



# TENGRESHAM

LONDON





# Welcome to Ten Gresham

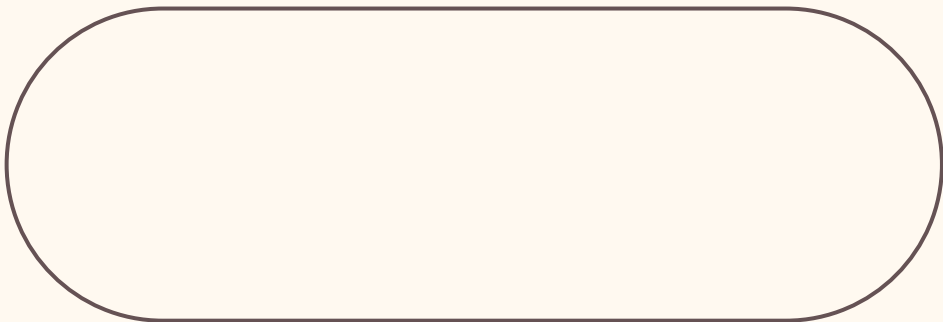
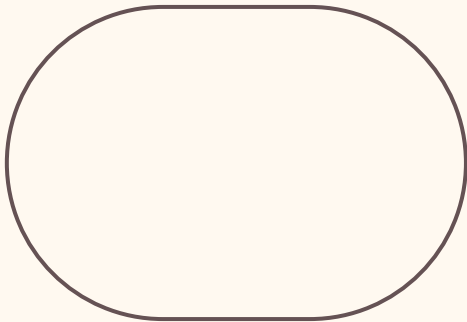
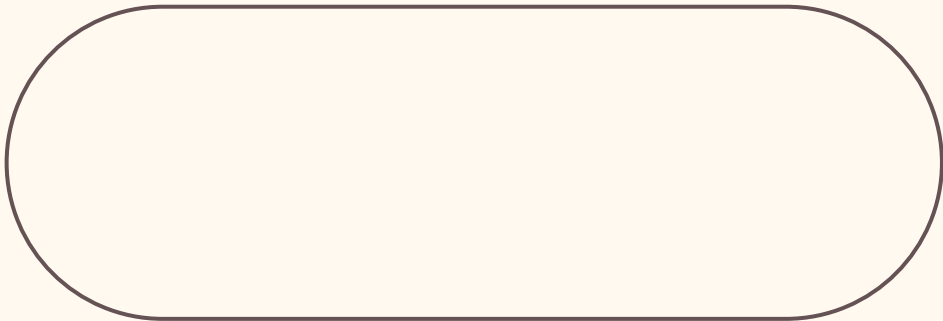
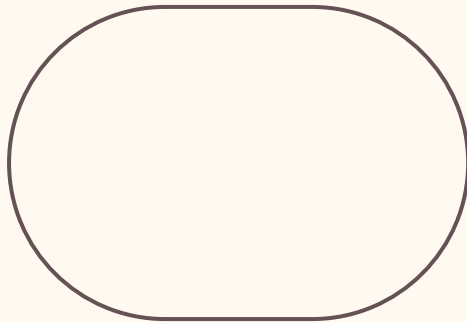
A prestigious address in  
the centre of the City,  
reimagined for the new  
world of work.





Indicative CGI of roof terrace







# Location





Liverpool Street ➡️ ⚡️ ⚡️ ⚡️

London Bridge ➡️ ⚡️

Bank ⚡️ ⚡️

Cannon Street ➡️ ⚡️

Moorgate ⚡️

TENGRESHAM

Mansion House ⚡️

St Paul's ⚡️

Blackfriars ➡️ ⚡️

Barbican ⚡️

Farringdon East ⚡️

City Thameslink ➡️




























# The perfect City location with unrivalled connectivity

7 tube lines are within 7 mins walk

Heathrow  
30 mins via Elizabeth line

Gatwick  
40 mins from Farringdon

 Elizabeth line From Farringdon East	2 mins  Liverpool Street 	2 mins  Bond Street 	8 mins  Paddington 	8 mins  Canary Wharf 	10 mins  Stratford 	40 mins  Gatwick Airport
 Underground From Bank	3 mins  Waterloo 	7 mins  Aldgate 	7 mins  Oxford Circus 	16 mins  Victoria 	17 mins  King's Cross 	30 mins  London City Airport 



# Local amenities

Ten Gresham has many of London’s leading dining rooms, hotels, gyms, bars and coffee shops within a few minutes walk.

RESTAURANTS

- 1 The IVY Asia
- 2 Homeslice
- 3 Brigadiers
- 4 Coq d’Argent
- 5 Lutyens Grill
- 6 Goodman City
- 7 The Anthologist
- 8 Cabotte
- 9 Manicomio
- 10 Ibai
- 11 The Wolseley City

LUNCH SPOTS

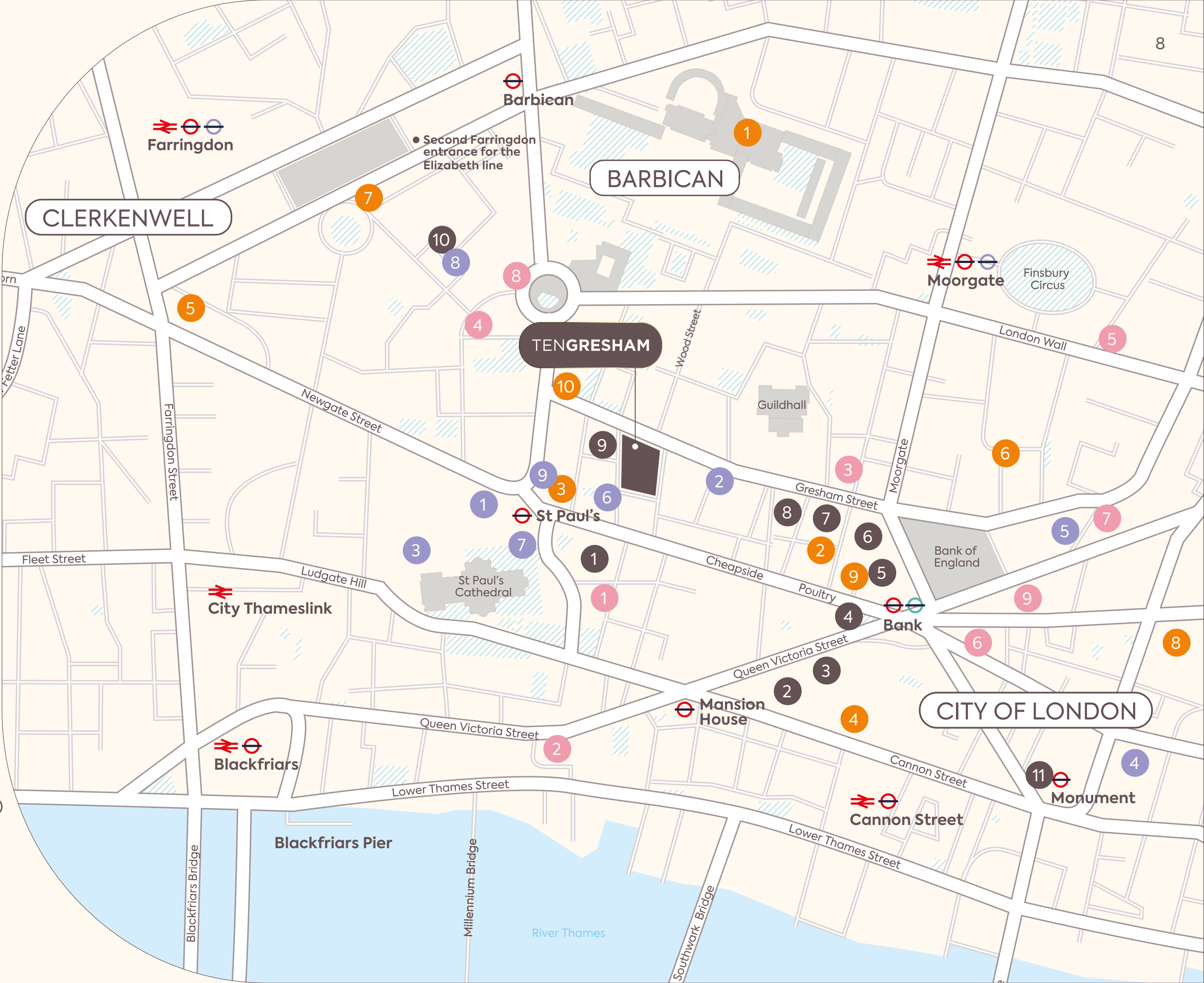
- 1 Barbican Kitchen
- 2 City Càphê
- 3 Haz
- 4 Caravan City
- 5 The Fable
- 6 Natural Kitchen
- 7 Apulia
- 8 Osteria Del Mercato
- 9 The Ned
- 10 Sandwich Sandwich

