

WARWICK COURT St Paul's EC4

14,229 SQ FT GRADE A OFFICES REMAINING Become 1 of 3 occupiers in this major City of London headquarters, comprehensively refurbished by award-winning architects Fletcher Priest.

T.RowePrice®



14,229 SQ FT GRADE A OFFICES AVAILABLE NOW

SELF-CONTAINED ENTRANCE ON WARWICK LANE

OCCUPATIONAL DENSITY 1 PERSON PER 8 SQ M

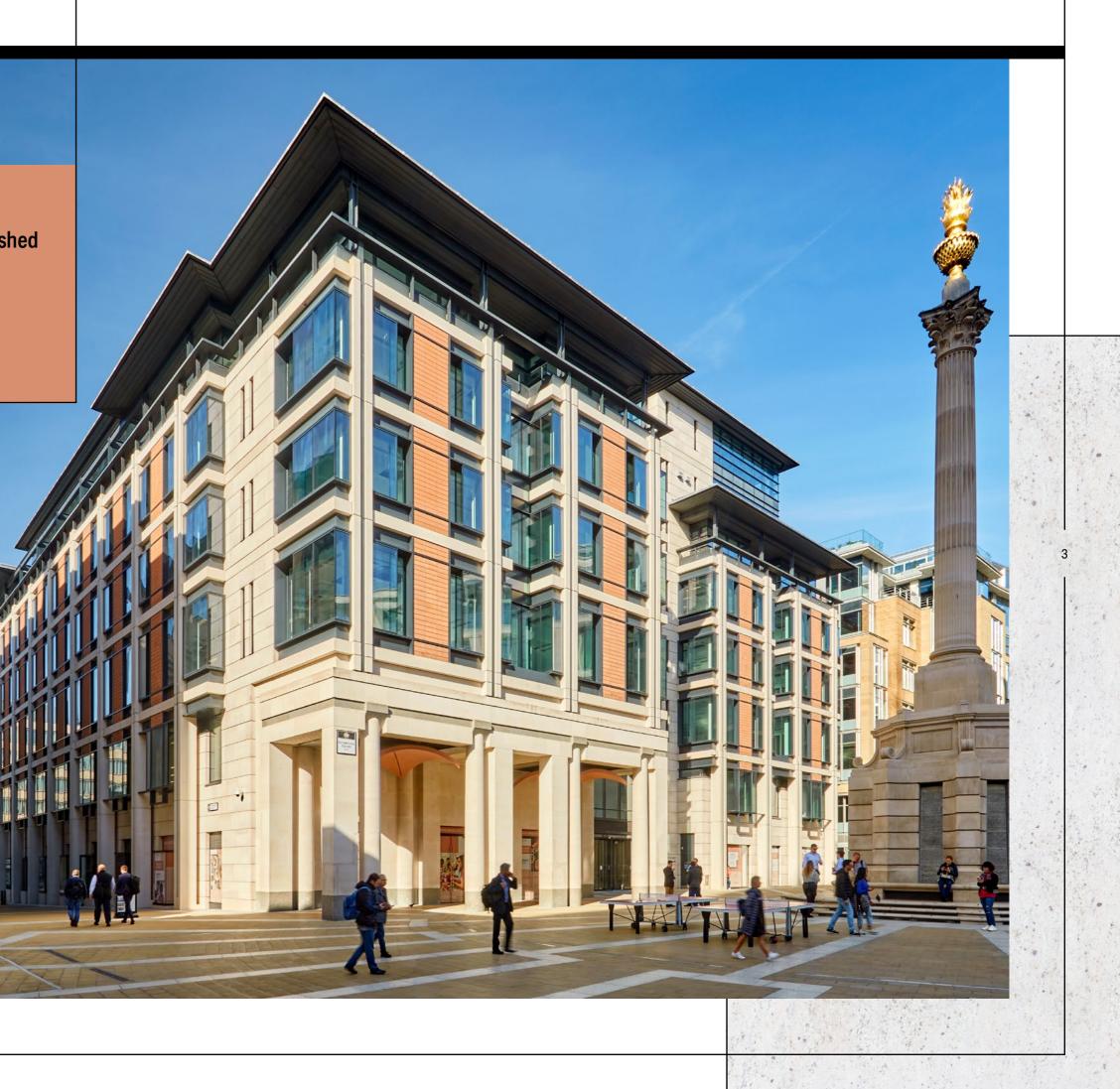
GENEROUS FLOOR TO CEILING HEIGHT OF 3.35M

