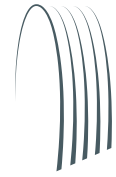


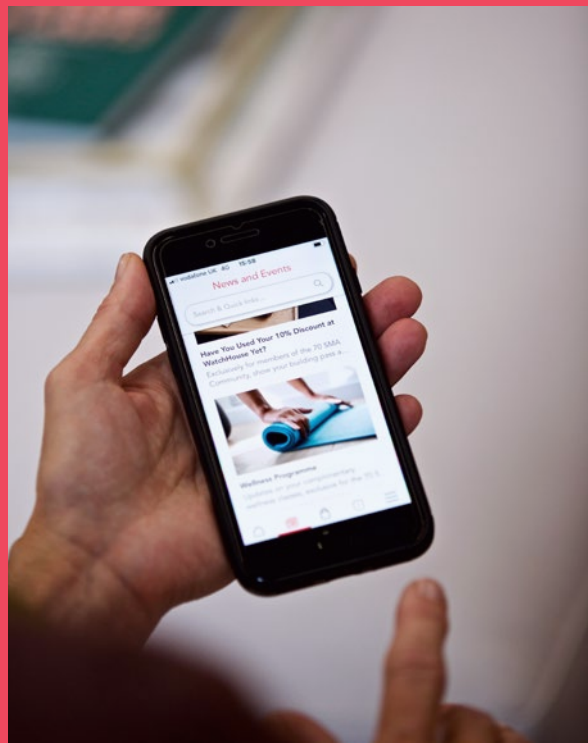


70 ST MARY AXE



WE'VE BEEN BUSY

70 St Mary Axe may be the new building on the block, but we're already making a name for ourselves as much more than a workspace – this is the place to gather and connect, with a sense of community at its core.



'WE'VE QUICKLY
GROWN INTO A FULLY-
FLEDGED, VIBRANT
WORK AND SOCIAL HUB
– AND THERE'S PLENTY
MORE TO COME.'

REBECCA GOREHAM
70 ST MARY AXE
COMMUNITY MANAGER

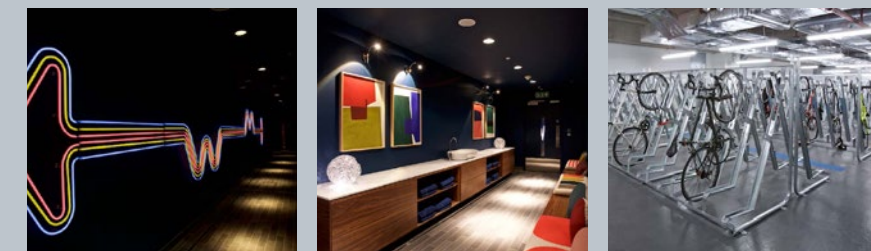
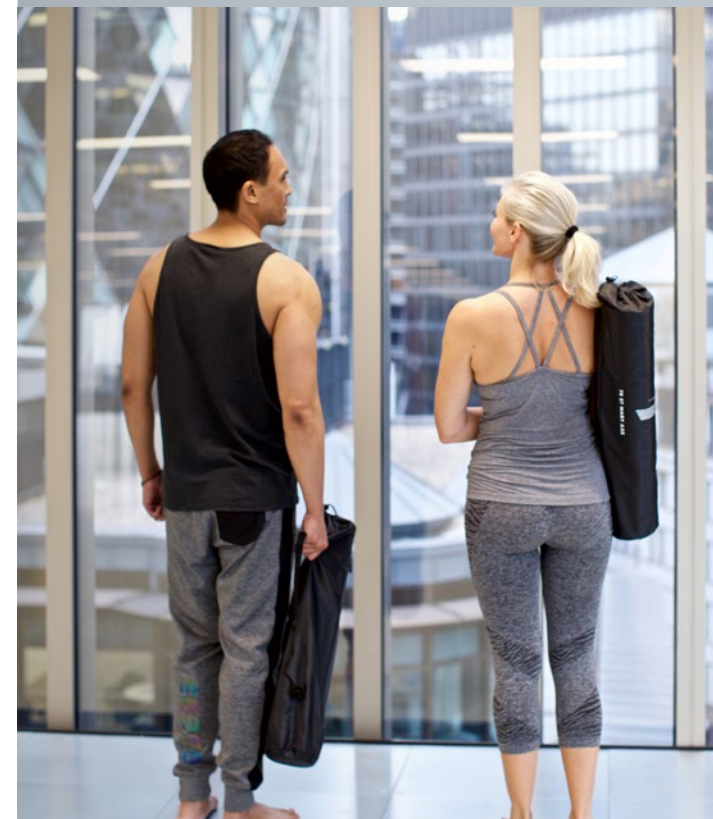


HANA LOUNGE

Open to all, the building's light and airy lounge offers a community-centric feel and multiple spaces for quiet working, meeting and downtime.

WATCHHOUSE COFFEE

Grab a quick coffee from WatchHouse, an independent café and roastery offering multiple floors of seating, easily accessible from the building's lounge and office areas.



BESPOKE BUILDING APP

The building's bespoke mobile app makes it easy to plan your day, connect with the community, order coffee, and book meeting space, events and classes.

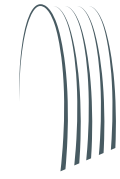




INSPIRING FROM THE OUTSIDE IN



At street level, generous landscaped spaces of trees and green planting juxtapose the building's curved glass and aluminium, giving a flavour of the wellbeing-focused spaces within. Step inside, and you are met by a light-filled, double-height reception area and a warm welcome.



MAKING AN ENTRANCE



The reception area's uplifting design invites you to start the day on a high note; a mood matched by the reception staff who greet you. From the moment you enter the building, the attentive front-of-house team is on hand to ensure that all your needs are met, taking care of the finer details to help your day run as smoothly as possible.



In the double-height reception area, Shoreditch-based studio Charlene Mullen has created a scheme of bespoke rugs and fabrics, adding warmth, colour and tactility to the building's signature glass and metal silhouette.



SPACE METRICS
2ND FLOOR

TEAM

4 TEAM SUITES
3 TEAM STUDIOS

FLEXIBLE WORKING

3 COMMON AREAS
2 FOCUS ROOMS

MEET

7 MEETING ROOMS



An office at 70 St Mary Axe comes with automatic membership to the building's luxurious Hana lounge and co-working space.

The light, bright and beautifully designed lounge has a buzzing, community-centric feel and offers multiple private and communal work and meeting spaces, as well as relaxed lounge areas for downtime. Take the spiral staircase down to WatchHouse and grab an artisan coffee to bring back up with you. It's your space to come and go as you please.



