



25

TWENTY FIVE
COPTHALL
LONDON EC2

LONDON EC2

Introducing

49,242 SQ FT OF GRADE A
OFFICE ACCOMMODATION
ACROSS THREE FLOORS

TWENTY FIVE
COPTHALL
LONDON EC2



AN IMPRESSIVE, REDESIGNED ENTRANCE

*Introducing 25 Copthall, 49,242 sq ft
of premium office accommodation
across three light-filled floors.*



A new entrance with full height glazing and contemporary signage creates a welcoming, high profile arrival.

Virtual daylight luminaries revitalise the journey from London Wall to the striking reception designed by John Robertson Architects.

Welcome to a space that sets a new standard and separates you from the crowd.





THE FINE ART
OF THE FIRST
IMPRESSION

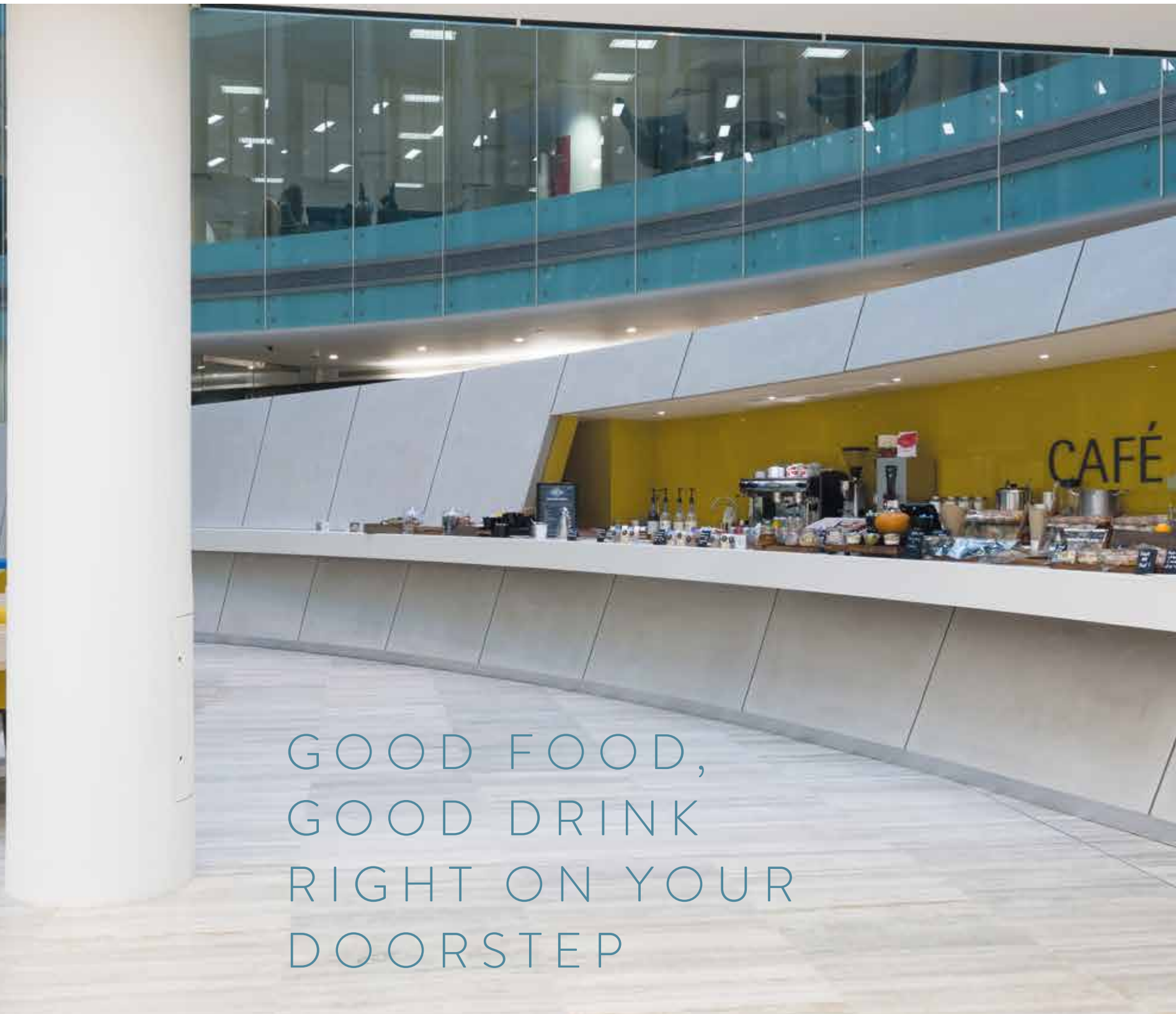


AHEAD OF THE CURVE

The building's centrepiece is its curved full height atrium featuring a business lounge operated by the Genuine Dining Company.

The atrium creates a bright, spacious environment with a business lounge and in-house café. Contemporary furniture has been carefully selected to compliment the space and the high quality finishes continue through to the lift lobby which features 4 glass passenger lifts.





GOOD FOOD,
GOOD DRINK
RIGHT ON YOUR
DOORSTEP



The new in-house coffee bar at 25 Copthall offers barista coffee and deli sandwiches all served in the bright ground floor atrium.

