

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 CHANGE

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

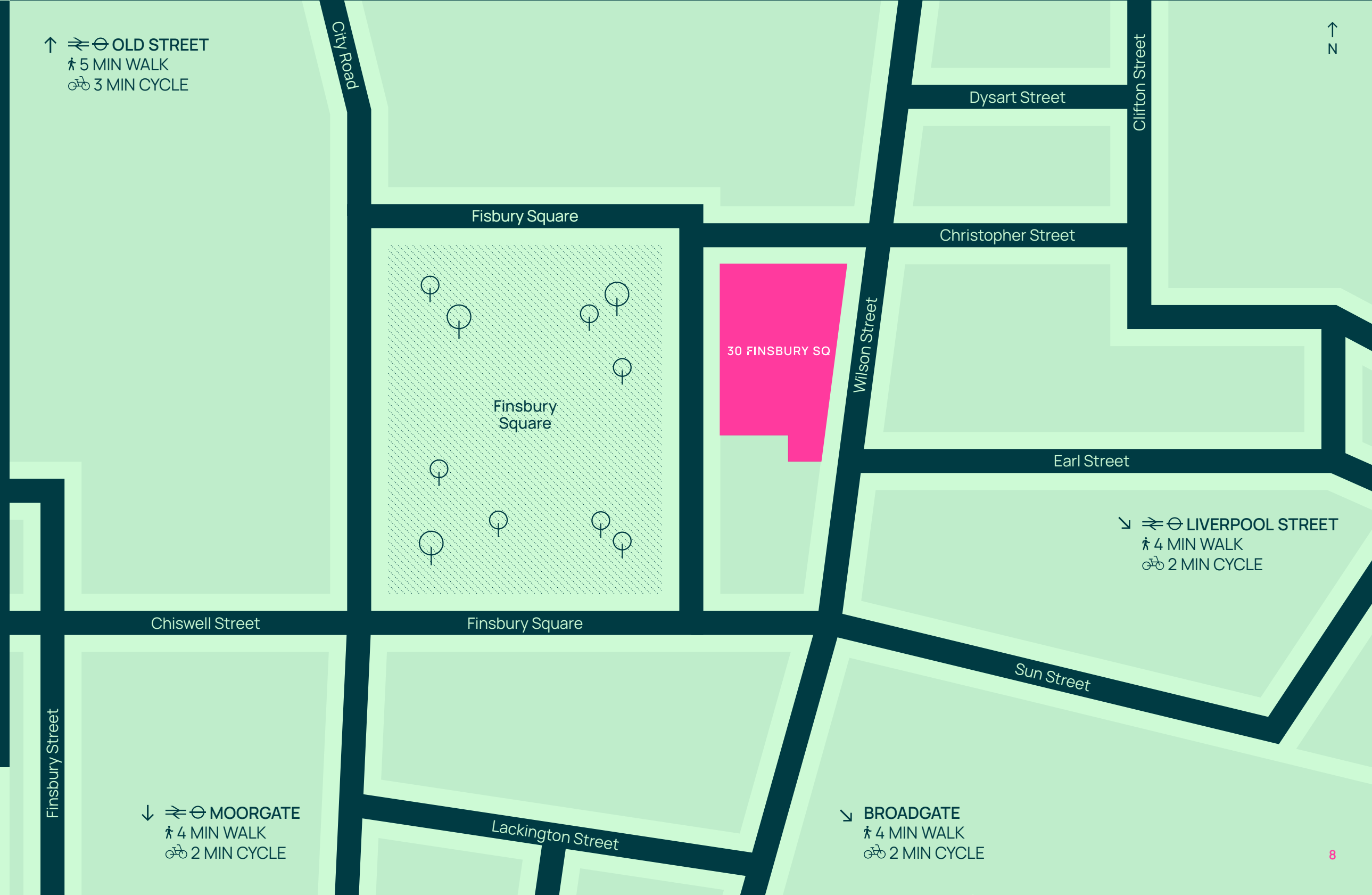
SCHEDULE OF AREAS

LEVEL	OFFICE	PRIVATE TERRACES	AMENITY
Floor 8	1,244 sq ft	1,830 sq ft	3,735 sq ft (Communal Terrace) 646 sq ft (Winter Garden)
Floor 7	13,242 sq ft	1,830 sq ft	-
Floor 6	15,292 sq ft	1,012 sq ft	-
Floor 5	15,982 sq ft	-	-
Floor 4	15,972 sq ft	-	-
Floor 3	15,971 sq ft	-	-
Floor 2	15,958 sq ft	-	-
Floor 1	14,658 sq ft	-	-
Ground	5,545 sq ft	-	3,735 sq ft (Reception) 2,336 sq ft (Café)
Lower Ground	7,400 sq ft	732 sq ft	398 sq ft (Wellness Area) 5,823 sq ft (End of Trip)
TOTAL	121,264 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



↑ Broadgate Circle



← Eataly, Liverpool Street



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

FARRINGDON



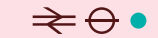
2 mins
14 mins

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.

LOCAL OCCUPIERS



Cravath, Swaine & Moore LLP



ALLEN & OVERY



Milbank

HITACHI



Simpson Thacher

Linklaters

brainlabs

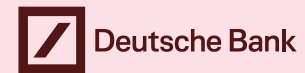


NTT DATA



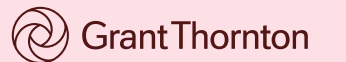
GREYSTAR

foxwilliams



The University of Law

SLAUGHTER AND MAY



ORACLE

mimecast

BURO HAPPOLD

monzo



McCANN WORLDGROUP

OPEN UP

TO

NEW

WAYS OF WORKING



A L L I G H T L E A D I N G L I G H T

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



Main reception

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.

COLLABORATIVE SPACES

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.





Lower ground floor breakout



SPECIFICATION

HIGHLIGHTS

ROOF



3,735 SQ FT
COMMUNAL
ROOF TERRACE



80 PERSON CAPACITY
WINTER GARDEN



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

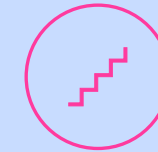
GROUND



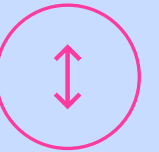
CAFÉ



DEDICATED
CYCLE ENTRANCE
WITH RAMPS



INTERLINKING
STAIRCASE BETWEEN
GROUND & LOWER
GROUND



6.58M
DOUBLE HEIGHT
RECEPTION

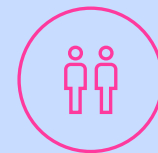
EVERYWHERE



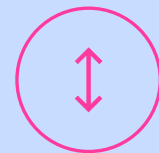
4 PASSENGER &
1 GOODS LIFTS



SOFT SPOTS FOR
INTERCONNECTING
STAIRCASES



1:10 SQ M
OCCUPATIONAL
DENSITY



3.4M TYPICAL
FLOOR TO
SOFFIT HEIGHT

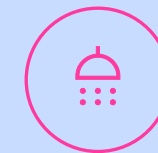
LOWER GROUND



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



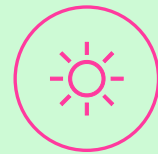
NEW OUTDOOR SPACES AND INTERIOR UPDATES COMBINE TO CREATE A MORE BALANCED WORKING ENVIRONMENT.

FEEL-GOOD

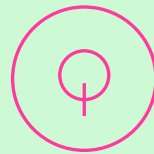
DESIGN



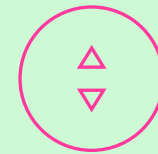
OPEN-AIR ROOFTOP
& WINTER GARDEN



OUTDOOR LOUNGE,
MEETING & WORKSPACES



BIODIVERSE
LANDSCAPING WITH
TREES & GREEN LEDGES



LIFT EXTENSION WITH
PHOTOVOLTAIC PANELS



EMPLOYEE
WELLNESS HUB



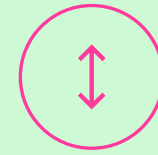
VIEW TO THE EAST &
SOUTH-EAST, TAKING IN
ALL LANDMARKS