BREAKING OUT AND CATCHING UP

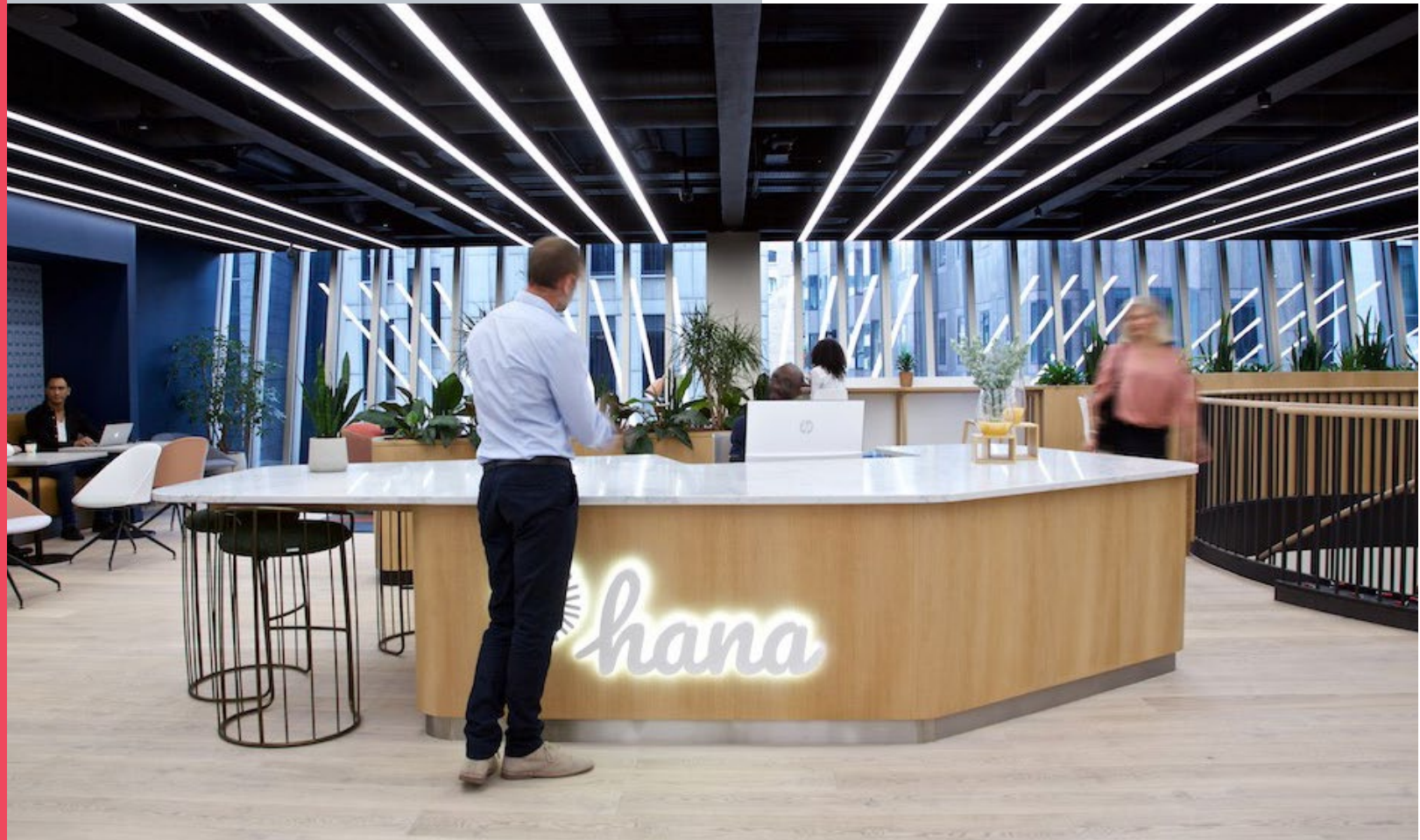
OCCUPIERS HAVE FREE, EASY ACCESS TO CATERED LOUNGE SPACES ON THE MEZZANINE LEVEL AND THE SECOND FLOOR (NO BOOKING REQUIRED).

MEETINGS AND FLEXIBLE WORKING

MEETING ROOMS, BOARDROOMS AND OFFICE AND CO-WORKING SPACES ARE AVAILABLE ON A FLEXIBLE BASIS AND BOOKABLE AT A PREFERENTIAL OR DISCOUNTED RATE AS OCCUPIERS OF THE BUILDING. MOVEABLE WALLS ENABLE US TO CREATE THE SPACE YOU NEED.

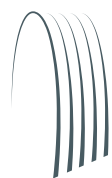
HOLDING TOWN HALLS, EVENTS AND FUNCTIONS

HIRE THE BUILDING'S COMMUNAL SPACES FOR YOUR PRESENTATIONS AND EVENTS. THERE ARE OPTIONS FOR EVERY FUNCTION.



**FLEXIBLE
WORKSPACES
TAILORED
TO YOUR NEEDS**





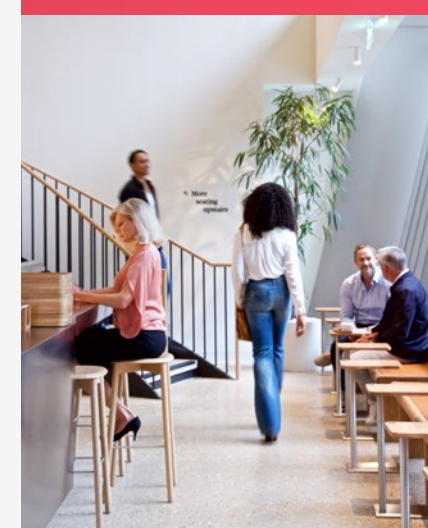
COFFEE CULTURE ON YOUR DOORSTEP

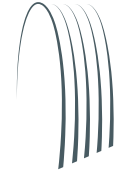
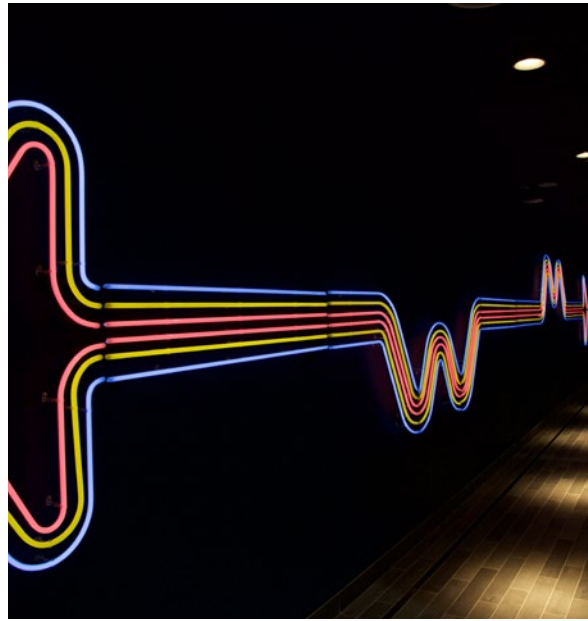


The building benefits from its own, spacious outpost of independent coffee house and roaster WatchHouse, making it quick and easy to grab a coffee on the way up to your desk or any time during the day.

Arranged over three levels and accessible from the building's reception, Hana lounge and on Goring Street, WatchHouse St Mary Axe offers a variety of spaces away from the office for taking time out, quiet working and catching up with co-workers, as well as an outdoor seating area for a breath of fresh air.

Building occupiers are also entitled to a discount on the full menu.





YOUR COMPLETE EXPERIENCE IN MIND



FOR QUALITY TIME

- YOGA/PILATES
- RUNNING CLUB
- CPD PROGRAMME
- 32 HOTEL-SPA SHOWERS AND CHANGING FACILITIES, WITH 360 LOCKERS
- RELAXATION SPACES WITH TVS, BOOKS AND NEWSPAPERS



FOR CYCLISTS

- CYCLE CLUB ON LOVE TO RIDE
- 328 BICYCLE SPACES
- BIKE REPAIR ZONES

GROUND FLOOR PLAN



At the beginning and end of the day, it's those thoughtful details that make a difference, such as plentiful cycle storage, spa-inspired showers and well-equipped changing rooms.

70 St Mary Axe is designed for the world of work today, and how that might change in the future. With more people now choosing to make their own way into work, the building's secure cycle store offers space for 328 bikes and a colourful design featuring fun, bespoke neon signs.

