



Indicative CGI – One Salisbury Square

THE OPPORTUNITY

Accelerate

Take your business forward at One Salisbury Square – 65,000 sq ft of new office space at the heart of the fast-evolving Fleet Street Quarter.

Innovate

The office space, situated over eight floors, is state of the art, flexible and provides the highest standards of sustainability.

Elevate

Situated alongside two of London's most prestigious new public buildings, this is a location of real gravitas that provides an outstanding new home for influential organisations.



Indicative CGI – City of London Police HQ (Eric Parry Architects)

SALISBURY SQUARE

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

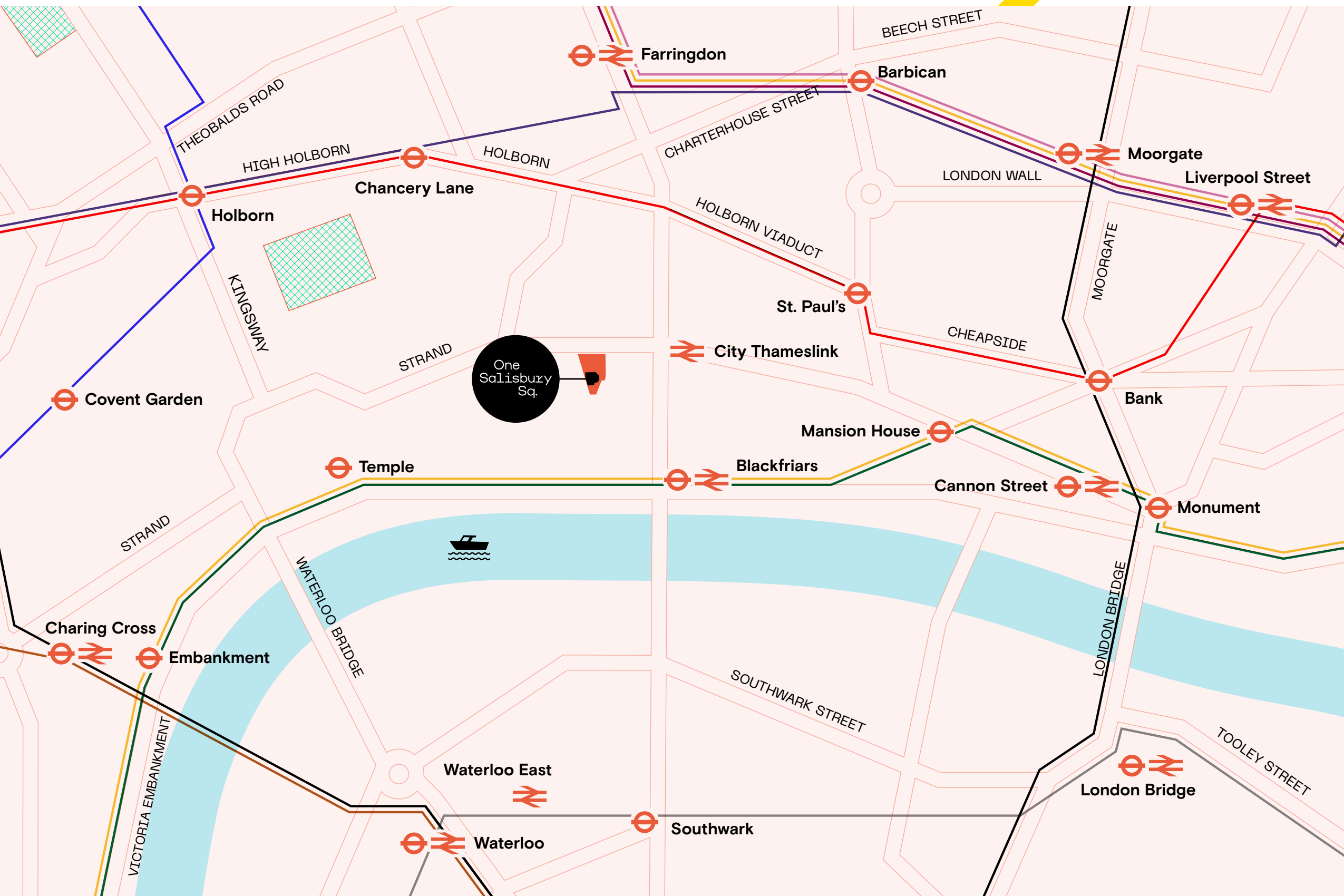
To the east is the City, while the streets and Inns of Court to the west house multiple businesses and barristers' chambers.

