



10 EXCHANGE SQUARE

THE BUILDING

AN INNOVATIVE
TRANSFORMATION

10 Exchange Square is a 161,000 sq ft building originally designed by Skidmore, Owings & Merrill, located on the north-western corner of Exchange Square. It has been redesigned by Coffey architects to deliver modern, sustainable workspace and a welcoming social lobby.

- Exchange Square has recently been transformed into a 1.5 acre park
- Brand new social lobby with café reception on arrival from Exchange Square
- Direct access to cyclist (150 racks) and runner facilities (116 lockers and 13 showers)
- Occupational density 1:10 sq m per person
- 5 x 21 passenger lifts and 1 goods lift servicing all levels
- Clear floor to ceiling height of 2.75m on all floors
- 150mm raised access flooring on all floors
- 1000 kVA occupier back-up generator operated in parallel with the landlord 600kVA for life saving and small power support
- Wirescore ‘Gold’, EPC B, BREEAM ‘Very Good’
- Innovative new platform Configure™ for workplace design



Refurbished reception ↑
Bike racks ↗
Changing facilities →

SCHEDULE OF AREAS

OCCUPIER	LEVEL	OFFICE (SQ FT)
Western Asset Management	11	Let
Jenner & Block LLP	10	Let
Tech Target Limited	Part 9 (W)	Let
London Grid For Learning	Part 9 (E)	Let
Available - CAT A	8	14,518
Wavestone	7	Let
Vorboss	6	Let
Vorboss	5	Let
HSF	2 - 4	Let
Availability		14,518 sq ft



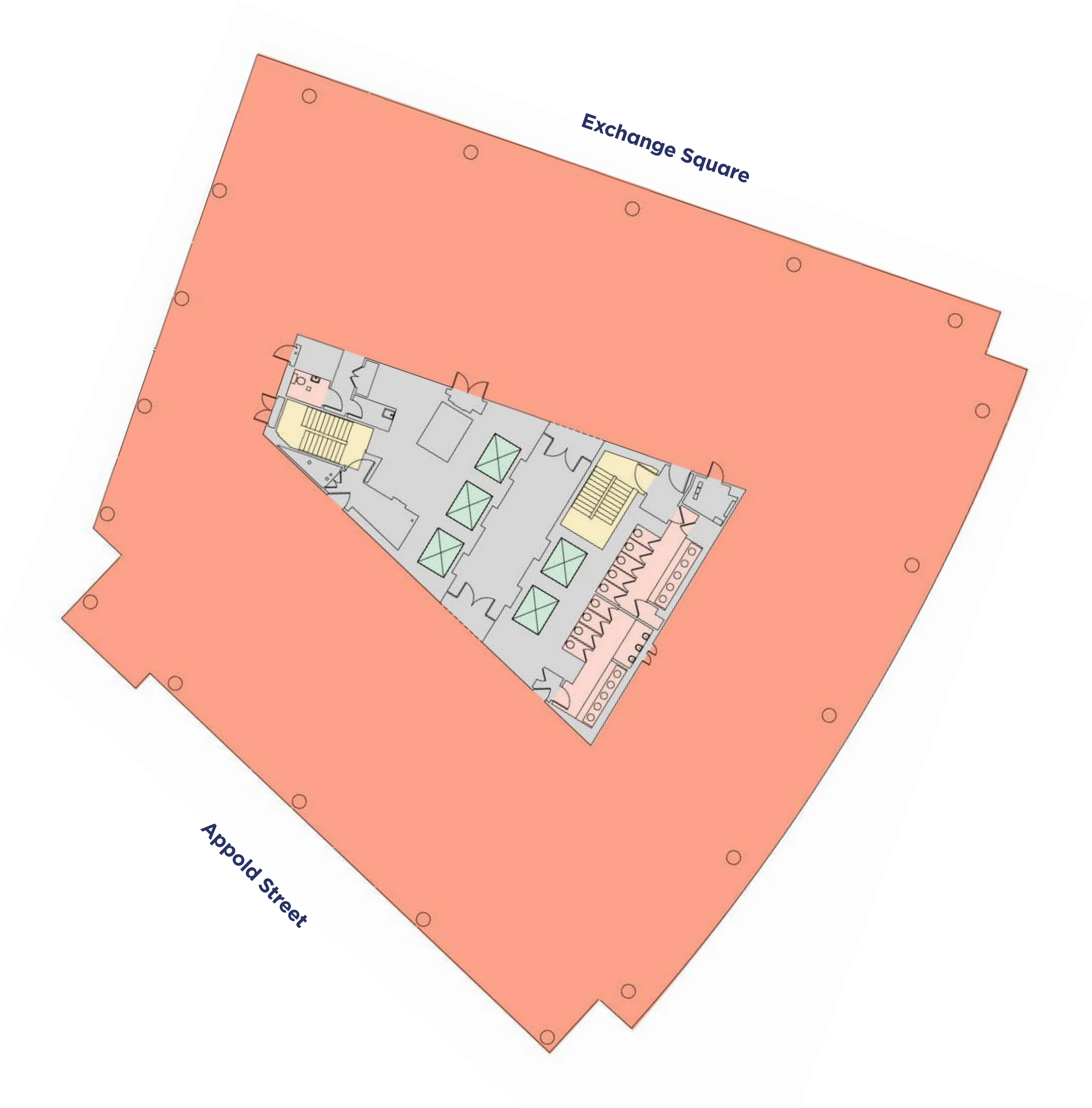
FLOORPLAN

AVAILABLE SPACE

Typical Floorplan: 14,518 sq ft

- Office
- Core
- WC
- Stairs
- Lift

Not to scale. Indicative only.



