



SI
**BOTOLPH
BUILDING**
LONDON

03 Introduction  – 04 Overview  – 05 Design and delivery

10 Building  – 13 Reception  – 17 Availability 


19 Floor plans – 25 Specification – 28 Location  – 30 Map 


31 Lifestyle  – 35 Transport   – 36 Contacts




Everything you need, however you want it.


Flexible and focused on helping tenant businesses thrive, St Botolph is a prominent building in a hyper-connected location. There's a magnificently refurbished reception foyer, an inspiring glazed atrium, while floorplates and fit-out options are designed to work whatever way works best for you.


 Prominent Central London building on an **island site**


 Space Select: **three fit-out choices** to sync with tenant budget, timing and aspiration


 Fully glazed central **atrium fills the space with light**

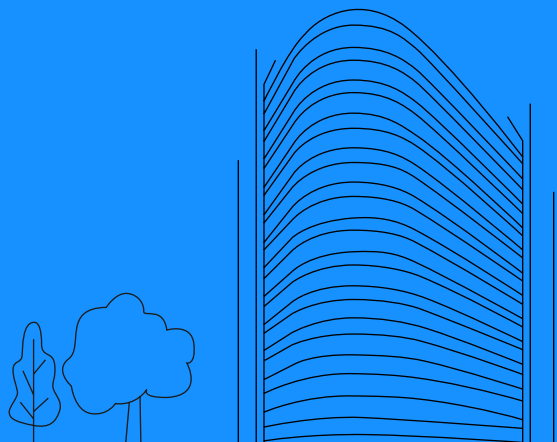
 Impressive, **newly designed reception area**

 **Highly competitive** terms and flexible leases to 2038 deliver incredible value

 Equidistant between Liverpool Street and Aldgate - **effortlessly connected**

 **Resilient 6MVA dual power supply** and multiple telecoms connectivity routes

 **Flexible** workspace across six floors accommodating requirements from 18,000 to 236,000 sq ft



Flexible. Select. Bespoke.

Tailored spaces. Delivered your way.

A fresh approach to office fit out, offering flexible floor layouts designed and delivered your way. Tenants can choose from a range of design and fitout options to ensure their new office space works and looks exactly how they want from day one

Flexible.

This option clears the deck by stripping out all previous fitout elements, leaving the space in a 'Cat A' condition. Existing lighting and M&E remain, but can be upgraded if required for an additional cost.



Select.

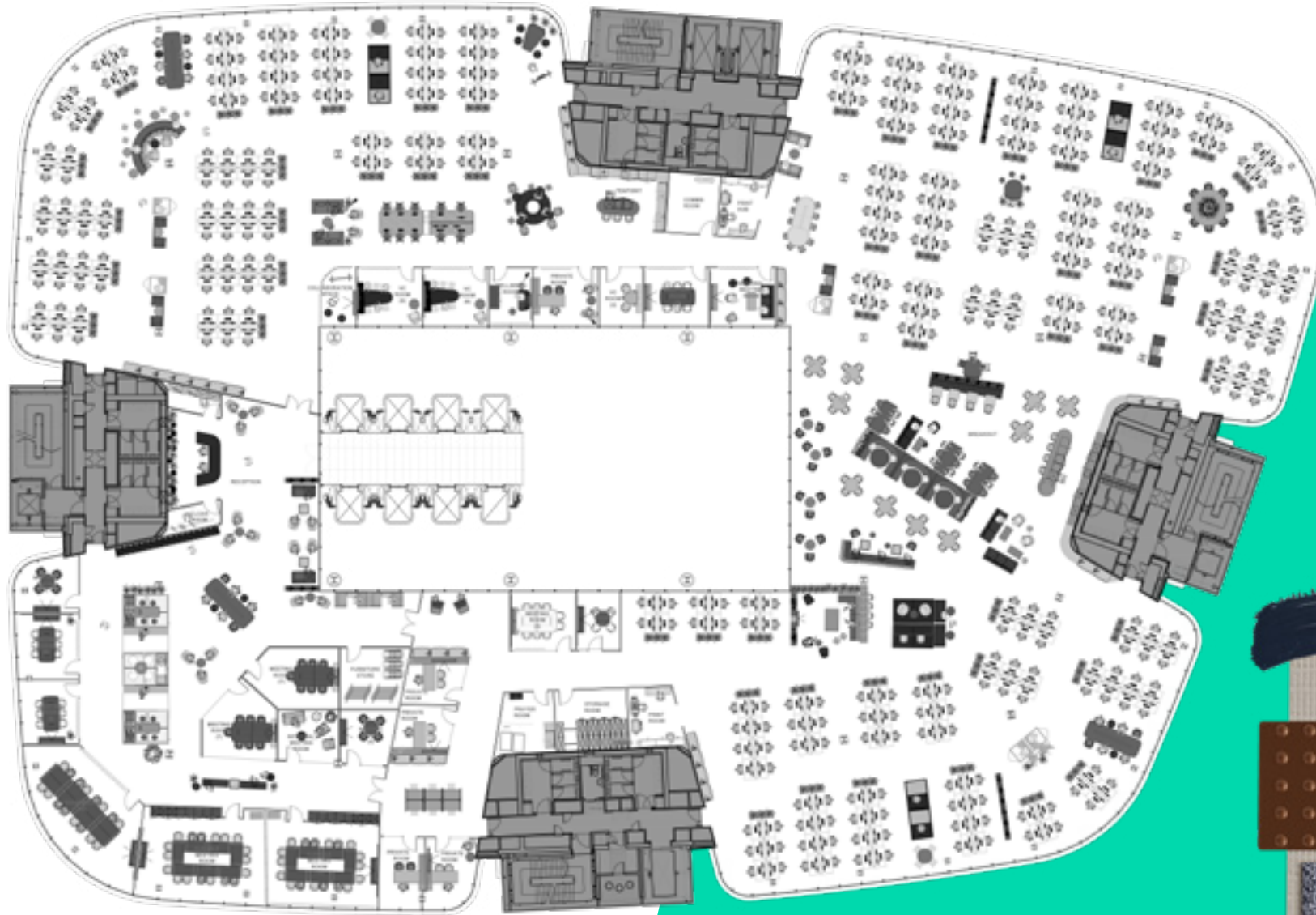
Offering tenants a choice of fit-out options based on pre-designed layouts and aesthetics suiting a variety of business styles. Existing fitout items can remain or be upgraded to save time and cost, with the entire process managed on their behalf by CBRE and Claremont Interiors.

Bespoke.

A complete blank canvas approach, with the tenant having input into the detail of the interior design and fit out process. Existing fittings can be incorporated, if required, but this is a totally tailor-made approach offering the ultimate flexibility and relevance. The bespoke design will be managed by leading architects TP Bennett with CBRE managing and delivering the fit-out.

PRE-DESIGNED LAYOUTS

Corporate



Workstations	360
Meeting Rooms	10
Informal meeting rooms	4
Breakout space	1
Focus rooms	2
Teams rooms	7
1:1 Informal Meeting booths	6
1 Person Focus pods	21
Collaboration spaces	21
Informal 4 people meeting booths	12
Wellbeing room	2
Town hall space	1
Print Room	3
Storerooms	1
Lockers	250

