



ONE GREAT  
ST HELEN'S

A SINGULAR,



# SIGNATURE HQ

MADE FOR YOU.

One Great St Helen's is a newly reimagined building in the heart of London's iconic City. It's a unique opportunity to establish a premium quality, self-contained headquarters in one of the world's most connected business communities.



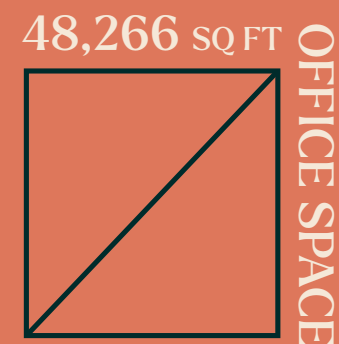
One Great St Helen's is on a scale that makes it easier to connect, collaborate and thrive. Exquisitely designed, thoughtfully considered, and with a rooftop pavilion and terrace, there's space to escape and recharge amidst the energy and buzz of the City.

# A CITY OASIS



# EVERYTHING YOU NEED

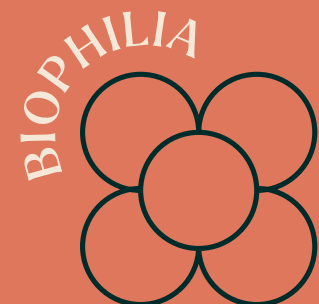
One Great St Helen's nurtures its community. It has every amenity and convenience the modern HQ demands, plus a higher level of quality and materiality that's delightfully unexpected.



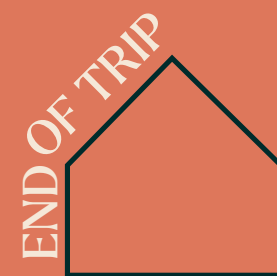
Easy, open floorplates across ten storeys



At the heart of London's City district



Rooftop green planting in the pavilion



New facilities for cycle/run commuters. 110 cycle spaces, 100 lockers, 11 showers



A rare, single let opportunity



Expansive roof terrace and pavilion, with additional terracing / balconies throughout



Ground floor café opportunity



Repositioned arrival experience



YOU WANT

# FOR EVERYTHING



	SPACE	NIA	OUTDOOR AREAS
10	Rooftop Pavilion & Terrace	667 sq ft	1,964 sq ft
9	Offices	3,337 sq ft	1,139 sq ft
8	Offices	4,564 sq ft	476 sq ft
7	Offices	5,188 sq ft	56 sq ft
6	Offices	5,296 sq ft	
5	Offices	5,296 sq ft	
4	Offices	5,296 sq ft	
3	Offices	5,296 sq ft	
2	Offices	5,296 sq ft	
1	Offices	5,199 sq ft	73 sq ft
G	Office / Amenity	1,604 sq ft	
LG	Office / Amenity	3,498 sq ft	
B	End of Trip Facilities		
	<b>TOTAL</b>	<b>48,266 sq ft</b>	<b>3,708 sq ft</b>

# AVAILABILITY

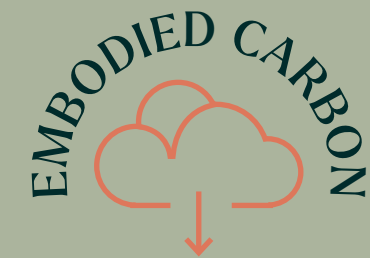


# A SMALLER FOOTPRINT

Everything is on a smaller, human scale at One Great St Helen's and that includes its environmental impact. It's also designed to take the weight off the working day.



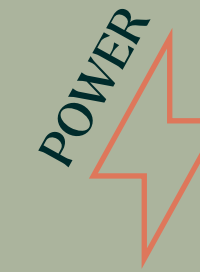
Retention of the existing structural frame and cladding



Net zero carbon in operation



Full building management system ensuring efficient services



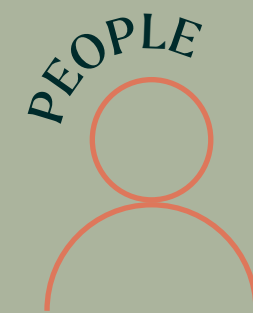
All-electric strategy - air-source heat pumps and VRF systems for heating and cooling



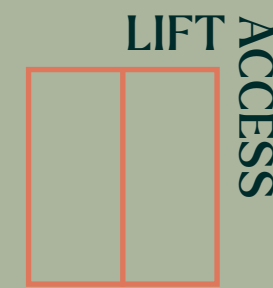
Targeting BREEAM Excellent



58% reduction in carbon emissions



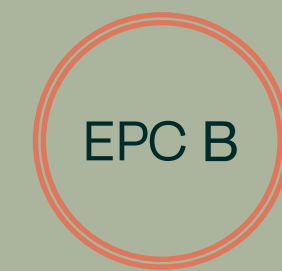
Occupational density 1:10



3 passenger lifts and a firefighting lift



Natural ventilation possible with openable windows at either end of the floor plate



Targeting EPC B



IN SO MANY WAYS



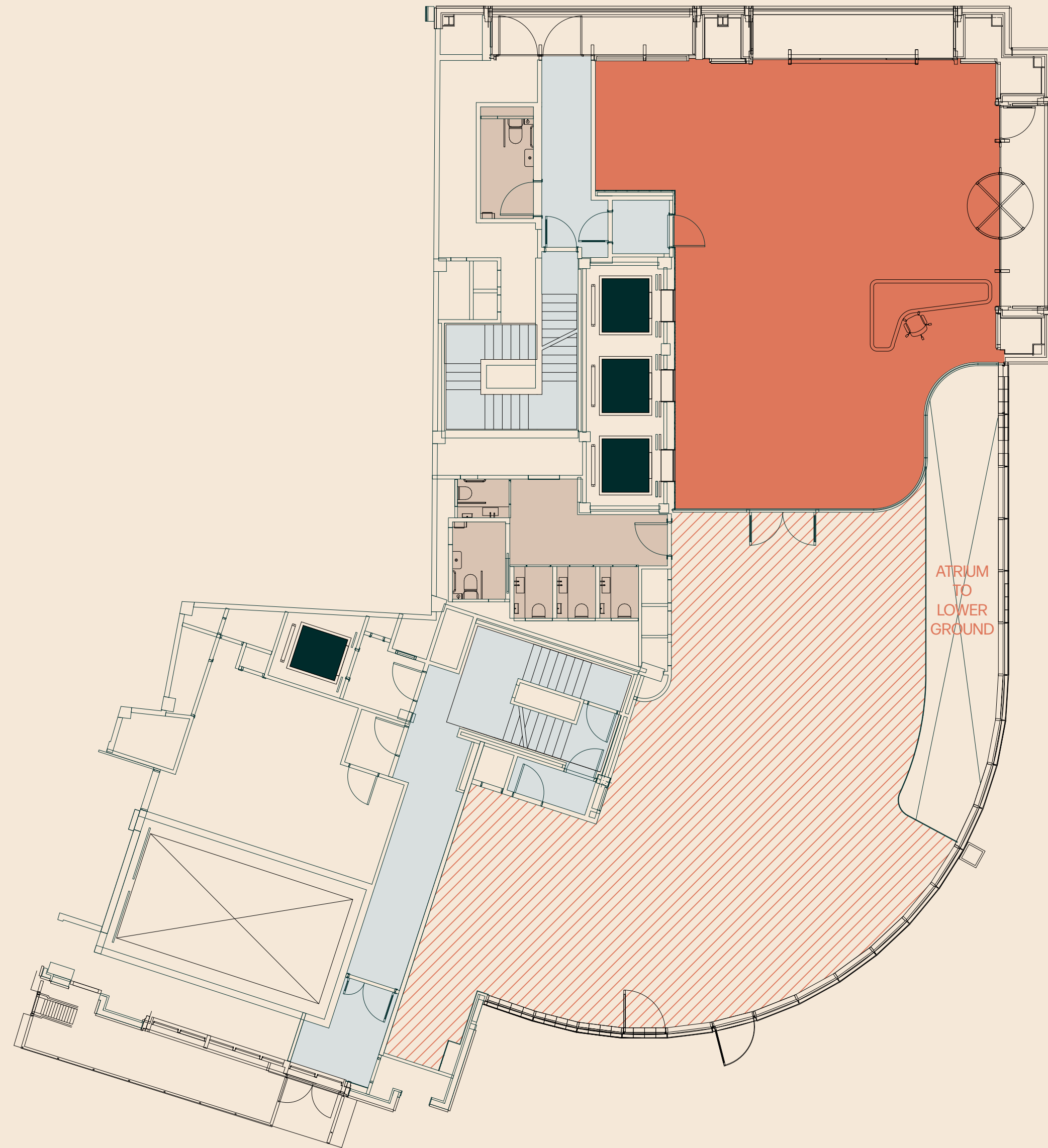


# MAKE AN ENTRANCE



Evoking the experience of a boutique hotel's entrance lobby, the ground floor offers a spacious, luxurious welcome. Designed using intentionally premium materials, there's also the opportunity to add a café space to bring a sense of relaxed sociability that encourages connection and casual collaboration.

- Office / Amenity ——— 1,604 sq ft
- Reception
- WCs
- Lifts



# GROUND FLOOR



# EVERYTHING

The building's basement has been redefined to cater for the end of the commute for those making their way by cycle or on foot. But in many ways, it's also the start of something too. A secure space to regroup and refresh; a luxurious experience akin to a premium health spa. Move on with your day with positive spirit. Make progress.



