

OVERVIEW

For businesses seeking a prestigious new central London HQ, welcome to One Salisbury Square.

This eight storey office building is designed to be future-ready, providing 65,000 sq ft of flexible, sustainable and connected workspace.

The building is located on an important new public square in the heart of the Capital's evolving district – the Fleet Street Quarter.

Indicative CGI — One Salisbury Square



INSPIRED BY THE PAST, INNOVATING FOR THE FUTURE

One Salisbury Square is inspired by the architectural heritage of the Fleet Street area, reimagined for the demands of modern business life.

The terracotta exterior exudes warmth and welcome, standing out from its immediate neighbours but in keeping with the traditional character of the area.

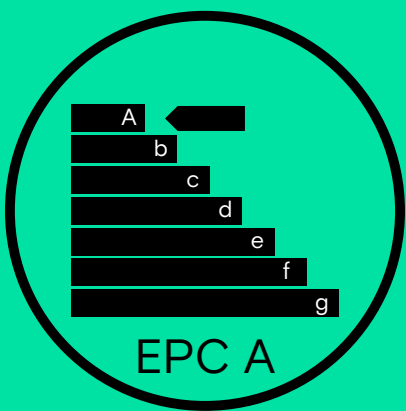
That welcome is extended through the impressive reception area on the ground floor, which provides access to a tenant lounge.

On the roof, there is a 4,488 sq ft common terrace, providing a tranquil space in which to relax and work, whilst enjoying the panoramic views extending from the Thames and the South Bank past St Paul's to the City.

Indicative CGI — Entrance

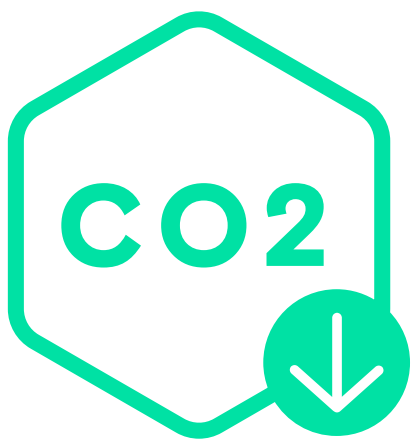


TARGETING



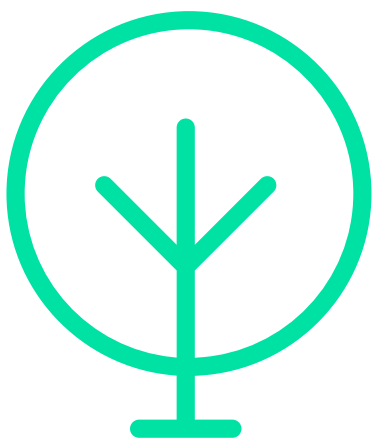
BREEAM®
OUTSTANDING

Green Spaces



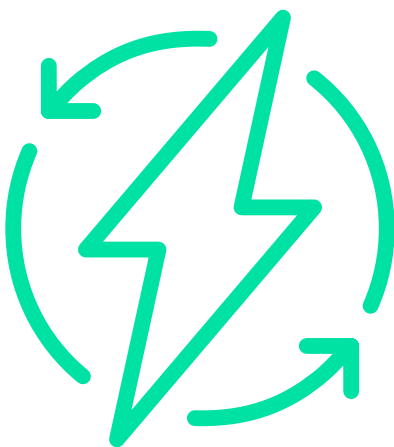
Green zones on the roof and 6th floor absorb pollutants, helping improve air quality.

Biodiverse



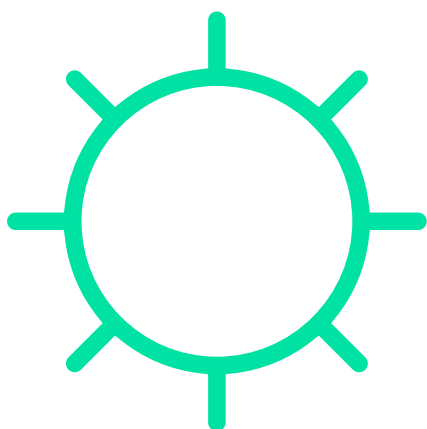
The use of biodiverse shrubs, trees and plants helps encourage insects and other wildlife.

Low Energy



The building is 100% electric and designed to maximise natural light, reducing cooling requirements and improving overall energy efficiency.

Solar-powered



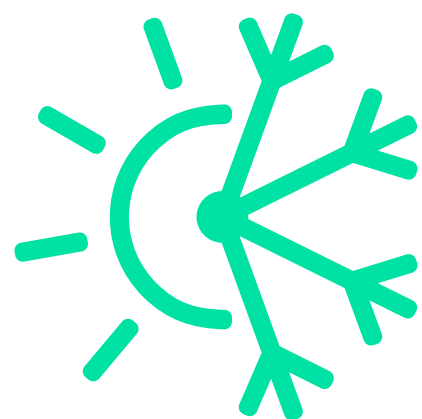
Solar PV panels on the roof will cover a share of the building's energy usage.

Smart Sensors

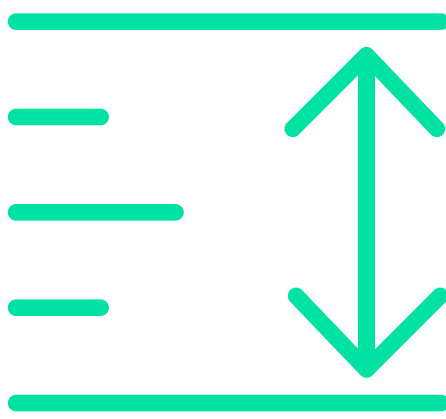


As a Smart Spaces building, One Salisbury Square benefits from advanced climate controls and minimises wasted energy.

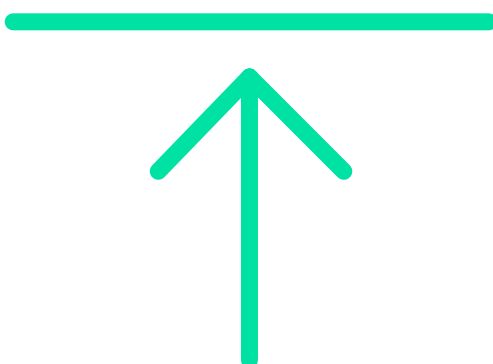
AMENITIES



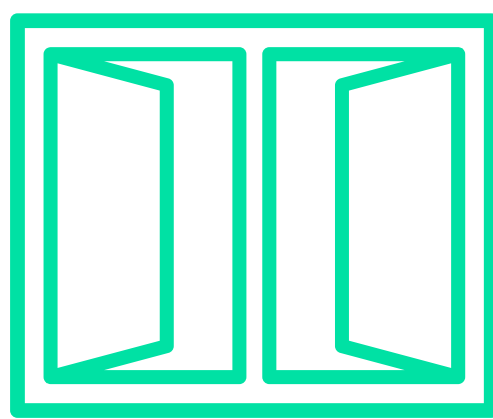
VRF air conditioning



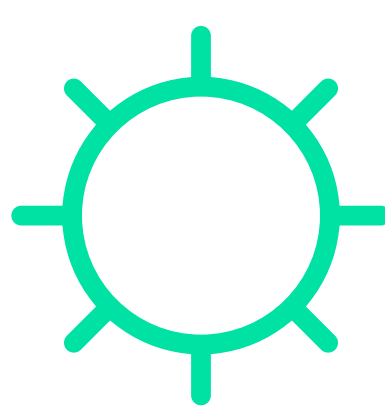
2800 mm floor to ceiling height



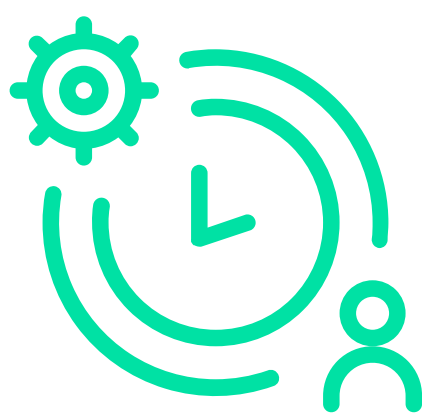
120 mm raised floor



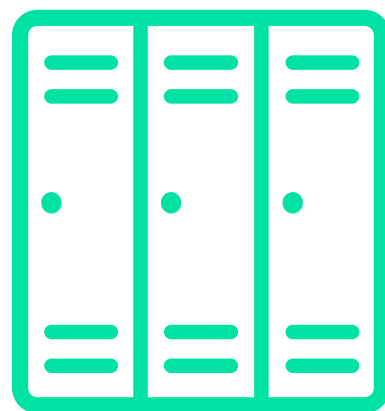
Openable windows



126 sq m of solar PV panels



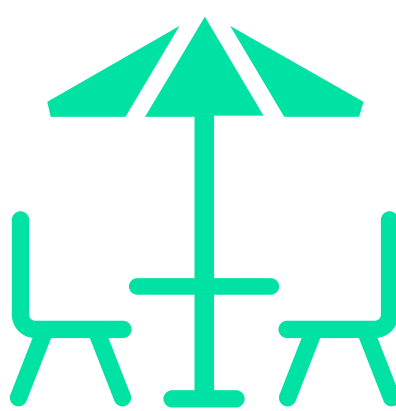
Design led reception



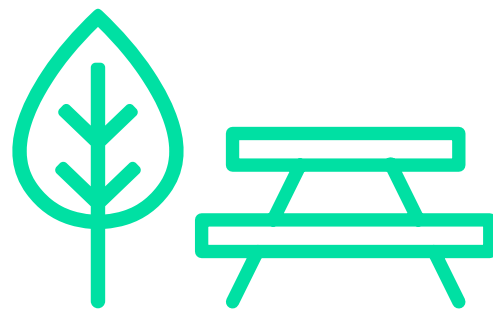
192 lockers



16 showers



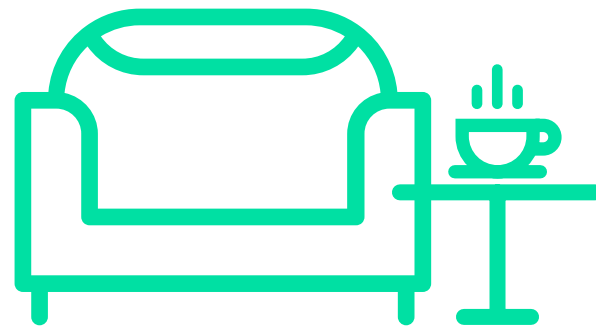
4,500 sq ft communal roof terrace



800 sq ft private terrace (5th floor)