FIT-OUT OPTIONS

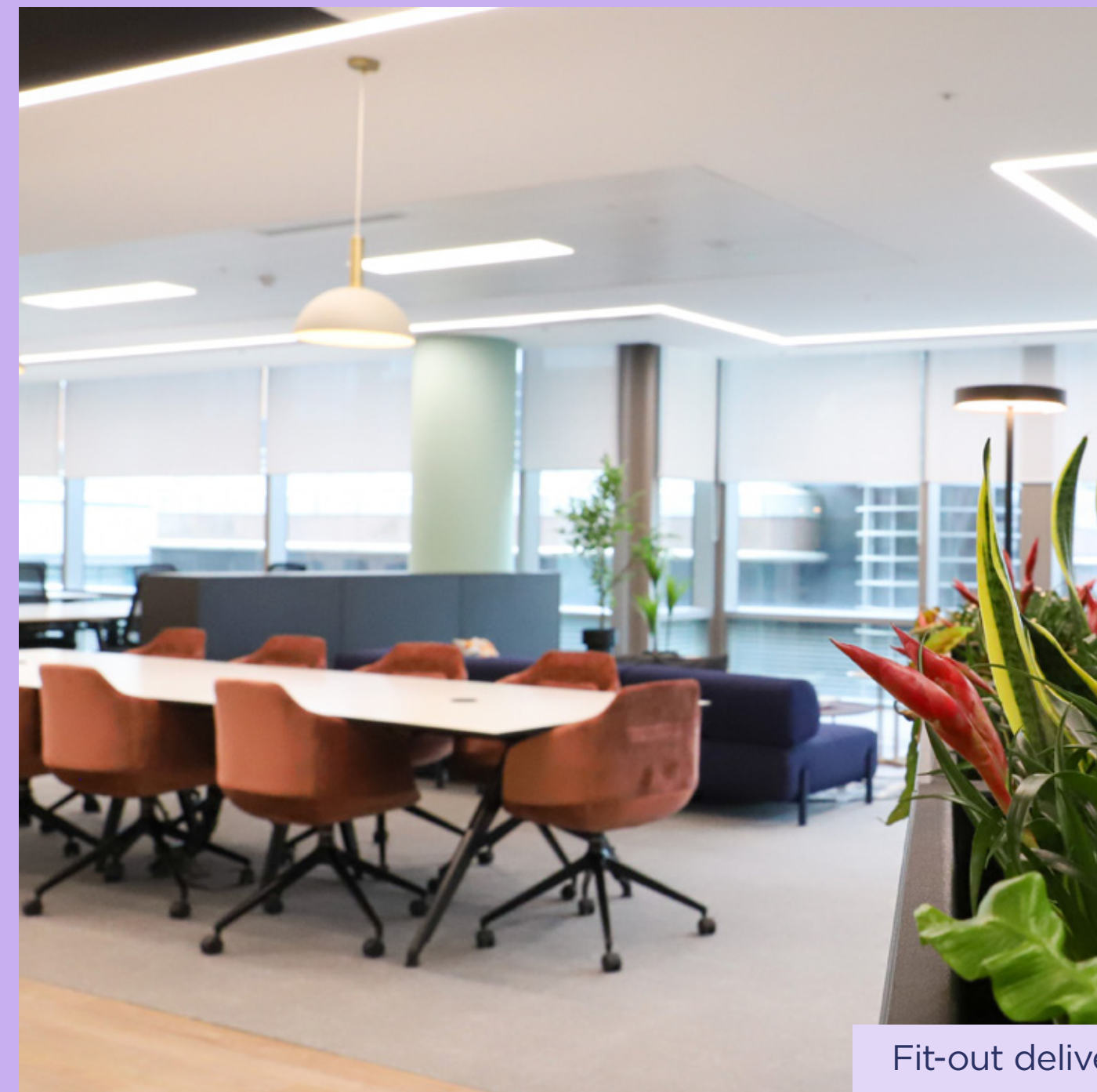
DESIGN YOUR WORKSPACE WITH CONFIGURE™

Introducing a new innovative platform at 10 Exchange Square,
created to simplify the design process.

Choose from a menu of beautifully designed and sustainably
considered fit-out options that can be customised to reflect
your brand and culture.

Everything from the layout, furniture, and finishes – to the delivery
programme, carbon footprint and costs have been calculated.

Visit 10exsq.configure.london



POWERED BY **CONFIGURE**

Fit-out delivered on 5th Floor



01 **CREATE YOUR IDEAL OFFICE SPACE**

Select the layout that fits your occupational vision and choose from three beautifully designed and responsibly sourced interior packages.

02 **ANALYSE HOW YOUR SPACE WILL WORK**

You will be presented with the cost, time and environmental impact of your design in real time.

