

10

ST. BRIDE ST.

London EC4

Newly refurbished  
offices to let



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# Brighter working

**10 St Bride Street has been transformed to provide exceptional new workspaces.**

The building has undergone an extensive refurbishment featuring a stylish new reception, best in class end of journey facilities and up to 30,096 sq ft of office space, with two private terraces on the 4th floor.

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Main façade onto St Bride Street



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ST. BRIDE ST.  
5 Lloyd's List Intelligence  
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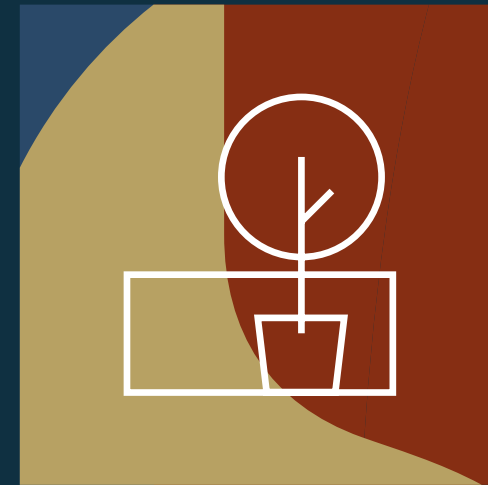
# A fresh new approach

The new reception provides an impressive welcome into the building, with stylish artwork and feature finishes.