One Salisbury Square sits at the centre of this ecosystem.



UNPARALLELED CONNECTIVITY

With a choice of stations within easy walking distance, One Salisbury Square offers excellent connectivity and accessibility by rail and underground.



WALKING TIMES



Blackfriars

3 MINUTES



St Paul's

11 MINUTES



Farringdon

12 MINUTES



City Thameslink

4 MINUTES



Temple

11 MINUTES



Bank

16 MINUTES





Paternoster Chop House, Old Bailey

FLEET STREET QUARTER

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



The Royal Courts of Justice, Fleet Street

More than 30 major developments are underway in the locality, providing contemporary workspaces that capitalise on the area's outstanding transport links.

The area once known for printing presses is now home to a diverse range of businesses, including professional firms, financial institutions, tech pioneers and global businesses.



City Thameslink, Fleet Place



Indicative CGI – One Salisbury Square

THE BUILDING

One Salisbury Square is a new development inspired by the architectural heritage of the Fleet Street area, and reimagined for the demands of today's business life.

- 65,000 sq ft over eight floors
- Designed by Eric Parry Architects
- Distinctive terracotta exterior
- Energy-efficient and flexible workspace
- Welcoming entrance on Salisbury Square

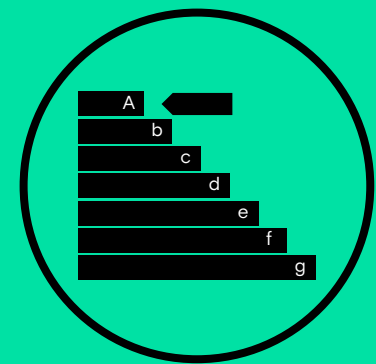


WIP

One
Salisbury
Sq.