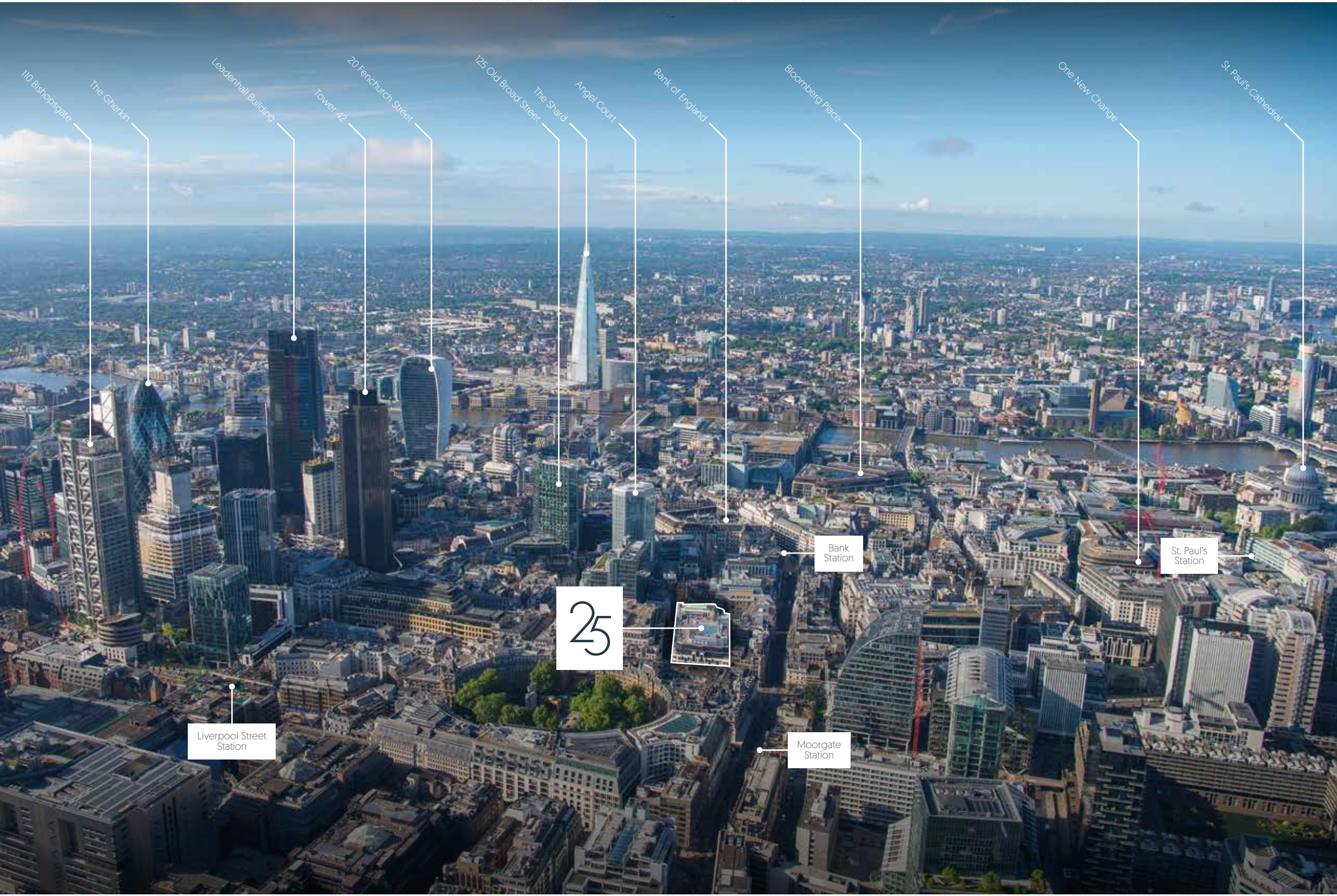
THE EASY WAY TO WORKOUT

The newly fitted PureGym is located in the building, offering a high quality gym and studios with over 80 classes a week with preferential membership rates for occupiers of 25 Copthall.



IN THE HEART
OF THE CITY

*Situated in a core business location
at the junction of London Wall
and Copthall Avenue, 25 Copthall
is ideally located.*