The neighbouring changing rooms and showers offer complimentary products, towels, hairdryers and straighteners to help you get ready for the day or night ahead. These are spaces designed for effortless convenience and everyday pleasure.



ELIZABETH LINE SERVICES
FROM LIVERPOOL STREET

The Elizabeth Line service from Liverpool Street station is scheduled to open in the first half of 2022. Trains will terminate at Paddington in the west and Abbey Wood in the east. When the route fully opens, a train every two and a half minutes at peak time will allow passengers to travel all the way through to Paddington, Heathrow or Reading in the west, and Canary Wharf, Shenfield or Abbey Wood in the east.



ENJOY EVENING COCKTAILS AT THE ALCHEMIST



LEADENHALL MARKET



ALDGATE PAVILLION



SUSHISAMBA

BE AT THE
HEART OF IT ALL

A ROUND-THE-CLOCK
NEIGHBOURHOOD

The streets surrounding 70 St Mary Axe give 'out of office' a refreshing twist. Here you'll find historic City pubs and quirky cocktails bars, fine dining and street food, parks and pavement cafés – and limitless possibilities for lunch, after-work drinks and beyond.



THE IVY CITY GARDEN

PLENTIFUL OPEN SPACES TO ENJOY AN ALFRESCO LUNCH



FACILITIES OF THE LUXURY PAN PACIFIC HOTEL ARE A SHORT WALK AWAY

BROADGATE CIRCLE

Broadgate Circle provides a dynamic outdoor space boasting everything from the perfect coffee to a great sourdough pizza.



FRESH FOOD AT EATALY



BROADGATE CIRCLE



EATALY, BROADGATE CIRCLE

EATALY

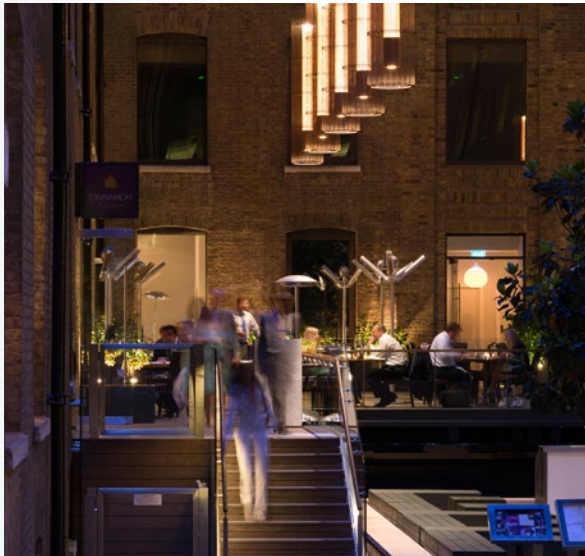
The famed Italian food market and restaurant concept has come to Broadgate, offering al fresco dining, food tastings, shopping and drinks, all served with vibrant Italian flavour, just moments from Liverpool Street Station.



OLD SPITALFIELDS MARKET

DEVONSHIRE SQUARE

With a great collection of bars and restaurants, Devonshire Square attracts a buzzy crowd both day and night. The historical surroundings of the square are the perfect backdrop to the various cultural events hosted here throughout the year.



DEVONSHIRE SQUARE

SPITALFIELDS MARKET

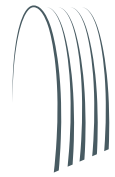
Has become one of the most iconic and exciting tourist destinations in London. Some of the best-known clothing and cosmetic brands now occupy the market, sharing the space with a truly dizzying number of cafés and restaurants, serving food from all over the globe.



