



2 LONDON WALL PLACE



2 ACRE SITE WITH TWO LANDMARK BUILDINGS
AND 1 ACRE OF LANDSCAPED PUBLIC REALM

82,000 SQ FT OF AVAILABLE OFFICE SPACE IN 2LWP

MANY REASONS

FIVE TUBE LINES WITHIN A FIVE MINUTE WALK

ADJACENT TO MOORGATE STATION,
WITH ACCESS TO **THE ELIZABETH LINE**

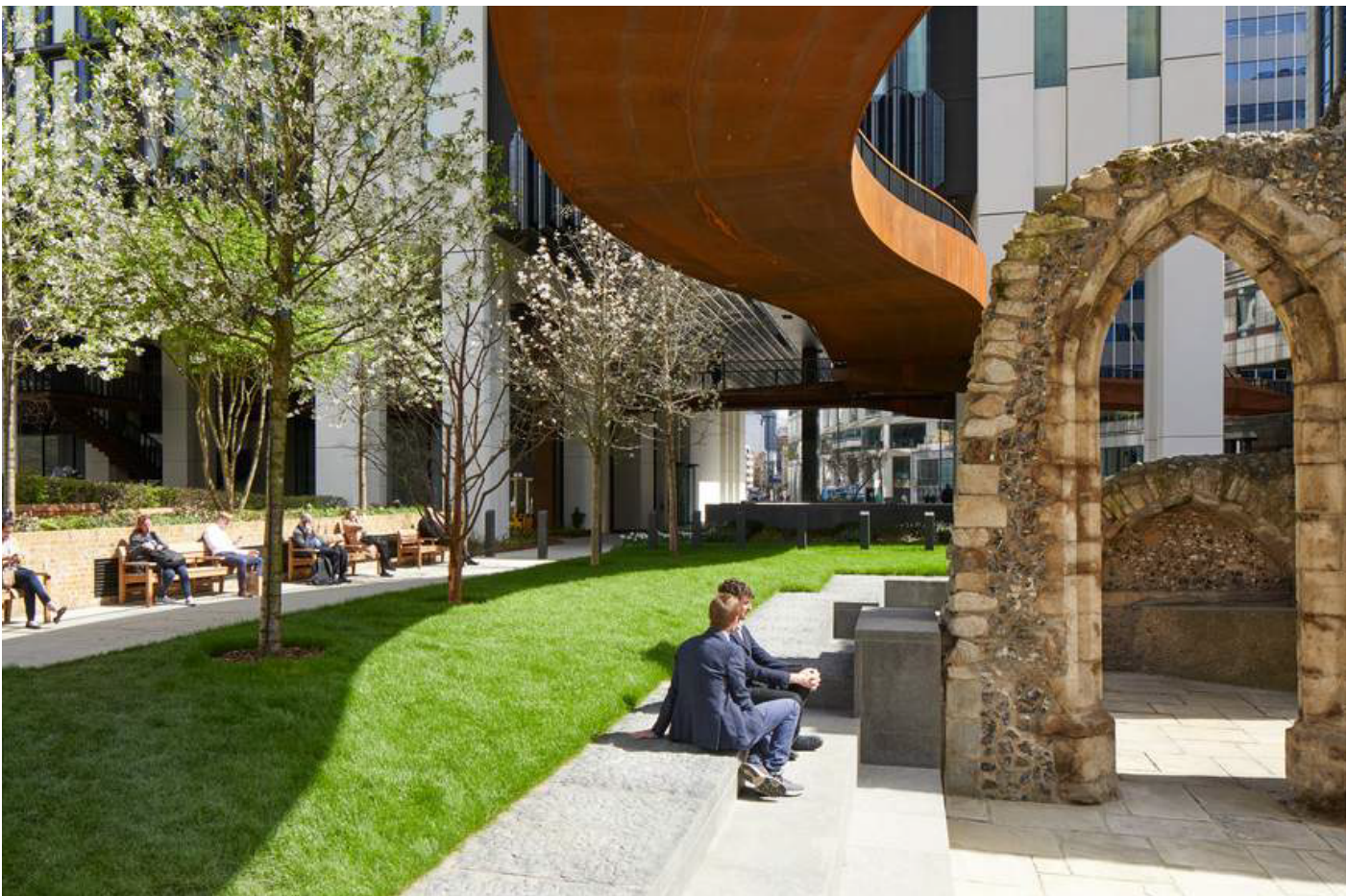
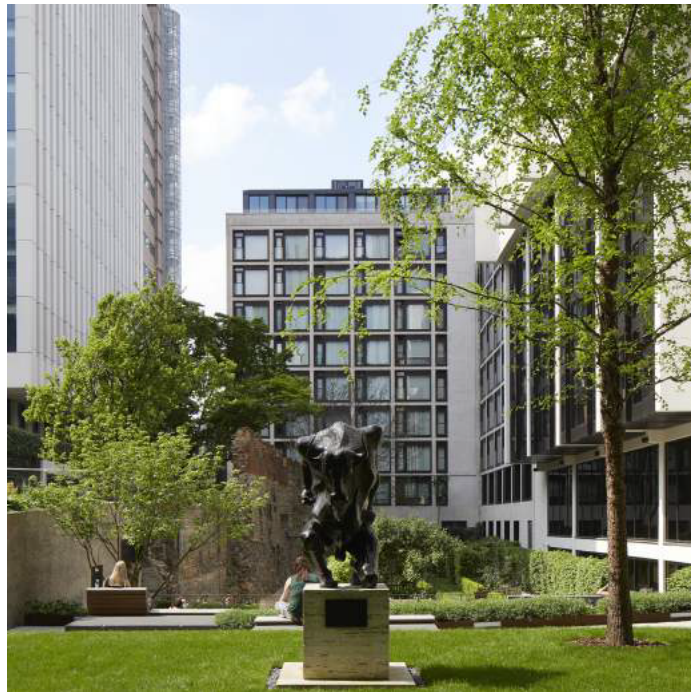