Indicative CGI – Main reception/entrance area

FIT FOR THE FUTURE



Targeting
EPC A



Targeting ActiveScore
Platinum



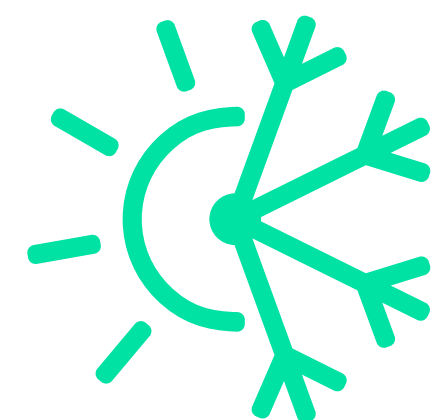
Targeting WELL
Platinum accreditation



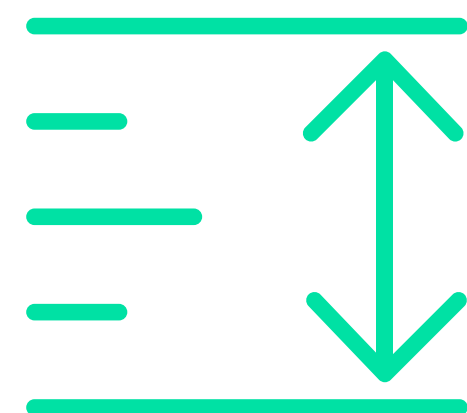
Targeting BREEAM
Outstanding



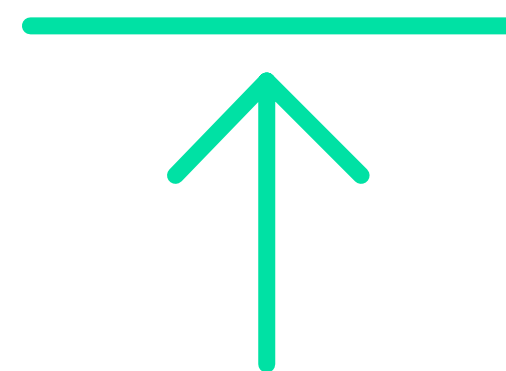
KEY FEATURES



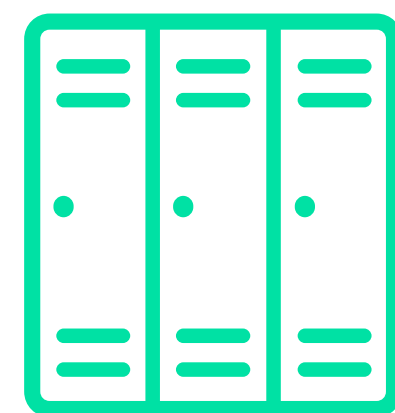
New VRF
air conditioning



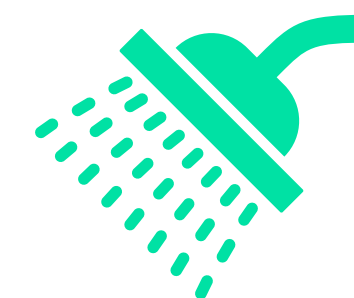
XX m floor to
ceiling height



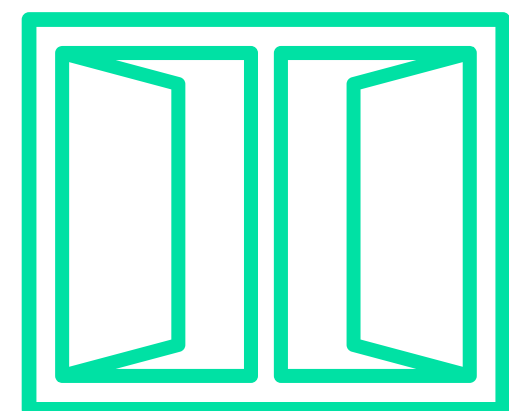
XX m
raised floor



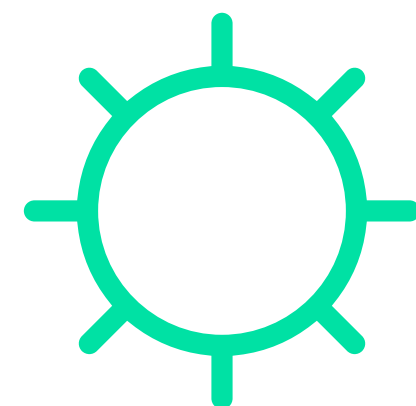
