

# 125 OBS

125 OLD BROAD STREET, EC2N 1AR

Discover our

**BROAD APPEAL**



125OBS.COM

5,739-33,681 sq ft of premium office space  
available now in the heart of the City.

A landmark tower building offering panoramic  
views located minutes from Bank station.

VIEW THE TEASER VIDEO AT [125OBS.COM](https://www.125OBS.com) 



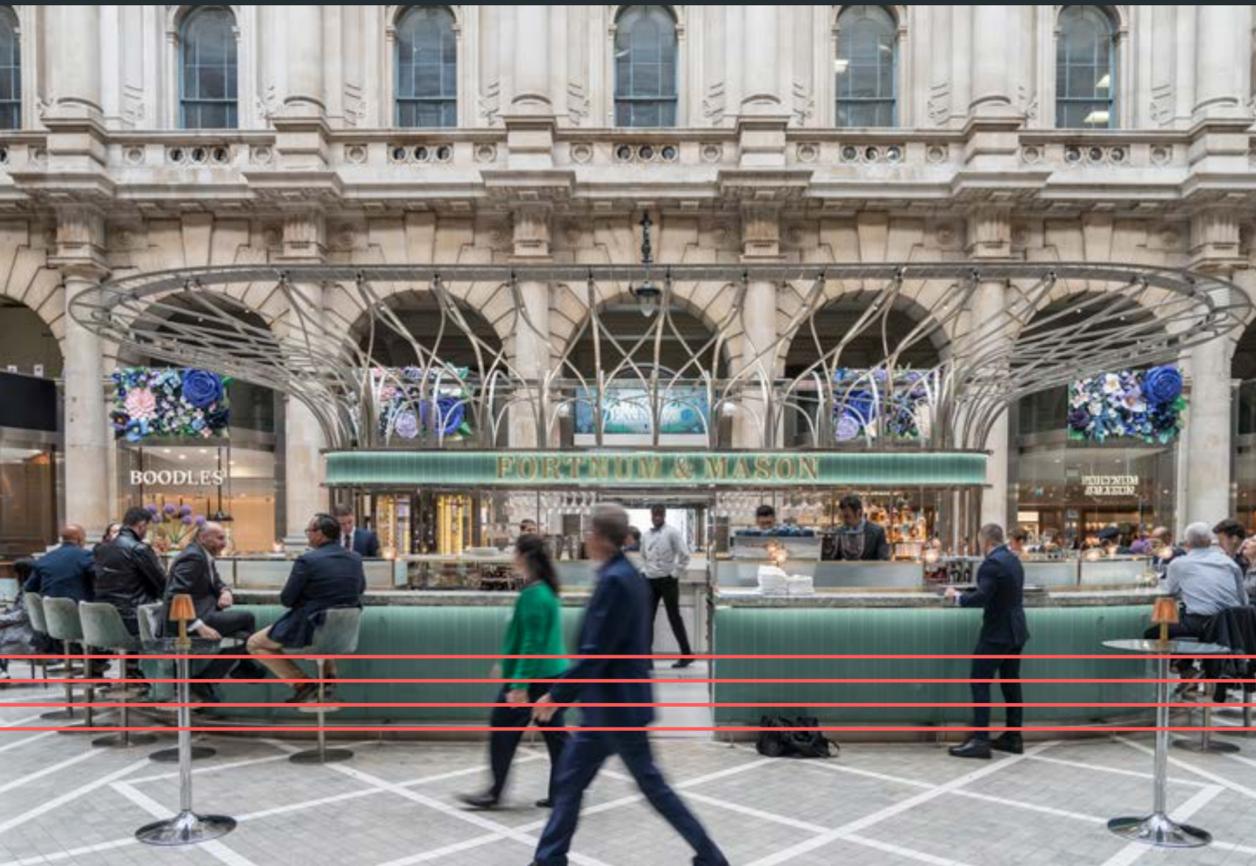
DISCOVER A BUILDING WITH

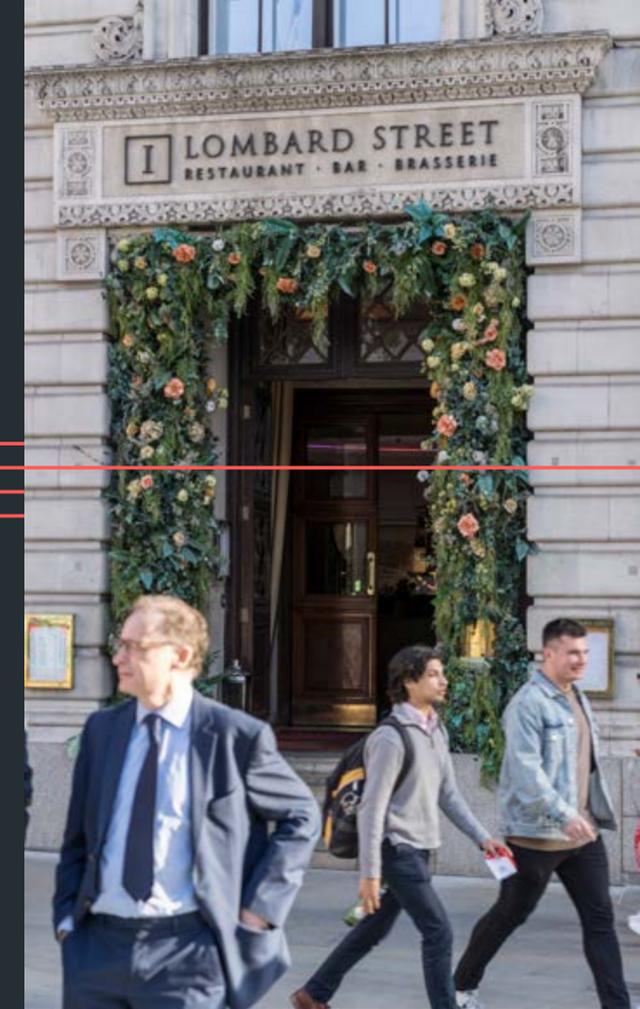
# BROAD APPEAL

IN THE HEART OF THE CITY



# RETAIL & LIFESTYLE





FOOD &  
DRINK

A CITY LOCATION  
WHERE YOUR CHOICES ARE

# WIDE OPEN

## CAFES, RESTAURANTS & BARS

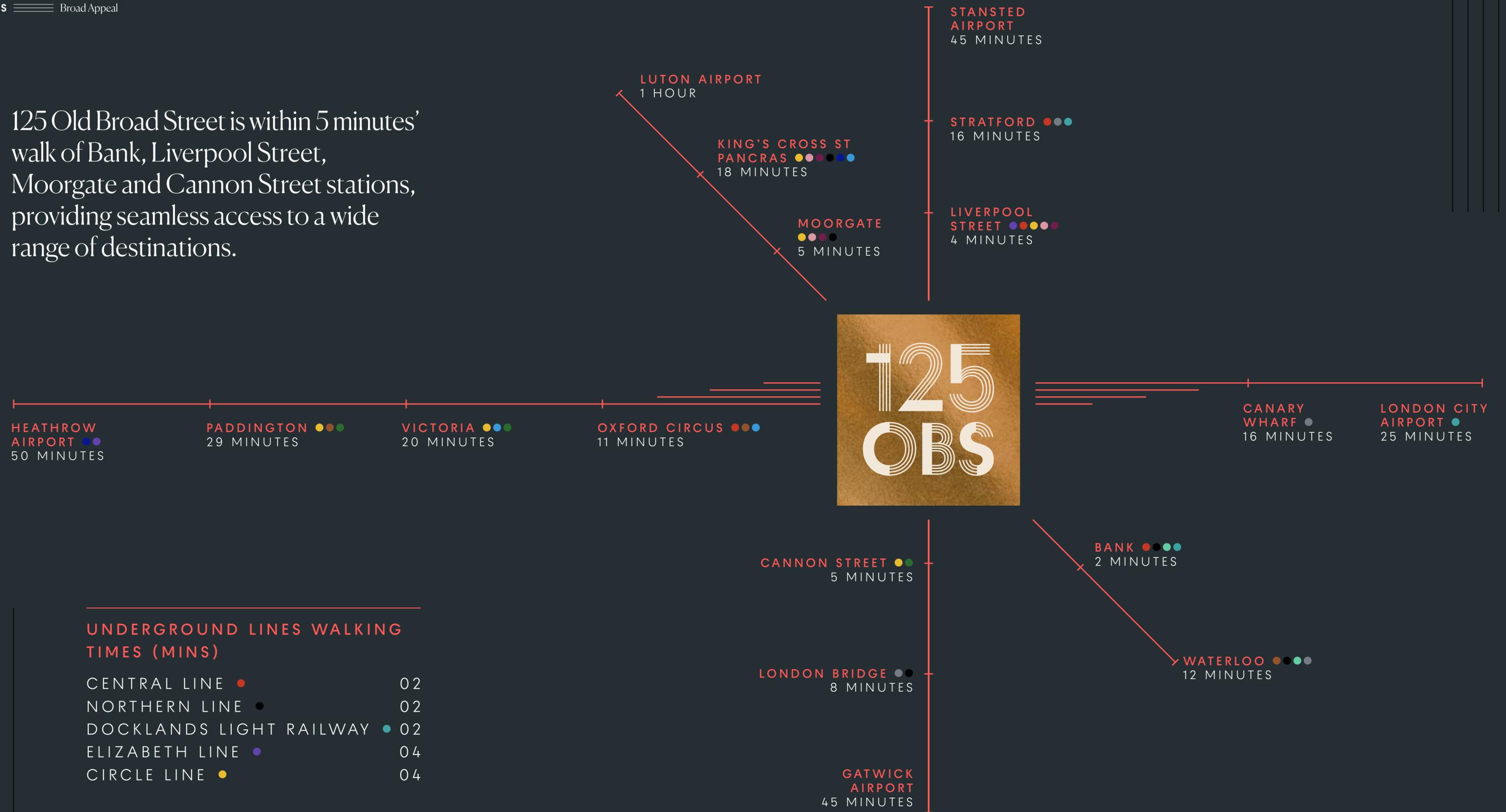
- 1 Rosslyn
- 2 Ivy City Garden
- 3 Duck and Waffle
- 4 Sushi Samba
- 5 Coca di Mama
- 6 City Social
- 7 Hawksmoor
- 8 The Anthologist
- 9 Bob Bob Ricard
- 10 Angel Kitchen
- 11 Notes
- 12 Temper
- 13 Coya
- 14 Le Relais de Venise
- 15 Ole & Steen
- 16 Brasserie Blanc
- 17 Grind
- 18 The Ned
- 19 Birley Sandwiches
- 20 Burger & Lobster
- 21 Eatly
- 22 1 Lombard Street

## RETAIL, HOTELS & GYMS

- 1 Ted's Grooming Room
- 2 Hotel Chocolat
- 3 Molton Brown
- 4 Kiehl's
- 5 Tommy Hilfiger
- 6 Neal's Yard Remedies
- 7 Neom
- 8 Fortnum & Mason
- 9 Reiss
- 10 Pure Gym
- 11 Kobox
- 12 Apex Hotel
- 13 Blue Cow Yoga
- 14 Digma Fitness
- 15 Equinox
- 16 Virgin Active
- 17 Gymbox
- 18 Louis Vuitton
- 19 Threadneedles Hotel
- 20 F45 Training
- 21 Pan Pacific London Hotel
- 22 Clays



125 Old Broad Street is within 5 minutes' walk of Bank, Liverpool Street, Moorgate and Cannon Street stations, providing seamless access to a wide range of destinations.