160 cycle racks



Tenant lounge and coffee station



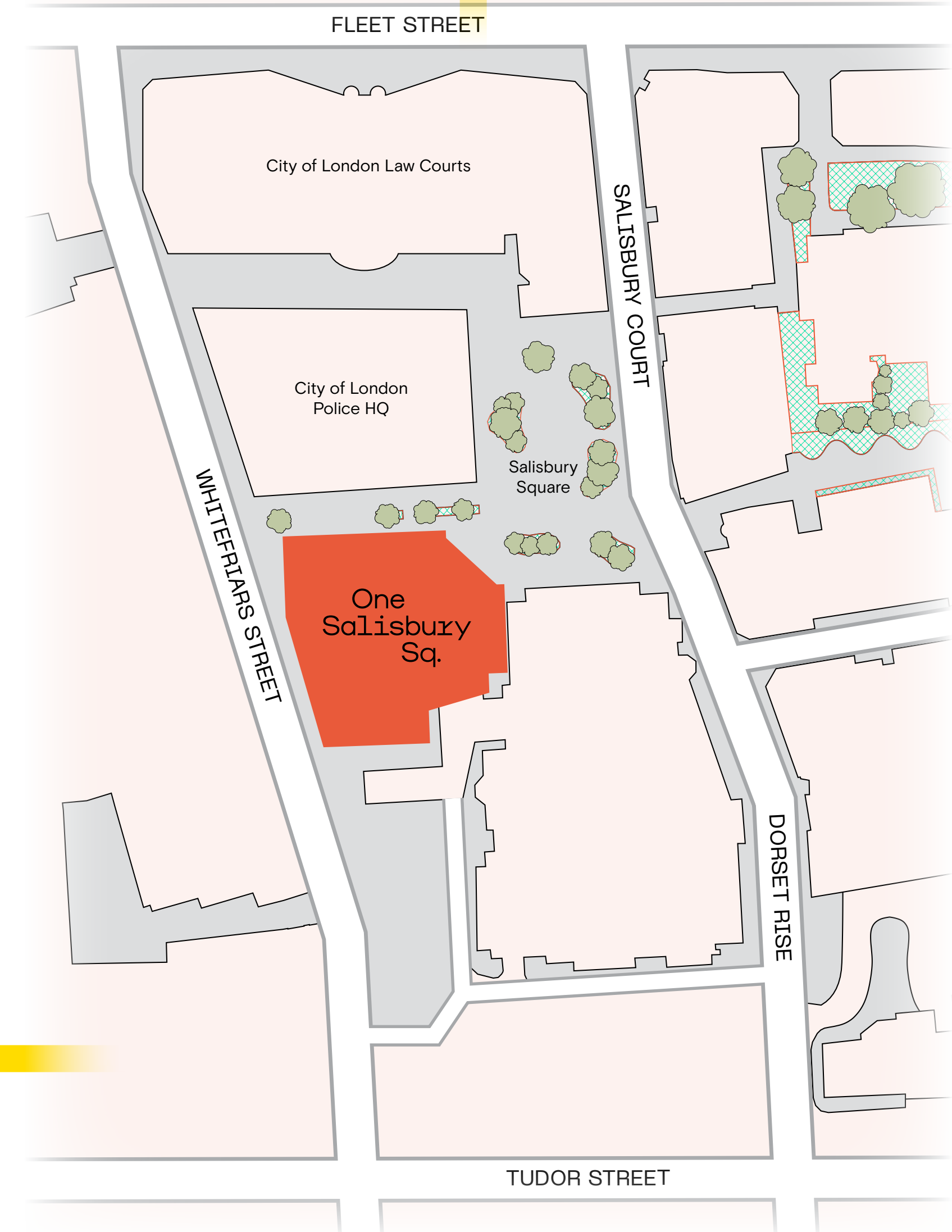
CIVIC HUB, CULTURAL HOTSPOT

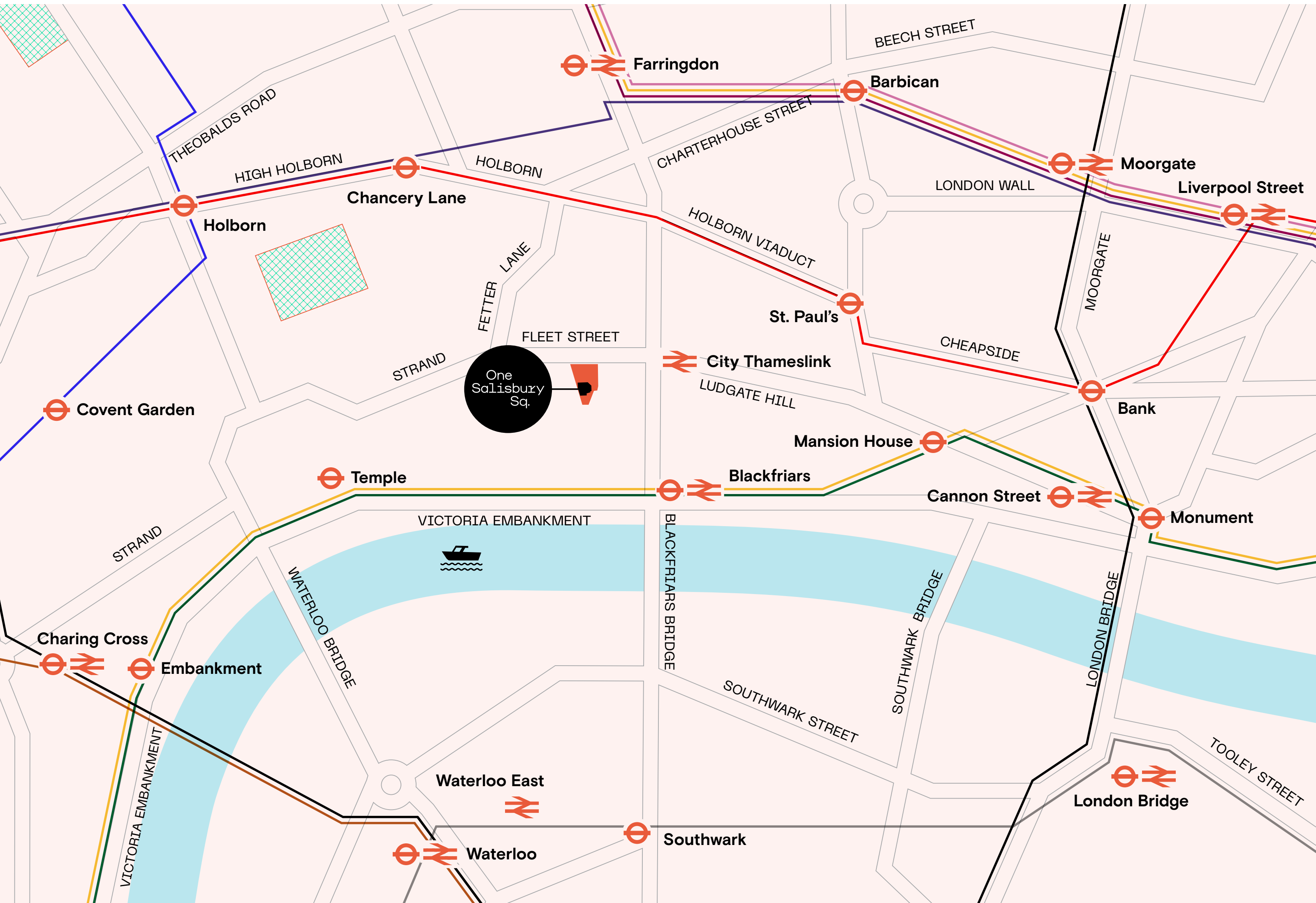
A new civic hub will be home to the City of London Law Courts, focused on cyber and economic crime, and the City of London Police HQ.

Both are in perfect proximity to the communities they serve. To the east is the City, while the historic streets and Inns of Court to the west house London's multiple businesses and barristers' chambers.

As the largest new public space in the Fleet Street Quarter, Salisbury Square will become a focal point for art and events, with a cultural plan rooted in celebrating the area's history.