SPITALFIELDS MARKET

FINSBURY AVENUE SQUARE



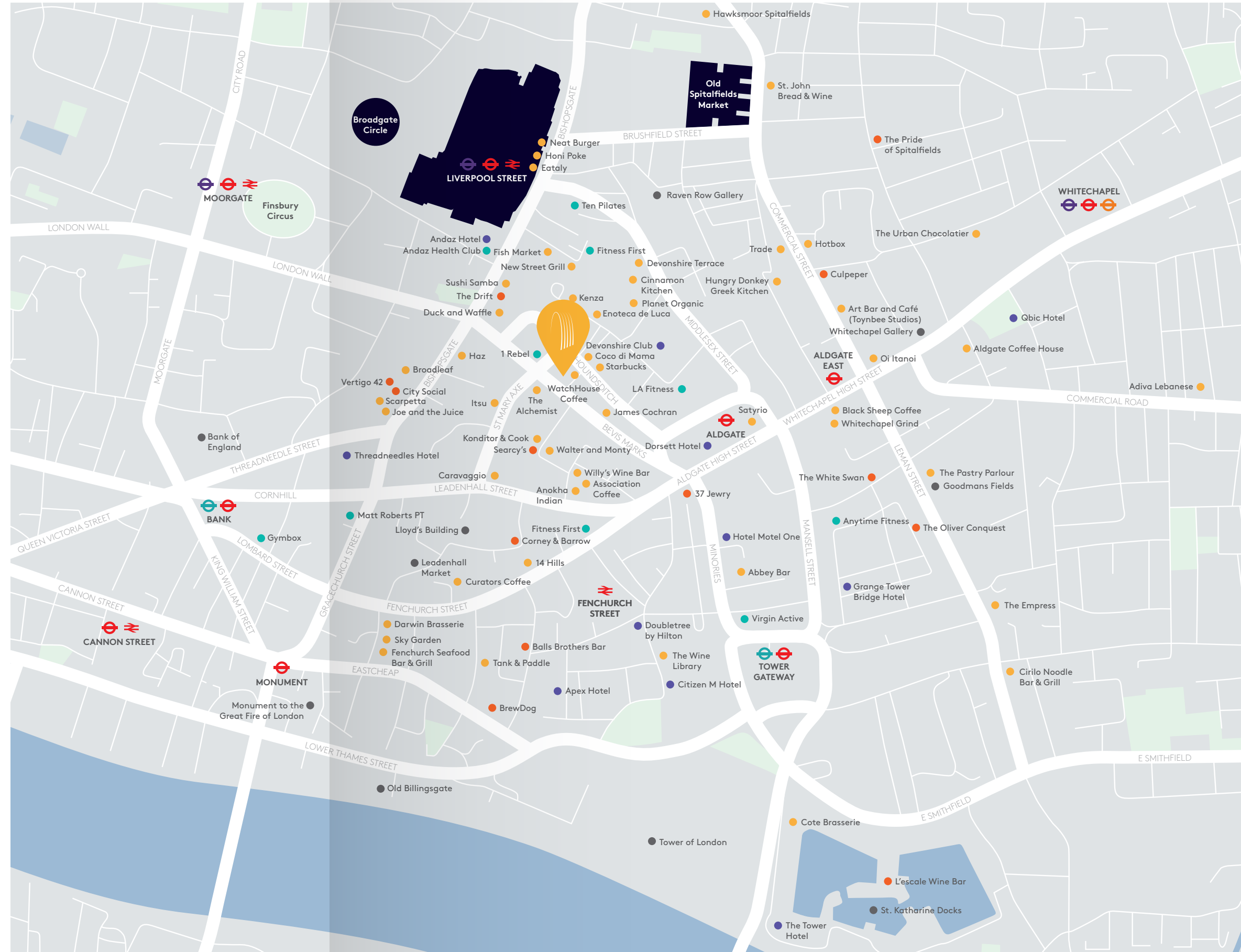


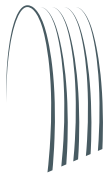
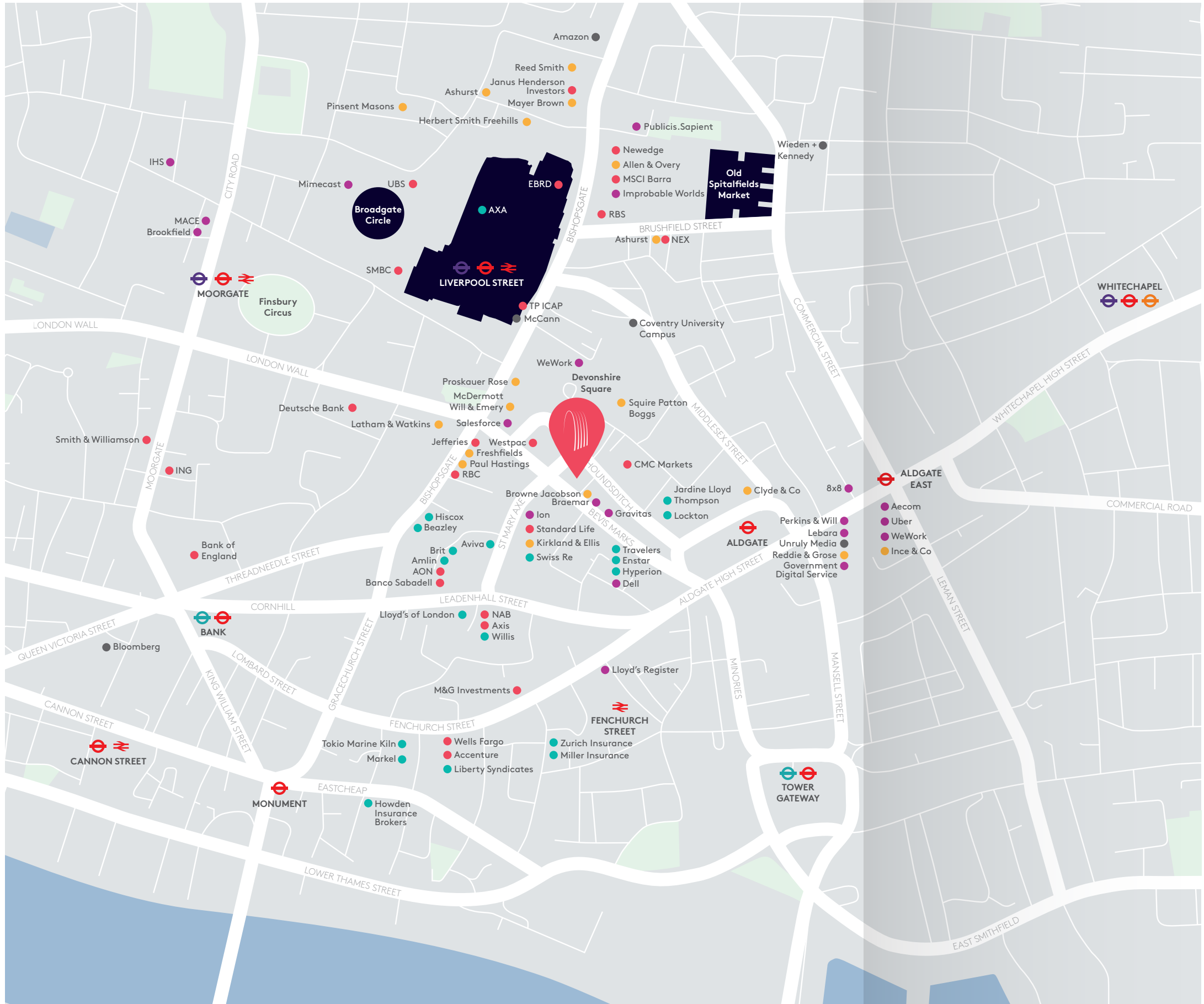
A VIBRANT DESTINATION

70 St Mary Axe is in an area of the capital that is fast emerging as one of the most vibrant parts of an already stimulating and diverse city. Whether you are looking for eclectic retail, high-end dining or just fancy grabbing a flat white on the way to your next meeting, you will be perfectly positioned to shop, relax and refuel.

KEY

- Restaurants & cafés
- Fitness
- Landmarks
- Bars
- Hotels





AN ESTABLISHED COMMUNITY

70 St Mary Axe sits in good company, with industry giants as close neighbours. Leaders in finance, law, insurance and media have all made homes for themselves in the surrounding area, making this address one of the most sought after in the capital.



YOU'RE BETTER CONNECTED

An office at 70 St Mary Axe puts you in touch with the cutting edge of business locally and globally. What's more, when the new Elizabeth Line begins services from Liverpool Street in 2022, you'll be even better connected.

| DESTINATION | JOURNEY TIME (MINUTES*) | | |
|-------------------------|-------------------------|----|----|
| | | | |
| Canary Wharf | — | 6 | — |
| Bond Street | — | 7 | — |
| Stratford | — | 8 | — |
| King's Cross St Pancras | 9 | — | — |
| London Bridge | 9 | — | — |
| Paddington | — | 10 | — |
| City Airport | — | — | 21 |
| Heathrow Airport | — | 35 | — |

Key

- National Rail
- London Underground
- Elizabeth Line
- Docklands Light Railway
- Eurostar

*Journey times based on routes from Liverpool Street (5 mins walk away) or Bank Underground (10 mins walk away).