**UNDERGROUND LINES WALKING TIMES (MINS)**

CENTRAL LINE ●	02
NORTHERN LINE ●	02
DOCKLANDS LIGHT RAILWAY ●	02
ELIZABETH LINE ●	04
CIRCLE LINE ●	04

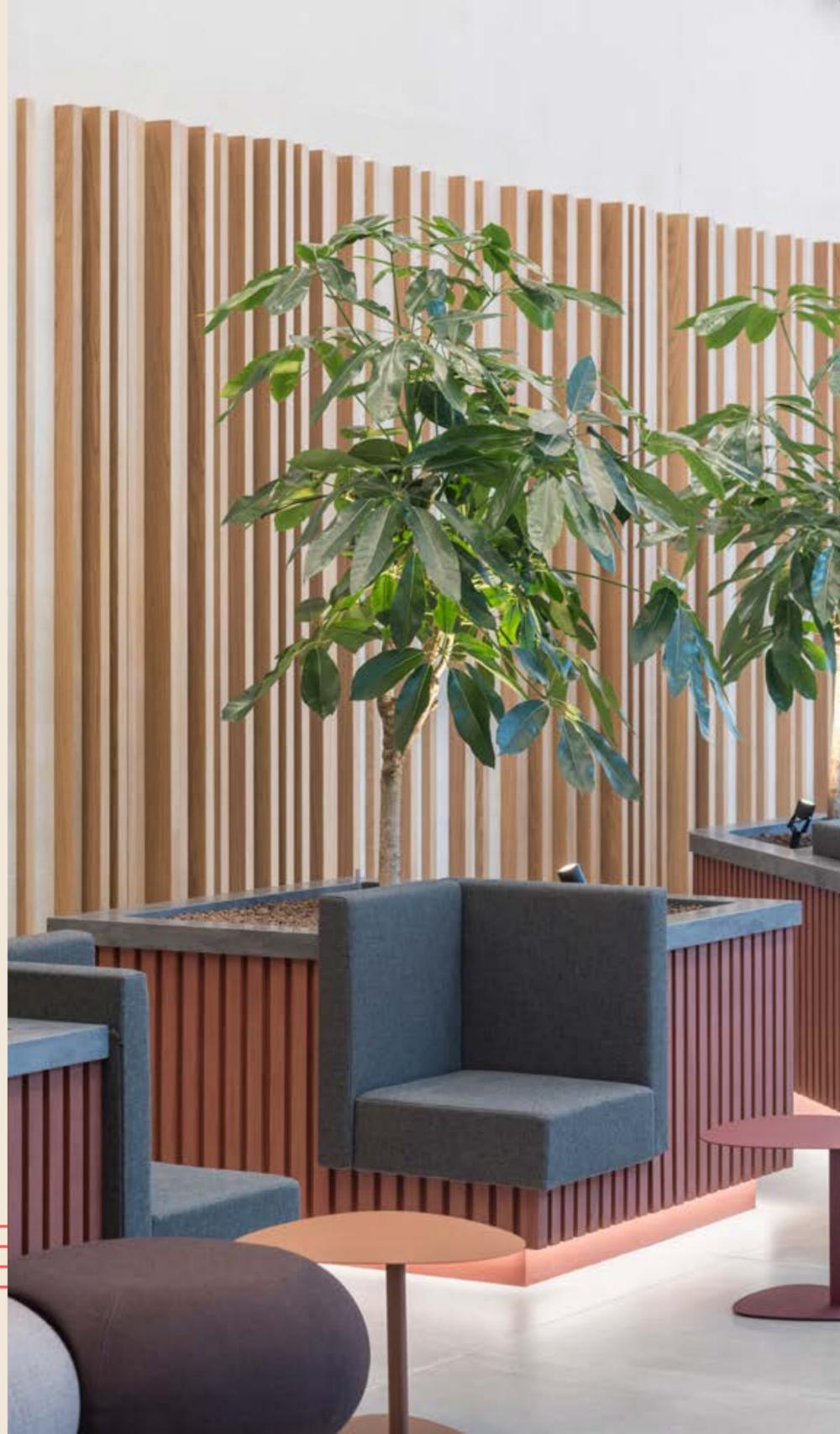


- 26 DE FRANKFURT/CE
- 26 CHINA INTERNATIONAL CAPITAL CORP UK LTD
- 26 CHINA MABLE INTERNATIONAL UK LTD / RENAISSANCE
- 26 KING & SPALDING
- 26 KING & SPALDING
- 26 KING & SPALDING
- 26 TIGAL VINC BUSINESS CREDIT
- 26 RENAISSANCE
- 26 RENAISSANCE
- 26 LIAISONNET / DE BRAUN / BRITISH STEEL PENSION FUND
- 26 KING & SPALDING / HOUGHTON LONDON LLP / IH INVESTMENT & SECURITIES
- 26 GORE LOYETTE NOVEL LLP / CHICMENT LLP / GISS LUTZ
- 26 GORE LOYETTE NOVEL LLP / QUATRECASAS
- 26 ENOVA
- 26 ZEB
- 26 MORGAN STANLEY
- 26 AOS SECURITIES
- 26 LANDMARK
- 26 LANDMARK
- 26 LANDMARK
- 26 US BANK
- 26 DIZ INVESTIBIL / SPANISH EMBASSY ECONOMIC & COMMERCIAL OFFICE
- 26 CUSHMAN & WAKEFIELD
- 26 CUSHMAN & WAKEFIELD
- 26 CUSHMAN & WAKEFIELD

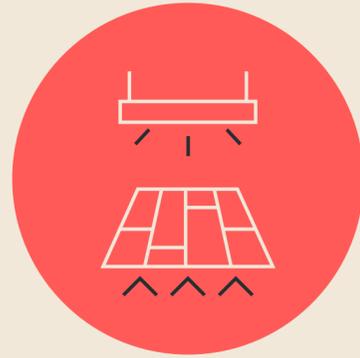
Newly refurbished entrance hall



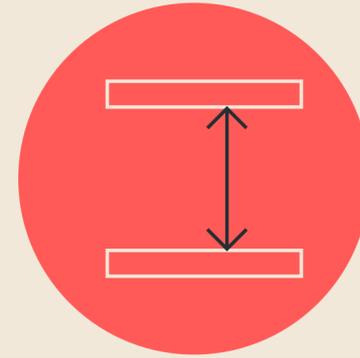
Communal business lounge  
and coffee bar



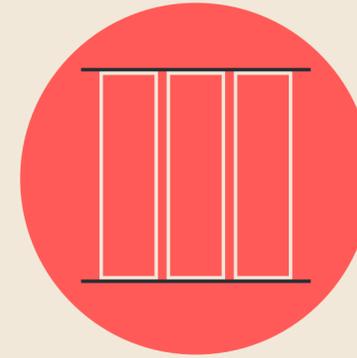
A brand new sense of arrival  
that provides a best-in-class  
experience and contemporary  
feel for occupiers and guests.



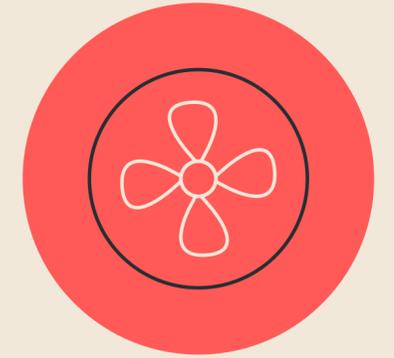
NEWLY REFURBISHED  
CAT A SPACE INCLUDING  
LED LIGHTING AND FULLY  
ACCESSIBLE RAISED FLOORS



