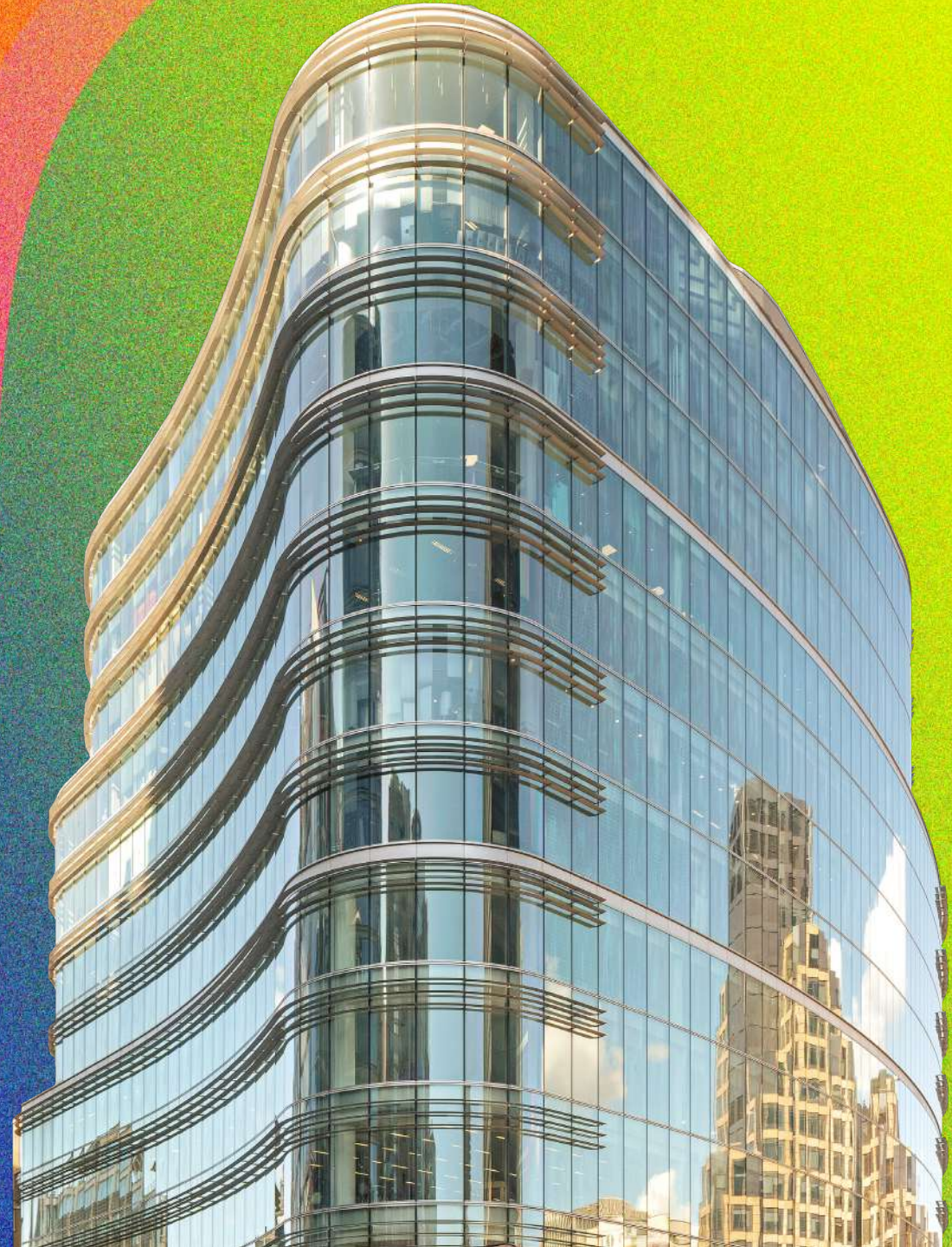


**ONE
LONDON
WALL
— EC2**

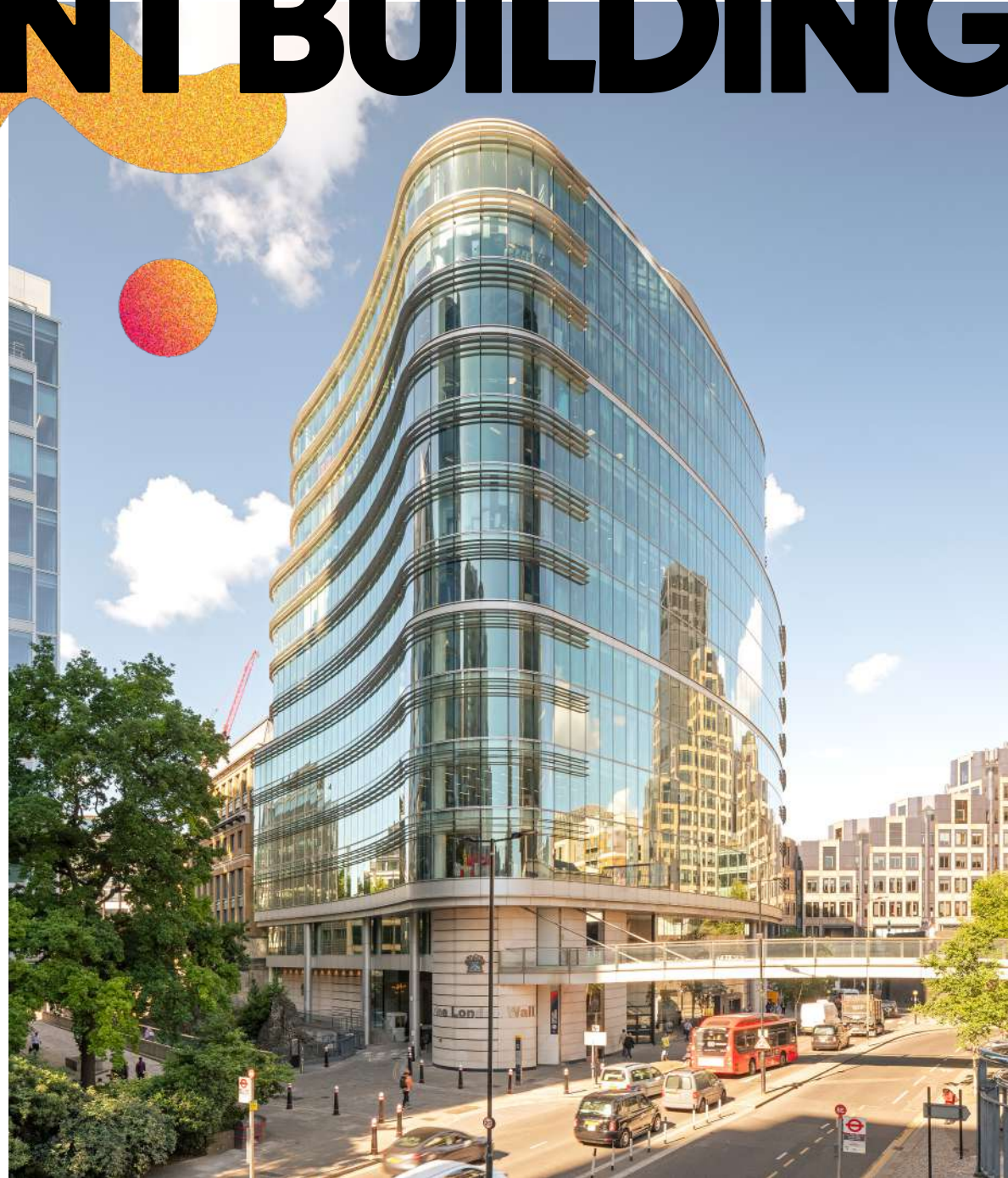
**5,437 – 32,916 sq ft
office space to let**