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 SMART

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



2030/2040/2050 TARGETS



SmartScore CERTIFIED



TARGETED SAVING

52%

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

RETAINING OVER

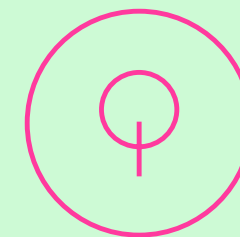
90%

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**

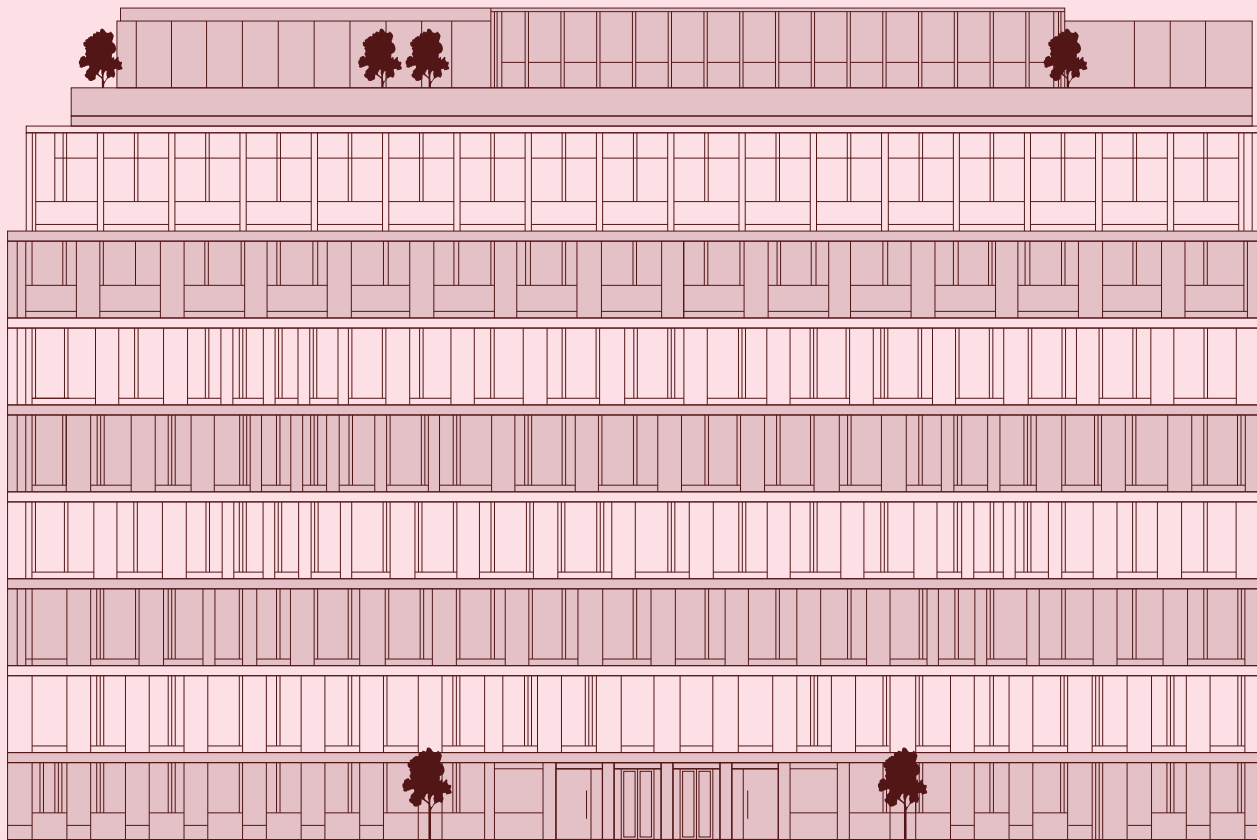
MASTERP
PIECE

A

MODERN
WITH

PURPOSE

SCHEDULE OF AREAS



LEVEL	OFFICE	PRIVATE TERRACES	AMENITY
→ Floor 8	1,244 sq ft	1,830 sq ft	3,735 sq ft (Communal Terrace) 646 sq ft (Winter Garden)
→ Floor 7	13,242 sq ft	1,830 sq ft	-
→ Floor 6	15,292 sq ft	1,012 sq ft	-
→ Floor 5	15,982 sq ft	-	-
→ Floor 4	15,972 sq ft	-	-
→ Floor 3	15,971 sq ft	-	-
→ Floor 2	15,958 sq ft	-	-
→ Floor 1	14,658 sq ft	-	-
→ Ground	5,545 sq ft	-	3,735 sq ft (Reception) 2,336 sq ft (Café)
→ Lower Ground	7,400 sq ft	732 sq ft	398 sq ft (Wellness Area) 5,823 sq ft (End of Trip)
TOTAL	121,264 sq ft	5,404 sq ft	16,673 sq ft

GROUND

Office
5,545 SQ FT

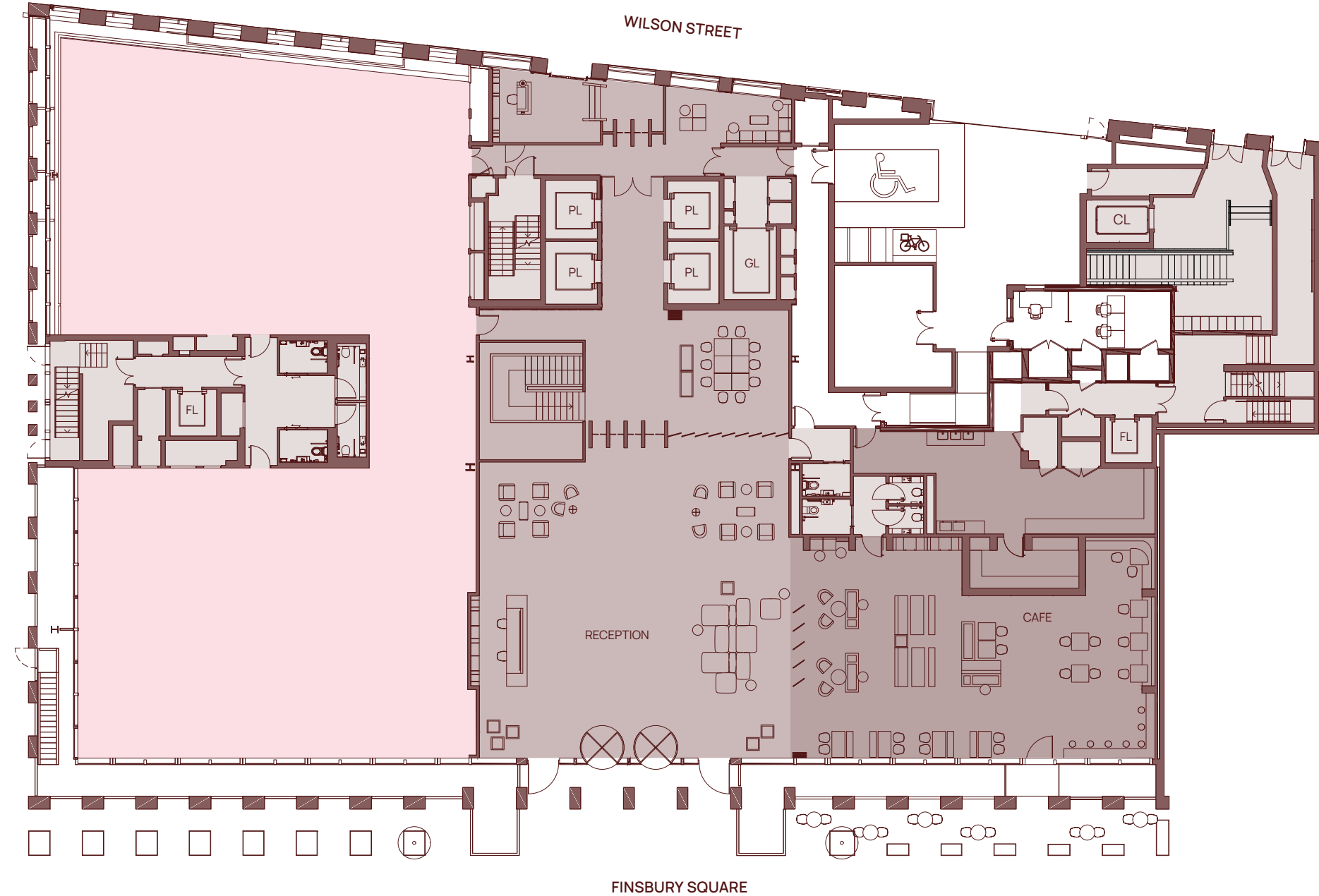
Reception
3,735 SQ FT

Café
2,336 SQ FT

All measurements are subject to remeasurement upon completion of works.