CAFES

- 1 Caffé Nero
- 2 Pret A Manger
- 3 PAUL St Paul’s
- 4 Coco di Mama
- 5 Taylor St Baristas
- 6 Starbucks Coffee
- 7 Black Sheep Coffee
- 8 Half Cup
- 9 Blank Street Coffee

HEALTH & FITNESS

- 1 WIT Fitness
- 2 Fitness First
- 3 Digma
- 4 PureGym
- 5 KOBOX
- 6 Gymbox Bank
- 7 Virgin Active (Bank)
- 8 Virgin Active (200 Aldersgate)
- 9 Equinox Royal Exchange





With fine dining restaurants, luxury brand shopping and leisure facilities all close-by, Ten Gresham provides everything required for a location that helps attract and retain talent.



# 20+

Cafés within 5 minutes' walk



# The centre of the City



# 8+

hotels within 10 minutes' walk

# 500+

bars and restaurants within a 10 minutes' walk



# 15+

Gyms & fitness studios less than 10 minutes' walk away





# Local occupiers







# The space



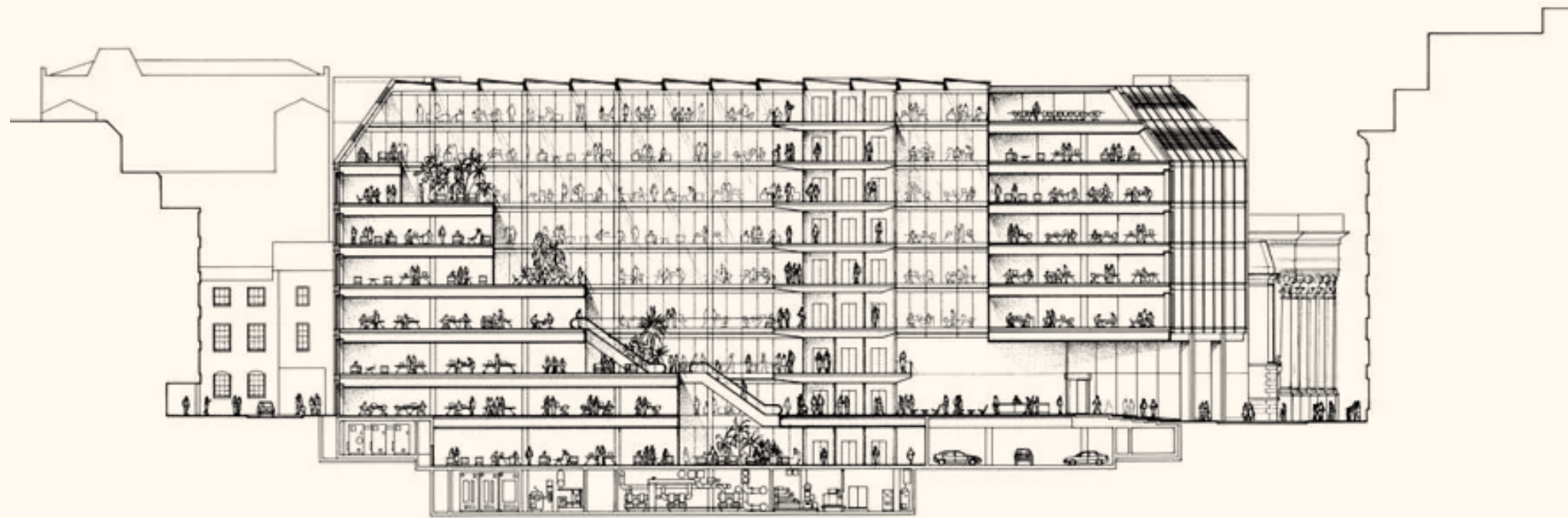


Entrance



# Foster + Partners

Originally constructed 23 years ago, Foster + Partners vision was to create a building that both respected and revolutionised structures in the City. Today, many of these principles still stand, providing a foundation for the current evolution of Ten Gresham.



“As an architect, you design for the present, with an awareness of the past, for a future which is essentially unknown.”

