

30 FINSBURY SQ

LONDON, EC2

30 FINSBURY SQ

122,000 SQ FT OF AMENITY-RICH,
NEXT GENERATION WORKSPACE.
COMING SUMMER 2027.



THE
OPEN

POWER OF

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A MASTERPIECE OF DESIGN.

OPEN UP. OPEN OUT. OPEN AIR.

THE AWARD-WINNING 30 FINSBURY SQUARE HAS ALREADY ENJOYED OVER 20 YEARS AT THE TOP OF ITS GAME. NOW, A MINDFUL RENOVATION OF THIS CITY ICON WILL ELEVATE BUSINESSES AND THEIR PEOPLE.

30 Finsbury Square is an altogether more open workspace, in both its design and location. Move up through the building, and its stone walls appear to pull apart, opening up to reveal the sky above.



OPEN TO
C H A N G E

30 Finsbury Square is being transformed into an enjoyable and sustainable place to work.

122,000

→ sq ft of outstanding office space

9,100

→ sq ft of terraces

9,200

→ sq ft of new amenity

90%

→ of the original structure has been retained and re-used

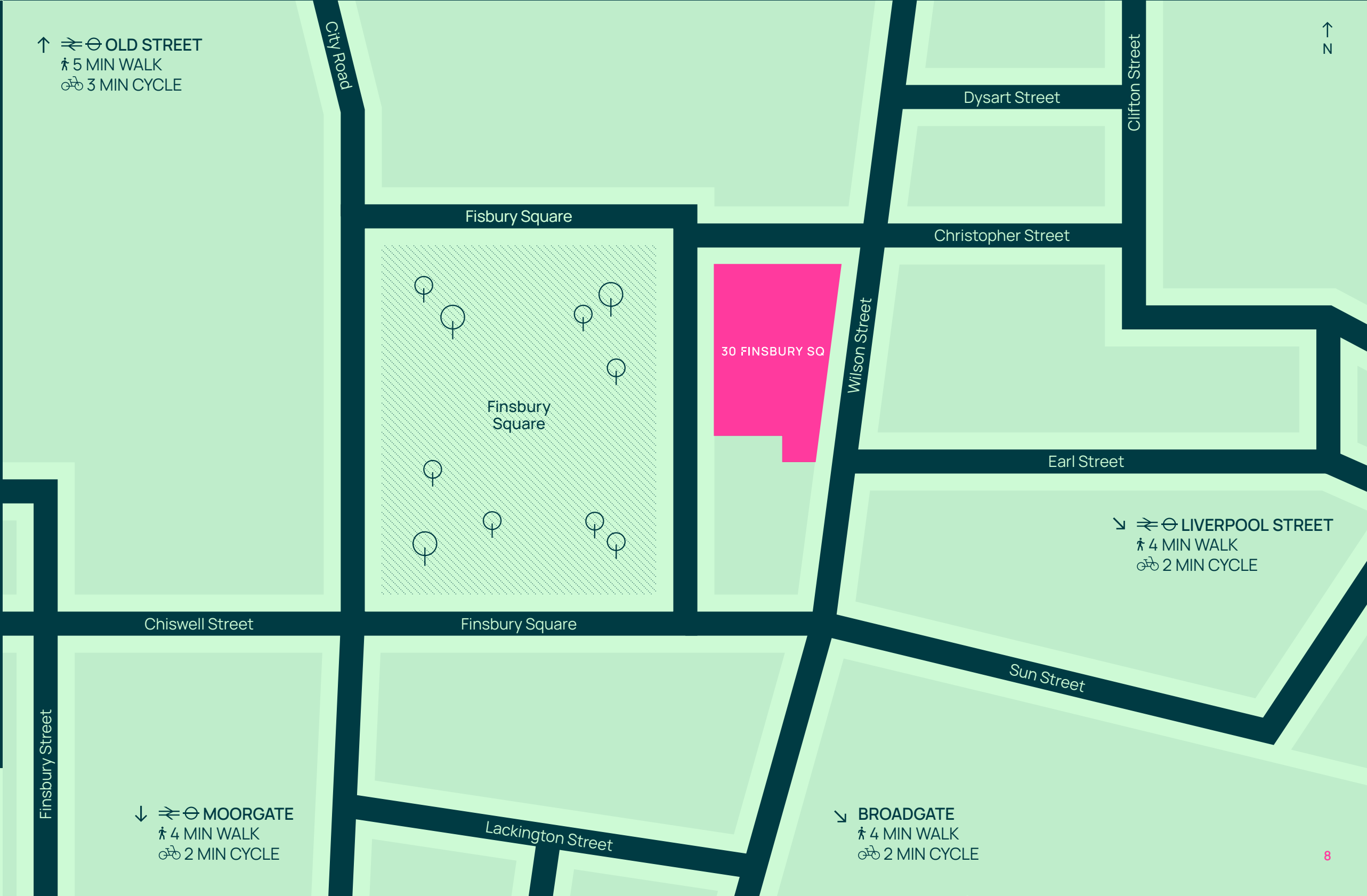
SCHEDULE OF AREAS

LEVEL	OFFICE	PRIVATE TERRACES	AMENITY
Floor 8	1,270 sq ft	1,830 sq ft	3,735 sq ft (Communal Terrace) 646 sq ft (Winter Garden)
Floor 7	13,412 sq ft	1,830 sq ft	–
Floor 6	15,339 sq ft	1,012 sq ft	–
Floor 5	16,028 sq ft	–	–
Floor 4	16,017 sq ft	–	–
Floor 3	16,017 sq ft	–	–
Floor 2	15,995 sq ft	–	–
Floor 1	14,704 sq ft	–	–
Ground	5,780 sq ft	–	3,735 sq ft (Reception) 2,336 sq ft (Café)
Lower Ground	7,599 sq ft	732 sq ft	398 sq ft (Wellness Area) 5,823 sq ft (End of Trip)
TOTAL	122,128 sq ft	5,404 sq ft	16,673 sq ft



AN INSPIRING LOCATION

The well-connected location ensures an openness to possibilities – take advantage of great connections from numerous nearby tube stations; enjoy City buzz and Shoreditch/ Old Street edge.