XX lockers



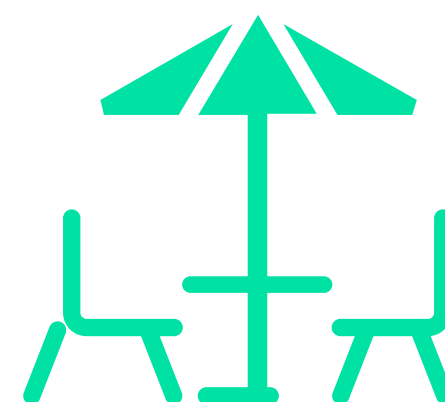
XX showers



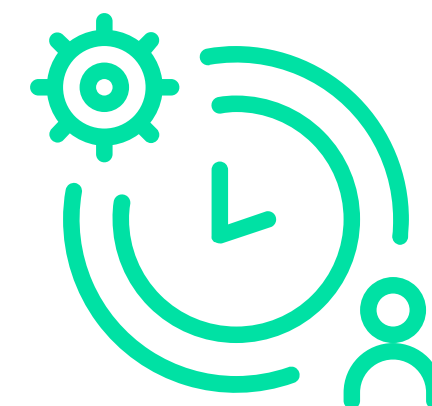
Openable windows



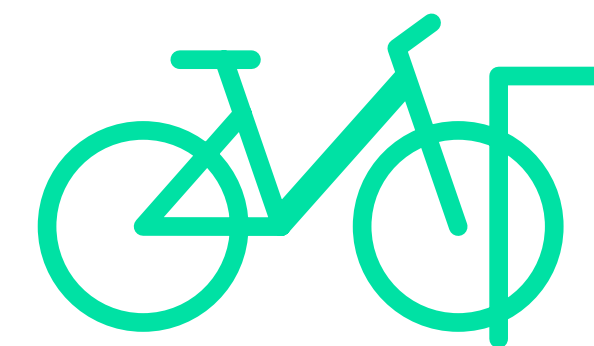
XX solar PV panels



XX sq ft of private and
communal terraces



Reception / lounge area



XX cycle racks

AREAS

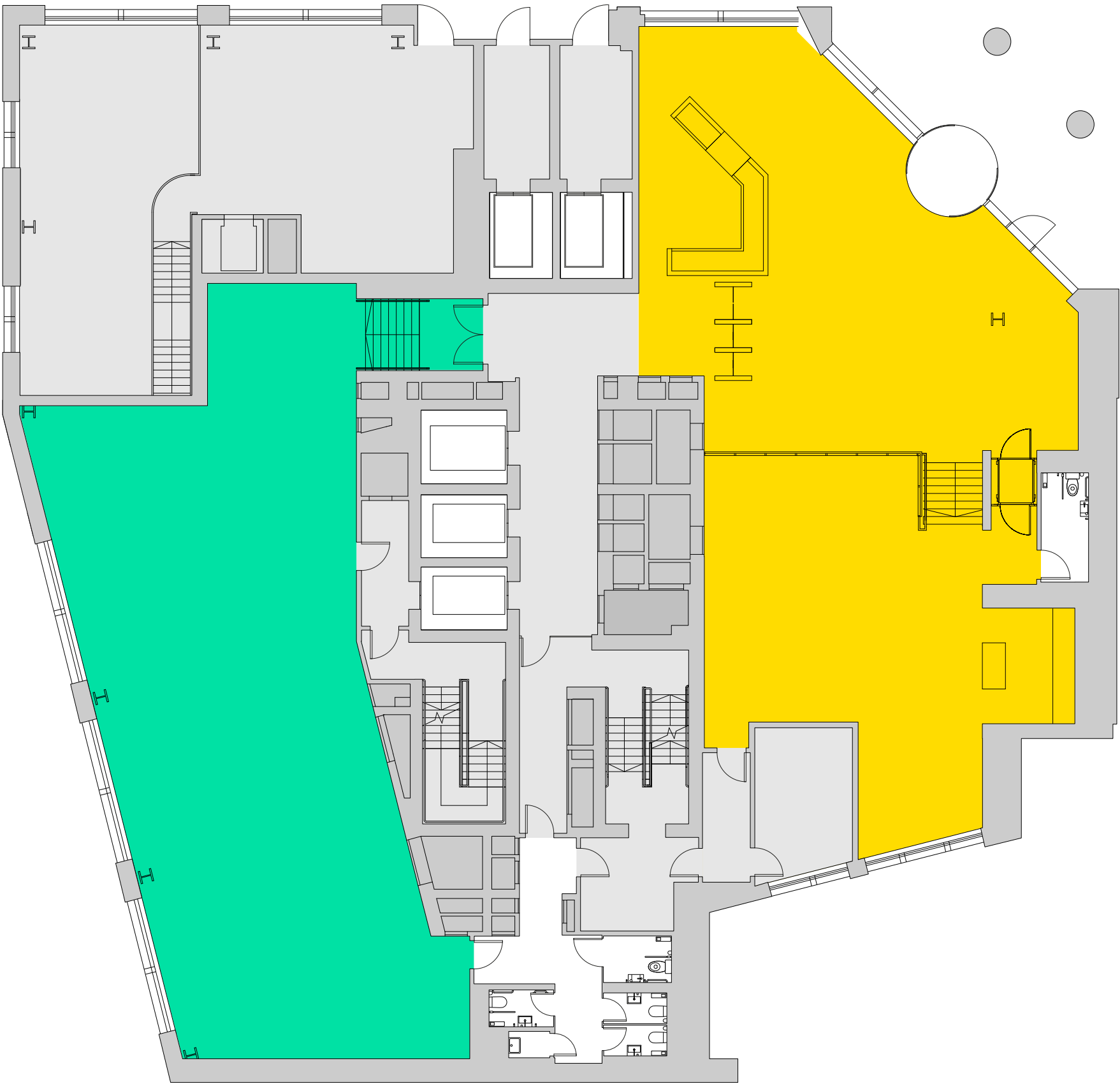
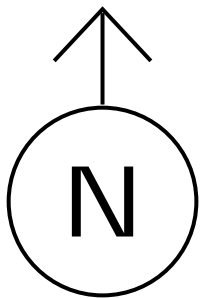
Level	Office		Terrace	
	SQ/FT	SQ/M	SQ/FT	SQ/M
09			4,488	417
08	8,022	745		
07	8,757	814		
06	8,757	814	826	77
05	8,055	748		
04	8,215	763		
03	10,247	952		
02	9,762	907		
01	2,369	220		
Total	64,184	5,963		