YOU MOVING

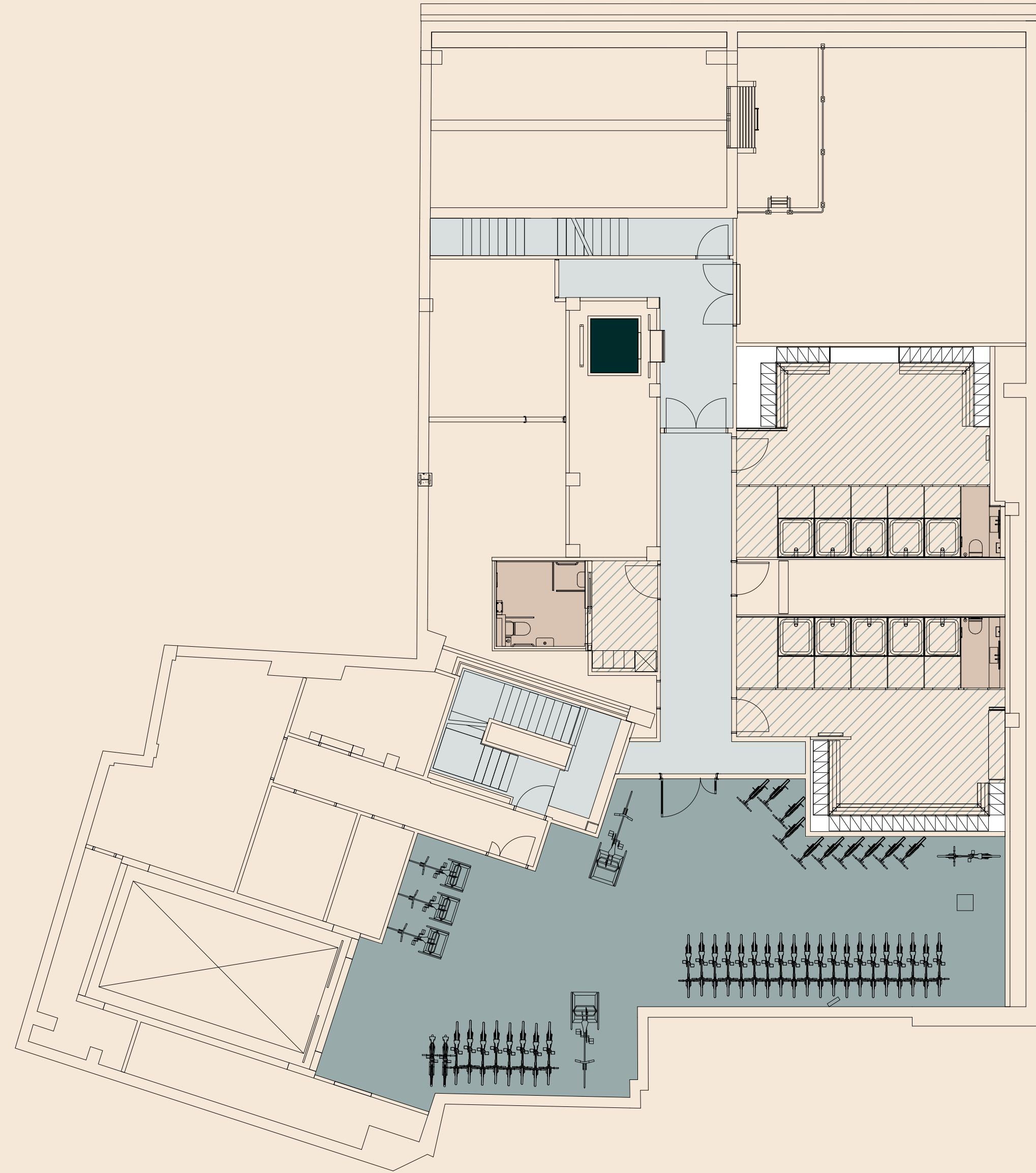
TO KEEP



tricycle/mobility  
scooter spaces



- Cycle storage and cycle repair station
- WCs
- Changing rooms and showers
- Lifts
- Lockers