Sir Norman Foster



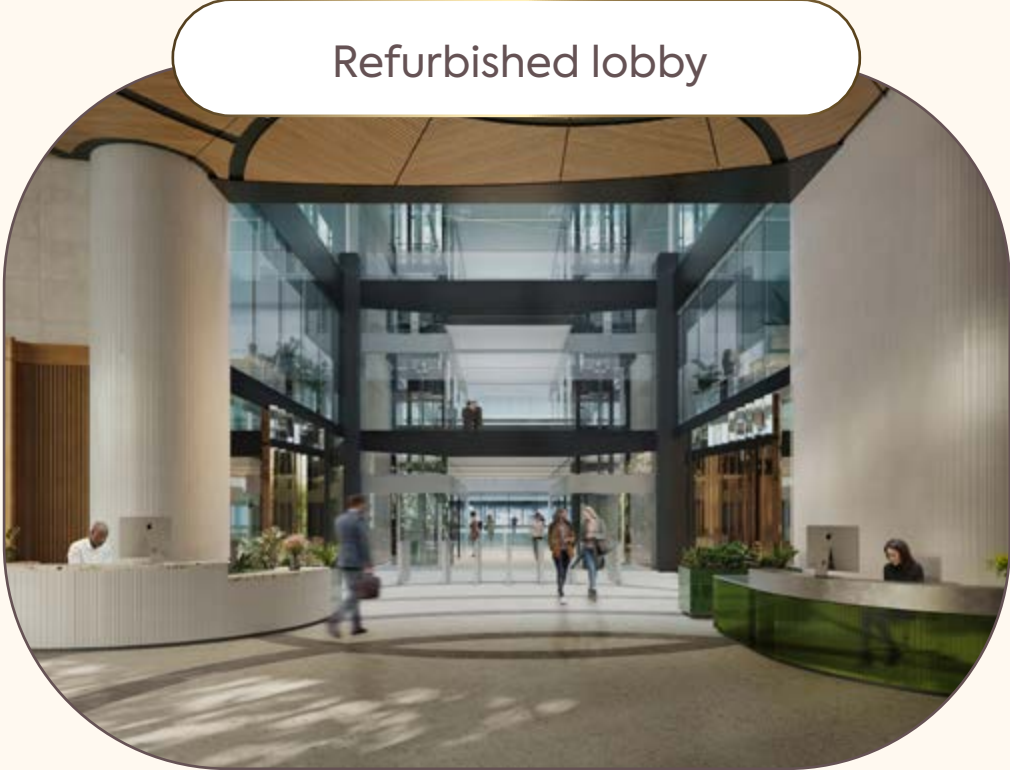




# Reception

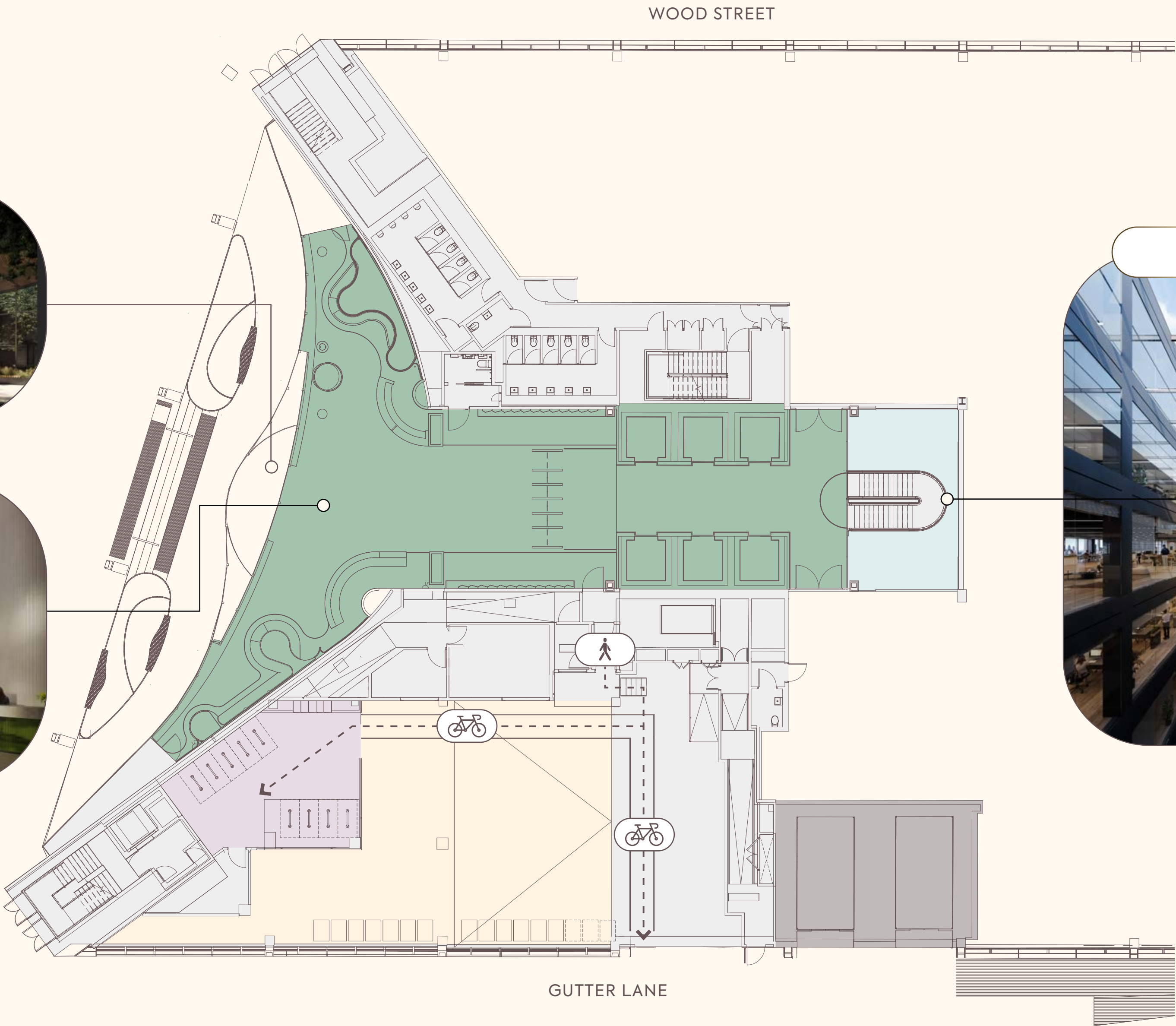


# Ground



KEY

- Lobby
- Loading bay
- Bicycle storage
- Car and bicycle lift
- Core
- Cycle flow



Floor plans not to scale. For identification purposes only.



# Accommodation schedule

FLOOR	SQ FT	SQ FT (NIA)
Eighth	1,475 Communal terrace	1,740 Communal pavilion
Seventh		Occupied
Sixth		Occupied
Fifth		Occupied
Fourth		Occupied
Third		32,403
Second		Occupied
First		Occupied
Ground		Occupied
Lower Ground (End-of-trip facilities)		Occupied
Basement (Additional cycle storage)		

TOTAL32,403\*

\*Subject to final measurement





# Atrium





# Sustainability



# A commitment to sustainability

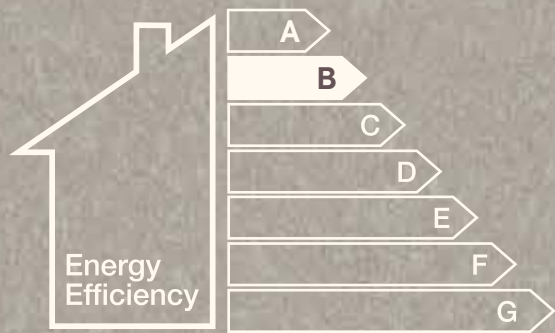
## Targeting:



BREEAM  
Outstanding



WELL Platinum



Energy Performance  
Certificate (EPC) rating of B

AirRated

AirRated  
Platinum



WiredScore  
Platinum



ActiveScore  
Platinum



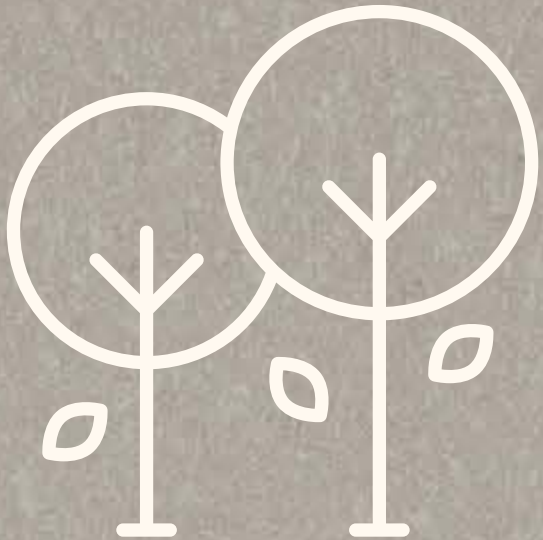
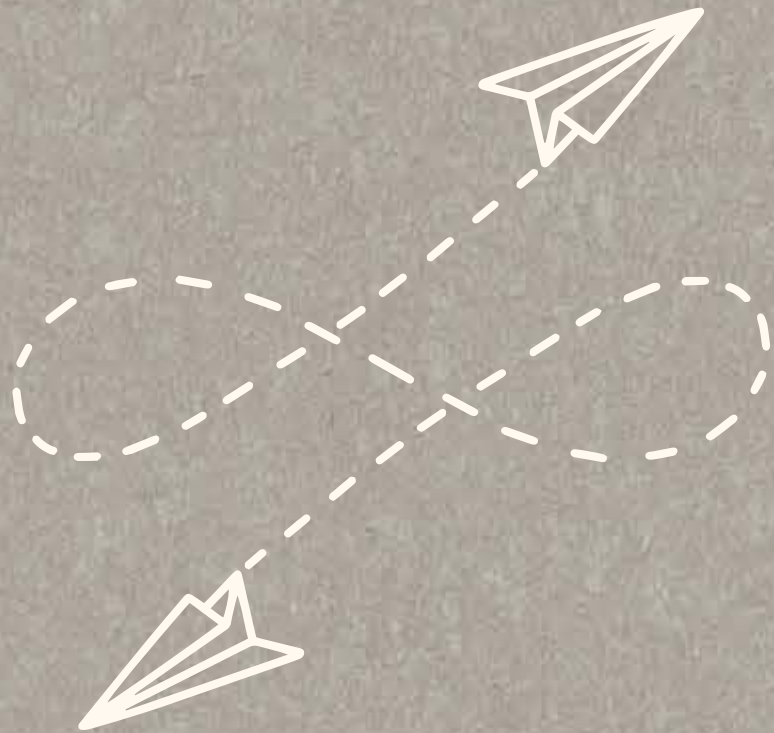
250 kg CO2 / m²  
Embodied Carbon  
(67% below RIBA 2030 Carbon Target)



By refurbishing  
rather than  
building new,  
we are saving...

17,000

Tonnes of carbon dioxide.



This is equivalent to:

20,000

Direct flights from London to New York.

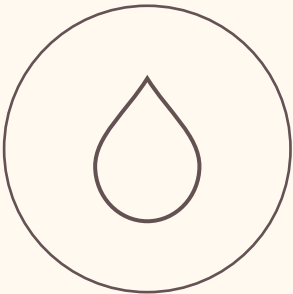
750,000

Trees planted.



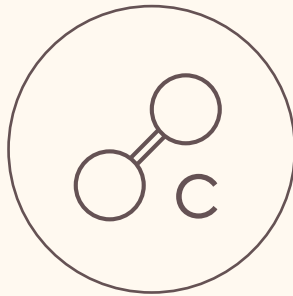
# Sustainable futures

The refurbishment of Ten Gresham seeks to minimise environmental impact while creating a more efficient building for the next phase of its life cycle.



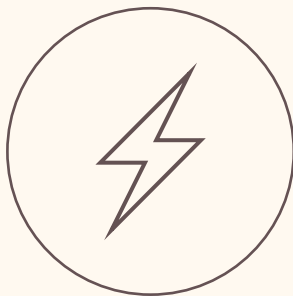
## WATER

Ten Gresham will use 55% less potable water than a typical building by installing low flow plumbing and utilising rainwater and greywater. This saves an average of 18 litres per occupant per day, the equivalent of 45 swimming pools every year.



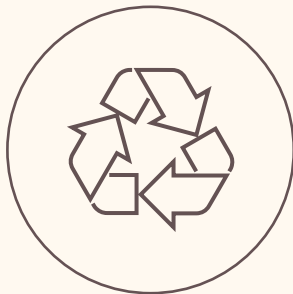
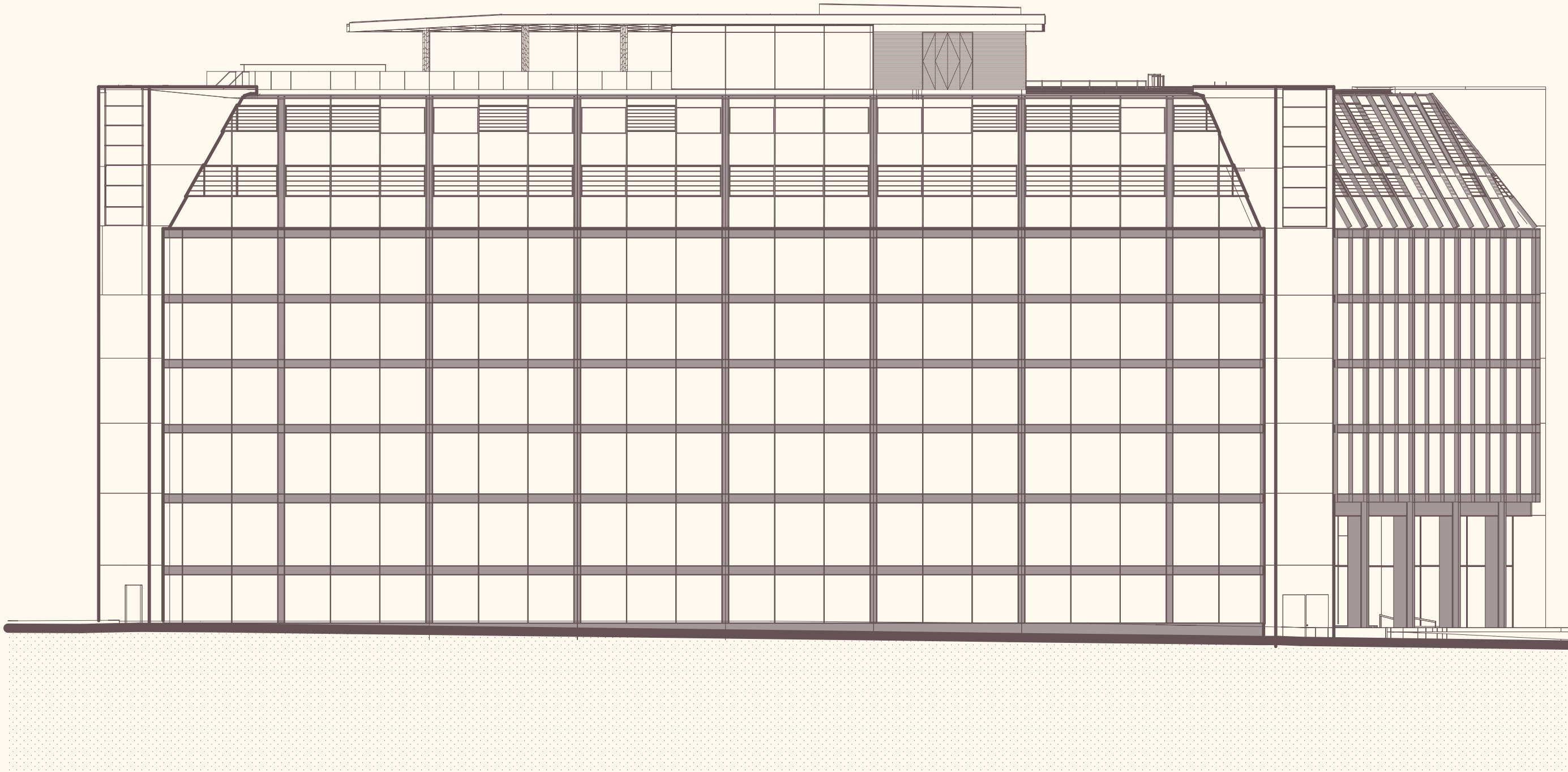
## EMBODIED CARBON

The RIBA 2030 target sets ambitious goals for minimizing embodied carbon throughout a building’s lifecycle: from extraction and manufacturing to construction and disposal. Ten Gresham is set to surpass the RIBA target for new offices by 67%.