2

MUCH GREEN SPACE

The acre of landscaping features remains from the Roman City Wall and a monastery, surrounded by delightful gardens, tranquil water features and suspended walkways.



2 MUCH TO DO

Perfectly positioned
for world class culture
with music, theatre,
dance, cinema and art.





FROM LONDON WALL PLACE



FROM MOORGATE STATION



ELIZABETH LINE

FROM MOORGATE/LIVERPOOL STREET STATION



2

MANY CONNECTIONS

The Elizabeth line at the adjacent Moorgate station will further improve the connections across Central London.



2

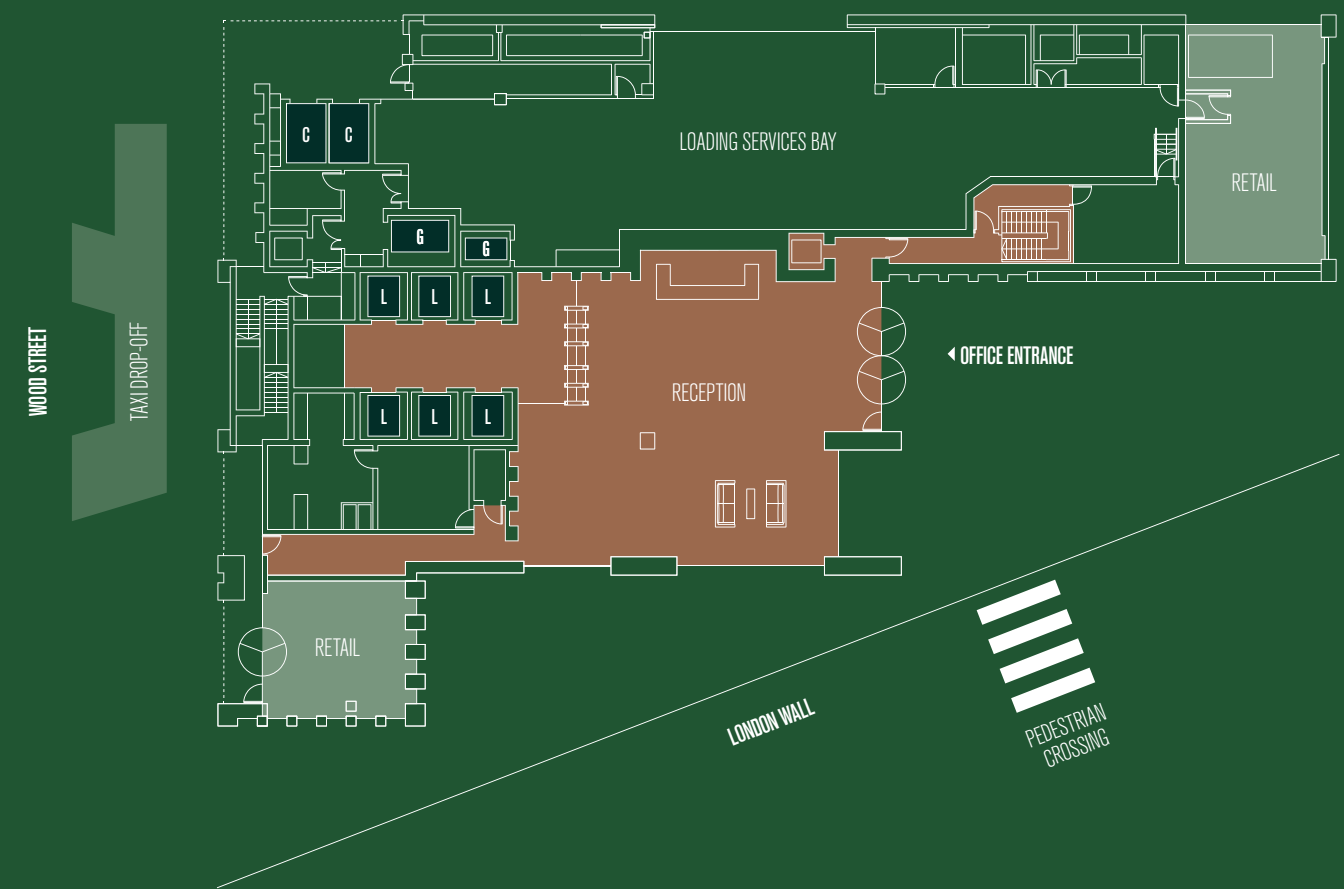
MAKE AN ENTRANCE

2

LONDON WALL PLACE



GROUND FLOOR



KEY

- L Lifts
- G Goods lift
- C Cycle lift

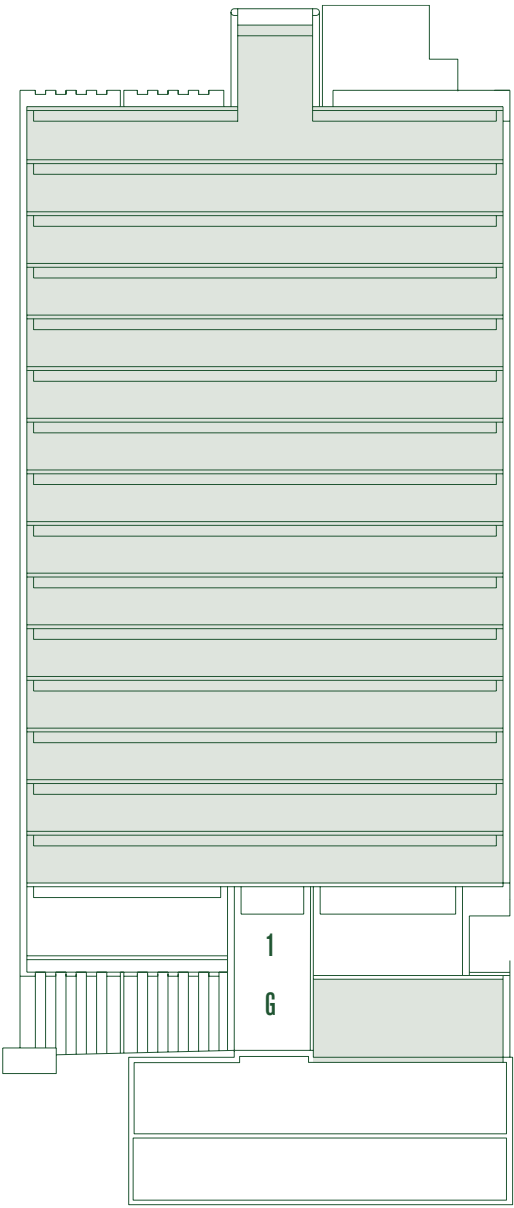
SCHEDULE OF AREAS

LEVEL	USE	NIA SQ FT
Level 16	Office	Let to Cleary Gottlieb
Level 15	Office	Let to Cleary Gottlieb
Level 14	Office	Let to Cleary Gottlieb
Level 13	Office	Let to Cleary Gottlieb
Level 12	Office	Let to R3
Level 11	Office	Let to R3