*Map not to scale. Travel times taken from Citymapper.

P E R F E C T L Y

POSITIONED

OPEN TO OPPORTUNITIES

FINSBURY SQUARE IS WHERE THE CITY MEETS SHOREDITCH, AND AN EXCITING HOME FOR TECH, FINANCE AND THE CREATIVE INDUSTRIES.

Enjoy life in a neighbourhood driven by dynamism and diversity. 30 Finsbury Square offers a multi-faceted City location, where the streets of the world's finance capital open up to the culture and creativity of Shoreditch, and onto Old Street's thriving tech scene.



← Finsbury Circus Gardens

↓ The Hoxton, Shoreditch





↑ Whitecross Street Market



← Eataly, Liverpool Street



↑ Broadgate Circle



MOORGATE

4 MINS WALK 2 MINS CYCLE

LONDON BRIDGE



3 mins
9 mins

KING'S CROSS
ST PANCRAS



5 mins
18 mins

WATERLOO



9 mins
18 mins



LIVERPOOL ST

4 MINS WALK 2 MINS CYCLE

FARRINGTON



2 mins
14 mins

ST PAUL'S



4 mins
9 mins

LONDON CITY ✕



22 mins

HEATHROW ✕



39 mins

STANSTED ✕



47 mins



OLD ST

5 MINS WALK 3 MINS CYCLE

BANK



3 mins
10 mins

CHARING CROSS



10 mins
19 mins

CANARY WHARF



11 mins
33 mins

GATWICK ✕



34 mins

*Travel times taken from Citymapper.