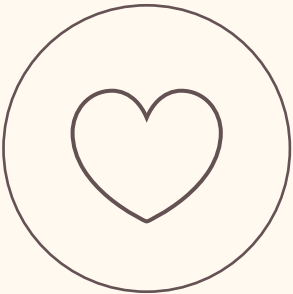
## ALL ELECTRIC

The renovation will improve Ten Gresham’s operational energy use by 46% and will result in a 72% reduction in operational carbon over the building’s service life.



## WASTE

50-75% of waste generated by the refurbishment will be reused or sent back to manufacturers for recycling. Furniture and equipment is being donated to not-for-profits like charities, schools and NHS trusts via Collecteco.



## HEALTH & WELL-BEING

Targeting WELL Core Platinum, the design aims to add biophilia throughout the building, improve acoustics and provide high quality air, reducing stress and improving wellbeing. Active travel is encouraged with the provision of 480 cycle spaces and lockers.



## BIODIVERSITY

A net gain in biodiversity will result from both the new roof, allowing the creation of habitat supporting vital pollinators and other invertebrates, and flower-rich perennial planting at street level, increasing the building’s Urban Greening Factor from 0% to 12%.



Cat A office



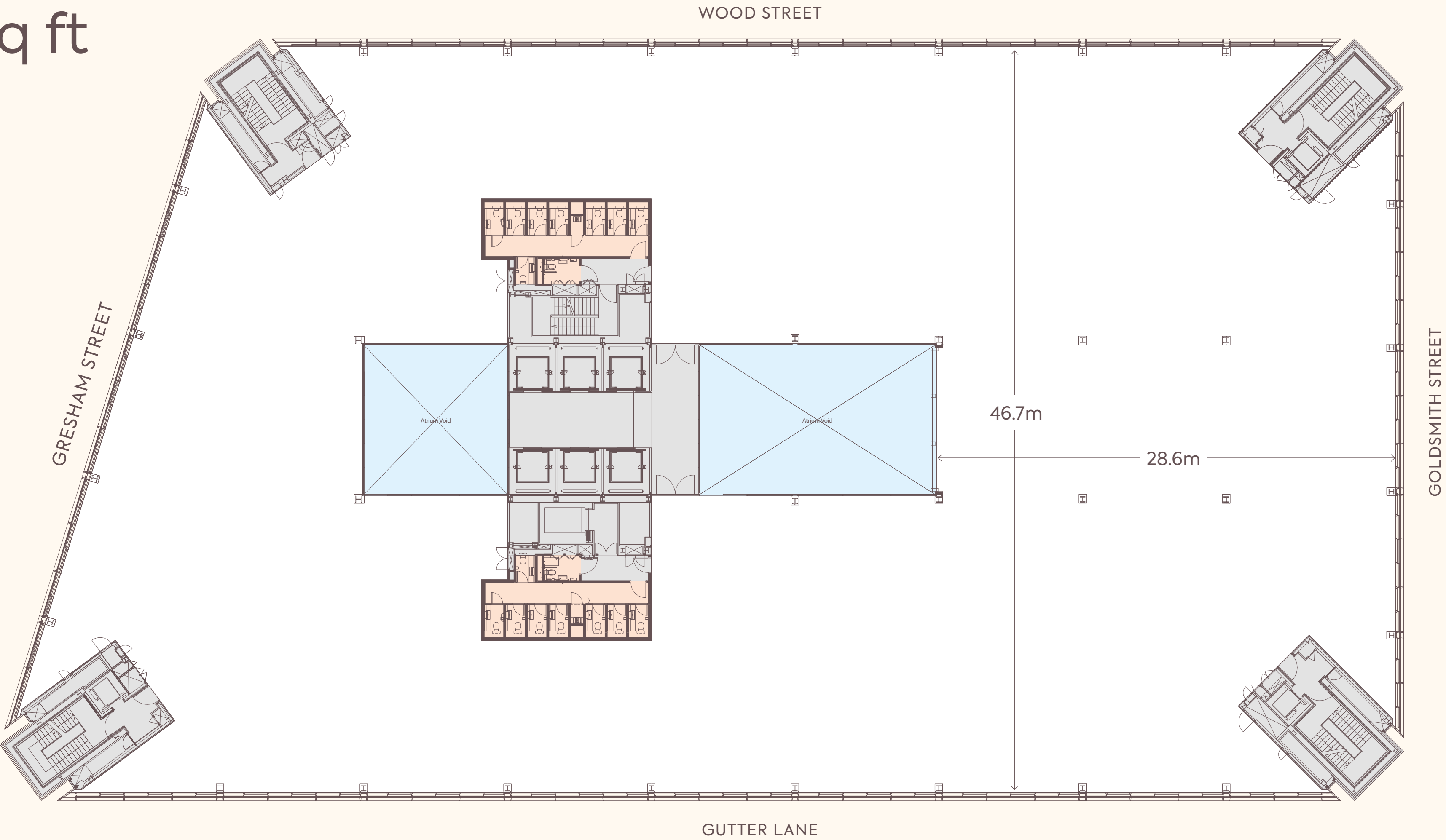


Indicative occupier fit out



# Third floor

32,403 sq ft



- KEY
- Office
  - Core
  - WCs

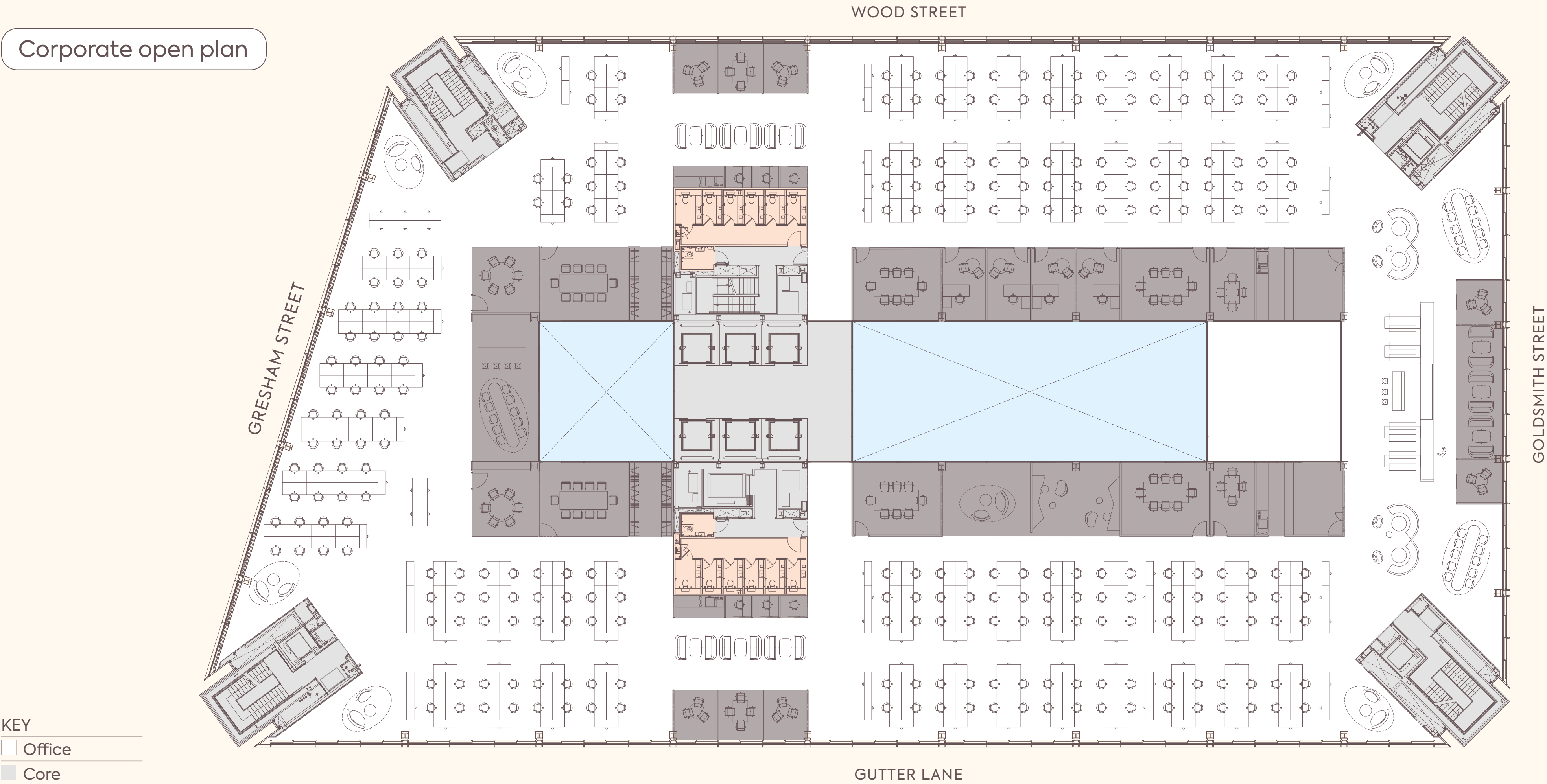
Floor plans not to scale. For identification purposes only.