Indicative CGI — City of London Police HQ





UNPARALLELED CONNECTIVITY



WALKING TIMES



Blackfriars

3 MINUTES



Chancery Lane

5 MINUTES



St Paul's

8 MINUTES



City Thameslink

4 MINUTES



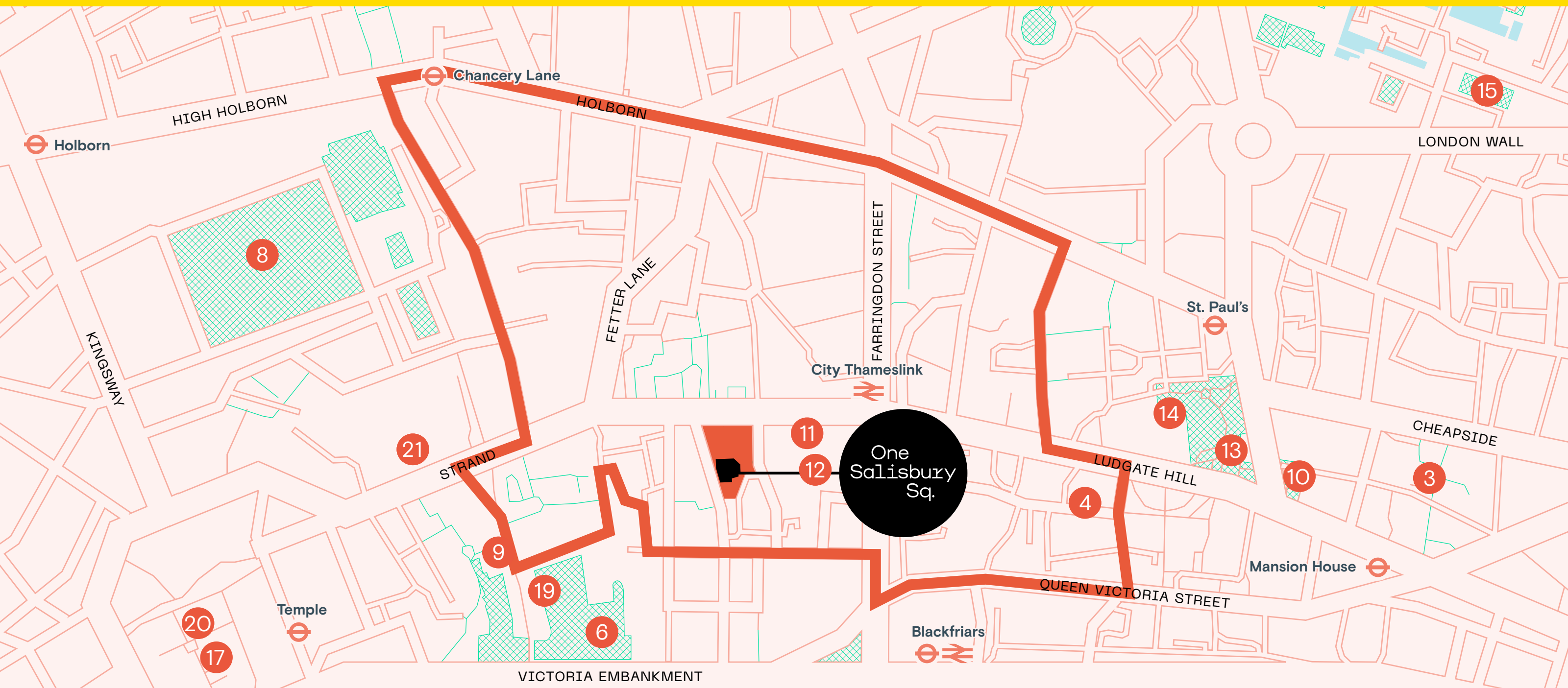
Temple

7 MINUTES



Farringdon

9 MINUTES



IN THE HEART OF THE FLEET STREET QUARTER

Salisbury Square sits at the heart of the Fleet Street Quarter, a major ongoing transformation programme that will emerge as Central London's most dynamic business district.

43
HECTARES

of Central London,
between Westminster
and the City

3
MILLION SQ FT

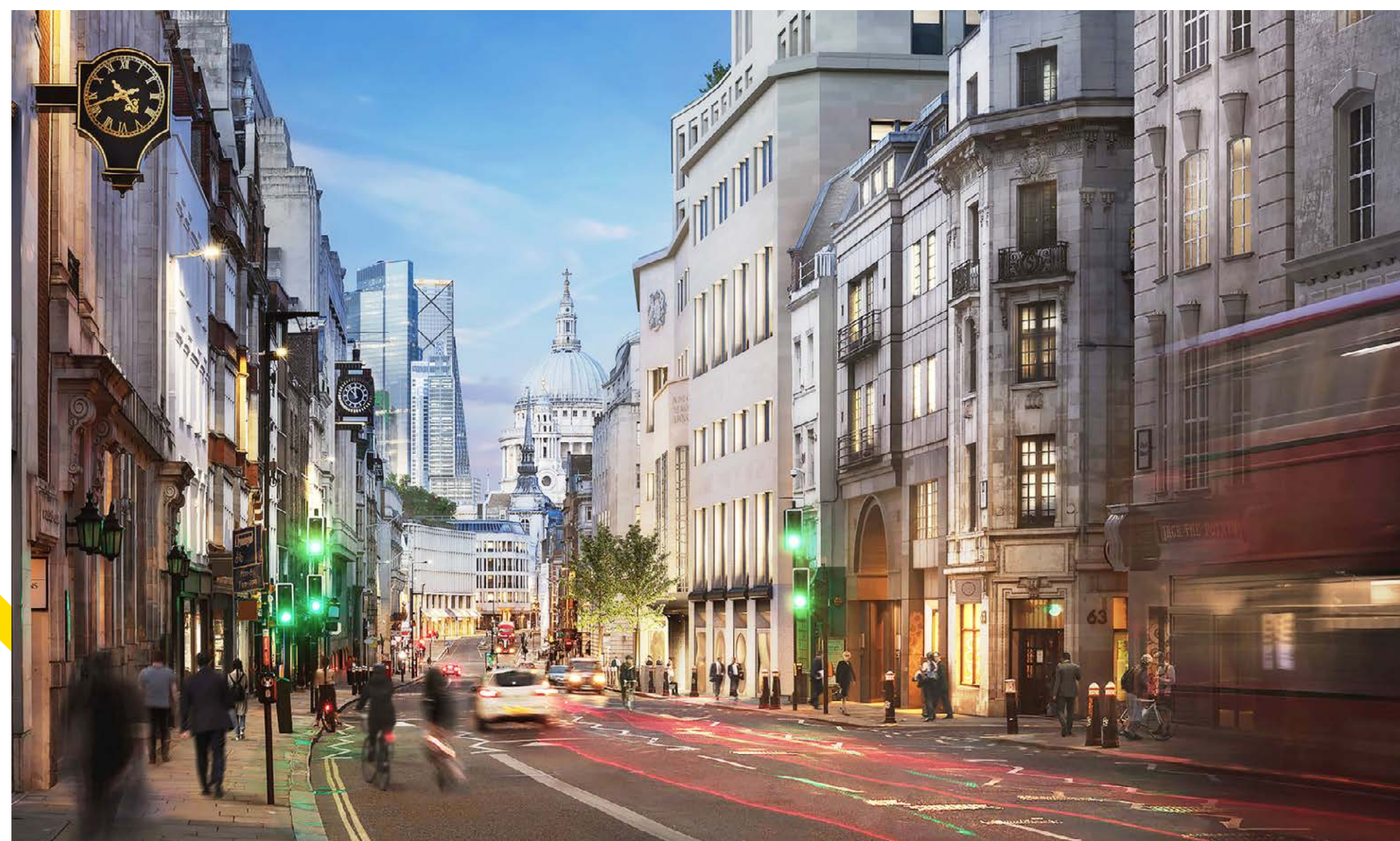
of new Grade A office,
retail and leisure
space by 2028

25
THOUSAND
NEW WORKERS

attracted to London's
fastest growing district

10
UNDERGROUND
STATIONS

within a twenty-
minute walk



Indicative CGI – Fleet Street



CORD by Le Cordon Bleu

A BUZZING BLEND

The Fleet Street Quarter is a dynamic mix of main routes – where major offices are interspersed with leading retailers, cafés and restaurants – and fascinating narrow lanes and alleyways.

It's home to some of the city's most historic pubs and bars, including Ye Olde Cheshire Cheese, which has stood on Fleet Street for over 355 years and will be One Salisbury Square's next-door neighbours.

But while London's past is all around, it's the future of the Fleet Street Quarter that makes it so appealing.

The many new developments are helping it become a premier destination for businesses to network, collaborate and thrive.