03 **REALISE YOUR CHOSEN DESIGN**

All fit-out options have been tendered and pre-approved. Your future office is fully designed, costed and ready to be delivered.

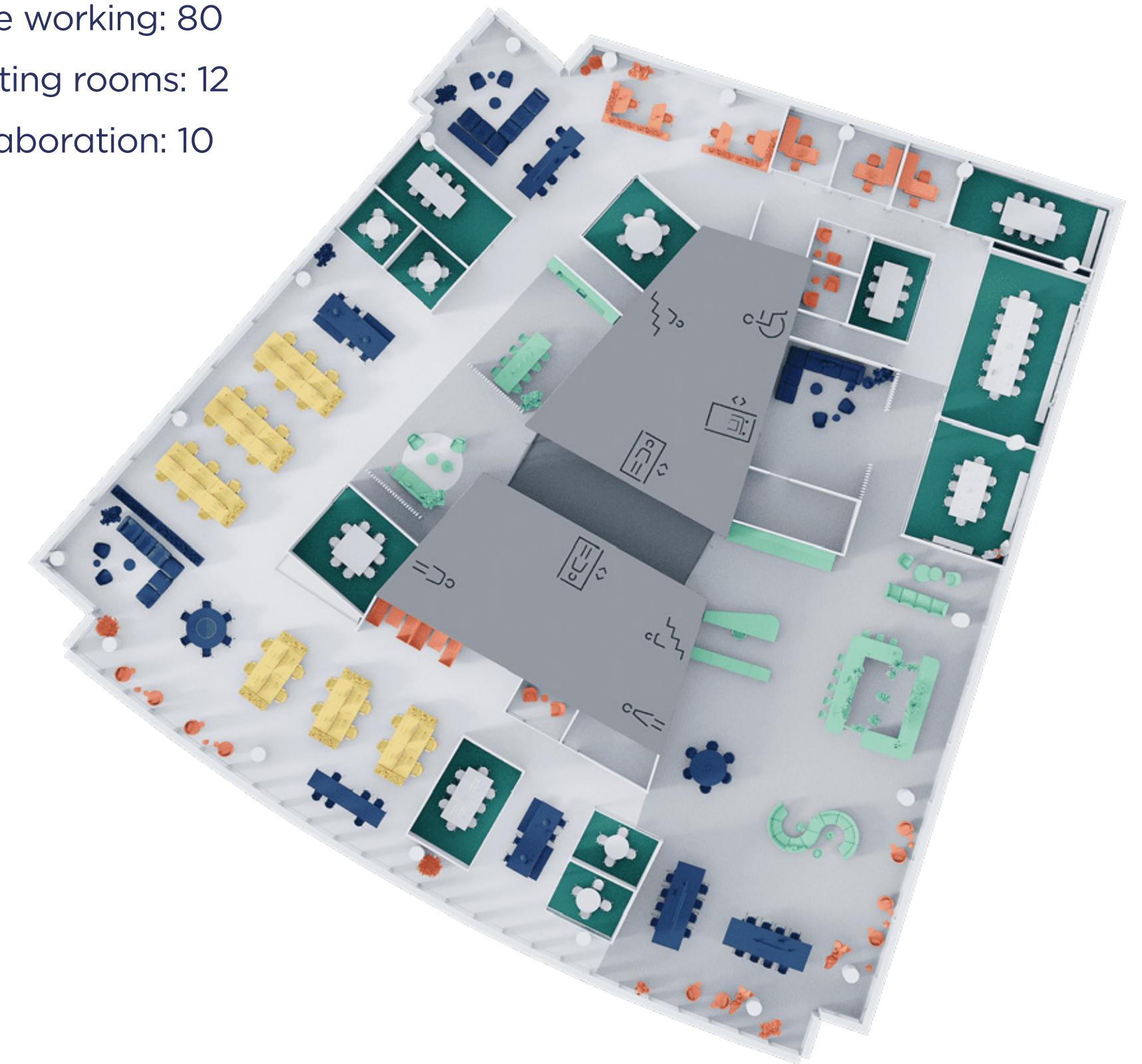


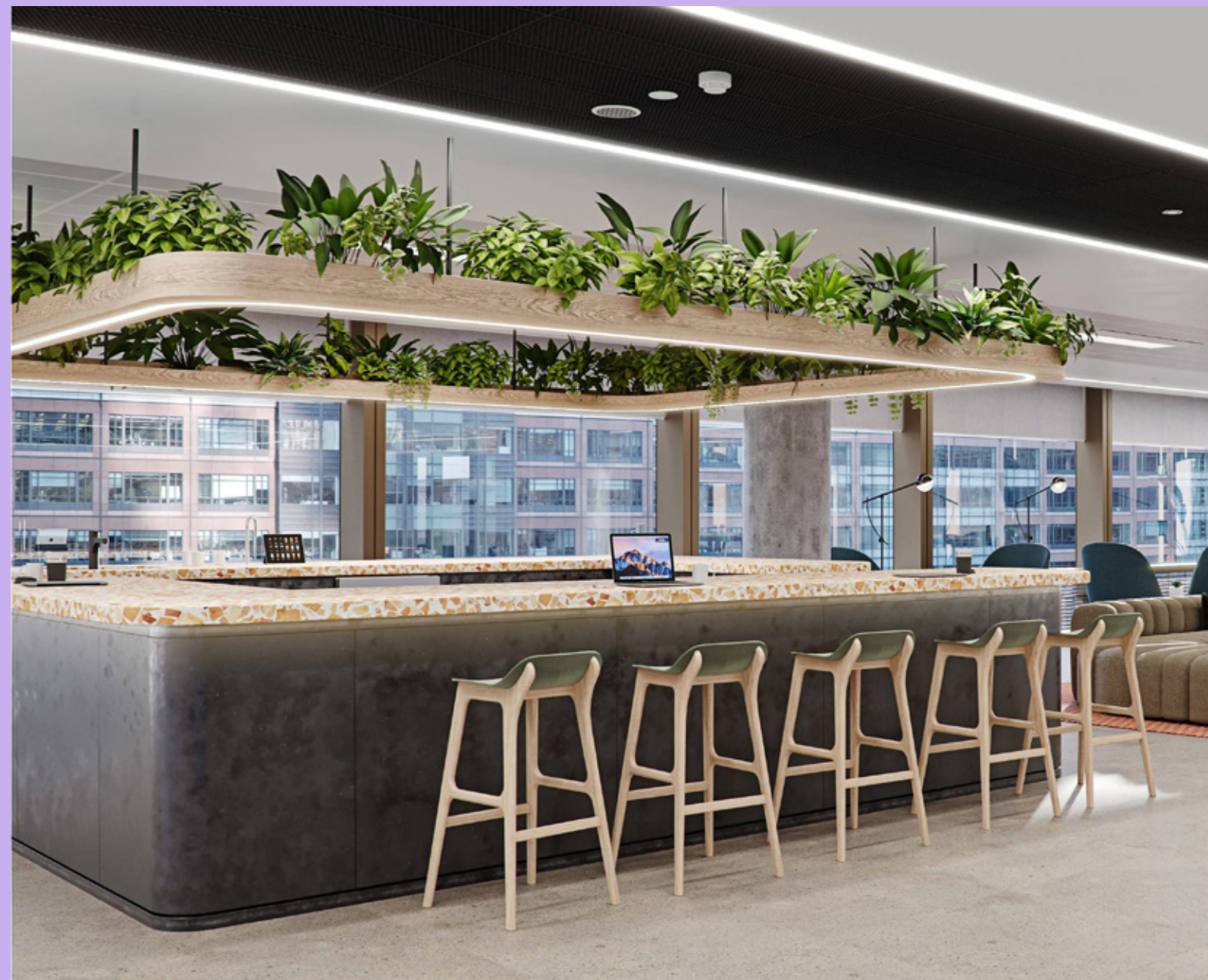
FIT-OUT

STYLE ONE: CONTEMPORARY

A timeless palette with natural tones, carefully curated materials and rich deep textures, complimenting a classic suite of furniture to create a welcoming formal environment.

- Work positions: 110
- Fixed desks: 30
- Agile working: 80
- Meeting rooms: 12
- Collaboration: 10