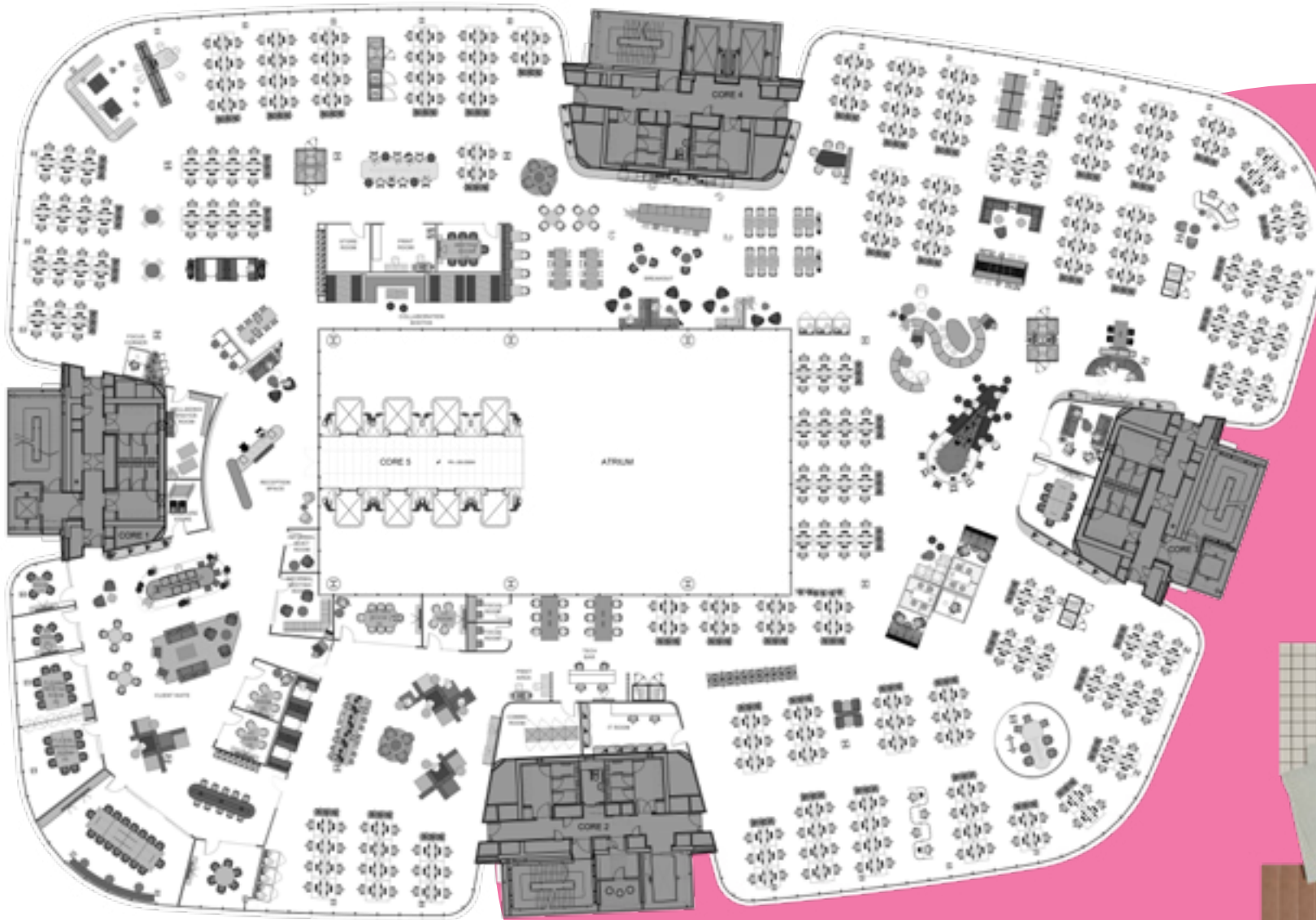
Design aesthetic option 1:
Refined & Sophisticated



*Smaller (half floor) fitouts are also available

PRE-DESIGNED LAYOUTS

Hybrid



Workstations	360
Meeting Rooms	11
8P Meeting rooms	4
7P Meeting room	1
4P Meeting rooms	3
Informal meeting rooms	3
Breakout space	1
Focus rooms	4
Focus pods	14
Collaboration spaces	10
Client Lounge	1
Reception	1
Wellbeing room	1
Print Room	2
Store Room	2

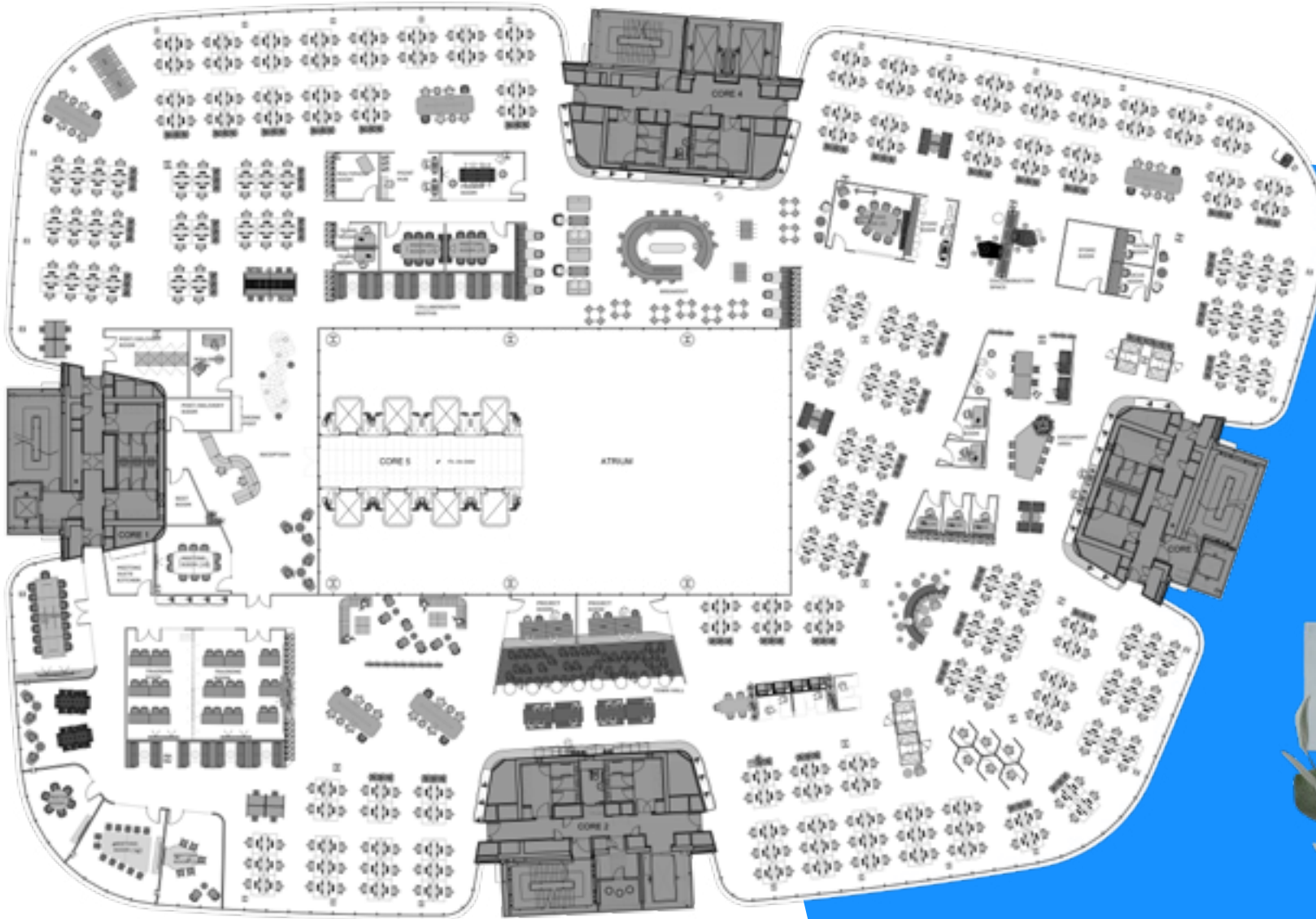
Design aesthetic option 2:
Nordic Serenity



*Smaller (half floor) fitouts are also available

PRE-DESIGNED LAYOUTS

Financial



Workstations	360
Meeting Rooms	15
Informal meeting rooms	5
Private office	5
Breakout space	2
1:1 Informal Meeting booths	6
1 Person Focus pods	20
Collaboration spaces	19
Informal 2 people meeting booths	10
Wellbeing room	2
Town hall space	1
Print Room	2
Storerooms	2
Lockers	250

Design aesthetic option 3:
Urban Elegance



*Smaller (half floor) fitouts are also available

A  with a  and
 like no other that brings
together , function and
 impact



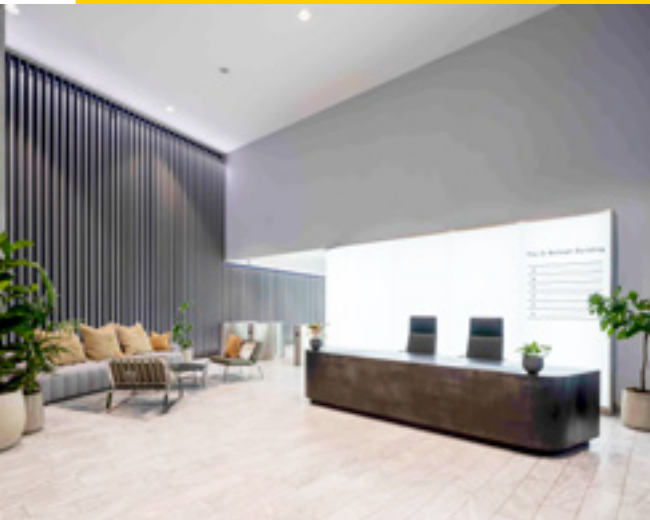


The rejuvenated Aldgate Square is adjacent to St Botolph. Recently redesigned landscaping provides extensive open public space and a focal point for the local business community to meet and take time out. But perhaps the most striking new addition to the square is the stunning Aldgate Tap, a unique steel and glass bar and restaurant - a reimagining of a historic London inn for the 21st century.