Level 10	Office	Under Offer
Level 9	Office	Let to IMF Investors
Level 8	Office	Let to IMF Investors
Level 7	Office	Let to Macintyre Hudson
Level 6	Office	Let to Macintyre Hudson
Level 5	Office	Part Let to Macintyre Hudson & Part Under Offer
Level 4	Office	Part Let to Mitel & Part Let to Trailstone
Level 3	Office	Let to Barnett Waddingham
Level 2	Office	Let to Barnett Waddingham

Ground floor

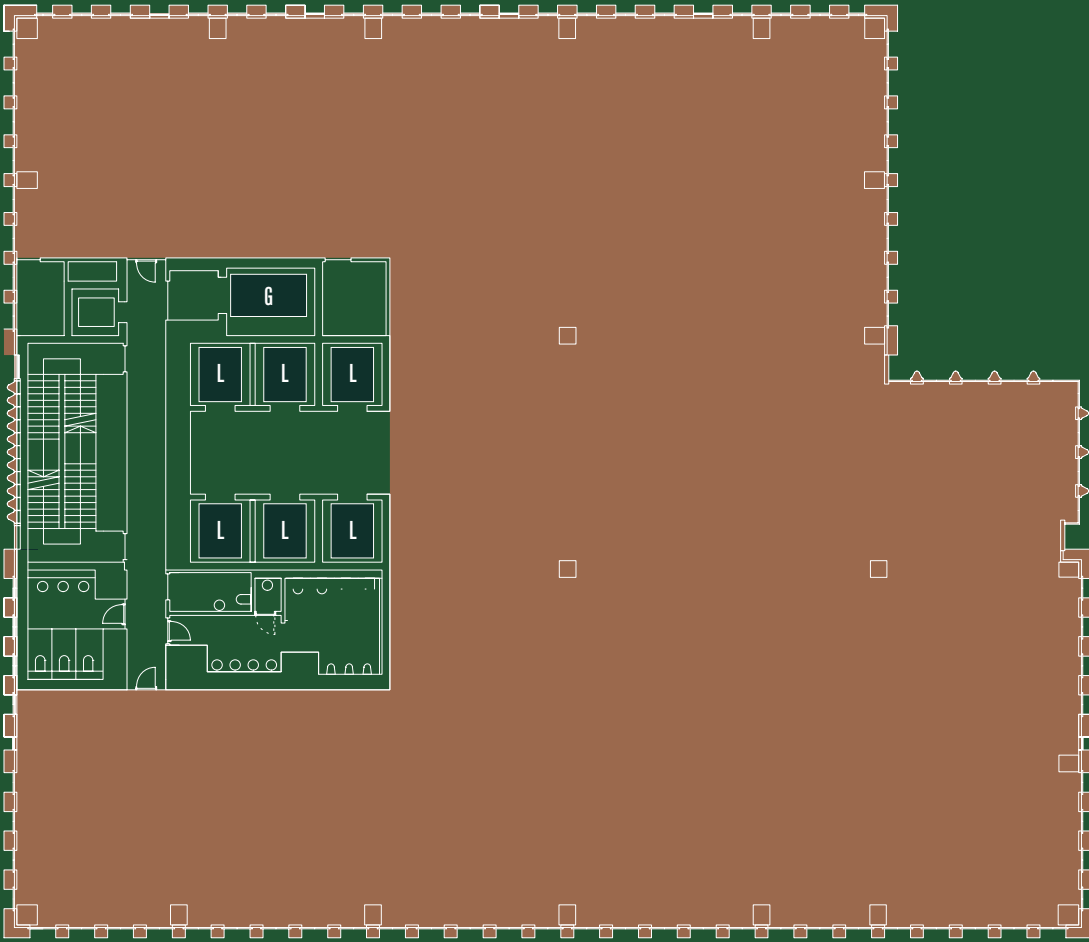
Available	Office	0
-----------	--------	---