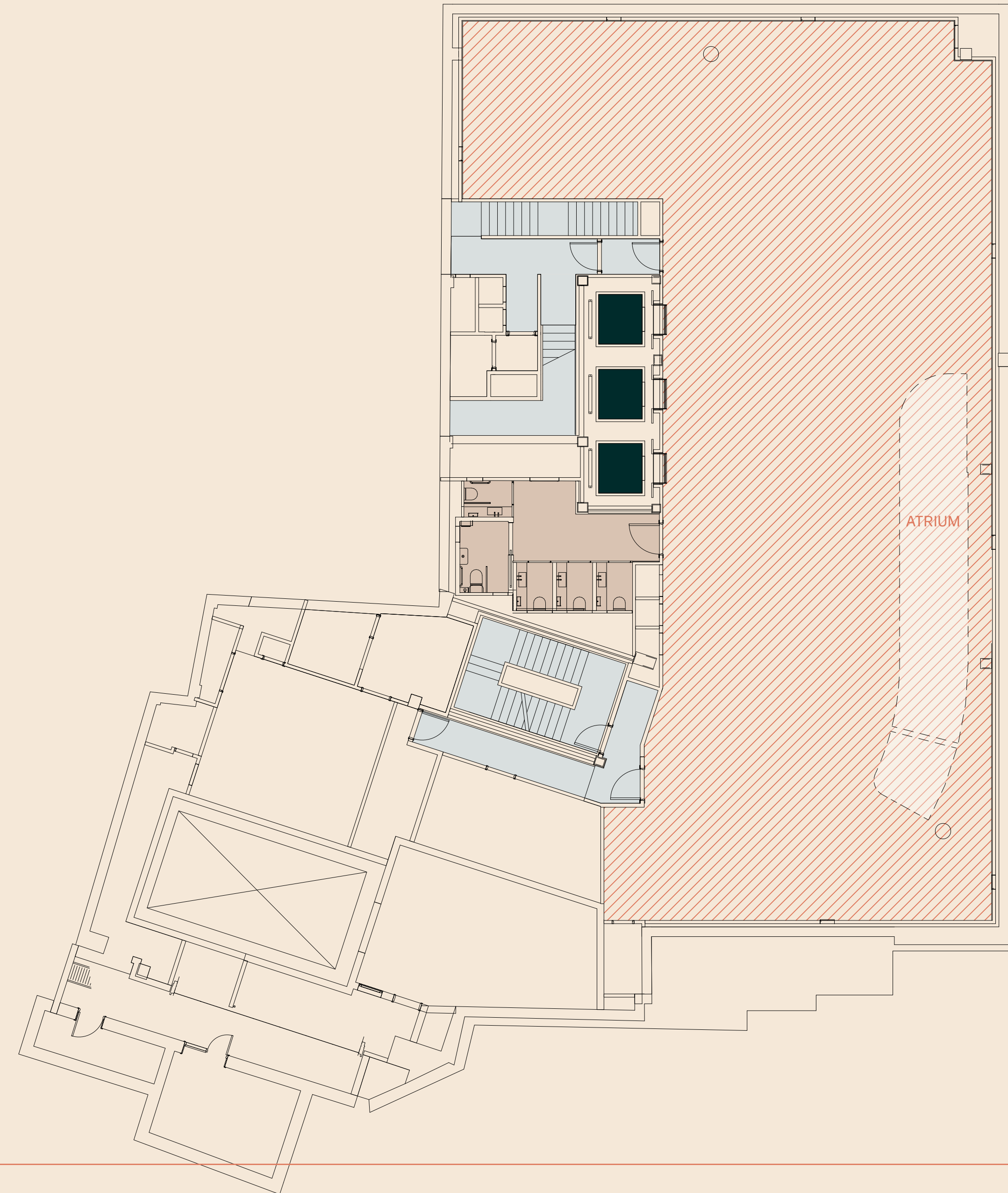


# END OF TRIP

Office / Amenity — 3,498 sq ft

WCs

Lifts



# LOWER GROUND



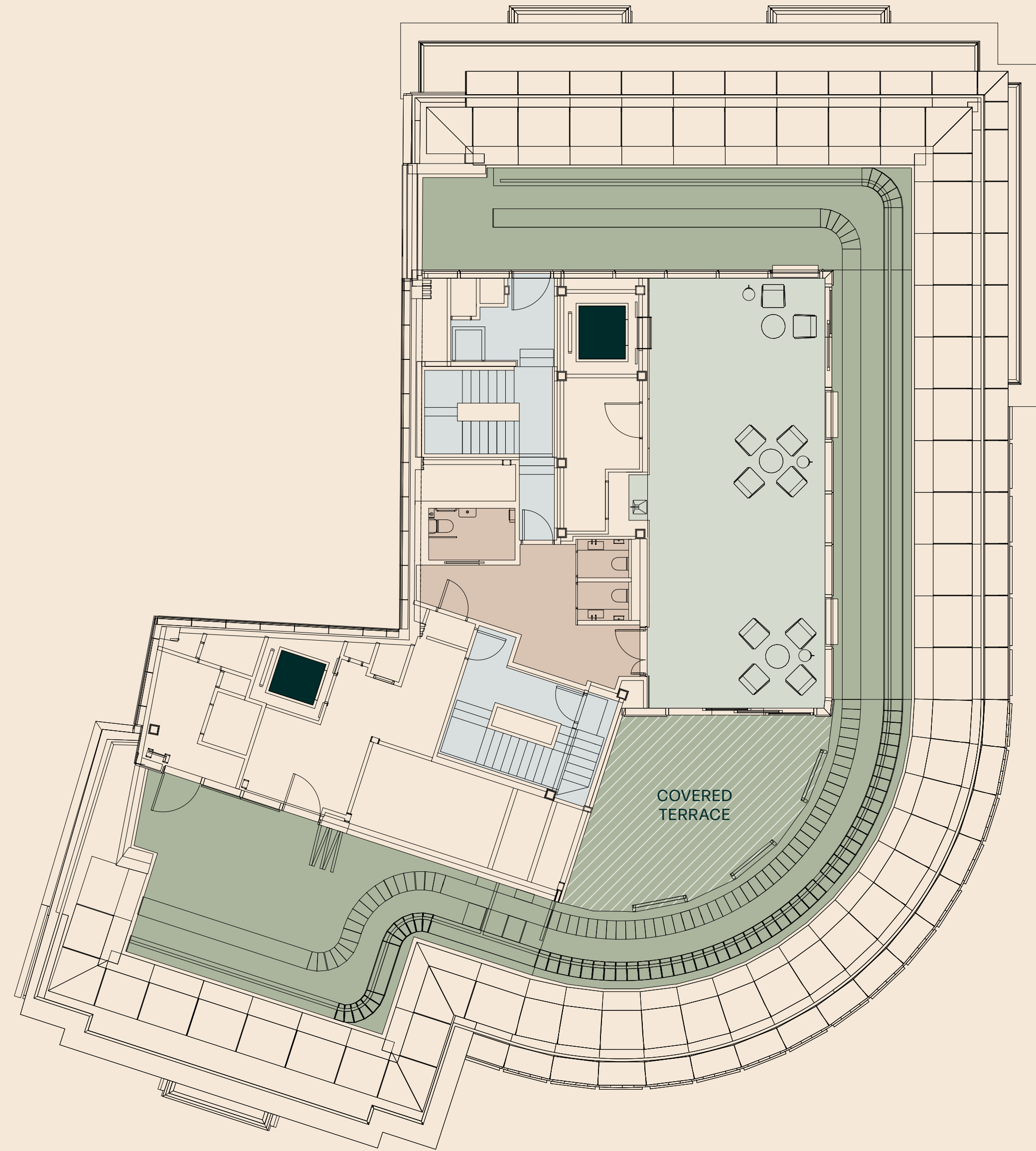
The rooftop pavilion elevates One Great St Helen's creatively, stylishly and elegantly. Sweeping views from both inside and out, green planting and a flexible space for working, relaxing or hosting events, it is the jewel in the building's 10-storey crown.