# Space plan



Corporate open plan



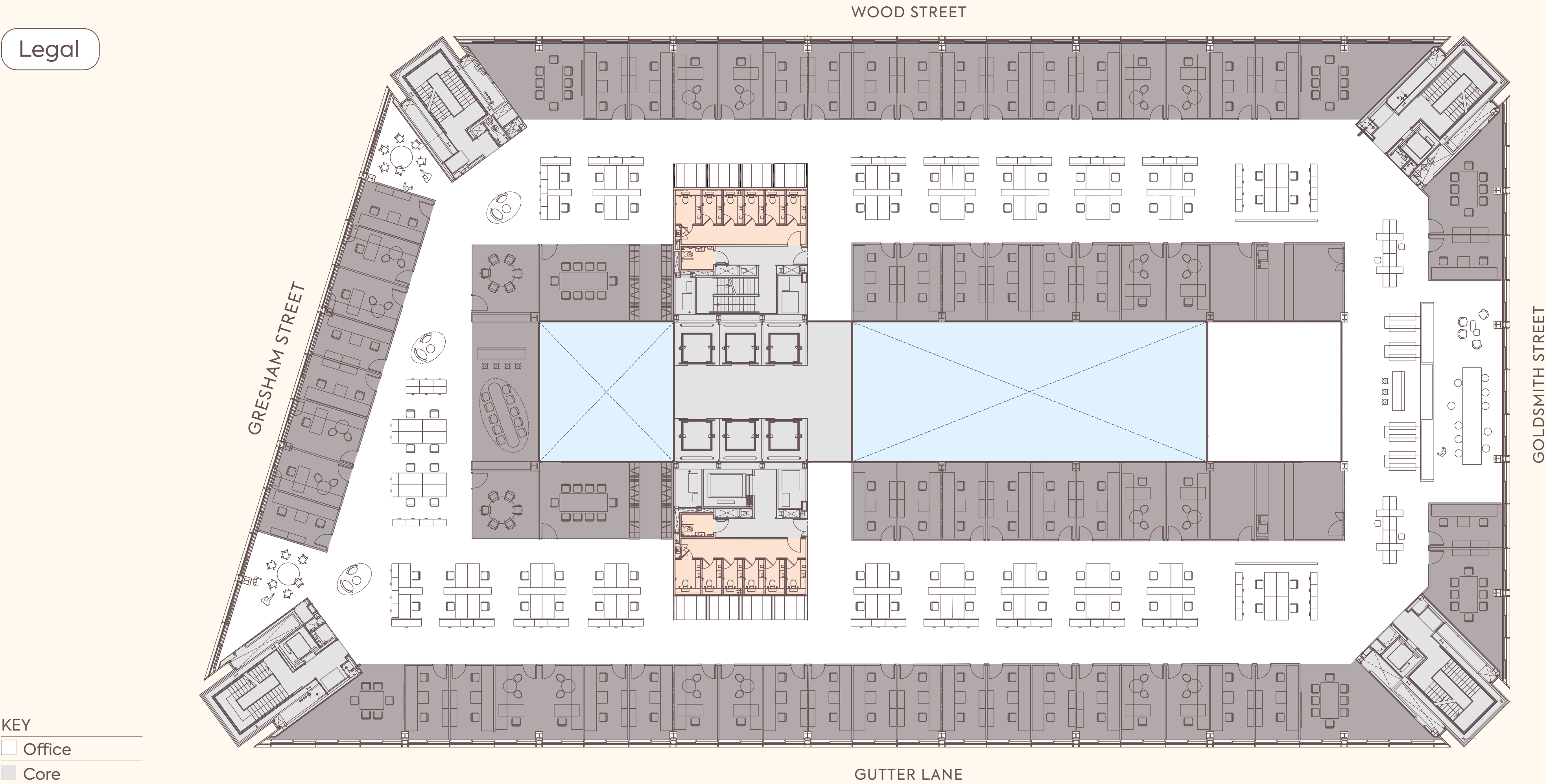
- KEY
- Office
  - Core
  - Meeting rooms
  - WCs

Floor plans not to scale. For identification purposes only.



# Space plan

Legal



- KEY
- Office
  - Core
  - Private offices
  - WCs

Floor plans not to scale. For identification purposes only.





Roof terrace – St Paul's



# A rooftop experience like no other

Experience panoramic views across the City of London and beyond from the reimagined roof terrace. Made with a mass timber structure, the pavilion provides a space for informal working, events and wellness activity. Direct outdoor access blurs the lines between indoor and outdoor spaces. Outside the meticulously chosen plants and shrubs have been selected for their seasonal interest, resilience and alignment with local conservation aims, creating a rooftop garden to use and enjoy year-round.



Adaptable space for work and wellness

Year-round rooftop garden with carefully crafted spaces to enjoy





# Eighth floor – roof pavilion & terrace

Pavilion: 1,740 sq ft, communal terrace: 1,475 sq ft



Unique views of the City

- 1. Pavilion
- 2. Outdoor meeting
- 3. Relaxation room
- 4. Seating in nature
- 5. Secret garden
- 6. Sensorial garden

Floor plans not to scale. For identification purposes only.

