



D / A L S

Dial it Up Available now

- | All-electric building.
- / 140,000 sq ft of office space, with amenities that promote health and wellbeing.
- ✓ Rooftop terrace and adjoining breakout spaces of 4,000 sq ft for collaboration and restoration.
- State of the art end of trip facilities.
- ✓ Sustainability at forefront of the design – targeting EPC A, BREEAM ‘Outstanding’ and NABERS 5-Star.



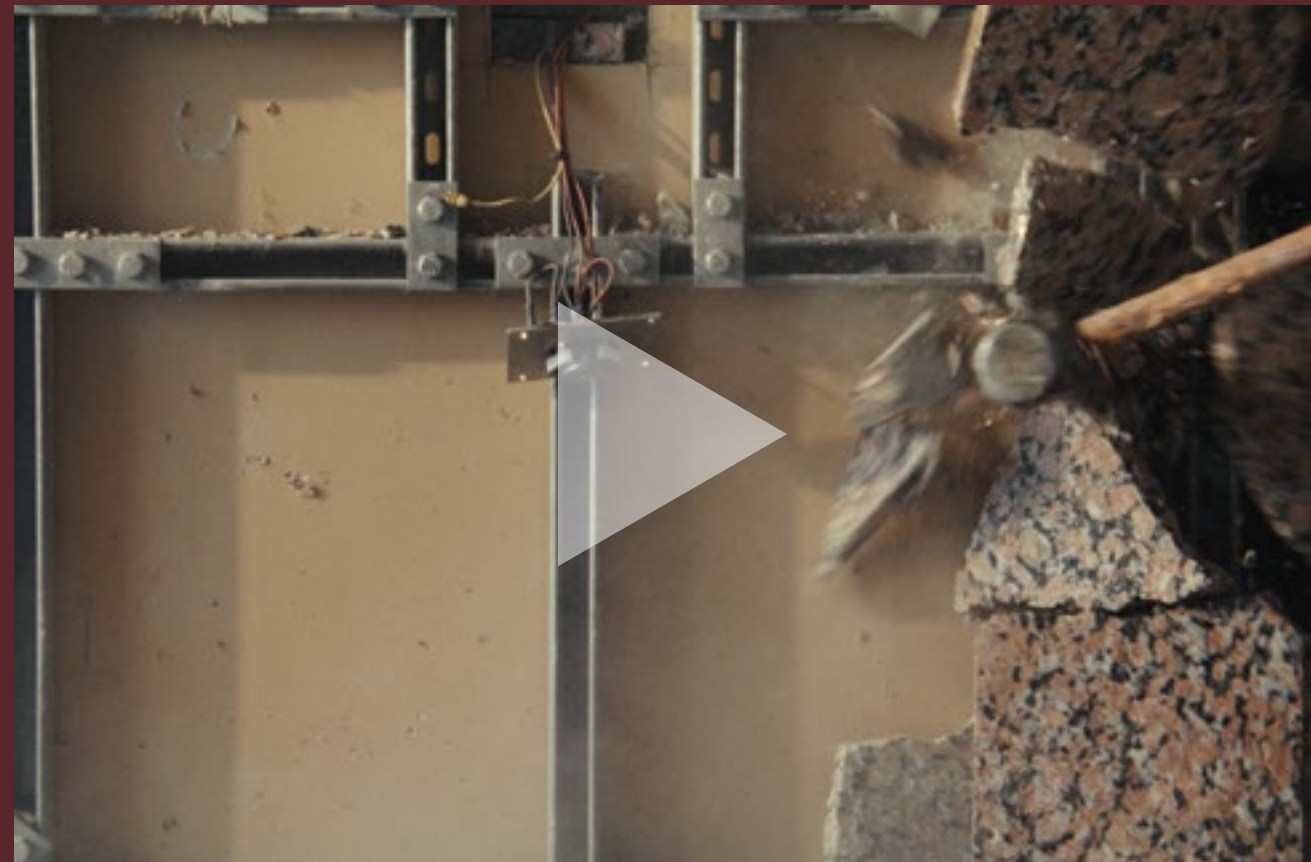
The background is a solid dark red color. It is decorated with several thick, light red geometric shapes, primarily long rectangles and parallelograms, which are oriented diagonally across the frame. These shapes are scattered, with some appearing as full-width elements and others as partial elements cut off by the edges of the image.

**The building
that built a
building**

Creating a future-proof timepiece

Dials is a story of reuse. A significant proportion of the building is being retained or re-purposed, minimising the upfront carbon impact of the scheme.

Working with our suppliers, we are making best use of the existing materials and structures by crafting them into new features and finishes.



Click to see a short film of the building's story

“A product made from the history of the landscape.”

Sam Frith, Creative Director, Solus



Existing granite being transformed into terrazzo tiles for the reception and amenity spaces.