A STATEMENT BUILDING

One London Wall is a highly prominent landmark office building designed by Foster & Partners. Located in the heart of the City and within a short walk of St Pauls, Barbican, Moorgate, Bank and Farringdon transport hubs.

The available space comprises Grade A office accommodation on the 4th, 5th and 8th floors totalling 32,916 sq ft. All floors benefit from full height glazing which offers excellent levels of natural light.



MAKING AN ENTRANCE

The building entrance and main reception have been remodelled and refurbished to provide a greater sense of arrival for occupiers and visitors.



SPACE TO UNWIND



The bright, spacious reception area boasts an on-site cafe for office workers seeking their morning caffeine fix from expert baristas, and a fully stocked bar for evening networking and unwinding.



Remodelled entrance and reception



On site coffee bar



24 hour access and security



On site building management



6 x 26 person passenger lifts and goods lift



79 bike racks



7 showers

ACCOMMODATION SUMMARY

Floor	Sq Ft	Sq M	
PART 8TH	5,437	505	Refurbished CAT A
PART 5TH	6,874	639	New plug & play landlord fit-out
4TH	20,605	1,913	Refurbished CAT A
Total	32,916	3,057	

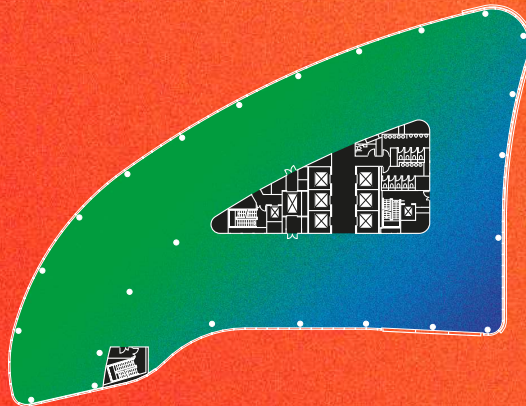


Bespoke turnkey solutions available

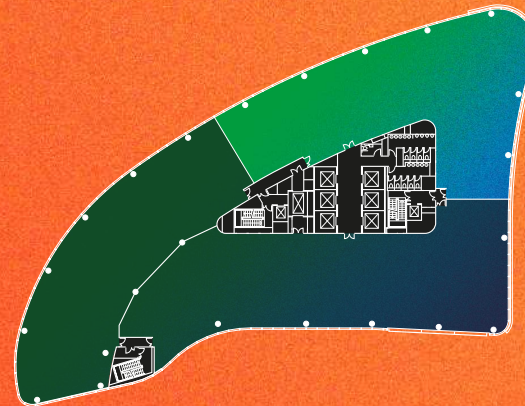
Key

- Let
- Available
- Core
- North

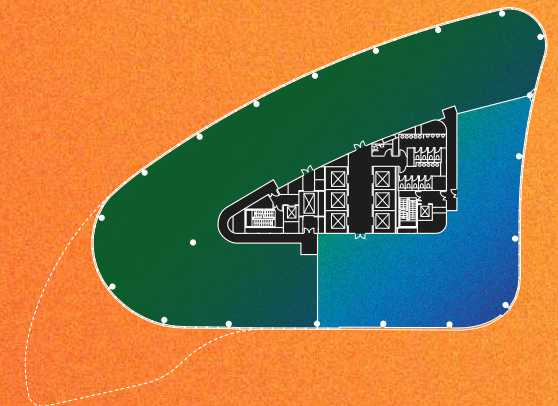
4TH FLOOR



PART 5TH FLOOR



PART 8TH FLOOR



4TH FLOOR

20,605 Sq Ft 1,913 Sq M

Key

Available

Core

North



Refurbished CAT A floors



Bespoke turnkey solutions available



Views over Barbican and London wall



Excellent natural light



Efficient column free space



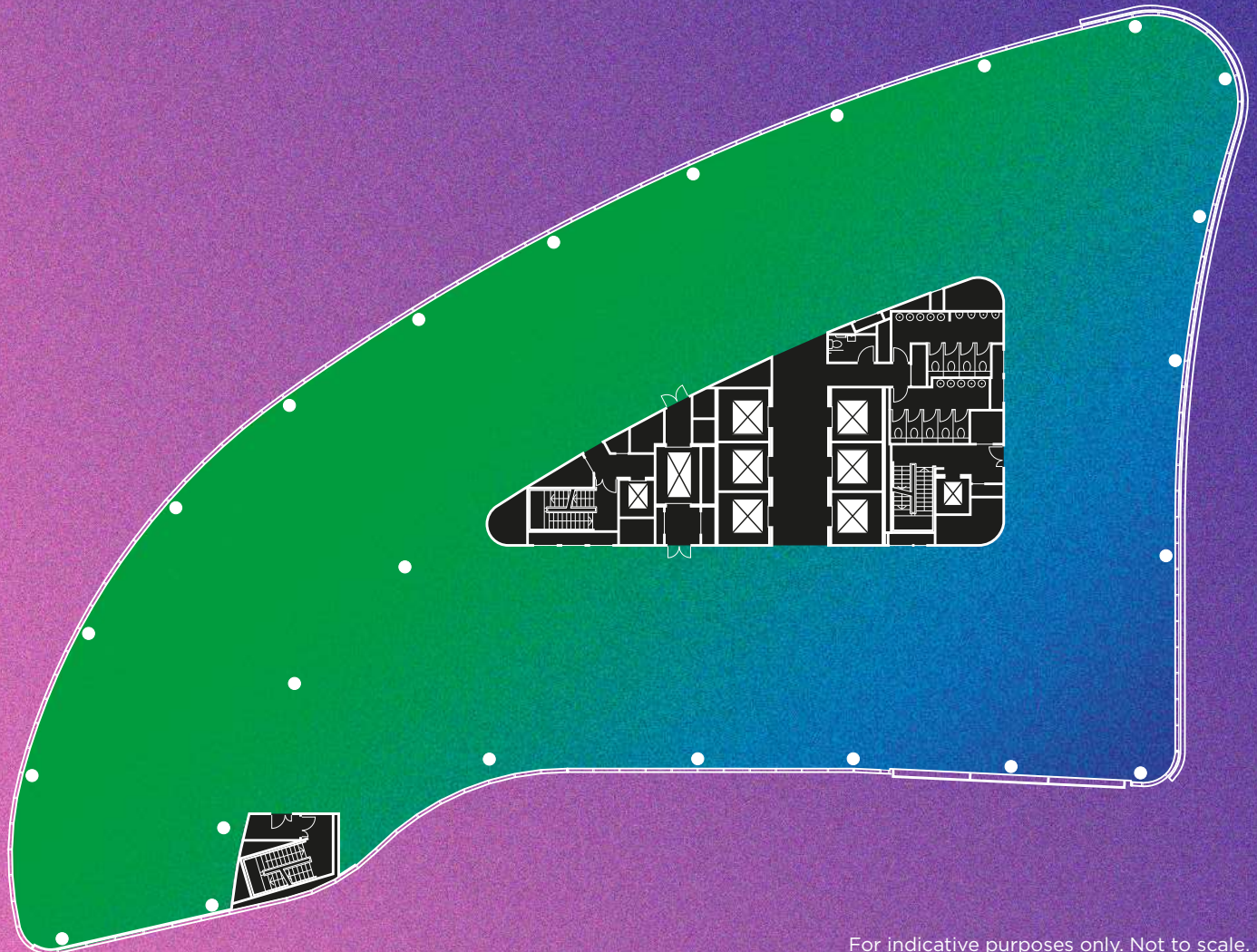
Floor to ceiling glazing



New 4 pipe fan coil air conditioning



New LED lighting



For indicative purposes only. Not to scale.



4TH FLOOR

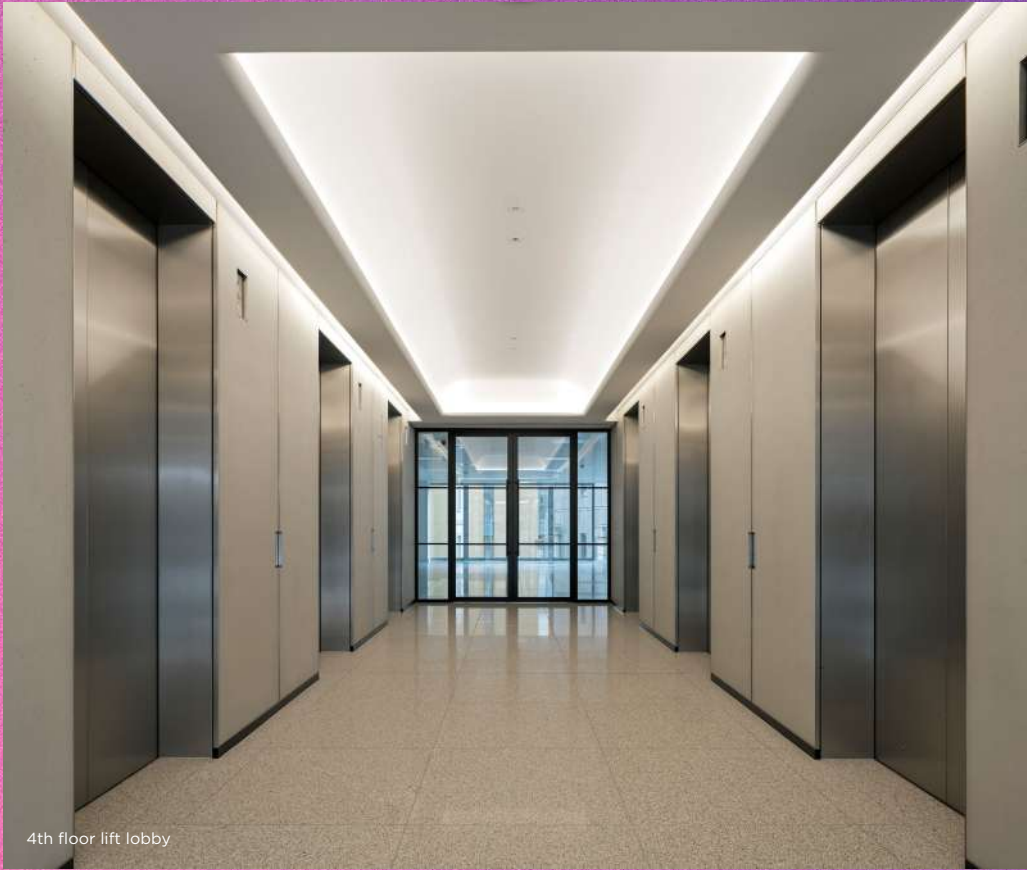


4TH FLOOR



4TH FLOOR CGI WORKING WITH THE INNOVATIVE CEILING FEATURES





4th floor lift lobby



4th floor W/C's

4TH FLOOR REFURBISHED COMMON PARTS

4TH FLOOR

Open plan

20,605 sq ft (1,913 sq m)