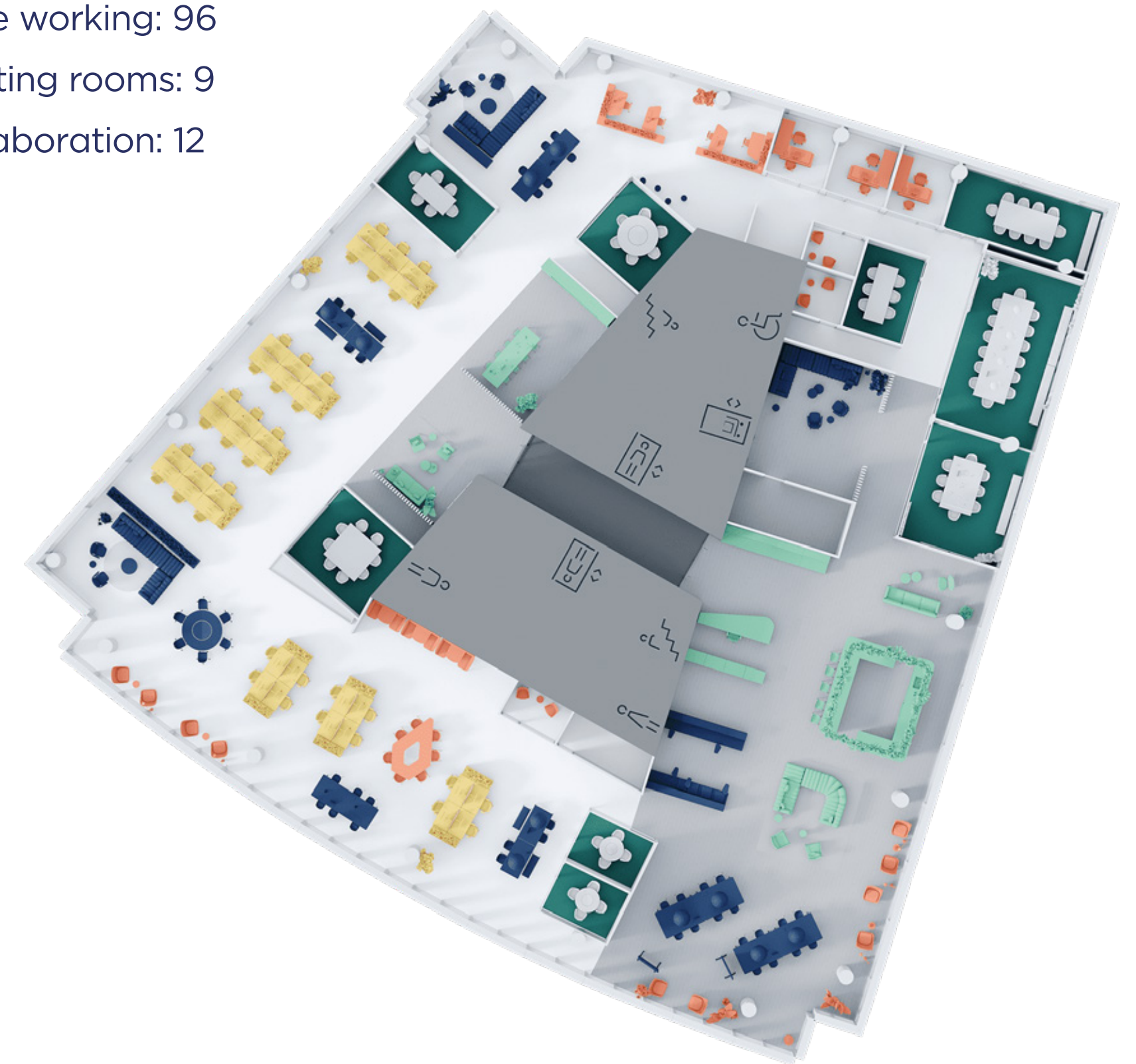


FIT-OUT

STYLE TWO: NATURAL

A bright and minimal design style, full of exposed natural textures and raw materials to work alongside the biophilia and open spaces, creating an honest and stimulating workplace.

- Work positions: 132
- Fixed desks: 36
- Agile working: 96
- Meeting rooms: 9
- Collaboration: 12