Paternoster Chop House, Old Bailey



Ye Olde Cheshire Cheese, Fleet Street



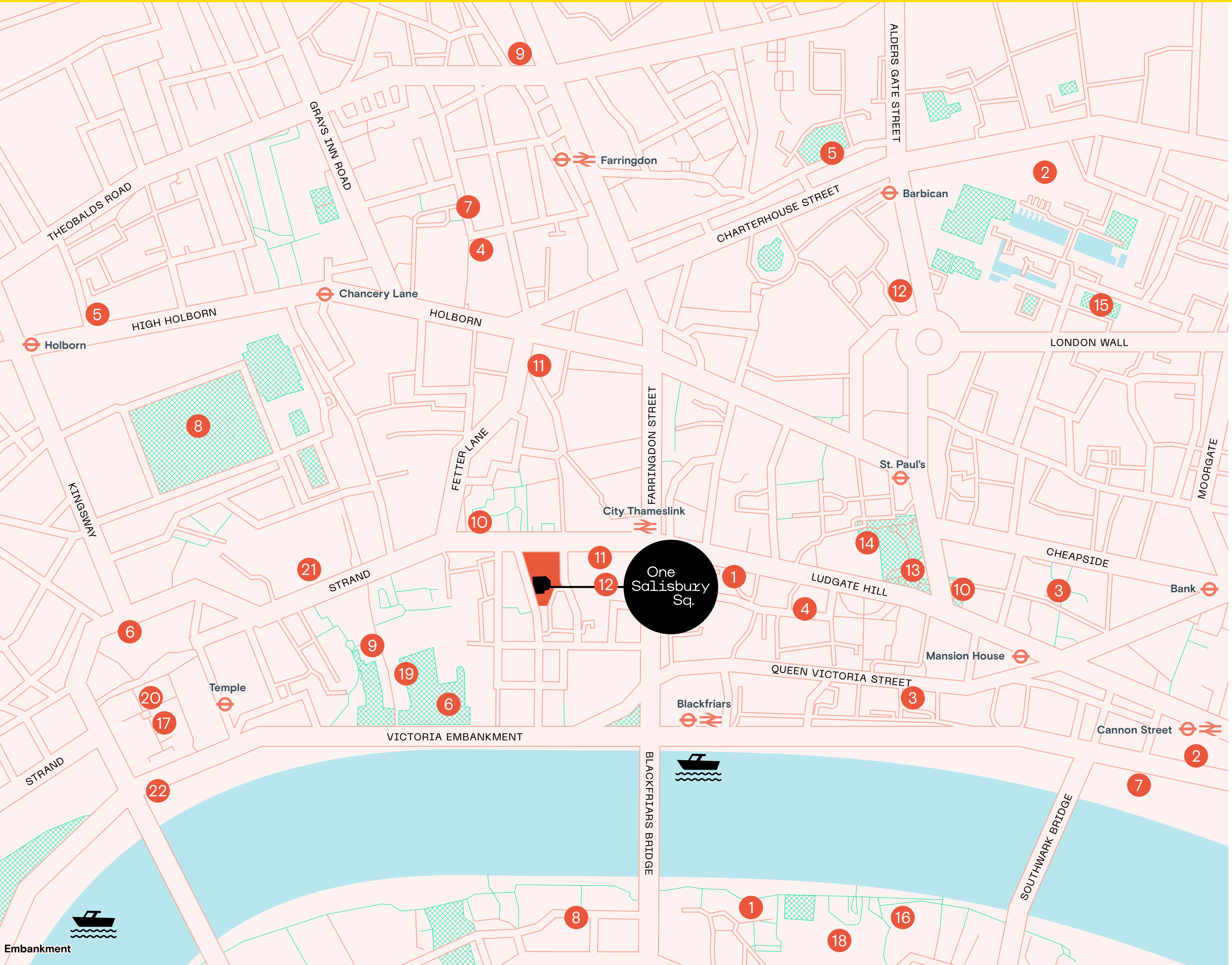
St. Paul's Cathedral



Middle Temple Hall and Gardens Inns



Surge Fitness, Fleet Street



YOUR NEW NEIGHBOURHOOD

RECEPTION

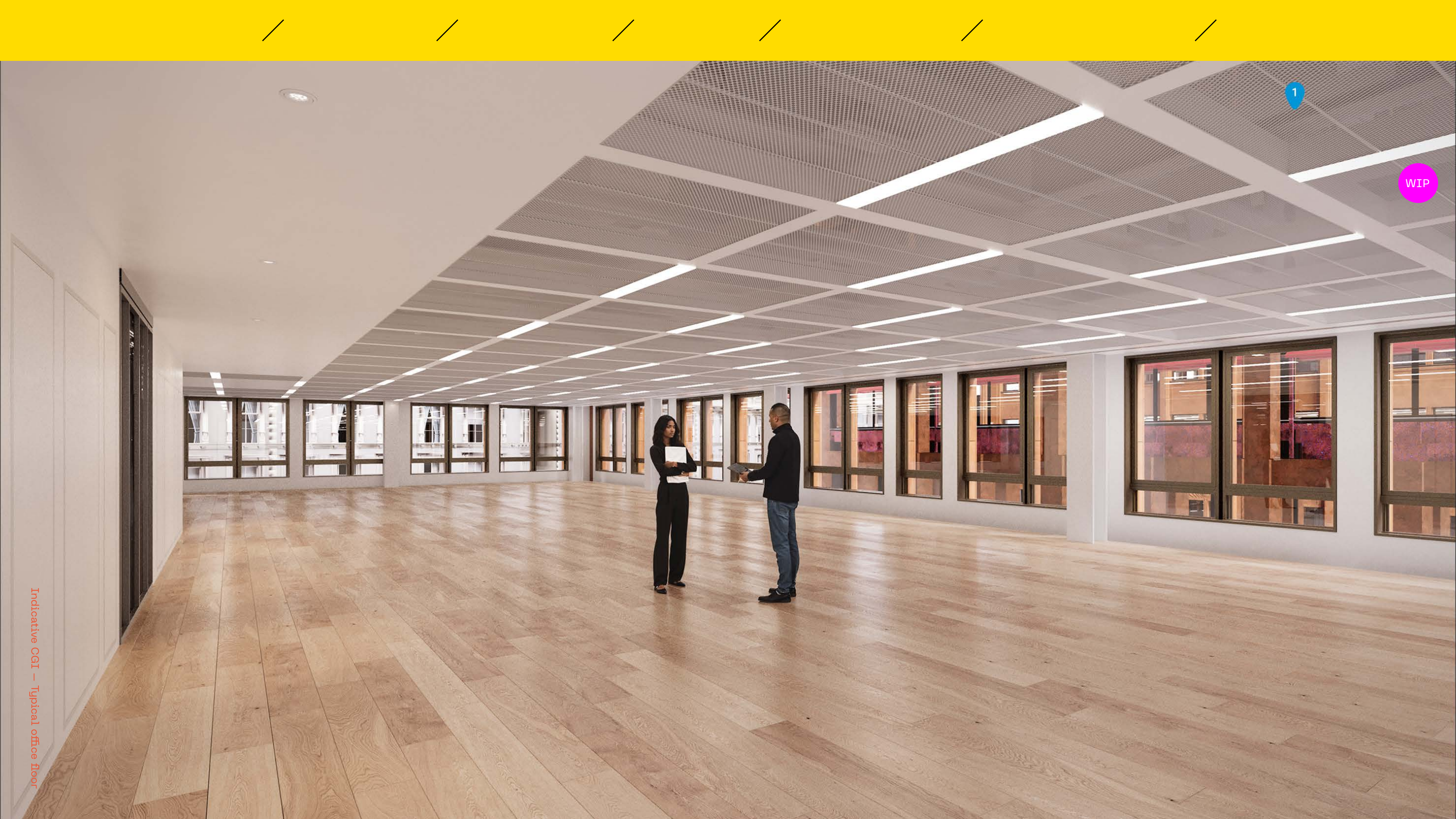
A WARM WELCOME

The contemporary reception area benefits from an adjoining tenant lounge and coffee area.

This will allow both staff and visitors to meet and work in a relaxed environment. In addition, there is a dedicated street entrance for cyclists, with lifts to secure bicycle parking.

Indicative CGI – Main reception/entrance area





1

WIP

Indicative CGI — Typical office floor

ROOF TERRACE

HIGH SOCIETY

The roof of One Salisbury Square is designed as a shared space for the building. It offers over 4,488 sq ft of thoughtfully designed terrace space.

The terrace is divided, using biodiverse plants, into larger, more sociable areas and quiet corners for individual contemplation.

The amazing views of the London skyline and the River Thames make the rooftop an inspiring place for meetings, celebrations and more.

A private roof terrace is available on the 5th floor.

Indicative CGI – Roof terrace



1

WIP

FACILITIES

SUPPORTING ACTIVE LIFESTYLES

Exercise improves productivity, as well as individual wellbeing – so at One Salisbury Square, you can support your team to enjoy a more active lifestyle.

As well as having a roof terrace that's a perfect setting for yoga or pilates sessions, the basement is set up as a cycle hub.

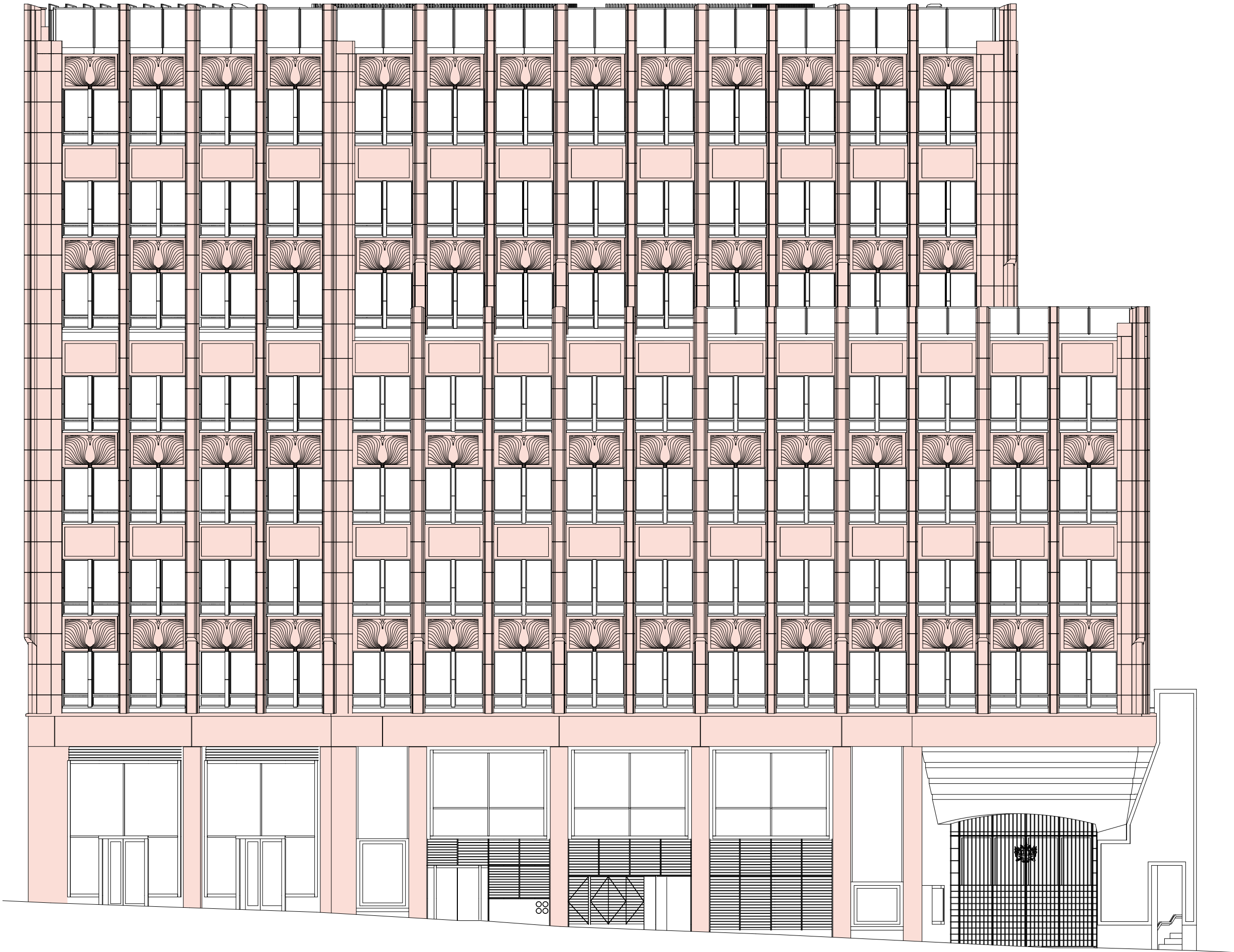
There are 160 secure bicycle parking spaces, plus lockers, showers and changing rooms, providing colleagues with the facilities they need to commute by bicycle or enjoy lunchtime rides by the river.



