



WARWICK COURT ST PAUL'S EC4

14,229 SQ FT GRADE A OFFICES REMAINING

Warwick Court provides 180,000 sq ft of premium workspace arranged over ground and seven upper floors, with a stunning communal roof terrace offering views across London.

This is an exceptional office building designed by award-winning architects Fletcher Priest, in the heart of the City of London.

14,229 SQ FT GRADE A OFFICES
AVAILABLE NOW

SELF-CONTAINED ENTRANCE
FROM WARWICK LANE

OCCUPATIONAL DENSITY
1 PERSON PER 8 SQ M

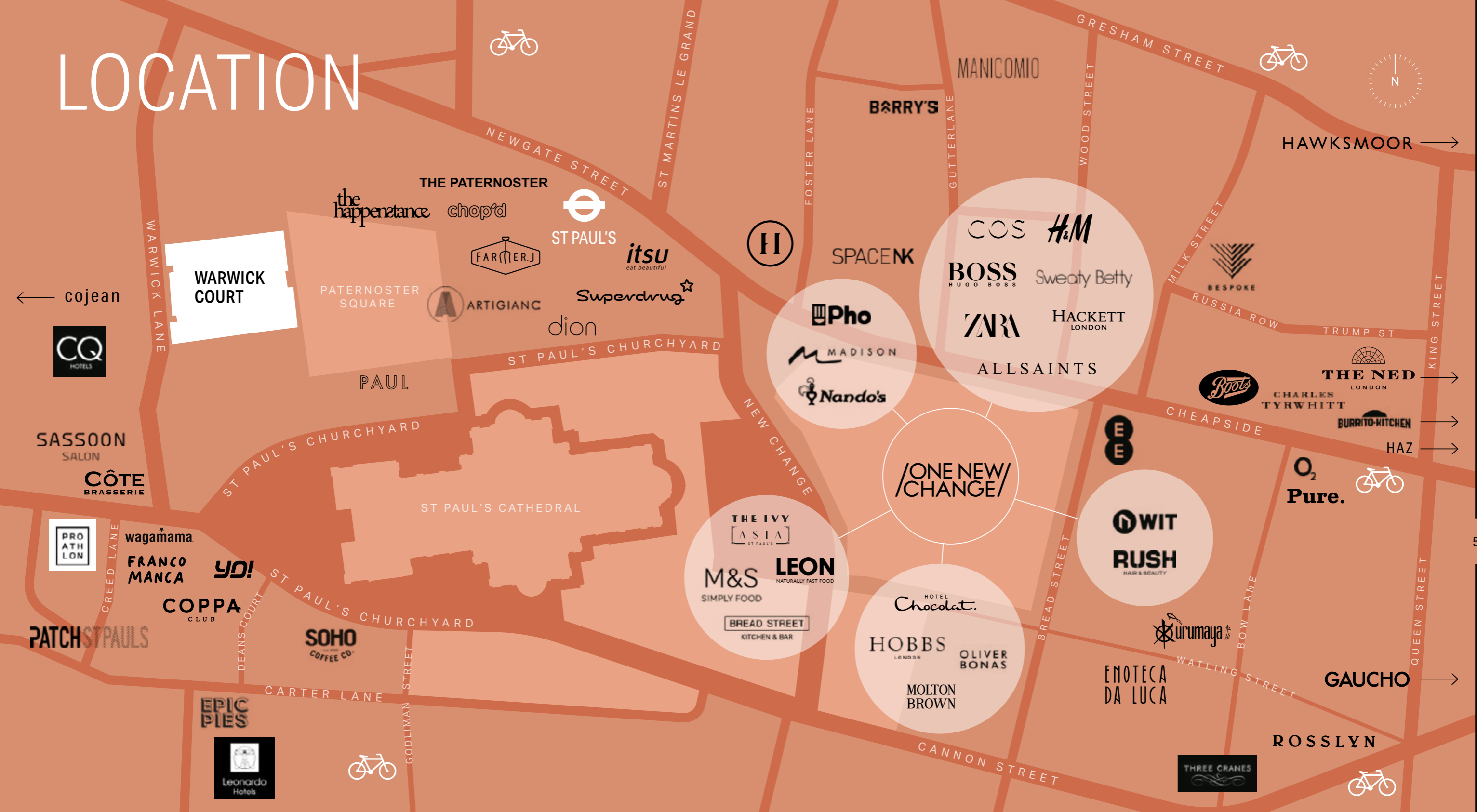
GENEROUS FLOOR TO CEILING
HEIGHT OF 3.35M