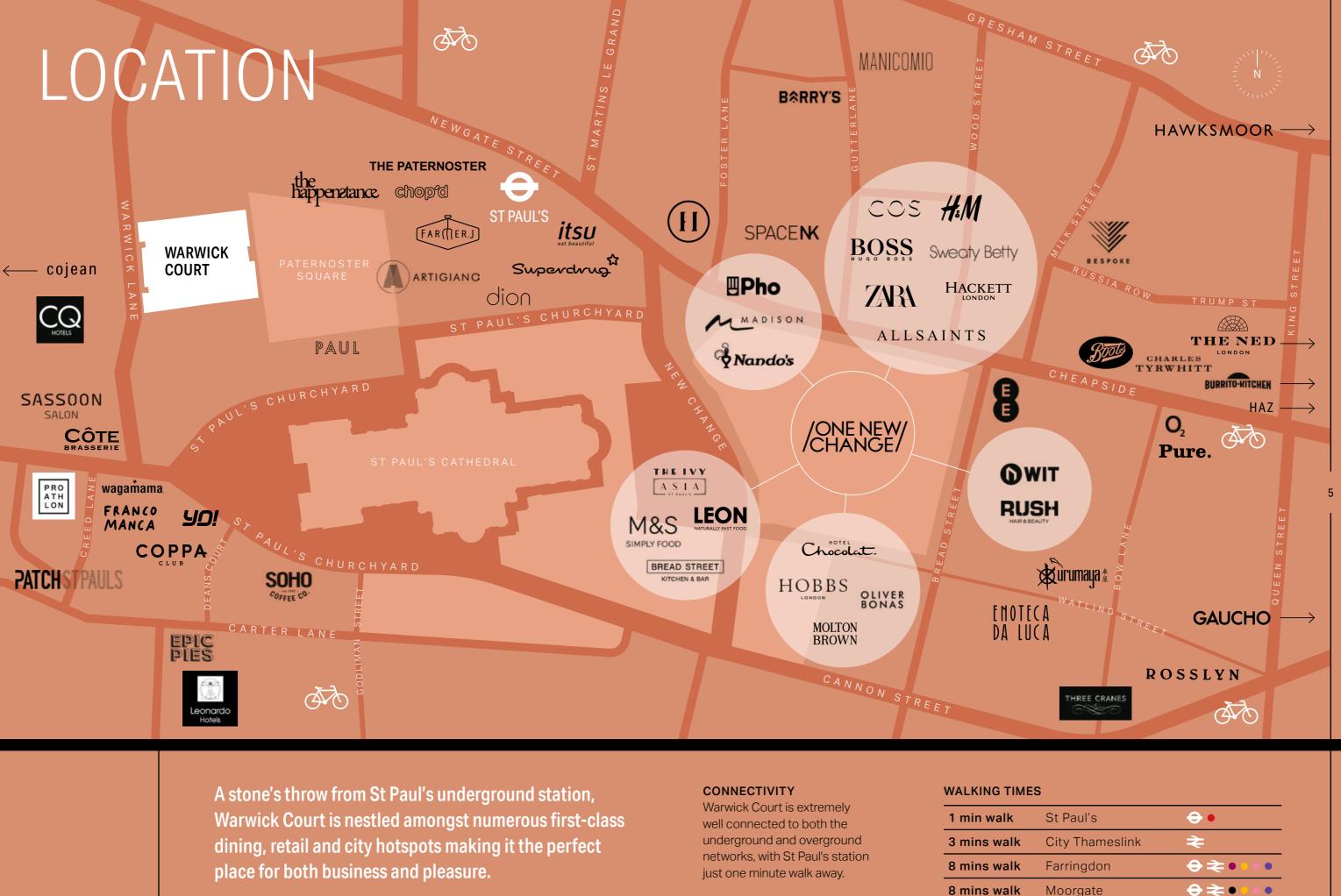
IMPRESSIVE SUSTAINABILITY CREDENTIALS

BEST-IN-CLASS END OF JOURNEY FACILITIES