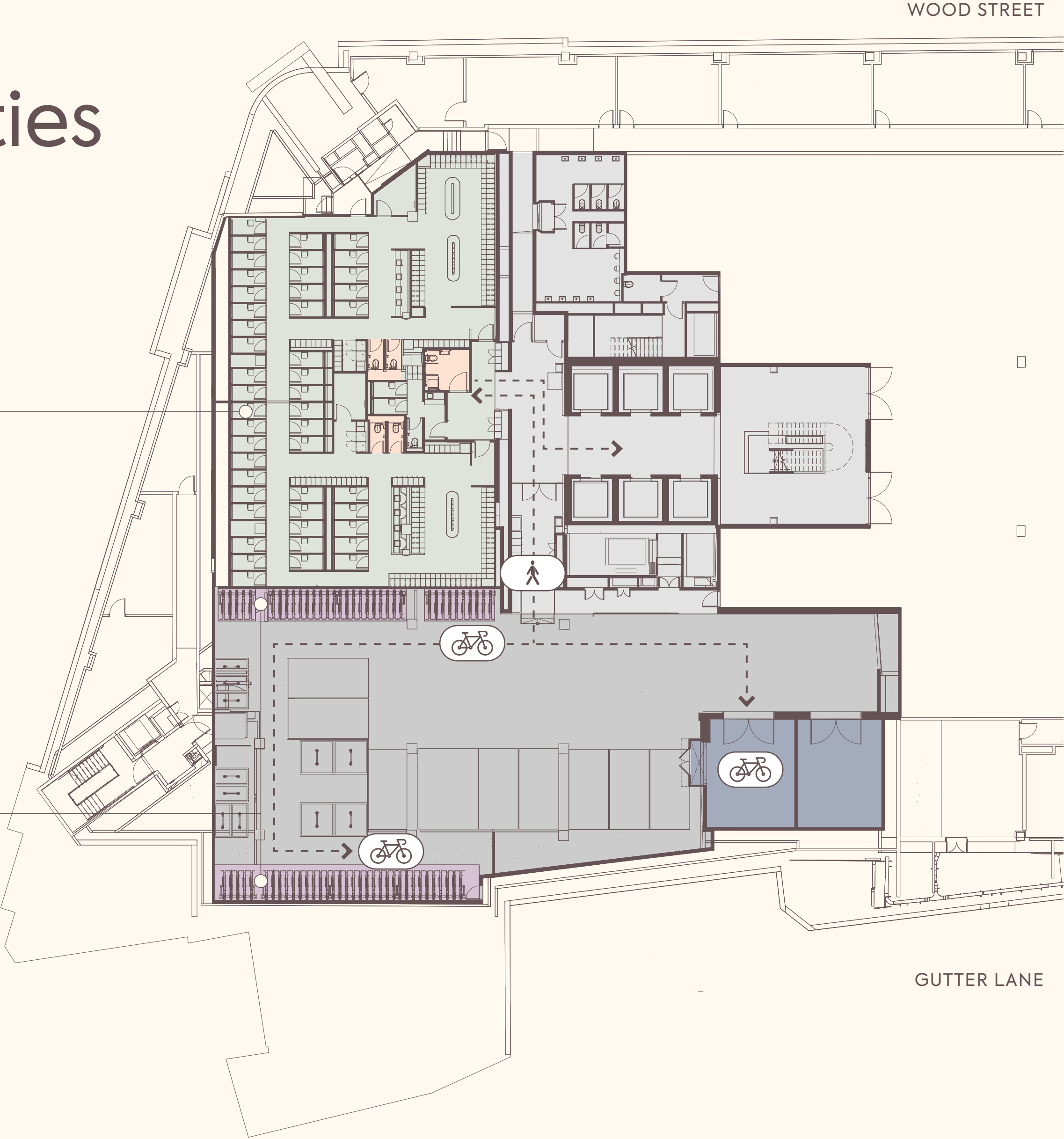


# Lower ground end-of-trip facilities

Changing facilities 49 showers



480 secure cycle spaces



- KEY
- Changing rooms
  - Bicycle storage
  - Car and bicycle lift
  - Parking
  - Core
  - WCs
  - Cycle flow

Floor plans not to scale. For identification purposes only.



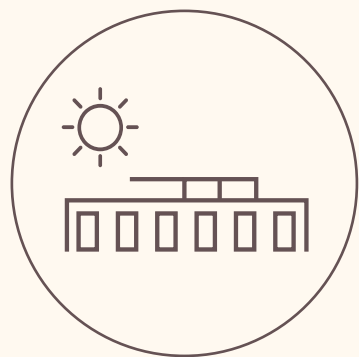
Club-like facilities  
to start your day



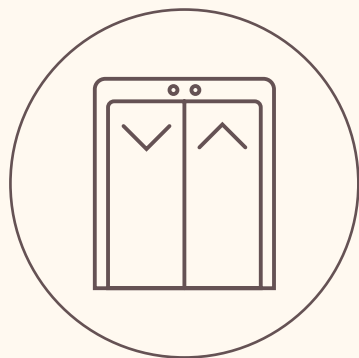
# Specification



# Unrivalled specification



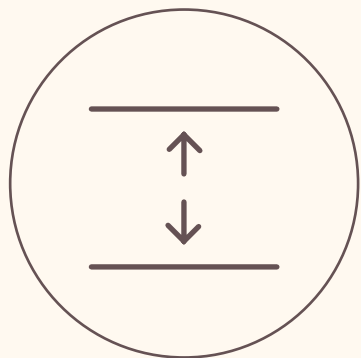
1,475 sq ft communal roof terrace  
plus 1,740 sq ft rooftop pavilion



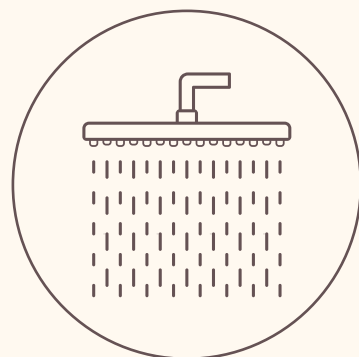
6 x 24 person passenger lifts



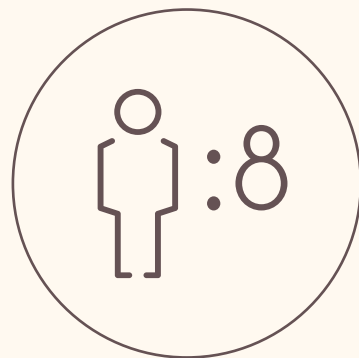
Exclusive Ten Gresham occupier  
benefits at Manicomio



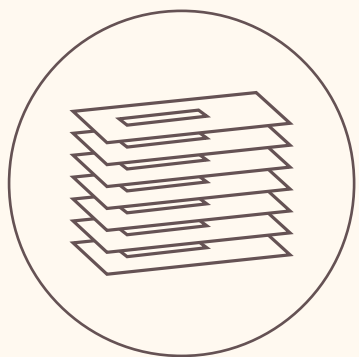
2.8m floor to ceiling height



Club-like end of trip facilities  
including 480 cycle spaces,  
480 lockers & 49 showers



1 person per 8 sq m  
occupational density



Virtually column-free floor plate  
with central atrium providing  
excellent natural light



16 litres fresh air per  
second per person



# Detailed specification

## Category A Definition

The office units are finished to Category A standard.

**Category A standard finish comprises:**

- Raised floors & skirtings. Raised floor throughout CAT A office Skirting to the exterior of cores A,B,C,D & E and partitions.
- Exposed soffits and services. Extension of mechanical and electrical services from the risers across the lettable space including cooling and heating systems, office ventilation and life safety systems such as fire alarms, sprinklers and emergency lighting.
- Open plan based suspended lighting solution.
- Distribution Boards.
- Statutory Signage for means of escape.
- Security access control system at entry points from core to office areas.
- Decorative finishes to the internal face of the external and core walls to be made good and repainted
- Decorative cladding to encapsulate internal columns to be made good and new column encasement installed to match existing

## The Building

**Sustainability**

BREEAM 2014 Refurbishment & Fit-out : Targetting ‘Outstanding’. Targetting EPC B rating.

**WELL Building Standard**

The Stage 4 design incorporates elements of the WELL Building Standard V1 Core and Shell.