A world class arrival

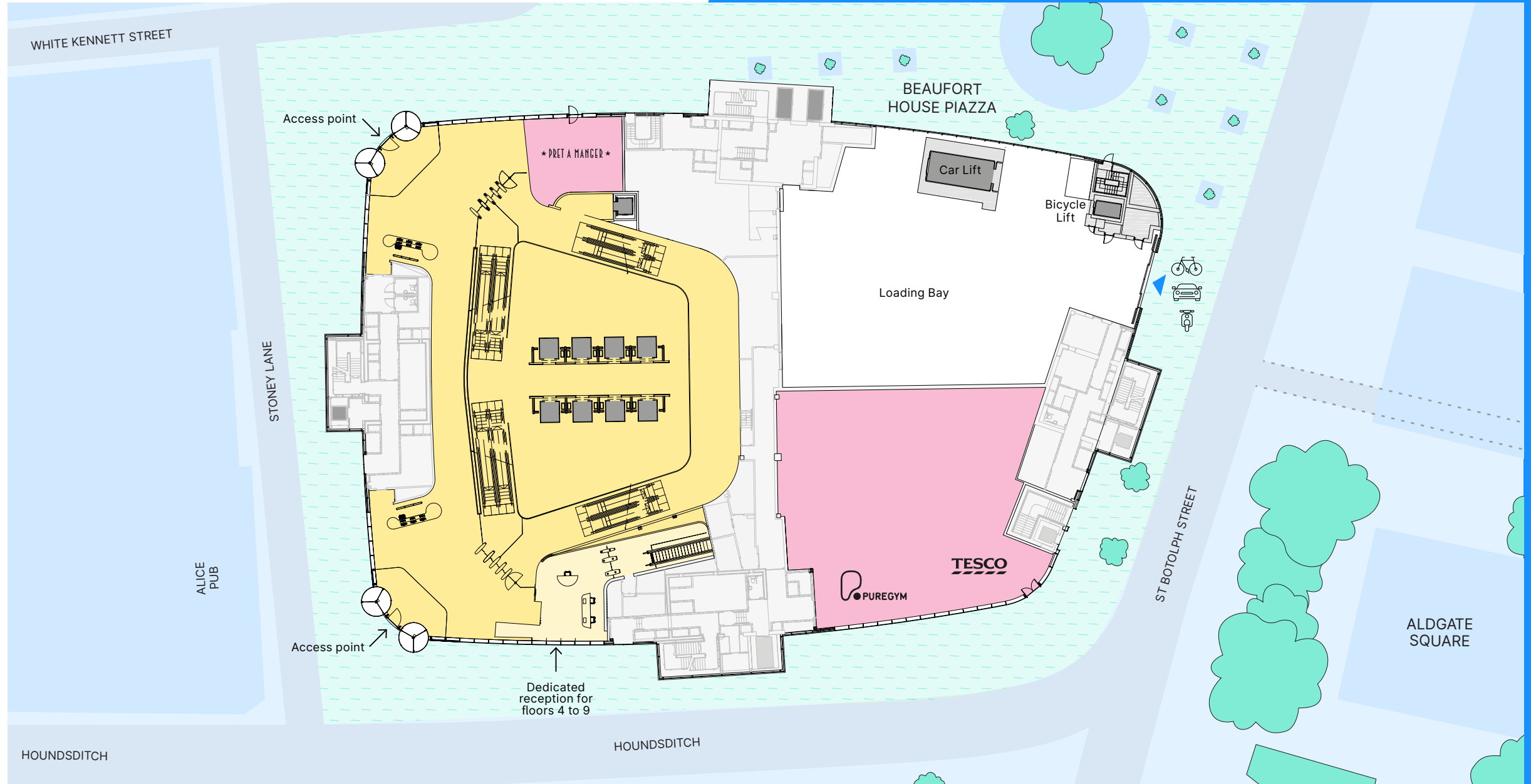
The impressive 12,000 sq ft ground floor reception provides two entrances, two reception desks, a coffee shop and a warm welcome.

The building has an impressive ground floor reception area with access to the north for Liverpool Street and Aldgate and south to EC3, creating an immediate sense of scale and stature. To one side of this grand space, a newly designed reception, welcomes employees and visitors to floors 4-9.



The ground floor access and amenities

Reception Subtenant Reception Retail Core Lift

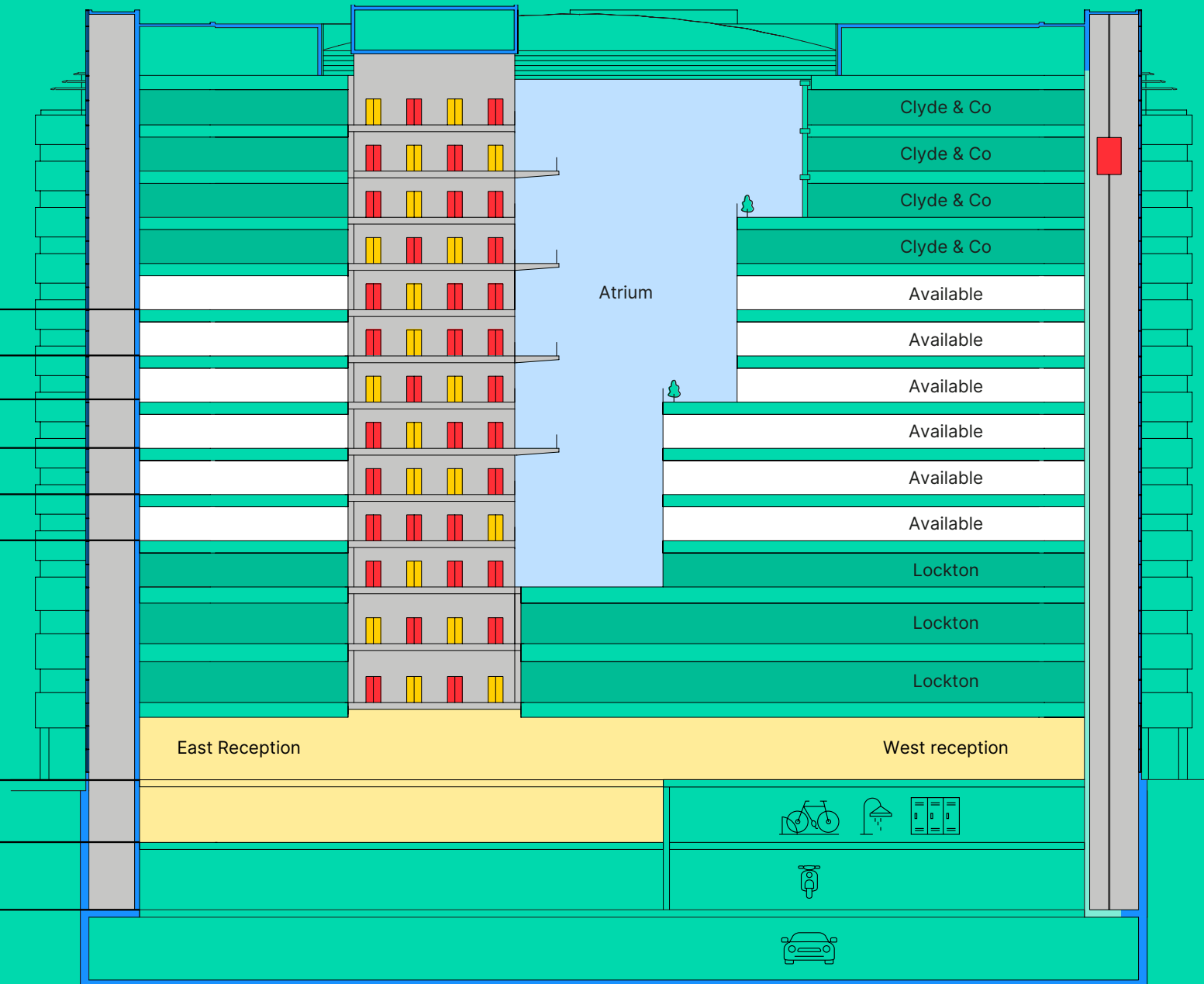




- ▶ Escalators connecting the reception with the amenities
- ▶ Double decker lifts