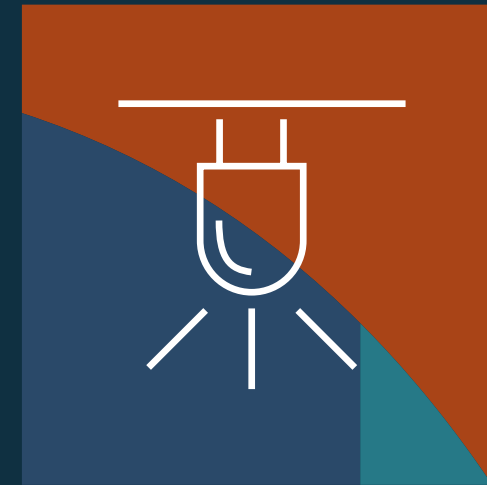
# Setting higher standards



Fully refurbished reception area



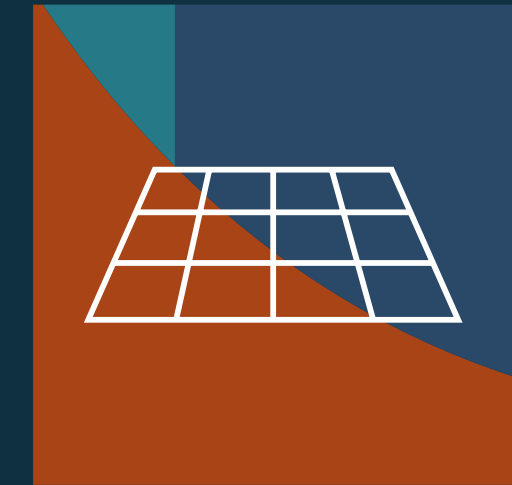
South facing terrace on the 4th floor



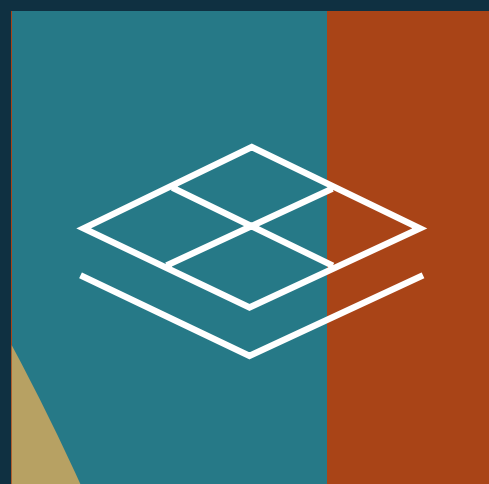
New LED lighting throughout



Base build occupational density 1:10 sq m



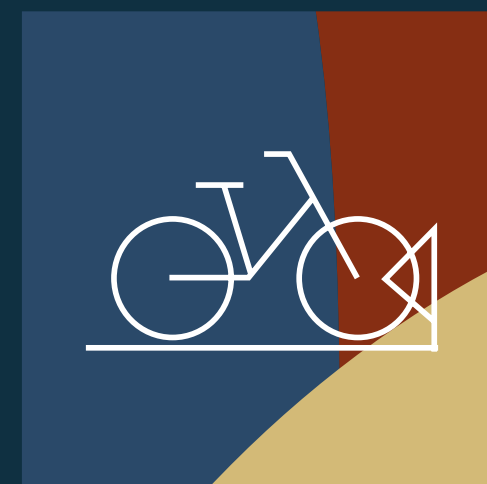
Virtually column free floor plates



Raised access floors



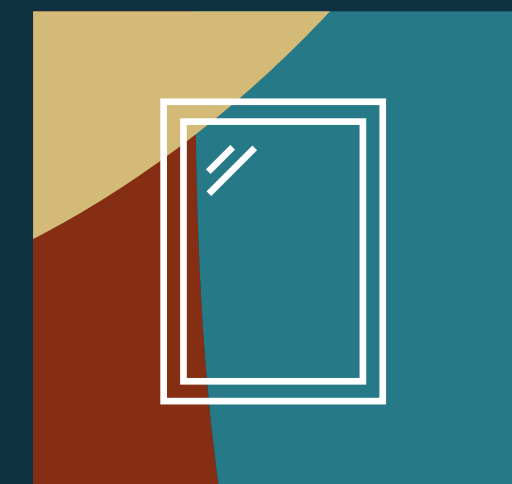
Plug & Play Ground floor



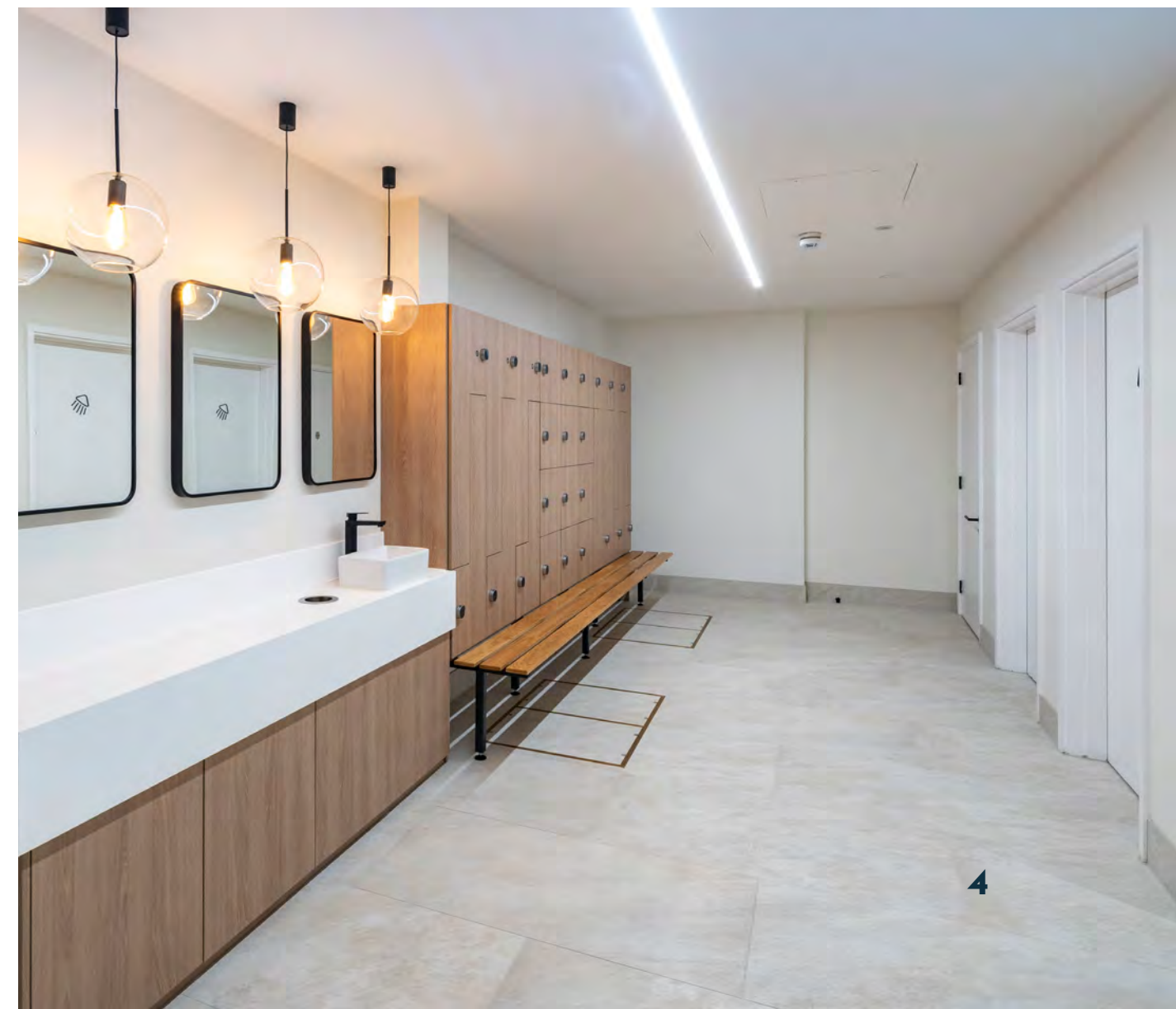
Brand new end of trip facilities



Fibre ready with two lines from Backbone Connect



Floor to ceiling glazing



10 ST. BRIDE ST.



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## Ready to go

The upper ground floor provides 3,100 sq ft of newly refurbished and fitted out space.

The space features open plan desks, a stylish kitchen, several break out areas and meeting rooms, all flooded with natural light from the floor to ceiling windows.

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# Space to make your own

The third and fourth floors provide newly refurbished Cat A office space.

The floors are ready for an occupier to make their mark, with exceptional natural light and floor to ceiling glazing. The fourth floor features two terraces with excellent views across the City.

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# Light filled workspace



4th Floor Indicative Fit Out CGI



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# A breath of fresh air



# Accommodation

## Schedule of areas

Floor	Use	Fit Out	Sq Ft	Sq M
<b>Fifth</b>	<b>Office</b>		<b>LET</b>	<b>LET</b>
Fourth (2 x private terraces)	Office	Cat A	8,288	770
Third	Office	Cat A	9,365	870
First (Available Q4 2023)	Office	Cat A	9,343	868
Upper Ground	Office	Fully Fitted	3,100	288
<b>Total (Office)</b>			<b>30,096</b>	<b>3,201</b>