← N



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

FLOOR 1

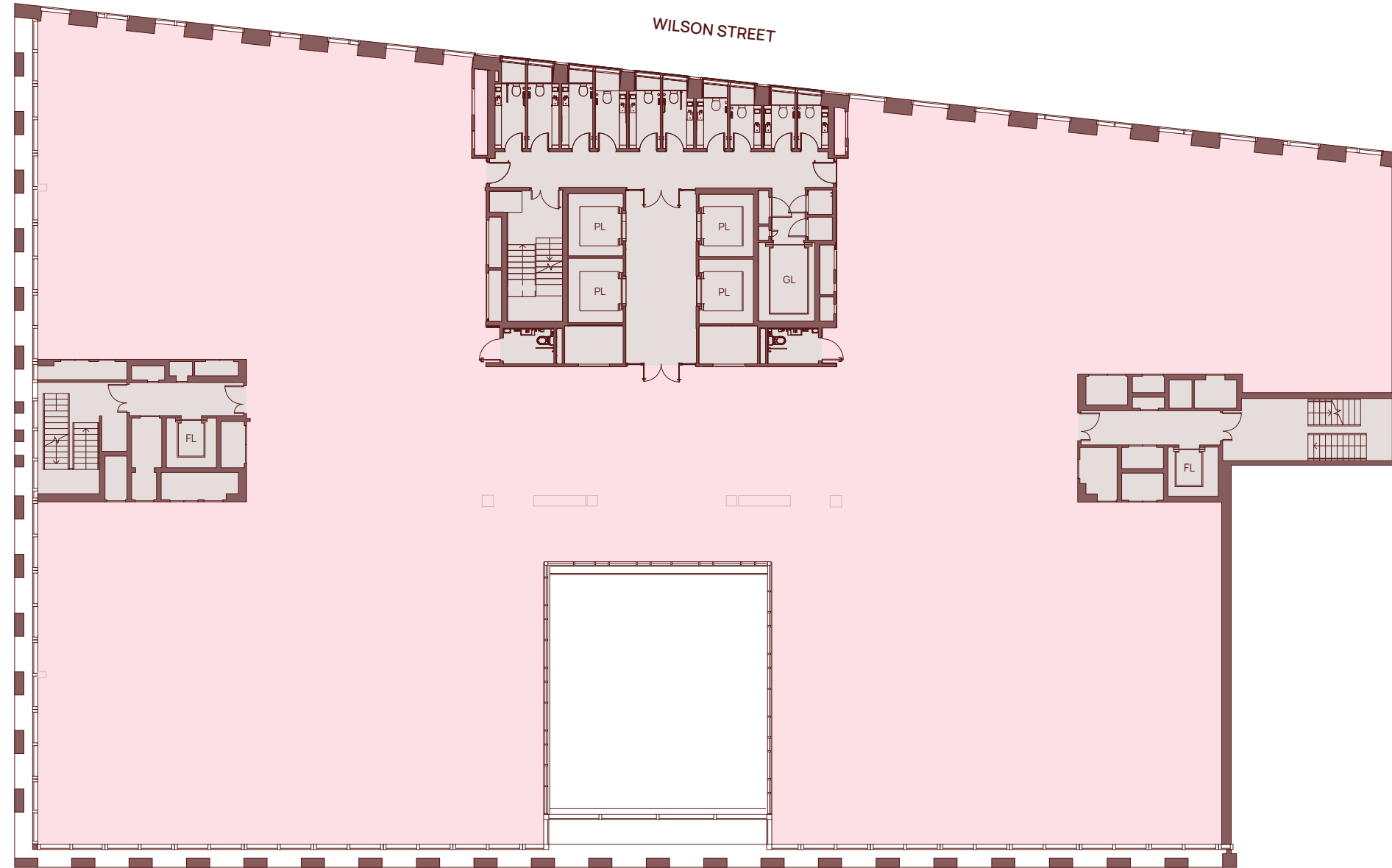
Office

14,658 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 2

Office

15,958 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

15,971 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 4

Office

15,972 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

15,982 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 6

Office

15,292 SQ FT

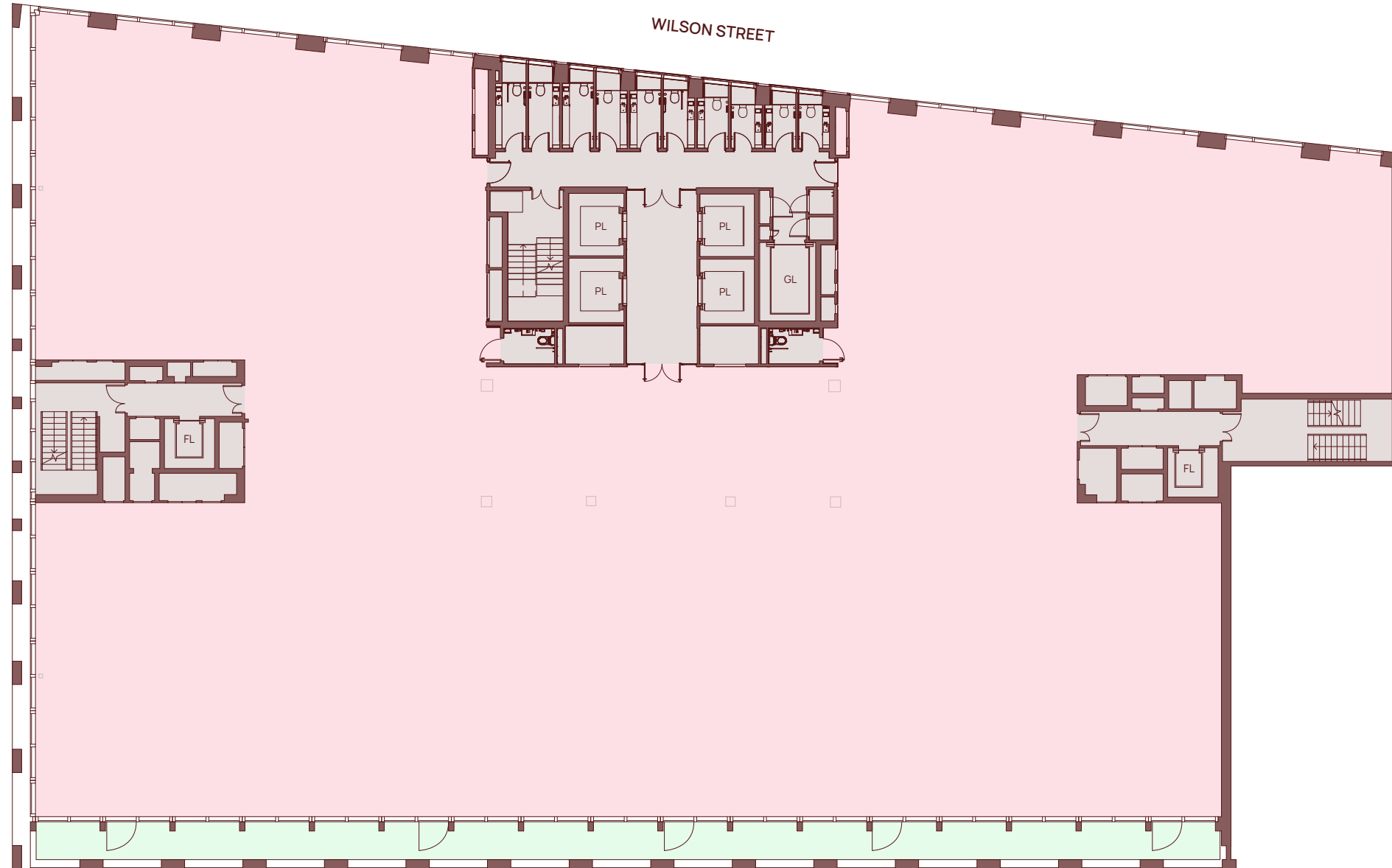
Private Terrace

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

13,242 SQ FT

Private Terrace

1,830 SQ FT

All measurements are subject to remeasurement upon completion of works.