OPEN OUT TO LONDON



FOOD



PUBS/BARS



COFFEE



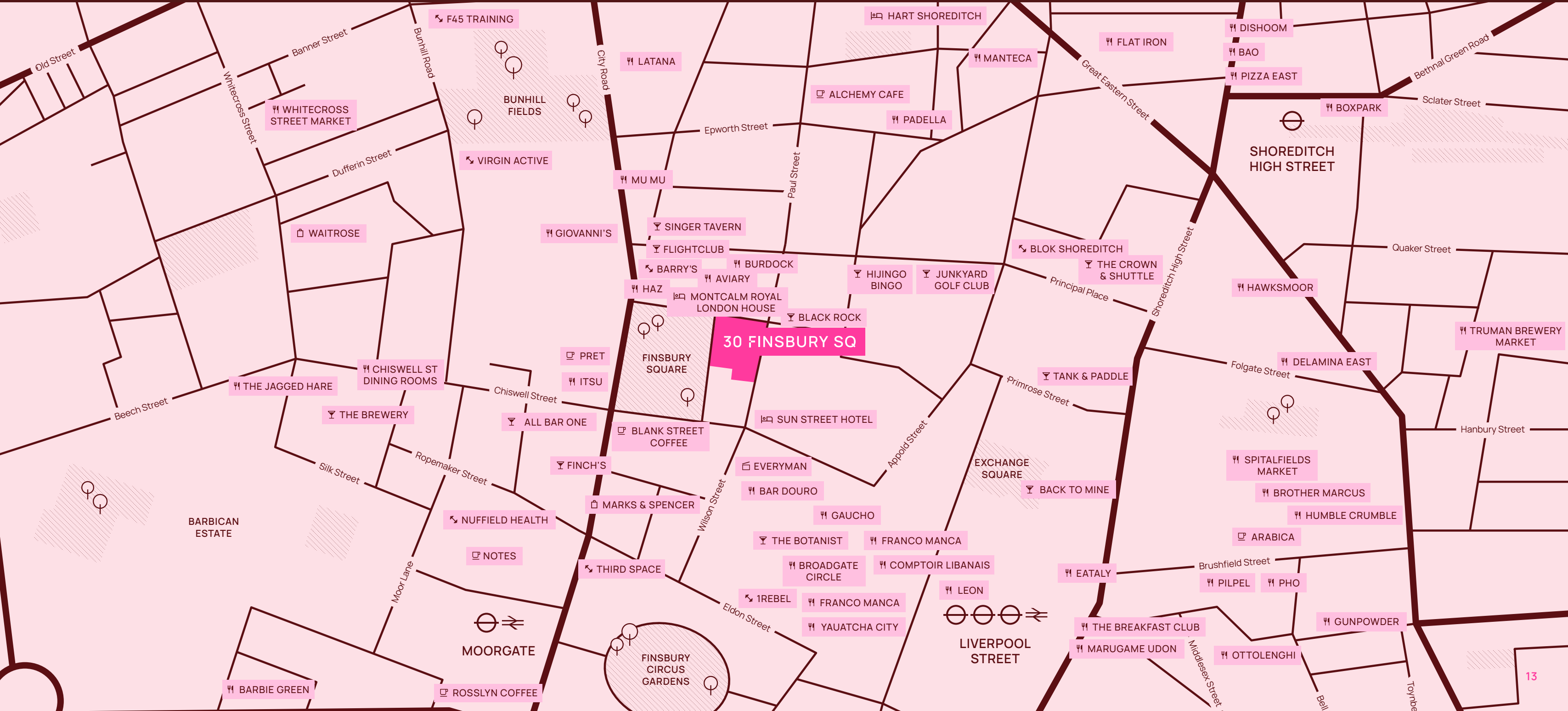
GYMS























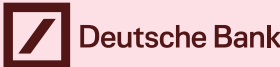























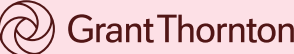
HOTELS



CINEMA



LOCAL OCCUPIERS

 UBS	 Cravath, Swaine & Moore LLP	 Seyfarth	 ALLEN & OVERY	 GFI	 PIC	 SMBC	 Milbank	 HITACHI
 HELLO FRESH	 Simpson Thacher	 Linklaters	 brainlabs	 Adobe	 Capital One	 box	 NTT DATA	 inmarsat
 GREYSTAR	 fox williams	 Deutsche Bank	 CISCO Meraki	 The University of Law	 SLAUGHTER AND MAY	 a g ADDLESHAW GODDARD	 IHS Markit	 MUFG
 snowflake	 LONDON METAL EXCHANGE	 +simmons simmons	 VICE	 S Sage	 amazon	 BAYES BUSINESS SCHOOL CITY UNIVERSITY OF LONDON	 Pinsent Masons	 UBS
 SQUARE POINT	 MACQUARIE	 ORACLE	 mimecast	 BURO HAPPOLD	 monzo	 TPICAP	 McCANN WORLDGROUP	 Grant Thornton

OPEN UP
TO NEW
WAYS OF WORKING

A L I G H T LEADING

For its next chapter, this iconic building is being refreshed and repurposed for the demands of the modern world, ready to reclaim its place as one of the City's most sought-after workspaces.



REIMAGINED

The building's lobby and reception is being opened up, with more windows and higher ceilings to create a welcoming arrival. An open to all coffee shop and outdoor seating will foster a sense of community and create a buzz throughout the day. A new, alternative building entrance offers an opportunity for a multi-floor tenant to create a private reception area.

ARRIVAL EXPERIENCE





OPEN AIR



Energising new outdoor spaces on the rooftop terrace are designed to improve everyday wellbeing and invite you to embrace the outdoors year-round. The expansive landscaped roof terrace offers the opportunity to work, meet, socialise and host events in the open air, while over-looking the large garden square below.

C O L L A B O R A T I V E S
S P A C E S

Large floorplates, uninterrupted by columns, create a working environment that flexes to your needs. On every floor you'll find open, adaptable spaces for improved collaboration, efficiency and wellbeing. The new 30 Finsbury Square is built for smarter working today, and ready for the future.



SPECIFICATION

HIGHLIGHTS

ROOF



3,735 SQ FT
COMMUNAL
ROOF TERRACE



80 PERSON CAPACITY
WINTER GARDEN



PRIVATE TERRACES
ON FLOORS LOWER
GROUND, 6, 7 & 8

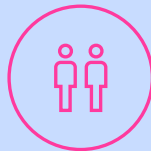
EVERYWHERE



4 PASSENGER &
1 GOODS LIFTS



SOFT SPOTS FOR
INTERCONNECTING
STAIRCASES



1:10 SQ M
OCCUPATIONAL
DENSITY



3.4M TYPICAL
FLOOR TO
SOFFIT HEIGHT

GROUND



CAFÉ



DEDICATED
CYCLE ENTRANCE
WITH RAMPS



INTERLINKING
STAIRCASE BETWEEN
GROUND & LOWER
GROUND



6.58M
DOUBLE HEIGHT
RECEPTION

LOWER GROUND



269 CYCLE
SPACES



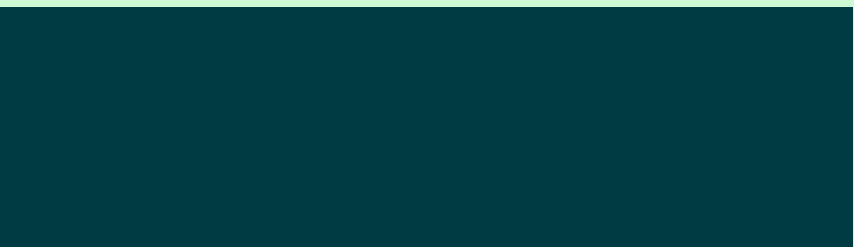
269 LOCKERS



27 SHOWERS – 12 MALE,
12 FEMALE, 2 UNISEX
& 1 ACCESSIBLE



VANITY AREAS
WITH MIRRORS
& STORAGE



SUSTAINABILITY

&

WELLNESS



WELL-BEING AT EVERY LEVEL



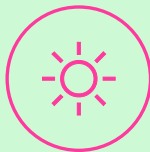
NEW OUTDOOR SPACES AND
INTERIOR UPDATES COMBINE
TO CREATE A MORE BALANCED
WORKING ENVIRONMENT.

FEEL-GOOD

DESIGN



OPEN-AIR ROOFTOP
& WINTER GARDEN



OUTDOOR LOUNGE,
MEETING & WORKSPACES



BIODIVERSE
LANDSCAPING WITH
TREES & GREEN LEDGES



LIFT EXTENSION WITH
PHOTOVOLTAIC PANELS



EMPLOYEE
WELLNESS HUB



VIEW TO THE EAST &
SOUTH-EAST, TAKING IN
ALL LANDMARKS



BEEHIVE & TENANT
GARDENING SPACE



A SUSTAINABLE, SMART &
HEALTHY WORKPLACE



HEIGHTENED CEILINGS
CREATE A SENSE OF
LIGHT & SPACE



ENHANCED ENERGY
PERFORMANCE

A SPACE THAT NURTURES

EXPLORE SUSTAINABLE SPACES THAT CREATE A HEALTHIER WORKING ECOSYSTEM.

30 Finsbury Square is designed to be a wellbeing-focused, sustainable space where people, businesses and nature all have what they need to flourish. The newly updated interior of the building will offer a distinctly different look and feel while retaining 90% of the original structure, helping to reduce environmental impact, minimising energy and materials.