Together, the rooftop pavilion and terrace provide a unique, year-round landscaped area where employees can relax, catch up with colleagues or meet clients in the City's smartest space.

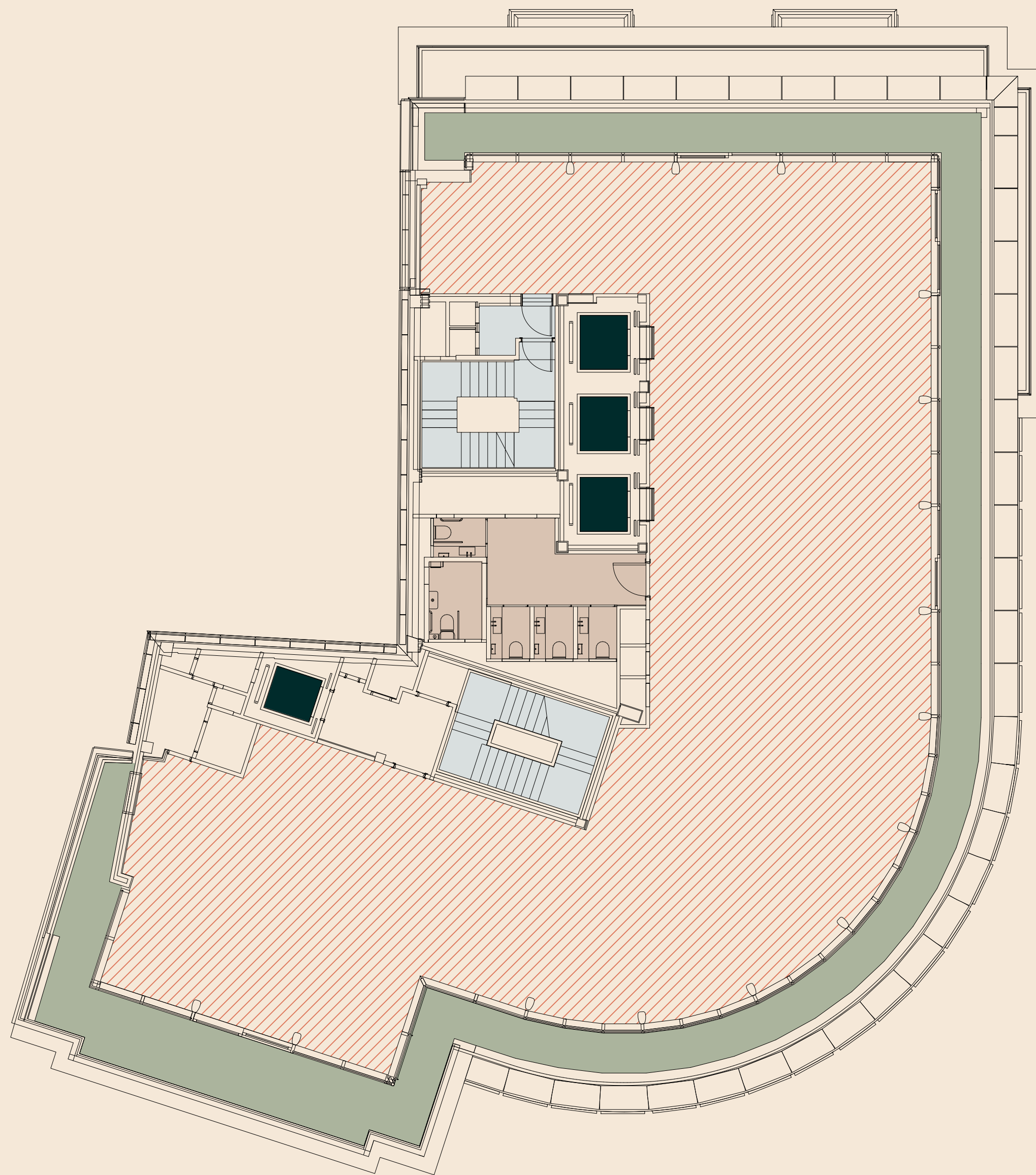
- Terrace ————— 1,964 sq ft
- Pavilion ————— 667 sq ft
- WCs
- Lifts

# ROOFTOP PAVILION & TERRACE



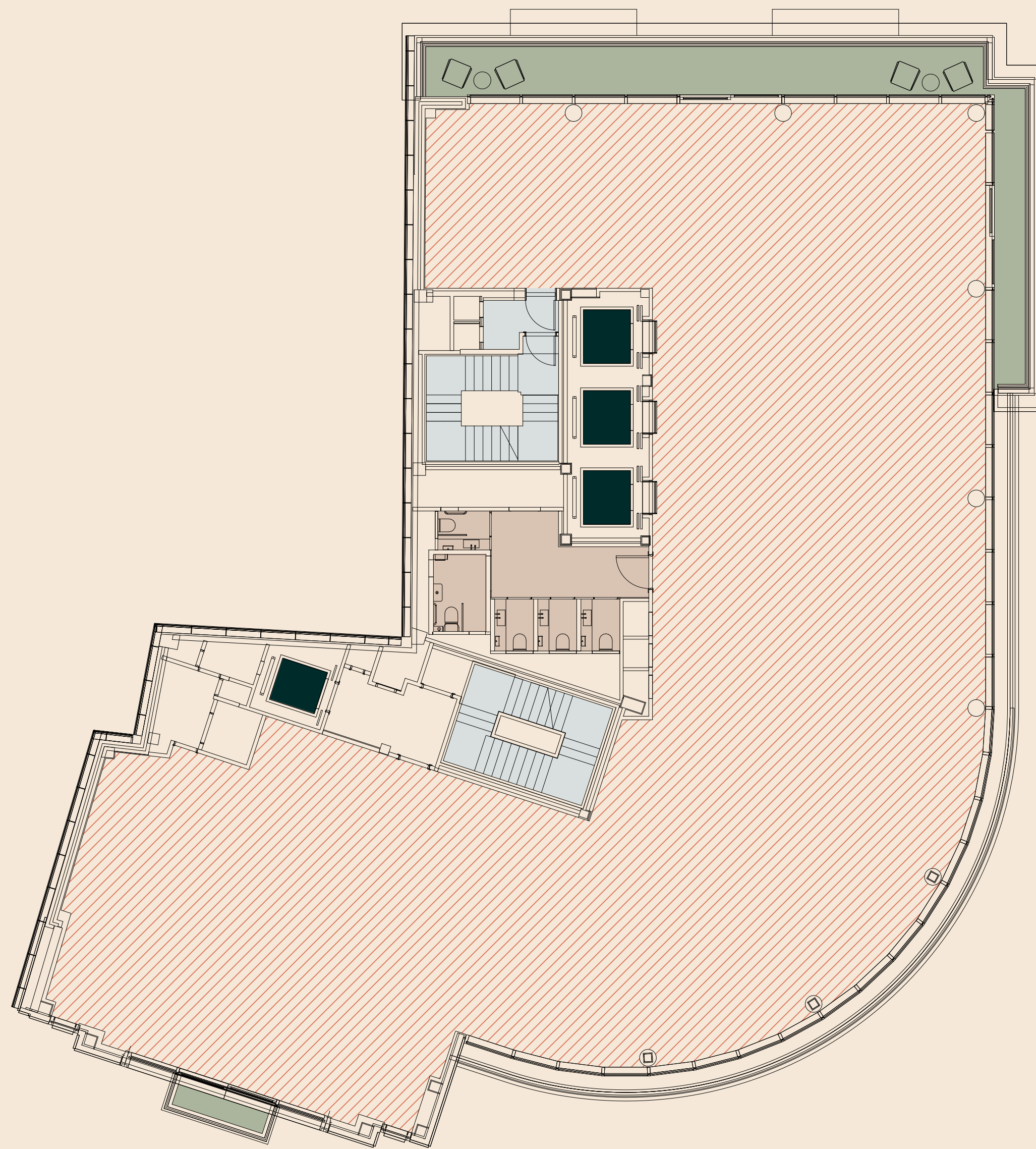
Open to ideas and possibility, One Great St Helen's attitude is reflected in its wide, open terraces and flexible, pillar-free floorplates.