LEVEL 01

2,369 SQ/FT

220 SQ/M



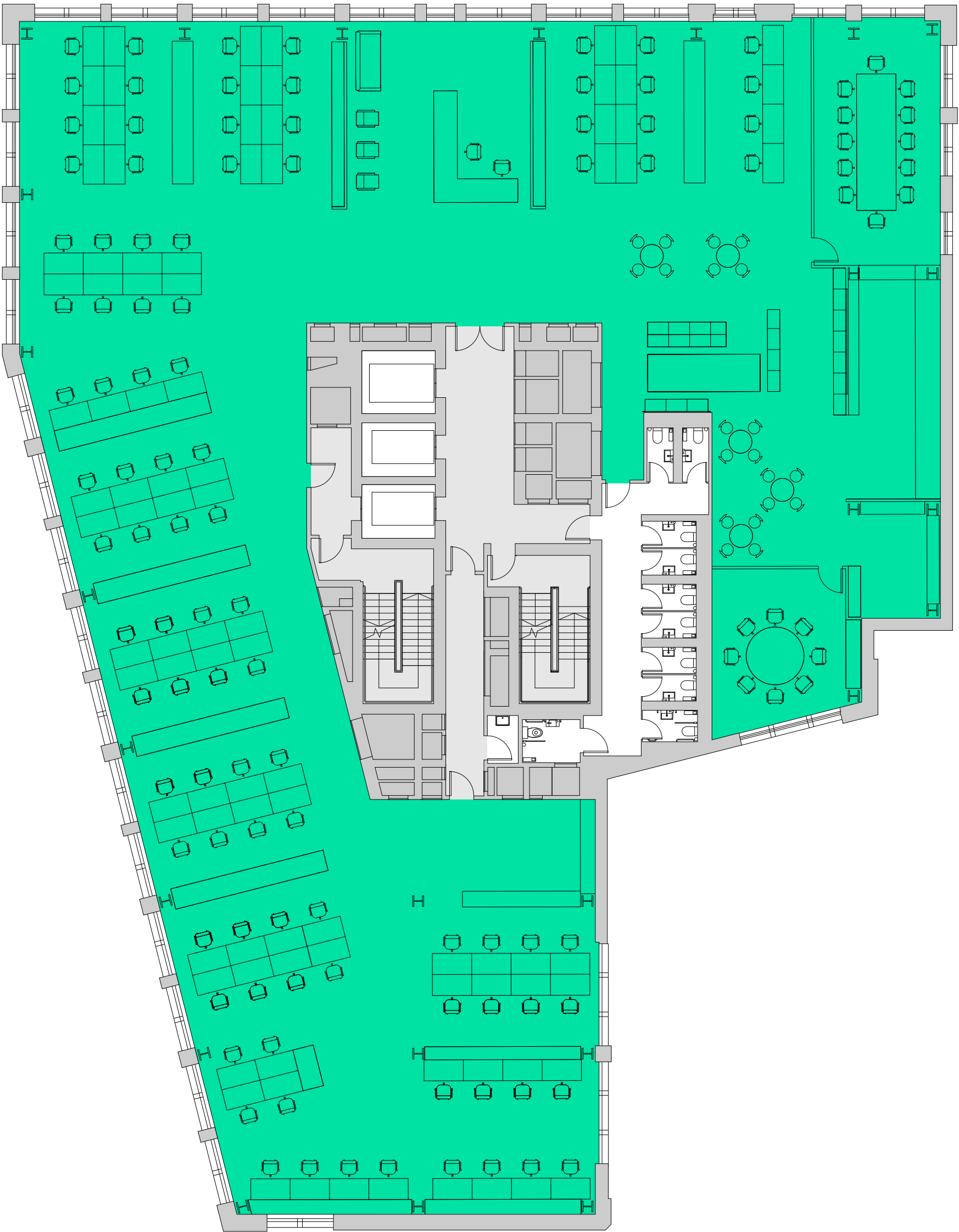
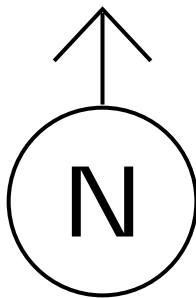
- Office
- Reception
- Toilets & lifts