Source: TfL.gov.uk

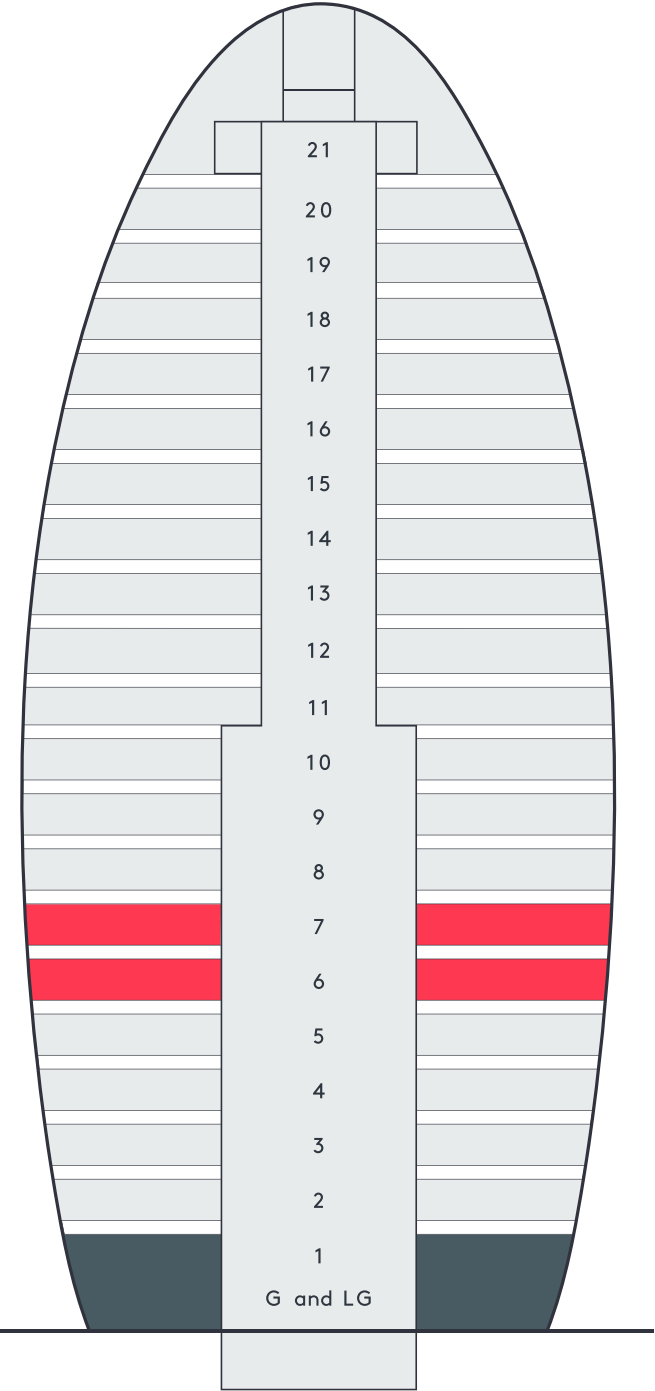




SCHEDULE OF AREAS

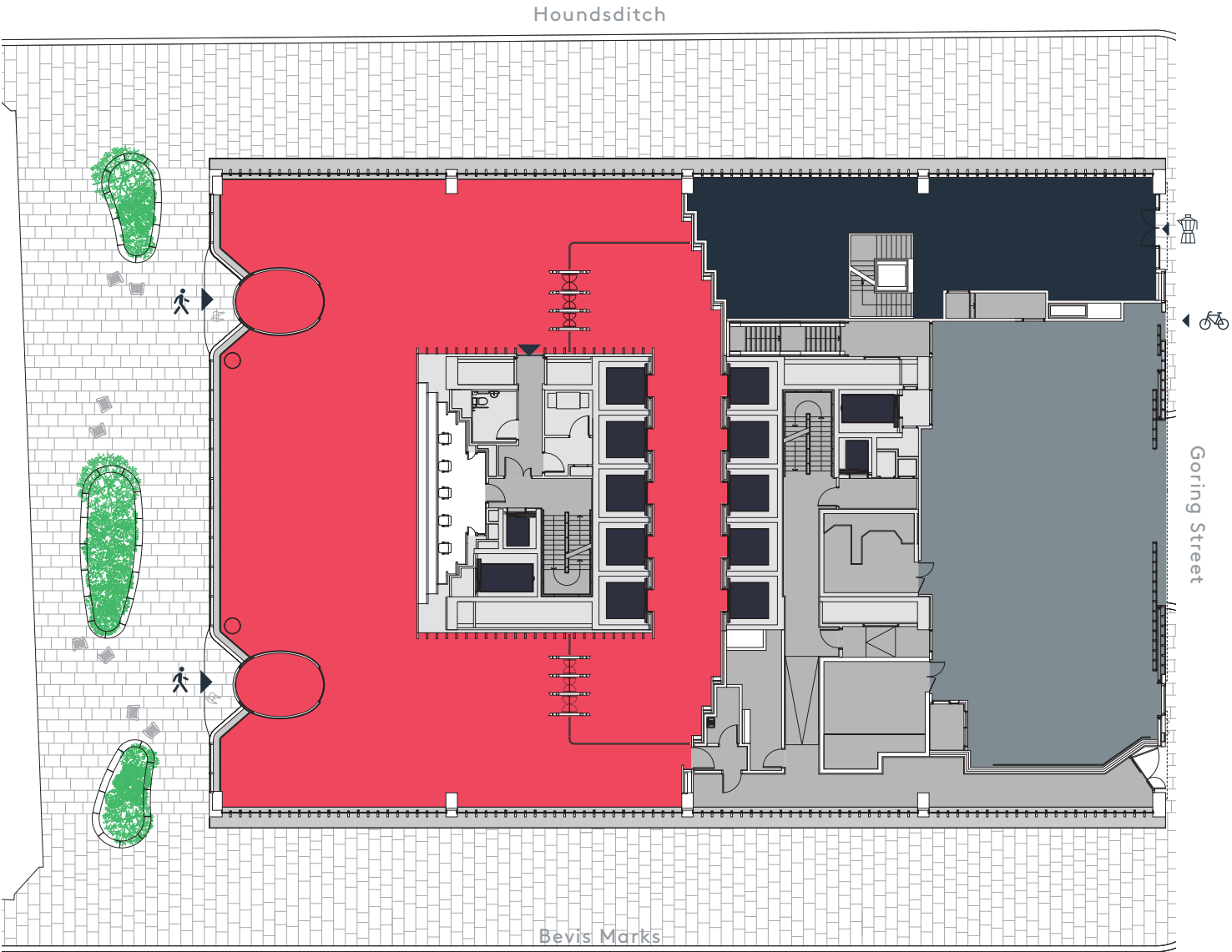
| Floor | sq ft |
|---|----------------------------------|
| 21 | SIDLEY |
| 20 | SIDLEY |
| 19 | SIDLEY |
| 18 | SIDLEY |
| 17 | SIDLEY |
| 16 | SIDLEY |
| 15 | SIDLEY |
| 14 | SIDLEY / NATIONAL BANK OF CANADA |
| 13 | ADAPTIVE |
| 12 | MONTAGU EVANS |
| 11 | MONTAGU EVANS / CUBICO |
| 10 | TRAVEL FUSION |
| 9 | HP / SAMSUNG |
| 8 | CLARIVATE |
| 7 | 17,181 |
| 6 | 16,888 |
| 5 | VATTENFALL |
| 4 | HANA |
| 3 | HANA |
| 2 | HANA |
| 1 (Amenity) | WATCHHOUSE |
| Ground & Lower Ground (Amenity) / Reception | WATCHHOUSE |