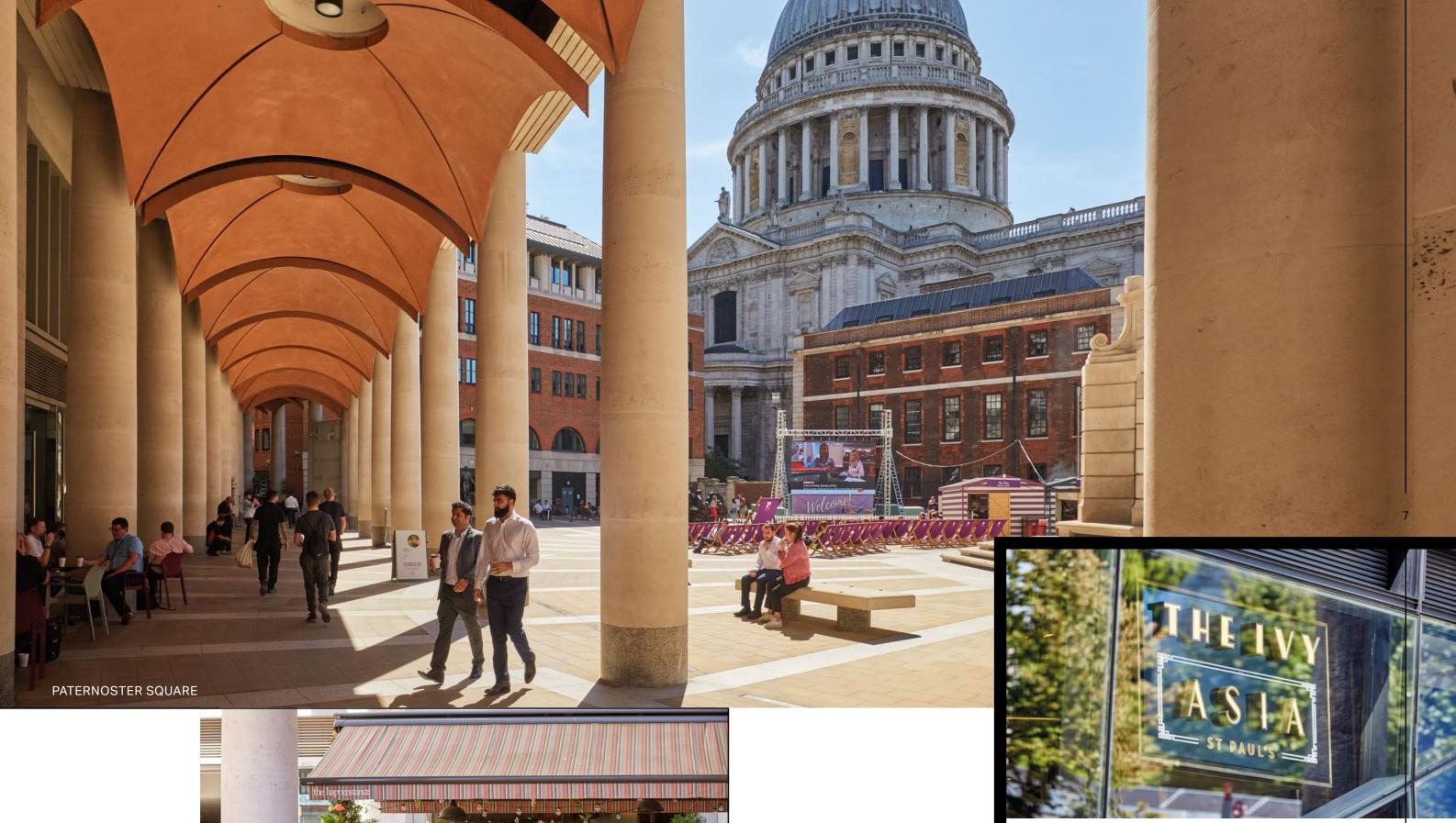
C.19,500 SQ FT ON-SITE RETAIL AND LEISURE AMENITY