Accommodation

Floor	Use	Available sq ft
Ninth	Offices	38,821
Eighth	Offices	38,834
Seventh	Offices	38,815
Sixth	Offices	39,958
Fifth	Offices	39,960
Fourth	Offices	39,980
Offices Total		236,368
Ground	Dedicated Reception	2,053
Lower Ground	Ancillary Space	4,911
Basement	Storage	4,978
Total Available		250,538





Rapid, state of the art lifts are a stunning visual focus at the heart of the building.



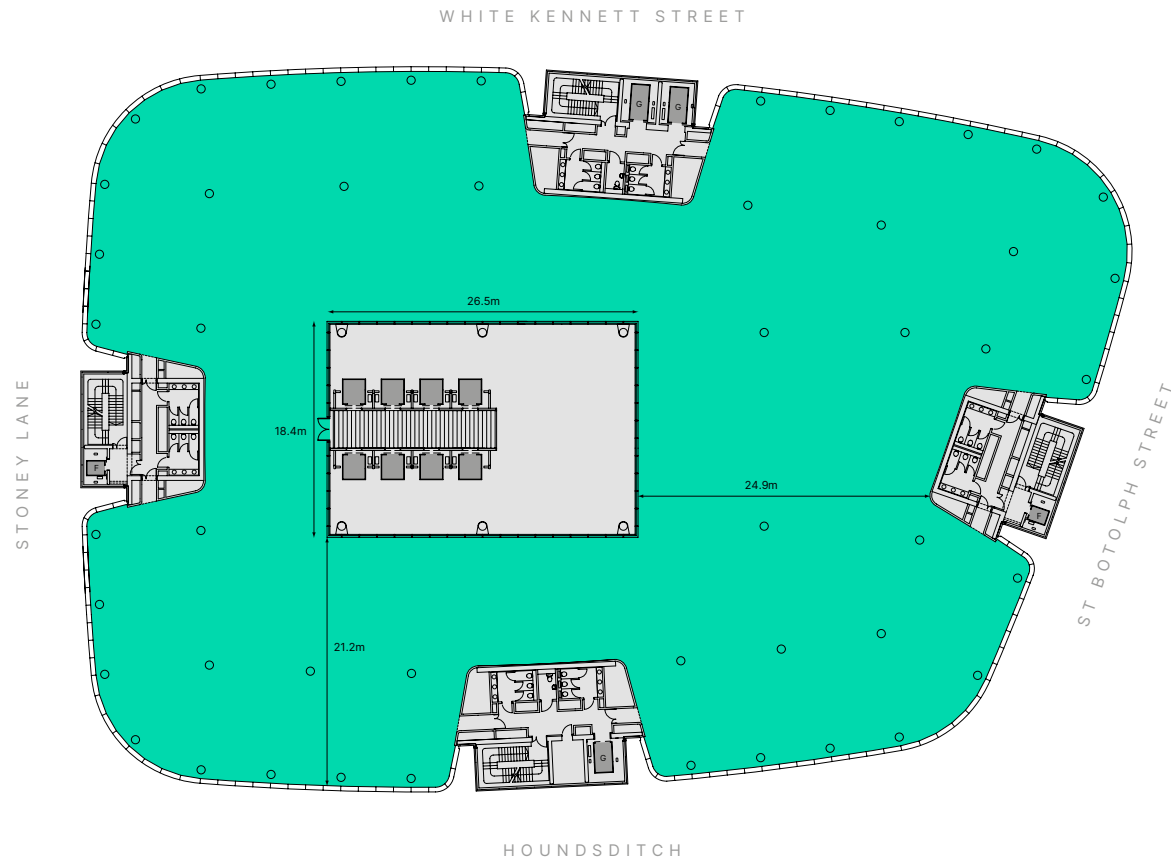
▲ Lift lobby on upper floors

Floor plans



Fourth

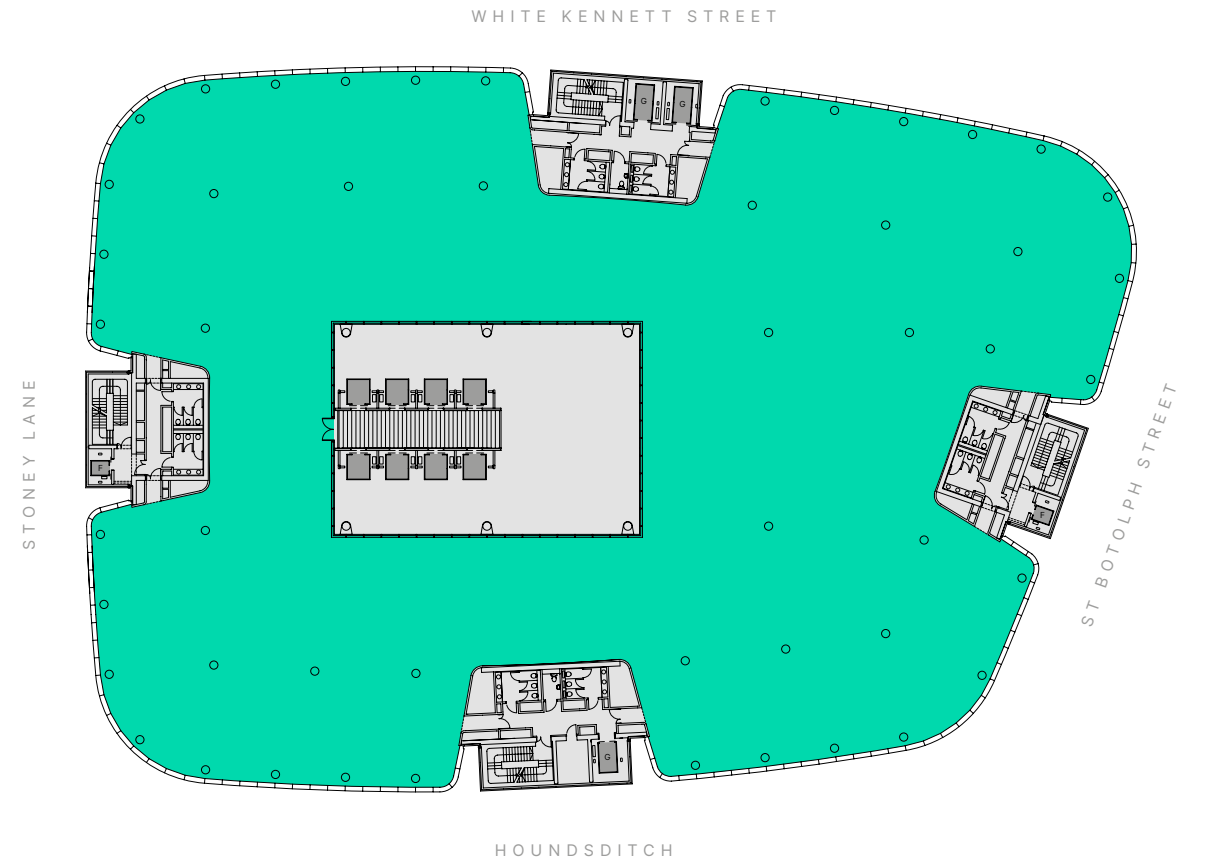
39,980 sq ft



Office Core Lift

Fifth

39,960sq ft



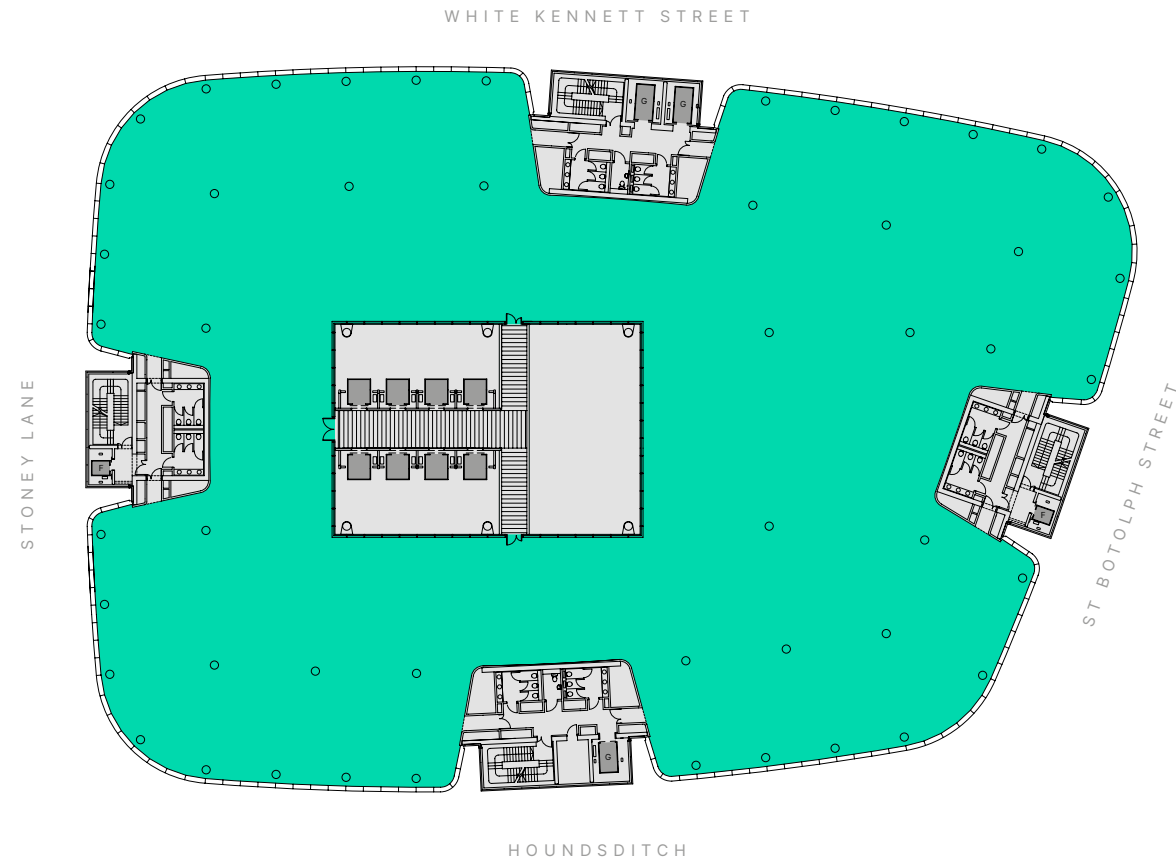
Office Core Lift

Floor plans



Sixth

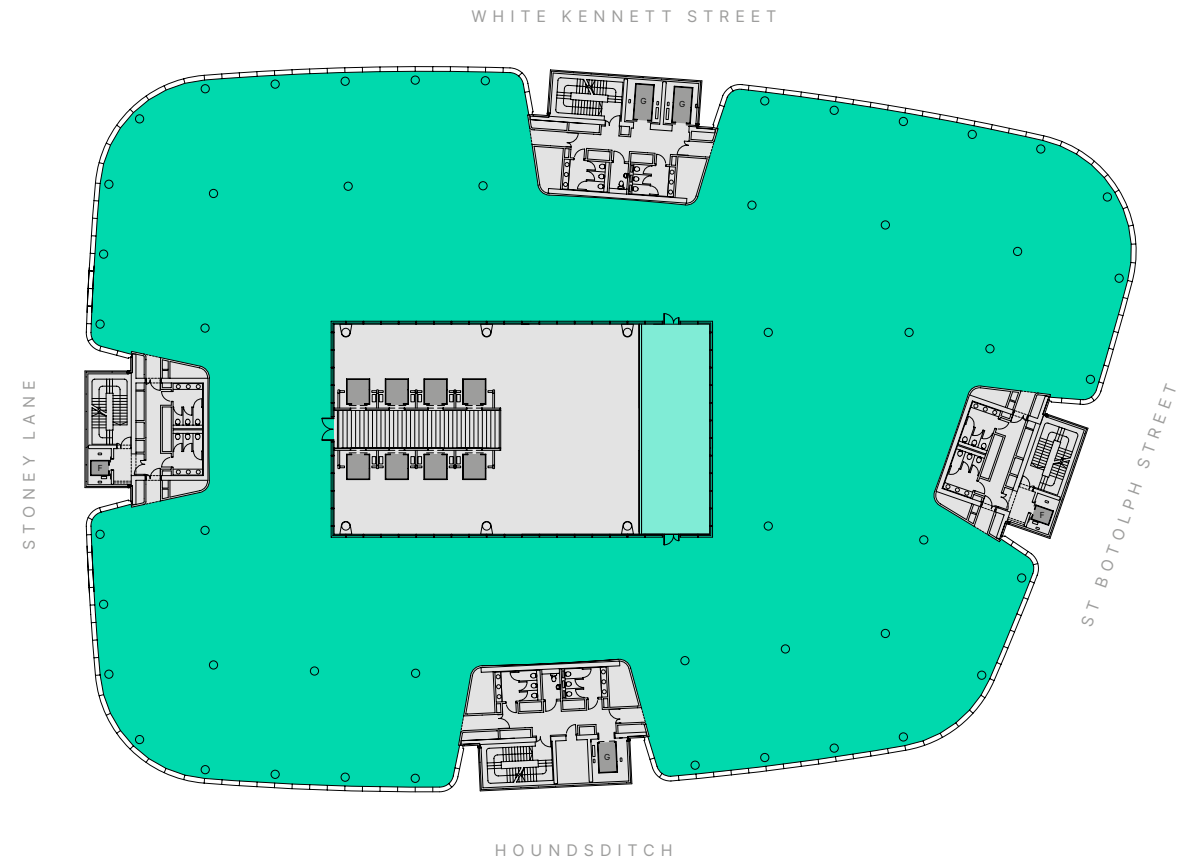
39,958 sq ft



Office Core Lift

Seventh

38,815 sq ft



Office Core Lift Terrace