Motorcycle bays	21 available
Cycle spaces	67 available
All office floors – floor to ceiling height	2.75m
Reception - floor to ceiling height	5.4m



TYPICAL FLOORPLAN

LEVELS 4–9



KEY

L Lifts G Goods lift



MANY VIEWS





SPEC

STRUCTURE

- Cladding – metal framed full height double glazed façade system, with projecting external architectural cladding of rectilinear GRC shells and profiled glazed ceramic faience work
- Floor-to-floor heights:
 - Entrance hall: 5.4m to 9.0m
 - Office levels 3.79m (slab-to-slab) 2.75m (floor-to-ceiling)
- Planning grid: 1.5m x 1.5m
- Floor loadings: Imposed loading of 4kN/m2 (including 1kN/m2 for lightweight partitions)

PUBLIC HEALTH SERVICES

- WCs 1:10 sq m/person (assuming ratio of 80:40 male:female)

VEHICULAR ACCESS PROVISION

- Integrated taxi and chauffeur drop off
- Motorcycle parking: 33 bays
- 118 private bicycle parking spaces
- Access to the service bay for goods vehicles from Wood Street/St Alphage Garden

VERTICAL TRANSPORTATION

- 6 passenger lifts (21 person) at 2.5m/s. Average waiting time 25 seconds
- Goods lifts: 1 goods lift at 2,500kg