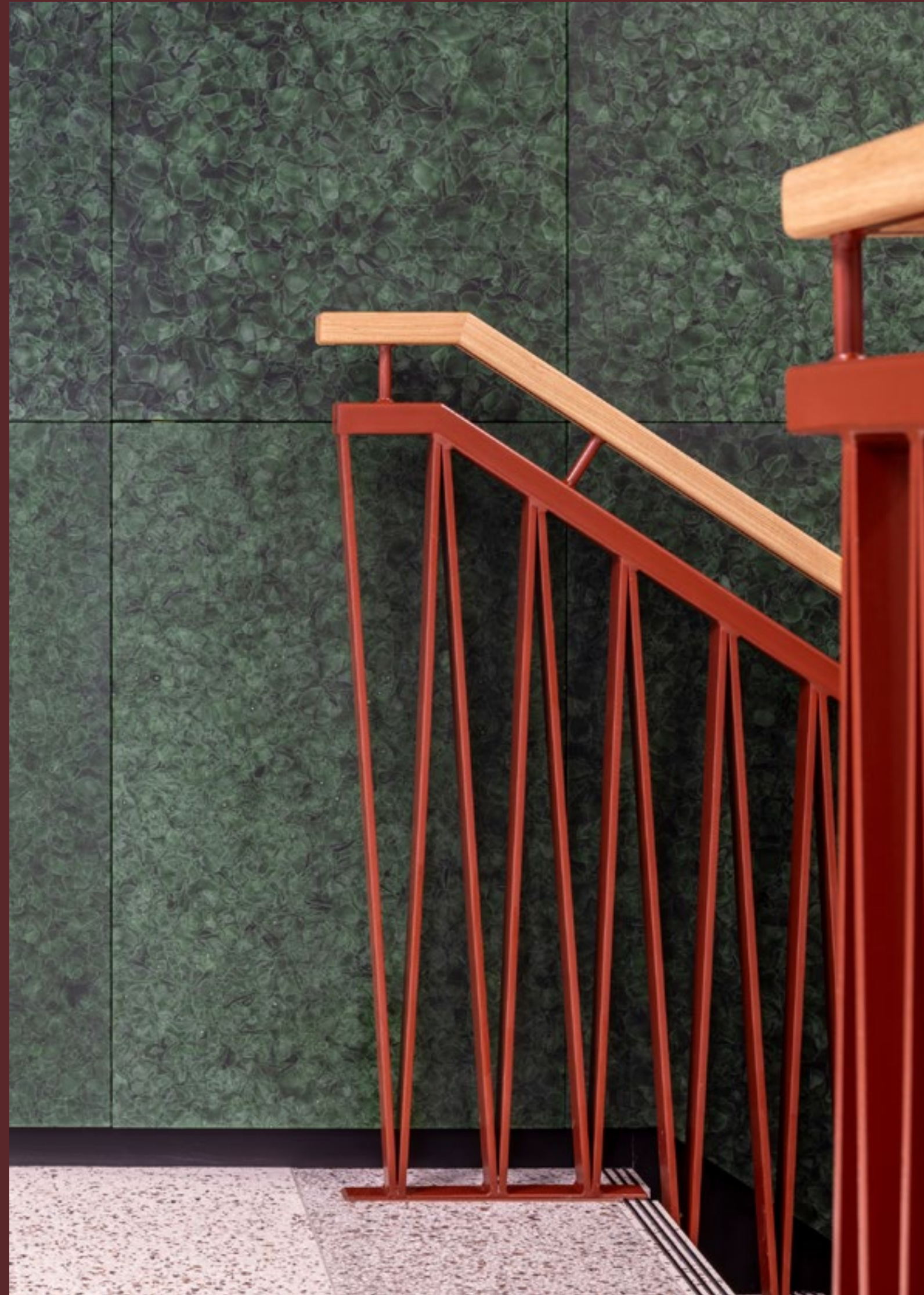


Reception

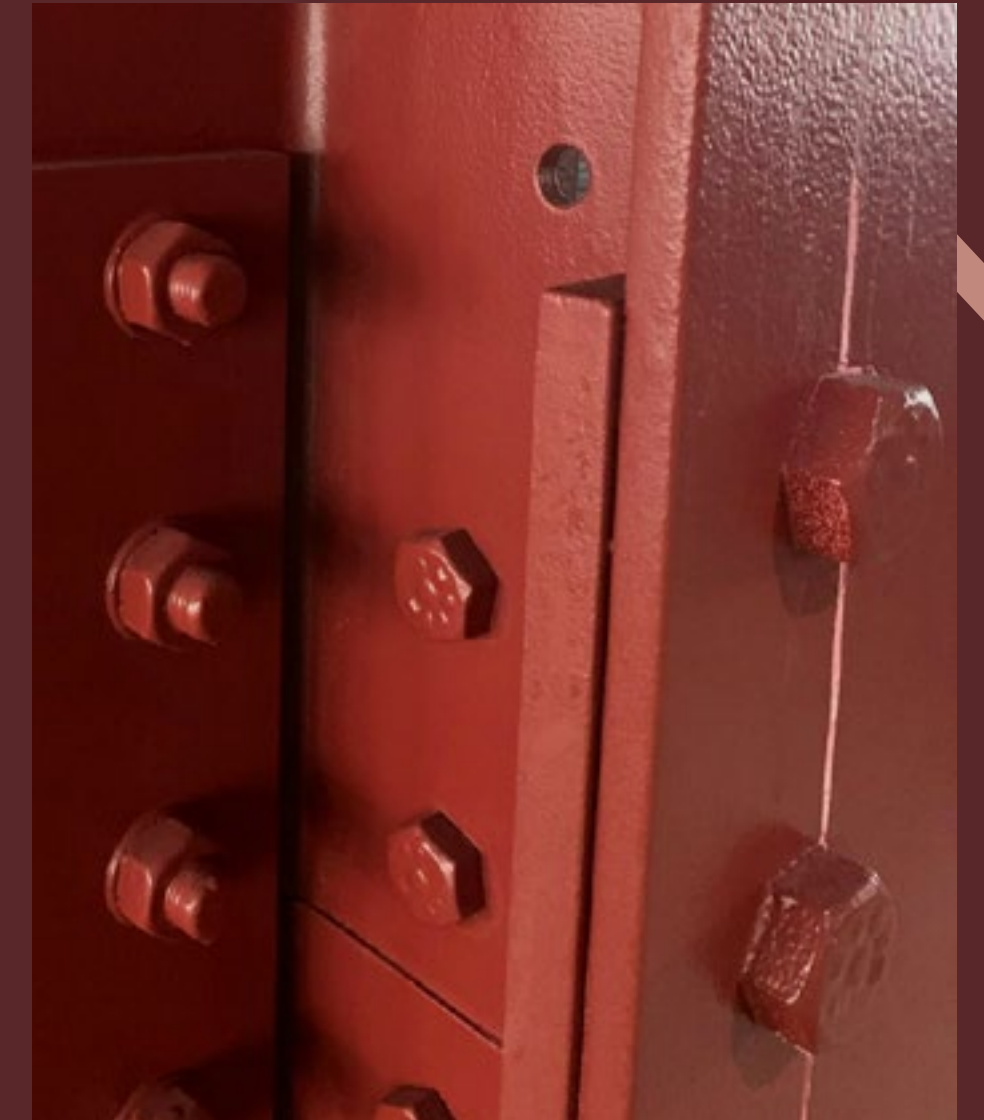
Dialing in the detail

Working with renowned architects Stiff + Trevillion, they have created an environment true to its heritage – making the old new again by retaining, re-using and recycling wherever possible.

Exposing, restoring and retreating the existing steelwork to create an architectural feature and blank canvas for occupiers to make their mark.



Intumescent paint to highly crafted exposed steelwork.



“Taking the old and making it the new again.”

Ian Hamilton, Commercial Director, Solus

A new face

Magna Glass will be used to create striking glazed elements to the building facade. Each ceramic plate will have its own unique characteristics, and will be combined to create translucent green panels that will bring an organic quality to the lower levels of the building, coming to life when back-lit.



Magna Glass is a closed loop circular economy material made from recycled glass bottles using environmentally friendly production processes.

Looking to the future

Dials is designed to be constructed in alignment with the UK Green Building Council's definition of Net Zero (Published 2019) and Whole Life Carbon. The development poses a fabric first and regenerative approach to delivering an architectural and urban design which is aspirational in its sustainability goals.

Putting the circular economy at the heart of materials selection, with a focus and retention and re-use to minimise embodied carbon.

Taking a Design for Performance approach, with a focus on the external envelope and building systems, we are optimising the energy performance at DIALS. This is enabling us to target the following credentials:

Targeted accreditations:

EPC rating

A



Outstanding



Platinum





Location

7 underground lines
and 3 mainline rail
stations are located
within a 10 minute
walk of Dials.

Bank 

Moorgate 

Liverpool St. 