COMMUNAL ROOF TERRACE





WARWICK COURT ST PAUL'S





WARWICK COURT ST PAUL'S THE HAPPENSTANCE BAR & RESTAURANT THE IVY ASIA ST PAUL'S

THE BUILDING

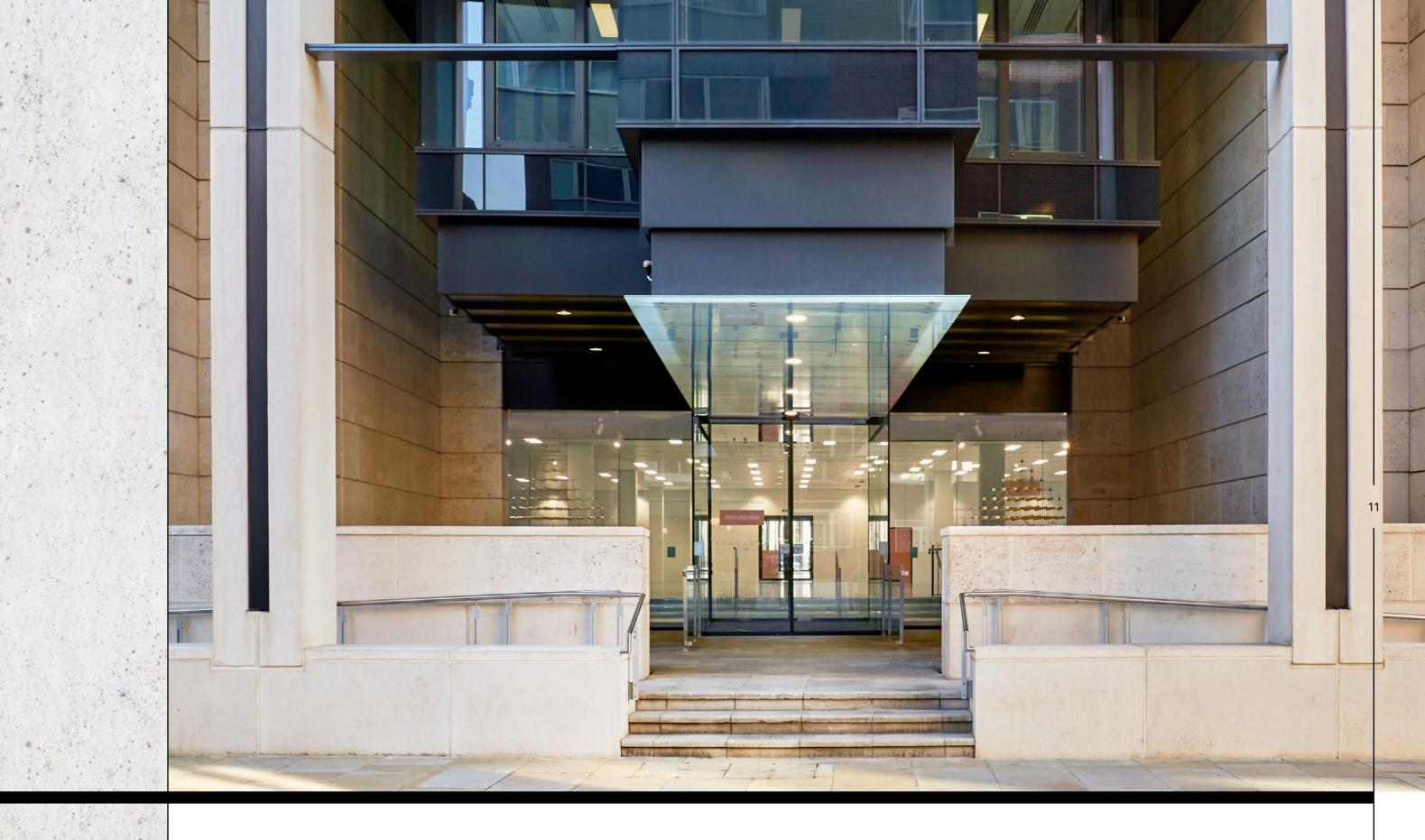
WARWICK COURT ST PAUL'S

RECEPTION

WARWICK COURT TRowePrice RECEPTION A contemporary reception creates a spacious and welcoming area for occupiers and guests.