DESIGNED TO BE
SMARTER


NEW WAYS OF WORKING DEMAND
SMARTER THINKING, AND THE VISION
FOR 30 FINSBURY SQUARE IS AMBITIOUS.

The building is set to deliver on all its targets for
sustainability, energy efficiency and biodiversity
for a truly 'smart' building. 30 Finsbury Square will
be 100% electric, and Net Zero Carbon in operation.




SUSTAINABILITY HIGHLIGHTS


TARGET ACCREDITATIONS




BREEAM®
OUTSTANDING




WELL
INTERNATIONAL
WELL BUILDING INSTITUTE
TM
TARGETING
WELL GOLD




WiredScore
CERTIFIED
TARGETING
PLATINUM




CRREM
2030/2040/2050
TARGETS




A
EPC RATING



SmartScore
CERTIFIED



**CYCLING
SCORE**



NABERS

TARGETED SAVING

52%

OF EMBODIED CARBON
COMPARED TO A NEW BUILD
WITH AN ESTIMATED SAVING
OF 5,970,872 KG CO₂E

RETAINING OVER

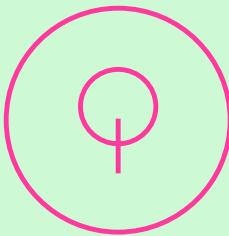
90%

OF THE ORIGINAL
STRUCTURE

This equates to:



the CO₂ emissions produced by 10,523
return flights between London and Munich*



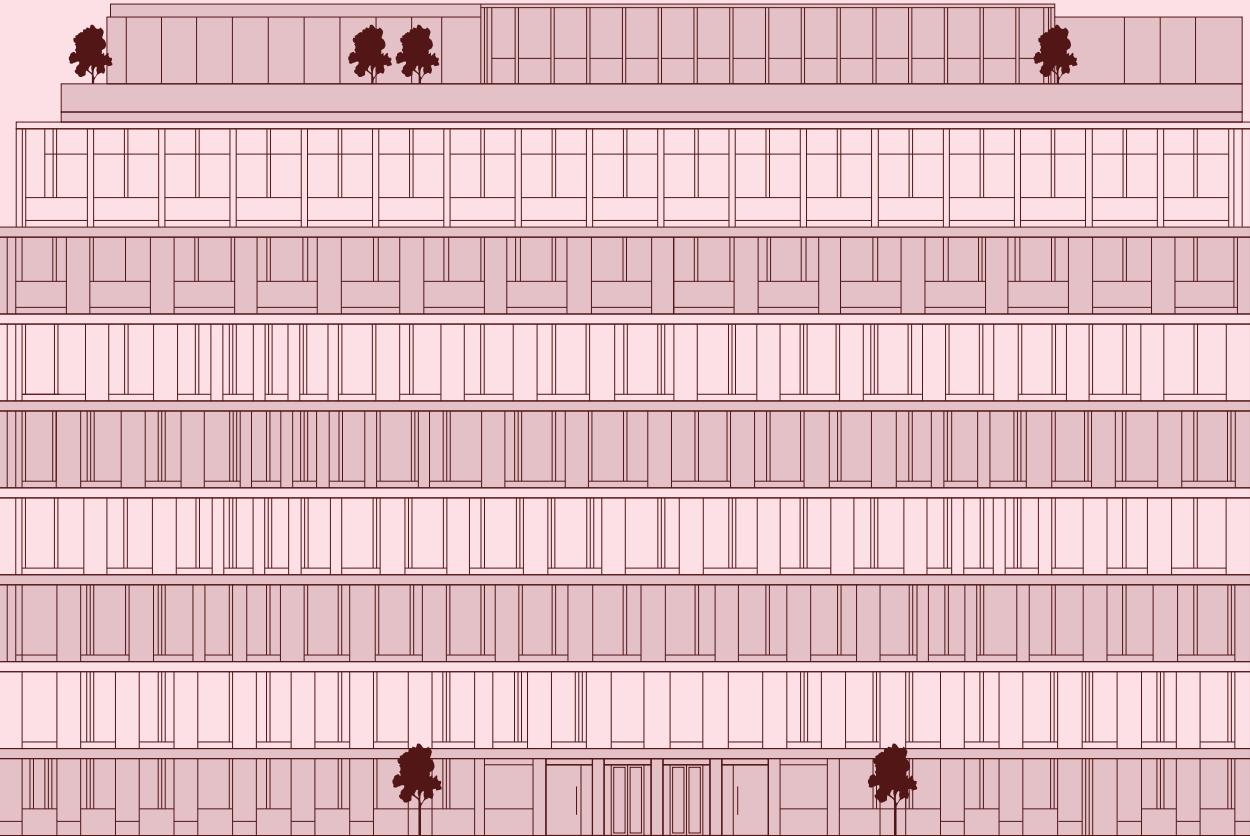
the amount of CO₂ absorbed by 248,786
trees over their lifetime**

MASTERP
MASTERPIECE

A MODERN
WITH

PURPOSE

SCHEDULE OF AREAS



	LEVEL	OFFICE	PRIVATE TERRACES	AMENITY
→	Floor 8	1,270 sq ft	1,830 sq ft	3,735 sq ft (Communal Terrace) 646 sq ft (Winter Garden)
→	Floor 7	13,412 sq ft	1,830 sq ft	–
→	Floor 6	15,339 sq ft	1,012 sq ft	–
→	Floor 5	16,028 sq ft	–	–
→	Floor 4	16,017 sq ft	–	–
→	Floor 3	16,017 sq ft	–	–
→	Floor 2	15,995 sq ft	–	–
→	Floor 1	14,704 sq ft	–	–
→	Ground	5,780 sq ft	–	3,735 sq ft (Reception) 2,336 sq ft (Café)
→	Lower Ground	7,599 sq ft	732 sq ft	398 sq ft (Wellness Area) 5,823 sq ft (End of Trip)
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GROUND