D / A L S

Barbican 

Time to explore

Amongst the wealth of culture and entertainment in the area you will find an array of excellent restaurants and cafés just steps away from Dials.



Farmer.J



The Barbican



Finsbury Square



Broadgate Circle



Liverpool Street (Elizabeth Line)



The Everyman



South Place Hotel



OLD STREET

10 MINS WALK

DALS

MOORGATE

3 MINS WALK

LIVERPOOL ST.

7 MINS WALK

BARBICAN

10 MINS WALK

BARBICAN CENTRE

XII

Arrival



A welcome that is top notch

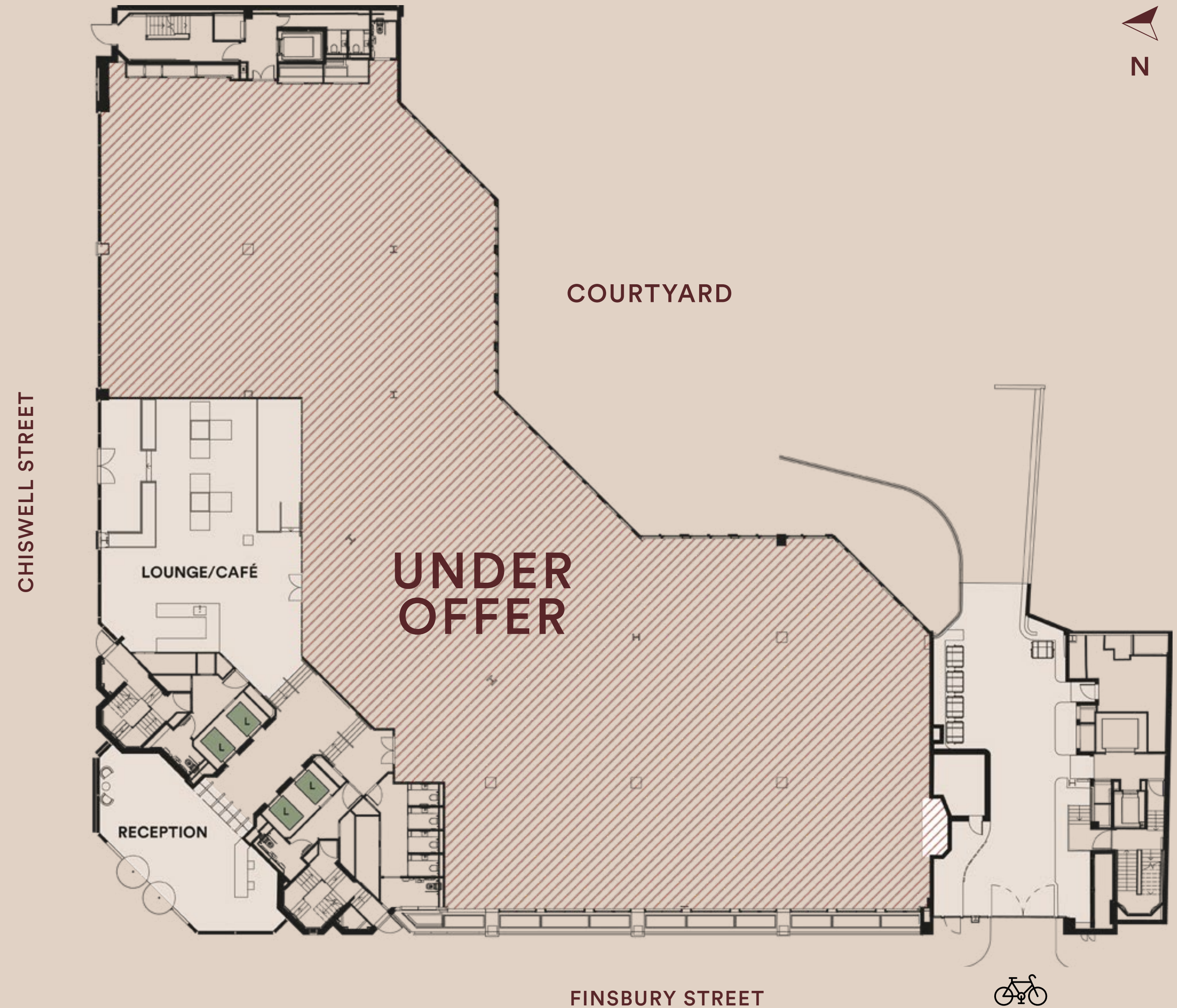
We've upped the volume and brilliance, creating a new double-height reception, and a dedicated amenity entrance.



Ground Floor

A new double-height reception space forms a prominent “front door” to the building, providing direct access to four new high-speed passenger lifts serving all floors.

The light and welcoming amenity lounge is accessible directly from Chiswell Street, with a feature stair linking to the end-of-trip facilities and wellness spaces lower ground floor.