FLOOR TO CEILING HEIGHTS  
OF UP TO 3M

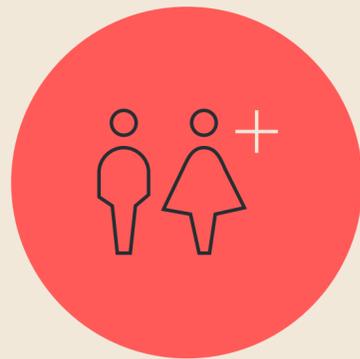


FULL HEIGHT  
GLAZING

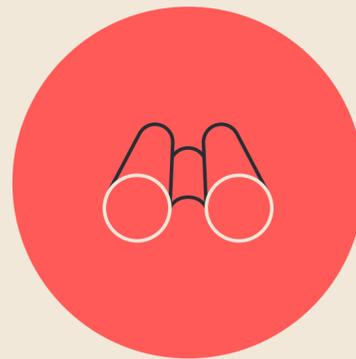


TWO PIPE FAN COIL  
AIR CONDITIONING SYSTEM  
WITH ELECTRIC RE-HEAT

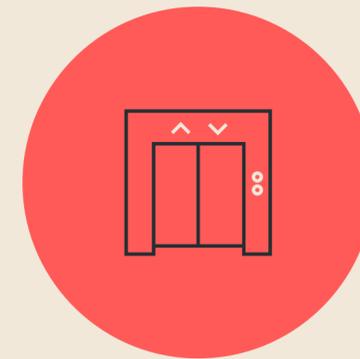
# WELL SPECIFIED



MALE, FEMALE AND DISABLED  
WC FACILITIES ON ALL FLOORS



PANORAMIC VIEWS  
ACROSS LONDON



11 PASSENGER LIFTS,  
4 GOODS LIFTS  
AND 2 FIREFIGHTER LIFTS



OCCUPATIONAL DENSITY  
OF 1 PERSON PER 10 SQ M



NEW END OF TRIP FACILITIES  
— 244 CYCLE SPACES,  
192 LOCKERS AND SHOWERS



You are in great company



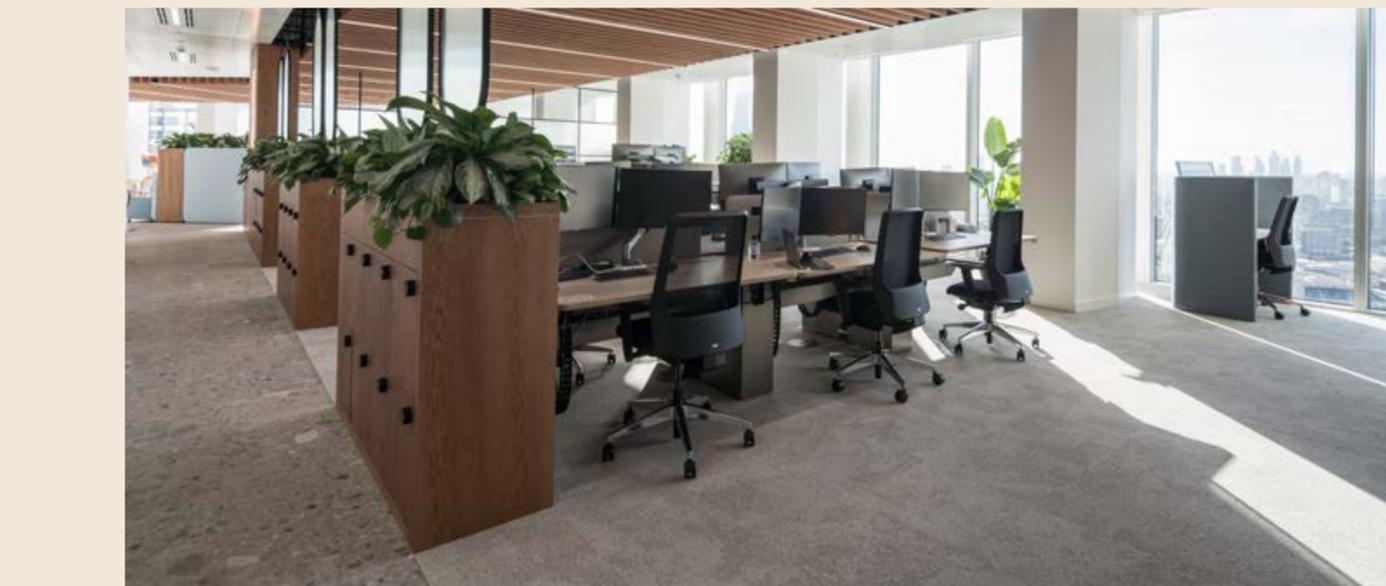
Existing occupier  