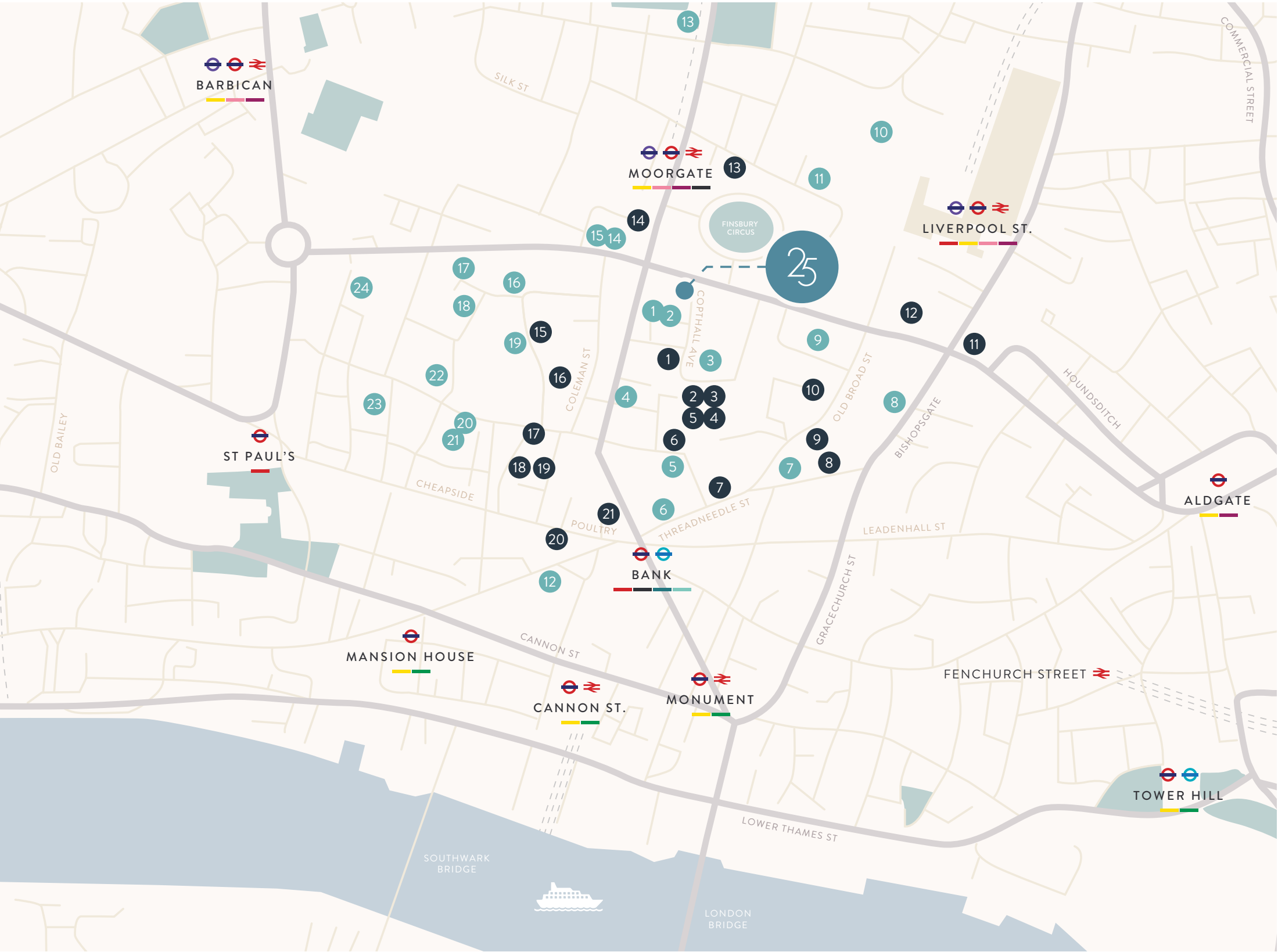
VIBRANT LOCAL AMENITIES



The immediate area offers a wide variety of both convenient and high quality eateries, bars, retail and fitness options.

Offerings include the Michelin starred Angler, Fox Fine Wines and Spirits, The Ivy City Garden and Coya, to name but a few.





THE PERFECT WORK AND LIFE BALANCE

- LOCAL OCCUPIERS

 1. Habib Bank AG Zurich
 2. Chartered Accountants Hall
 3. BlackRock
 4. ING Bank
 5. Baker Botts
 6. Bank of England
 7. White & Case
 8. Charles Stanley Pan Asset
 9. Deutsche Bank
 10. UBS
 11. ICAP
 12. Bloomberg LP
 13. Fox Williams
 14. Unicredit
 15. CLSA [UK]
 16. Cleary Gottlieb Steen & Hamilton
 17. BNP Paribas
 18. Hewlett Packard Enterprise
 19. City of London Corporation
 20. Investec Wealth & Investment
 21. Commerzbank
 22. Debevoise & Plimpton
 23. Milbank
 24. DLA Piper UK LLP
- BARS & RESTAURANTS















 1. Off the Wall at The Apex Hotel
 2. The Natural Kitchen
 3. Notes
 4. Temper
 5. Coya
 6. Mint Leaf Lounge
 7. Brasserie Blanc
 8. Burger and Lobster
 9. City Social
 10. Balls Brothers
 11. Duck and Waffle
 12. Ivy City Garden
 13. Kitty Hawk
 14. Fox Fine Wine
 15. Davy's at Woodgate
 16. Hawksmoor
 17. The Anthologist
 18. Harry's Bar
 19. Jackson and Rye
 20. Coq D'Argent
 21. The Ned