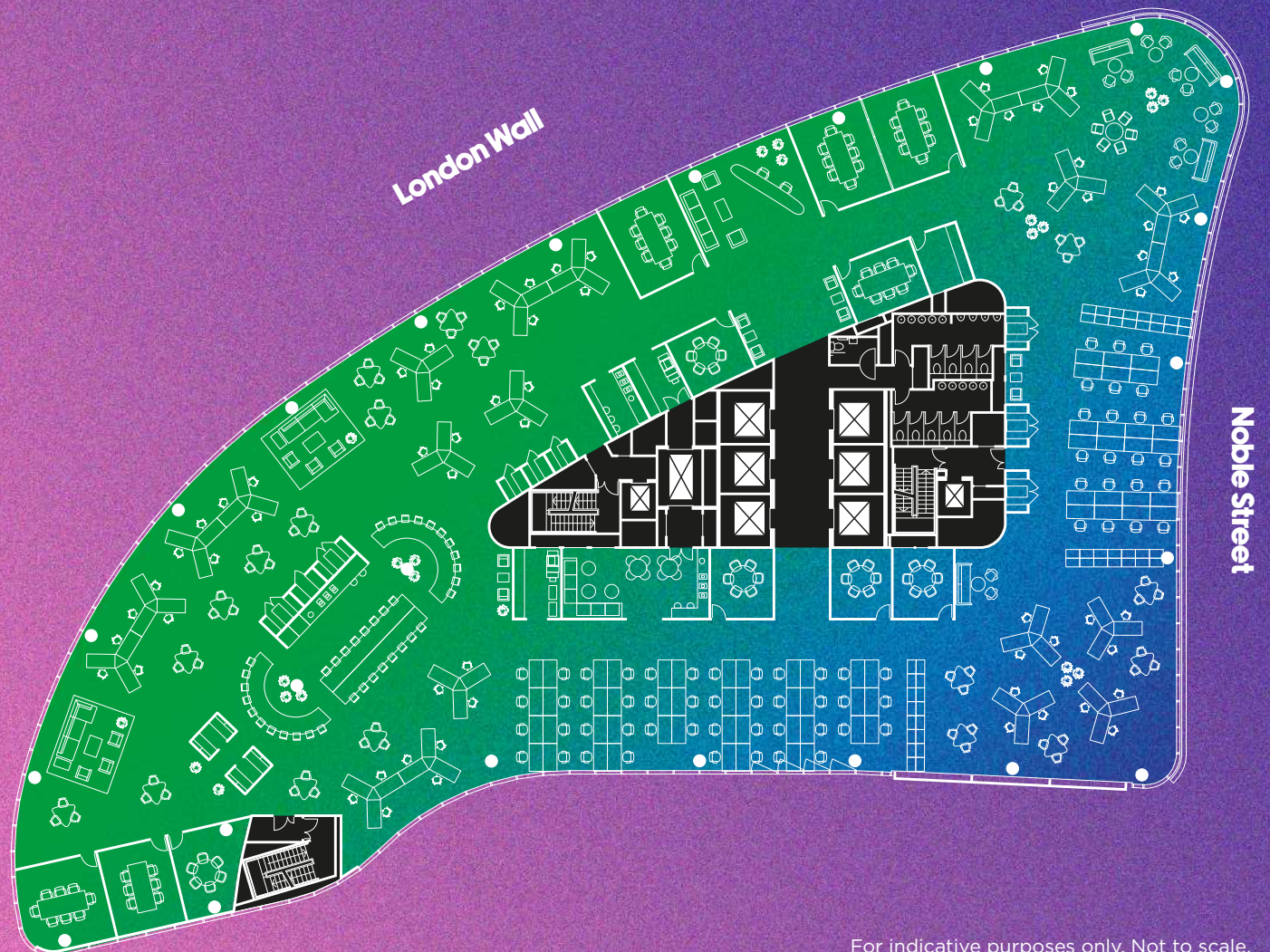
Workstations	190
16 person meeting room	02
14 person meeting room	01
8 person meeting room	01
6 person meeting room	04
4 person meeting room	06
3 person meeting room	03
2 person meeting room	02
Informal meeting areas	18
Phone booths	02
Breakout areas	03
Kitchen	01
Executive Lounge	01
Receptionists	02
Total occupancy	190
Occupancy ratio	1:10.1 sq m

Key

■ Available

■ Core

↑ North



For indicative purposes only. Not to scale.

4TH FLOOR

Cellular plan

20,605 sq ft (1,913 sq m)