fit-outs

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Existing occupier  
fit-outs

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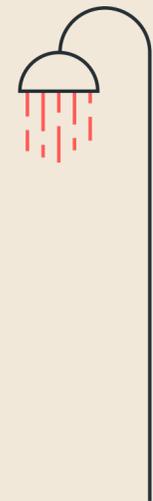
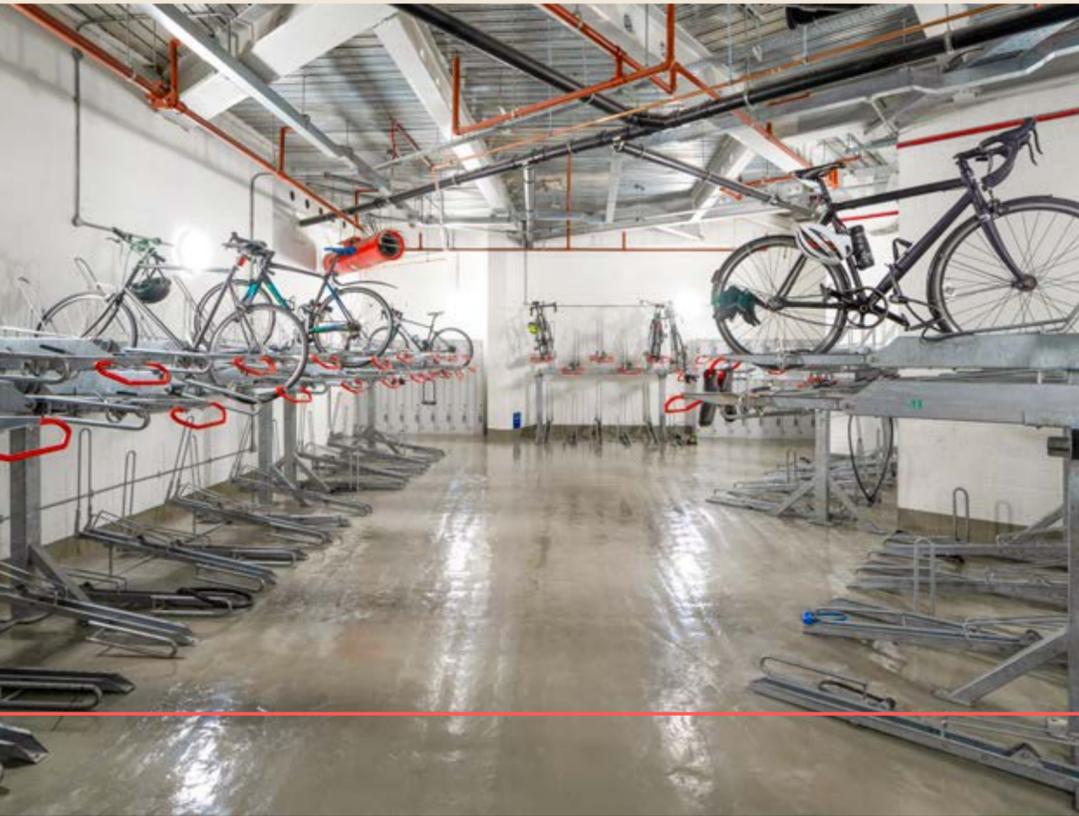
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From The Shard in the distance, to Bank Station  
at your feet, all of London is yours to view

View from  
11,107 sq ft 21st floor



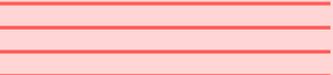
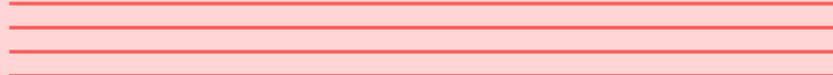
# START YOUR DAY IN STYLE

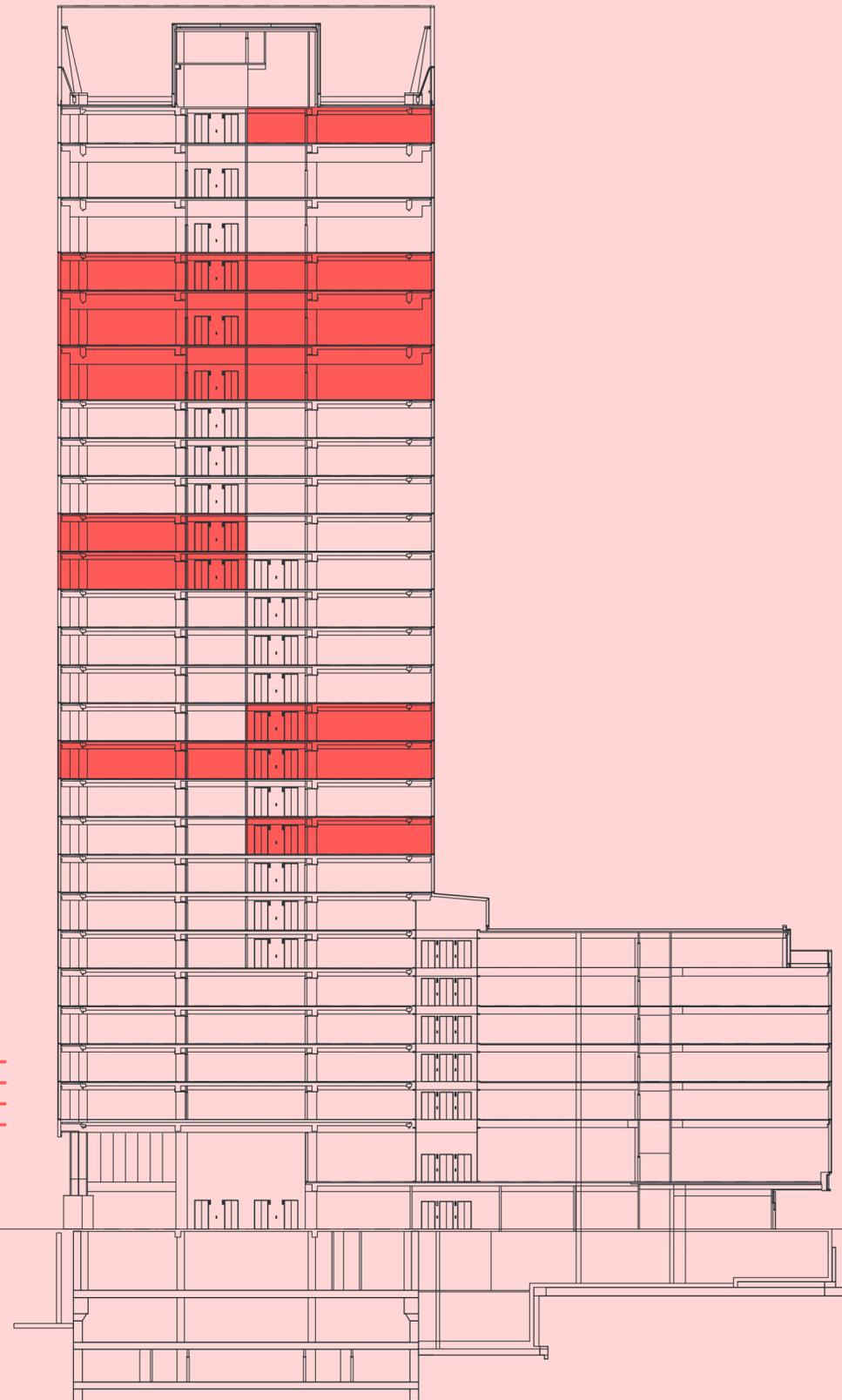
Exceptional end-of-trip facilities, designed to cater for every need.