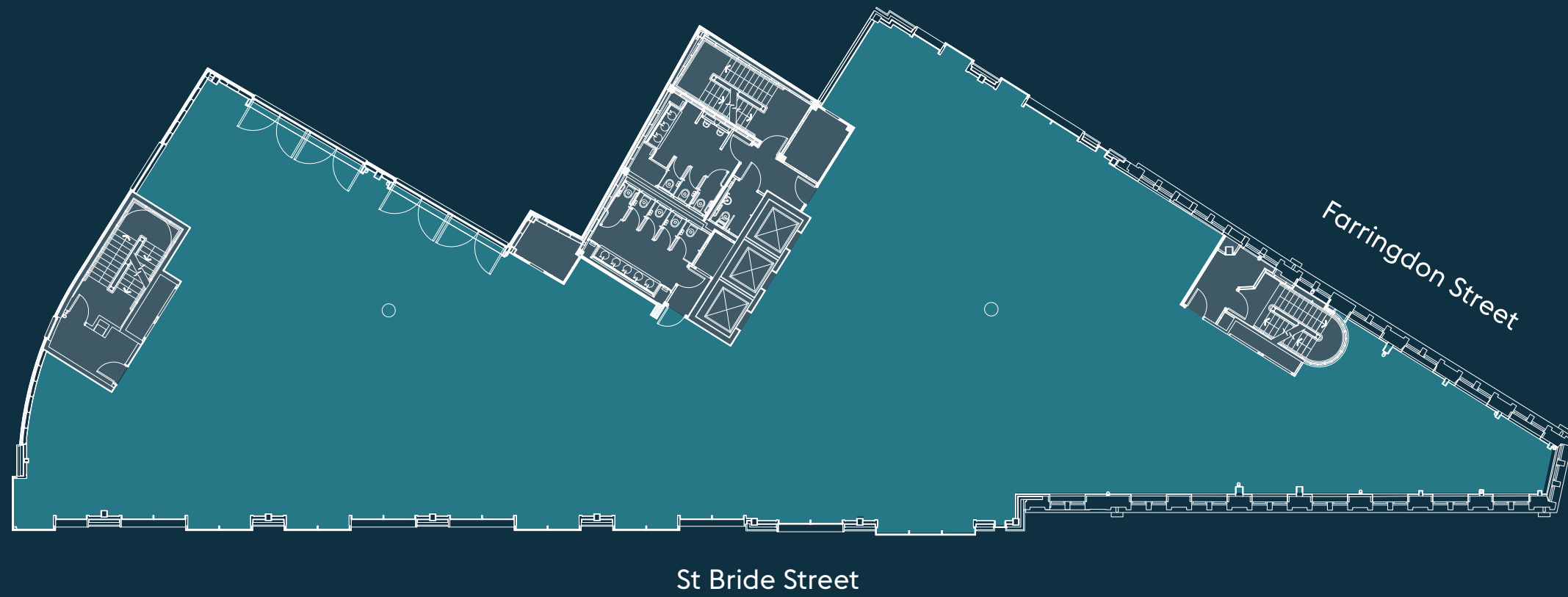
## Upper Ground Floor Space Plan 3,100 sq ft (288 sq m)

Workstations (fixed)	34
Workstations (flex)	12
Boardroom (8 person)	01
Meeting room (3 person)	01
Meeting room (4 person)	01
Kitchen	01



## Third Floor

9,365 sq ft (870 sq m)



## Fourth Floor

8,288 sq ft (770 sq m)