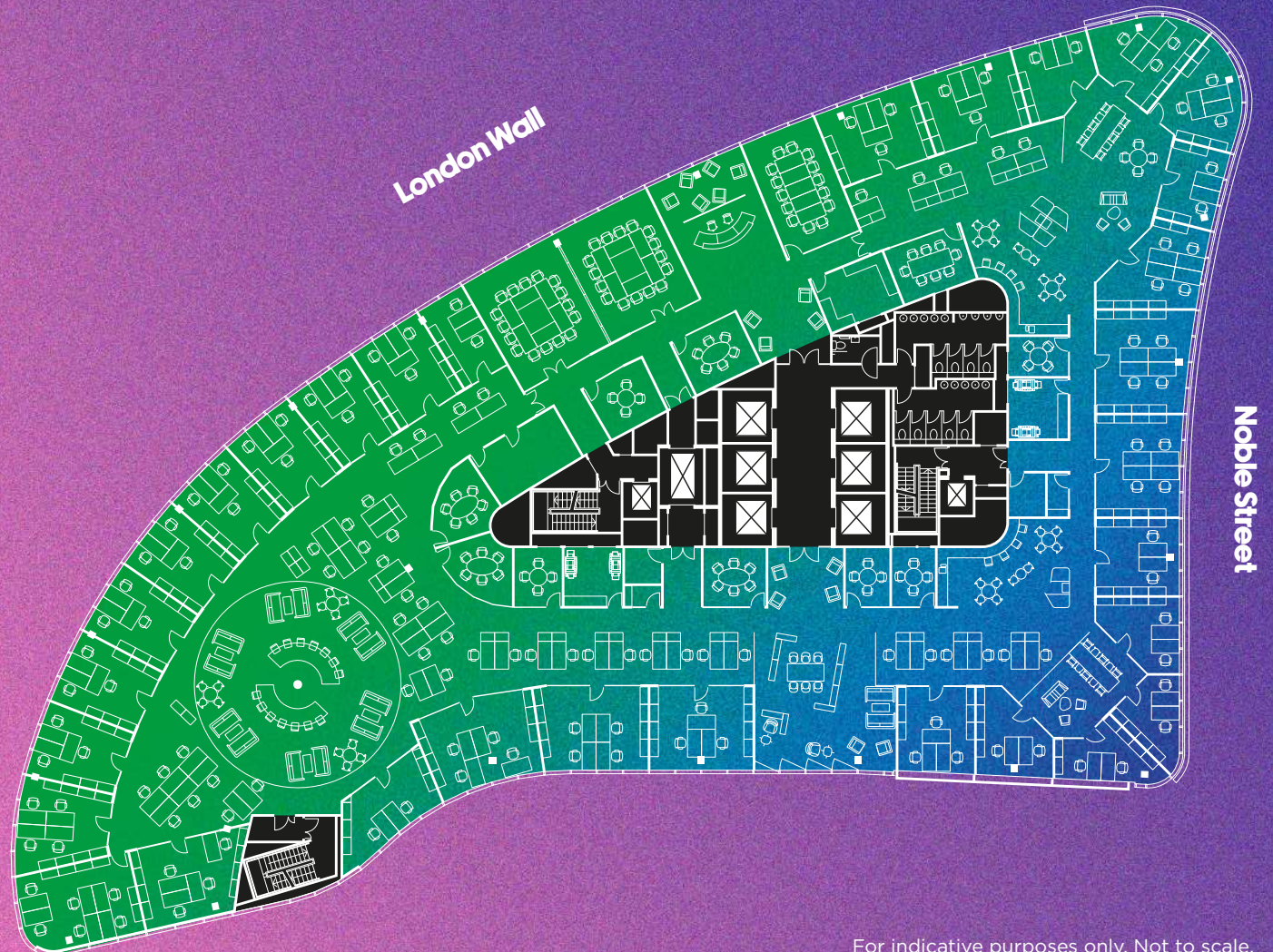
Workstations	47
2 person office	09
3 person office	14
4 person office	07
6 person office	01
16 person meeting room	02
14 person meeting room	01
8 person meeting room	01
6 person meeting room	04
4 person meeting room	05
Informal meeting areas	05
Phone booths	02
Breakout areas	03
Kitchen	01
Executive Lounge	01
Receptionists	02
Total occupancy	141
Occupancy ratio	1:13.6 sq m

Key

■ Available

■ Core

↑ North



For indicative purposes only. Not to scale.