Office
5,780 SQ FT

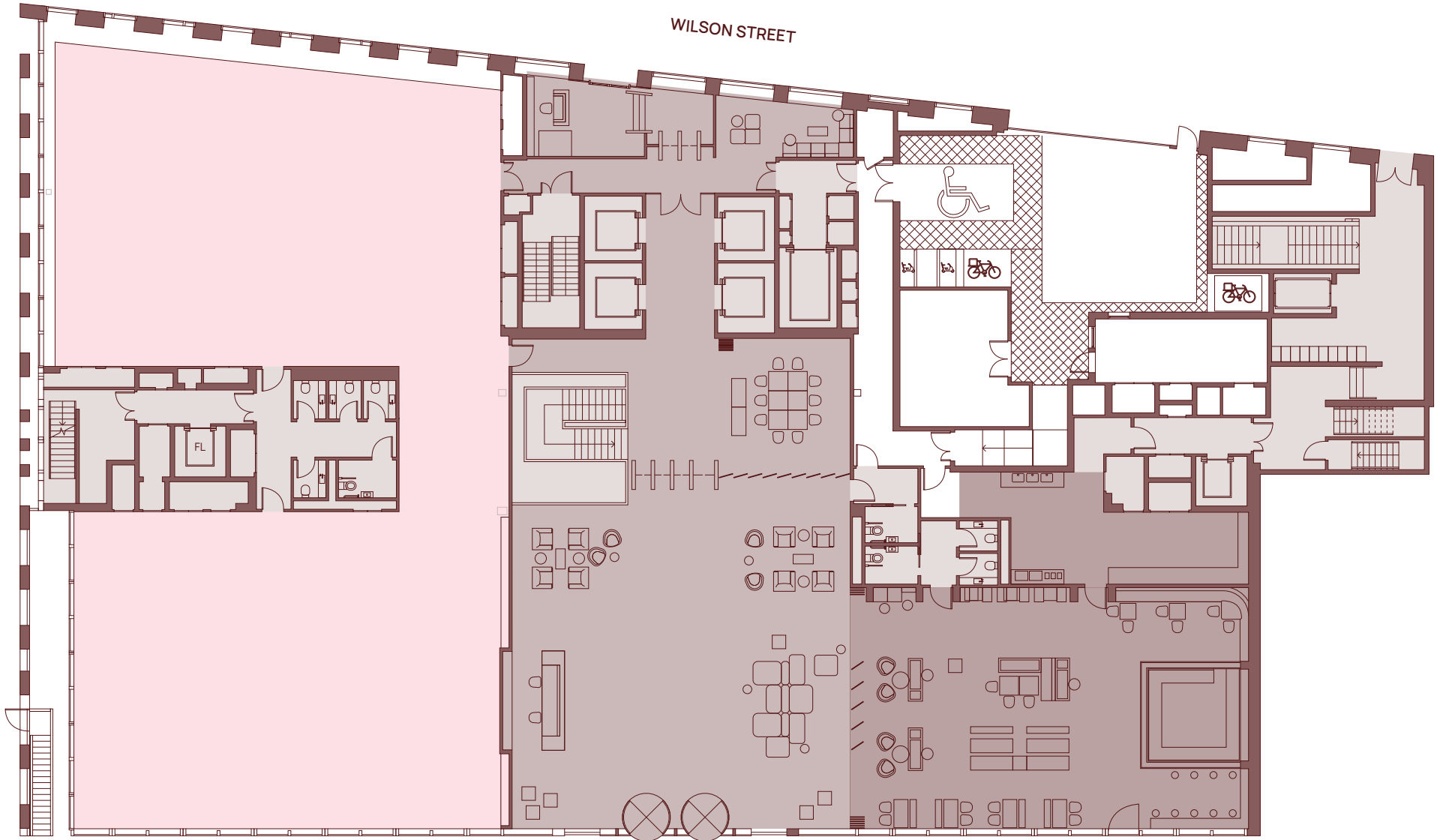
Reception
3,735 SQ FT

Café
2,336 SQ FT

All measurements are subject to
remeasurement upon completion
of works.



← N



FINSBURY SQUARE

- Office
- Core
- Reception
- Café
- PL Passenger lift
- GL Goods lift
- FL Fire lift
- CL Cycle lift