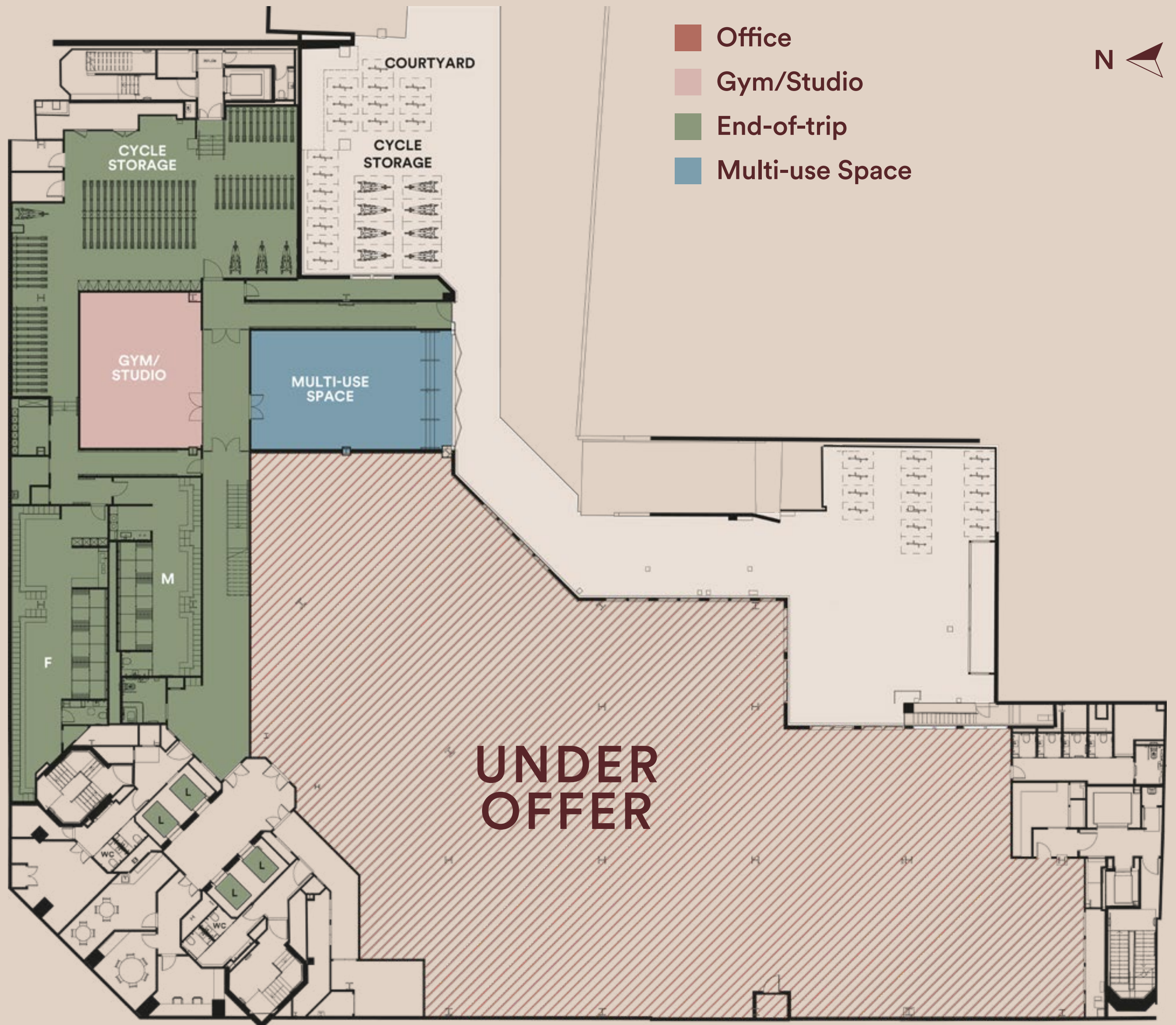
Lounge/cafe

Stop the clock

Take a pause in our light-filled lounge and coffee bar. This relaxing amenity space on the ground floor is the perfect way to start your day.

Lower Ground

- | 262 bike spaces
- / Bike maintenance and cleaning station
- Male, Female & Accessible changing rooms with 13 showers. Additional private showers on each of Levels 1–5
- 250 lockers
- \ External electric charging points
- \ Step free access via courtyard



Ticks all the boxes

The building will maximise occupier wellness, through a range of amenities and targeting WELL Platinum.

The best-in-class end of trip facilities will include a gym / fitness studio and a multipurpose amenity space.



Changing facilities

A positive spin

Dials benefits from a dedicated cycle entrance at ground level, with easy access from the courtyard.

There is provision to accommodate charger points for electric bicycles and scooters.

A bike maintenance and cleaning station will also be provided.



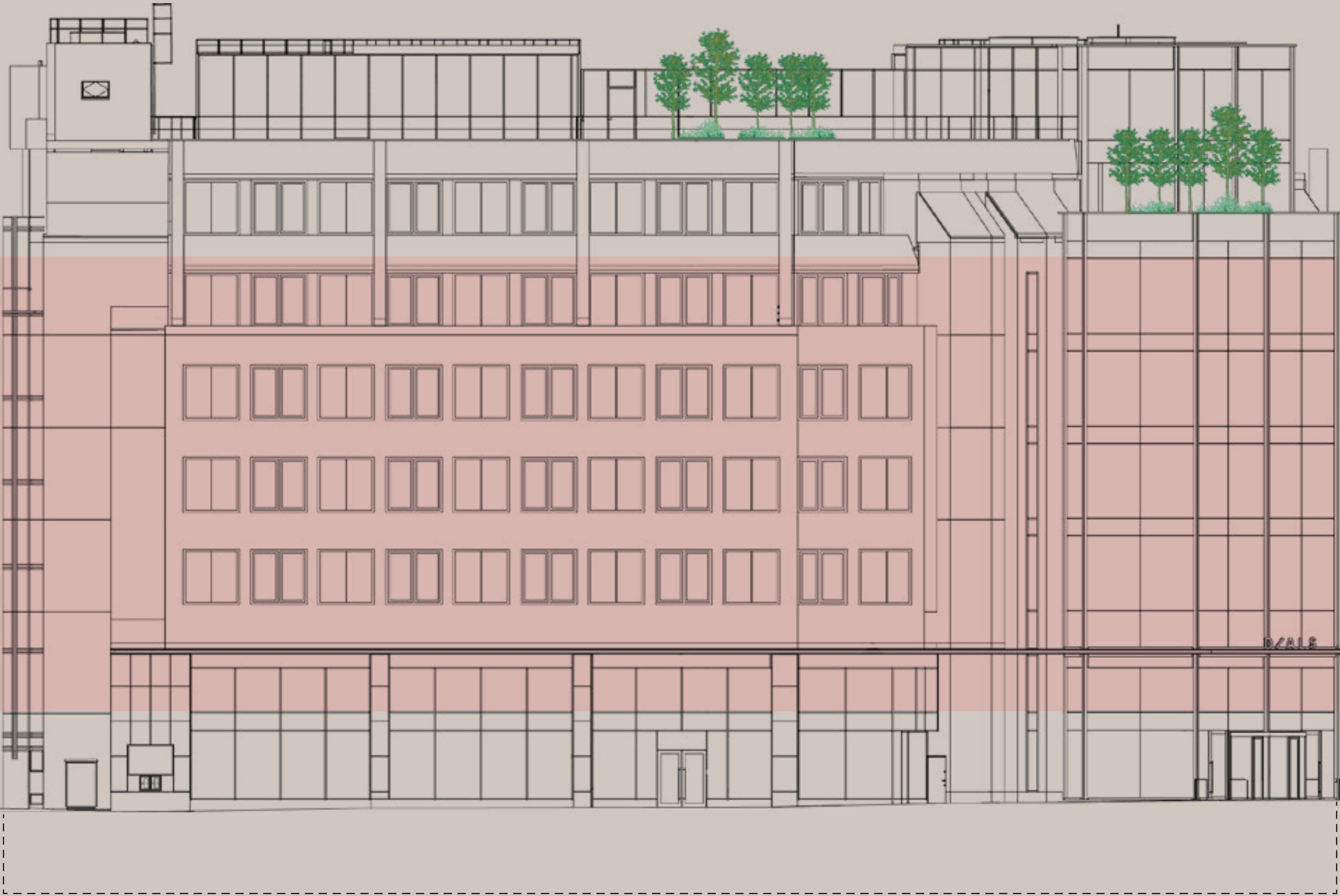
Indicative CGI of cycle entrance and multi-use space