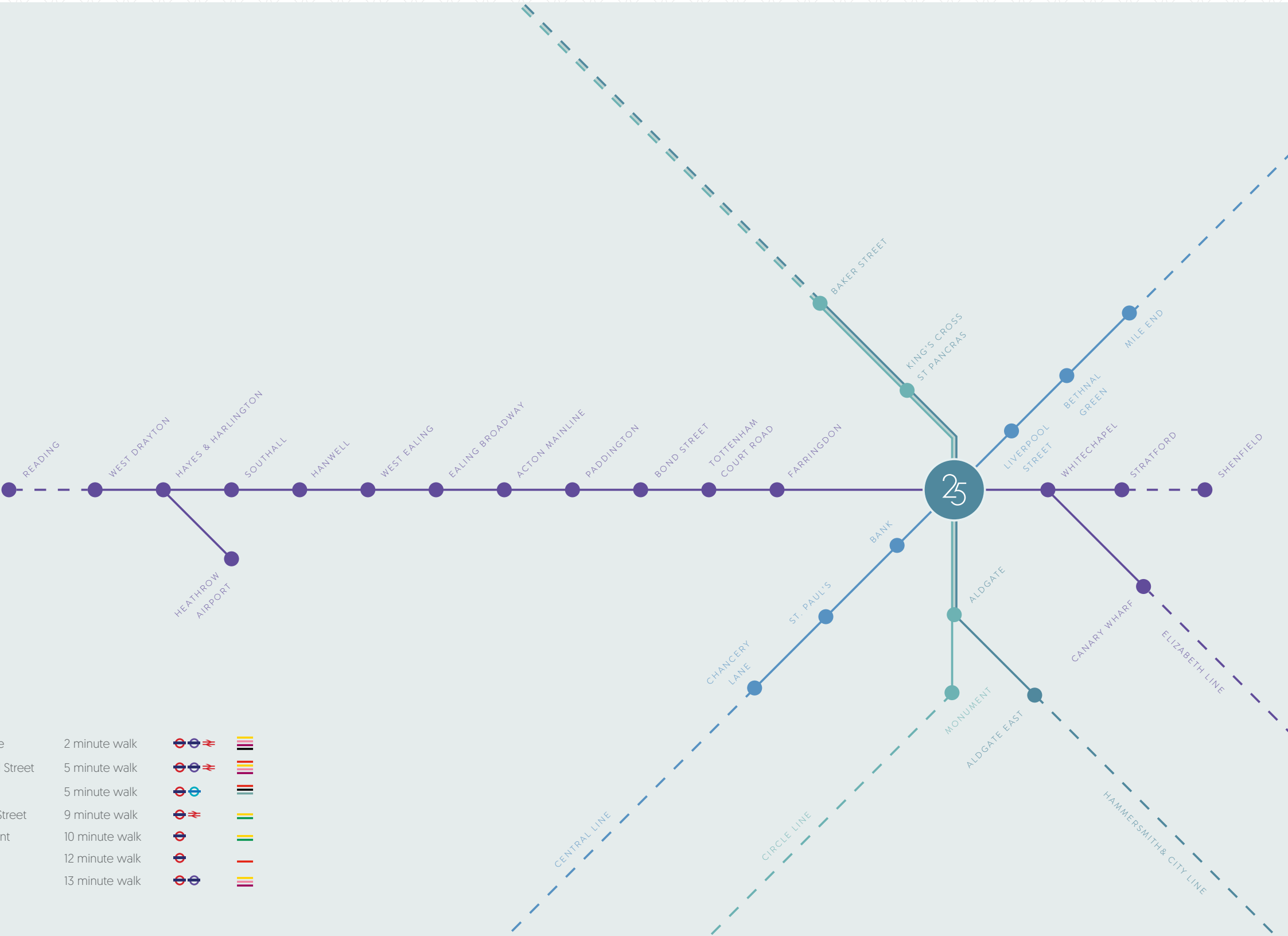
CITY CORE CONNECTIONS

Within a 5 minute walk of six Underground lines, the Overground, National Rail and the upcoming Elizabeth line, 25 Copthall is ideally located for easy connections across London and the South East.



With the Elizabeth line commencing in 2018, 25 Copthall will enjoy easy access to significantly reduced journey times across London, being just 2 minutes from Moorgate – one of 40 Elizabeth line stations running right through from Reading in the West to Shenfield in the East.

| | | | |
|------------------|----------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Moorgate | 2 minute walk |  |  |
| Liverpool Street | 5 minute walk |  |  |
| Bank | 5 minute walk |  |  |
| Cannon Street | 9 minute walk |  |  |
| Monument | 10 minute walk |  |  |
| St. Paul's | 12 minute walk |  |  |
| Barbican | 13 minute walk |  |  |





BRIGHT, MODERN
WORKING ENVIRONMENT

FLOORS FLOODED
WITH NATURAL LIGHT

Fully refurbished floor plates of up to 20,450 sq ft surround the atrium which, along with full height glazing creates a bright working environment.



Internal staircase can be used to link floors



ACCOMMODATION

| | | |
|------------------|--------------|------------|
| 6TH FLOOR | 14,633 SQ FT | 1,359 SQ M |
| 5TH FLOOR | 20,450 SQ FT | 1,900 SQ M |
| 3RD FLOOR (PART) | 14,159 SQ FT | 1,315 SQ M |
| TOTAL | 49,242 SQ FT | 4,574 SQ M |

The floor areas have been measured in accordance with the current RICS measuring standard, IPMS 3. The 3rd floor [part] measurements are approximate and subject to change.

DESIGNED TO DELIGHT



New end of trip facilities support cyclists, runners and walkers on their daily commute. These include 114 bicycle spaces plus male and female changing rooms with 13 showers and 128 lockers. Car parking is also available.