INTERIOR ARCHITECTURE

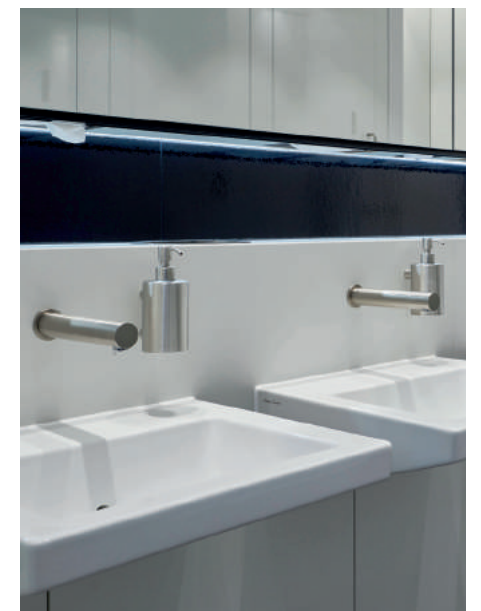
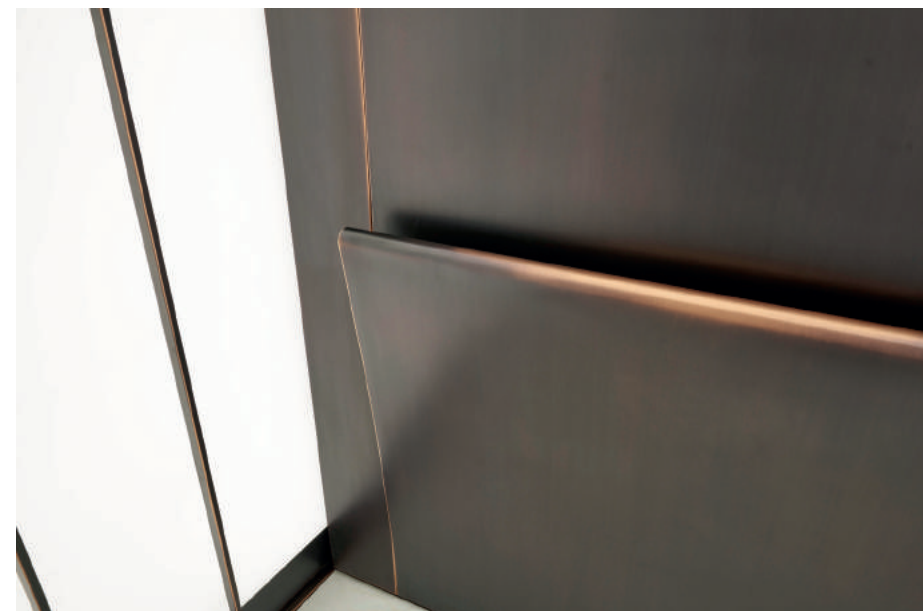
- Entrance hall:
 - Floor: Natural stone
 - Walls: GRC cladding to columns and pilasters, with bronze finish detailing
 - Ceilings: Profiled glazed ceramic faience, GRC and profiled metal to match external soffits

ELECTRICAL SERVICES

- Dual 33kV supply
- 2.9MVA maximum connect load
- Lighting: 8w/sq m
- Small power: 25w/sq m
- Supplementary: 10w/sq m spare
- People: 1 person/10sq m

MECHANICAL SERVICES

- EC Fan Coil Units mounted above ceilings in the office space
- Tempered fresh air is provided by on-floor air handling units which draw fresh air from louvres in the façade
- Full compliance with CPNI and Home Office guidelines
- CCTV system designed in association with the Association of Chief Police Officers – Designed to comply with BS EN 50132: 2012
- 24 hour security monitoring all entrance points, from dedicated security control room
- Dedicated rooms designed for secure screening of incoming mail items
- Diverse telecommunication feeds





99 Bishopsgate



Citypoint



100 Bishopsgate



Principal Place

BROOKFIELD PROPERTIES DEVELOPS AND MANAGES
PREMIER REAL ESTATE WITH A FOCUS ON
MAXIMIZING THE TENANT EXPERIENCE IN ADDITION
TO THE INVESTMENT AND OPERATIONAL
PERFORMANCE OF THE ASSET.

WE FOCUS ON INTEGRATING LEADING-EDGE
REAL ESTATE TECHNOLOGIES WHICH ENABLES US
TO BE AT THE FOREFRONT OF INNOVATION AND
SUSTAINABILITY – BENEFITING NOT ONLY OUR
TENANTS, RESIDENTS AND BUSINESS PARTNERS,
BUT ALSO THE COMMUNITIES IN WHICH WE OPERATE.