Availability

Area Schedule

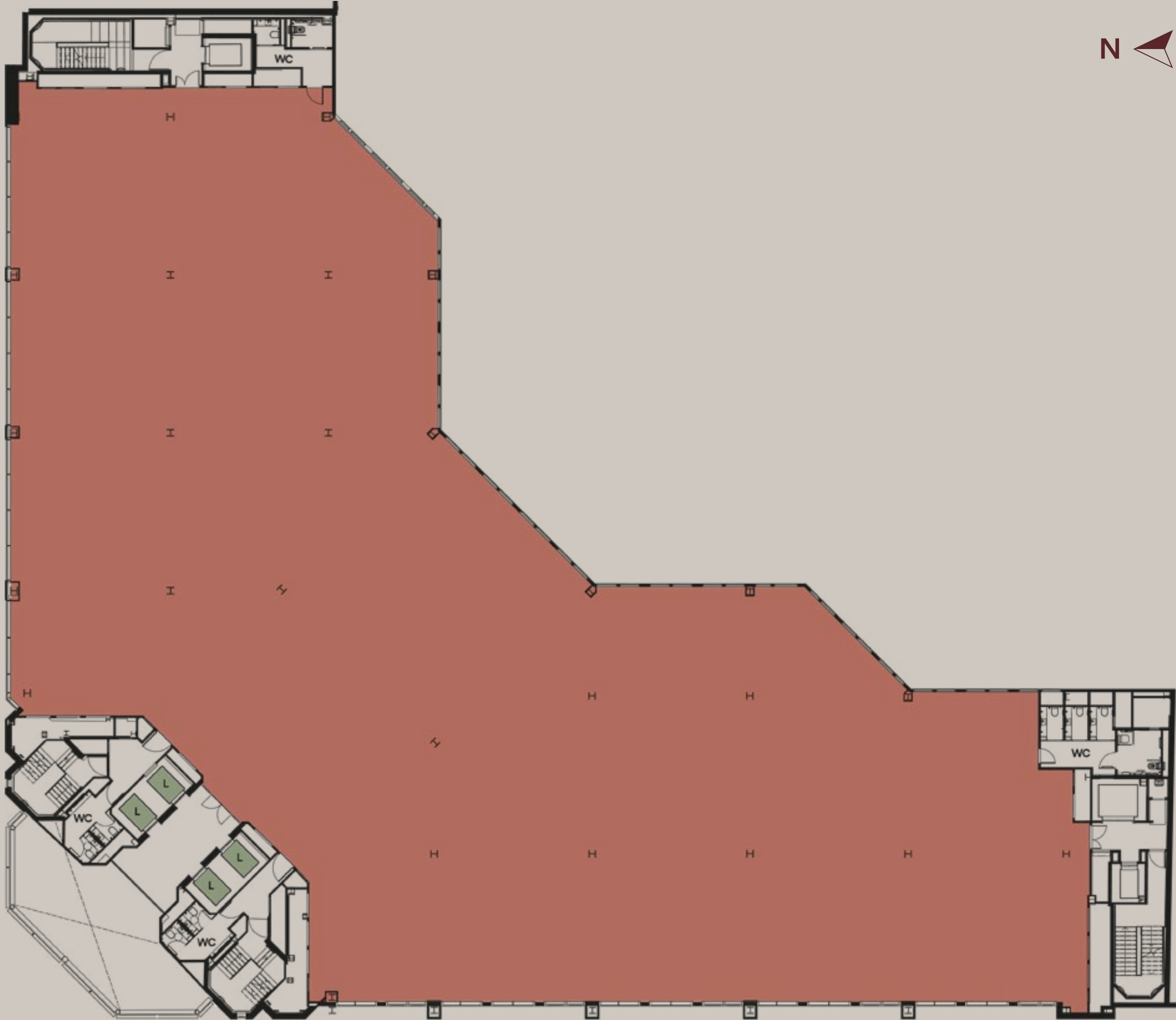
Level	Use	Sq Ft
7	Terrace & Club Room	4,318
6	Office	Under offer
5	Office	19,326
4	Office	20,809
3	Office	20,693
2	Office	20,998
1	Office	19,524
G	Office	Under offer
LG	Office	Under offer
Total Available (NIA)		101,350