← N



FLOOR 8

Office

1,244 SQ FT

Private Terrace

1,830 SQ FT

Winter Garden

646 SQ FT

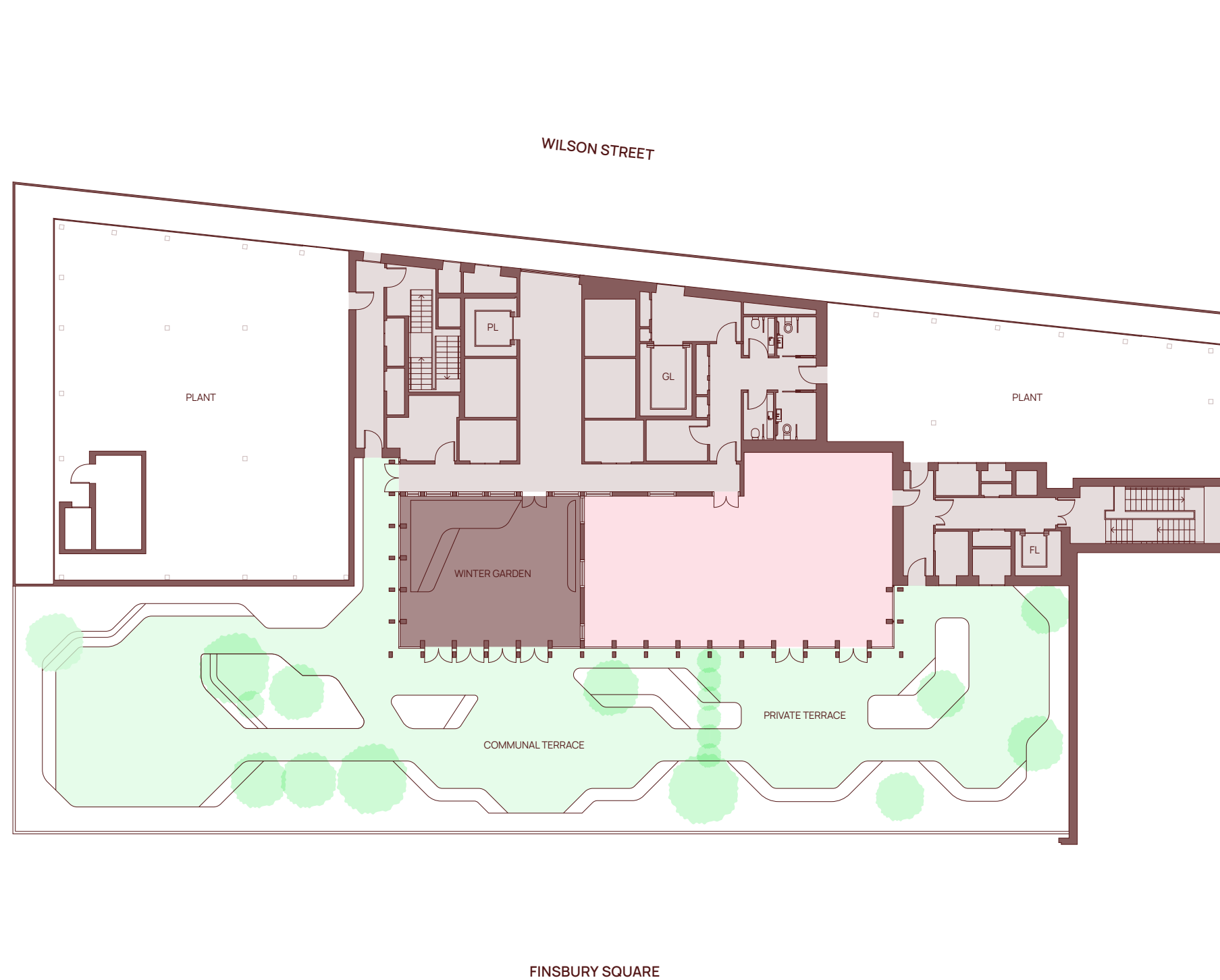
Communal Terrace

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
7,400 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

CO-WORKING LAYOUT

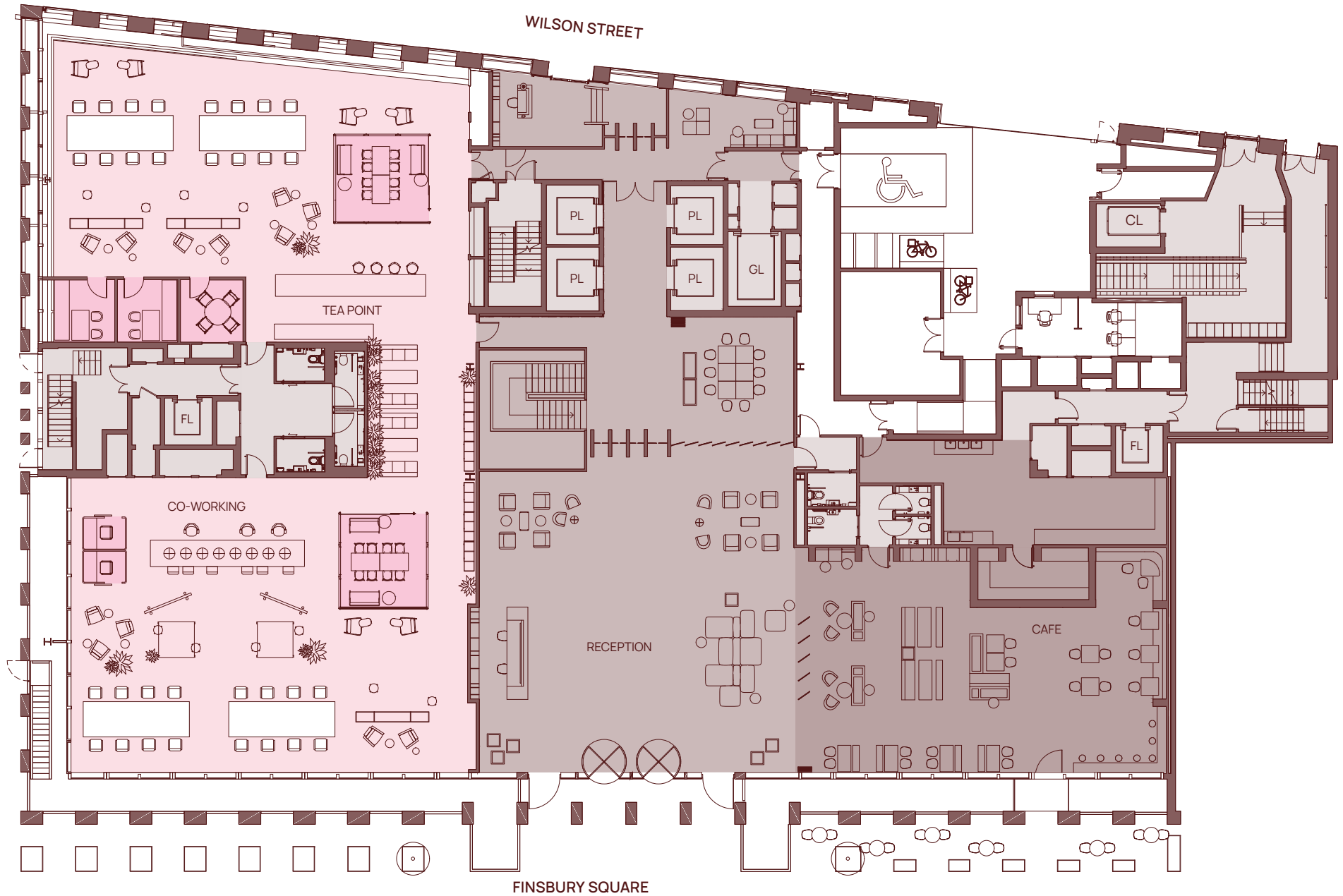
GROUND FLOOR

OCCUPATIONAL DENSITY
1:16 SQ M / 181 SQ FT

Open plan workspaces	32
Medium meeting room (6-8 people)	2
Small meeting room (4-6 people)	1
Quiet room/phone booth	4



← N



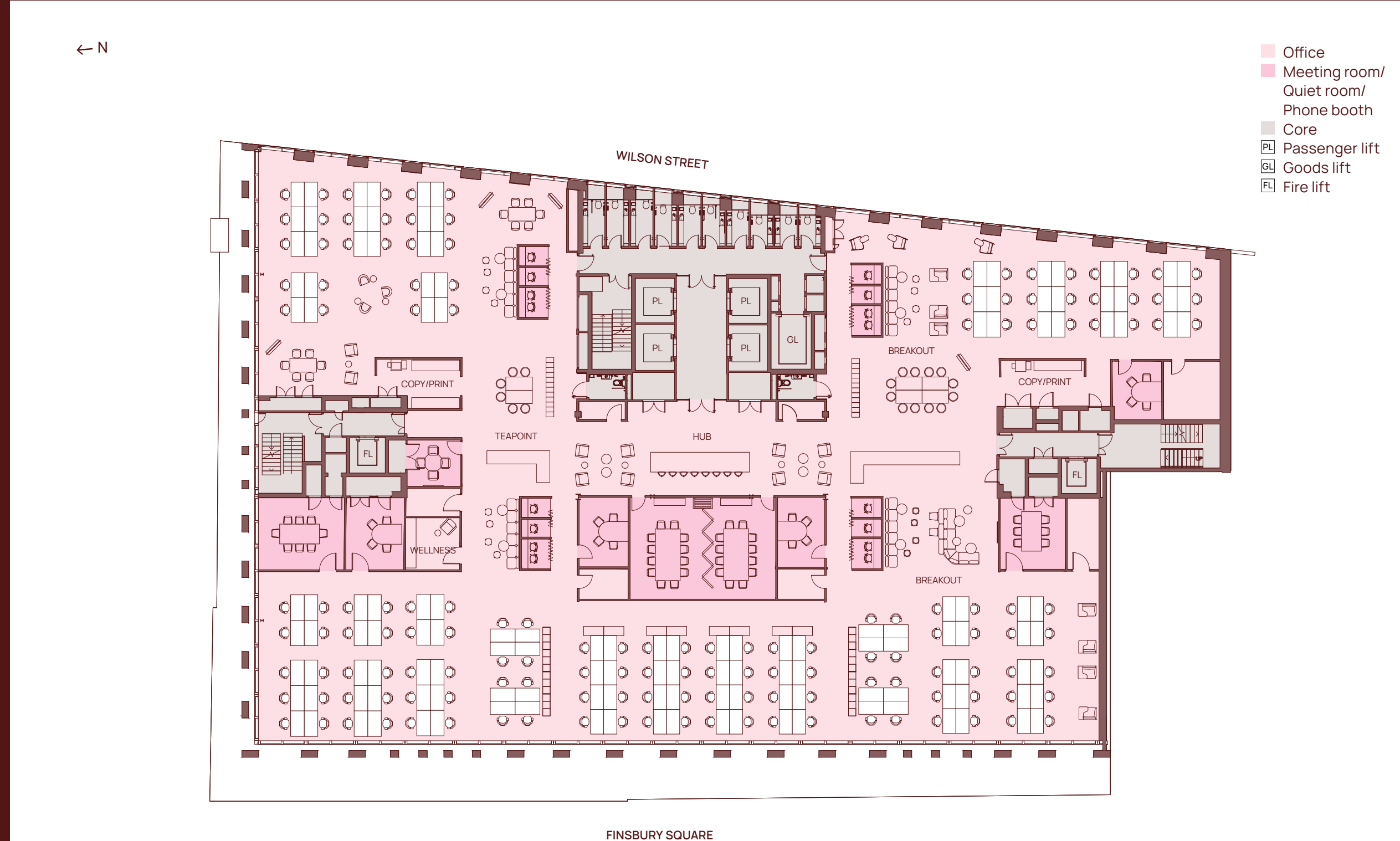
- Office
- Meeting room/
Quiet room/
Phone booth
- Reception
- Café/ Breakout
- Core
- PL Passenger lift
- GL Goods lift
- FL Fire lift
- CL Cycle lift