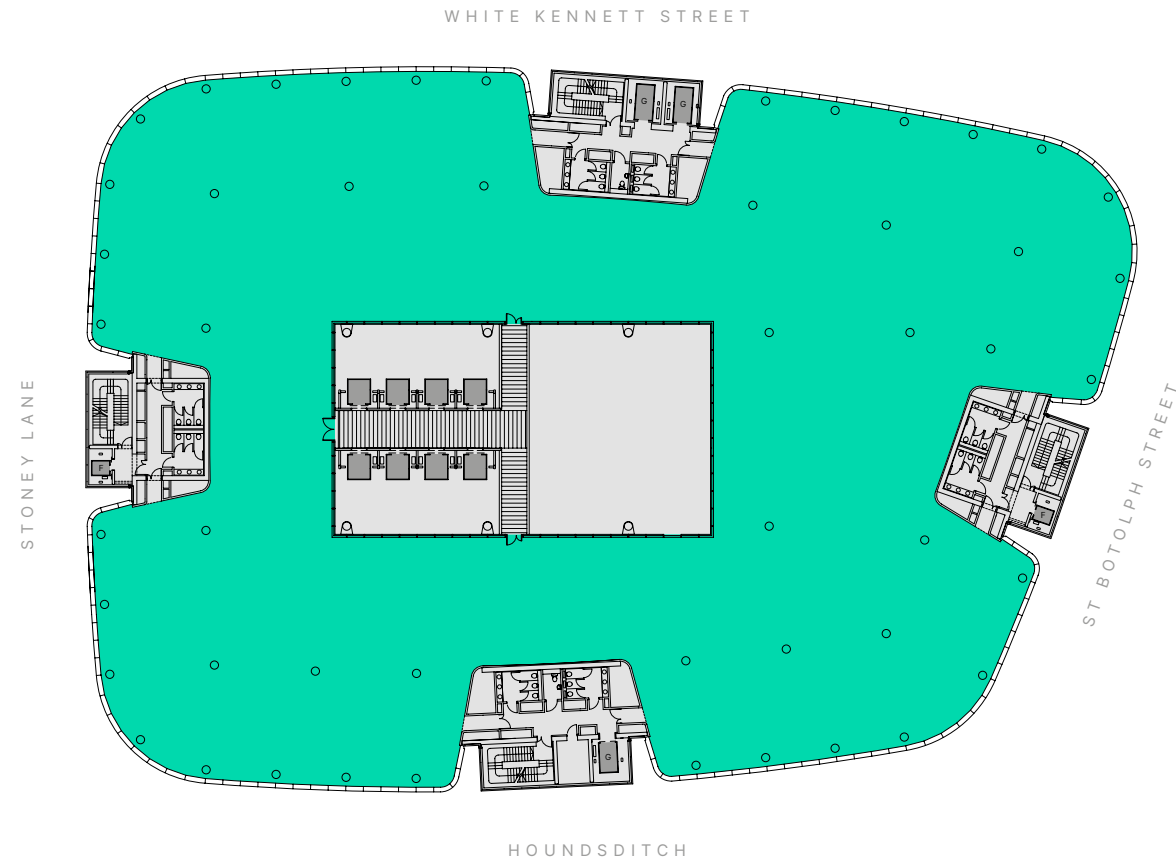


Floor plans



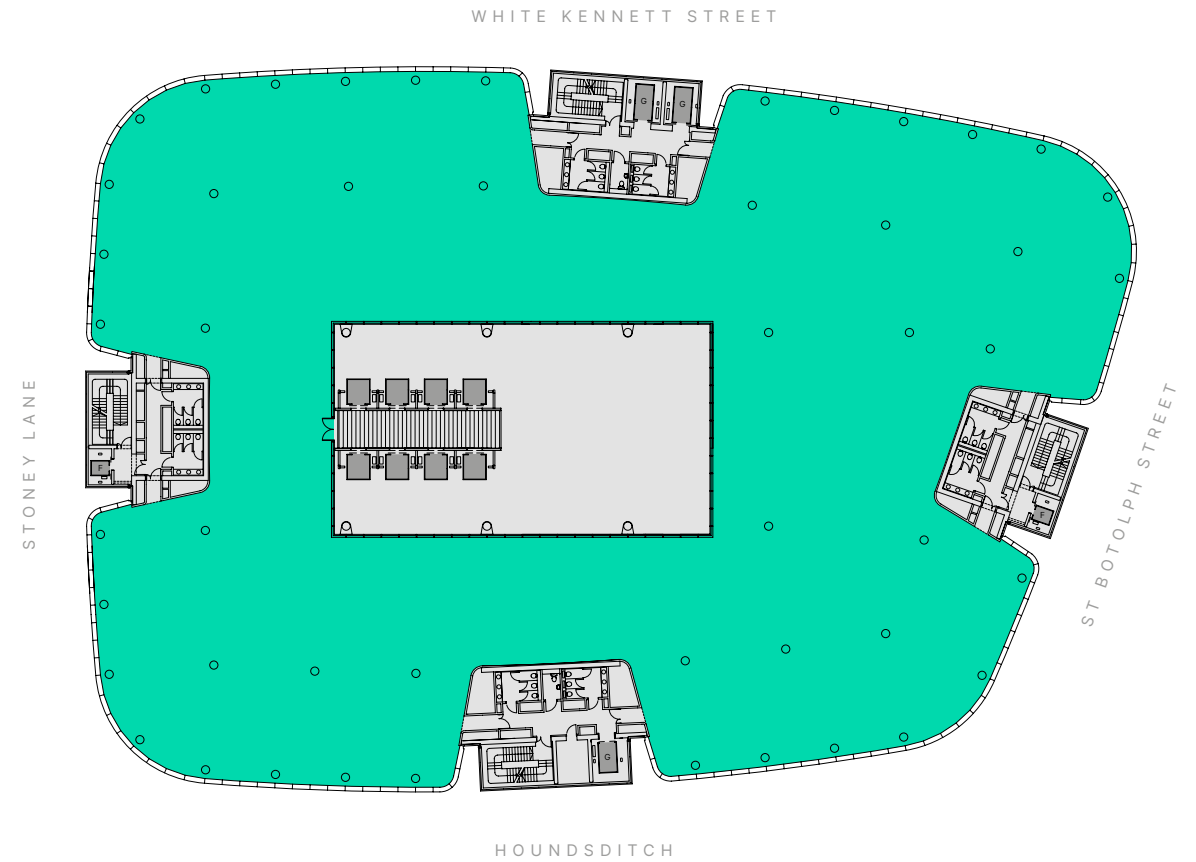
Eighth

38,834 sq ft



Ninth

38,821 sq ft



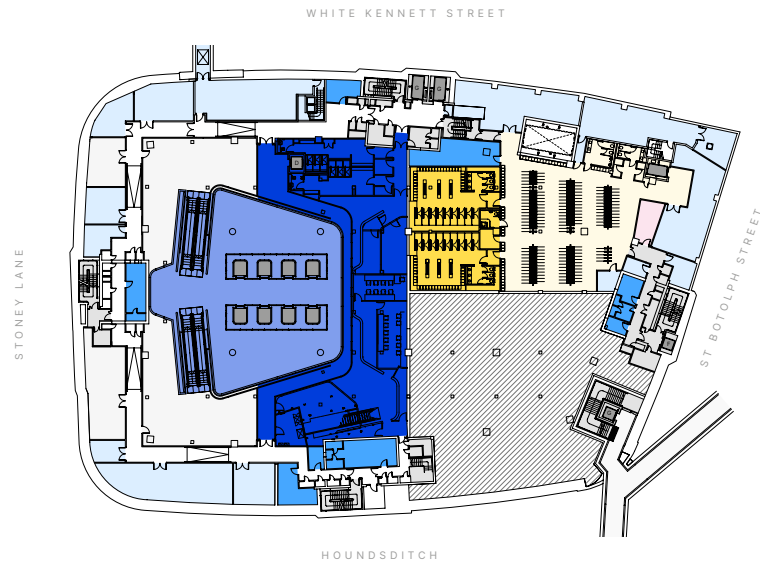
Office Core Lift

Floor plans

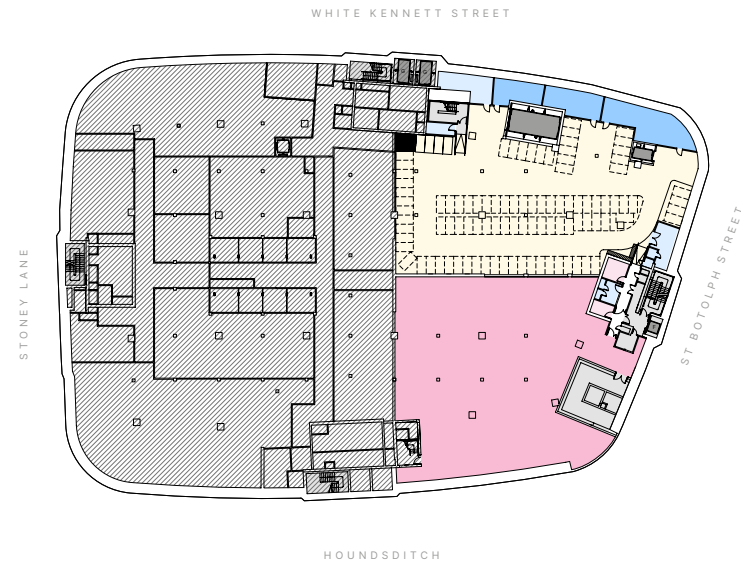


Lower Ground

4,911 sq ft ancillary space available

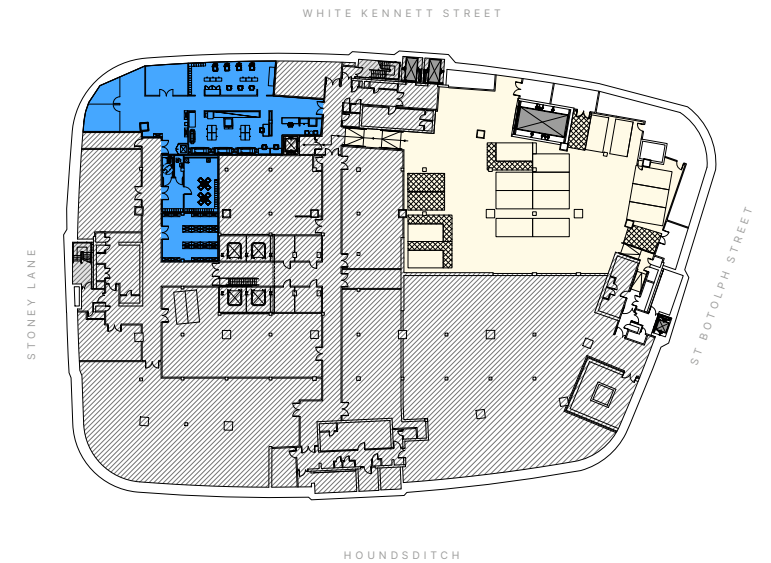


Basement



Lower Basement

4,978 sq ft basement space available



- Office
- Core
- Lift
- Ancillary
- Atrium base
- Let
- Void
- Shower facilities
- Parking
- Store
- Plant



A fully glazed central atrium diffuses light across all building levels

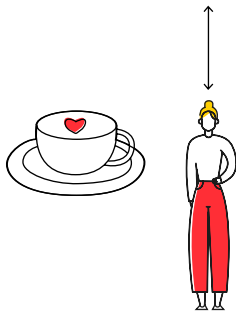
 to be flexible
BUILT

and , proven to be
SUSTAINABLE

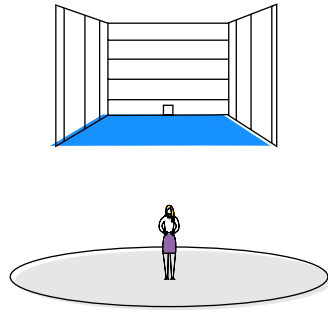
resilient and in  with
TUNE

 needs