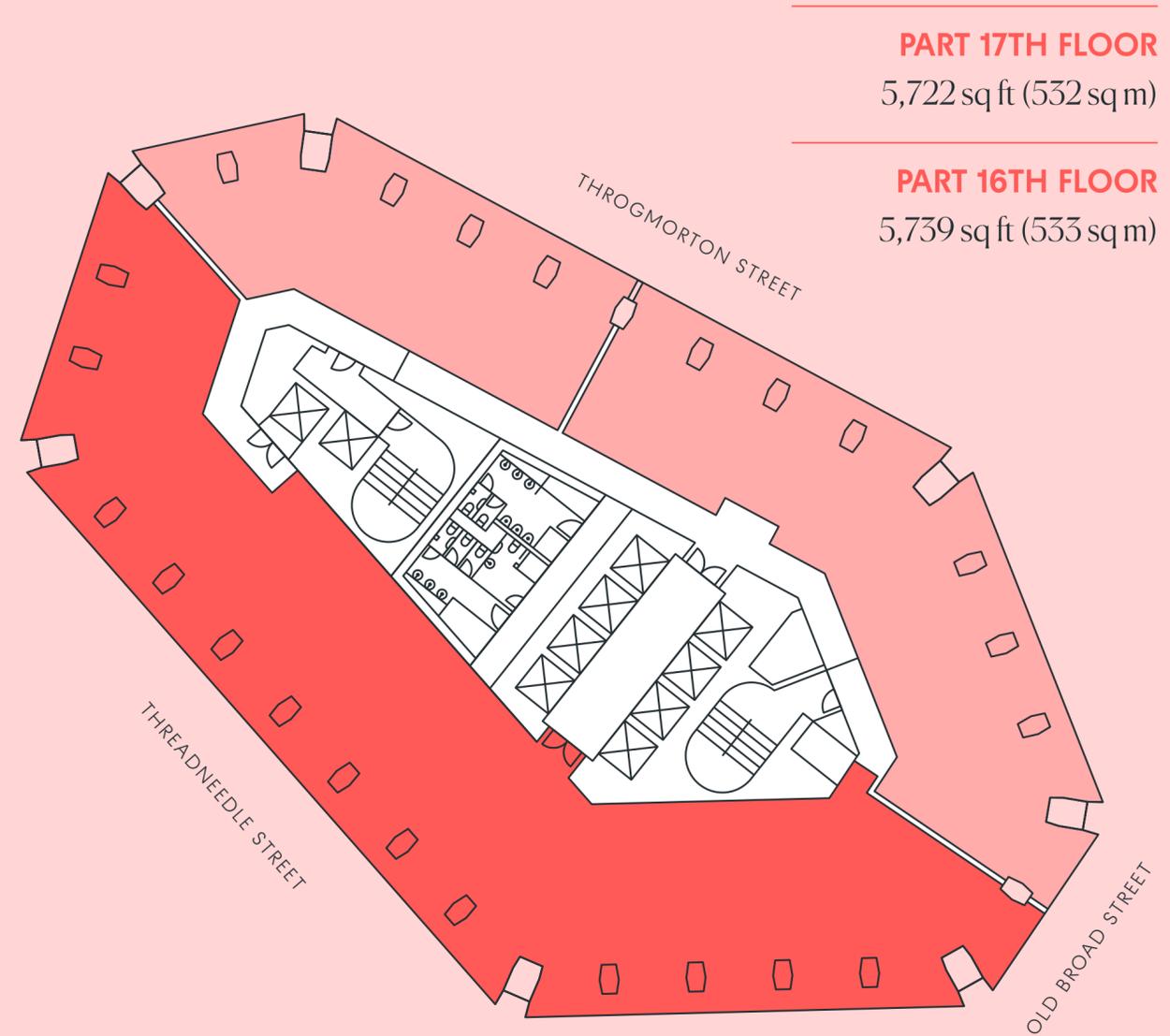
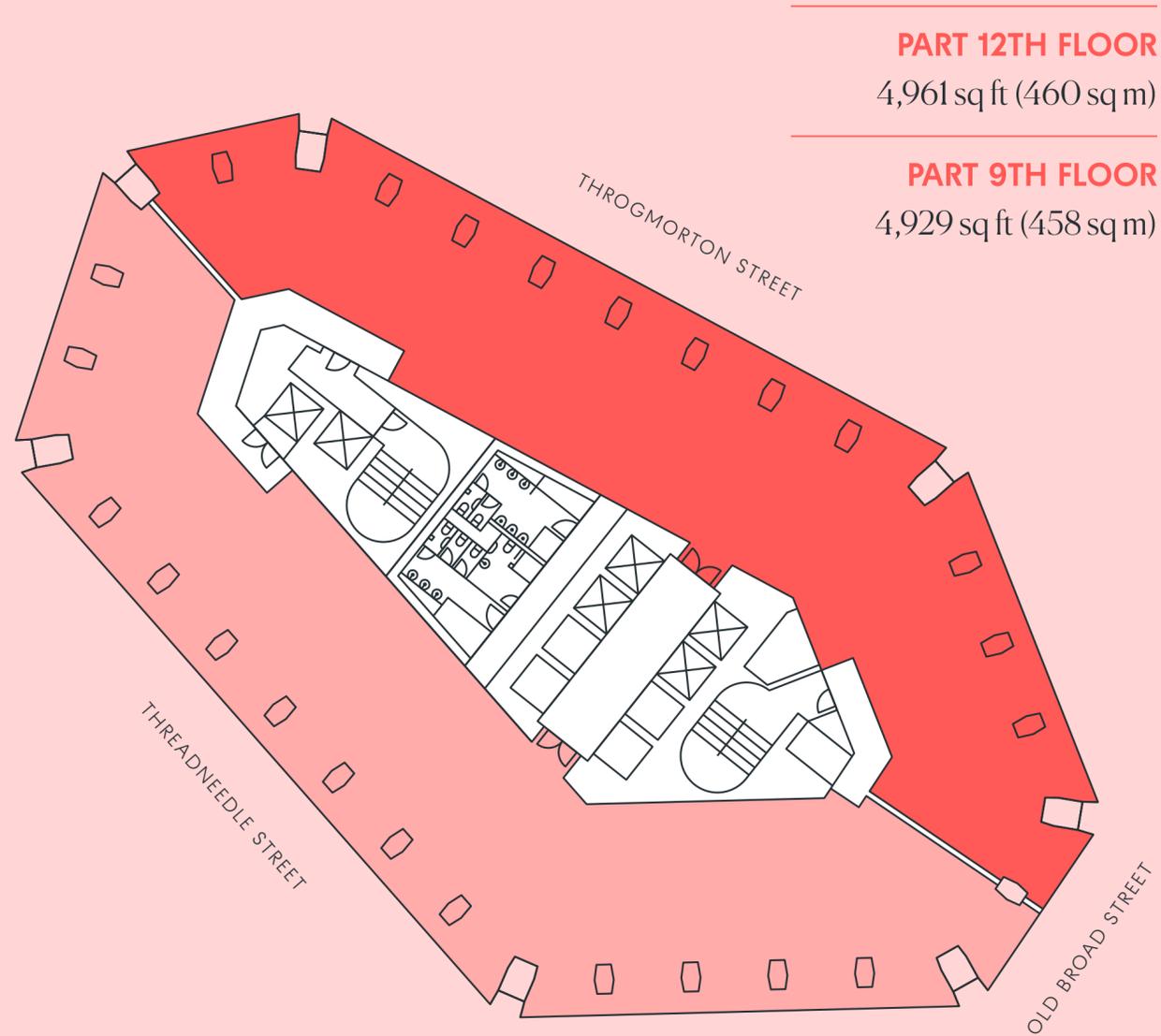