COMMUNAL TOUCH DOWN ZONE



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

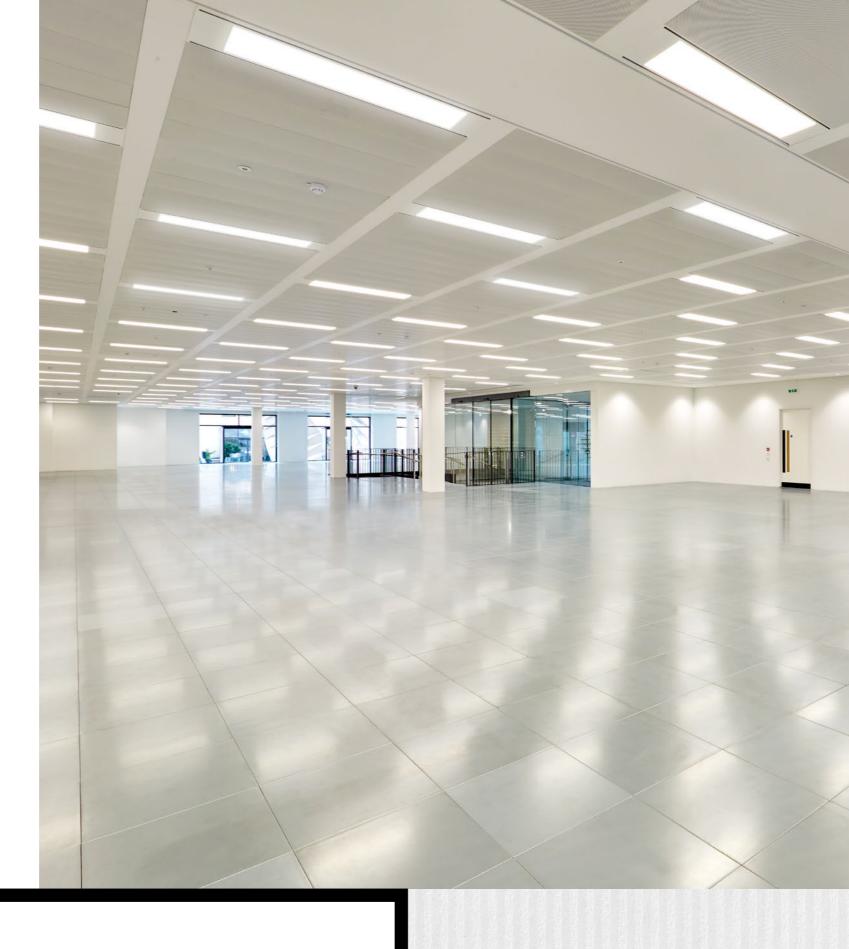
WARWICK COURT ST PAUL'S

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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.



GROUND FLOOR OFFICE

INDICATIVE FIT OUT FOR GROUND FLOOR SPACE



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WARWICK COURT	
ST PAUL'S	

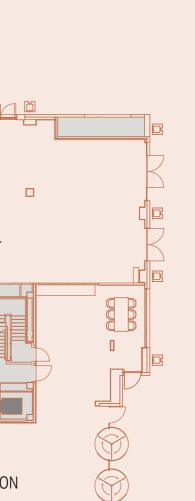
INDICATIVE FIT OUT FOR GROUND FLOOR SPACE