LEVEL 03

10,247 SQ/FT

952 SQ/M

OPEN PLAN SPACE PLAN



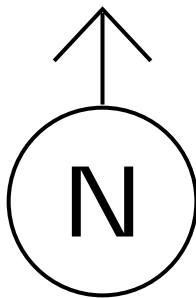
- Office
- Toilets & lifts

LEVEL 03

10,247 SQ/FT

952 SQ/M

CELLULAR SPACE PLAN

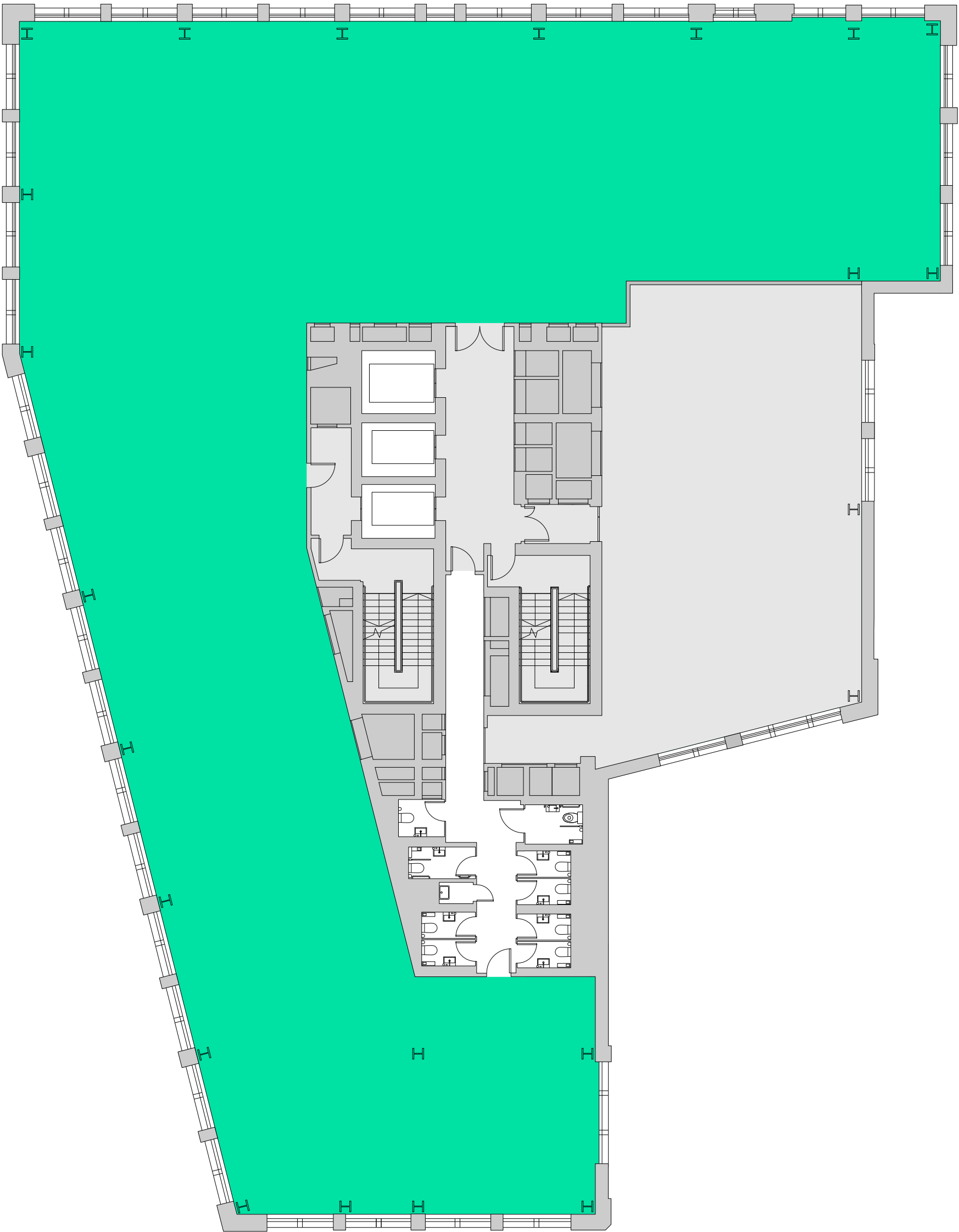
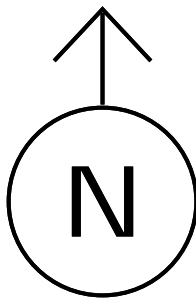