- Office — 3,337 sq ft
- Terrace — 1,139 sq ft
- WCs
- Lifts



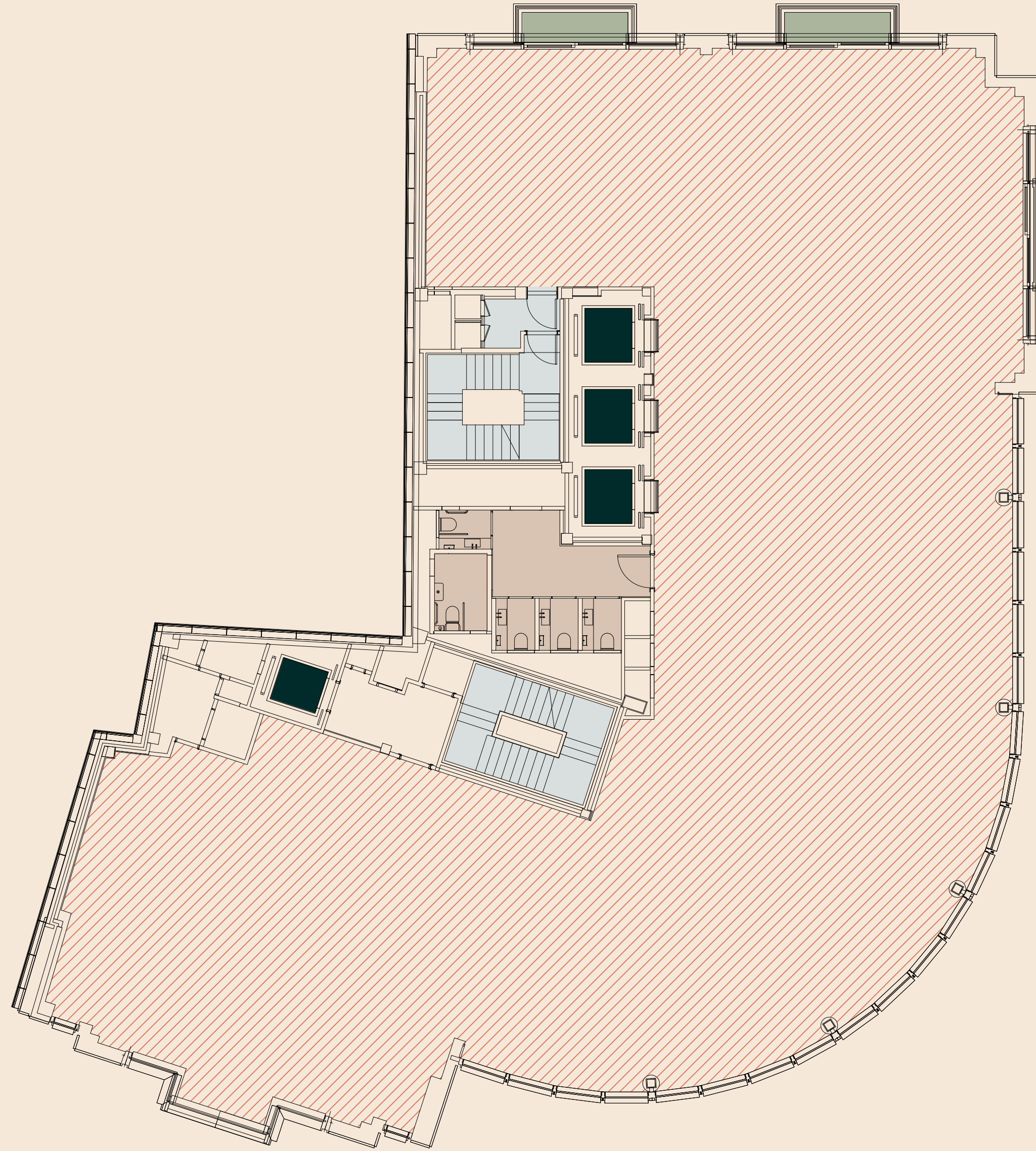
# LEVEL 09

- Office — 4,564 sq ft
- Terrace — 476 sq ft
- WCs
- Lifts



# LEVEL 08

- Office — 5,188 sq ft
- Balconies — 56 sq ft
- WCs
- Lifts



# LEVEL 07



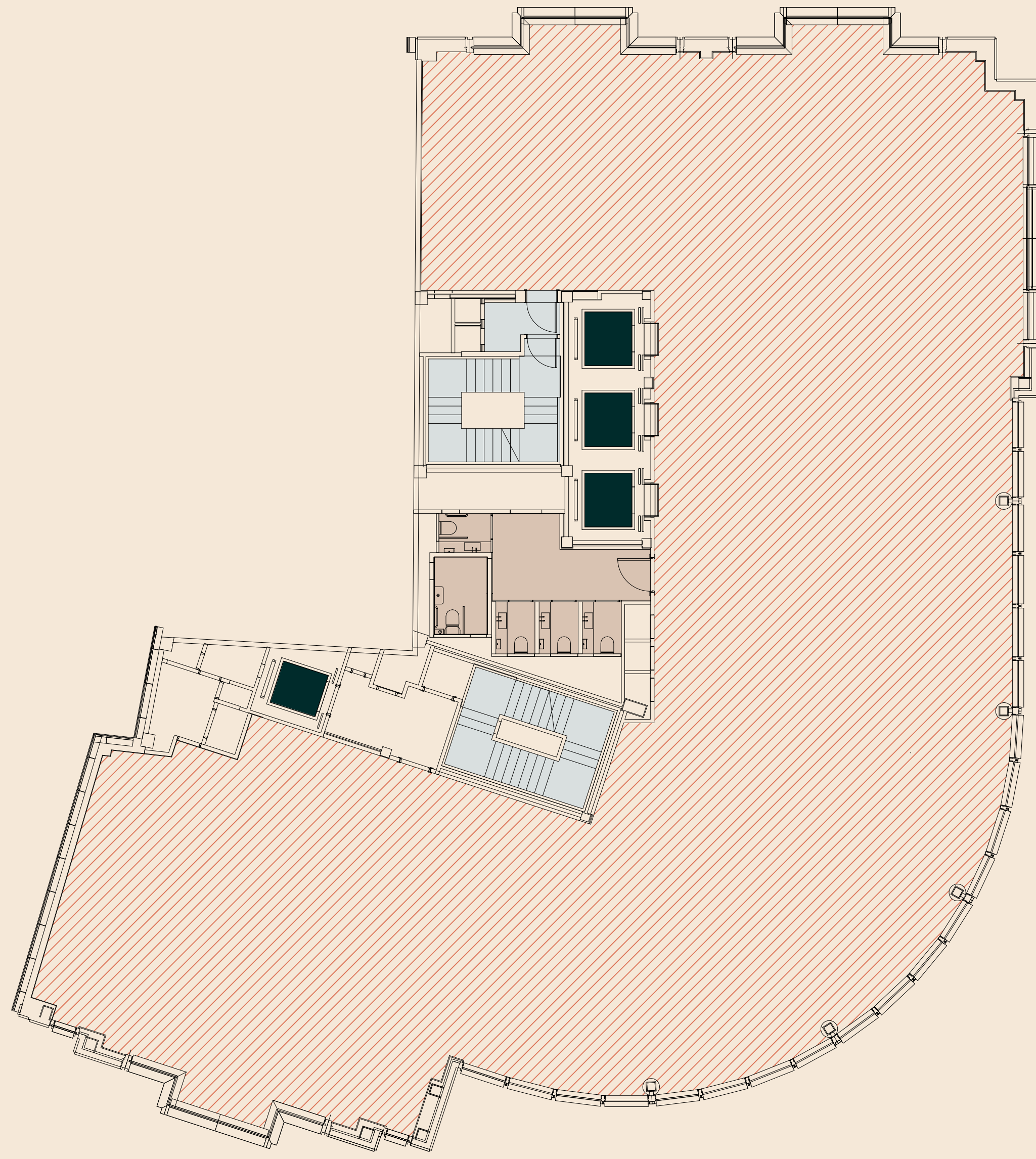


Office — 5,296 sq ft

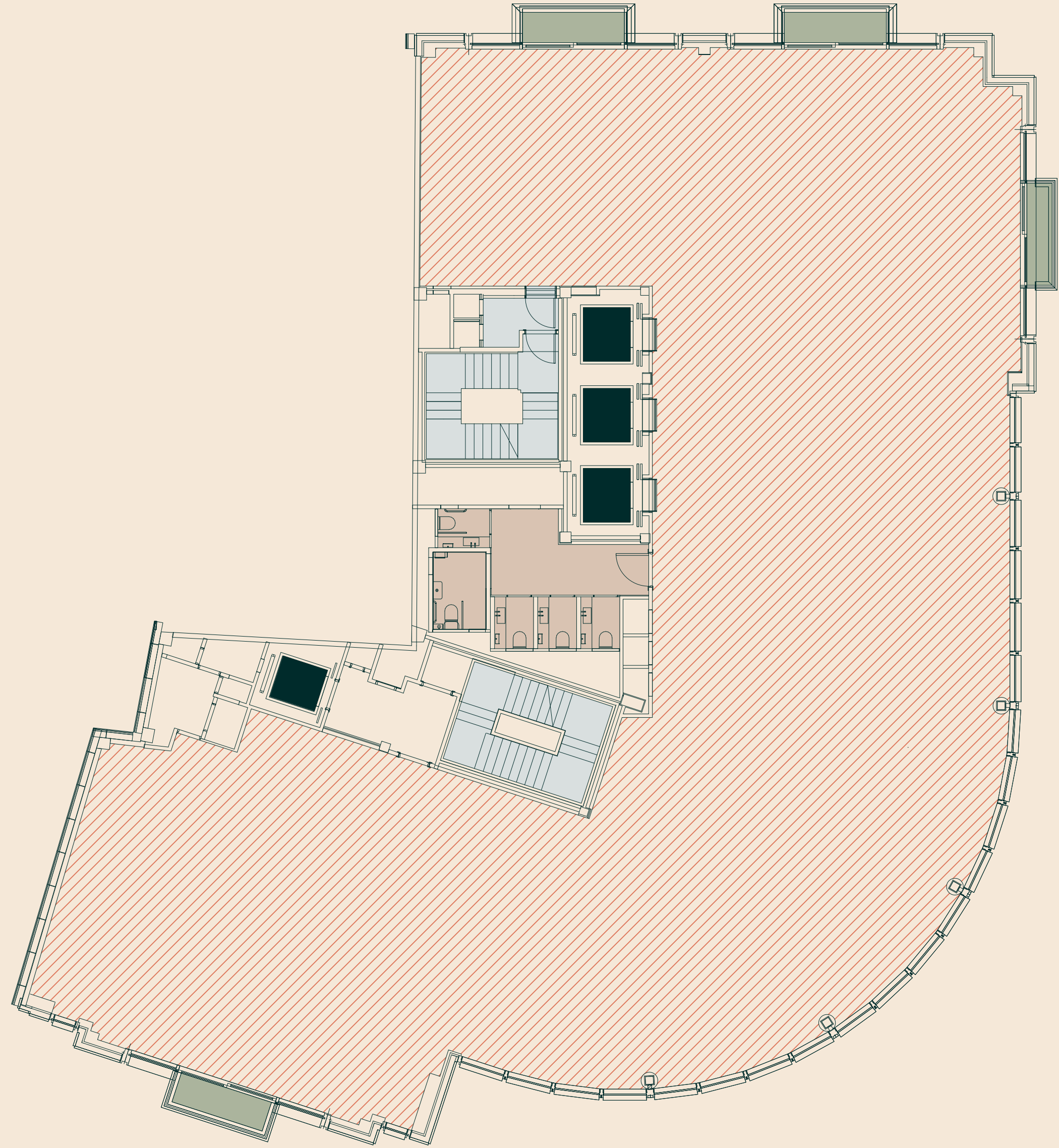
WCs

Lifts

# L2 - L6 TYPICAL



- Office — 5,199 sq ft
- Balconies — 73 sq ft
- WCs
- Lifts



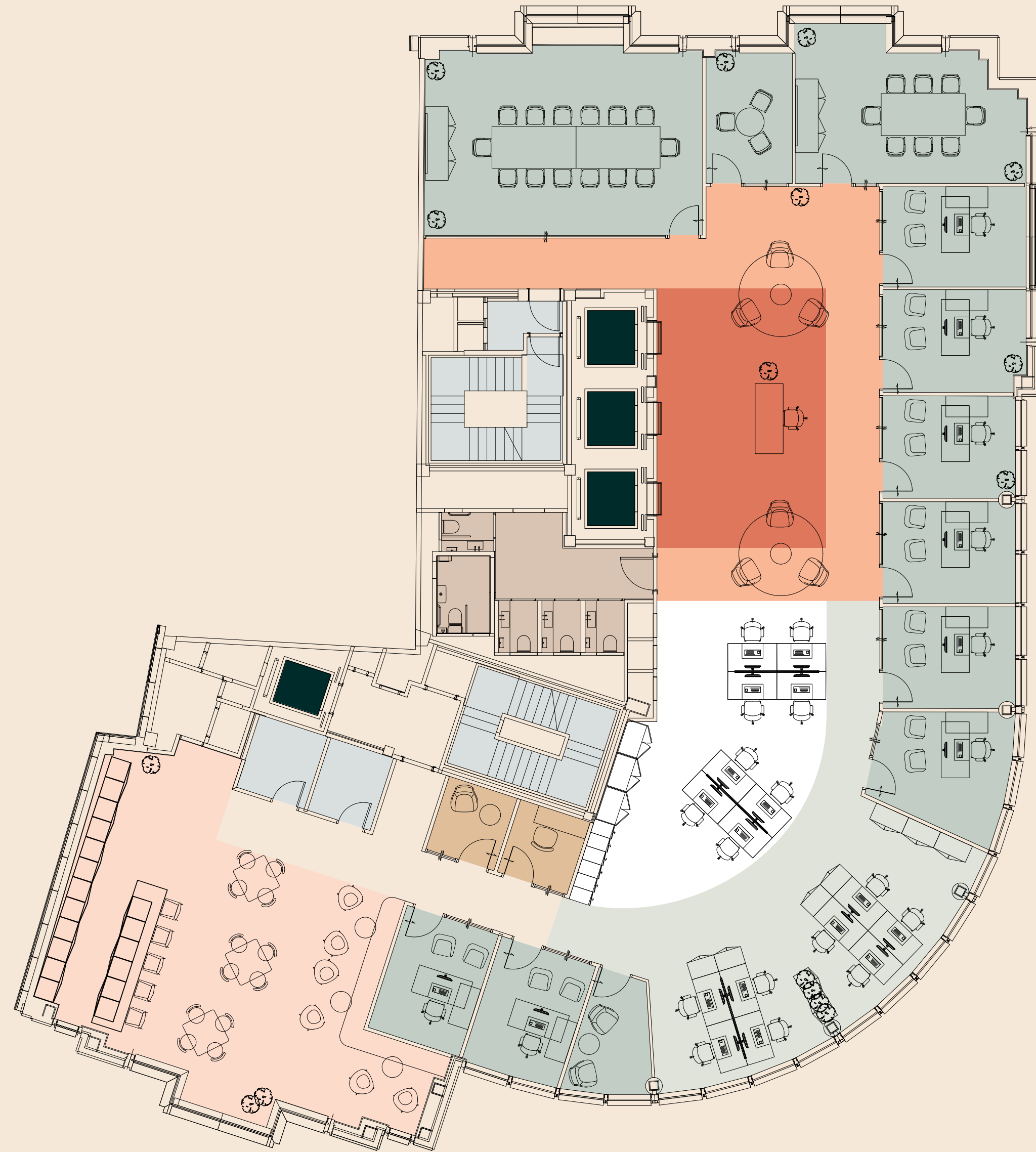
# LEVEL 01

# WIDEN YOUR HORIZON

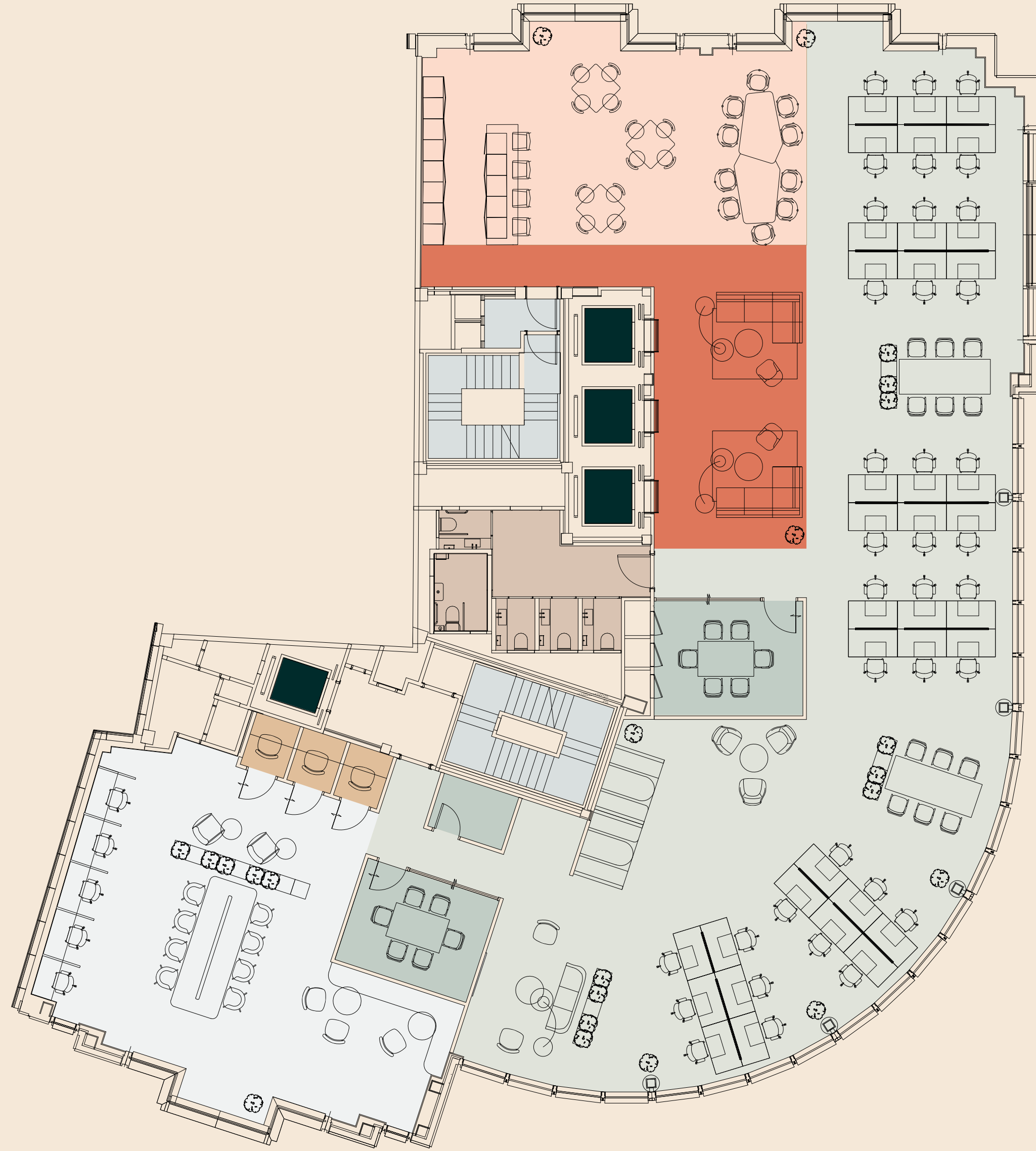


- Reception: 1
- Open plan desks: 16
- Office / Meeting rooms
  - Private office: 8
  - Boardroom: 1
  - 8p meeting room: 1
  - 3p meeting room: 1
  - 2p meeting room: 1
- Phone booth: 2
- Tea point / Break out: 1
- Facility space (lockers and storage)

# CELLULAR LAYOUT LEVEL 4



- Reception: 1
- Open plan desks: 36
- Meeting rooms  
6p meeting room: 2
- Phone booth: 3
- Break out: 1
- Tea point / Break out: 1

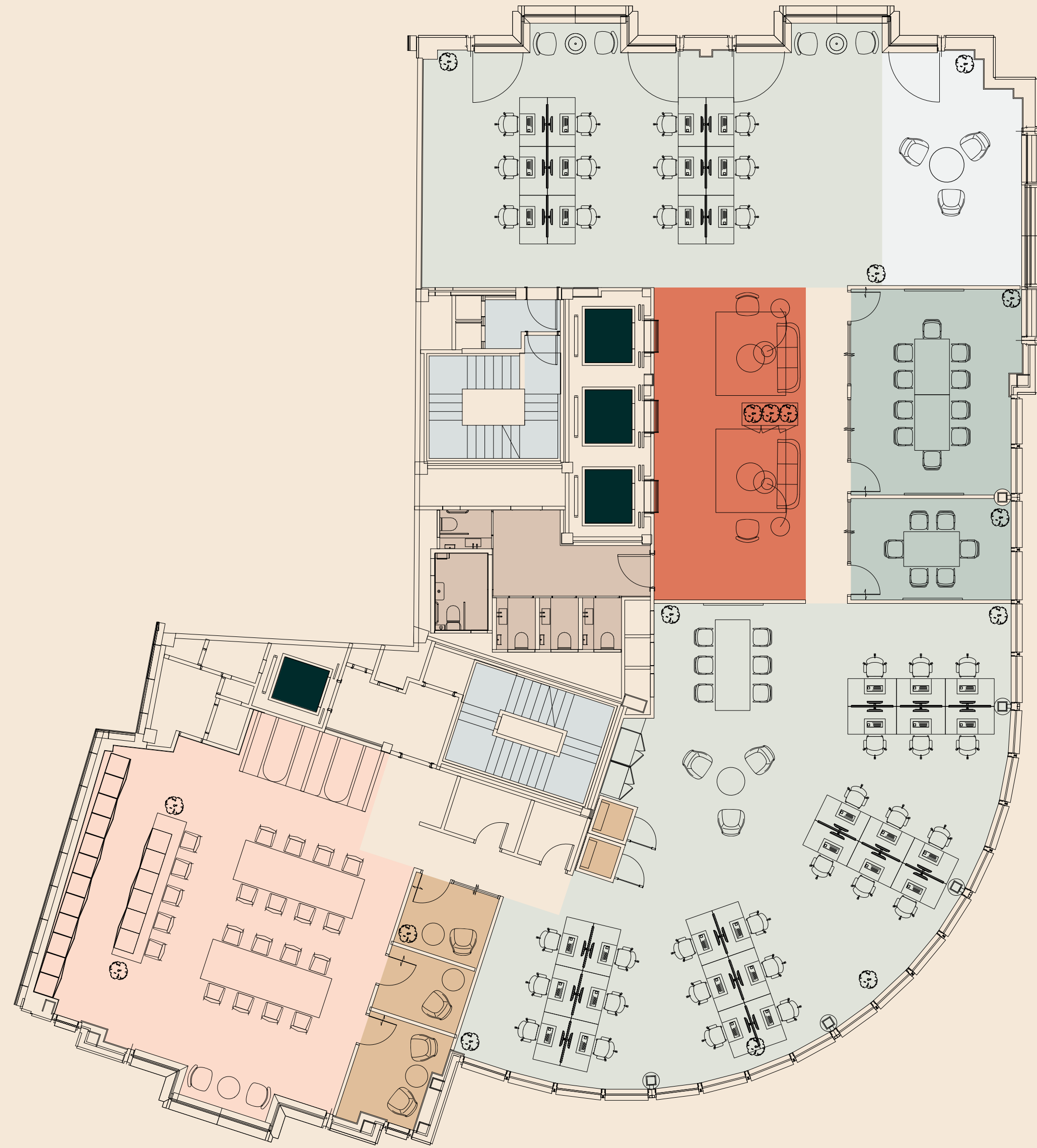


# COLLABORATIVE LAYOUT LEVEL 4

- Reception: 1
- Open plan desks: 36
- Meeting rooms
  - 10p meeting room: 1
  - 5p meeting room: 1
- Phone booth: 5
- Break out: 1
- Tea point / Break out: 1

# CORPORATE LAYOUT

# LEVEL 4



# AN ENVIOUS POSITION

This is one of the world's most iconic addresses, in the sweet spot between Liverpool Street, Bank, Spitalfields and Leadenhall.



CITY  
IN THE



# WALK 5 MINS



One Great St Helen's is not just an address; it's a campus-type location with access to a wide range of vibrant and diverse array of amenities right on your doorstep.





01



03



05



07



09



10



08



11



06



04



02



- 01 Broadgate Circle
- 02 Equinox
- 03 Leadenhall Street
- 04 The Ned
- 05 Where's Fred's
- 06 Devonshire Square
- 07 Grind
- 08 Aldgate Square
- 09 Fenchurch Street
- 10 Liverpool Street Station
- 11 Leadenhall Market



# FIND YOUR WAY

It's all here and it's all yours.  
The buzz of the City, green space nearby plus the finest retail, entertainment, fitness and restaurants.