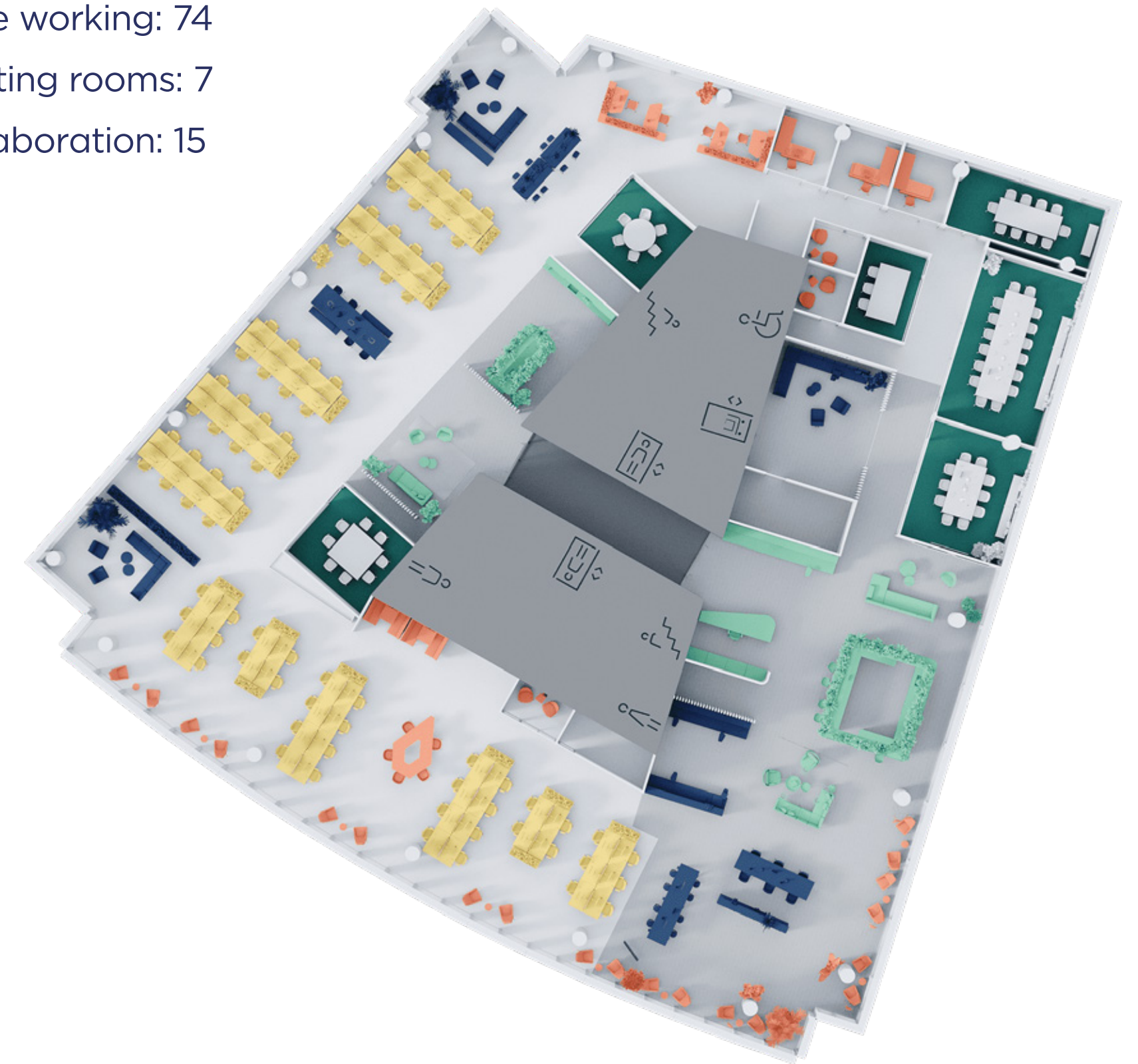


FIT-OUT

STYLE THREE: CREATIVE

A playful design style that deploys textures, patterns and pops of colour across the layouts, to create an informal yet personal feel, and flexible spaces through considered furniture selections.

- Work positions: 150
- Fixed desks: 7
- Agile working: 74
- Meeting rooms: 7
- Collaboration: 15





THE BUILDING

CURATED FOR THE FUTURE

The transformation of 10 Exchange Square has taken place with the future of the planet in mind.

As is standard on all our projects, the following measures have been taken to ensure we are looking out for the future as much as we are looking out for the present.



Low Carbon