Level 1

19,524 sq ft

CHISWELL STREET



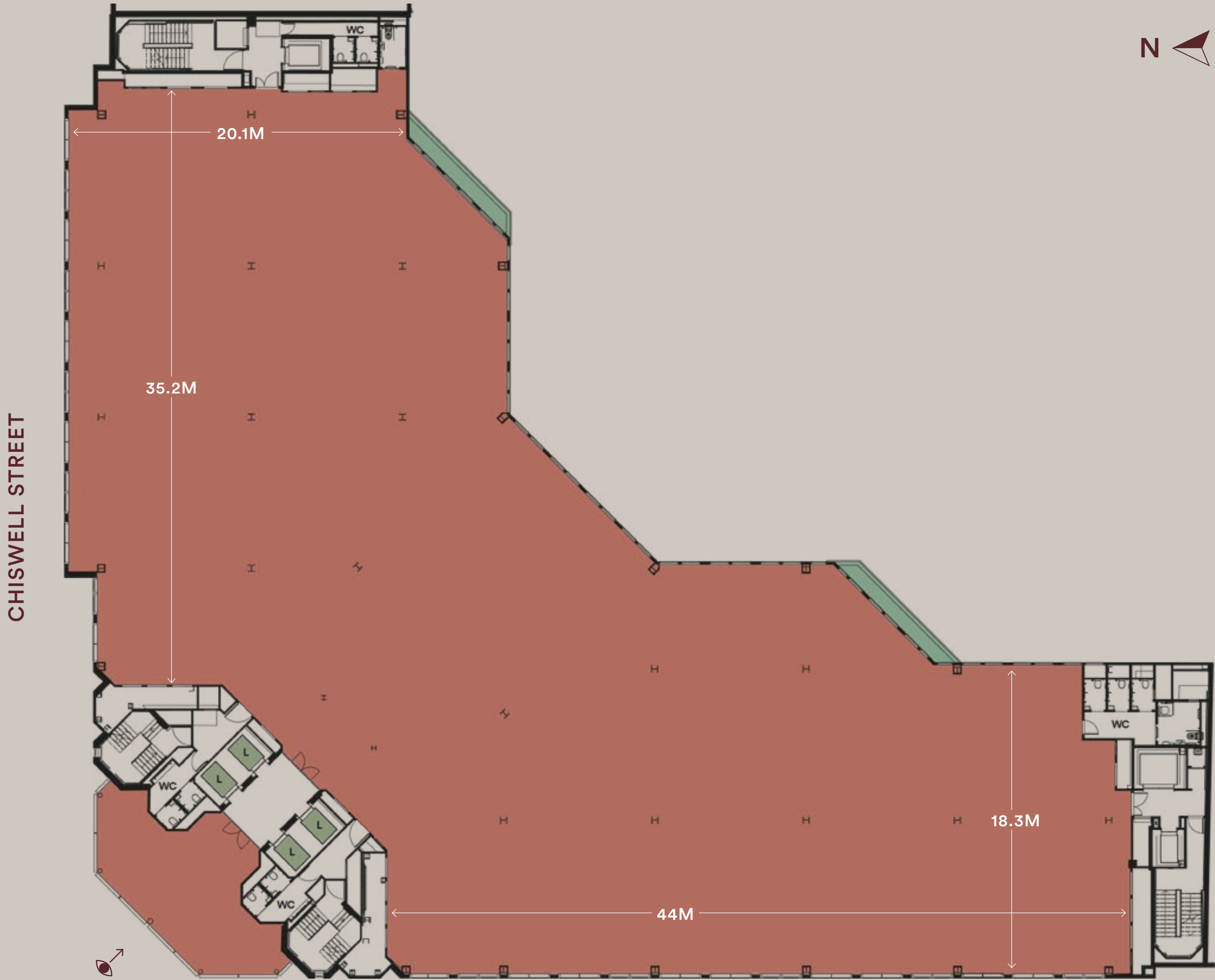
FINSBURY STREET

Levels 2–4

20,693 – 20,998 sq ft



Viewpoint from corner position



FINSBURY STREET



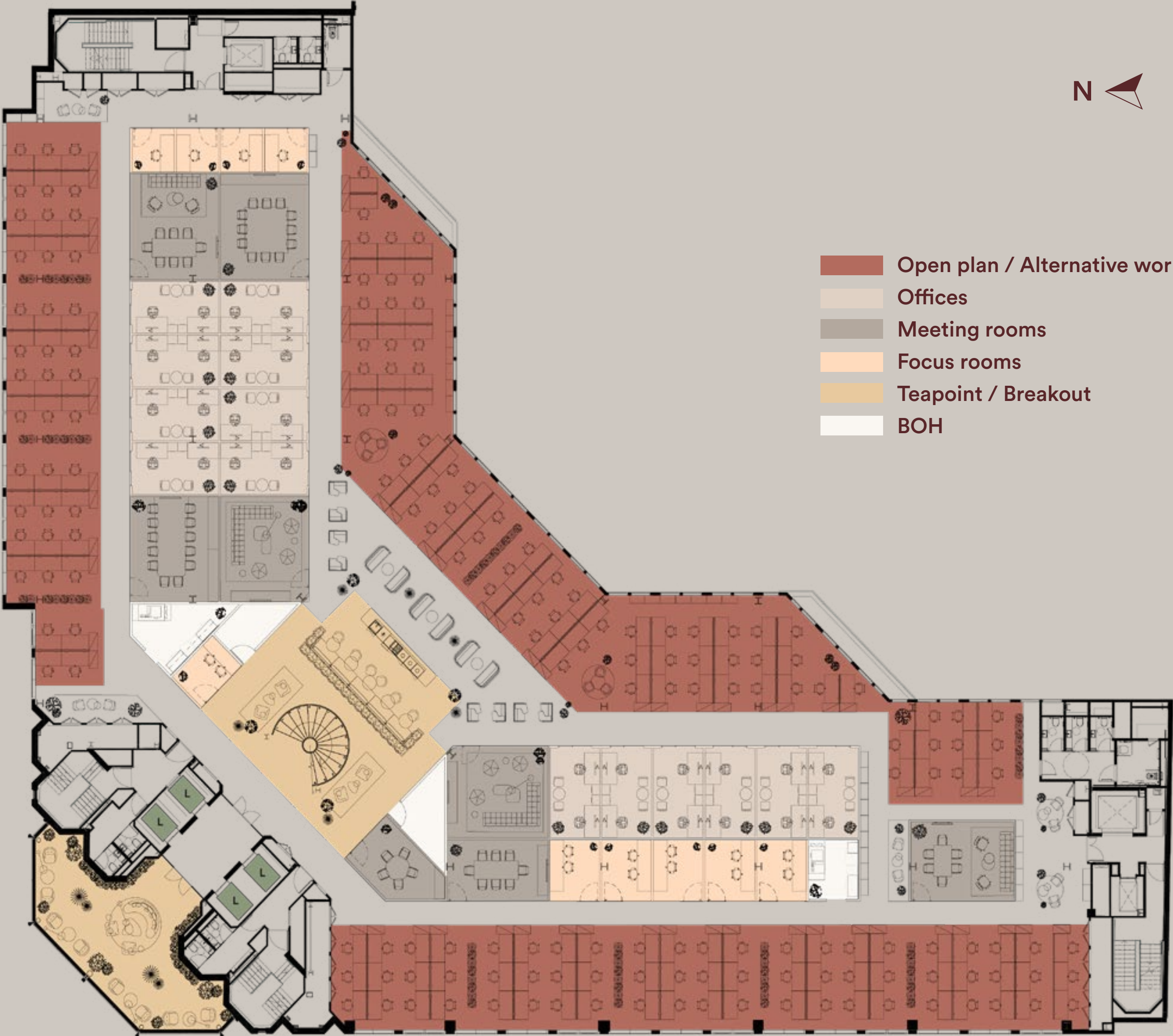
Office floor – shell and core

Level 2

Finance Test Fit

Open plan desks	178
Cellular offices	14 (desks 28)
Large meeting rooms (≥10 pp)	2
Small/medium meeting rooms (<10 pp)	6
Alternative working areas	2
Focus rooms	11
Tea point	1
Print hub	2
Store	1
SER	1
Breakout areas	4
Social hub	1