In addition to the dedicated cycle hub for your team, there is a separate public bicycle storage area – with a similar number of spaces. It's part of how One Salisbury Square contributes to the Fleet Street Quarter community.

AREAS

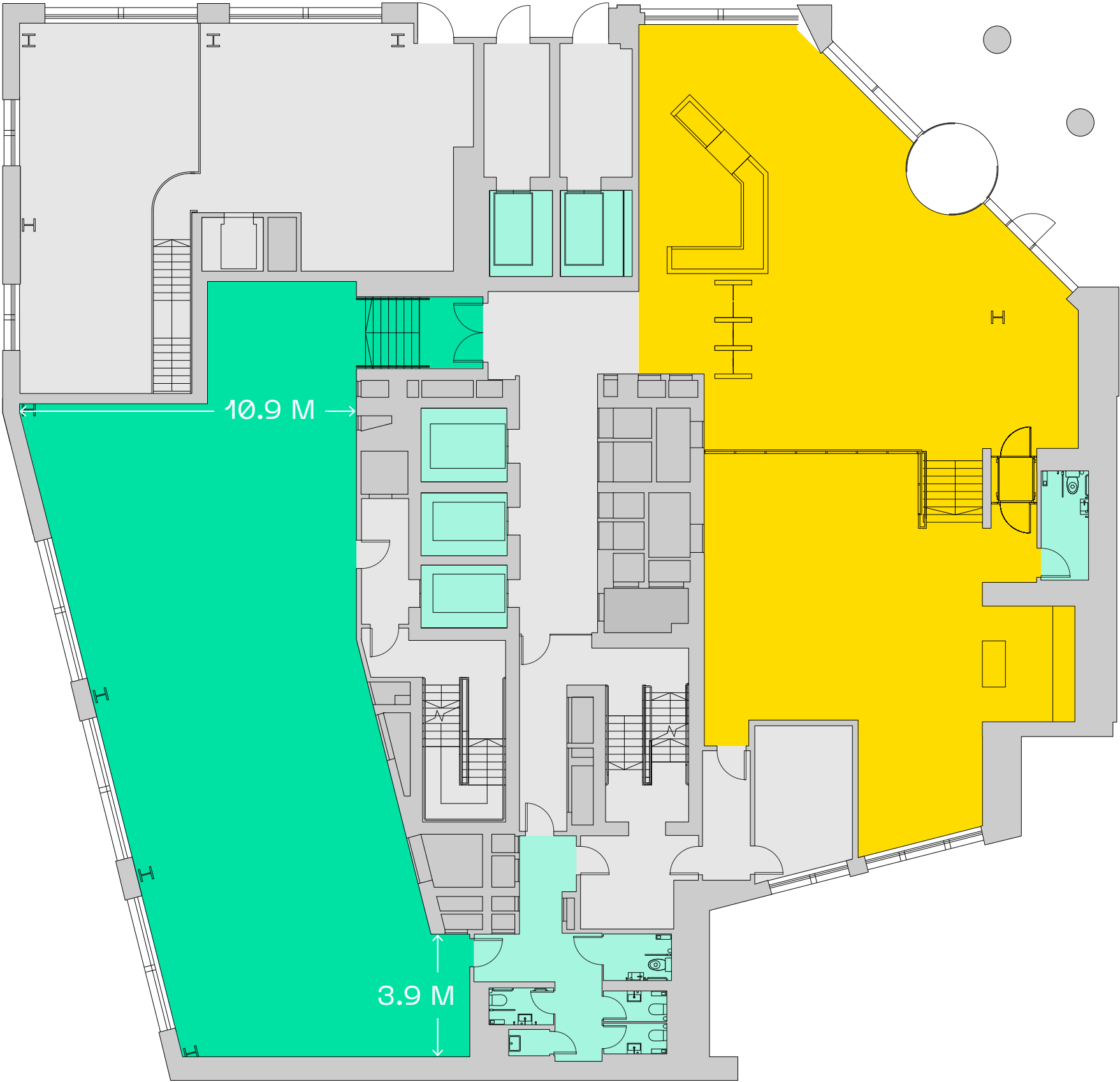
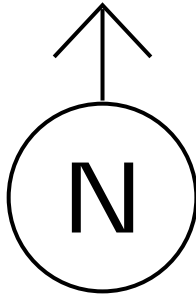
Floor	Office		Terrace	
	SQ FT	SQ M	SQ FT	SQ M
8 th			4,488	417
7 th	8,022	745		
6 th	8,757	814		
5 th	8,757	814	826	77
4 th	8,055	748		
3 rd	8,215	763		
2 nd	10,247	952		
1 st	9,762	907		
G	2,369	220		
Total	64,184	5,963		



Ground FLOOR

2,369 SQ FT

220 SQ M

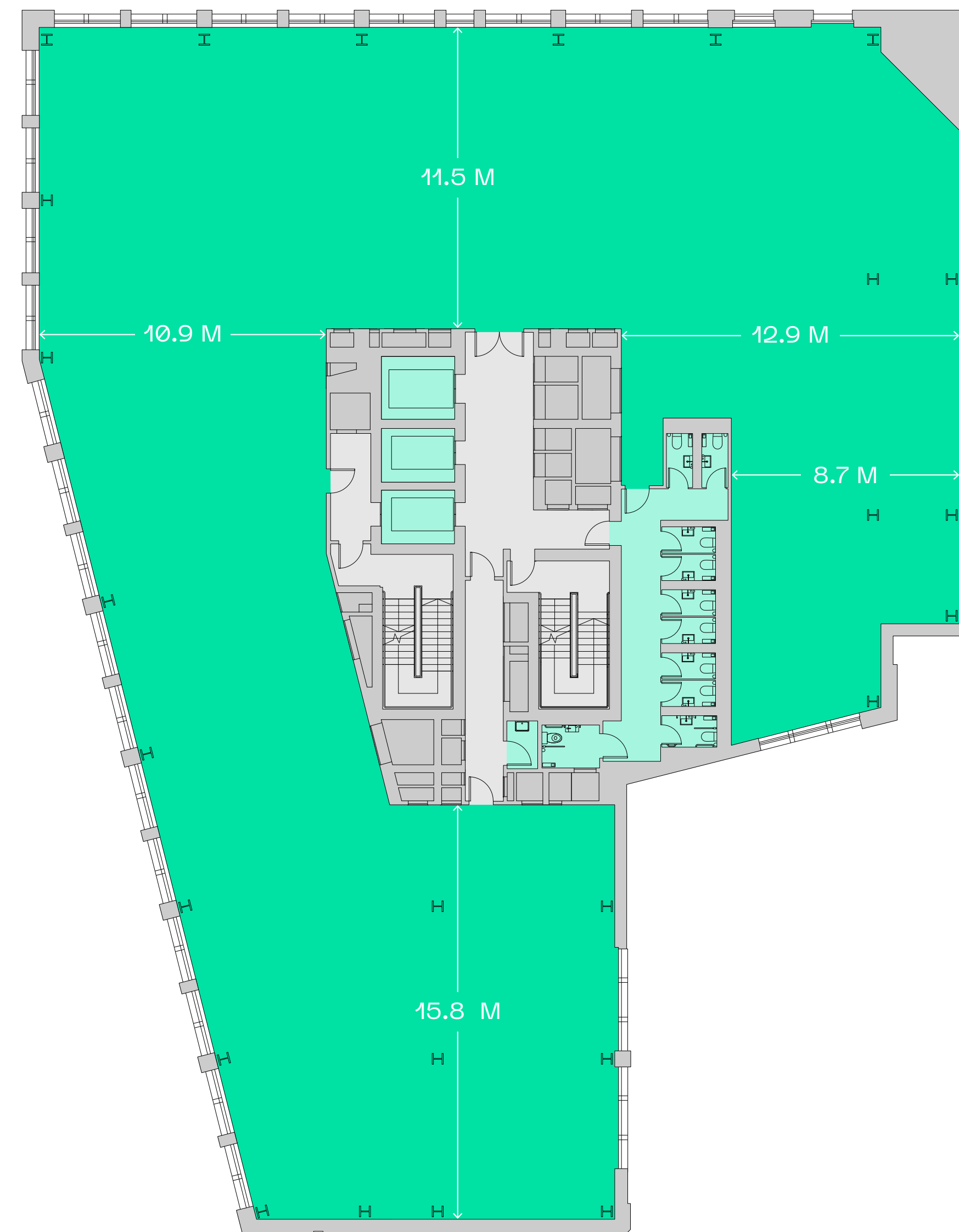
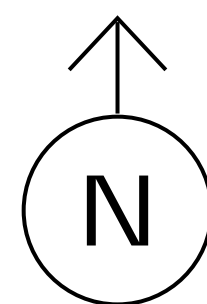