Brookfield
Properties

CONTACT



MATTHEW MYCOCK
MATTHEW.MYCOCK@EU.JLL.COM
+44 (0)20 7399 5862
+44 (0)7976 920 529

BH₂

DAN ROBERTS
DANR@BH2.CO.UK
020 7710 7958
+44 (0)7801 143 909

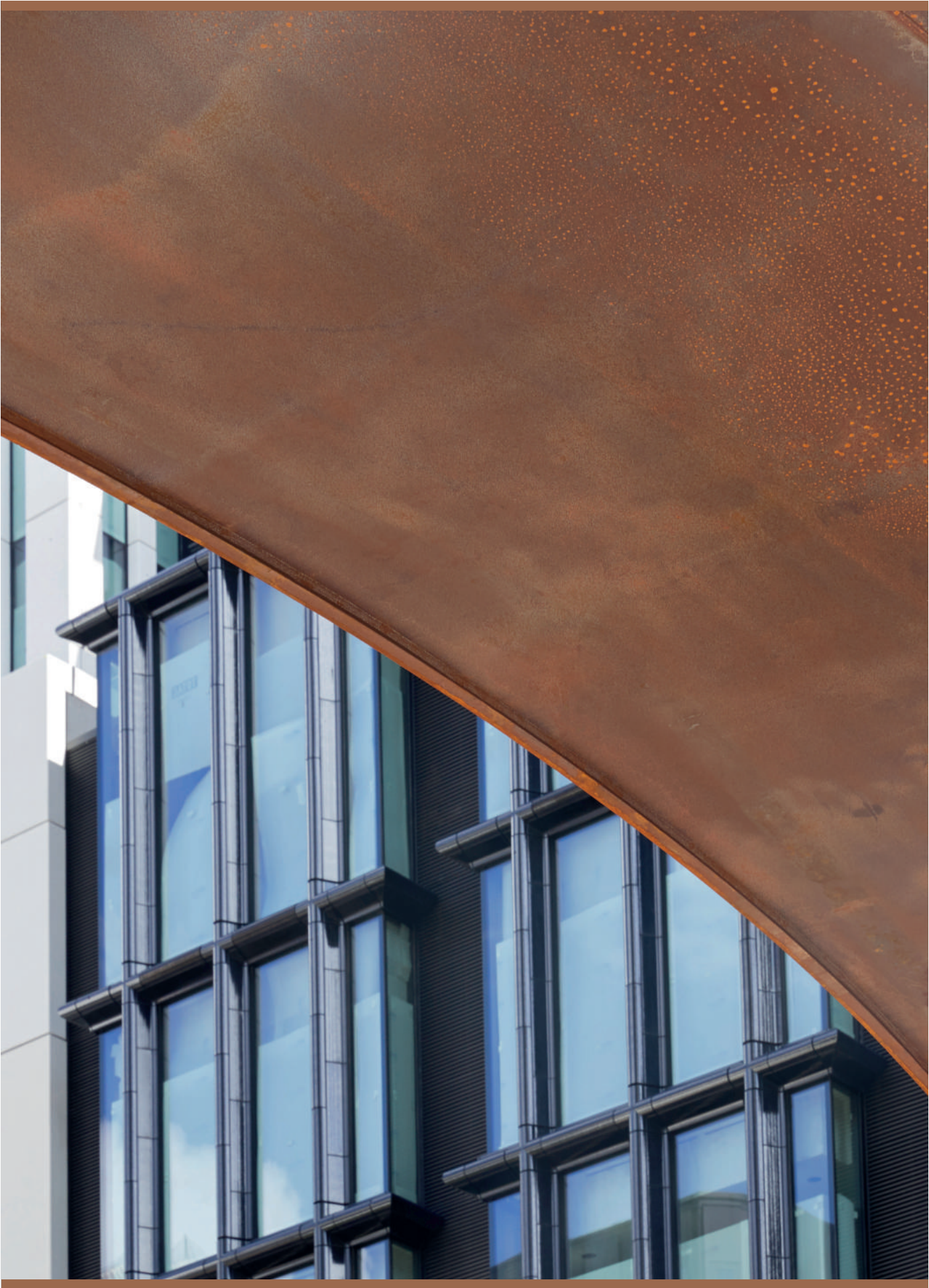
SAM BOREHAM
SAMB@BH2.CO.UK
020 7710 7963
+44 (0)7917 635 465