## Culture & Shopping

- 1 The Royal Exchange
- 2 Broadgate Circle
- 3 Broadgate Retail
- 4 Leadenhall Market
- 5 Charles Trywhitt
- 6 Jones

- 7 Eataly
- 8 Hawes & Curtis
- 9 Loake
- 10 Roderick Charles
- 11 Barbour

## Bars & Restaurants

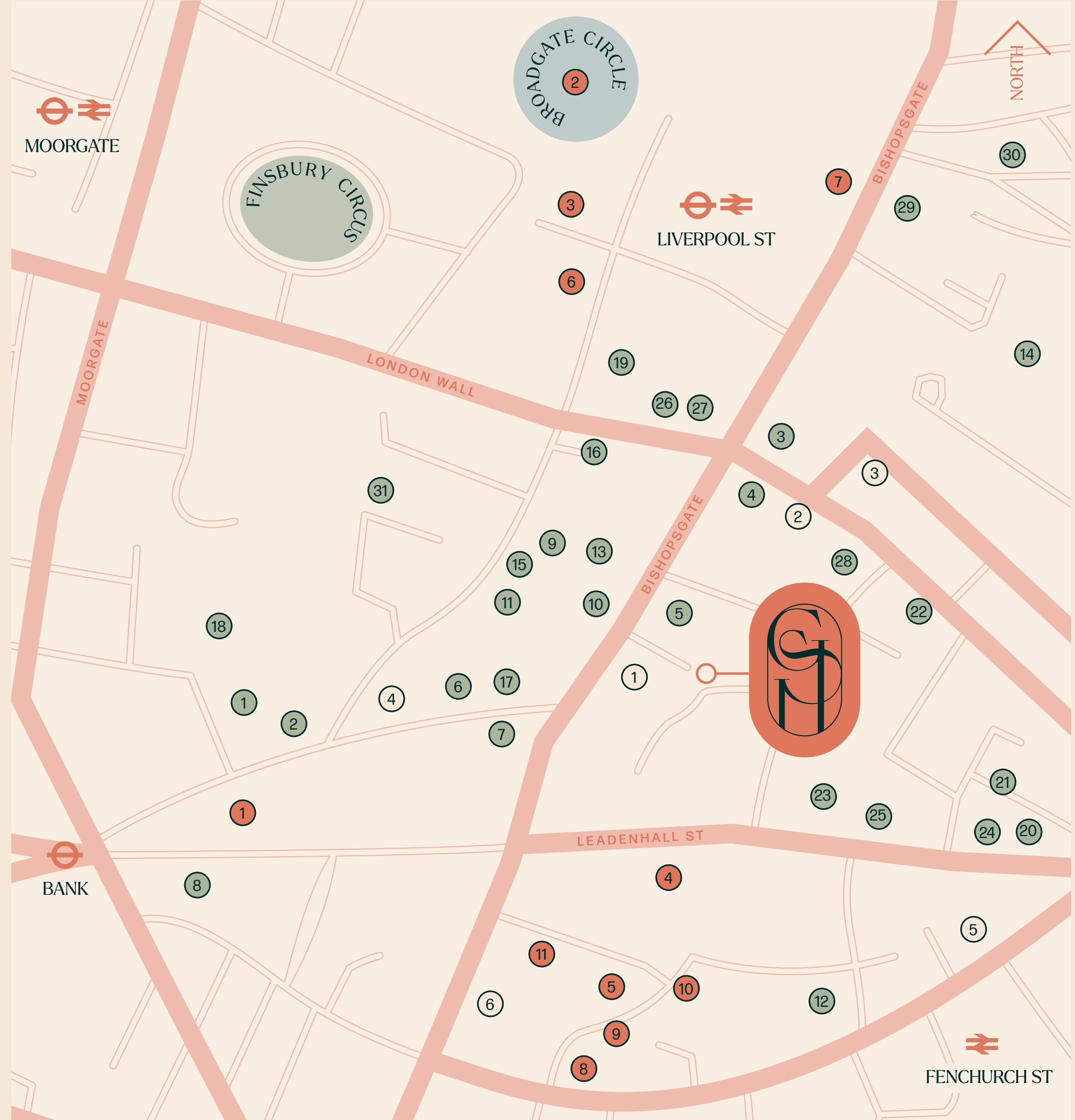
- 1 Coya City
- 2 Le Relais de Venise l'Entrecote
- 3 Duck & Waffle
- 4 Paradise Green
- 5 Haz
- 6 Burger & Lobster
- 7 The Mercer
- 8 Hispania
- 9 Pizza Pilgrims
- 10 Scarpetta
- 11 City Social

- 12 14 Hills Restaurant
- 13 Broadleaf
- 14 Devonshire Terrace
- 15 Rosslyn Coffee Tower
- 16 Be At One
- 17 Piazza Italiana
- 18 Mint Leaf
- 19 The Ivy
- 20 Patch East
- 21 Craft Beer Co
- 22 The Alchemist

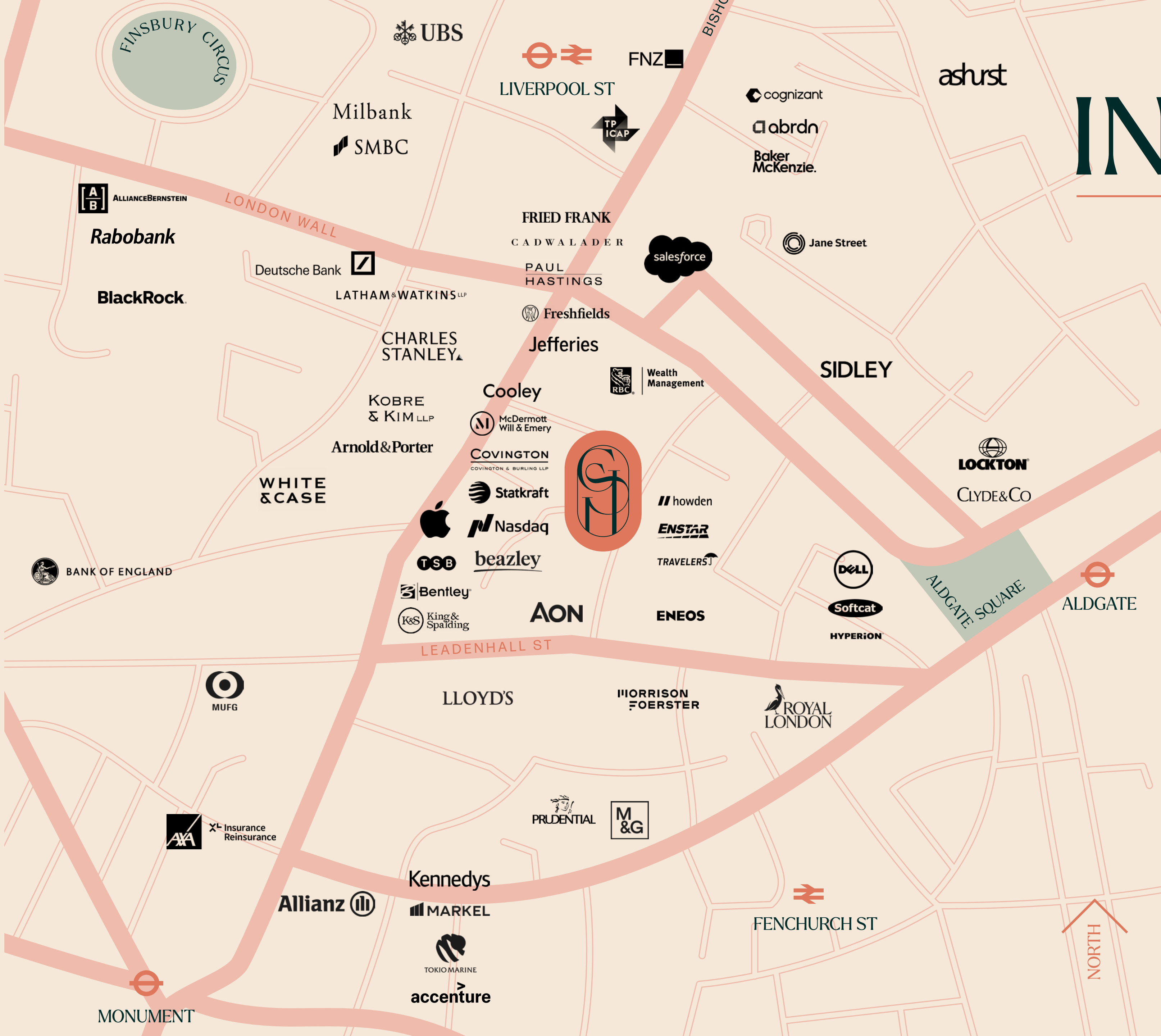
## Health & Wellbeing

- 1 BXR City
- 2 Equinox
- 3 1Rebel
- 4 Virgin Active
- 5 Fitness First
- 6 F45 Leadenhall

- 23 Swingers - Crazy Golf
- 24 Omnio Leadenhall
- 25 Caravaggio
- 26 Kings Arms
- 27 Urban Baristas
- 28 Watchhouse
- 29 Breakfast Club
- 30 Simmons Bar
- 31 SOHO Coffee Co.