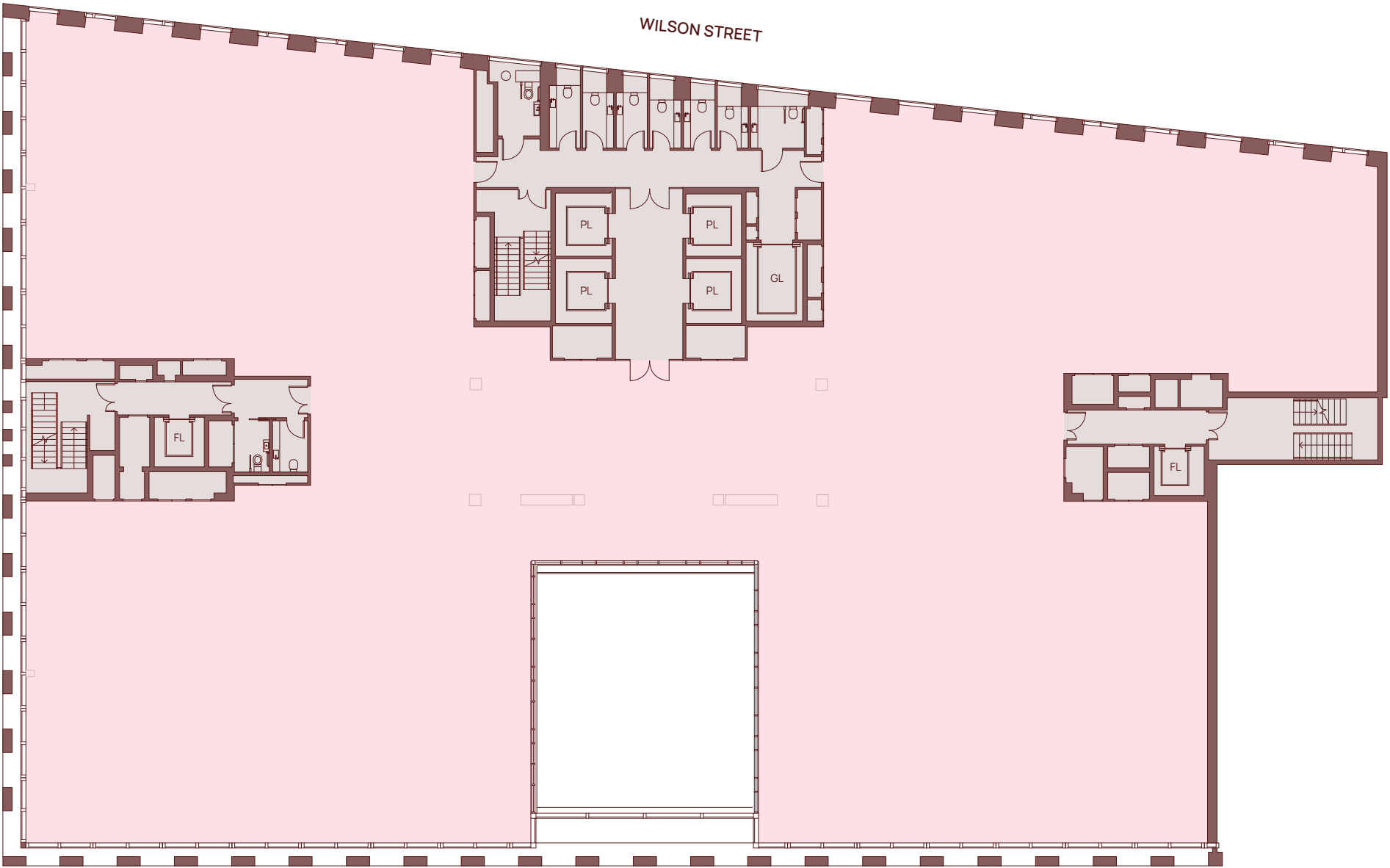
FLOOR 1

Office
14,704 SQ FT

All measurements are subject to
remeasurement upon completion
of works.



← N



- Office
- Core
- PL Passenger lift
- GL Goods lift
- FL Fire lift

FLOOR 2

Office
15,995 SQ FT

All measurements are subject to
remeasurement upon completion
of works.



← N



- Office
- Core
- PL Passenger lift
- GL Goods lift
- FL Fire lift

FLOOR 3

Office
16,017 SQ FT

All measurements are subject to
remeasurement upon completion
of works.



← N



- Office
- Core
- PL Passenger lift
- GL Goods lift
- FL Fire lift

FINSBURY SQUARE

FLOOR 4

Office
16,017 SQ FT

All measurements are subject to
remeasurement upon completion
of works.



← N



- Office
- Core
- PL Passenger lift
- GL Goods lift
- FL Fire lift

FLOOR 5

Office
16,028 SQ FT

All measurements are subject to
remeasurement upon completion
of works.



← N



- Office
- Core
- PL Passenger lift
- GL Goods lift
- FL Fire lift

FINSBURY SQUARE

FLOOR 6

Office
15,339 SQ FT

Private Terrace
1,012 SQ FT

All measurements are subject to
remeasurement upon completion
of works.



← N



- Office
- Core
- Private terrace
- PL Passenger lift
- GL Goods lift
- FL Fire lift