TOTAL AVAILABLE 34,069



GROUND FLOOR

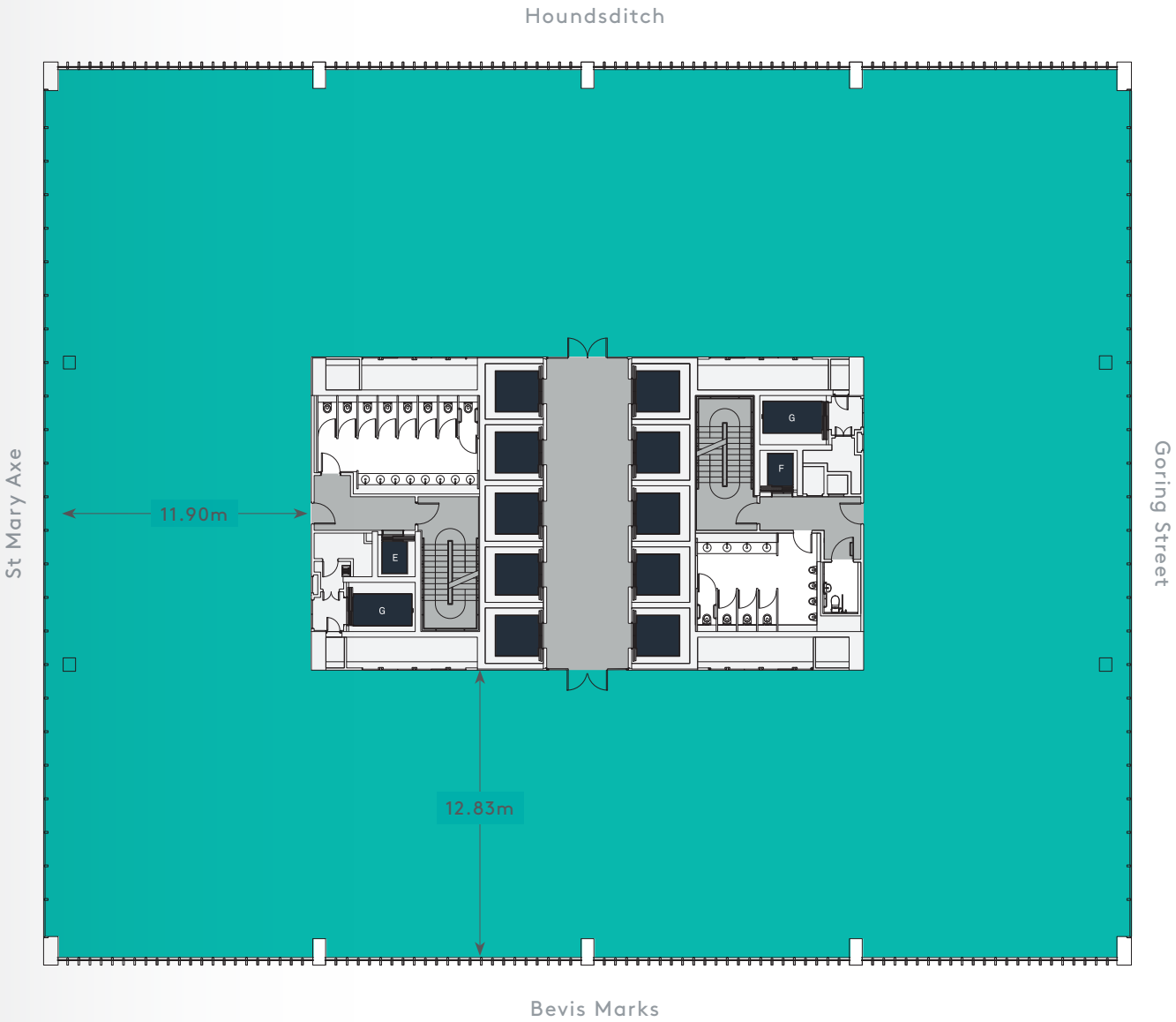
1,646 SQ FT | 153 SQ M AMENITY
6,301 SQ FT | 585 SQ M RECEPTION