IMPRESSIVE SUSTAINABILITY
CREDENTIALS

BEST-IN-CLASS END OF
JOURNEY FACILITIES



LOCATION



A stone's throw from St Paul's underground station, Warwick Court is nestled amongst numerous first-class dining, retail and city hotspots making it the perfect place for both business and pleasure.

CONNECTIVITY
Warwick Court is extremely well connected to both the underground and overground networks, with St Paul's station just one minute walk away.

WALKING TIMES		
1 min walk	St Paul's	 
3 mins walk	City Thameslink	
8 mins walk	Farringdon	    
8 mins walk	Moorgate	     



PATERNOSTER SQUARE



THE IVY ASIA
ST PAUL'S



WARWICK COURT
ST PAUL'S

THE HAPPENSTANCE
BAR & RESTAURANT

THE BUILDING

A contemporary reception creates a spacious and welcoming area for occupiers and guests.



RECEPTION



COMMUNAL TOUCH DOWN ZONE



In addition, the ground floor office also benefits from a dedicated self-contained entrance from Warwick Lane.

OFFICES

14,229 SQ FT AVAILABLE

The ground floor offers a unique opportunity to secure newly refurbished self-contained office space benefiting from access to a communal outdoor roof terrace.



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GROUND FLOOR OFFICE

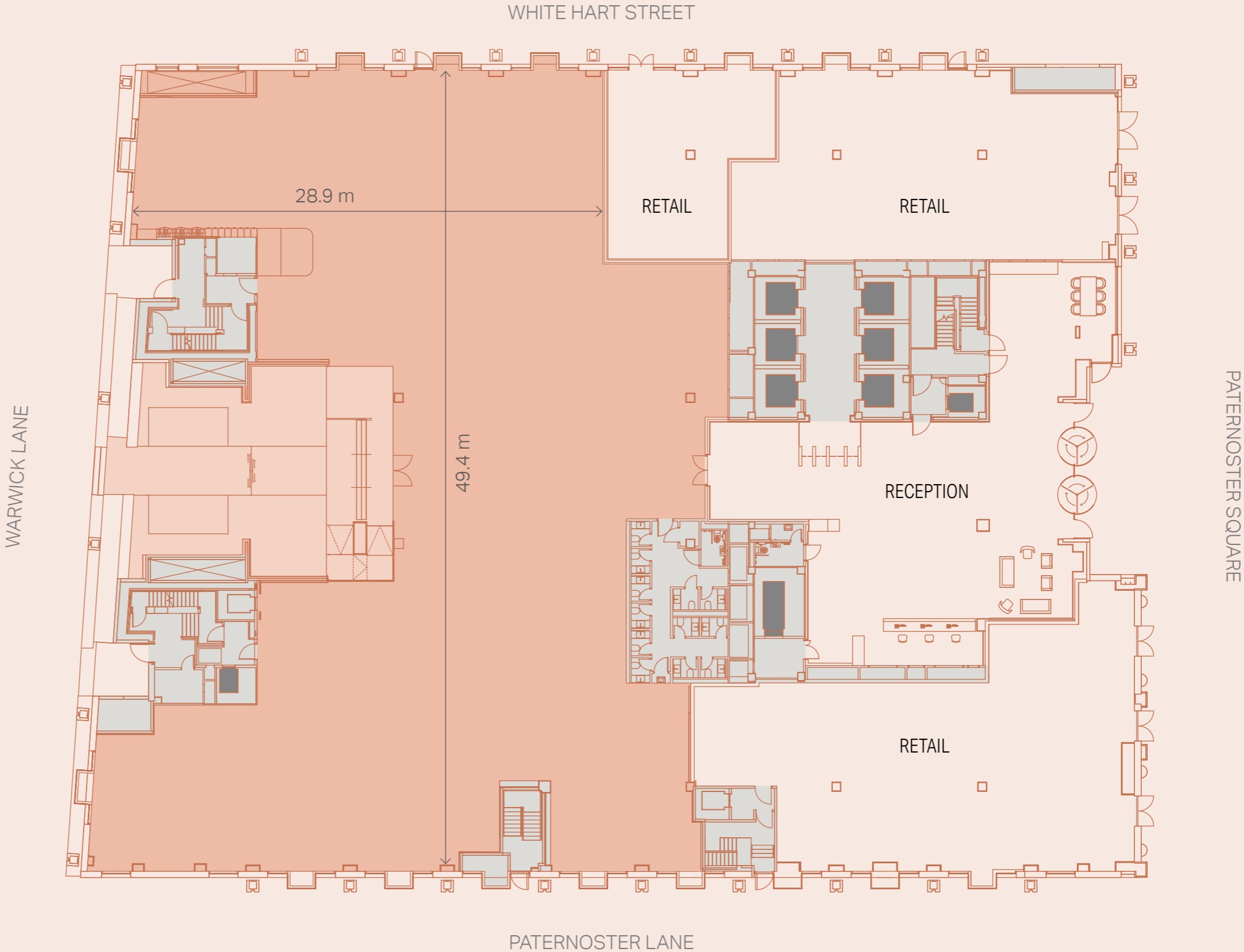
GROUND FLOOR



14,229 SQ FT
OFFICE

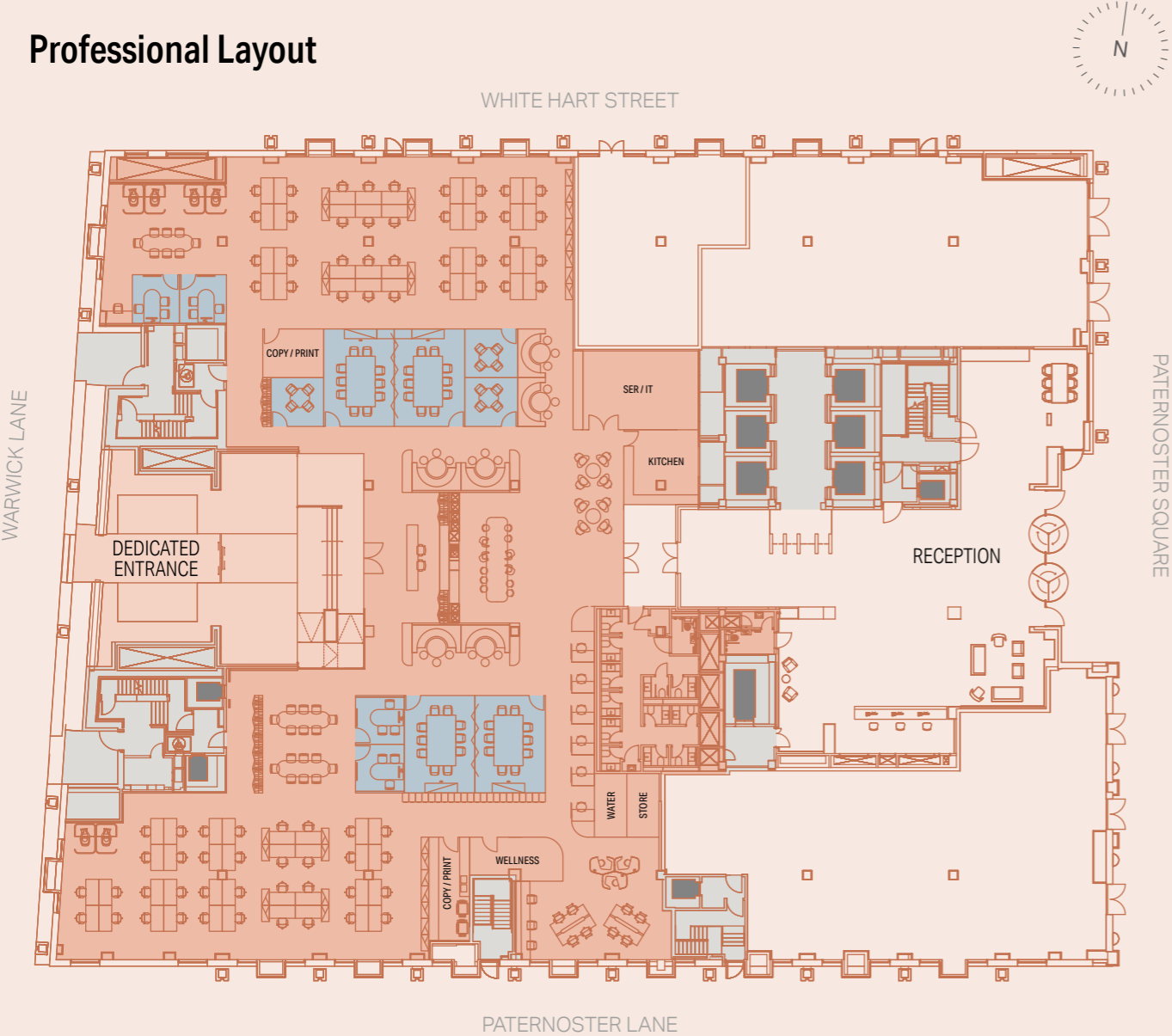
7,155 SQ FT
RETAIL

- OFFICE
- CORE
- LIFTS
- DEDICATED ENTRANCE



SPACE PLANS

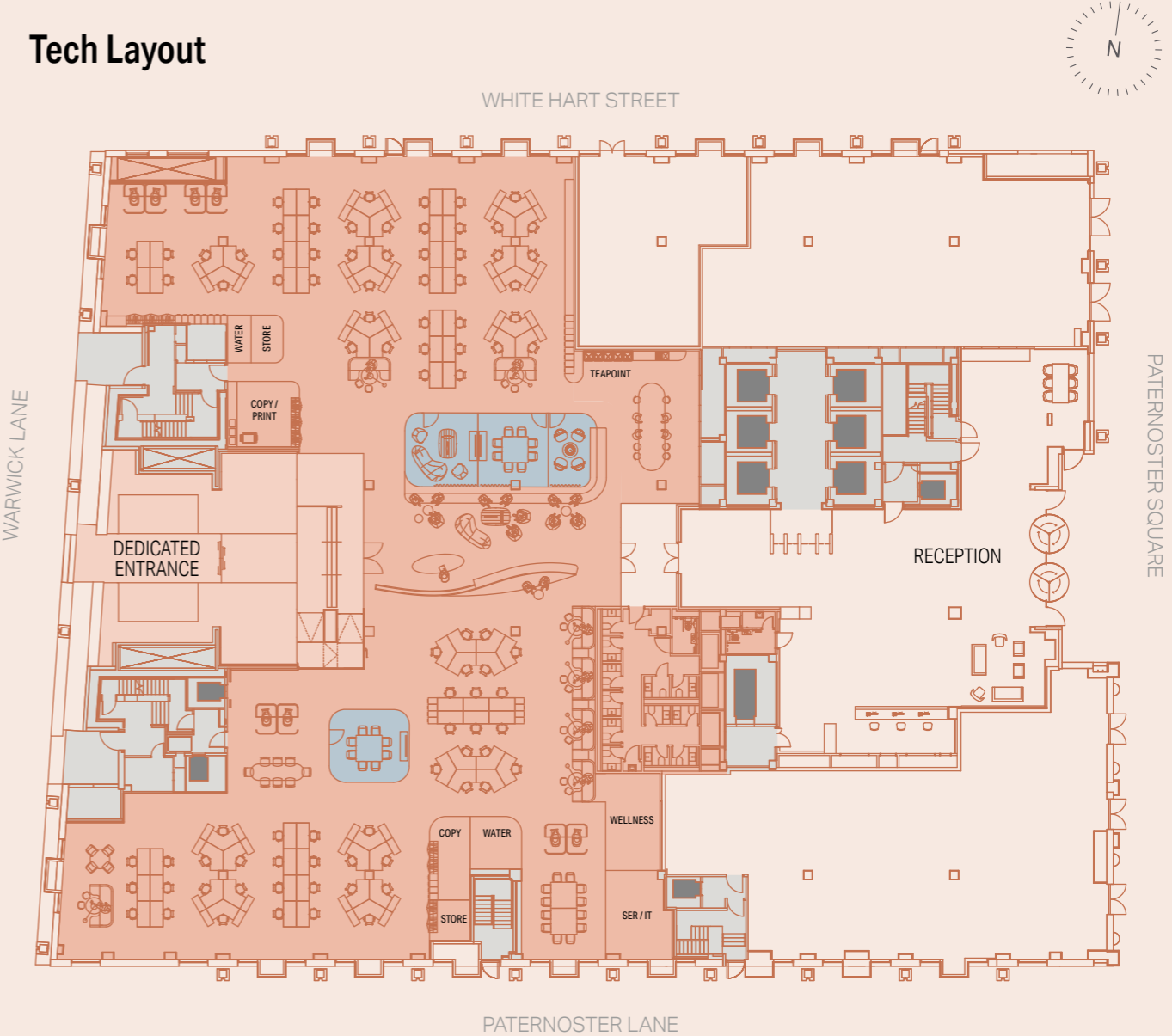
Professional Layout



OFFICE
CORE
LIFTS
MEETING AREAS
DEDICATED ENTRANCE

OFFICES	04
OPEN PLAN DESKS	72
HOT DESKS	32
1P FOCUS ROOMS	15
TOTAL WORK PLACE POSITIONS	123
SQ M PER PERSON	1:10

Tech Layout

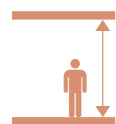


OFFICE
CORE
LIFTS
MEETING AREAS
DEDICATED ENTRANCE

OPEN PLAN DESKS	91
HOT DESKS	20
1P FOCUS ROOMS	08
TOTAL WORK PLACE POSITIONS	119
SQ M PER PERSON	1:12

