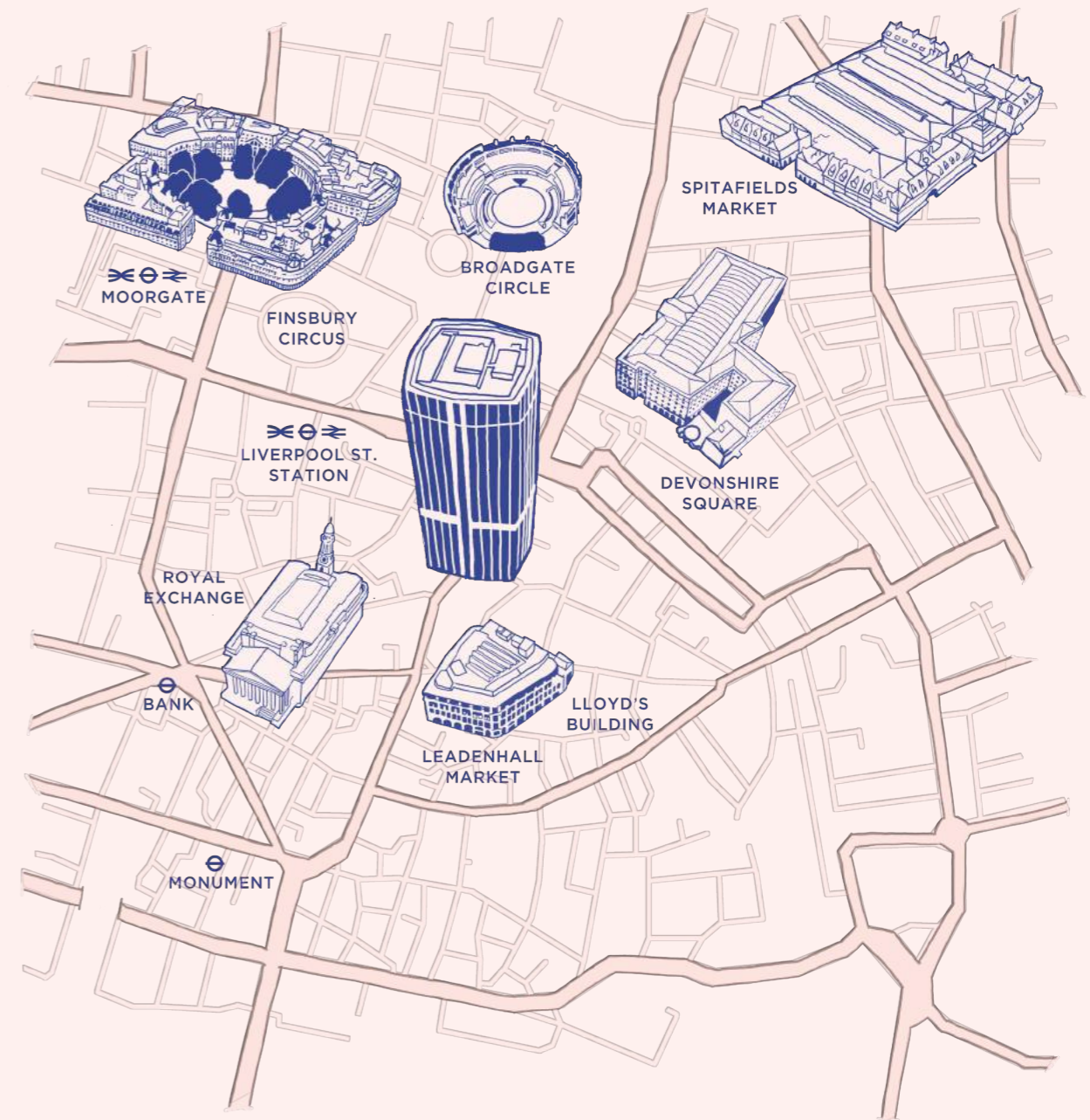
**verb**

ESTABLISH  
POSITION  
DISCOVER

**syn**

NEIGHBOURHOOD  
DISTRICT  
LOCALE  
SETTING  
SITUATION

**THE CITY OF LONDON**



LOCATION



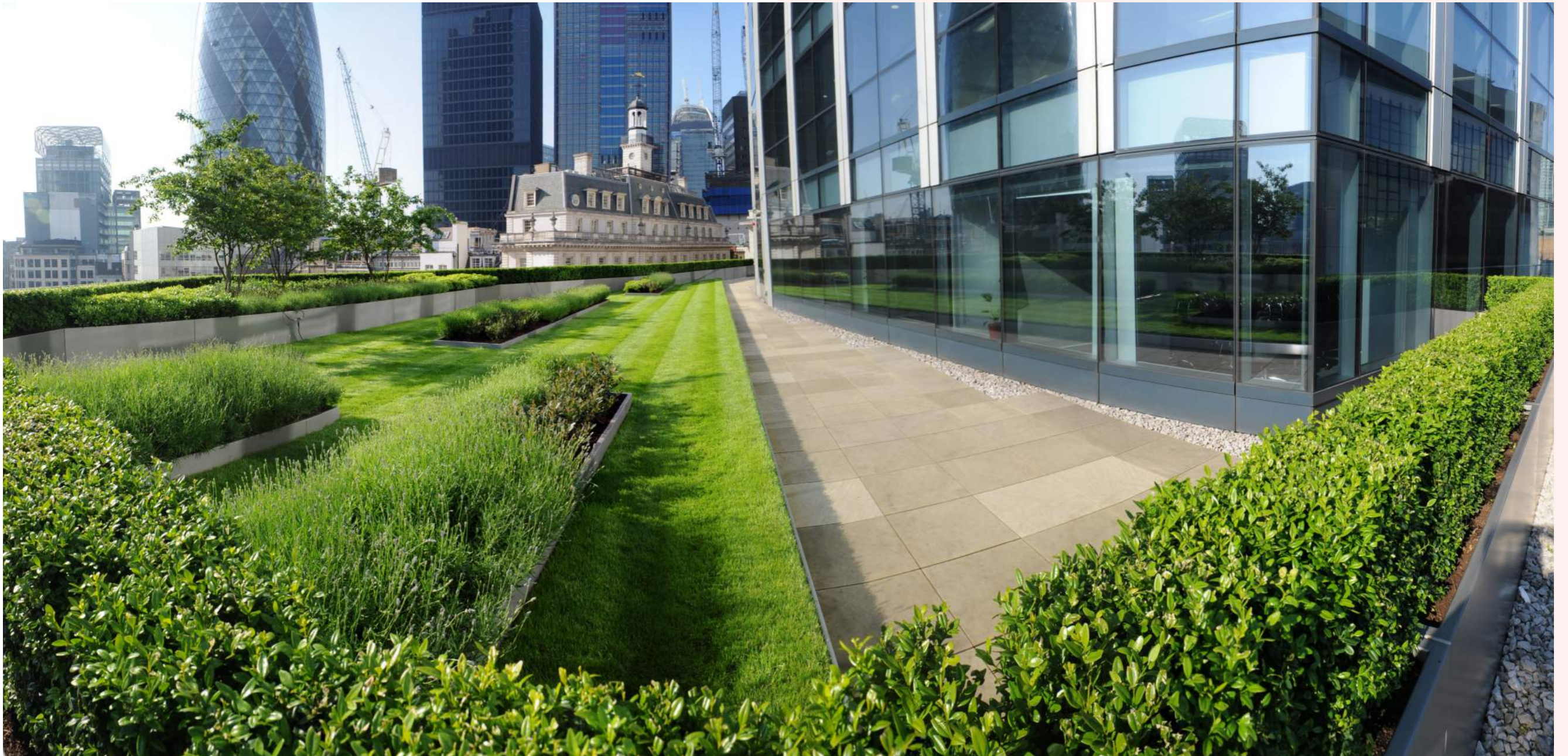
LEADENHALL MARKET  
DEVONSHIRE TERRACE  
FINSBURY CIRCUS  
SUSHI SAMBA  
KITTY HAWK



CITY SOCIAL  
SPITALFIELDS  
THE BOUNDARY



# THE 99 EXPERIENCE





# THE 99 EXPERIENCE

**noun**

PERSONAL KNOWLEDGE AND WISDOM GAINED

**adj**

ENLIGHTENING  
POSITIVE  
GREAT  
SATISFYING  
WARM

**verb**

MEET WITH  
FEEL

**syn**

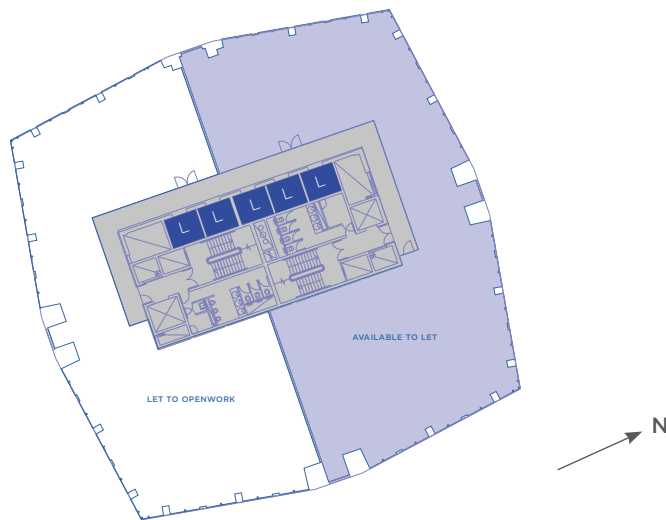
CONTACT  
INVOLVEMENT  
KNOW-HOW  
PARTICIPATION  
SAVOIR-FAIRE  
SENSE  
SKILL

***IN THE BUILDING***



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

# THE TOP



LEVEL  
**26**

NORTH: SQ FT  
**5,307**



VIEW FROM SOUTH



## 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 4.00 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

#### 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 façades/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/ 10sq 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 1600kg capacity with speed of 2.5m/s.

#### GOODS LIFTS

1 South goods lift has a 1,650kg capacity and a speed of 1.6 m/s.

#### LIGHTING GENERAL

Electrical demand is 6.0W/sq m, 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

High frequency recessed 1,200 x 300mm linear T5 fluorescent luminaires with supplemental LED downlighters. Lighting controls including LCMs and dual occupancy/ daylight sensors are installed.

#### INCOMING ELECTRICAL SUPPLY

Two 11 kV 3 Phase 50Hz supplies from substation located in the LG floor.

#### 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 have 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



---

Sarah Shell  
T: +44 (0)20 7399 5708  
M: +44 (0)7808 290 853

---

Tim Davies  
T +44 (0)20 3440 9803  
M +44 (0)7867 978 019

---

Jack Beeby  
T: +44 (0)20 7852 4063  
M: +44 (0)7841 802 097

---

Jeremy Trice  
T: +44 (0)20 3440 9802  
M: +44 (0)7798 636 599

---

JLL and Gryphon Property Partners, on their own behalf and for the lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for guidance and do not constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as fact, but must satisfy themselves as to the correctness of each of them (iii) no person employed by JLL and Gryphon Property Partners has authority to make or give any representation or warranty in relation to this property. September 2018.



**Brookfield**  
Properties

99BISHOPSGATE.COM