## Summary of Performance Criteria and Key Dimensions

**Key Dimensions**

**Top of finished floor level to underside of Cat A ceiling – office areas:**

- 2,800mm on 3rd floor

**Total raised floor zone from SSL to FFL:**

- 180mm on typical composite concrete–steel deck
- 75mm on CLT infill deck

\*Based on record drawing information

**Structural Loadings**

**Office floors:** (level 3) – 2.5kN/m2+1.0kN/m2 =3.5kN/m2  
5% of floors area at 7.5kN/m2  
(Allowance of 0.9kN/m2 for services, ceilings, raised floor)

**Staircases:** 4.0kN/m2

**Roof (access for maintenance):** 1.5kN/m2

**Plant areas (generally):** 7.5kN/m2

**Plant area (roof pavilion):** 3.5kN/m2

**Basement (incl. plant areas):** 7.5kN/m2

**Loading Bay:** 11.0kN/m2

**Roof Terraces:** 4.0kN/m2

**Reception:** 4.0kN/m2

**Car Park:** 2.5kN/m2

**Core Areas (Circulation/Lift Lobbies):** 4.0kN/m2

**(Toilets & Partitions):** 3.0kN/m2

**Parking Provision**

1 Accessible parking space with provision for electrical charging to all spaces.

**End of Journey Amenities**

**Two tier:** BS – 254 LG – 140

**Sheffield Stands:** BS – 10 LG – 10

**Adapted stand:** BS – 14 LG – 8

**Cycle lockers:** BS – 24 LG – 24

**Total** – 480 Cycle Spaces

**Cyclist showers and toilets:** 48 showers including 1 accessible shower and toilet cubicles; 2 male and 2 female 1 Gender Neural toilet cubicle.

**Lockers:** 480 lockers spread between LG & BS level

**Drying rooms:** 2 drying rooms situated in male and female space.

**Temperatures**

**External**  
Summer 30°C db (21°C wb)  
Winter: –4°C saturated

**Internal**

**Office**

**Winter** 21°C ± 2°C Uncontrolled % RH

**Summer (mean):** 24°C ± 2°C Uncontrolled % RH

**Lobbies and reception**

**Winter** 22°C

**Summer (mean):** 24°C ± 2°C Uncontrolled % RH

**Electrical Services**

**Office lighting demand:** 6W/m2

**Office small power:** 25W/m2

**Office fan coils:** 6W/m2 on floor and in vertical risers

**Landlord’s life safety:** 400kVA prime rated generators

**Tenant generator:** Location provided for install by occupier

**Lighting Levels**

**Offices:**

- 500 lux average at working plane 0.7 uniformity
- Unified Glare Rating (UGR) ≤19 Lift lobbies: 200 lux Toilets: 200 lux

**Lift Performance**

**Population:** 1 person/8m2 throughout  
80% utilisation

**Traffic:** 85% up, 10% down and 5% inter-floor.

Average Waiting Time (AWT) 30 seconds — LG-L7

**Average time to destination:**  
80 seconds — for all journeys.

**Goods lift:** Dedicated 2,000kg load

**Fire-fighting lift:** As required by fire strategy

**Bicycle lift:** Dedicated 18 person/1,350kg load  
Prioritised Car lift 4,750kg

**Occupancy**

**Office occupancy:**

- 8m2/Person generally

**Office fresh air:**

- 8m2/Person generally at 16/l/s/person

**Office means of escape:**

- 6m2/Person

**Sanitary accommodation:**

- 8m2/Person (60:60 M/F split)

**Office disabled toilets:** Included in above with unisex cubicles provided

**Ground floor entrance toilets:**

1 accessible cubicle

## Cat A Office Areas

**Floors**

Raised access floor to provide an overall zone of 180mm on typical composite concrete–steel deck and 75mm on CLT infill deck

600 x 600mm fully encapsulated panels on an adjustable steel pedestal system.

Floor finishes by tenant.

**Ceilings**

Linear and pendant LED light fixtures suspended to Cat A ceiling level (varies).

Plasterboard / acoustic wool with plaster finish along internal facade perimeter to incorporate linear slot diffusers.

Plasterboard / acoustic wool with plaster finish along internal atrium perimeter to incorporate blind box recess.

## Building Services

**Incoming Electrical Power Supplies**

2x 11,000 volt supplies supply the building from the on site UKPN substation.

These provide 3.3MVA to the building via the landlord side HV switchgear.

The Switchgear is configured such that either supply can support the whole building load.

The electrical services distribution will be arranged to allow for either single floor, multiple floor by floor or two tenancies per floor. Separate metering shall be provided for tenant’s and landlord’s services, monitored by the BMS.

Separate metering shall be incorporated to enable individual meter readings for both lighting and power loads.

**Central Cooling Plant**

The building is heated/cooled via air source heat pumps, with a chiller to accommodate summertime peaks.

**Office Air Conditioning**

The offices are air conditioned by means of a four pipe fan coil system. Fan coil units have EC/DC motor type/variable speed control.

Conditioned air is supplied to the office spaces by means of a four pipe fan coil system. Each fan coil unit is complete with cooling coil, heating coil, filter, fresh air inlet connection, fan section and supplies air via a ducted plenum and linear slot type diffusers to suit the planning grid.

**Fire Protection Services**

Sprinkler System: The commercial sprinkler system is designed to comply with BSEN 12845:2009 + A2 technical bulletins with a hazard classification of OH3. The system serves the loading bay, car park, basement plant and office areas.

**Stand-By Power Systems**

The landlord 375kVA life safety generator provides support to the life safety supplies and equipment via a number of ATS.

A separate standby generation system provides power back up to the Tenant risers in the event of power failure.

**Fire Alarm and Detection Systems**

A dedicated fire alarm installation has been supplied, installed, tested and commissioned in full accordance with the Building Fire Strategy and BS 5839 and EN 54–23.

**Telecommunications**

The building is provided with 3 No. IT entry points for Tenants to bring in Service provide circuits.

**Security**

**The security systems are comprised of the following:**

- Security Management System for monitoring, controlling and responding to security alarms.
- CCTV monitoring of internal and external landlord areas including lifts, stair cores, cycle stores and reception areas.
- Electronic access control system for landlord areas.
- Interface of electronic access control system to turnstiles and the lift destination control system.
- Door monitoring system for doors exiting the building.
- Intercoms at external doors for building users arriving out of hours.
- Panic alarm buttons located at security locations,

**Vertical Transport Provision**

**Passenger lifts** 1–4 (LGF–L7 ) 5&6 (LGF–L8)

**Lift size/weight:** 24 person/1,800kg

**Speed:** 1.6 m/s

**Goods lift** GL1 (L8 Evacuation)

**Basement to L8**

**Lift size/weight:** 2,000kg

**Speed:** 1.0 m/s

**Fire-fighting lift D**

**FL1 (Ground–L7) :** FL2 (Ground–L6) : FL3 (LGF–L6)

**Lift size/weight:** 630 kg

**Speed:** 1.0 m/s

**Vehicle Lift 1 (Ground–LGF)**

4,750kg – 0.4m/s

**Vehicle Lift 2 (Ground–Basement)**

Prioritised for cycle use.

4,750kg – 0.4m/s





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PROJECT TEAM

**Contractor**  
MACE

**M&E Consultant**  
AECOM

**Structural Engineer**  
AECOM

**Project Manager**  
Knight Frank

**Development Manager**  
Thamesis

INVESTMENT & ASSET MANAGER:



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