CORPORATE LAYOUT

FLOOR 3

OCCUPATIONAL DENSITY
1:10 SQ M / 108 SQ FT

Open plan workspaces	148
Large meeting room (10+ people)	2
Medium meeting room (6-8 people)	2
Small meeting room (4-6 people)	5
Quiet room/Phone booth	6



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

FINANCIAL LAYOUT

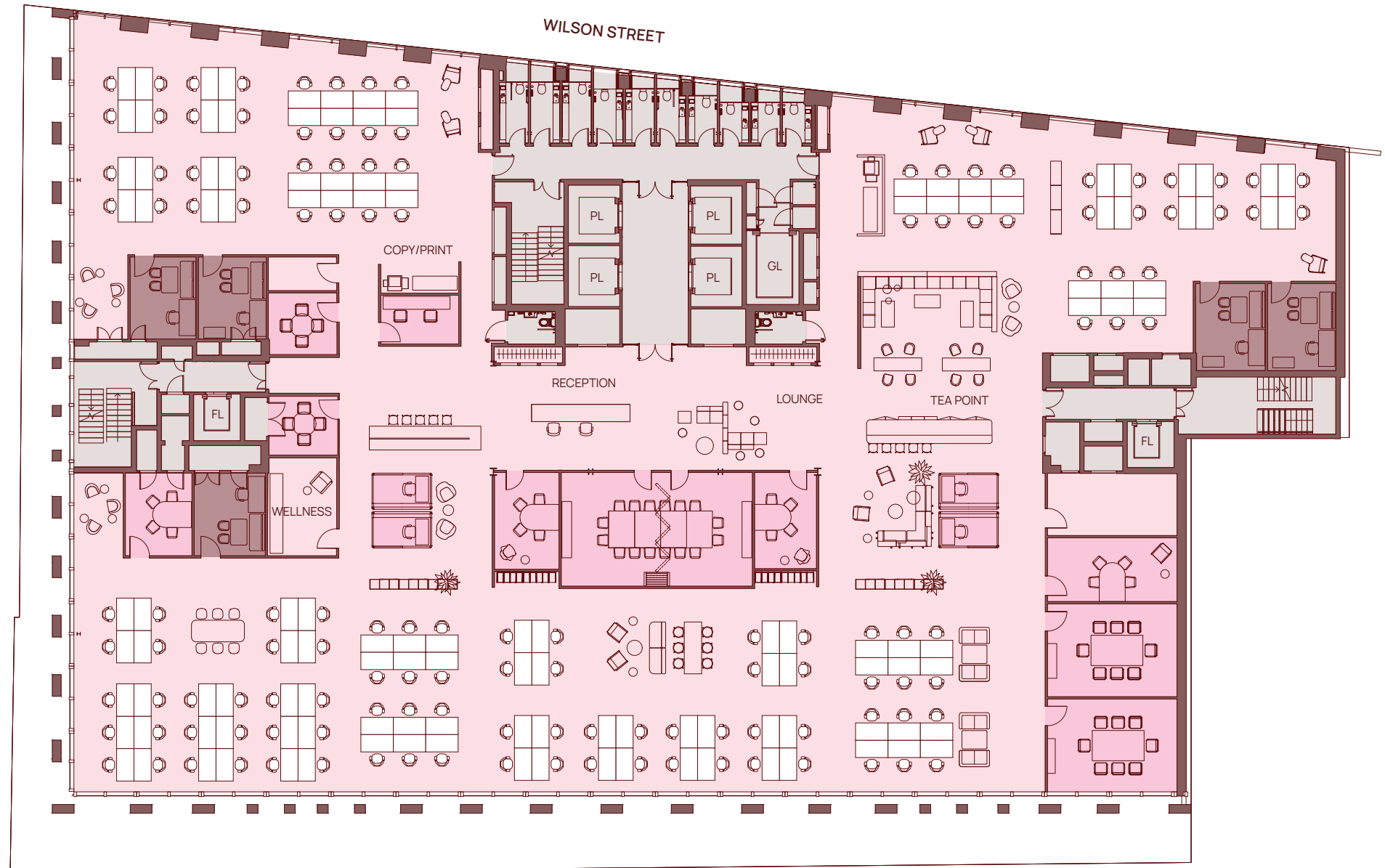
FLOOR 3

OCCUPATIONAL DENSITY
1:11 SQ M / 120 SQ FT

Open plan workspaces	128
Offices	5
Large meeting room (10+ people)	1
Medium meeting room (6-8 people)	2
Small meeting room (4-6 people)	6
Quiet room/Phone booth	5



← N



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

FINSBURY SQUARE

UK LEGAL LAYOUT

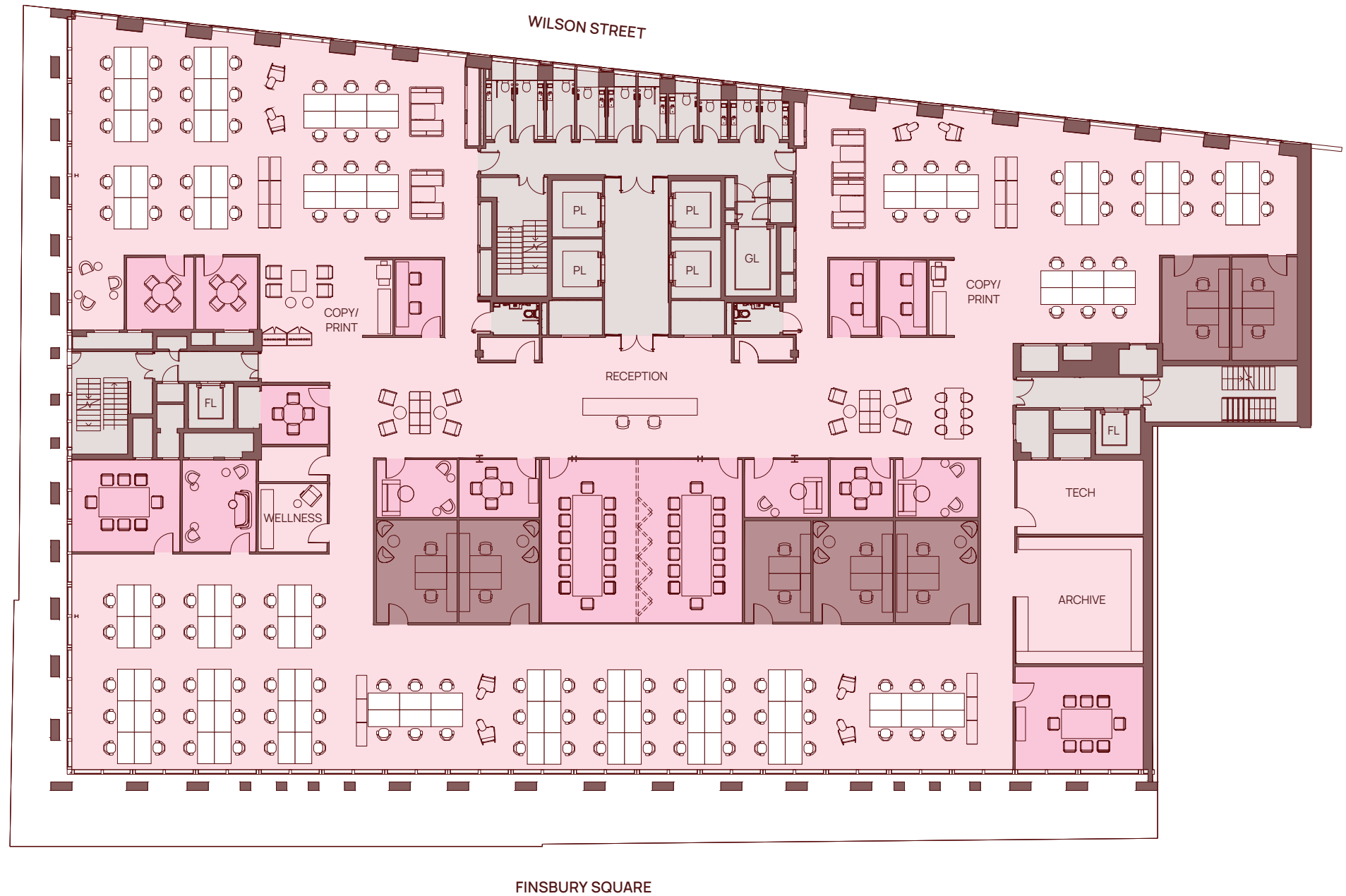
FLOOR 3

OCCUPATIONAL DENSITY
1:11 SQ M / 118 SQ FT

Open plan workspaces	122
2-person Offices	7
Large meeting room (10+ people)	2
Medium meeting room (6-8 people)	2
Small meeting room (4-6 people)	8
Quiet room/Phone booth	3