FINSBURY SQUARE

FLOOR 7

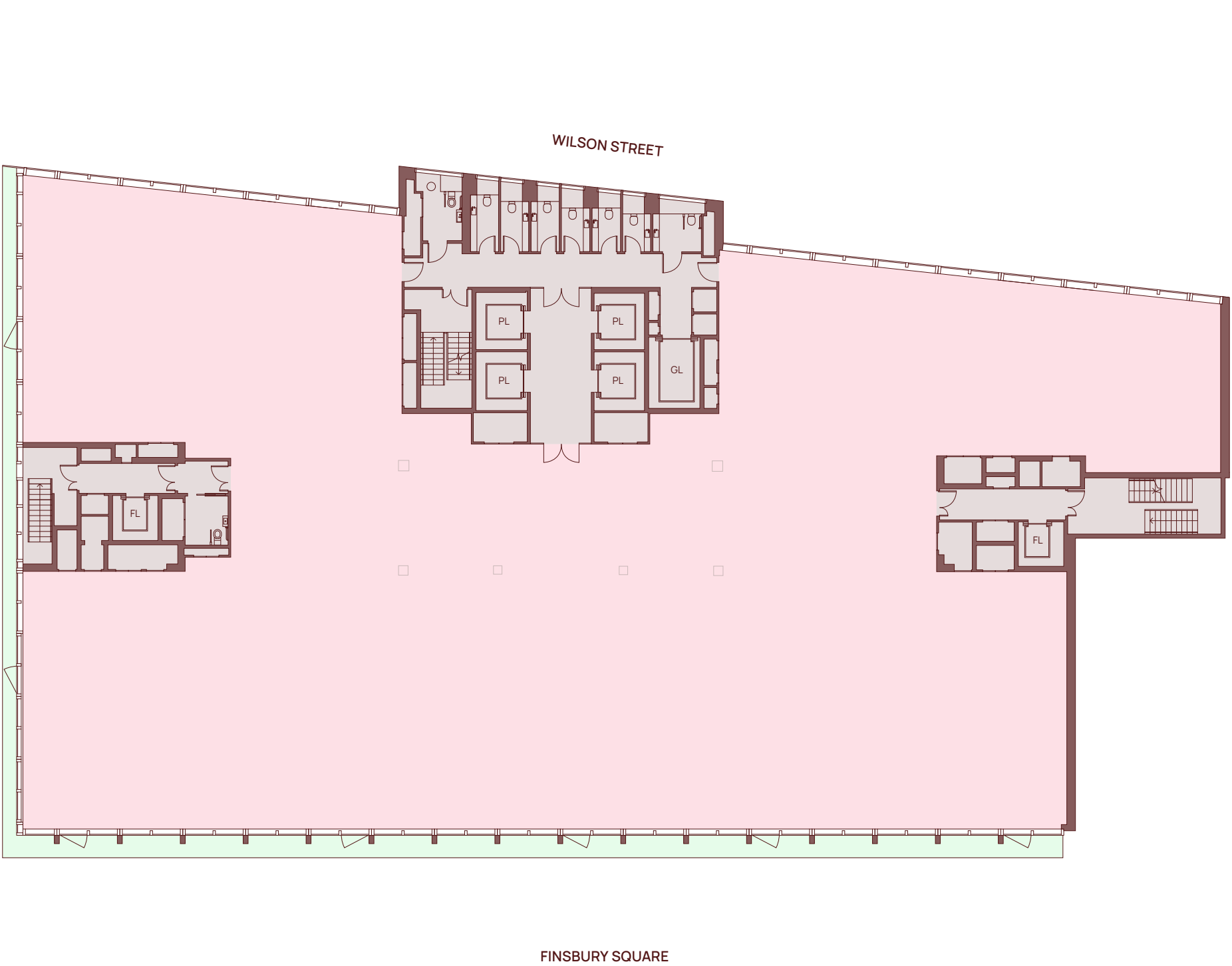
Office
13,380 SQ FT

Private Terrace
1,830 SQ FT

All measurements are subject to
remeasurement upon completion
of works.



← N



- Office
- Core
- Private terrace
- PL Passenger lift
- GL Goods lift
- FL Fire lift

FLOOR 8

Office
1,270 SQ FT

Private Terrace
1,830 SQ FT

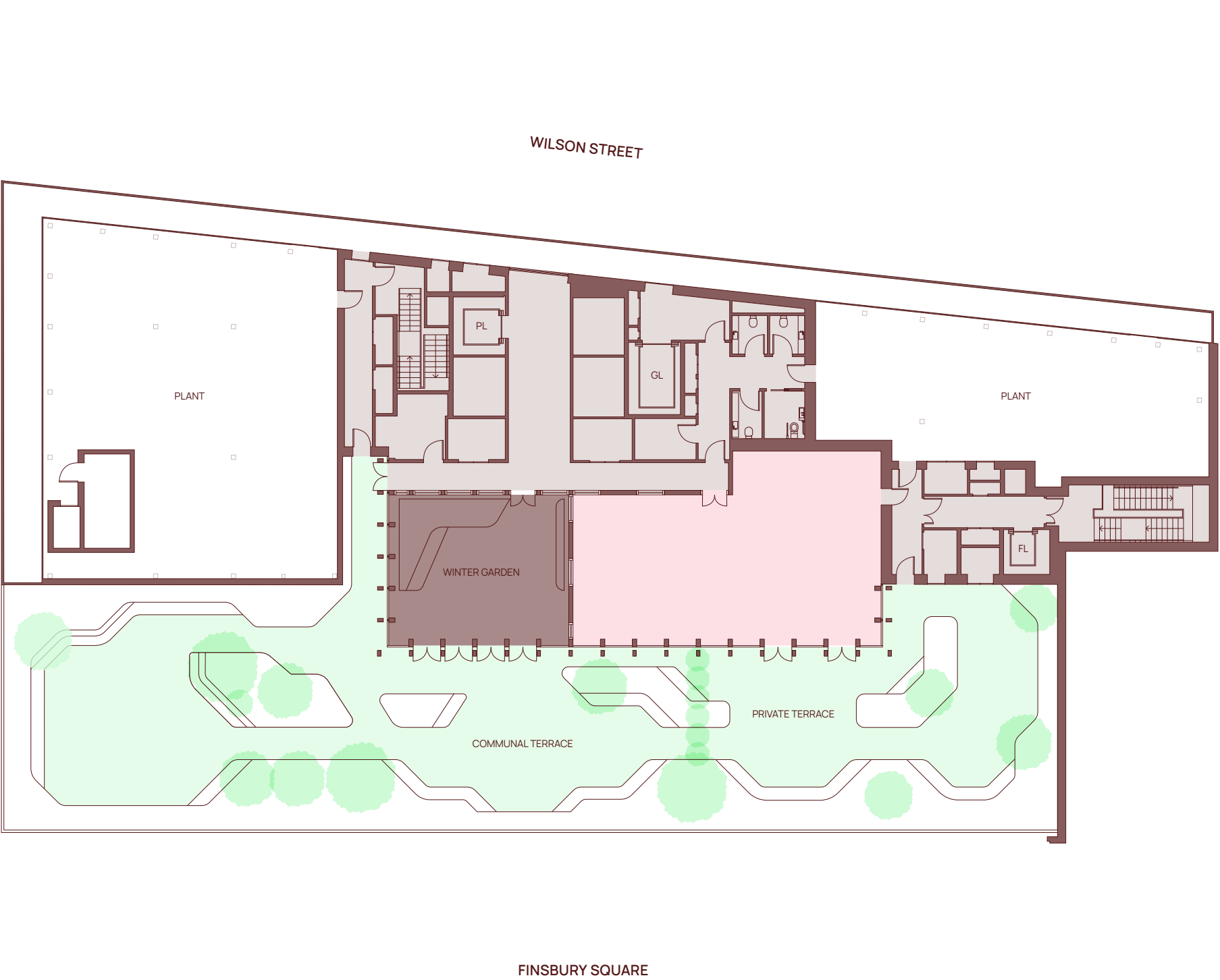
Winter Garden
646 SQ FT

Communal Terrace
3,735 SQ FT

All measurements are subject to
remeasurement upon completion
of works.