- Office
- Toilets & lifts

LEVEL 05

8,055 SQ/FT

748 SQ/M



- Office
- Toilets & lifts

LEVEL 06

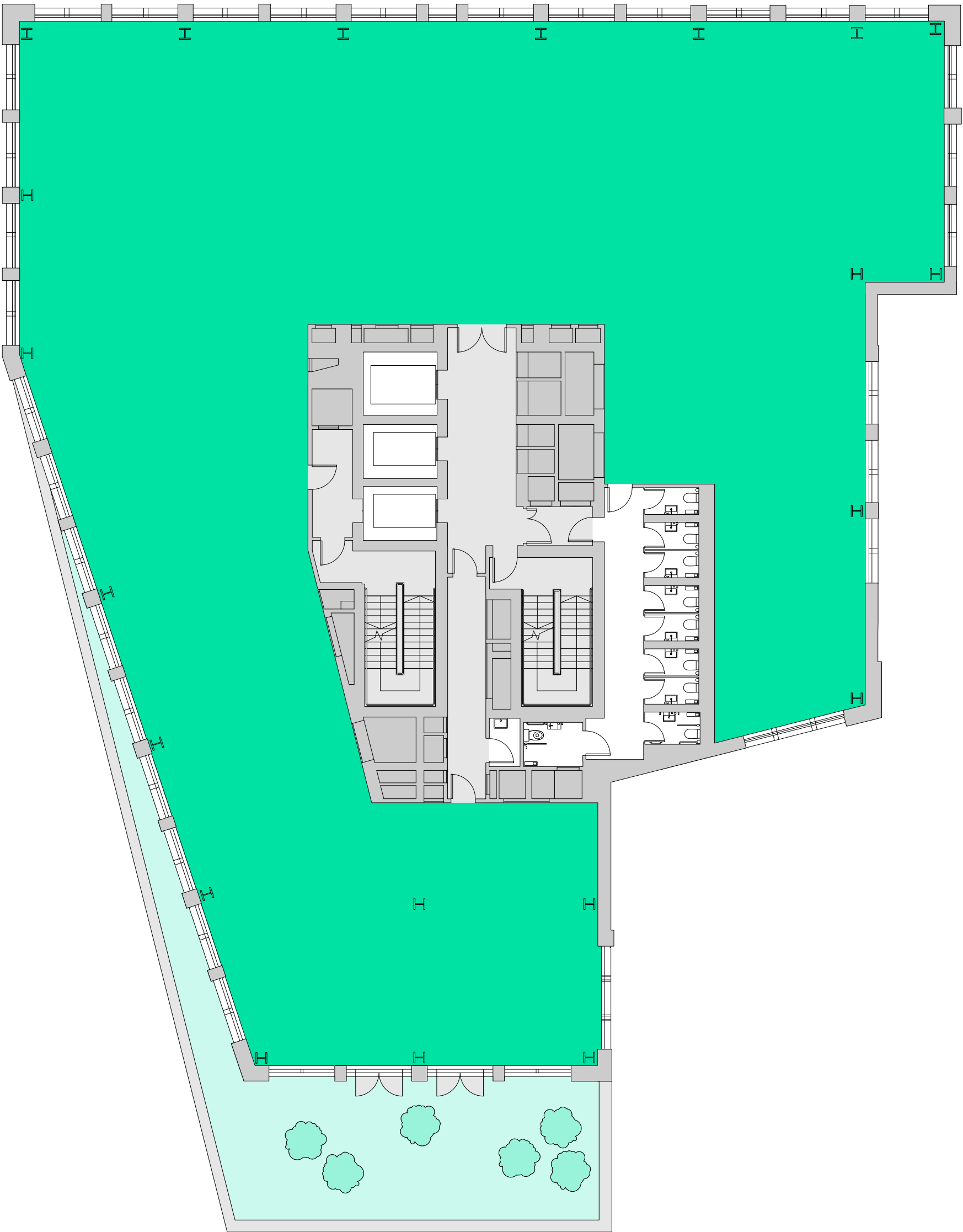
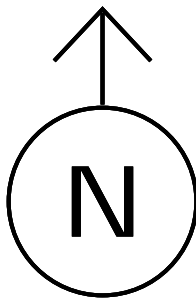
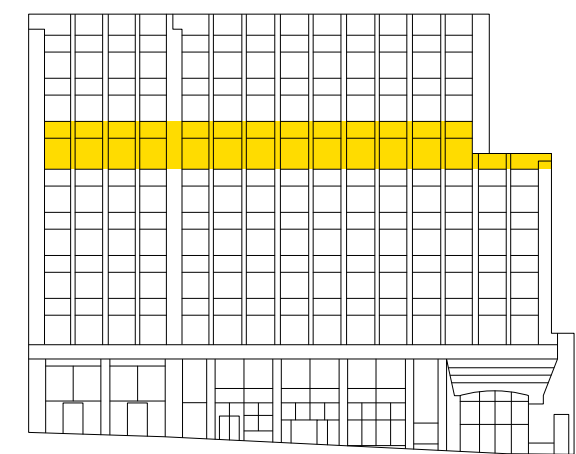
8,757 SQ/FT