OCCUPIERS'

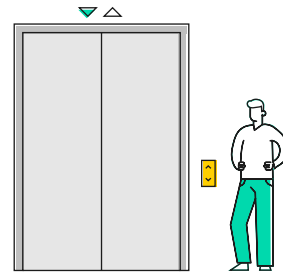
Specification



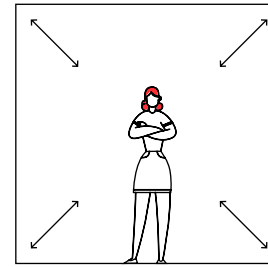
Double height reception with integrated coffee shop



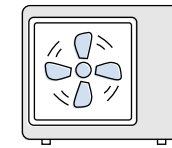
Large central atrium



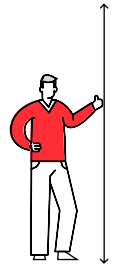
16 double height twin passenger lifts, 3 Goods lifts & 1 Car lift



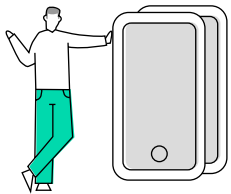
Available in a fitted or Category A condition



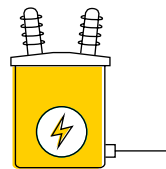
2-pipe fan coil air conditioning - Min fresh air 12 litres/sec



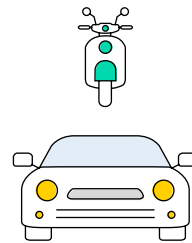
Floor to ceiling heights 2.75m



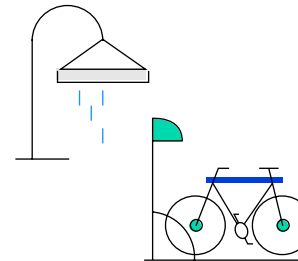
Multiple telecom service providers and routes into the building



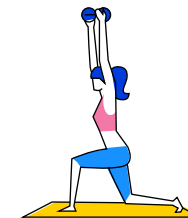
Dual 6MVA power supply from separate substation



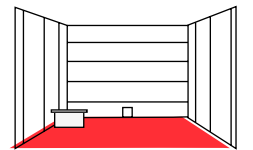
Car and motorcycle spaces



Cycle storage shower facilities



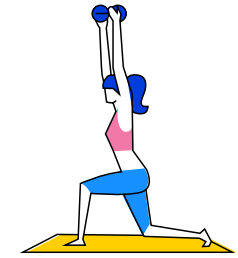
Pure Gym and retail within the building



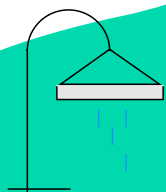
Dedicated reception

End of journey facilities

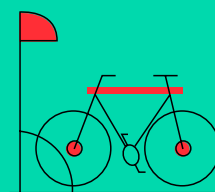
Whether arriving in the morning, coming back from a meeting or craving a moment of exertion the building facilities offer all you need to transition.



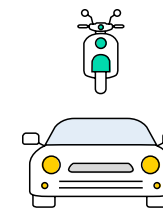
Pure Gym
Located in the basement



Showers & lockers
18 showers with provisions
for additional amenities



Bicycle storage
382 bicycle racks with space
for additional amenities



Car and Motor cycle parking
8 car parking spaces and 50
motorcycle spaces available