- WatchHouse
- Reception
- Lifts
- Core
- Circulation
- Loading Bay

LEVEL 6

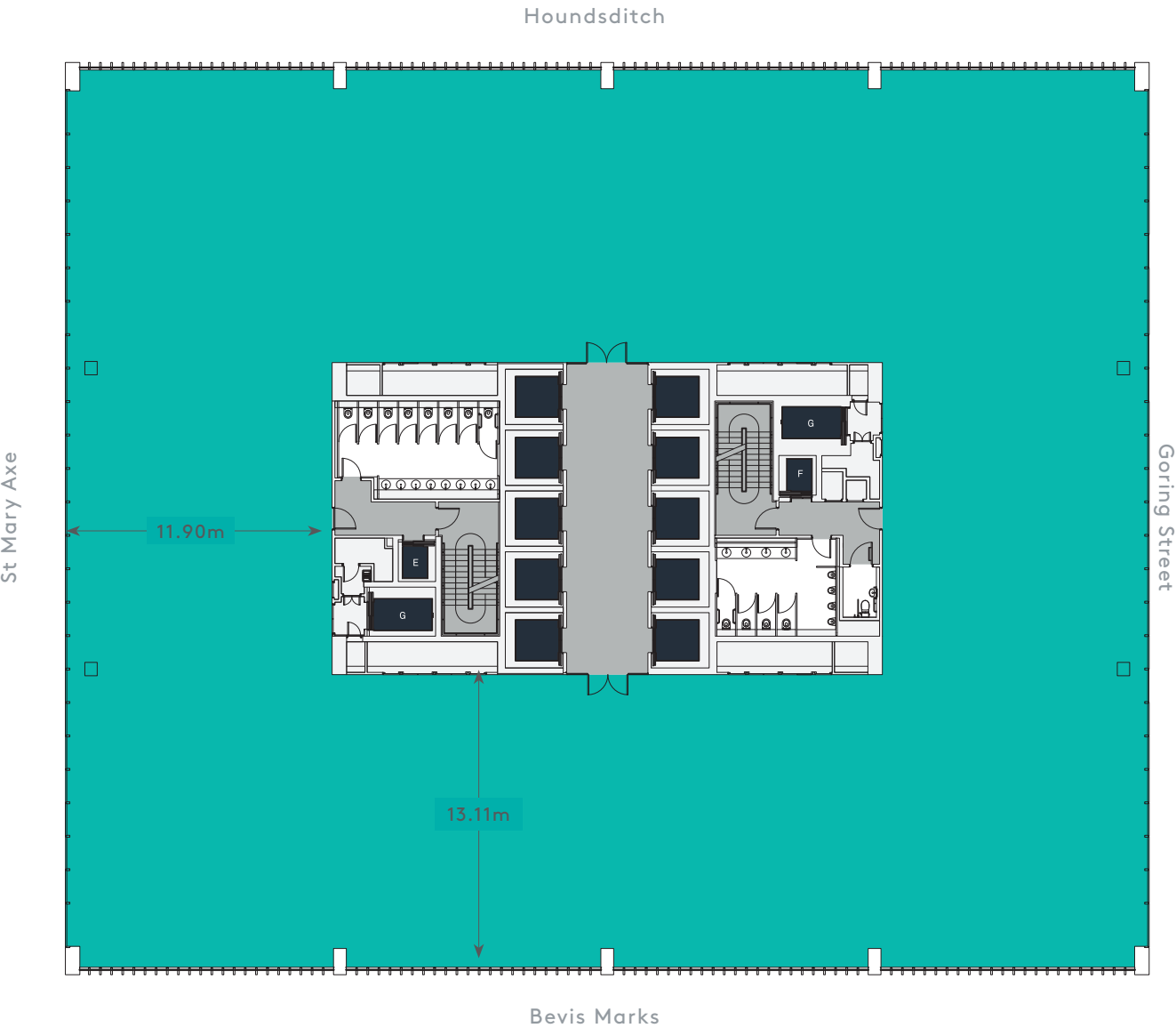
16,888 SQ FT | 1,569 SQ M



- Lifts
- Office
- WCs
- Core
- Circulation

LEVEL 7

17,181 SQ FT | 1,596 SQ M

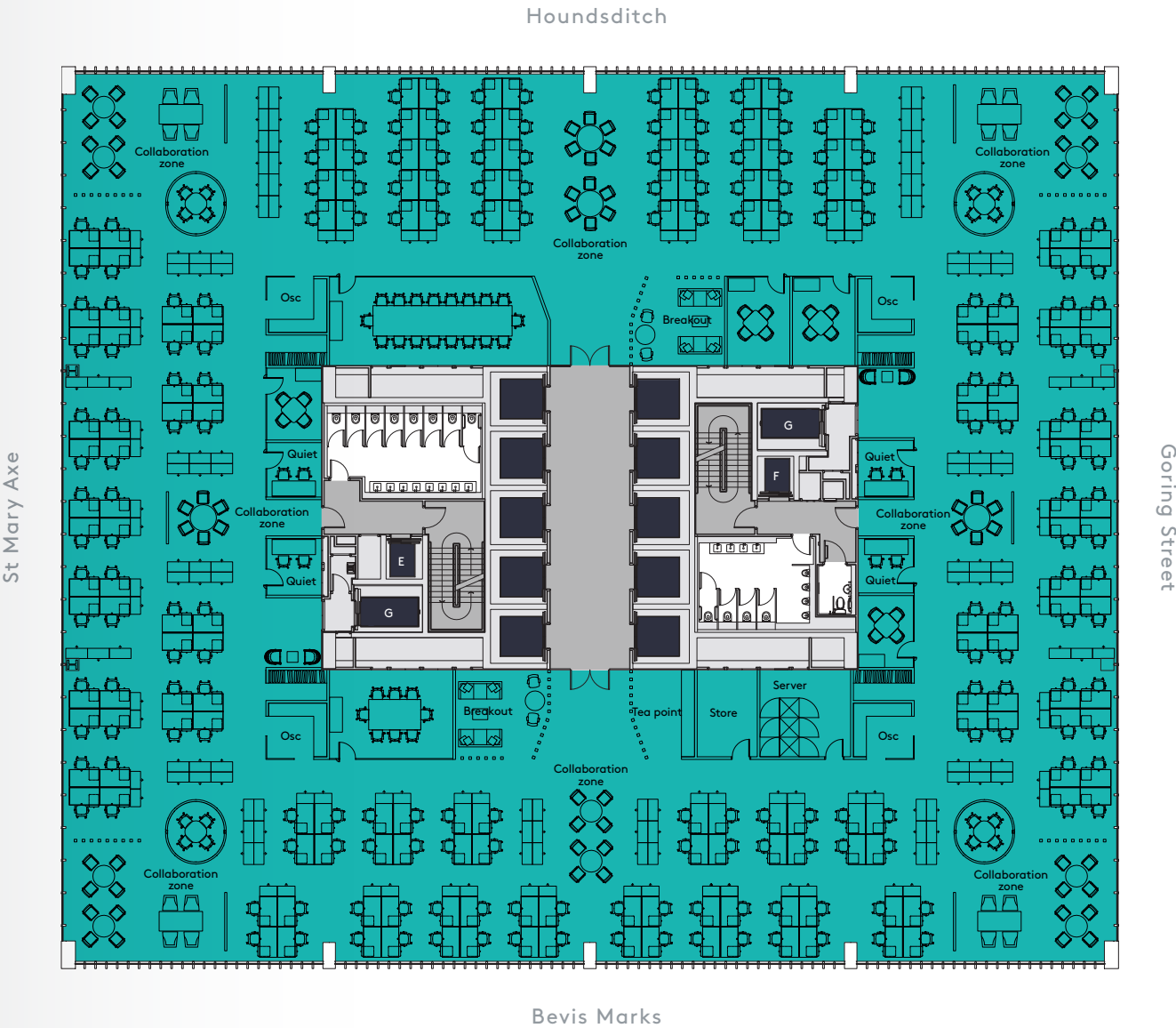


SPACE PLAN

TYPICAL FLOORPLAN
FINANCIAL LAYOUT

17,470 SQ FT | 1,623 SQ M

| | |
|------------------------|--------|
| Total workstations | 200 |
| Area per person | 8 sq m |
| 2-person quiet rooms | 4 |
| 4-person meeting rooms | 4 |
| 8-person room | 1 |
| 18-person meeting room | 1 |
| Collaboration zones | 8 |
| Breakout areas | 2 |



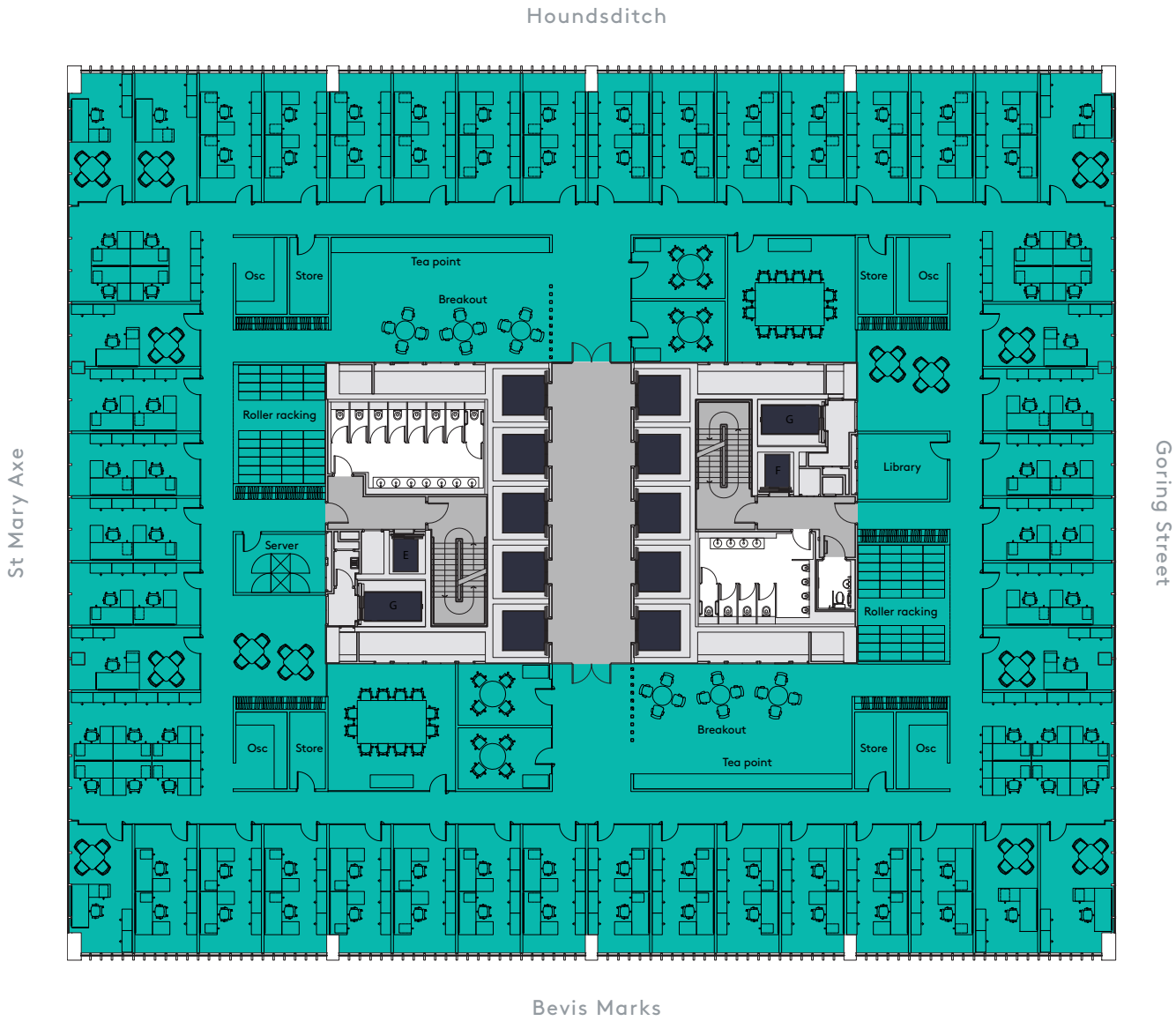
SPACE PLAN

TYPICAL FLOORPLAN

LEGAL LAYOUT

17,470 SQ FT | 1,623 SQ M

| | |
|-----------------------------------|-----------|
| Total workstations | 98 |
| Area per person | 16.6 sq m |
| Single-partner offices | 10 |
| 2-person offices | 34 |
| Support staff workstations | 20 |
| 4-person meeting rooms | 4 |
| 4-person open-plan meeting tables | 4 |
| 12-person meeting rooms | 2 |
| Breakout areas | 2 |