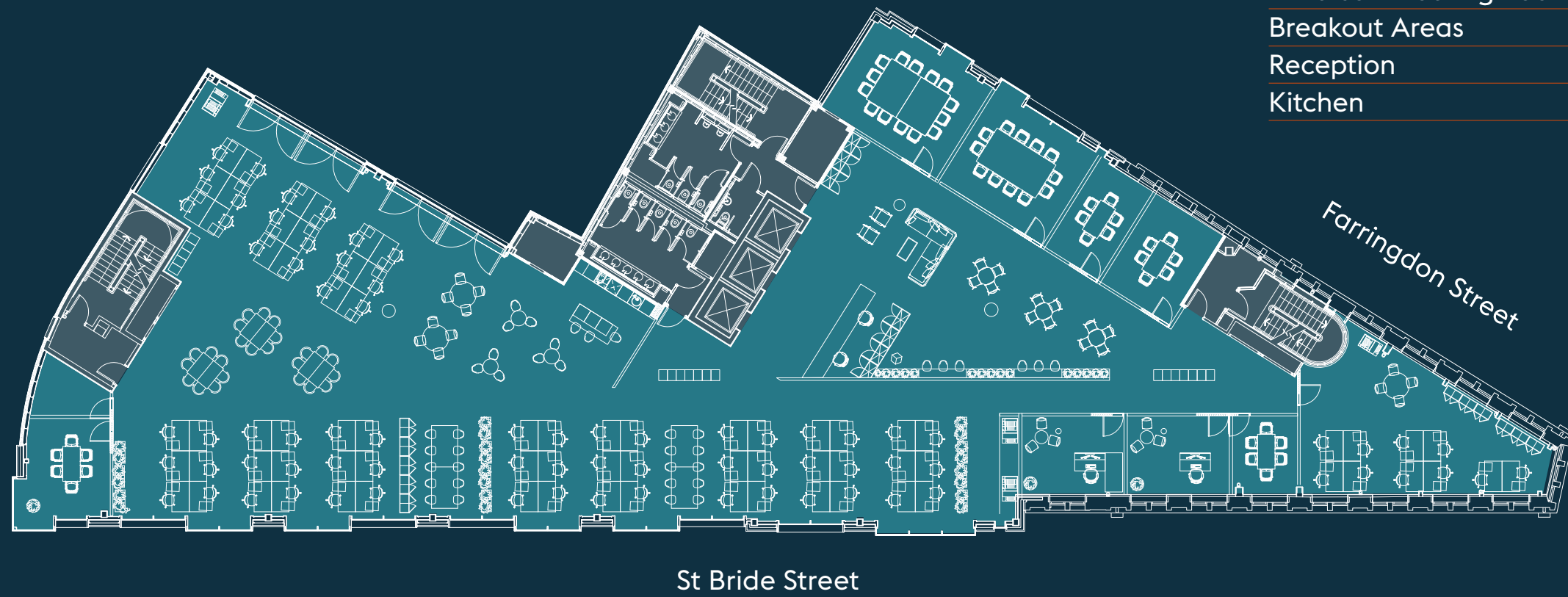


- Office
- Terrace
- Core

Plans not to scale.  
For indicative purposes only.

## Indicative Third Floor Space Plan

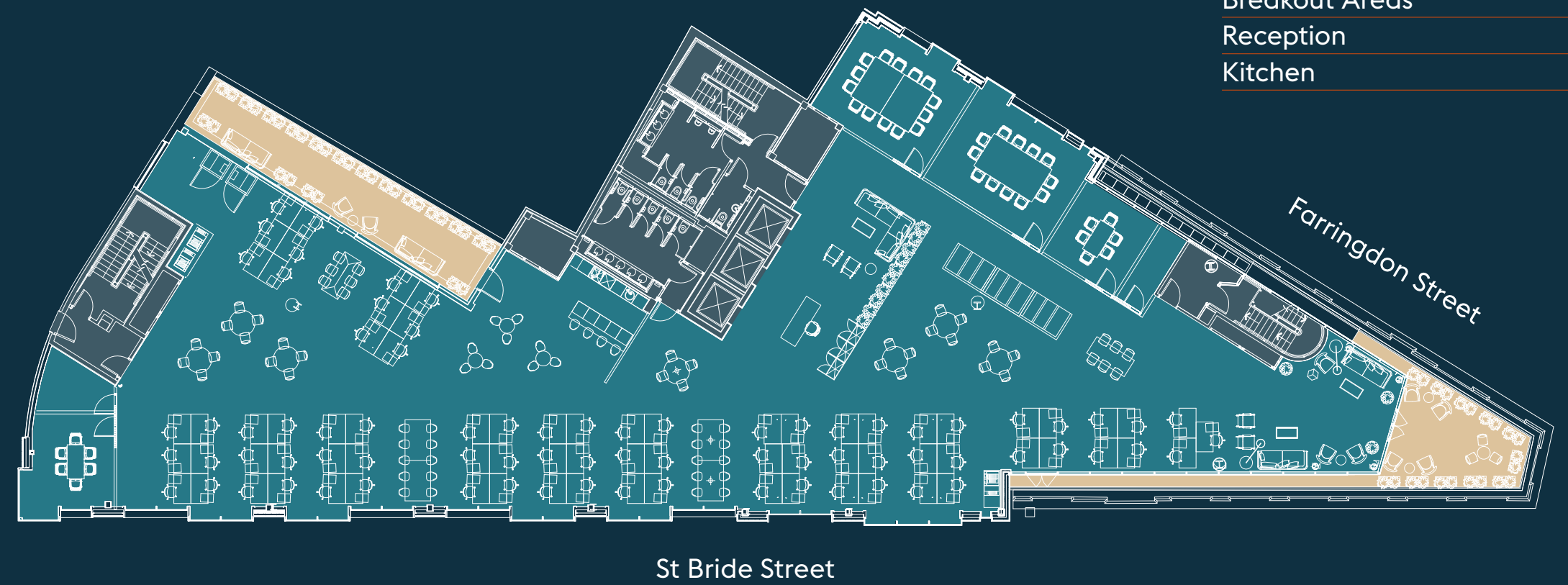
9,365 sq ft (870 sq m)