← N



UK LEGAL TRADITIONAL LAYOUT

FLOOR 3

OCCUPATIONAL DENSITY
1:45 SQ M / 485 SQ FT

2-person Offices	22
1-person offices	1
Open plan workspaces	10
Large meeting room (10+ people)	4
Medium meeting room (6-8 people)	2
Small meeting room (4-6 people)	5
Quiet room/Phone booth	3



← N



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

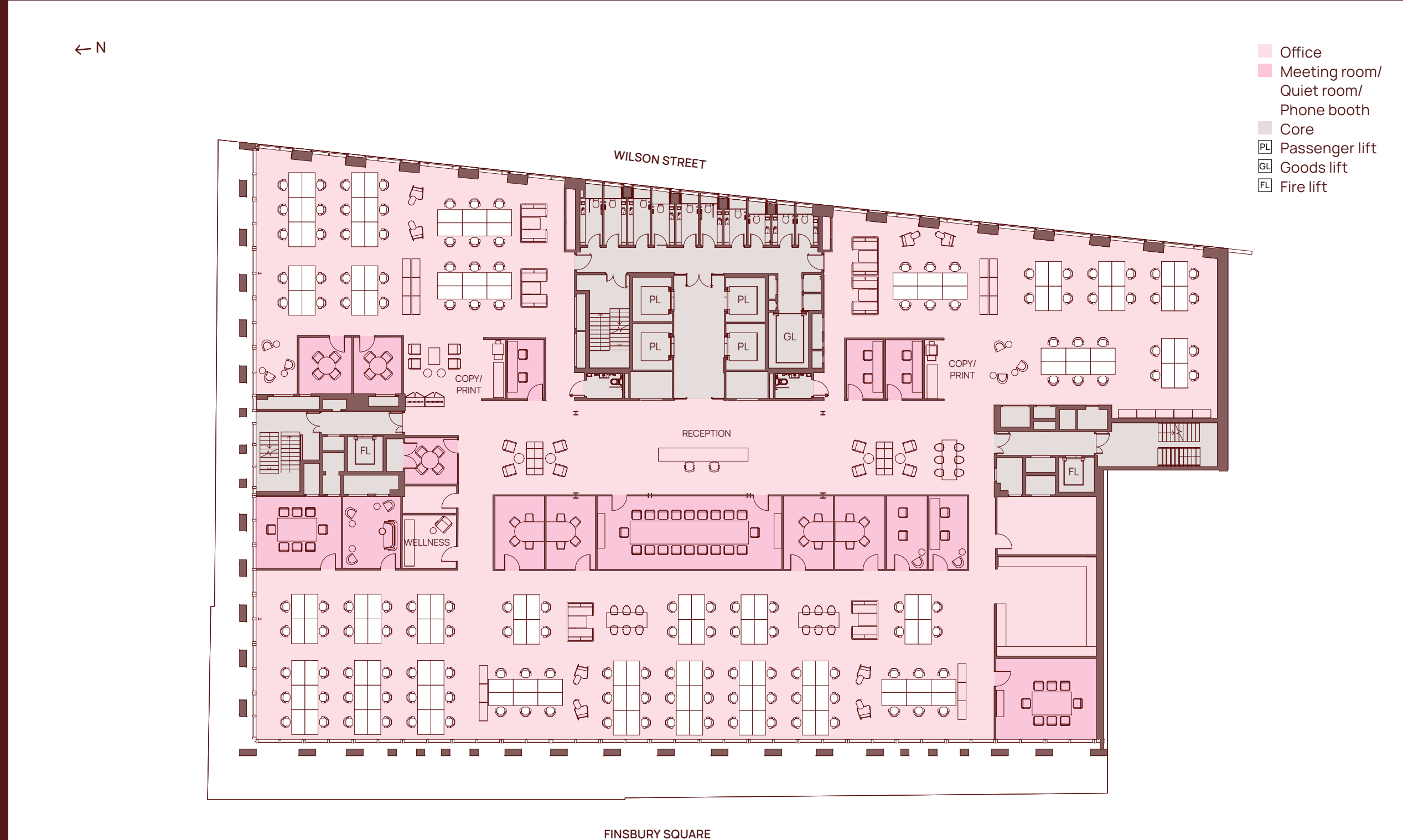
FINSBURY SQUARE

UK LEGAL PROGRESSIVE LAYOUT

FLOOR 3

OCCUPATIONAL DENSITY
1:11 SQ M / 113 SQ FT

Open plan workspaces	142
Large meeting room (10+ people)	1
Medium meeting room (6-8 people)	2
Small meeting room (4-6 people)	8
Quiet room/Phone booth	5



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

US LEGAL LAYOUT

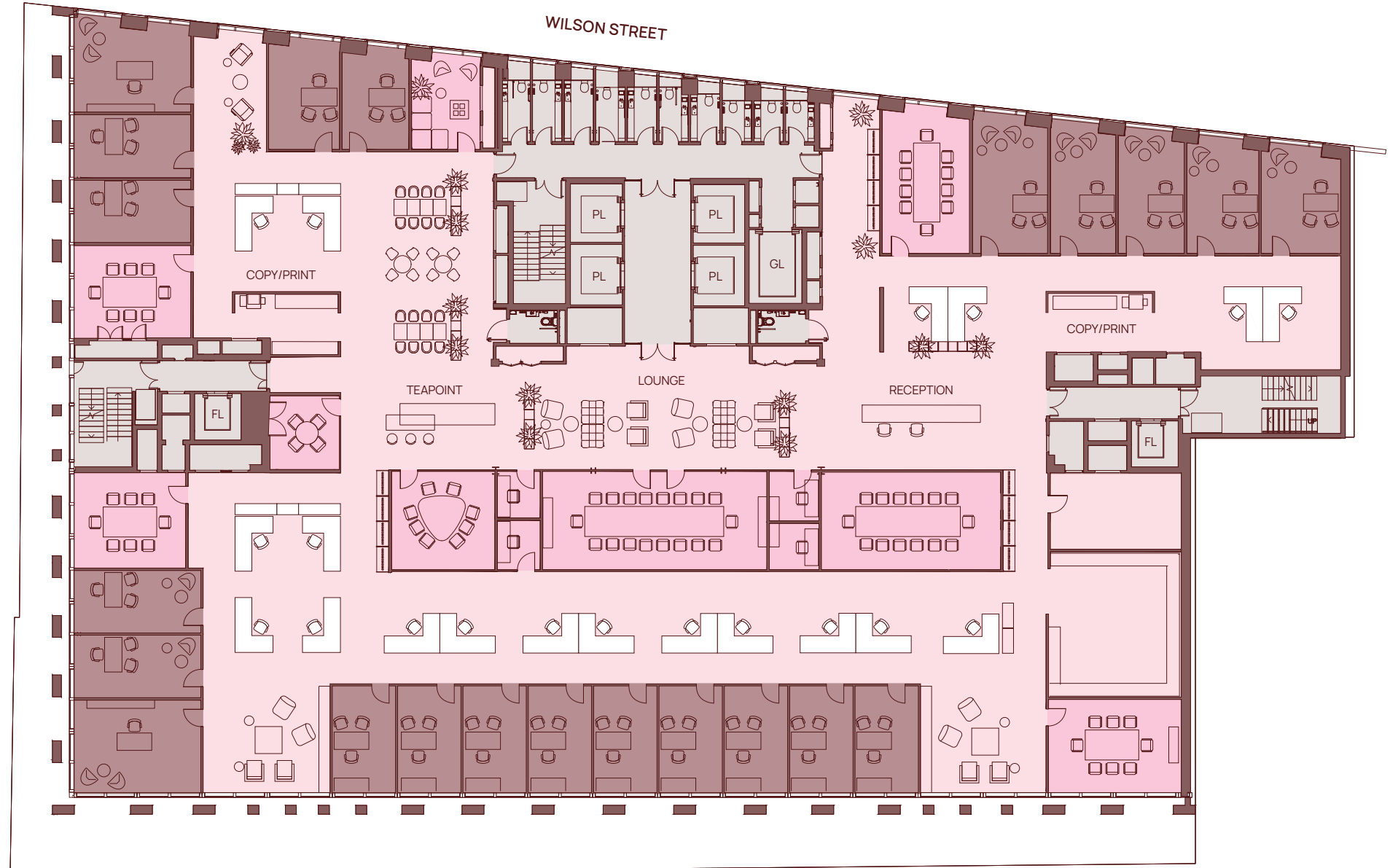
FLOOR 3

OCCUPATIONAL DENSITY
1:36 SQ M / 391 SQ FT

1-person Office	22
Open plan workspaces	19
Large meeting room (10+ people)	3
Medium meeting room (6-8 people)	4
Small meeting room (4-6 people)	2
Quiet room/Phone booth	4