PART 5TH FLOOR

6,874 Sq Ft 639 Sq M

Key

- Let
- Available
- Core
- North



**New plug & play
landlord fit-out**



**Views over Barbican
and London wall**



**Excellent natural
light**



**Efficient column
free space**



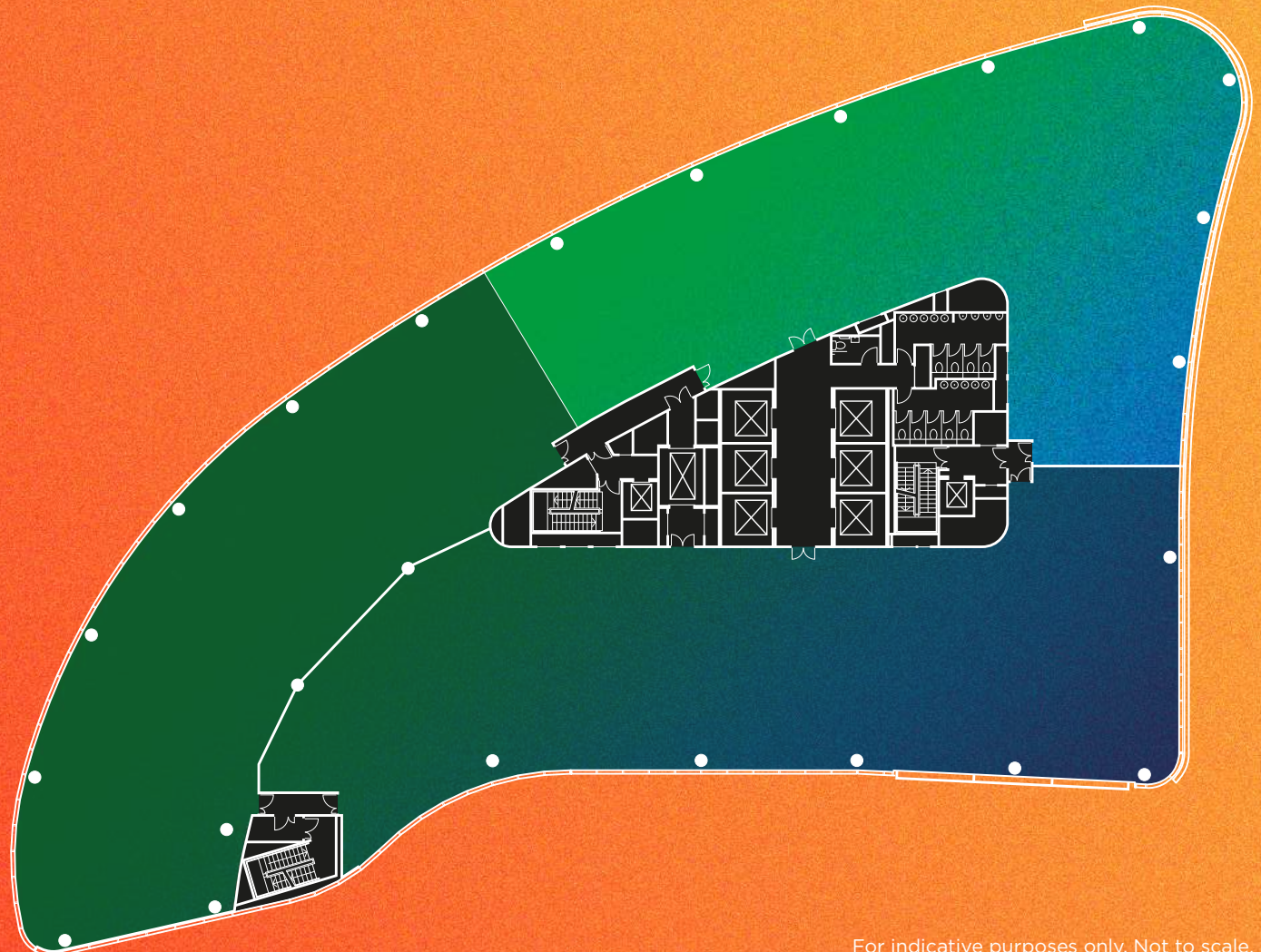
**Floor to ceiling
glazing**



**New 4 pipe fan coil
air conditioning**



New LED lighting



For indicative purposes only. Not to scale.



CAT A IMAGE, FIT-OUT UNDER CONSTRUCTION



PART 5TH FIT-OUT PROPOSALS

Creative layout CGI



PART 5TH FLOOR

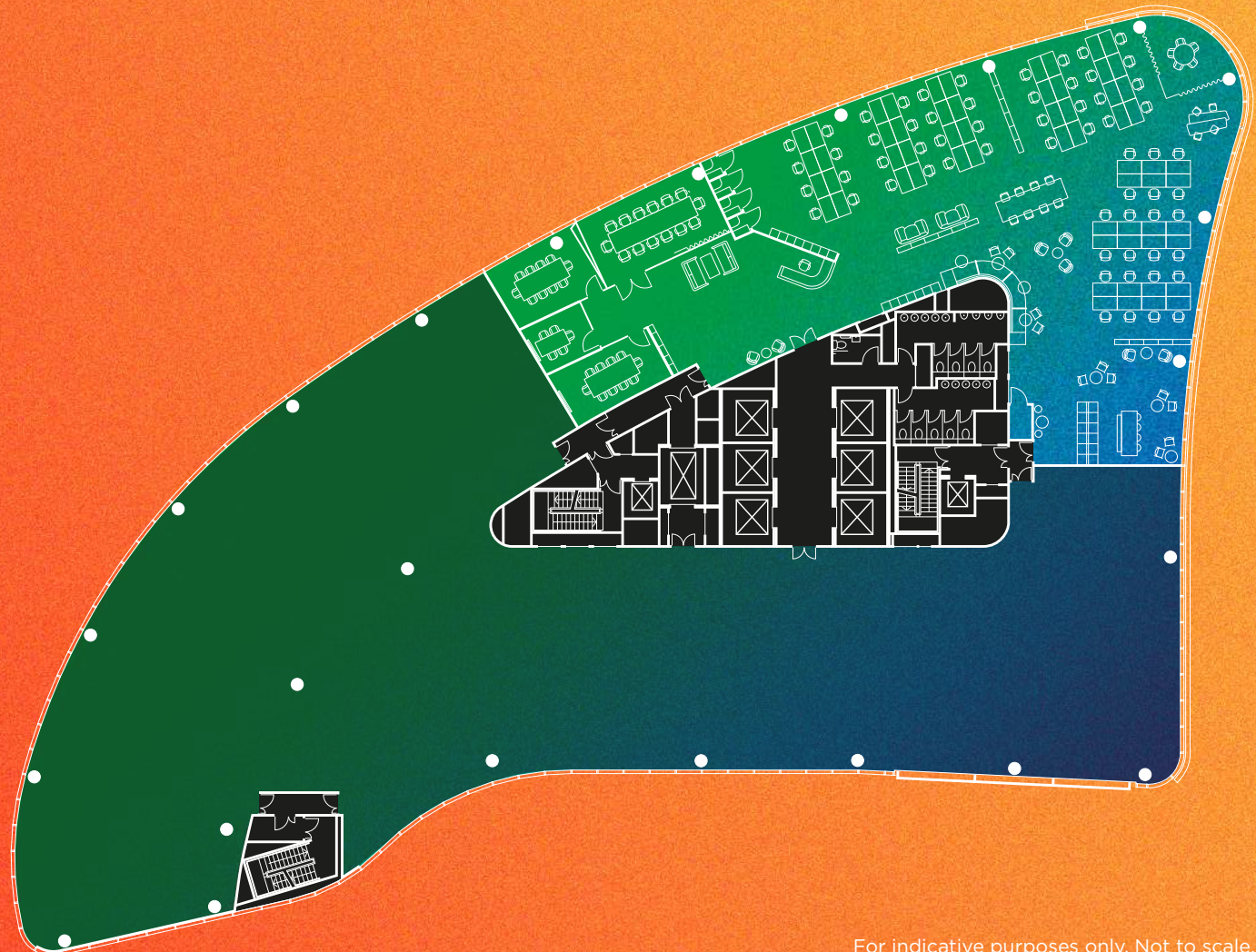
Open plan

20,593 sq ft (1,913 sq m)

Workstations	190
16 person meeting room	02
14 person meeting room	01
8 person meeting room	01
6 person meeting room	04
4 person meeting room	06
3 person meeting room	03
2 person meeting room	02
Informal meeting areas	18
Phone booths	02
Breakout areas	03
Kitchen	01
Executive Lounge	01
Receptionists	02
Total occupancy	190
Occupancy ratio	1:10.1 sq m

Key

- Let
- Available
- Core
- North



For indicative purposes only. Not to scale.