← N



- Office
- Core
- Outdoor space
- Winter Garden
- PL Passenger lift
- GL Goods lift
- FL Fire lift

LOWER GROUND

Office
7,599 SQ FT

Terrace
732 SQ FT

Wellness Area
398 SQ FT

End of Trip
5,823 SQ FT

All measurements are subject to
remeasurement upon completion
of works.



← N



- Office
- Core
- Facilities
- Wellness area
- Terrace
- PL Passenger lift
- GL Goods lift
- FL Fire lift

FINSBURY SQUARE

SPACE PLANS

OCCUPATIONAL DENSITY
1:10 SQ M / 107 SQ FT

The diagram illustrates a stack of 10 horizontal bars. The 7th bar from the top is highlighted in light blue. A red arrow points to this bar from the right. Below the stack, a horizontal line is labeled 'a' on the left and 'b' on the right.

FINANCIAL LAYOUT

FLOOR 3

OCCUPATIONAL DENSITY
1:10 SQ M / 107 SQ FT

Open plan workspaces	149
Offices	5
Large meeting room (10+ people)	1
Medium meeting room (6-8 people)	2
Small meeting room (4-6 people)	7
Quiet room/Phone booth	6



← N



- Office
- Meeting room/
Quiet room/
Phone booth
- Offices
- Core
- PL Passenger lift
- GL Goods lift
- FL Fire lift

FINSBURY SQUARE

MEDIA/TECH LAYOUT

FLOOR 3

OCCUPATIONAL DENSITY
1:10 SQ M / 107 SQ FT

Open plan workspaces	138
Large meeting room (10+ people)	4
Medium meeting room (6-8 people)	2
Small meeting room (4-6 people)	1
Quiet room/Phone booth	16



UK LEGAL LAYOUT

FLOOR 3

OCCUPATIONAL DENSITY
1:28 SQ M / 301 SQ FT

2-person Offices	23
Open plan workspaces	12
Large meeting room (10+ people)	4
Medium meeting room (6-8 people)	2
Small meeting room (4-6 people)	6



US LEGAL LAYOUT

FLOOR 3

OCCUPATIONAL DENSITY
1:34 SQ M / 365 SQ FT

1-person Office	22
Open plan workspaces	21
Large meeting room (10+ people)	2
Medium meeting room (6-8 people)	4
Small meeting room (4-6 people)	5



MEAG & MUNICH RE

MEAG

MEAG strive to exceed clients' demanding goals while significantly contributing to a sustainable world by systematically considering the sustainability aspects of investments in all relevant asset classes. To this end, MEAG adhere to, among other things, the United Nations Principles for Responsible Investment (UN PRI), which Munich Re was one of the first companies in Germany to sign in 2006. To further strengthen the Group's commitment, MEAG has also signed the UN PRI in 2021. MEAG's integration concept also takes account of extensive environmental, social and governance (ESG) criteria in all investment decisions.

↓ MEAG Munich Office



↑ MEAG Office Space



↑ MEAG Munich Office

MUNICH RE

Since it was established in 1880, Munich RE has grown to become one of the world's leading providers of reinsurance, primary insurance and insurance-related risk solutions. Today, Munich RE is driving the transformation of the insurance industry, digitally and sustainably, offering its clients coverage for risks of every type and complexity, and covering areas as diverse as renewable energies and cyber security.

CREATING
SUSTAINABLE

THE

WORLD'S
MOST
WORKPLACES

30 Finsbury Square is a partnership between MEAG and Munich RE, two teams who share a commitment to sustainable growth, and are putting their promises into action across the globe.



↑ Waterfront Building

WATERFRONT BUILDING,
STOCKHOLM

Located in Stockholm’s new business district, the Waterfront Building utilises the local area’s natural resources to create a healthier, greener and more sustainable workplace.

All 11 floors are climate controlled using unique technology. Inside the building, 250 tonnes of ice is stored with water from Lake Klara Sjö to regulate the temperature in the buildings, acting as a heat source in the winter, and cooling when the temperature in the water is sufficiently low. Waterfront Building is one of the most energy-efficient office spaces in Stockholm, with LEED Gold certification and a world-class energy solution for minimised carbon dioxide emissions.



↑ LDN:W

LDN:W,
LONDON

Ideally located in the historic heart of the City of London, LDN:W is one of the latest building refurbishments undertaken by MEAG.

In addition to sustainability credentials being awarded BREEAM excellent, Fitwel One Star and Wired Score Platinum, LDN:W also provides amazing accessibility to wider London, top class end of trip facilities and impressive views over the City from the large shared rooftop terrace.

P R O J E C T
T E A M

PROJECT

TEAM



A Munich Re company

Developer

Munich RE



Landlord



Knight Frank

Leasing Agent



CUSHMAN & WAKEFIELD

Leasing Agent

fletcher priest architects
london + köln + riga

Architects



Project Manager



Introba

Service Engineer, Structural Engineer
& Sustainability Consultant



SAVILE BROWN
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Cost Consultants

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