CHISWELL STREET



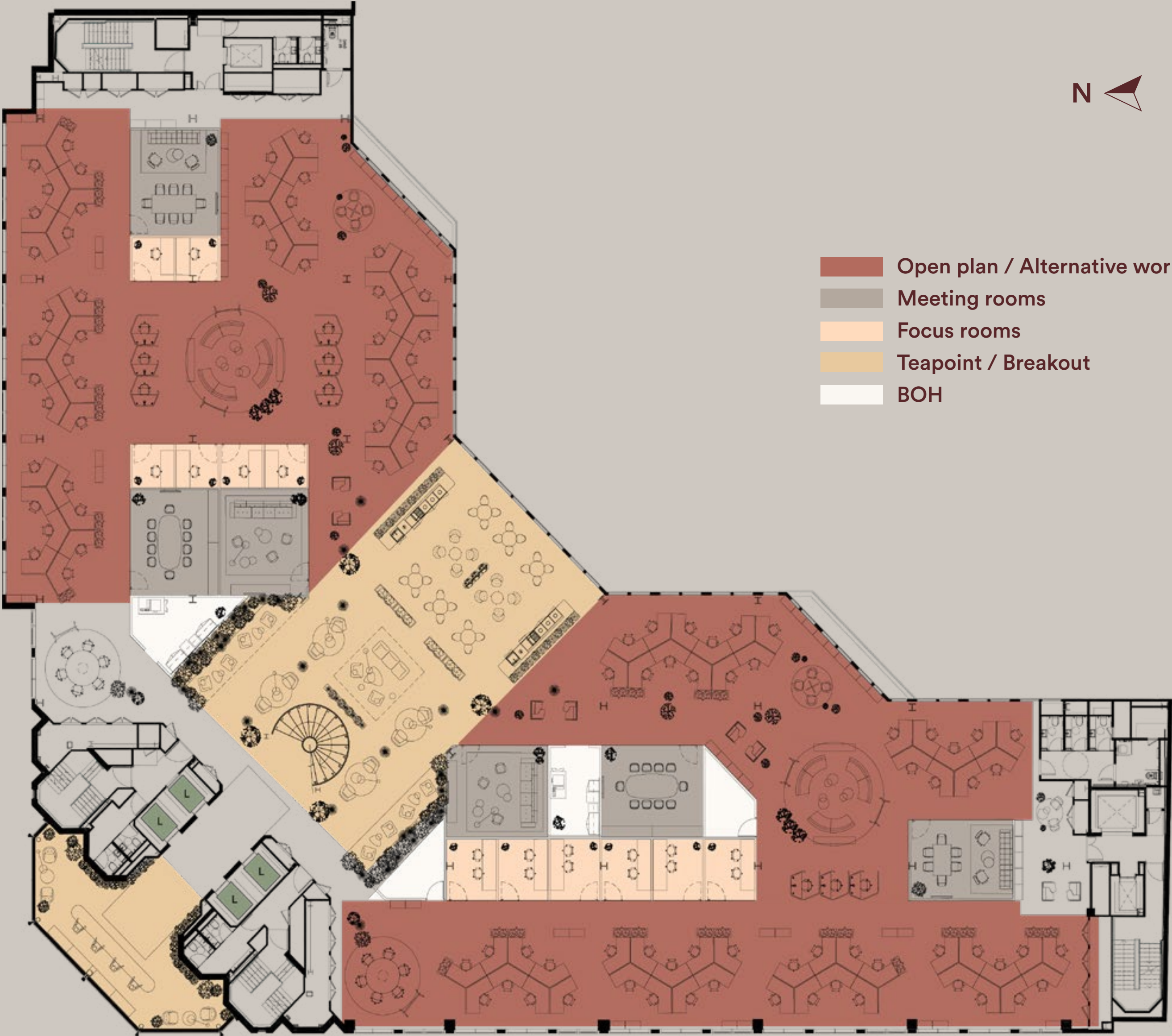
FINSBURY STREET

Level 2

Tech / Media Test Fit

Open plan desks	104
Large meeting rooms (≥10 pp)	2
Small/medium meeting rooms (<10 pp)	4
Alternative working areas	9 (37 seats)
Focus rooms	12
Tea point	1
Print hub	2
Store	1
SER	1
Breakout areas	4
Social hub	1 (62 seats)

CHISWELL STREET



- Open plan / Alternative working
- Meeting rooms
- Focus rooms
- Teapoint / Breakout
- BOH

FINSBURY STREET

Level 2

US Legal

Open plan desks	44
Cellular offices	44 (Desks 92)
Large meeting rooms (≥10 pp)	3
Small/medium meeting rooms (<10 pp)	3
Focus rooms	12
Tea point	1
Print hub	2
Store	2
SER	1
Breakout areas	3
Social hub	1



Level 2

UK Legal

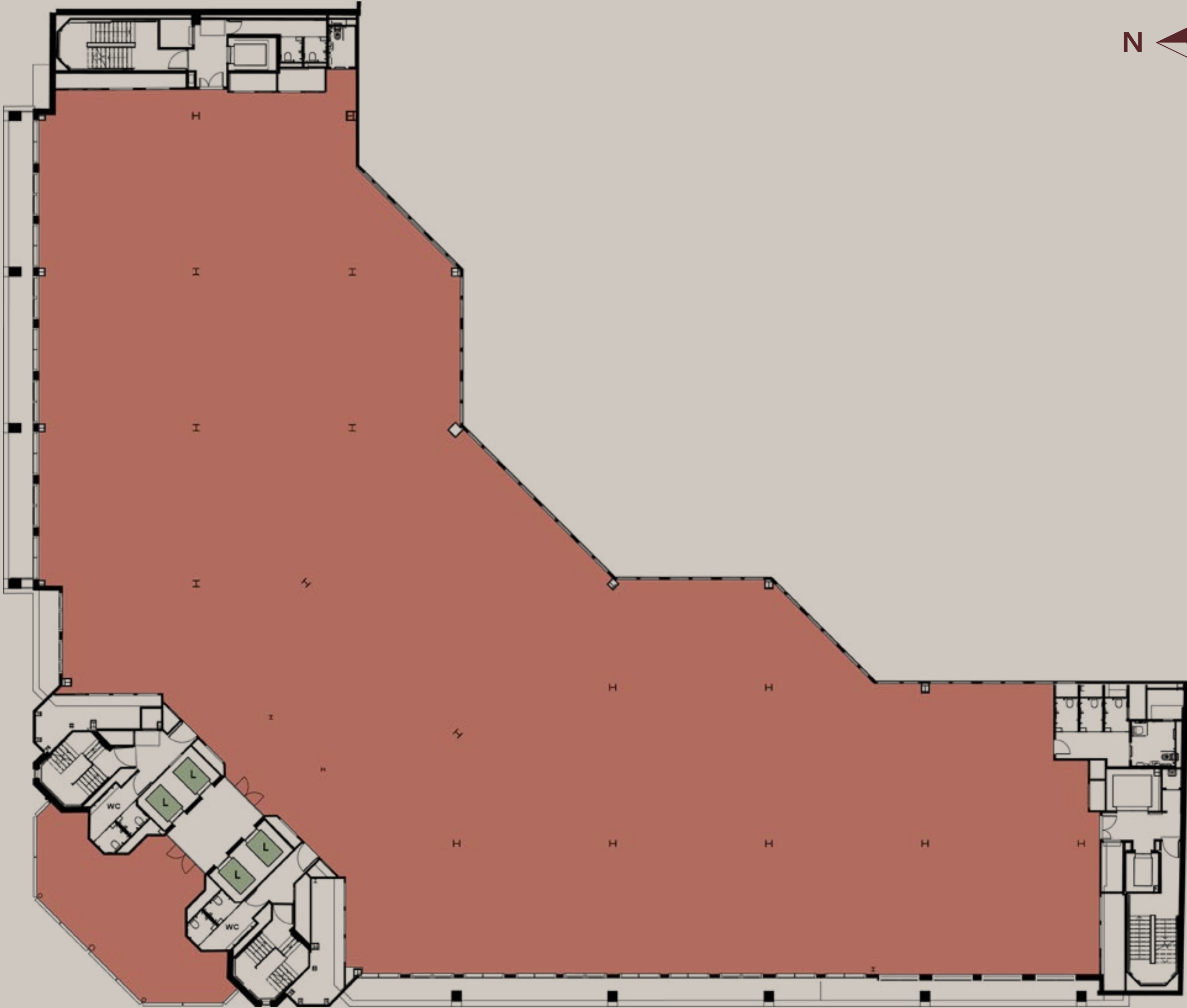
Open plan desks	68
Cellular offices	27 (Desks 54)
Large meeting rooms (≥10 pp)	3
Small/medium meeting rooms (<10 pp)	3
Alternative working areas	3
Focus rooms	12
Tea point	1
Print hub	2
Store	2
SER	1
Breakout areas	3
Social hub	1