A BREATH OF FRESH AIR

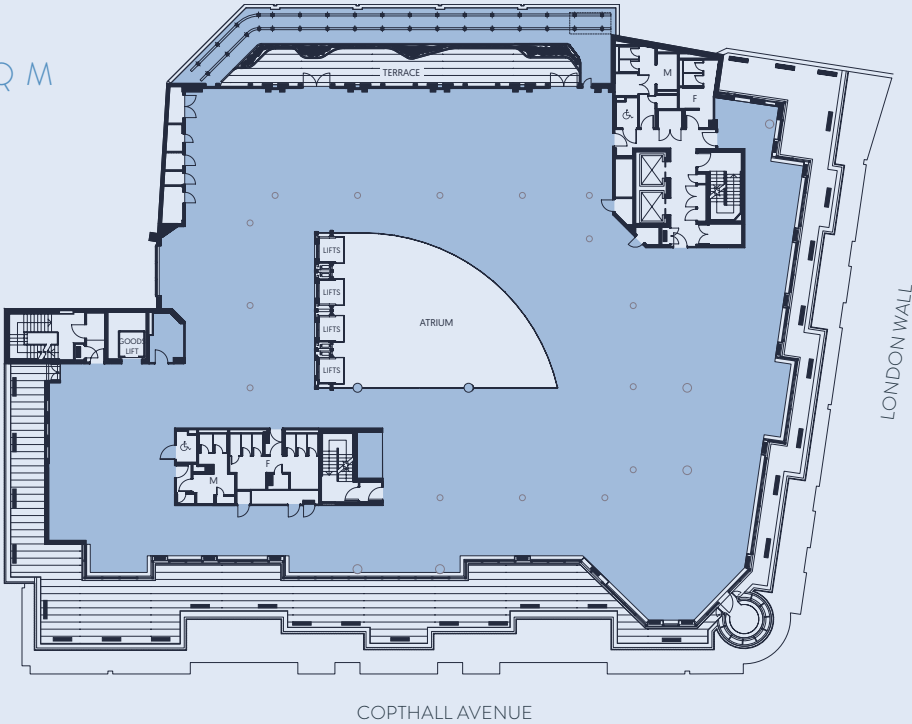


ACCOMMODATION

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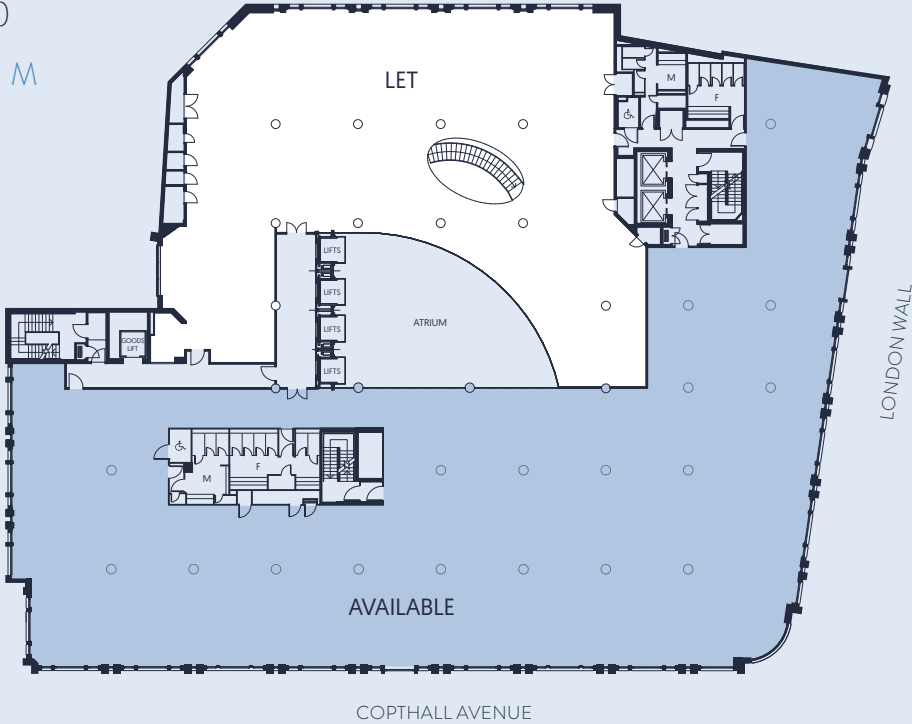
6TH FLOOR
14,633 SQ FT / 1,359 SQ M