AVAILABILITY

23RD FLOOR	UNDER OFFER
22ND FLOOR	UNDER OFFER
21ST FLOOR	11,107 SQ FT
PART 17TH FLOOR (WEST)	5,722 SQ FT
PART 16TH FLOOR (WEST)	5,739 SQ FT
PART 12TH FLOOR (EAST)	UNDER OFFER
11TH FLOOR	11,113 SQ FT
PART 9TH FLOOR (EAST)	UNDER OFFER
<b>TOTAL</b>	<b>33,681 SQ FT</b>

 **AMPLE**   
**OPPORTUNITY**

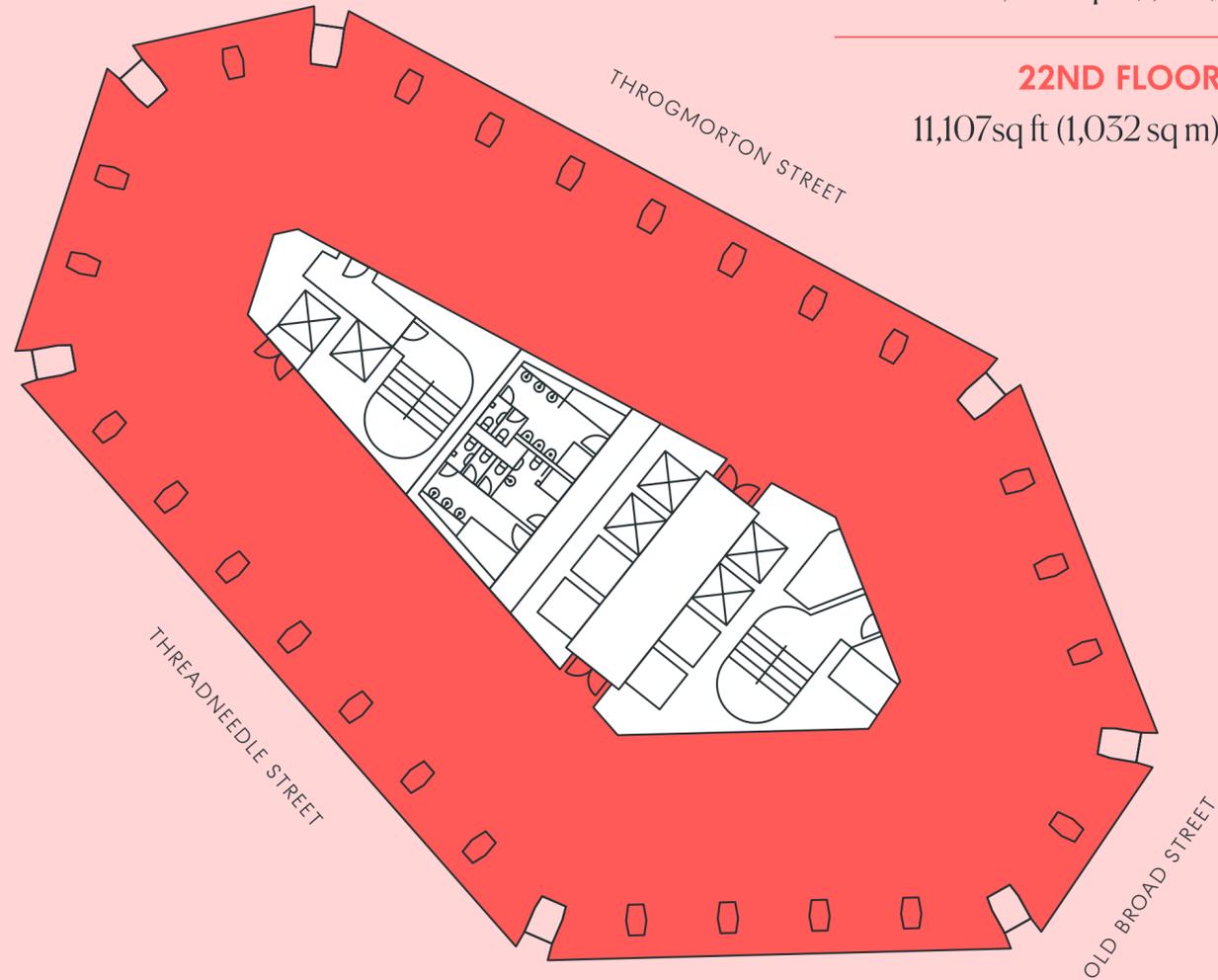




# SPLIT FLOORS

- KEY**
- Available
  - Let
  - Core

Whether a mover, shaker or financial trade-maker you'll find your choice of spaces are wide open at 125 OBS.



**23RD FLOOR**

11,097sq ft (1,031)

**22ND FLOOR**

11,107sq ft (1,032 sq m)

**21ST FLOOR**

11,107sq ft (1,032 sq m)

**11TH FLOOR**

11,113 sq ft (1,032 sq m)