- Office
- Reception
- WCs & lifts

1st FLOOR

9,762 SQ FT

907 SQ M

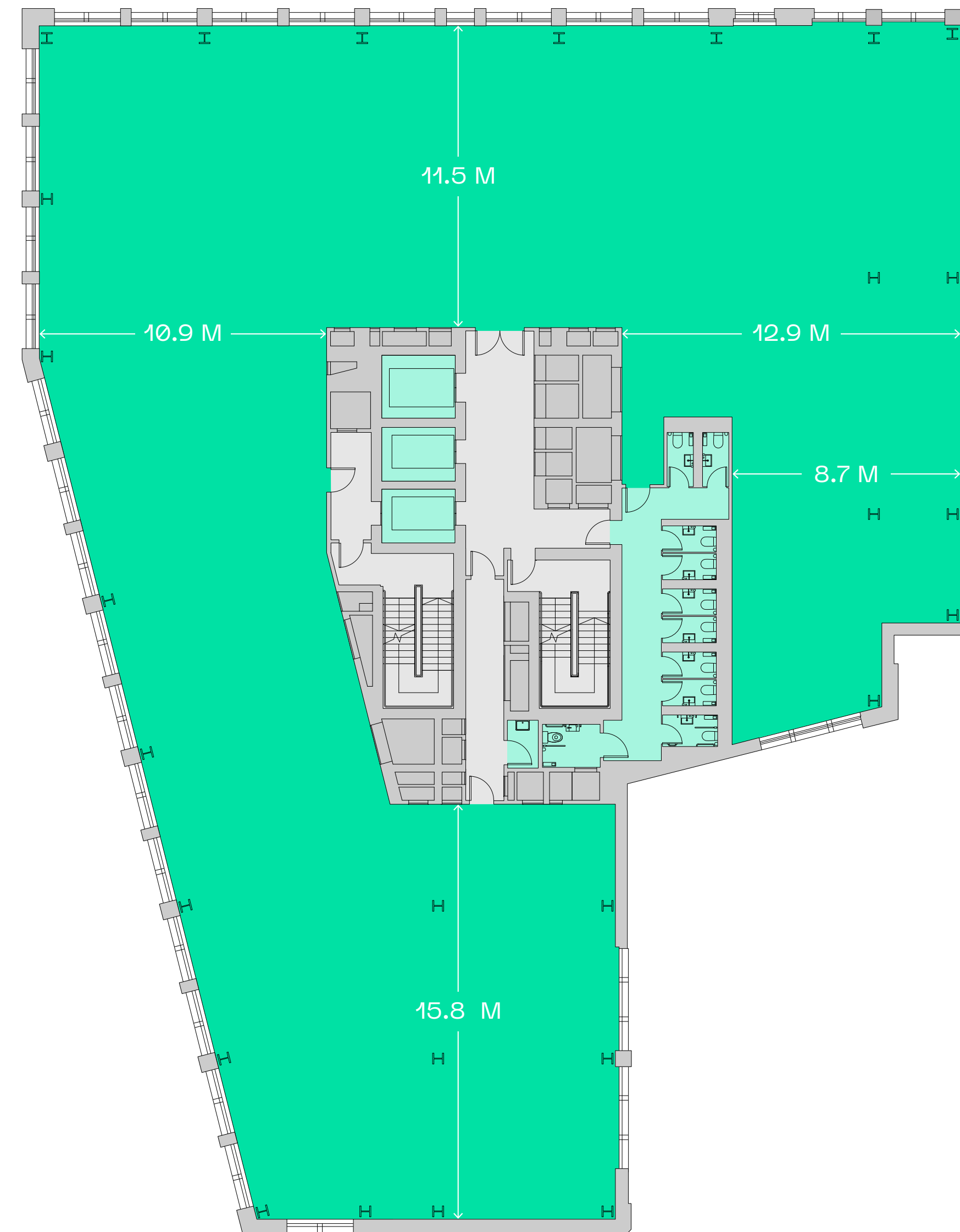
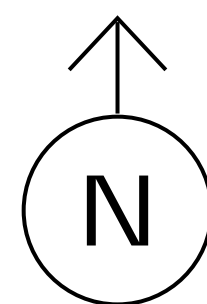


- Office
- WCs & lifts

2nd FLOOR

10,247 SQ FT

952 SQ M



- Office
- WCs & lifts

2nd FLOOR

10,247 SQ FT

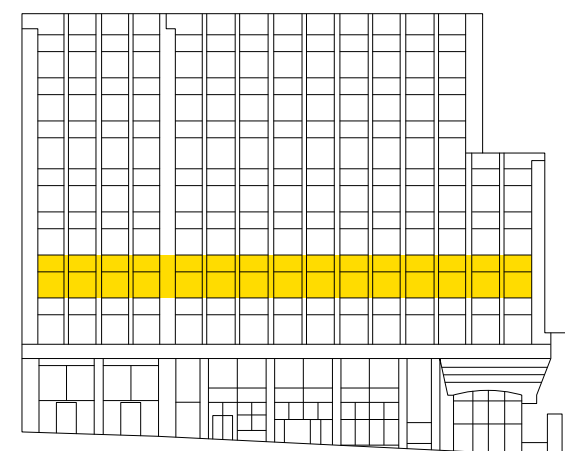
952 SQ M

Workspace

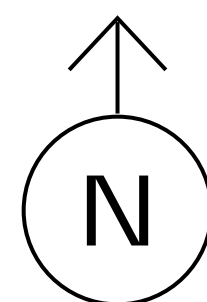
- 7 Open plan desks
- 2 Team table
- 2 AV huddle rooms
- 5 Focus rooms
- 2 Copy point
- 1 Comms room
- 1 Staff hub and refreshment point

Meeting Suite

- 1 Reception and waiting lounge
- 1 Phone room
- 1 Meeting room 10 person
- 1 Meeting room 8 person
- 1 Meeting room 6 person
- 1 Reception office
- 1 Store



OPEN PLAN SPACE PLAN



- Office
- WCs & lifts

2nd FLOOR

10,247 SQ FT

952 SQ M

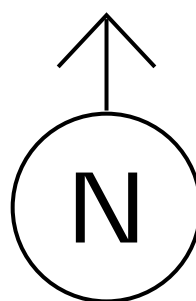
Workspace

- 18 2-person offices (36 desks)
- 22 Open plan desks
- 1 Team table
- 1 Meeting room 6 person
- 2 Focus rooms
- 1 Copy point
- 1 Comms room
- 1 Staff hub and refreshment point

Meeting Suite

- 1 Reception and waiting lounge
- 1 Meeting room 14+ person
- 1 Meeting room 8 person
- 1 Meeting room 6 person
- 1 Meeting suite tea point
- 1 Reception office and coat storage
- 1 Store