814 SQ/M

Terrace

826 SQ/FT

77 SQ/M



- Office
- Terrace
- Toilets & lifts

SPECIFICATION

General

The design of the building follows the BCO (British Council for Offices) Guide to Specification – Best Practice for Offices 2019

The Stage 4 design is for a Shell and Core and Cat A finish for the office areas

Occupancy Density

General office space density: 1:8 (BCO high density) 80% utilisation (resulting in 1:10 effective workplace density for core elements)

1:6 as the basis for the fire strategy and means of escape provisions

Floor Split

The design allows for a split tenancy of up to two tenants per floor

The exceptions are levels 04 and 05, where the layout of the air handling plant precludes a split tenancy

Ceiling Heights (Finished floor to underside of ceiling/lighting zone)

Office Space: (Level 01 to level 08): 2800 mm

Reception: 4000 mm (+ 200 mm coffers) in main reception and 2800 mm (+ 100 mm coffers) to mezzanine lounge area

Service (Ground Floor): 4300 mm minimum clear height

Floor Zone

Office Space: 150 mm (SSL to FFL), gravity laid accessible raised floor system by landlord. Floor finish and floor boxes for electrical outlets to be provided by the tenant

End of Trip

Bicycle parking and affiliated amenities are provided in accordance with the requirements of the London Plan 2019

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

Office space bicycle parking: 158 (total) long term cycle parking spaces, provided as:

- 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 bike lockers (10%)

This includes 33 x (20%) dedicated 13A sockets to facilitate 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 (20% over-provision to cater for other office users)

Changing rooms, comprising:

- 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

Cycle 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. Car internal: W 1200 mm x D 2300 mm
- 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 accreditation
- EPC: A target

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