Newly refurbished CAT A

# WHOLE FLOOR

**KEY**

Available

Let Core

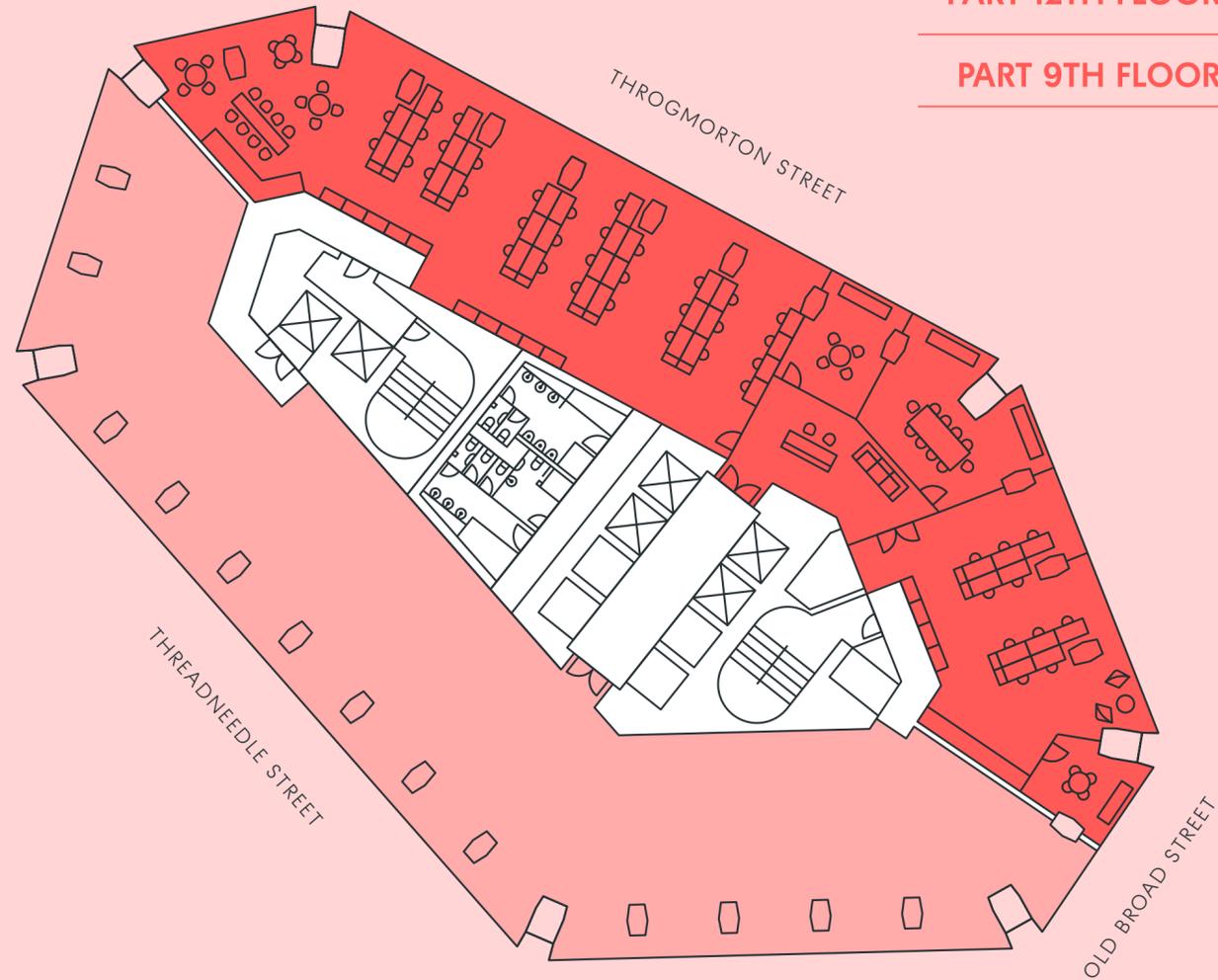
Whether a mover, shaker or financial trade-maker you'll find your choice of spaces are wide open at 125 OBS.