A landmark building at the
of Central



HEART



LONDON



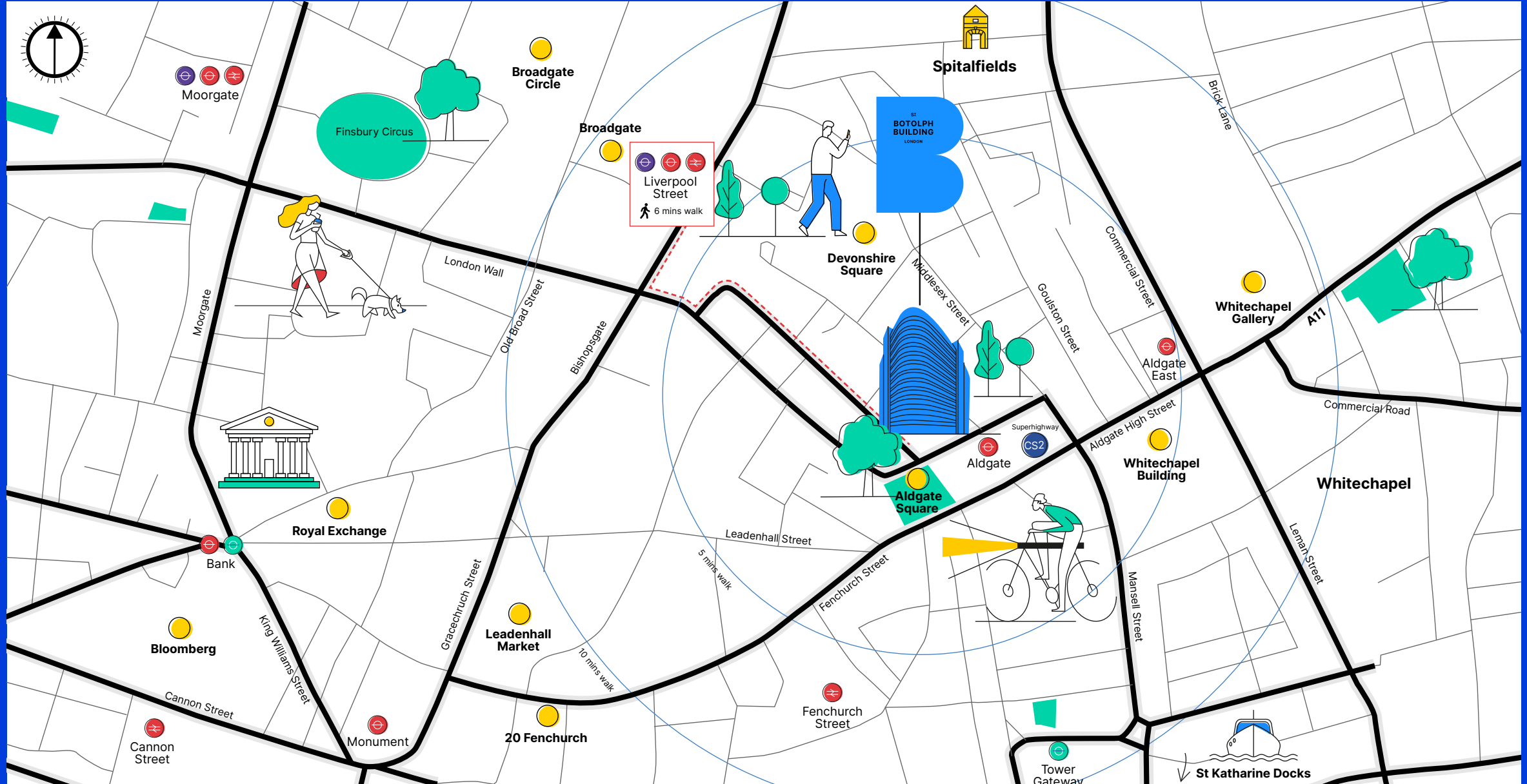
CONNECTED

and surrounded by vibrant



AMENITIES





Lifestyle



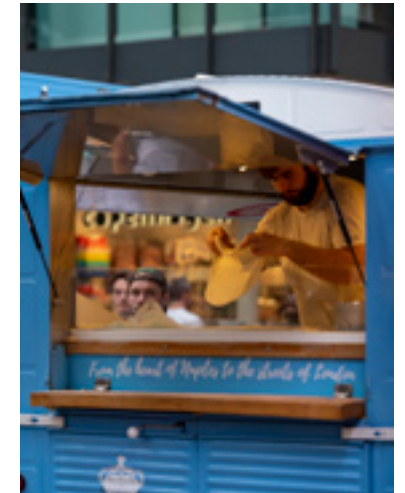
▶ Spitalfields



▲ Devonshire Square



▼ Broadgate



▼ EC3



▲ Aldgate Square



Situation & Access

St Botolph Building is at the heart of London's dynamic financial district, conveniently located between Liverpool St and Aldgate. It's also just a short walk from Spitalfield's iconic market and just moments from the lively bars and restaurants of Devonshire Square.

EATING & DRINKING

WELLNESS

HOTELS



Situation & Access

St Botolph Building is located to the East of the City Core in the popular Aldgate area. It lies to the immediate south of the Devonshire Square Estate in close proximity to the retail and leisure facilities in Spitalfields.

EATING & DRINKING

WELLNESS

HOTELS



Situation & Access

St Botolph Building is located to the East of the City Core in the popular Aldgate area. It lies to the immediate south of the Devonshire Square Estate in close proximity to the retail and leisure facilities in Spitalfields.

EATING & DRINKING

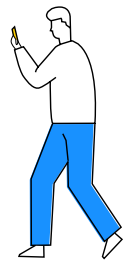
WELLNESS

HOTELS

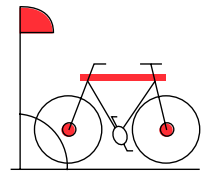


Connectivity

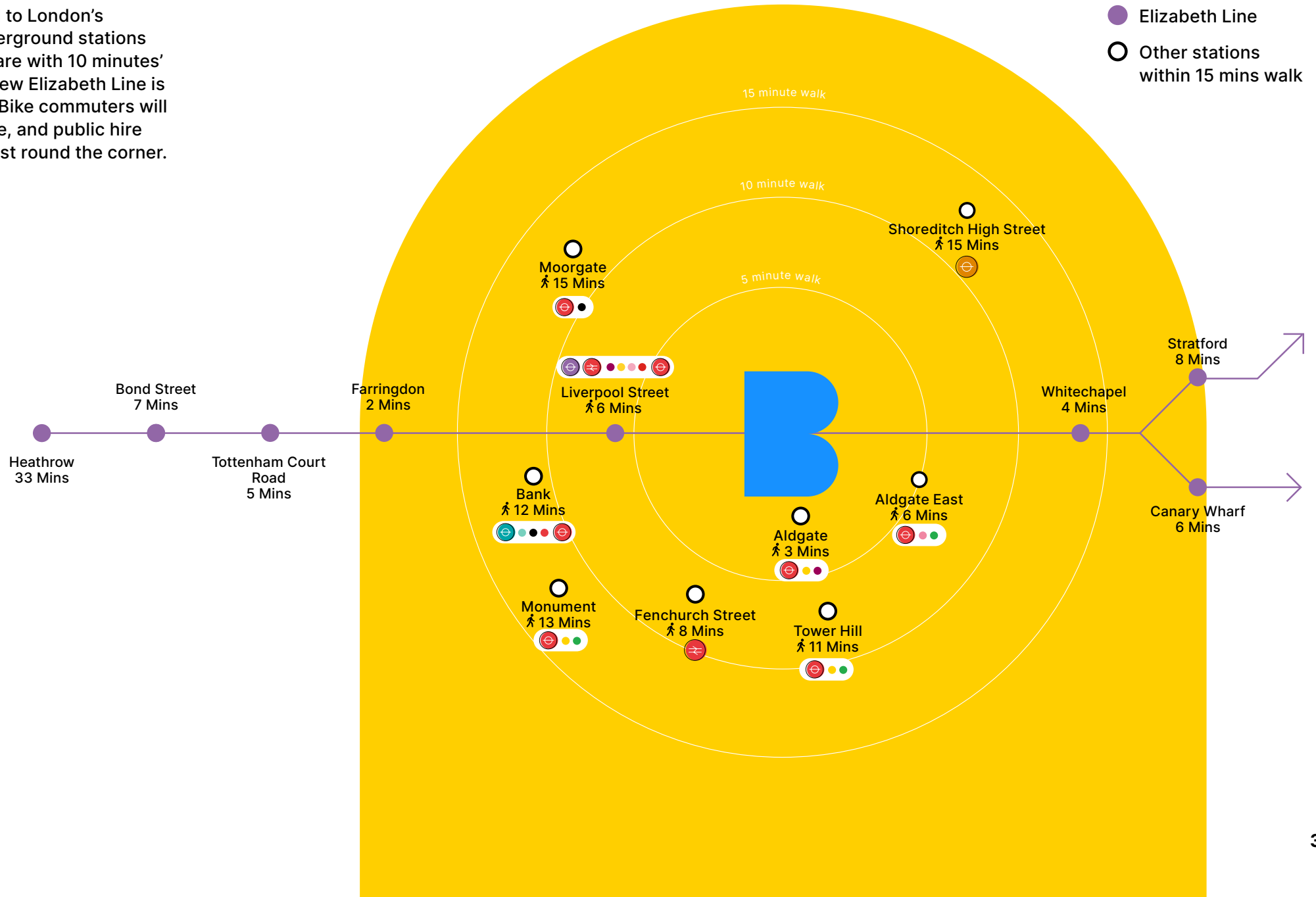
St Botolph is hyper-connected to London's transport network. Seven underground stations and two mainline rail stations are with 10 minutes' walk, while jumping onto the new Elizabeth Line is just a four-minute stroll away. Bike commuters will love the on-site secure storage, and public hire bicycle docking stations are just round the corner.

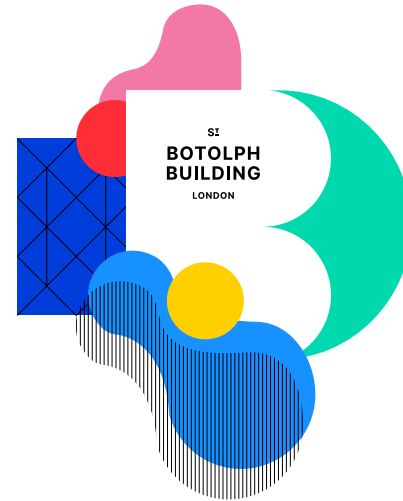


8 stations within
 15 mins walk



10 Santander
 docking stations
 within 5 mins walk





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