67kg embodied carbon per m² – 93% saving vs industry average benchmark for new developments.



Zero Waste

99% of all refurbishment waste reused or recycled – working towards zero waste to landfill, as standard on all our projects.



Circular economy

400 tonnes carbon saving by retaining the existing raised access flooring - saving as much CO² as 18,000+ trees absorb in a year.



Sustainable Materials

100% of timber from certified sustainable sources, as standard on all our projects.



100% Renewable Energy

100% of energy comes from certified renewable sources.



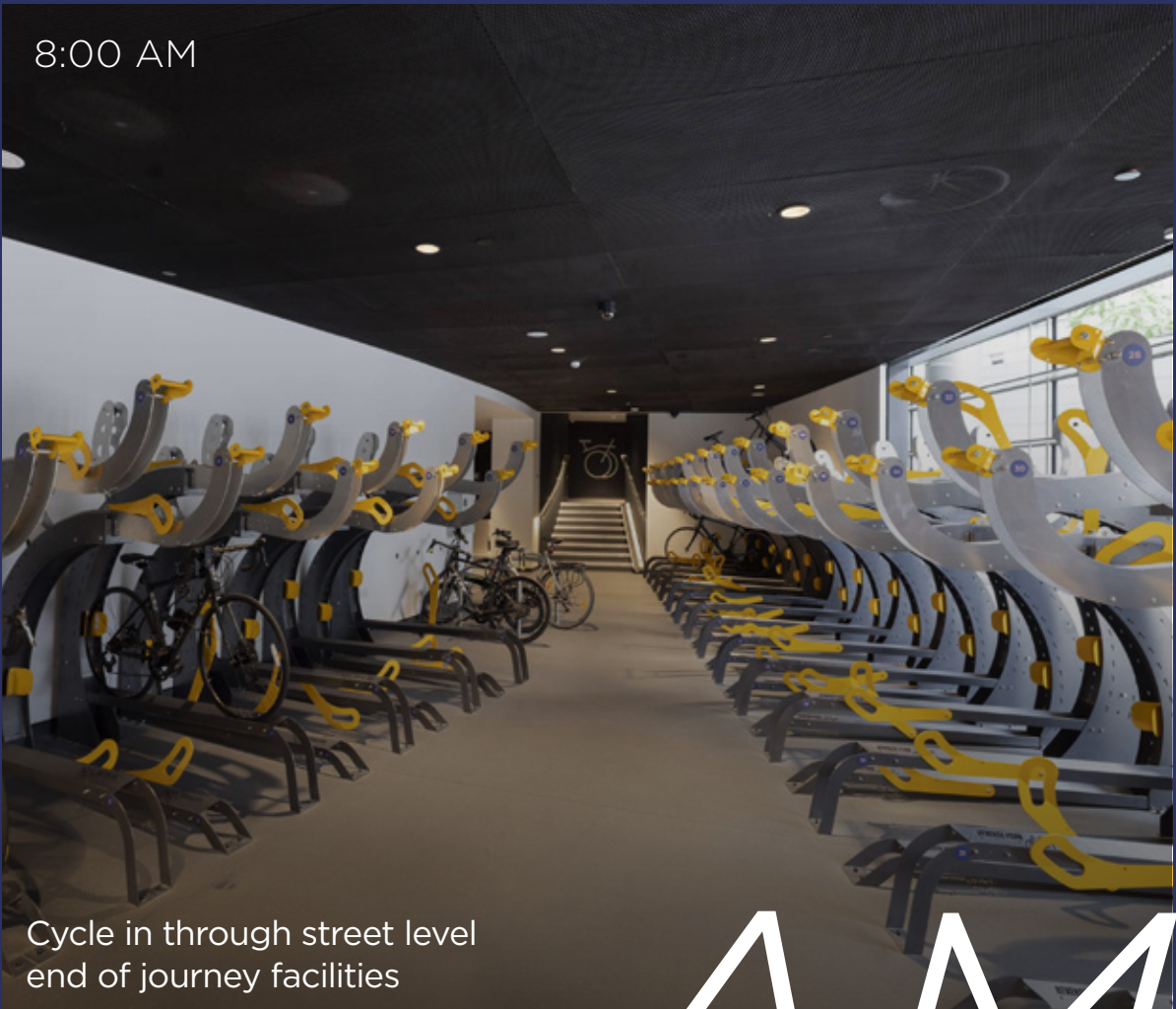
Active lifestyles

150 cycle spaces, along with 13 showers, 116 lockers and changing facilities.