PART 8TH FLOOR

5,437 Sq Ft 505 Sq M



Refurbished
CAT A floors



Bespoke turnkey
solutions available



Views over Barbican
and London wall



Excellent
natural light



Efficient column
free space



Floor to ceiling
glazing



New 4 pipe fan coil
air conditioning



New LED lighting

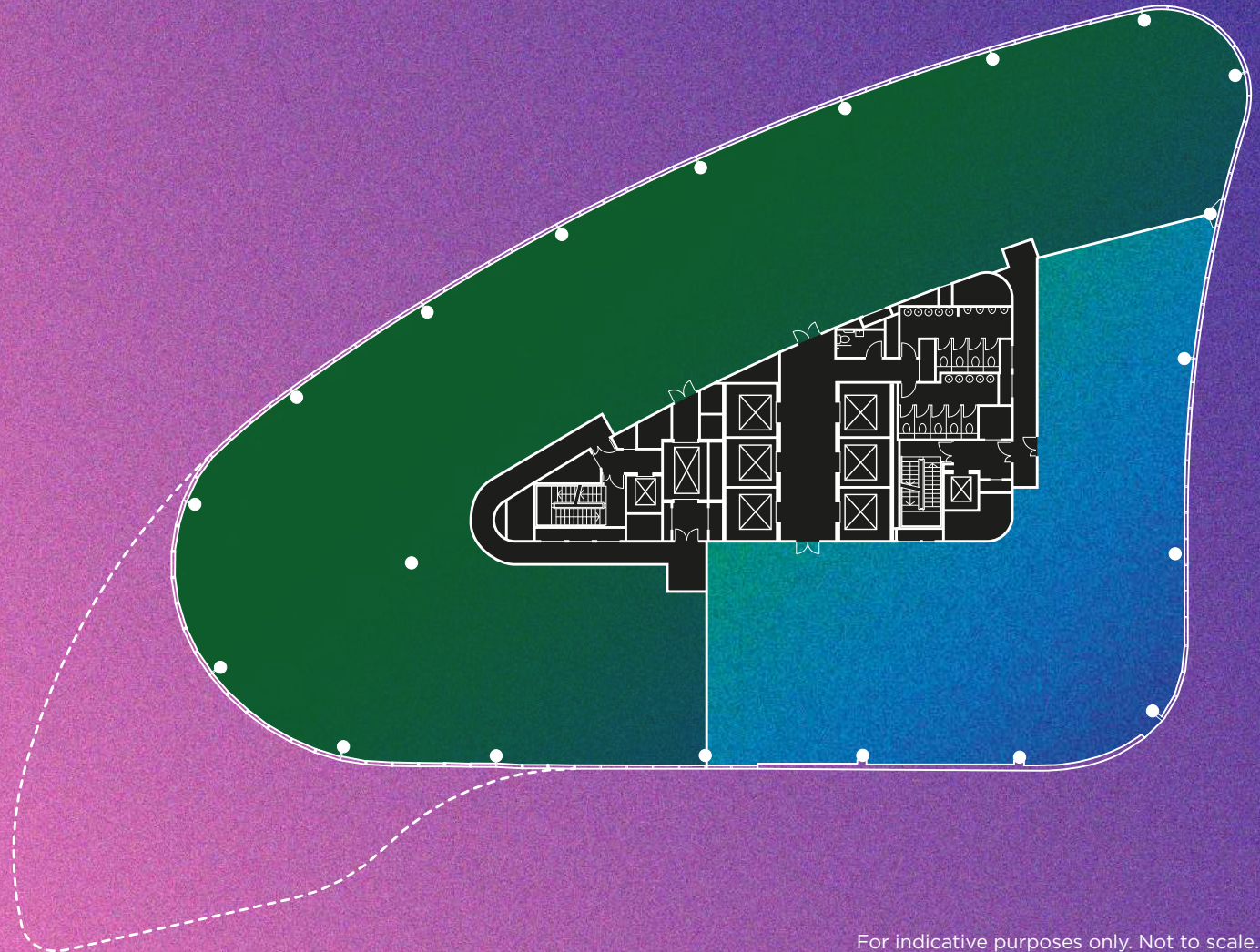
Key

 Let

 Available

 Core

 North



For indicative purposes only. Not to scale.

PART 8TH FLOOR





PART 8TH FLOOR

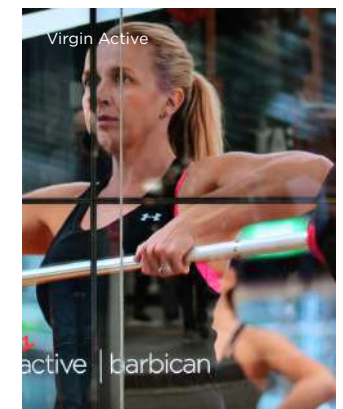


PART 8TH FLOOR

ECLECTIC LONDON

The building is ideally situated to take advantage of the excellent range of amenities in the bustling City and vibrant Farringdon area.

Both have an impressive selection of fine dining, restaurants, cafés, retail & leisure offerings.