5TH FLOOR
20,450 SQ FT / 1,900 SQ M

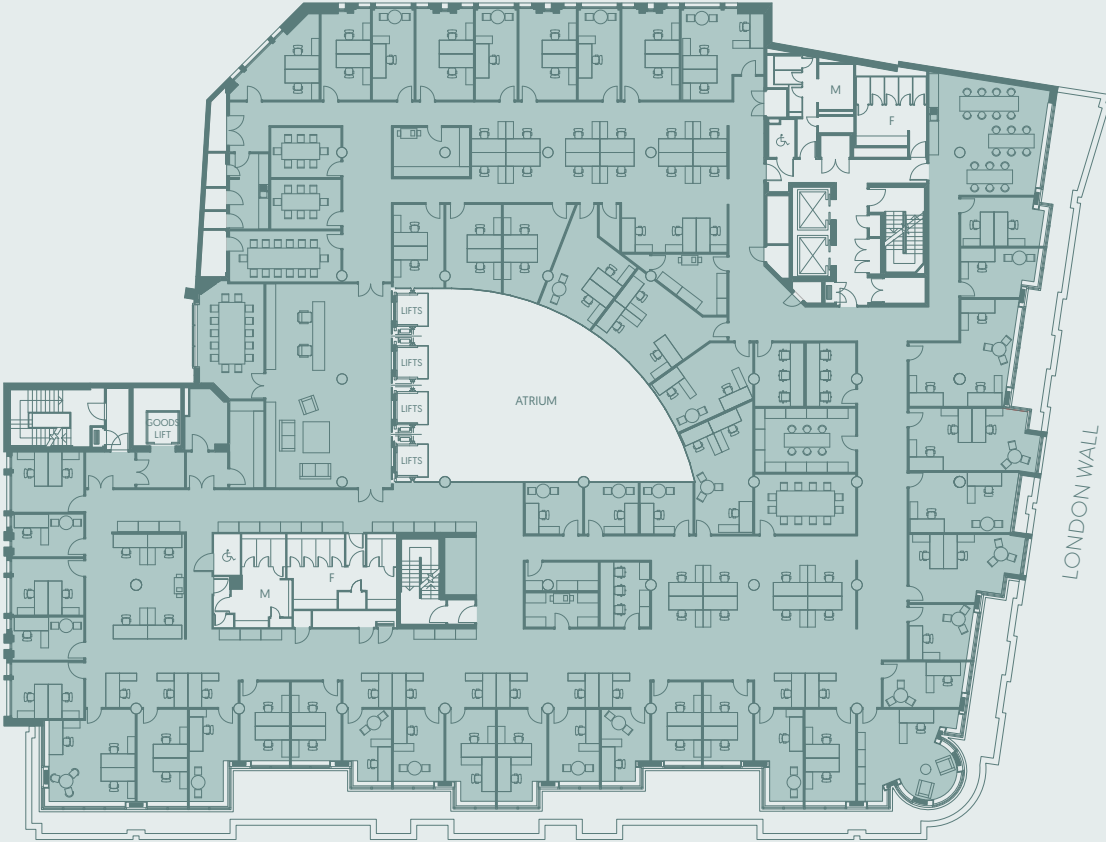


3RD FLOOR (PART)
14,159 SQ FT / 1,315 SQ M



SPACE PLANS

5TH FLOOR - LEGAL LAYOUT



COPTHALL AVENUE

LONDON WALL

HEADCOUNT

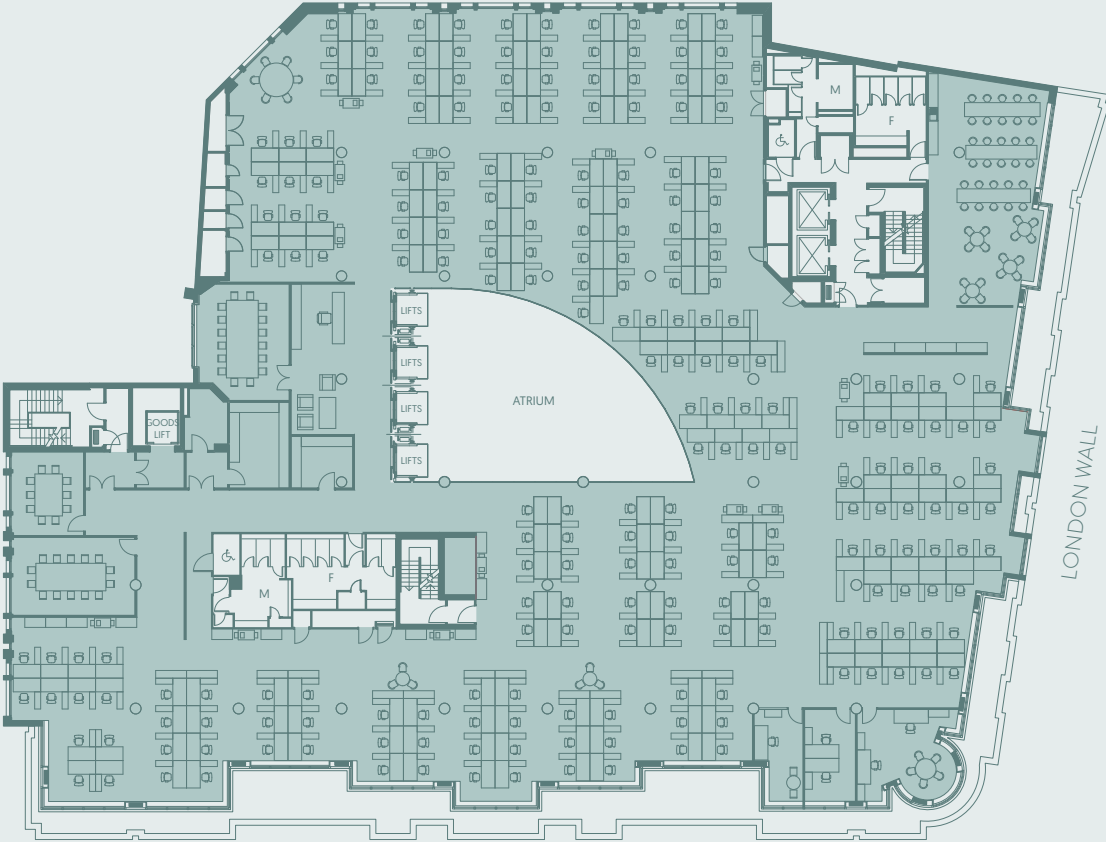
| | |
|-----------------|----------------------------|
| Single Offices | 18 |
| Shared Offices | 66 [30 offices] |
| Open Plan | 38 |
| <hr/> | |
| TOTAL HEADCOUNT | 122 |
| <hr/> | |
| Occupancy Ratio | 1:164 sq ft [1:15 sq m] |

SUPPORT SPACES

| | | | |
|--------------------------|---|--------------------|---|
| 14 Person Meeting Room | 2 | Kitchen / Breakout | 1 |
| 12 Person Meeting Room | 1 | Serving Pantry | 1 |
| 8 Person Meeting Room | 2 | Print / Copy | 4 |
| 6 Person Case Room | 1 | File Room / Post | 2 |
| 3 Person Case Room | 3 | Comms | 1 |
| Reception / Waiting Area | 1 | | |

SPACE PLANS

5TH FLOOR - CORPORATE LAYOUT



COPTHALL AVENUE

LONDON WALL

HEADCOUNT

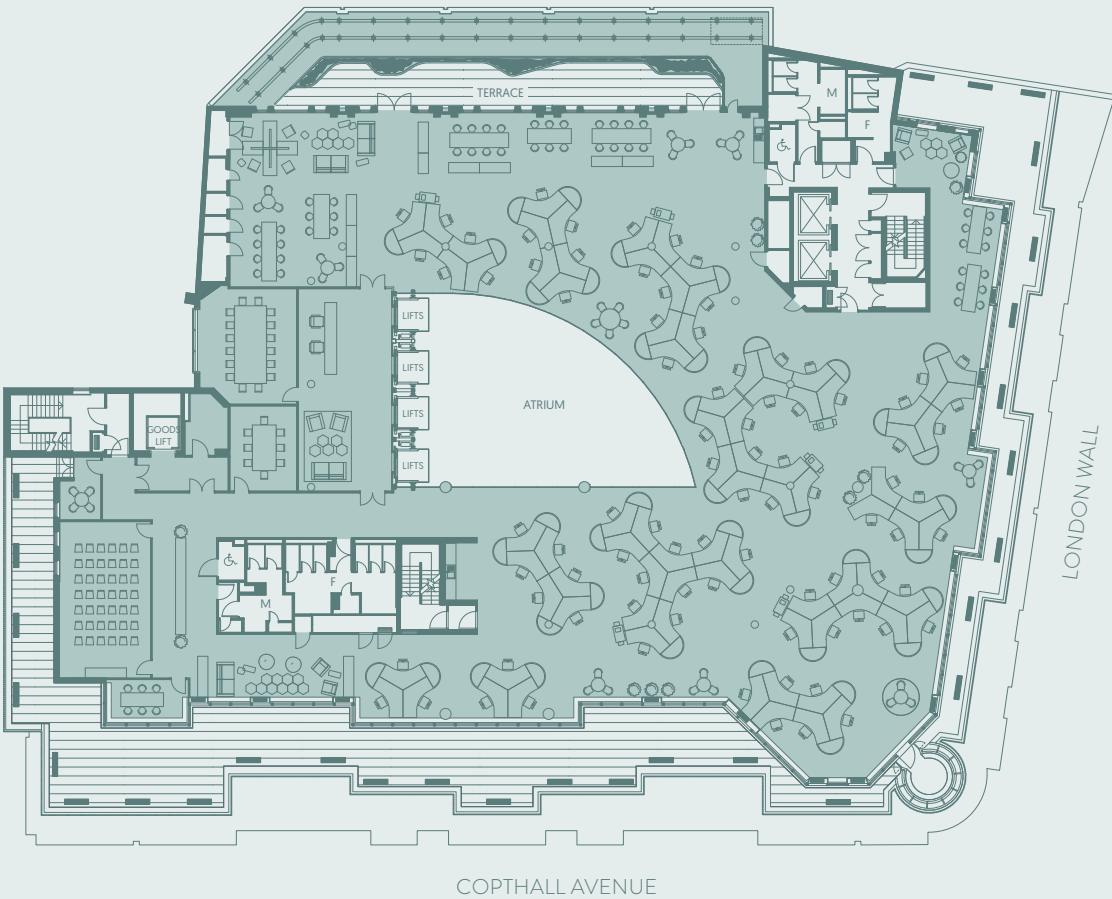
| | |
|-----------------|--------------------------|
| Single Offices | 1 |
| Shared Offices | 4 [2 offices] |
| Open Plan | 219 |
| <hr/> | |
| TOTAL HEADCOUNT | 224 |
| <hr/> | |
| Occupancy Ratio | 1:89 sq ft [1:8 sq m] |