BROADGATE

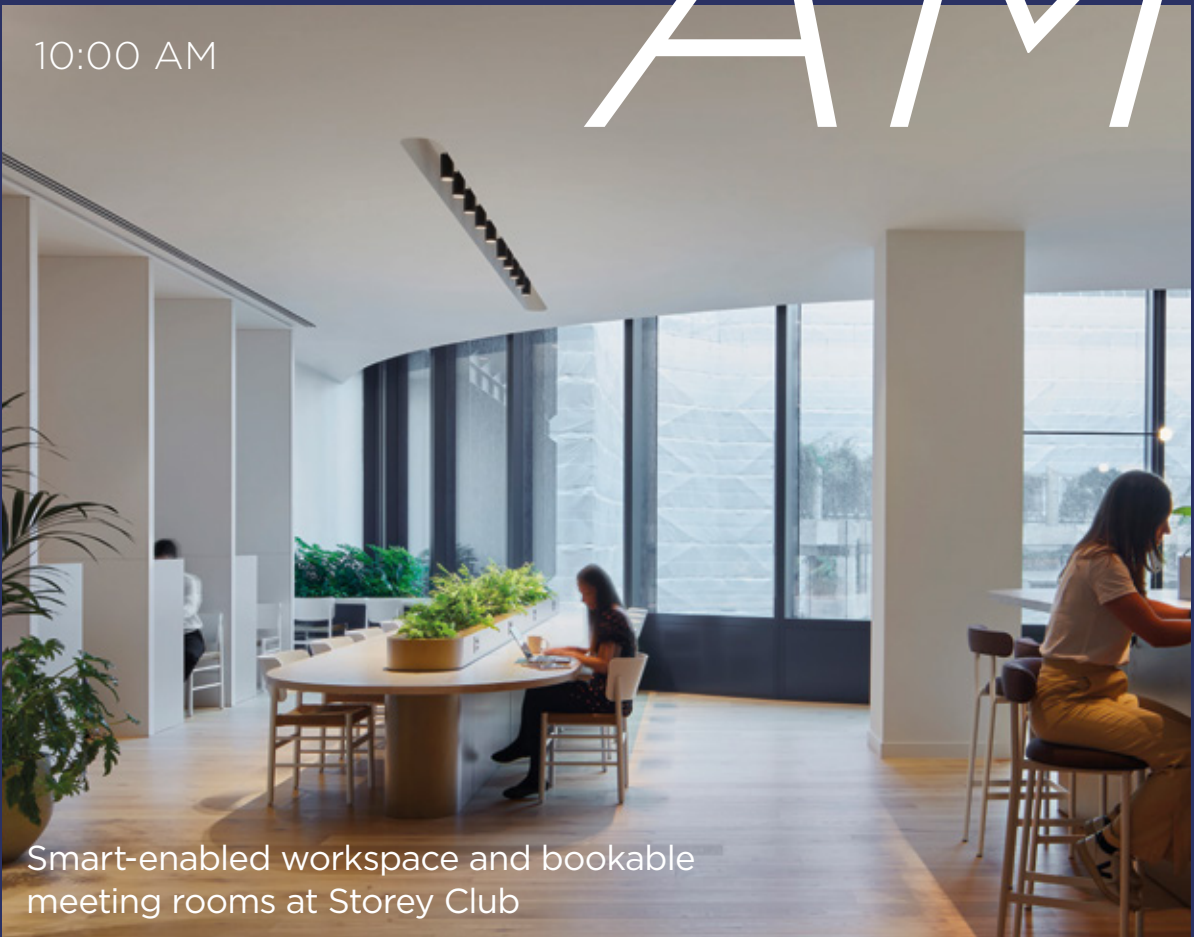
EXPERIENCE THE BROADGATE LIFESTYLE

Broadgate campus offers a wide array of exciting options, including a state of the art cinema, top-of-the-line gyms & diverse restaurants serving mouthwatering cuisines, all providing the ultimate wholesome living experience.