CELLULAR SPACE PLAN

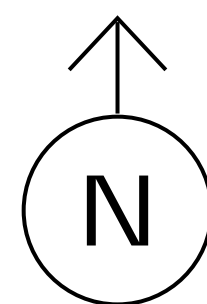


- Office
- WCs & lifts

3rd FLOOR

8,215 SQ FT

763 SQ M

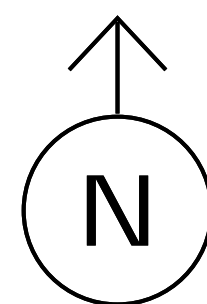


- Office
- WCs & lifts

4th FLOOR

8,055 SQ FT

748 SQ M



- Office
- WCs & lifts

5th FLOOR

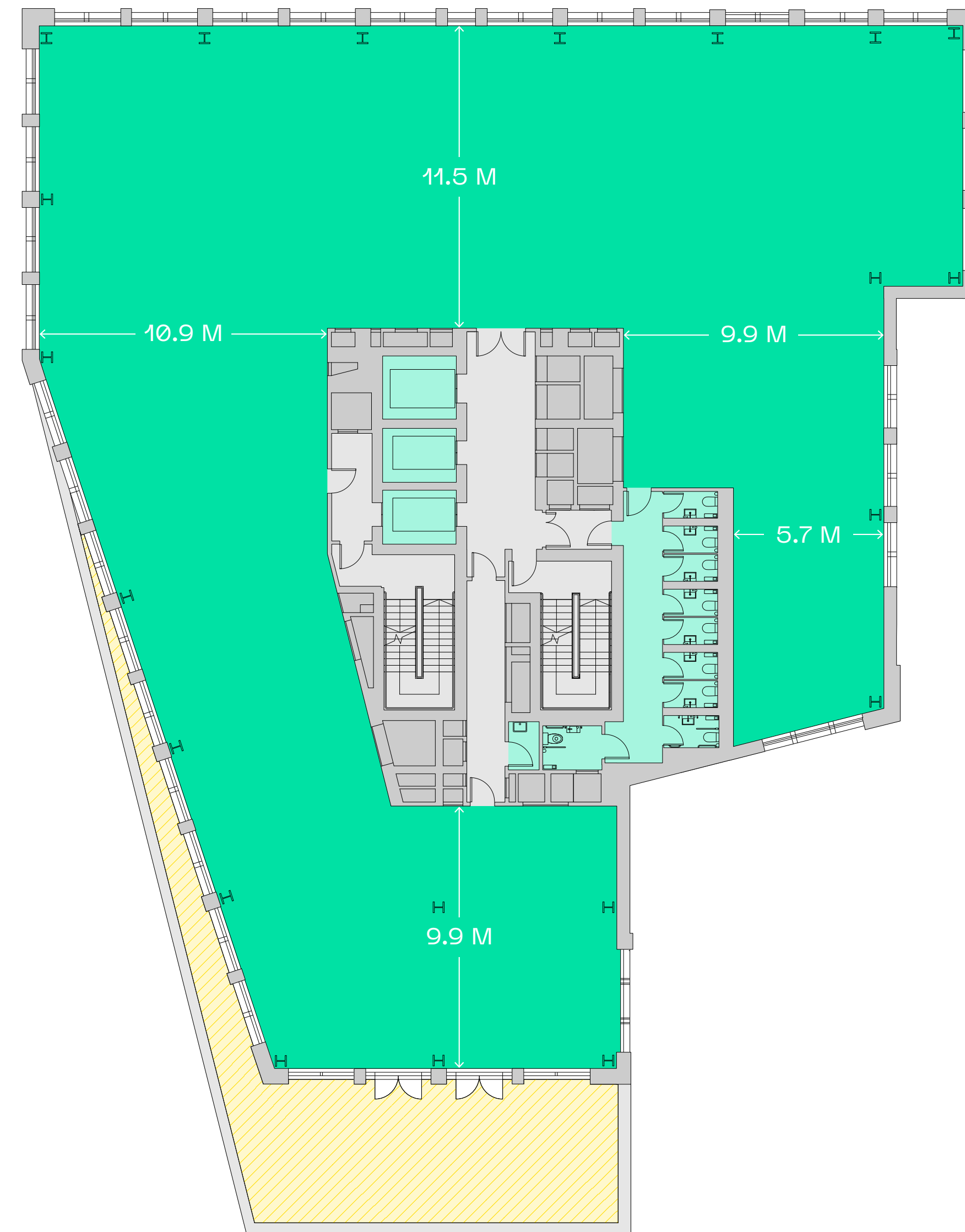
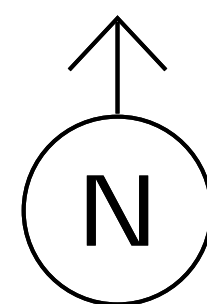
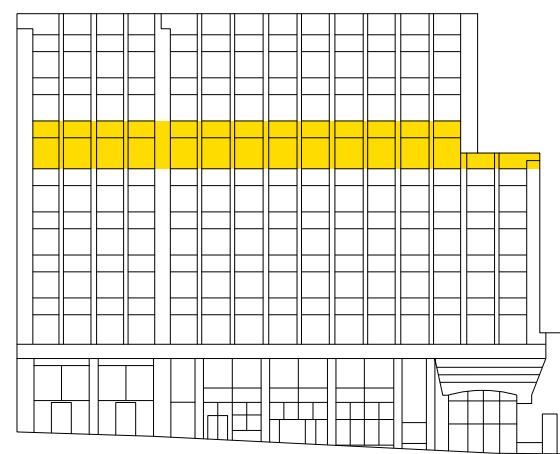
8,757 SQ FT

814 SQ M

Terrace

826 SQ FT

77 SQ M

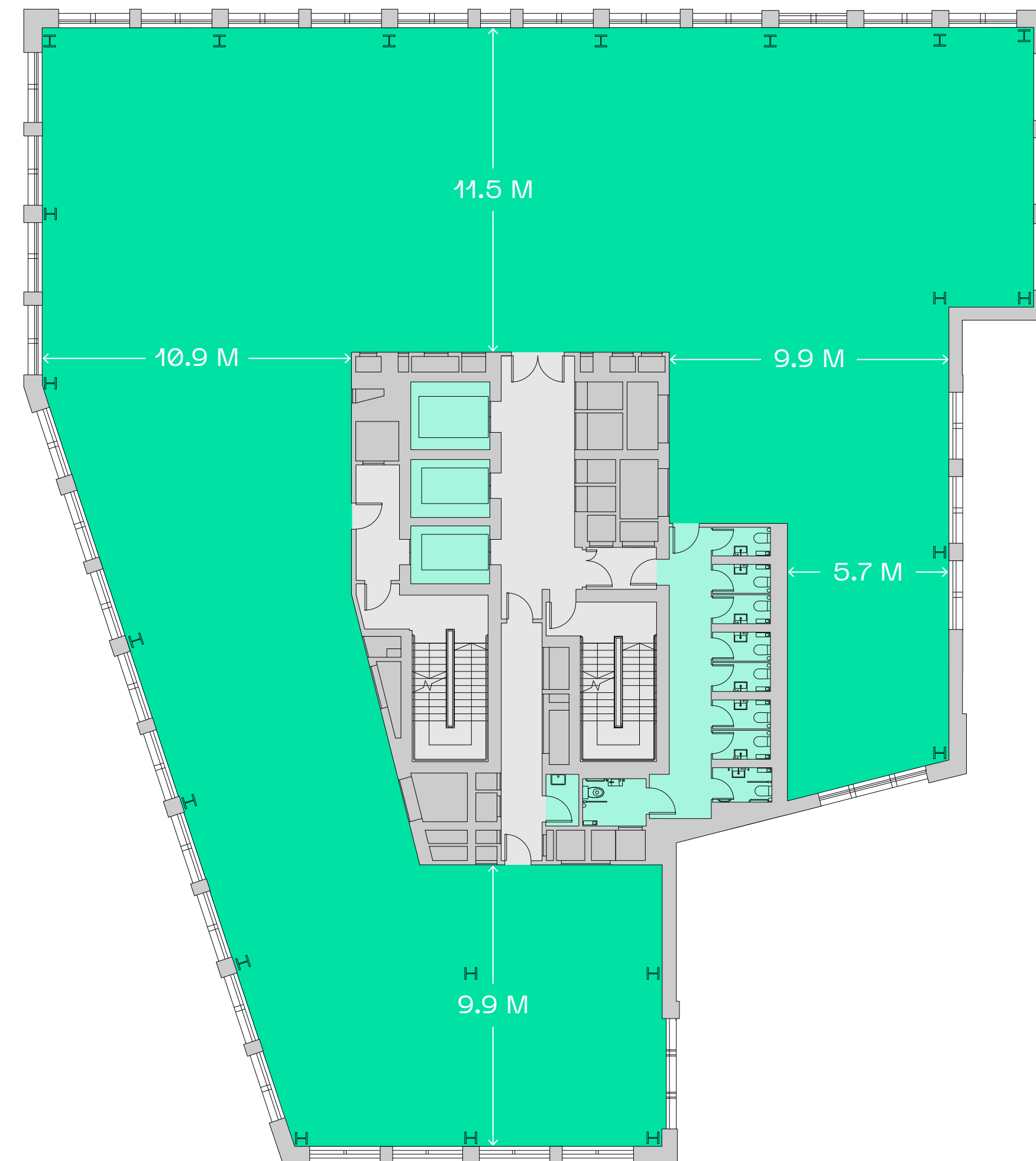
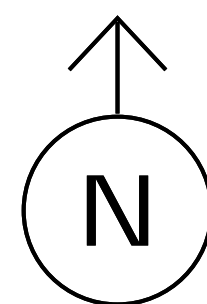


- Office
- Terrace
- WCs & lifts

6th FLOOR

8,757 SQ FT

814 SQ M

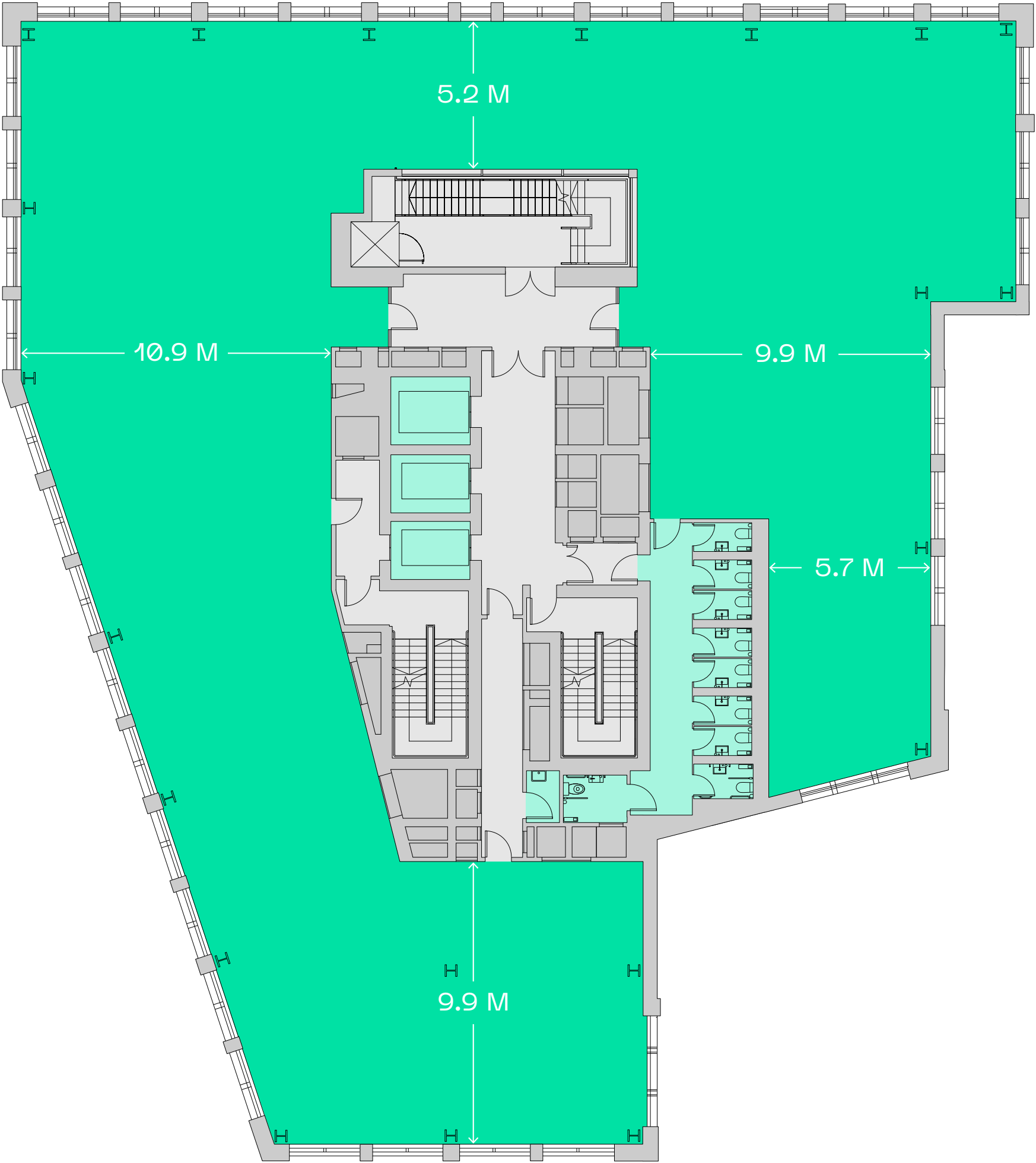
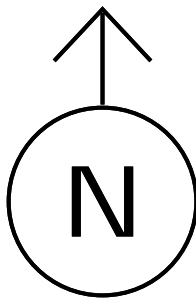