Level 5

19,326 sq ft

CHISWELL STREET



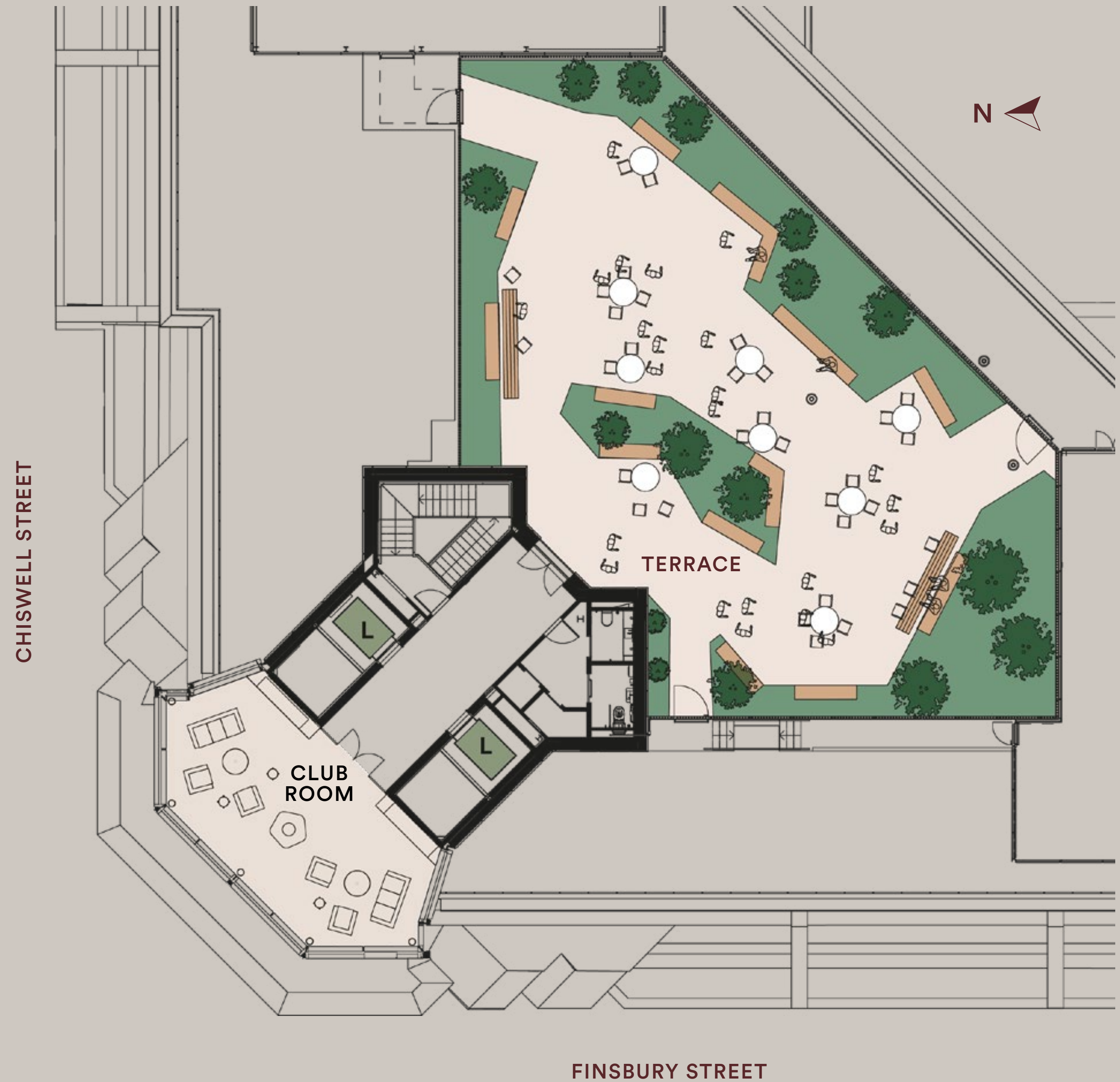


Level 7 terrace

Rooftop Terrace

3,725 sq ft

A large rooftop terrace with adjoining Club Room (593 sq ft) on Level 7 is a place for all occupiers to relax and enjoy the views of the City.



Time to unwind

The Club Room links to the communal roof terrace on Level 7, the perfect spot to unwind after a busy day.

The space is wi-fi enabled and is fully equipped for hosting events.



Indicative CGI of Level 7 Club Room

Summary Specification

- | New double-height reception utilising the latest access control technology for occupier convenience and security
- \ Typical floor plates of approx. 14,501 sq ft (1,347 sq m) – 20,998 sq ft (1,951 sq m)
- Workplace density 1:10 sq m Effective density 1:12.5 sq m
- New all-electric building services, based on VRF condensers and Air Source Heat Pumps
- New high-performance glazing
- / New, highly efficient VRF air conditioning system
- | Slab to slab heights in excess of 4m on all floors providing minimum floor to ceiling heights (assuming traditional suspended ceiling solution) of:
 - 2.7m (Levels 2 – 6)
 - 2.9m (Ground – Level 1)
 - 2.8m (Lower Ground)
- \ Fully accessible raised access floors providing:
 - 170–200mm nom (Levels 3–6)
 - 340mm (Level 2)
 - 330mm (Level 1)
 - 195mm (Ground)
 - 225mm (Lower Ground)
- Four new 1,000 kg (13-person) passenger lifts serving all floors (two going to the rooftop terrace), operating at 1.6 m/s and utilising Destination Control
- 2,000kg goods lift together with two shared firefighting and evacuation lifts
- New male, female, unisex and disabled WCs on every office floor. DDA shower on every floor
- / Fresh air delivered at 14l/s per person, in accordance with BCO 2023, and meeting WELL guidance.



Delivery & Team

The Team

A development partnership between

Goldman
Sachs

Asset
Management



Greycoat

Other Goldman Sachs and Greycoat Projects



Ludgate London
Ludgate Hill, London, EC4
105,000 sq ft



Vintners Place
Upper Thames Street, London, EC4
266,000 sq ft

Architects

Stiff + Trevillion

Stiff+Trevillion makes elegant, human-centred architecture that stands the test of time. Architecture is an inclusive, social profession: working with clients, artisans, builders and bureaucrats to create tangible, three-dimensional outcomes. Their work is confident, unpretentious and tasteful, using simple materials in a painterly way to sit with poise within its context.

Circular Economy and Reuse

S
O
LUS

MEP and Sustainability

CUNDALL

Cost Consultant

GT GARDINER
& THEOBALD

Planning

MONTAGU
EVANS

Structural Engineer

waterman

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