SUPPORT SPACES

| | | | |
|--------------------------|---|-----------|---|
| 16 Person Meeting Room | 1 | Breakout | 3 |
| 14 Person Meeting Room | 1 | File Room | 2 |
| 10 Person Meeting Room | 1 | Comms | 1 |
| Reception / Waiting Area | 1 | | |
| Kitchen / Breakout | 1 | | |

SPACE PLANS

6TH FLOOR - MEDIA LAYOUT



HEADCOUNT

Open Plan 88

TOTAL HEADCOUNT 88

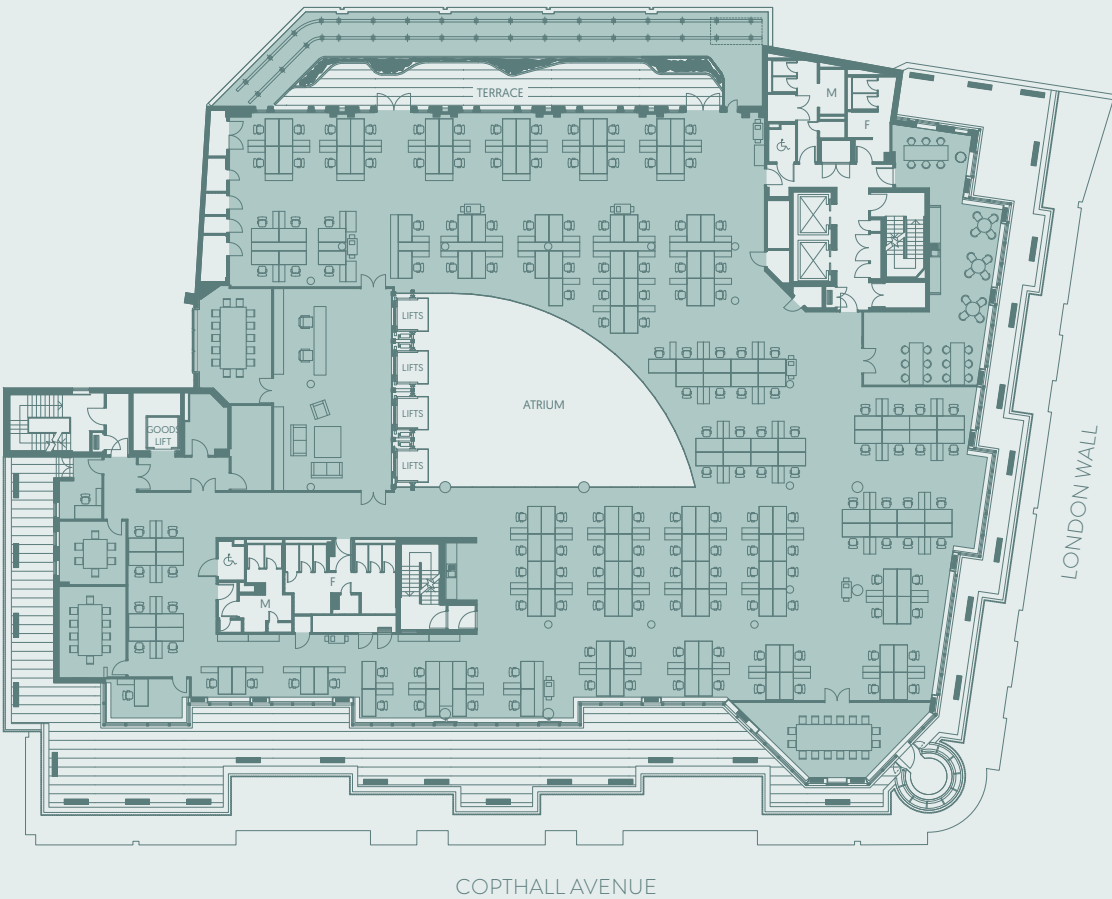
Occupancy Ratio 1:163 sq ft
[1:15 sq m]

SUPPORT SPACES

| | | | |
|------------------------|---|--------------------------|---|
| 36 Seminar Room | 1 | Reception / Waiting Area | 1 |
| 16 Person Meeting Room | 1 | Kitchen / Breakout | 1 |
| 8 Person Meeting Room | 1 | Breakout | 1 |
| 6 Person Meeting Room | 1 | Comms | 1 |
| 4 Person Meeting Room | 1 | | |

SPACE PLANS

6TH FLOOR - OPEN PLAN LAYOUT



HEADCOUNT

Single Offices 2

Open Plan 162

TOTAL HEADCOUNT 164

Occupancy Ratio 1:87 sq ft
[1:8 sq m]

SUPPORT SPACES

| | | | |
|--------------------------|---|--------------------|---|
| 16 Person Meeting Room | 1 | Kitchen / Breakout | 1 |
| 14 Person Meeting Room | 1 | Breakout | 1 |
| 10 Person Meeting Room | 1 | File Room | 1 |
| 6 Person Meeting Room | 1 | Comms | 1 |
| Reception / Waiting Area | 1 | | |

SPECIFICATION



OCCUPANCY BASE
BUILD CAPACITY
1 PERSON PER 8 M

MEANS OF ESCAPE – BUILDING

1 person per 8 m (net), 1 washrooms person per 8 m (net).