- Office
- WCs & lifts

7th FLOOR

8,022 SQ FT

745 SQ M



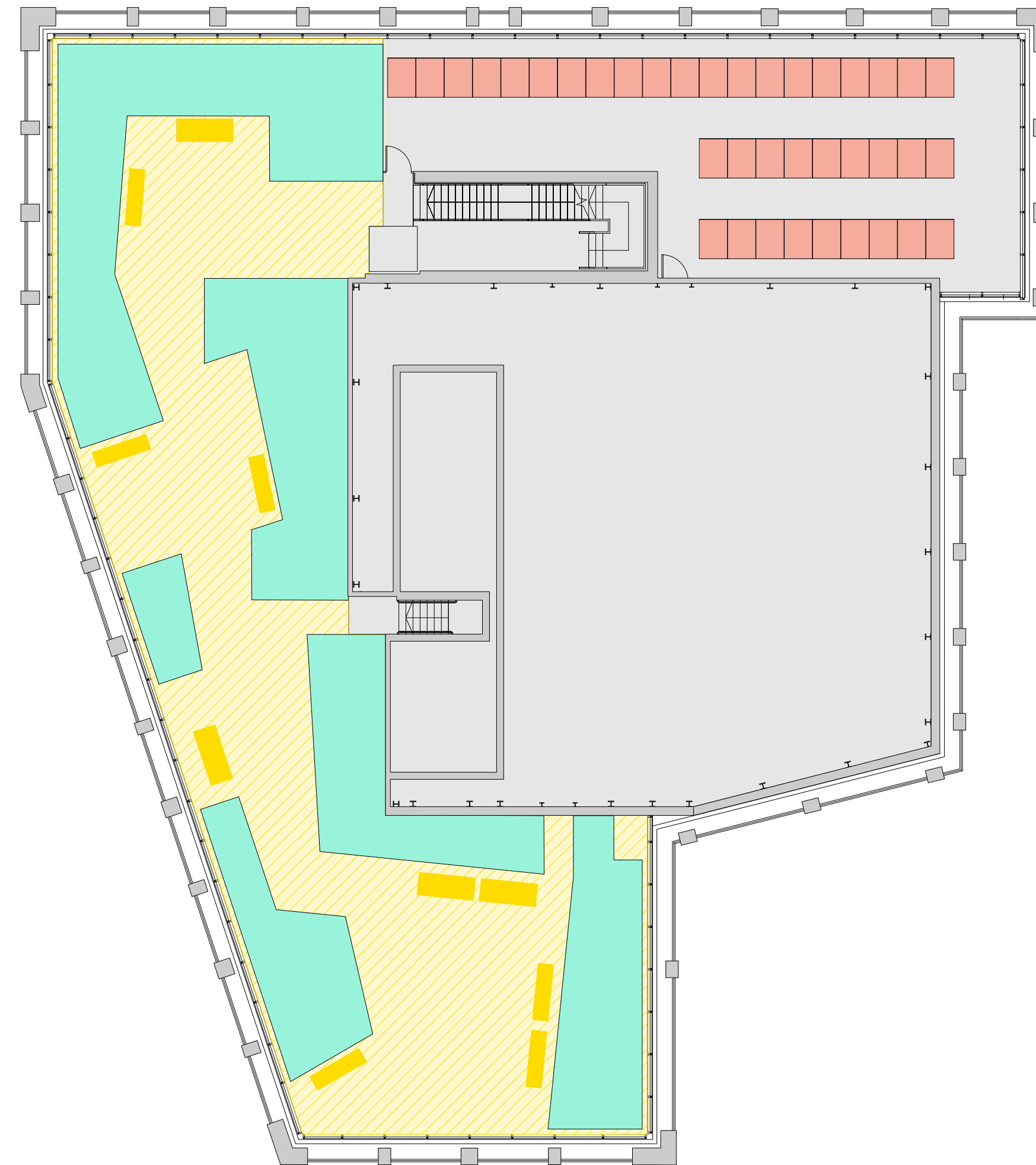
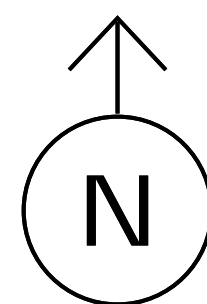
- Office
- WCs & lifts





8th FLOOR

Terrace

4488 SQ FT

417 SQ M



-  Terrace
-  Planting
-  Benches
-  PV panels

SPECIFICATION

Occupancy Density
Office: 1:8 (BCO high density)
80% utilisation (resulting in 1:10 effective workplace density for core elements)
Fire strategy and means of escape provisions
Ceiling Heights (1:6 Finished floor to underside of ceiling/lighting zone)
Office: (Level 01 to level 08): 2800 mm
Reception: 4000 mm (+ 200 mm coffers)
Mezzanine lounge area: 2800mm (+100mm coffers)
Service (Ground Floor): 4300 mm minimum

Floor Zone
Office: 150 mm (SSL to FFL), gravity laid accessible raised floor system
End of Trip
Bicycle amenities are to achieve the ActiveScore ‘Platinum’ standard
Short term bicycle parking is provided within the masterplan public realm and the Cycle Hub secure parking facility
160 long term bicycle parking spaces, provided as:
<ul style="list-style-type: none">• 88 x 2-tier racks (56%)• 30 x vertical stands (19%)• 16 x Sheffield stands (10%)• 8 x enlarged cycle parking spaces (5%)• 16 x folding bicycle lockers (10%)

33 x (20%) dedicated 13A sockets for electric bicycle charging (28 x 2-tier racks, 4 x Sheffield stands and 1 x enlarged parking space)
Bicycle Amenities:
1 x inner tube dispenser
1 x pump and repair station
2 airing cupboards
193 lockers
Changing rooms, comprising:
<ul style="list-style-type: none">• 39 x 3-tier lockers• 56 x 4-tier lockers (36 with integral 13A/USB sockets)• 44 x 2-tier lockers (20 female and 24 male)

- 44 x 2-tier lockers (20 female and 24 male)
- 54 x 3-tier lockers (21 female, 33 male)
- 16 x showers (2 showers can be flexibly re-allocated as required)
- 1 x unisex accessible shower/changing room
- 6–8 x female showers
- 7–9 x male showers

WCs, comprising:

3 accessible WCs:

- 1 x male AWC
- 1 x female AWC
- 1 x unisex AWC (included in accessible shower/changing room)

4 hand-wash basins and integrated hand-dryers:

- 2 x male basins (within single vanity unit)
- 2 x female basins (within single vanity unit)
- 4 x hairdryers (2 each; male and female changing rooms)
- 4 x towel stations (2 each; male and female changing rooms)

Lifts

Bicycle Lifts:

- 2 x 17 persons / 1275 kg
- Car internal: W 1200 mm x D 2300 mm

- 1 x dual entry passenger / fire-fighting lift: 17 persons / 1275 kg
- 1 x passenger / goods lift: 21 persons / 1600 kg
- Car internal: W 1400 mm x D 2400 mm

Platform Lifts for Disabled Access (2 x total):

- 1 x platform lift between level 01 reception and level 01 mezzanine lounge area, 400 kg load
- 1 x enclosed external platform lift between level 08 patio and roof terrace, 400 kg load

Small Power

On-floor distribution: 23 W/m²

Electrical load allowance: (risers/central plant): 20 W/m²

Lighting

Average maintained luminance: 400 – 500 lux (Cat A).

Task uniformity: To meet SLL Lighting Guides, uniformity: 0.6

On floor office: Designed for 8 W/m²

Comfort

Airtightness: 3.0 m³/h/m² @ 50Pa

Outdoor Air:

- Summer: 33 °C DB, 22 °C WB (Design Conditions)
- Winter: -4 °C DB, saturated (Design Conditions)

Indoor Air:

- Fresh air rates: 12 l/s/person + 10% allowance for fit-out
- Zoning (terminal unit control): Provision made in Base Building in line with BREEAM targets

Air Conditioned Space:

- Summer design air temperature: 24 ±2 °C
- Winter design air temperature: 20 ±2 °C
- Thermal comfort: In line with BREEAM targets
- Humidity: Office spaces uncontrolled

Smart Building

The office space will be a Smart Spaces Building to enable linking of various control system and IOT devices

Sustainability Targets

- BREEAM: Outstanding
- WELL: Platinum
- EPC: A

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