Workstations	76
Hot Desks	20
Executive Offices	02
6 Person Meeting Rooms	04
12 Person Meeting Rooms	01
14 Person Meeting Rooms	01
Breakout Areas	03
Reception	01
Kitchen	01

## Indicative Fourth Floor Space Plan

8,288 sq ft (770 sq m)



Workstations	77
Hot Desks	32
6 Person Meeting Rooms	02
12 Person Meeting Rooms	01
14 Person Meeting Rooms	01
Breakout Areas	04
Reception	01
Kitchen	01

# A location that has it all

The surrounding area provides occupiers with a perfect mix of retail and leisure amenities.

New Street Square, One New Change and Farringdon are all within easy reach. For those in need of a cultural fix head across the river to the South Bank for Tate Modern, The Globe and the Southbank Centre.



WatchHouse. YOLK OBICÀ

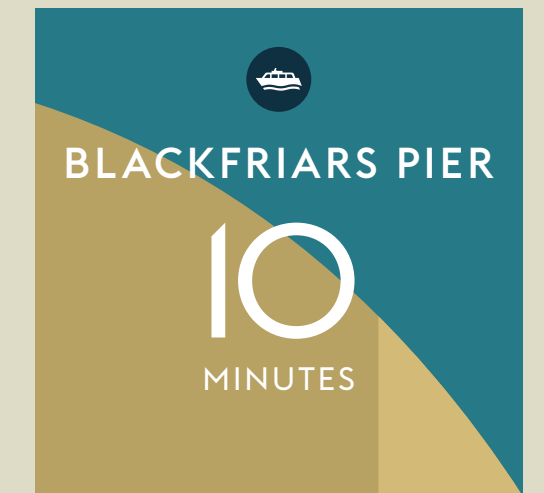
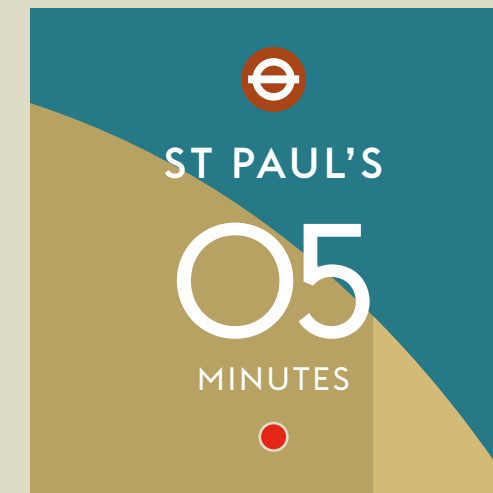
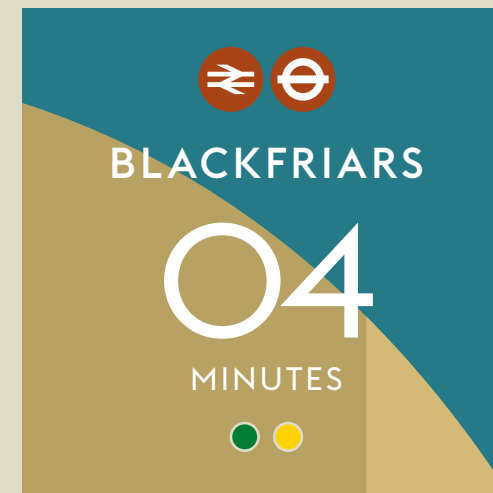