OPEN PLAN

PART 12TH FLOOR

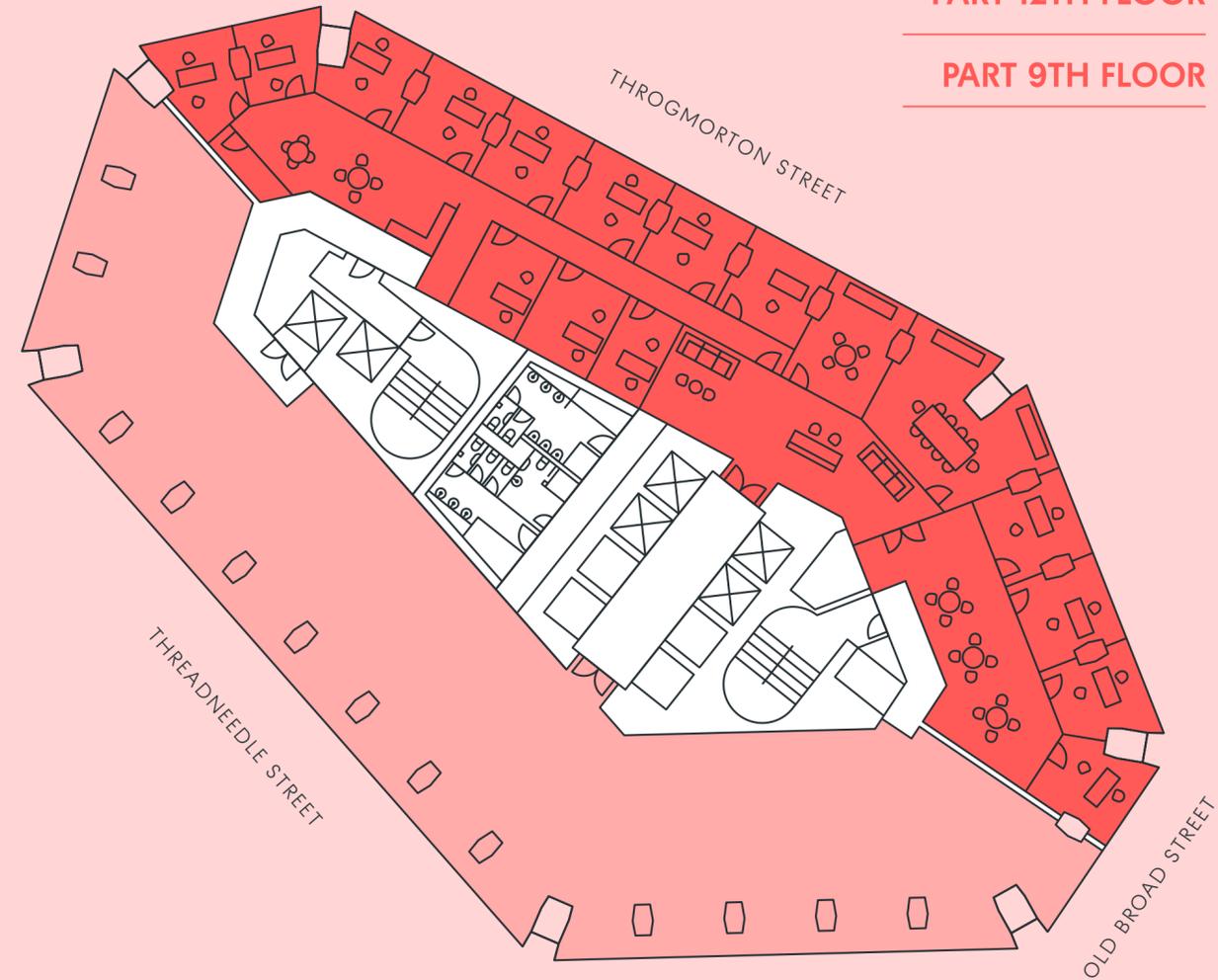
PART 9TH FLOOR



CELLULAR

PART 12TH FLOOR

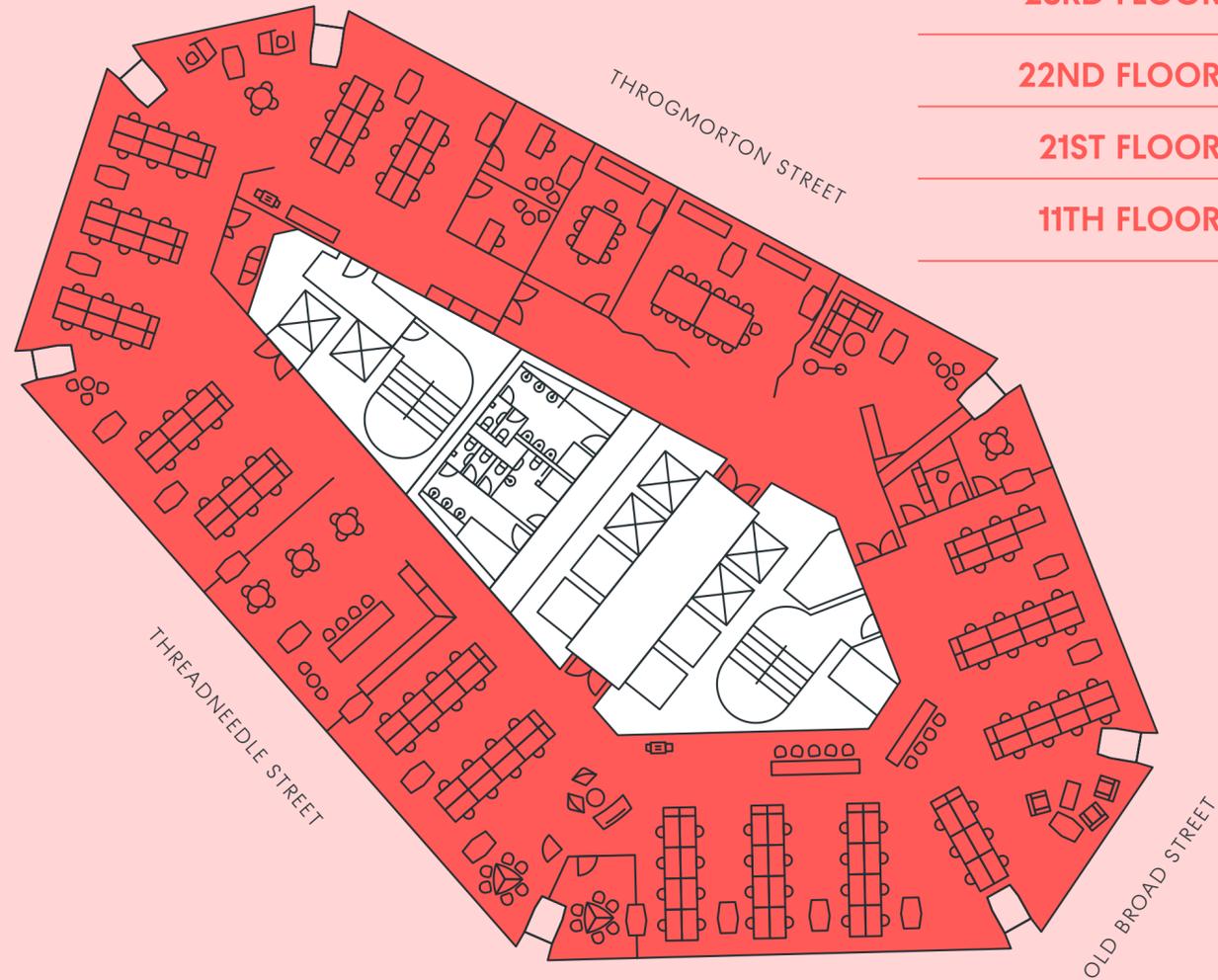
PART 9TH FLOOR



# SPACE PLANS

- KEY**
- Available
  - Let ■ Core

Whether a mover, shaker or financial trade-maker you'll find your choice of spaces are wide open at 125 OBS.



**OPEN PLAN**

**23RD FLOOR**

**22ND FLOOR**

**21ST FLOOR**

**11TH FLOOR**

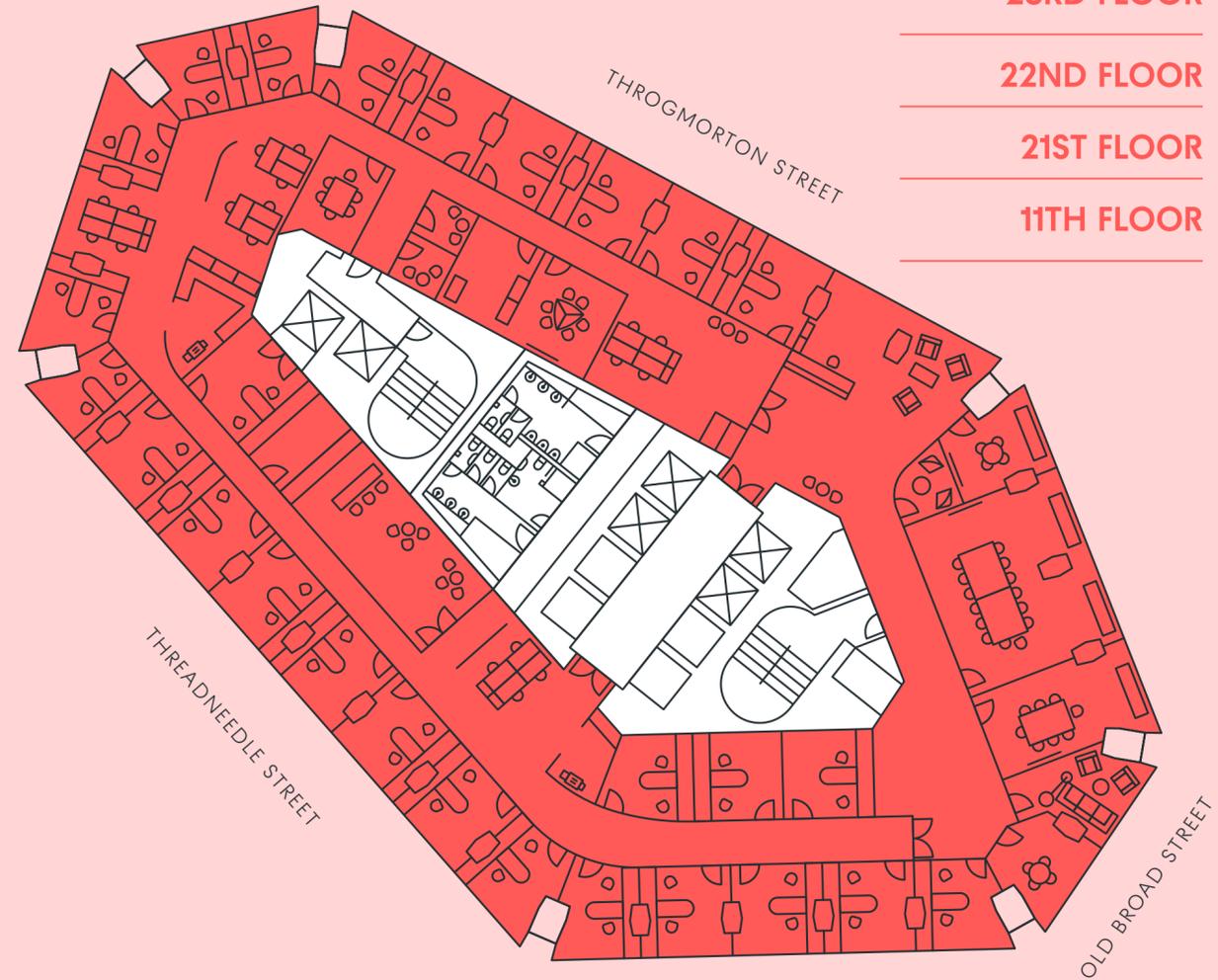
**CELLULAR**

**23RD FLOOR**

**22ND FLOOR**

**21ST FLOOR**

**11TH FLOOR**



# SPACE PLANS

**KEY**

Available

Let Core

Whether a mover, shaker or financial trade-maker you'll find your choice of spaces are wide open at 125 OBS.



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