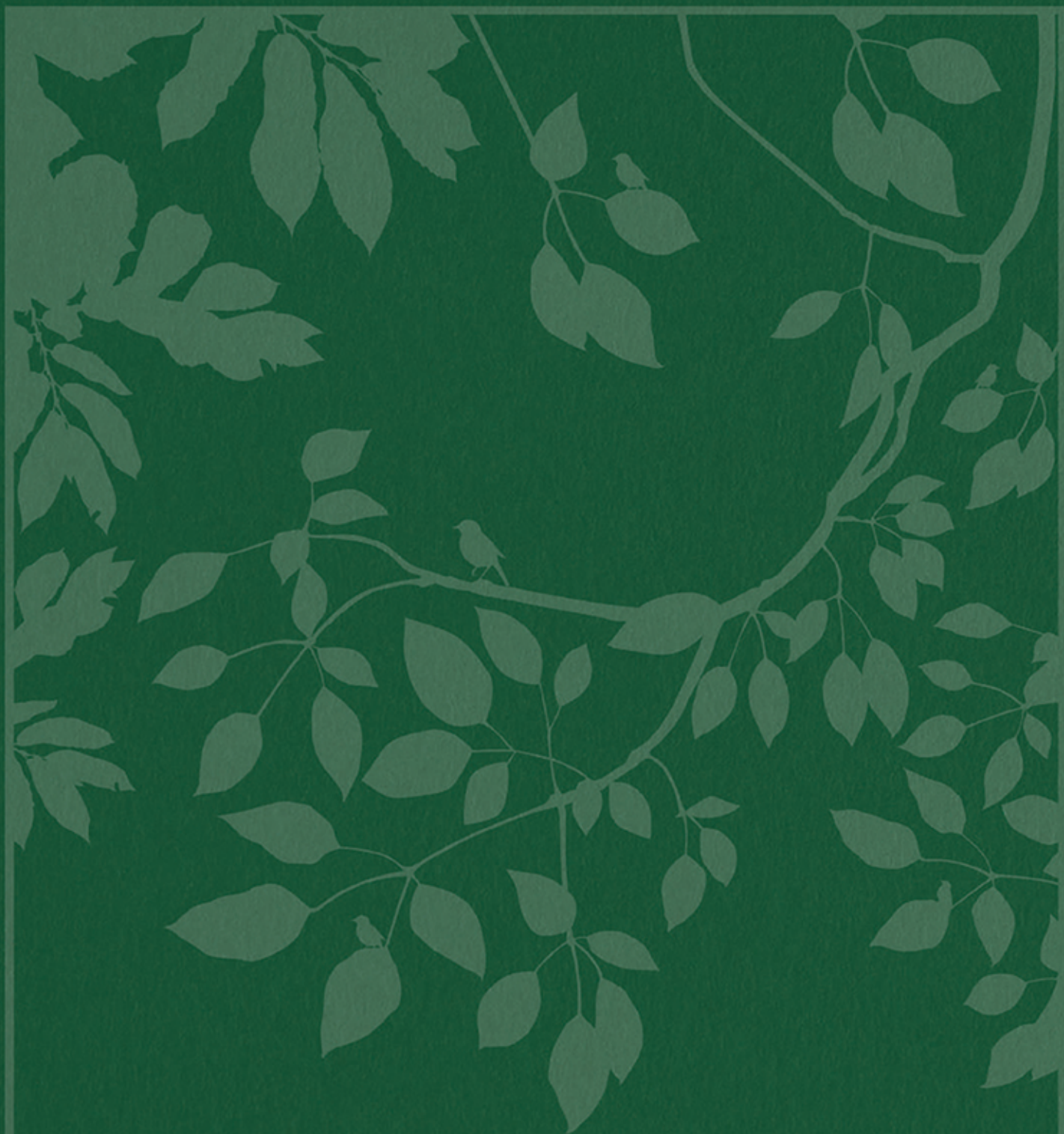
Misrepresentation Act 1967 and Declaration:

JLL and BH2 as agents for the vendor/lessor give notice that:-

- 1. These particulars are produced in good faith but are a general guide only and do not constitute any part of an offer or contract and must not be relied upon as statements or representations of fact.
- 2. No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property.
- 3. This property is offered subject to contract. Unless otherwise stated all rents/prices quoted are exclusive of VAT.
- 4. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

All plans are for indicative purposes only. September 2018.





Brookfield
Properties

LONDONWALLPLACE.COM