8:00 AM

Cycle in through street level end of journey facilities



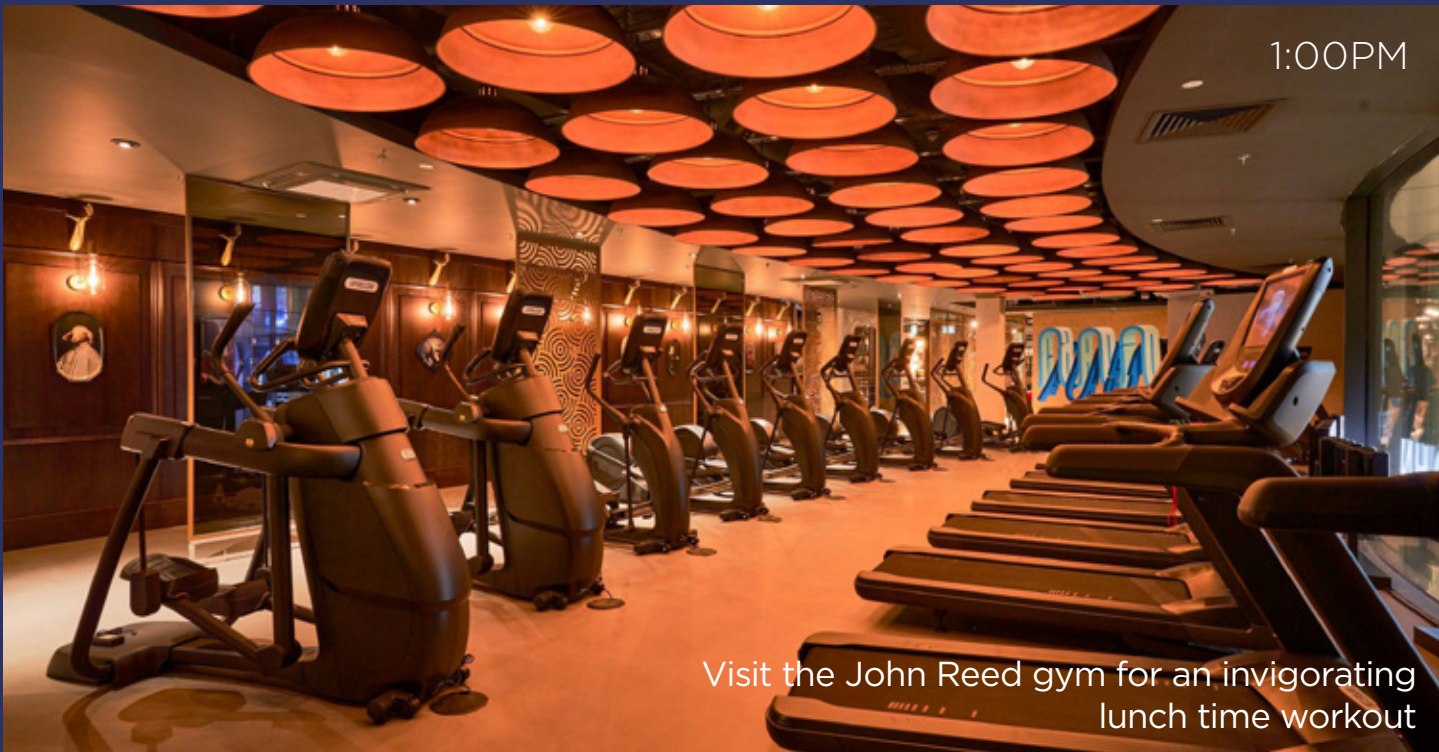
10:00 AM

Smart-enabled workspace and bookable meeting rooms at Storey Club



12:00PM

Socialise amongst groups that gather in Exchange Square



1:00PM

Visit the John Reed gym for an invigorating lunch time workout



2:30 PM

Secure the on-site ETC Venue for up to 600 attendees



4:00PM

Host upcoming events at the Everyman Cinema for maximum comfort



5:30PM

Network at the bookable event space in BloomsYard



6:30 PM

Dine and drink anytime of day in Broadgate Circle

AM

PM

MEETING & EVENT SPACE

EXTRA SPACE. WHERE YOU NEED IT. WHEN YOU NEED IT.

There are a range of bookable spaces across the Broadgate campus including Storey Club, ETC Venues and screening rooms at Everyman Cinema.

Storey Club offers a mix of meeting rooms and event spaces designed to help you work more productively.

- Designed to the highest connectivity standards
- 5 x smart and stylish meeting rooms
- 2 x event spaces
- 180-seat auditorium with catering by BloomsYard
- 4 x boardrooms to seat between 6-12 people
- 3 x cinema screening rooms



THE AREA

A CURATED SHOPPING, DINING AND EXPERIENCE FOR THE MOST REWARDING WORKDAY

Broadgate is the destination campus for everyday inspiration. From a morning workout and a bite to eat, to a wander around the local retail offerings, there is plenty to explore. Ideally located, within a 10 minute walk from Shoreditch’s energetic atmosphere, and a short stroll from the City giving you the best of both worlds.



Exchange Square has been transformed into a 1.5 acre park for the community to enjoy along side the alfresco dining experience of Broadgate Circle.



At **100 Liverpool Street**.



The UK’s first and only **Eataly**, a 42,000 sq ft Italian marketplace, has opened at **135 Bishopsgate** adding to the wide variety of choices already at Broadgate.



45+ new restaurants and shops have committed to Broadgate in the last 3 years.



UNBEATABLE CROSSRAIL CONNECTIONS

Liverpool Street's Crossrail station offers quick access to new markets, talented workers, and innovative technologies. The station's proximity to tech-savvy East London makes it easy to commute and connect with skilled workers. Additionally, direct high-speed links to Heathrow provide convenience for you and your clients. The central location allows for easy access to the West End within just ten minutes, making it a prime spot for connecting both East and West London.

 11.5m can reach Broadgate within an hour.

 Work on top of Liverpool Street Station: from project to platform in less than 100 steps.



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