LIFTS

4 x scenic 21 person lifts.
2 x goods lifts – 1 @ capacity 1,800 kg and 1 @ capacity 3,000 kg.
3 x firemen's lifts.

OFFICE ACCOMMODATION

Planning Grid

The office accommodation layout provides opportunity for cellular, mixed or open plan office layouts utilising 1.5 m circulation zones.

Clear Floor to Ceiling Height

2.6 m.



NEW END OF TRIP
FACILITIES WITH 114 CYCLE
SPACES IN THE BASEMENT

Raised Floors

All office floors provide for nominal 130 mm from top of structural slab to top of raised floor.

INTERNAL FINISHES – OFFICES

Walls

Plasterboard linings.

Ceilings

Fully accessible perforated white metal suspended ceiling and white vinyl matt emulsion painted plasterboard margin. Ceiling achieves Class B sound absorption.

Floors

600 x 600 mm medium grade metal raised access floor panels.

Internal Doors

Solid core hardwood doors provided in the main and secondary lobbies and toilets. Ironmongery in high quality stainless steel.

TOILET ACCOMMODATION

Walls

Ceramic tiled plaster walls, and plasterboard painted walls.

Ceiling

White painted plain plaster ceiling.

Cubicles

Full height cubicle system and HPL doors.

Sanitary Ware

Quality white china WC's and basins with chrome fittings.



NEW BASE BUILD CHILLERS
AND FOUR PIPE FAN COIL
AIR CONDITIONING

SUSTAINABILITY CREDENTIALS

EPC Rating – C.

AIR CONDITIONING SYSTEM

The air conditioning system comprises of four pipe fan coil units complete with variable volume chilled and heating control valves. All units are ceiling mounted and are located on a modular basis within the ceiling voids to suit an open plan office layout. Linear air diffusers are located along the perimeter external walls of the office space to serve the perimeter areas. The internal zones supply air diffusers match the ceiling tiles internally and serve all office internal areas (nominal 1,350 x 300 mm for levels 05 and 06; 1,050 x 300 mm for levels 02 and 03).

AMBIENT TEMPERATURES


Winter: 4°C/100% SAT
Summer: 29°C db/20°C wb.

INTERNAL TEMPERATURES

Winter Offices: 21°C db (no humidity control)
Winter Toilets: 19°C db (no humidity control)
Summer Offices: 23°C +/- 2°C (no humidity control)
Summer Toilets: Uncontrolled

COOLING LOAD CONDITIONS

Lighting: 10 W/m²
Small power: 25 W/m²
Occupants: 85 W sensible/55 W latent per person
Occupational Density: 1 person per 8 m²



2 X 780 KVA STANDBY
GENERATORS FOR TENANT'S
BACK UP POWER NEEDS

VENTILATION RATES

A minimum outside air quantity of 10 litres/second per person shall be provided in the office floor.

An additional 0.35 litres/second per m² (or 2.8 litres/second per person) of outside air shall be provided for future Tenant's fit out requirements.

The toilets shall be provided with a mechanical extraction rate of 10 air changes per hour and make up air rate of 8 air changes per hour.

ACOUSTIC CRITERIA

Offices: NR38
Lift lobby: NR40
Toilets: NR40
Plant rooms: NR45

LOW VOLTAGE SYSTEMS

The office floors are provided with cleaners socket outlets throughout.

The base build small power allowances are as follows:

Small power 25 W/m² with an upgrade allowance of 10 W/m².

Tenant life safety capacity is available and requests will be reviewed on an individual tenant basis.



NEW LED LIGHTING AT 400 LUX
WITH PIR SENSORS

GENERAL LIGHTING

Lighting to the offices comprise recessed flat panel LED luminaries and perimeter LED down lights.

Open plan offices are provided with a modular wiring system with PIR sensors which provide facilities for future local control of the luminaries to be added by the tenants. All lighting within the office floors incorporate daylight dimming with DALI controls.

The maintained illumination levels are as follows:

Office: 400 lux on working plane
Circulation and WC Areas: 200 – 250 lux

EMERGENCY LIGHTING

The emergency lighting installation comprises either self-contained lighting units within the normal lighting fittings or stand-alone flush LED units, designed to operate for a minimum period of 3 hours upon loss of supply.

Emergency lighting will be provided to comply with BS 5266 – Parts 1 – 8:

Minimum standby time: 3 hours
Open Plan Areas: 0.5 lux
Escape Routes: 1 lux

LIGHTNING PROTECTION

The building is provided with a system of lightning protection in accordance with BS EN 62305.



ROOFTOP SPACE IS AVAILABLE
FOR A TENANT'S PLANT

FIRE ALARM

A comprehensive intelligent analogue addressable fire alarm system is installed throughout the office building with break glass units positioned adjacent to all primary escape routes.

Smoke detectors and sounders are provided throughout the office building as necessary, including all plant rooms.

FIRE PROTECTION

In addition to riser provision, the office building will have sprinklers throughout to BS EN 12845 ordinary hazard classification.

REFUSE DISPOSAL

Refuse disposal via the loading bay and currently the building splits all waste generated in the building into 4 waste streams:

- General waste
- Dry mixed recyclables
- Glass
- Food

These are collected Monday – Friday, 5 days per week.

ACCESS AND EGRESS

Main access is through the ground floor entrance which is manned 365 days a year.

Deliveries and servicing to the building is via the secured and manned loading bay accessed from Langthorne Court.

Cycle access is via the car park entrance.

CCTV system is provided to monitor the external doors and loading bay.



WIRESHIELD CERTIFIED GOLD
FOR CONNECTIVITY



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