- Lifts
- Office
- WCs
- Core
- Circulation

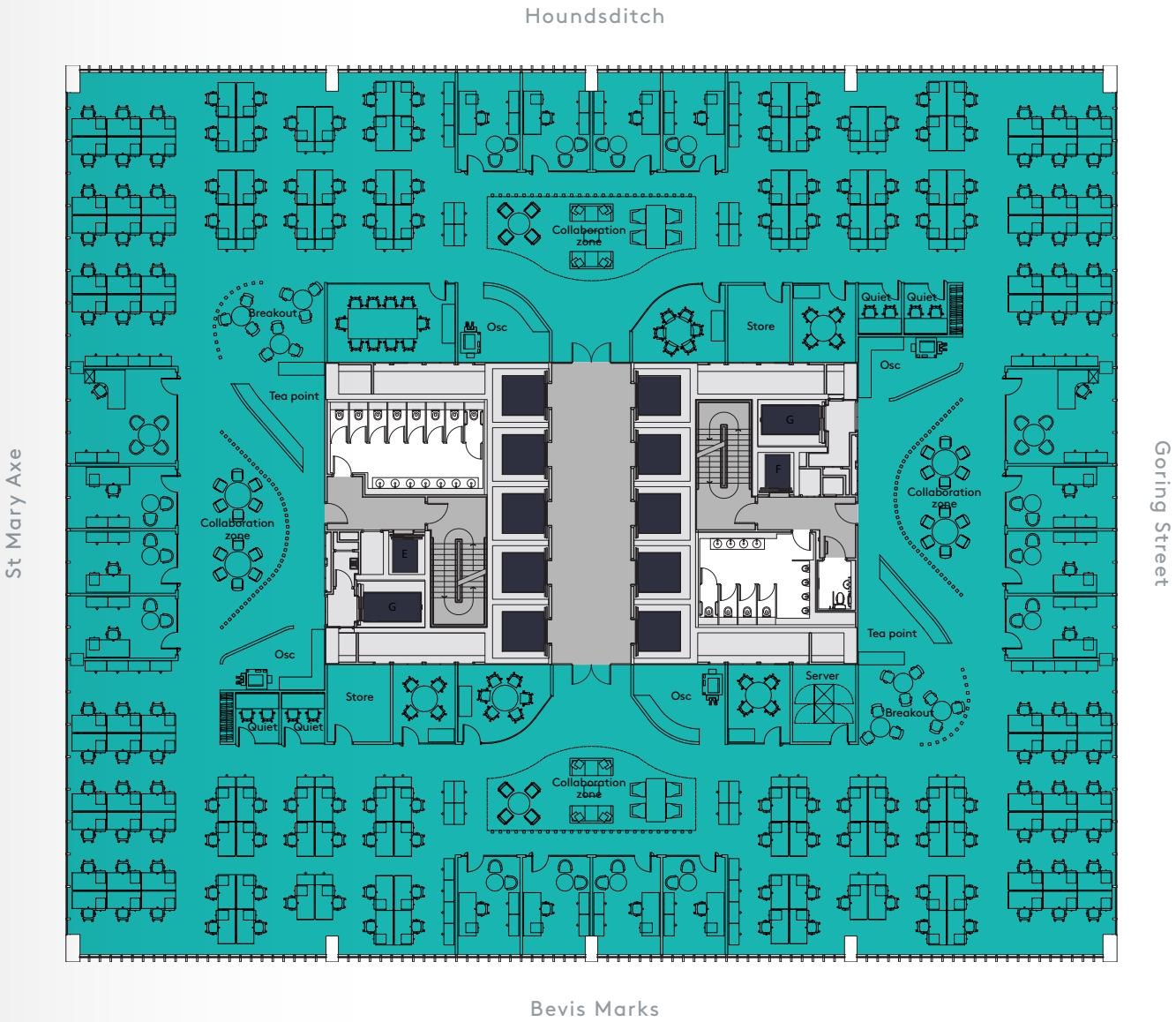
SPACE PLAN

TYPICAL FLOORPLAN

CORPORATE LAYOUT

17,470 SQ FT | 1,623 SQ M

| | |
|------------------------|--------|
| Total workstations | 176 |
| Area per person | 9 sq m |
| Single person offices | 16 |
| 2-person quiet rooms | 4 |
| 4-person meeting rooms | 3 |
| 6-person meeting rooms | 2 |
| 10-person meeting room | 1 |
| Collaboration zones | 4 |
| Breakout areas | 2 |



- Lifts
- Office
- WCs
- Core
- Circulation





SUMMARY SPECIFICATION

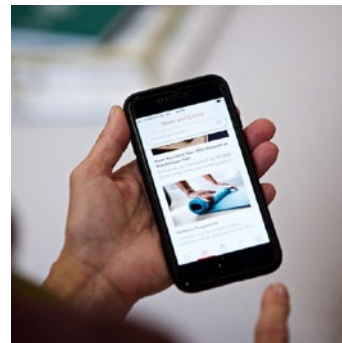
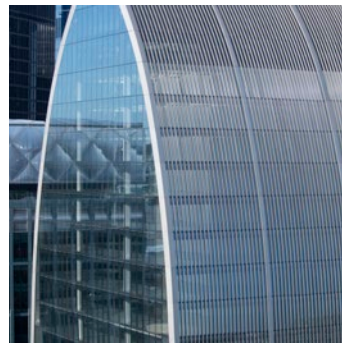
| |
|--|
| Occupancy ratio of 1:8 |
| Reception floor to ceiling height – 6.3m |
| Offices floor to ceiling height – 2.75m |
| Four-pipe fan coil air conditioning |
| LED lighting |
| 10 x 21-person destination-controlled lifts (10 serving G-10; 6 serving G-20) |
| 328 bicycle spaces + 360 lockers |
| 32 showers |
| 2 x goods lifts (2000kg) |
| 2 x fire lifts (630kg/8 persons) |
| 150mm typical raised floor height |
| 1.5m planning grid |
| 2 no. 2MVA/1.6MW generators with 24-hour minimum fuel storage |
| BREEAM Excellent |
| WiredScore Platinum |
| EPC A |
| WELL Gold |



WELLBEING



70 St Mary Axe is one of the first buildings in London to achieve WELL Gold pre-certification, reflecting the excellent air quality and natural light. The building has also been designed with a number of additional features to make the everyday smoother and more enjoyable for everyone.



328 cycle spaces

Generous space for bikes and 32 showers support the health of the people who work here, whether that be cycling to, or exercising in or around, the building. Achieved Cycling Score Platinum.



Energy efficiency

A key design principle, ensuring the building is very low in operational carbon emissions. The building has achieved an EPC Rating of A.



Smart technology

Intuitive technology is integrated into the building, responding to occupants' needs, and improving comfort and productivity while reducing running costs.



Sustainability

Sustainability was a key consideration throughout the building's construction and for its everyday use. The building has achieved BREEAM 2014 Shell and Core Excellent post-construction rating.

OUTSIDE VIEWS



Mental function & memory
10-25%
faster



Call processing
6-12%
faster

DAYLIGHT

People learn
20-26%
faster



People are
18%
more productive



SYSTEMS & ENVIRONMENT

Productivity increased by



23%
from better lighting



11%
from better ventilation



3%
from better individual temperature control



10%
from optimising thermal comfort

TRANSPORT

It has been found that regular cyclists take just
2.4
sick days a year



Almost
HALF
that of the average worker's 4.5 days

Data taken from World Green Business Council; BUILDING THE BUSINESS CASE: Health, Wellbeing and Productivity in Green Offices OCTOBER 2016 and The Business Case for Green Building, WGBC 2013 & 14