← N



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

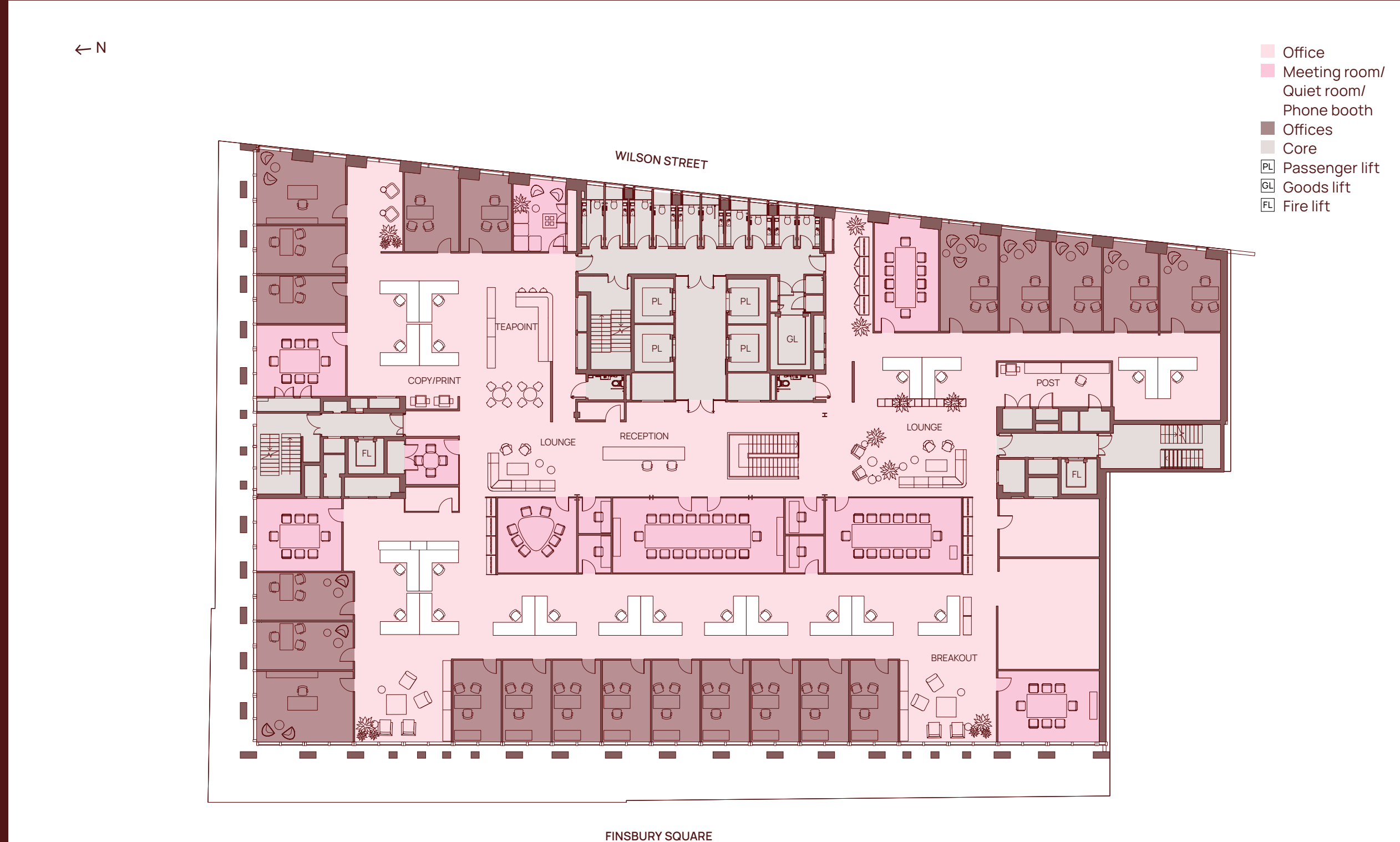
FINSBURY SQUARE

US LEGAL STACKED LAYOUT

FLOOR 3

OCCUPATIONAL DENSITY
1:35 SQ M / 373 SQ FT

1-person Office	22
Open plan workspaces	21
Large meeting room (10+ people)	3
Medium meeting room (6-8 people)	4
Small meeting room (4-6 people)	2
Quiet room/Phone booth	4



US LEGAL STACKED 2 LAYOUT

FLOOR 4

OCCUPATIONAL DENSITY
1:45 SQ M / 485 SQ FT

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



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

US LEGAL STACKED REV LAYOUT

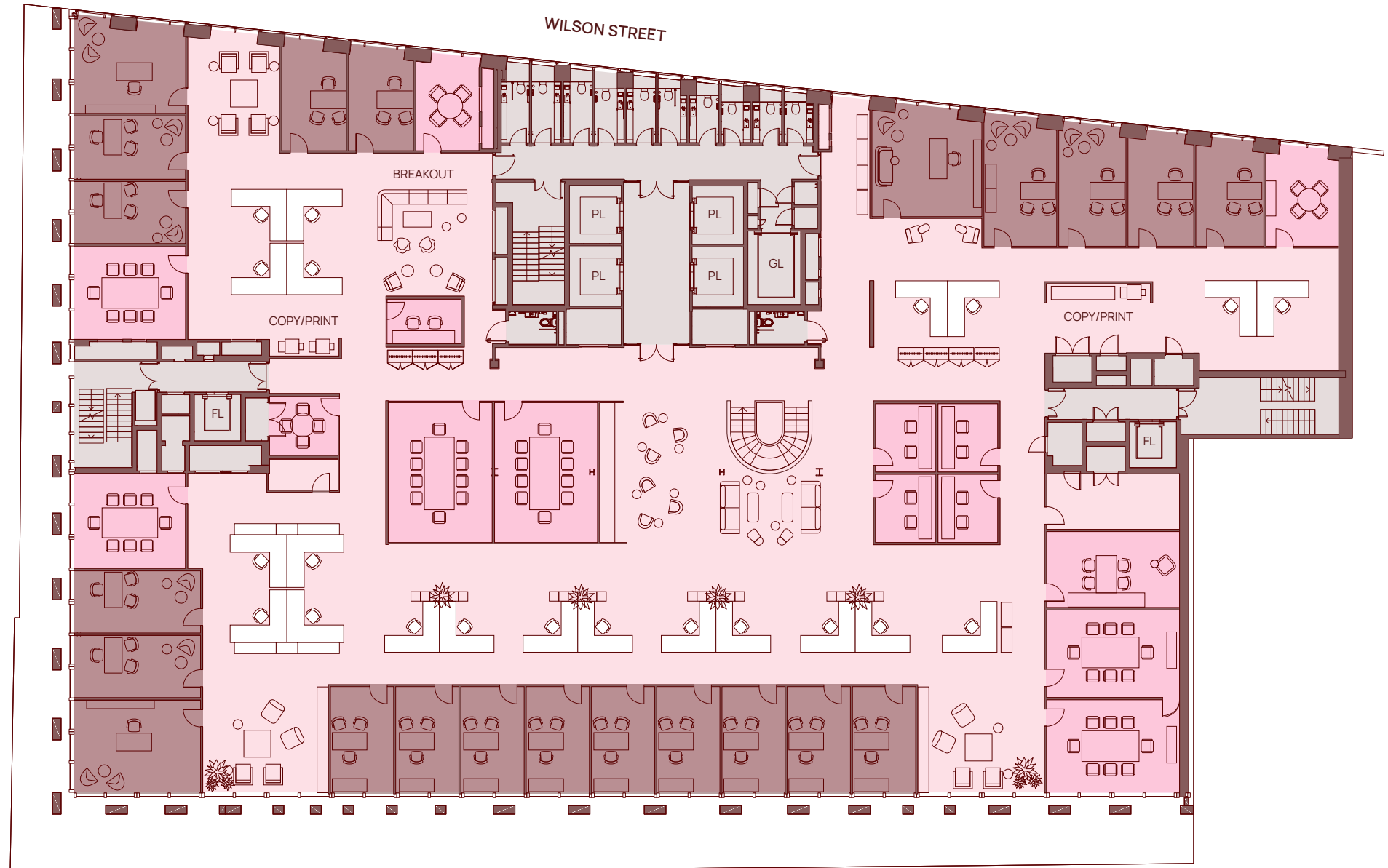
FLOOR 4

OCCUPATIONAL DENSITY
1:45 SQ M / 485 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)	4
Quiet room/Phone booth	5