SPECIFICATION

From excellent digital connectivity to an efficient energy management system, and stylish end-of-trip facilities, Warwick Court is perfectly designed, in form and function.



CEILING HEIGHT

3.35m on ground floor



END OF JOURNEY FACILITIES

Remaining: x22 bicycle spaces, x22 lockers and x20 showers



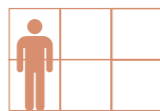
DIGITAL CONNECTIVITY

WiredScore 'Platinum' rating



WIFI

Enabled in all common areas



OCCUPATIONAL DENSITY

1 person per 8 sq m



GENERATOR

Full building back up generator



MECHANICAL

12 l/s (+10%) fresh air at density of 1 person per 8 sq m



COMMS

2 incoming comms rooms



HEAT RECOVERY

Air handling units with thermal wheel heat recovery up to 75%



POWER

N+1 supply to the building with two 11KvA power supplies



LOCKERS



SHOWERS

6X21 PASSENGER LIFTS



IMPRESSIVE VIEWS

Enjoy 2,457 sq ft of landscaped communal terrace space on the 8th floor, with stunning views of St Paul's Cathedral and the City.

ROOF TERRACE



SUSTAINABILITY

Warwick Court's extensive refurbishment combined the best practices in sustainable construction and smart design to offer a highly energy-efficient building.



EMBODIED CARBON SAVINGS

An estimated carbon dioxide saving of 20,789 tonnes against new build
Equivalent to:



166,000 TREES
being planted



X 4,300 PEOPLE
on return trips to Tokyo



ENERGY EFFICIENT PLANT

25% reduction in chiller energy use
75% reduction in heat pump energy use



MINIMISED WASTE

Nearly 700 tonnes of the existing fabric has been marked for off-site re-use



ENERGY PERFORMANCE CERTIFICATE

A-rated



BREEAM RATING

'Excellent'

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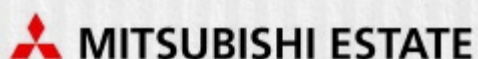
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DEVELOPMENT TEAM



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