GROUND FLOOR



WHITE HART STREET

WARWICK COURT ST PAUL'S



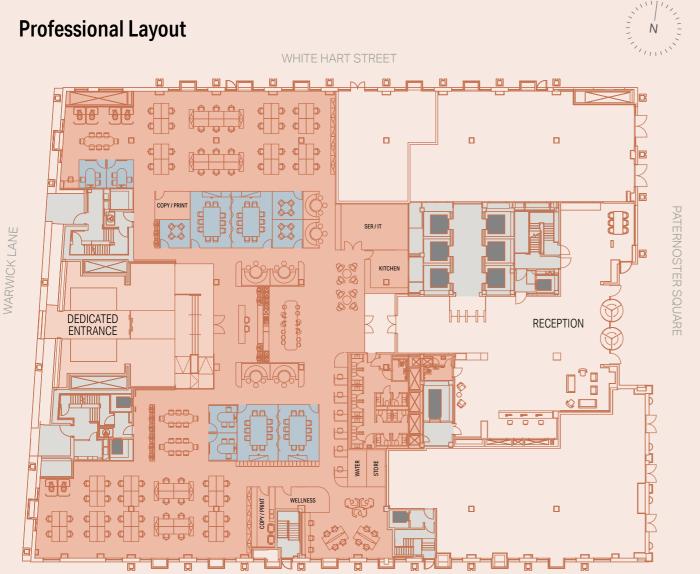


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19

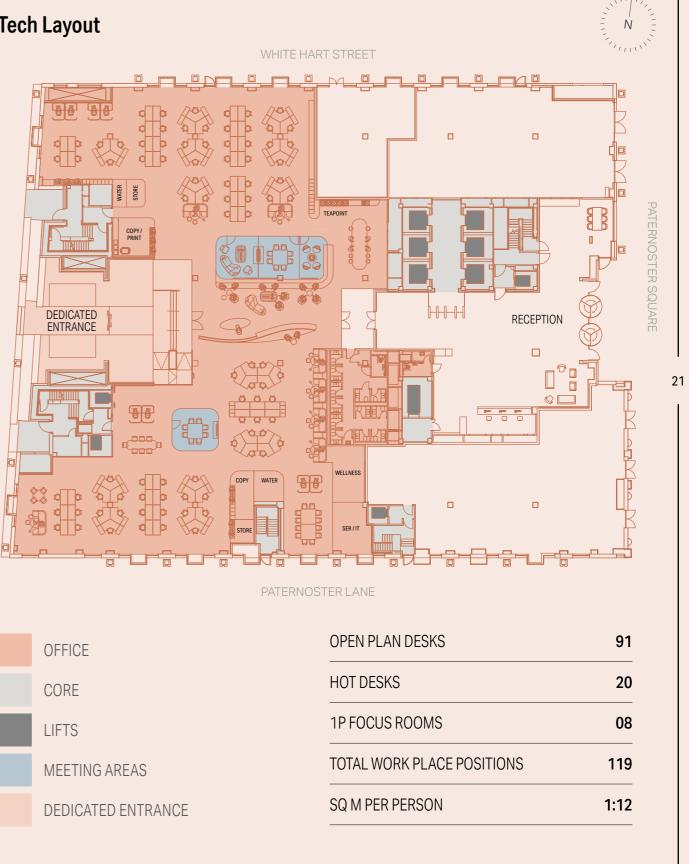
SPACE PLANS

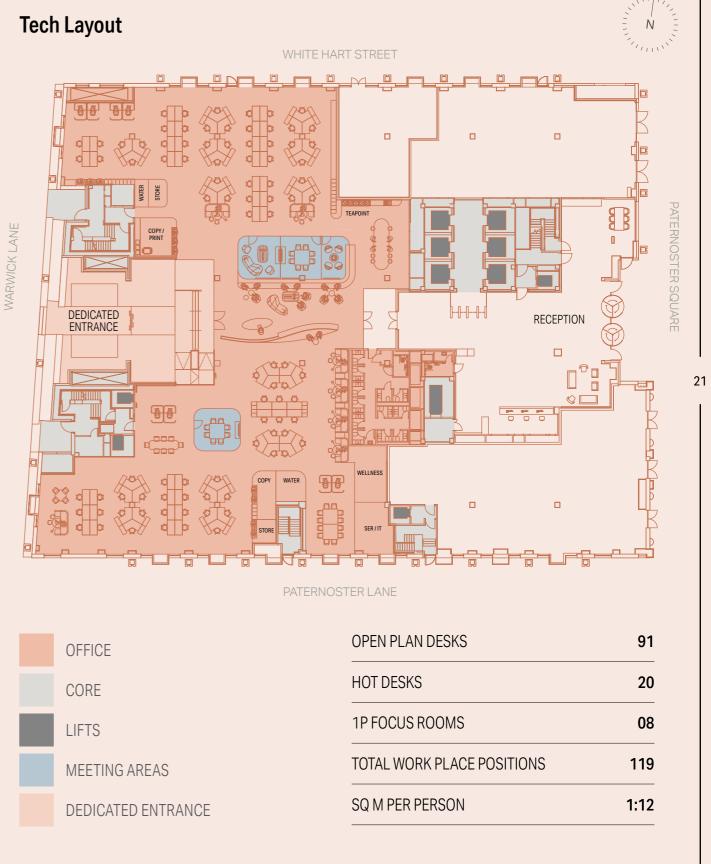


PATERNOSTER LANE

OFFICE	OFFICES	04
CORE	OPEN PLAN DESKS	72
	HOT DESKS	32
LIFTS	1P FOCUS ROOMS	15
MEETING AREAS	TOTAL WORK PLACE POSITIONS	123
DEDICATED ENTRANCE	SQ M PER PERSON	1:10







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.



WIFI Enabled in all common areas

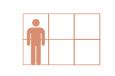


MECHANICAL 12 l/s (+10%) fresh air at

density of 1 person per 8 sq m



END OF JOURNEY FACILITIES Remaining: x22 bicycle spaces, x22 lockers and x20 showers