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## Walk times

from IO St Bride Street



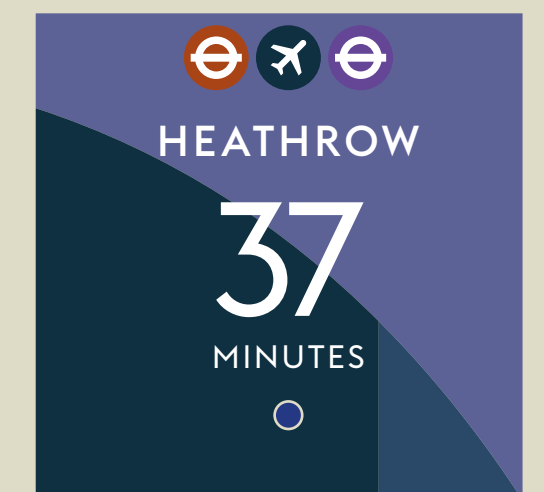
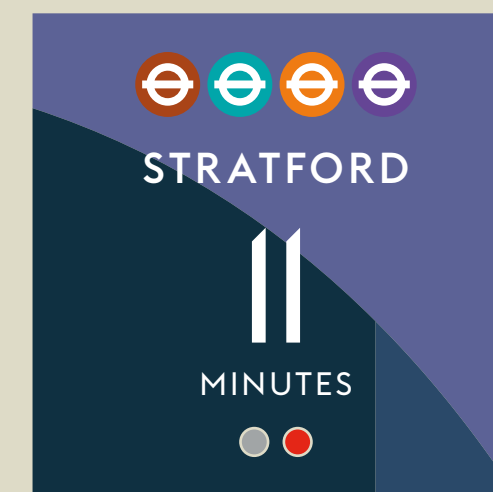
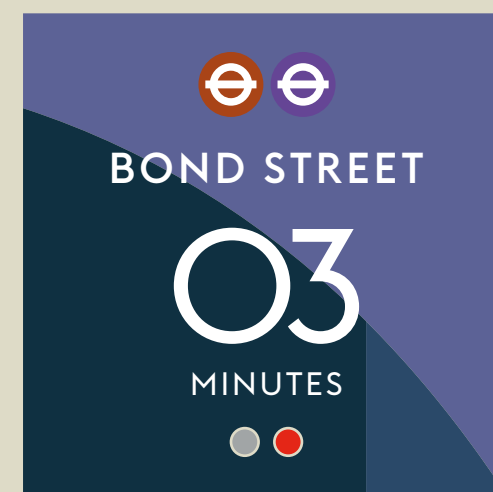
## Cycle times

from IO St Bride Street



## Elizabeth line journey times

from Farringdon



Source: TfL

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# A new beginning

The local area has seen a complete transformation over the past decade and continues to offer next level amenities.

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## Stonecutter Court

Designed by tp bennett, Stonecutter Court will be a highly amenitised, user experience-driven and tenant centric office building.

The development offers 250,000 sq ft office space with four retail units and the existing courtyard space will be re-purposed for public access.

The redevelopment will complete in late 2024.



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## Evergo Tower

The redevelopment of the ex-Goldman Sachs headquarters will offer 545,000 sq ft of office space, alongside 18,300 sq ft of retail space and 21,500 sq ft of public space.

The development is set to complete early 2026.

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# Get in touch

## Viewing

Strictly through joint sole letting agents.

## Terms

Upon application.

# IOSTBRIDESTREET.COM

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