← N



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

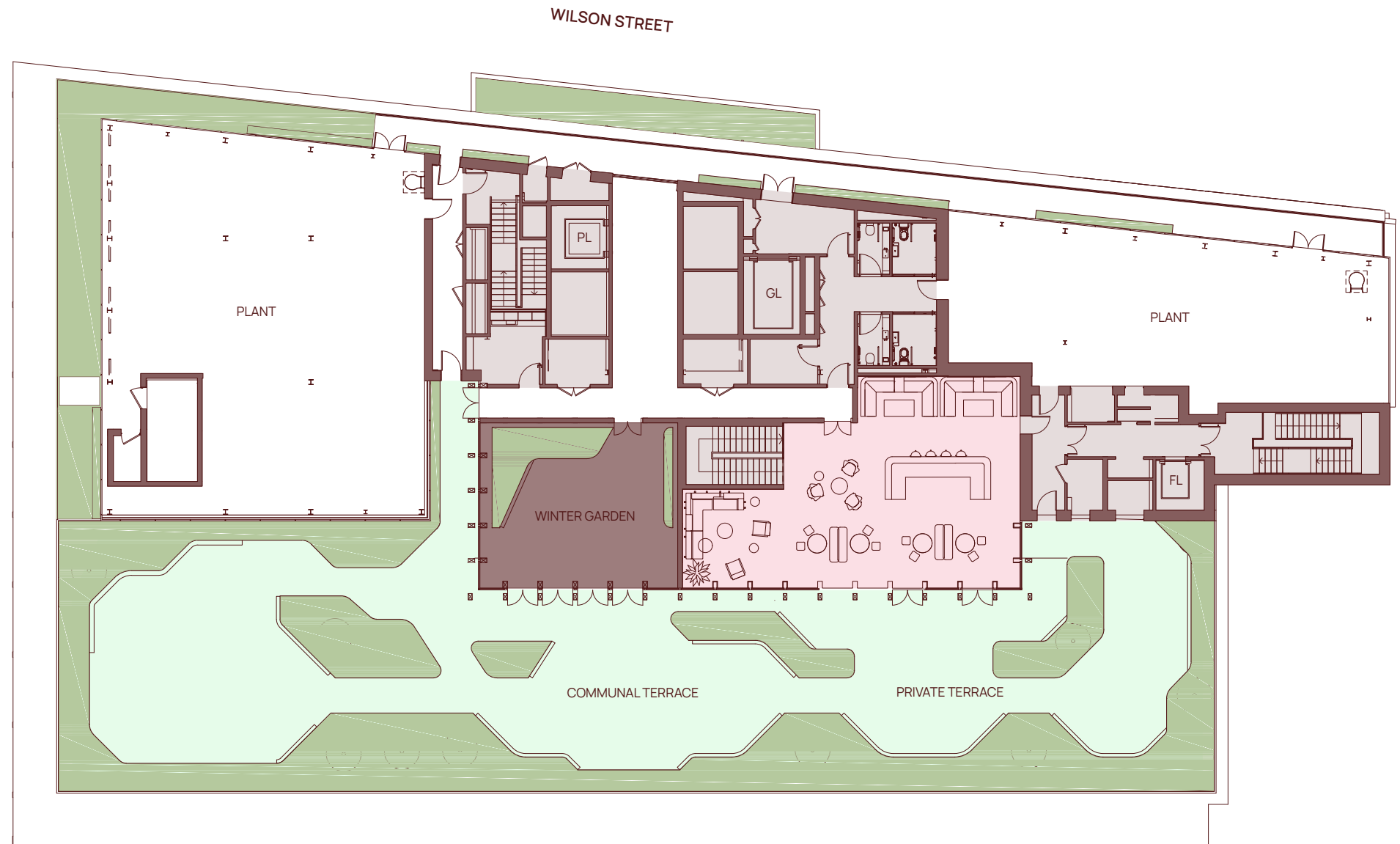
FINSBURY SQUARE

LOUNGE LAYOUT

FLOOR 8

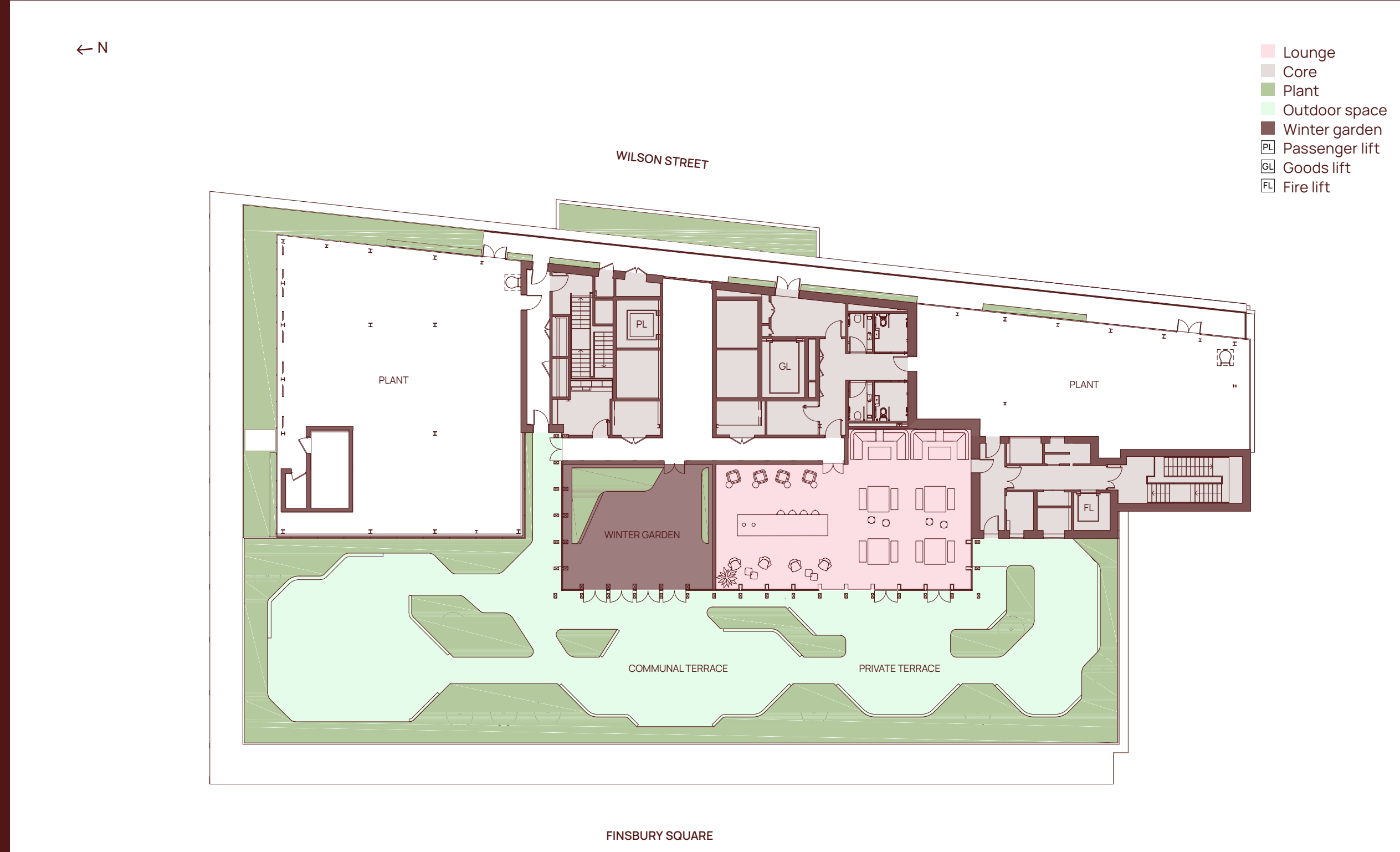
← N

- Lounge
- Core
- Plant
- Outdoor space
- Winter garden
- PL Passenger lift
- GL Goods lift
- FL Fire lift



LOUNGE NO STAIRS LAYOUT

FLOOR 8



MEAG

&

MUNICH

RE

MEAG

MEAG strive to exceed clients' demanding goals while supporting sustainability-related goals. MEAG considers sustainability aspects of investments in all relevant asset classes. To this end, MEAG has committed to the Principles for Responsible Investment (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 PRI in 2021. MEAG's integration concept also takes account of environmental, social and governance (ESG) criteria in all investment decisions.

↓ MEAG Munich Office



↑ MEAG Munich Office



↑ MEAG Office Space

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 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.

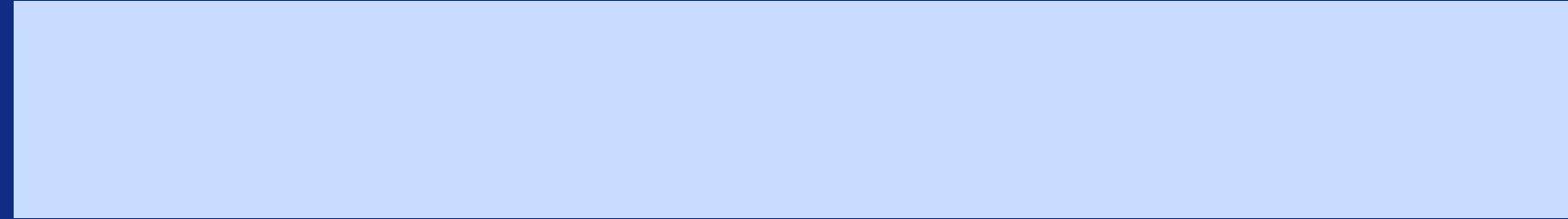


↑ Waterfront Building

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

MEAG

A Munich Re company

Developer

Munich RE



Landlord

Knight Frank

Leasing Agent



CUSHMAN & WAKEFIELD

Leasing Agent

fletcher priest architects
london + köln + riga

Architects

CBRE

Project Manager

Introba

Service Engineer, Structural Engineer
& Sustainability Consultant

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