OCCUPATIONAL DENSITY 1 person per 8 sq m



COMMS 2 incoming comms rooms



DIGITAL CONNECTIVITY

WiredScore 'Platinum' rating



GENERATOR Full building back up generator

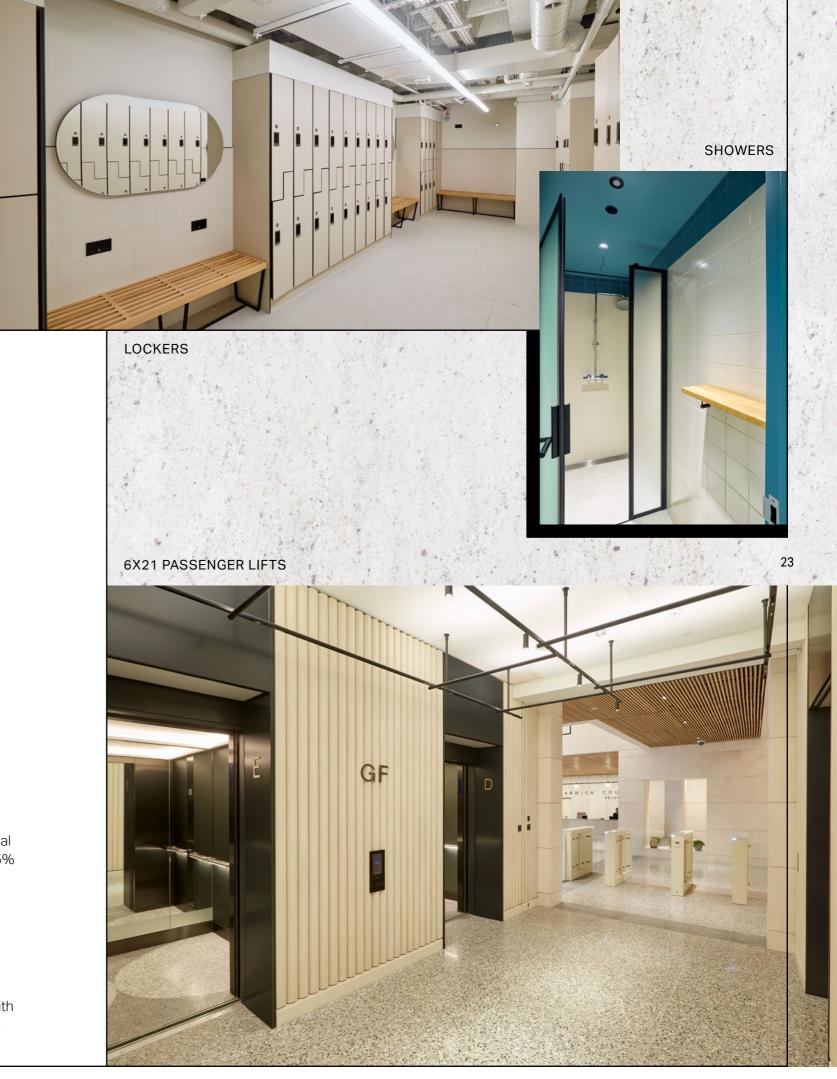


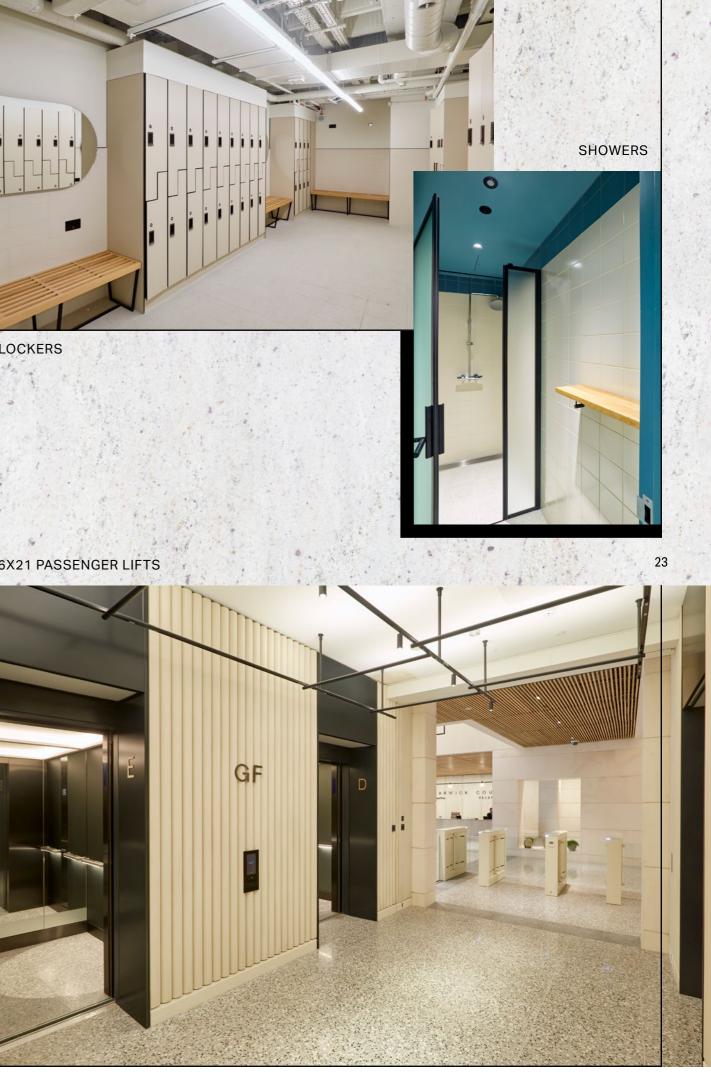
HEAT RECOVERY

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



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





WARWICK COURT ST PAUL'S

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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



A-rated



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

27



MINIMISED WASTE

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



LETTING AGENTS



Andrew Parker +44 (0) 20 3296 4288 +44 (0) 7979 516 513 andrew.parker@cushwake.com

Alex Novelli +44 (0) 20 3296 2133 +44 (0) 7860 594 752 alex.novelli@cushwake.com

Holly Hamer +44 (0) 20 3296 3942 +44 (0) 7471 725112 holly.hamer@cushwake.com

www.warwickcourtlondon.com

allsop

James Neville +44(0) 20 7330 1974 +44(0) 7789 658 540 James.Neville@allsop.co.uk

Alice Keogh +44(0) 20 7588 4433 +44(0) 7720 070 417 Alice.Keogh@allsop.co.uk

Harri Guy +44(0) 20 7330 1981 +44(0) 7917 918 124 Harri.Guy@allsop.co.uk

DEVELOPMENT TEAM



STANHOPE

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