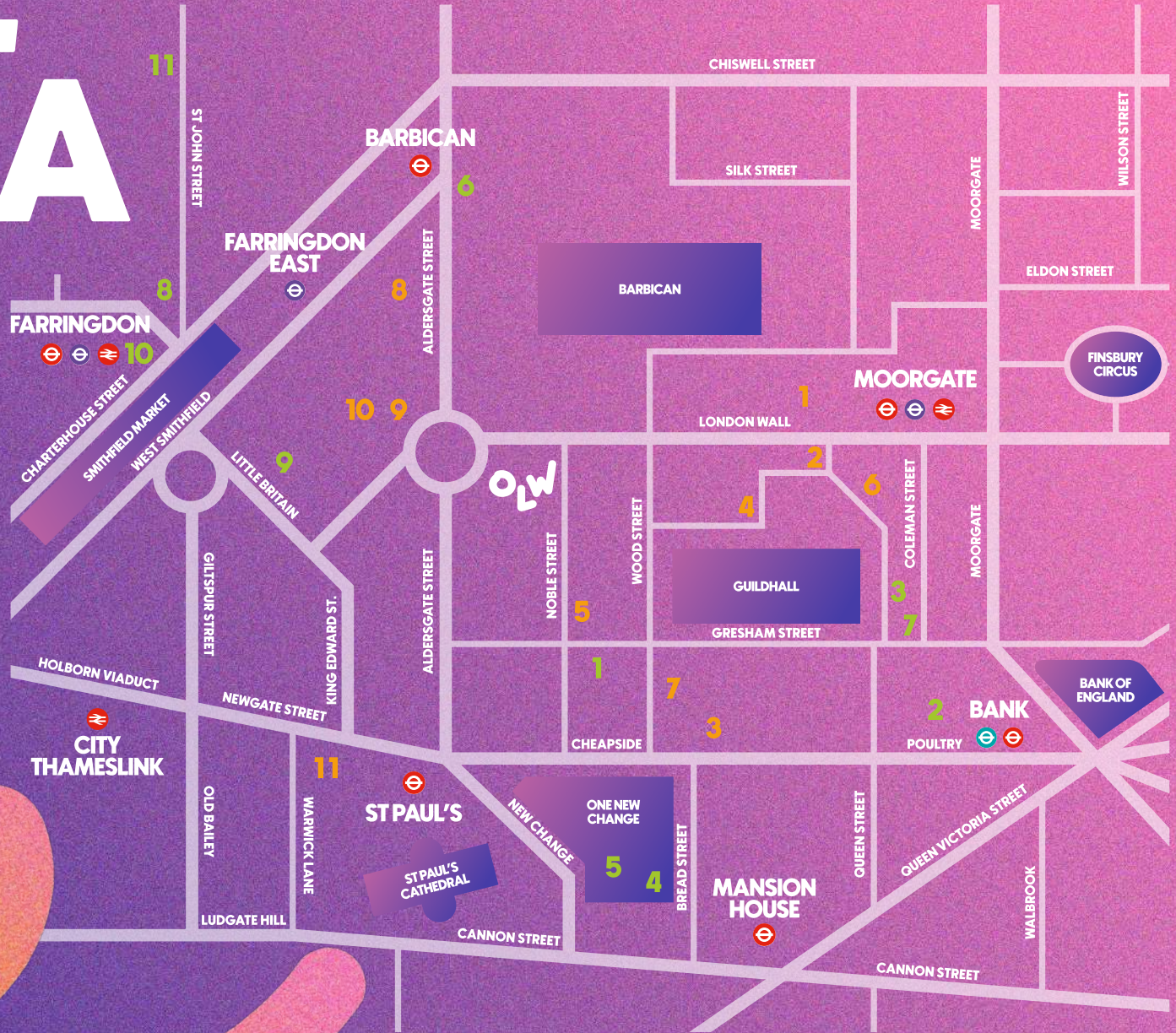
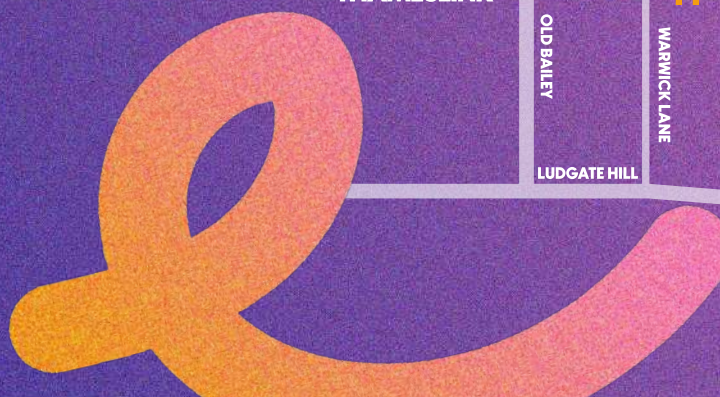
LOCAL AREA

OCCUPIERS

- 1 Schrodgers
- 2 Legal & General
- 3 Investec
- 4 Hewlett Packard
- 5 Lloyds Bank
- 6 Standard Chartered Bank
- 7 Eversheds
- 8 DLA Piper
- 9 FTI Consulting
- 10 The Trade Desk
- 11 London Stock Exchange

AMENITIES

- 1 Manicomio
- 2 The Ned
- 3 Hawksmoor
- 4 Bread Street Kitchen
- 5 Madisons
- 6 Virgin Active
- 7 Another Space
- 8 F45
- 9 Lino
- 10 Hix
- 11 Zetter Townhouse



GETTING AROUND

The building benefits from excellent commuting links with St Paul's, Moorgate, Barbican and Farringdon stations, all just a short walk away, as well as Moorgate and Liverpool Street stations with the newly opened Elizabeth line.

WALK TIMES FROM BUILDING

St Paul's	Barbican	Moorgate	Farringdon	Bank	Liverpool St
03 mins walk	04 mins walk	05 mins walk	09 mins walk	10 mins walk	11 mins walk

Source TfL

ELIZABETH LINE TRAVEL TIMES FROM MOORGATE



Source Crossrail.co.uk

*Access via Barbican entrance 4 mins' walk away

FURTHER INFORMATION

VIEWINGS

Strictly through sole
letting agents.

TERMS

Upon application.

Matthew Mycock

020 7399 5862

07976 920 529

matthew.mycock@eu.jll.com

Hugh Tayler

020 7399 5328

07801 959 513

hugh.tayler@eu.jll.com

Isabella Woodhead

07709 507 329

isabella.woodhead@eu.jll.com

ONELONDONWALL.CO.UK



JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. October 2022. Designed & Produced by bandstand - 020 7494 8800 - bandstand.co.uk