# IN GOOD COMPANY

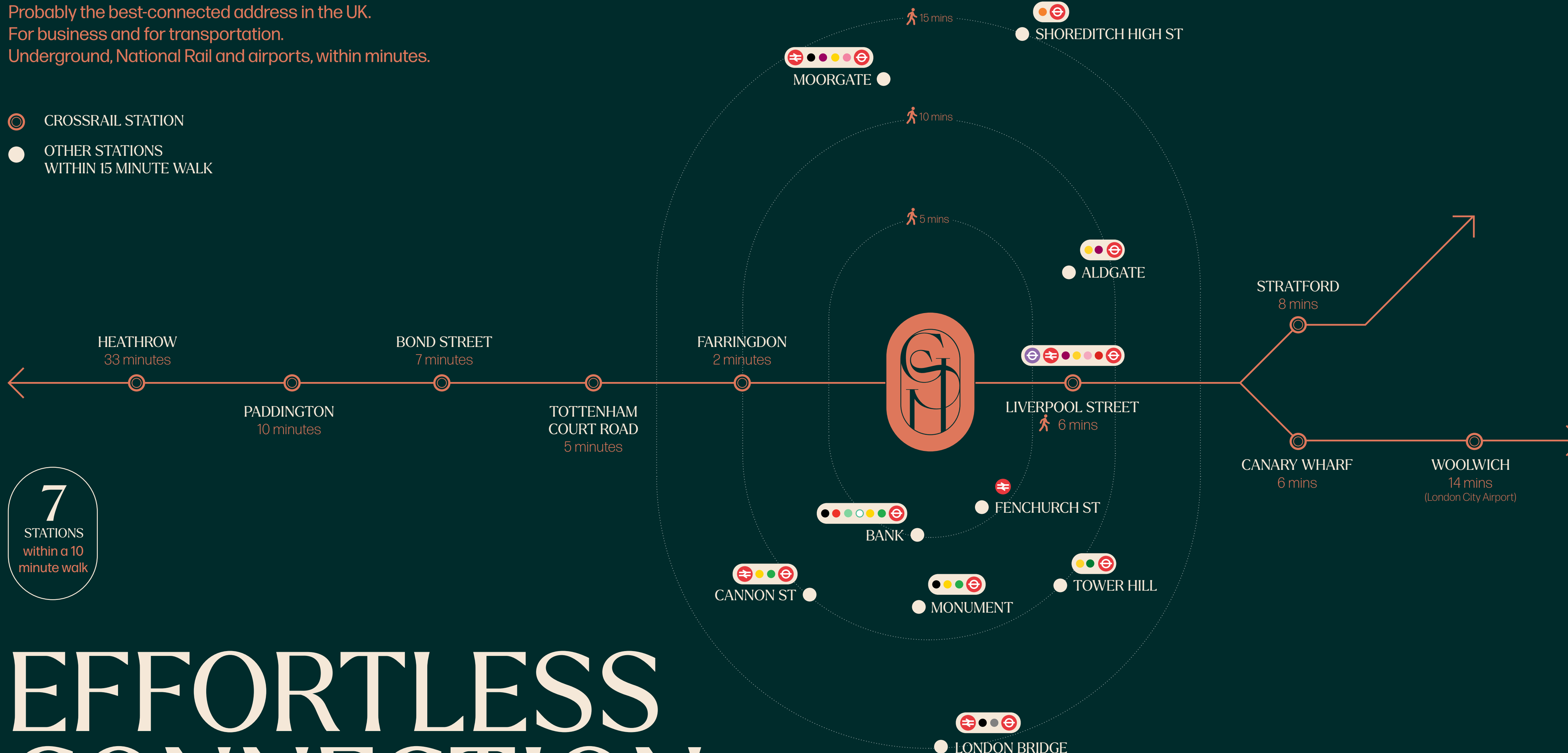


Proof, if it was needed that this is a cachet address, is all around. Step out onto one of our open terraces and check out the neighbours. You will not be disappointed by what you see. Finance, tech, legal and media call it home. They appreciate and welcome the likeminded. Or other-minded. That's the kind of place this is.



Probably the best-connected address in the UK.  
 For business and for transportation.  
 Underground, National Rail and airports, within minutes.

- CROSSRAIL STATION
- OTHER STATIONS WITHIN 15 MINUTE WALK



**7**  
 STATIONS  
 within a 10  
 minute walk

# EFFORTLESS CONNECTION



## SIZE AND CONFIGURATION

**Office NIA** - 48,266 sq ft

**Upper office floor** - From 3,337 sq ft to 5,296 sq ft

**Finished floor to soffit** - 2,750mm on levels one to nine and on Lower Ground Floor. 3,575mm on Ground Floor. 2,835mm on level 10 (Wintergarden).

**Structural grid** - Typical structural bay: 6m x 10m.

**Planning module** - 1.5 m

**Occupancy level** - 10 sq m / person of net lettable area

**Floor loading (offices)** - 3.5 kN/sq m + 1.0 kN/sq m on levels one to eight

**Raised floor zone** - 150 mm - office areas.

## MECHANICAL AND ELECTRICAL

**Landlord's standby power** - To all safety systems (500kVA generator)

**Heating & Cooling** - VRF and air source heat pumps

**Internal acoustic criteria** - NR 38 in offices & Wintergarden

**Lifts** - 3 x 13 person passenger lifts travelling at 2.0m/second  
1 x fire fighting lift of 630 kg capacity

## ENVIRONMENTAL PERFORMANCE TARGETS

**BREEAM** - UK Non-domestic Refurbishment and Fit-Out 2014 to achieve "Excellent"

**All-electric** - No fossil fuel or gas boilers on-site

**Building Regulations** - Approved Document Part L2B (2013)

**EPC rating** - Designed rating of 'B' minimum

## WHOLE LIFE CARBON

**Embodied carbon impacts** - Reduced by retention of the existing structure façade and raised access floors

**Solid elements** - Majority of the façade has been retained in situ

**Energy-efficient equipment** - Used throughout the development to reduce energy consumption - Air source heat pumps, demand control ventilation and heat recovery ventilation.

## CYCLE PARKING

**Long stay** - 100 spaces located at basement level

**Short stay + visitors** - 10 external spaces located accessed at ground level

## END OF TRIP FACILITIES

**Showers** - 5 male 5 female

**WCs** - 2

**Accessible Shower & WC** - 1

**Lockers** - 100

## OUTDOOR AMENITY

**Outdoor amenity** - Improved access to spaces for occupant health and wellbeing - new Wintergarden terrace on level 10.

**Wintergarden** - 667 sq ft on level 10

**Roof Terrace** - 1,964 sq ft on level 10

**Terraces** - 1,139 sq ft on level 9  
476 sq ft on level 8

# SPECIFICATION

# PROJECT DELIVERY TEAM

Architects  
**JRA**

Development Management  
**CBRE**

Project Management  
**BLACKBURN & CO**

Structure  
**WATERMAN**

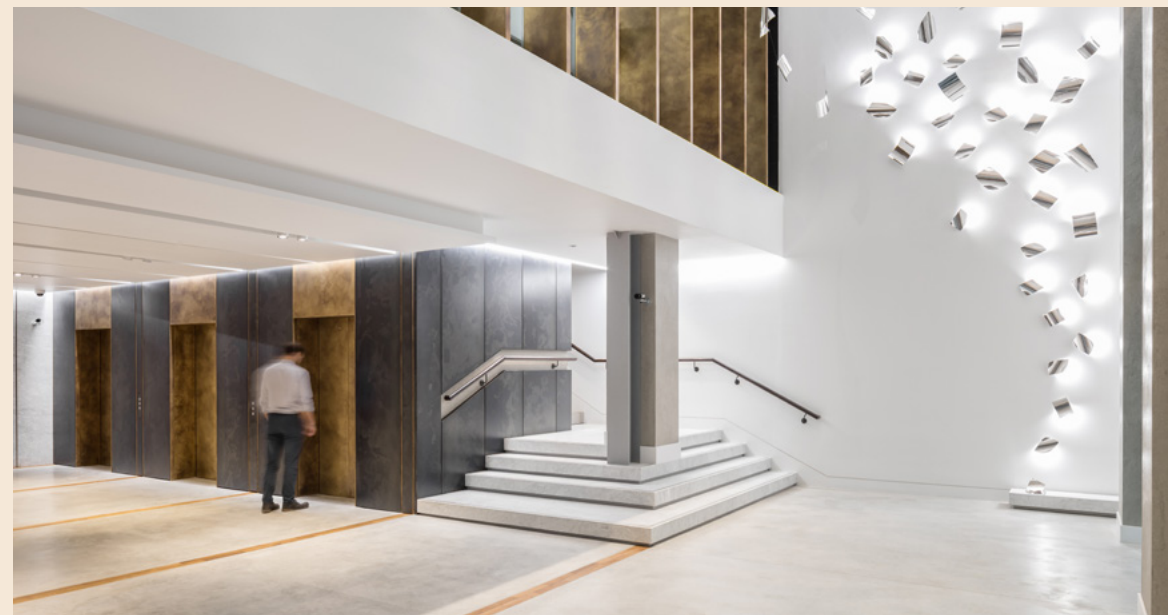
M&E Consultant  
**CHAMPMANBDSP**



**Academy House**  
Refurbishment and re-cladding of Academy House, W1



**Bracken House**  
Grade II\* listed conversion into the The Financial Times HQ, EC4



**Bureau**  
Refurbishment and repositioning of Bureau, London EC4



**The Northcliffe**  
Reimagining of the Grade II listed building in City of London, EC4

## JRA

### ARCHITECT

The architects behind the original design of One Great St Helen's 25 years ago are the team bringing fresh perspective and creative design changes to deliver a workplace of the future. Since its formation in 1993, JRA has designed and delivered buildings that have established the firm's reputation as innovative architects who consistently realise client's ambitions and resolve complex problems with purpose and flair. The practice's portfolio spans the office, residential, heritage, education, hotel, compliance monitoring and residential sectors, adding significant value through creative, sustainable and thoughtful design.

## CBRE

### DEVELOPMENT MANAGEMENT

CBRE Development Management is a trusted partner in reimagining One Great St Helen's, providing development leadership through all phases of the development lifecycle. With a proven track record in delivering complex projects, the team has expertise across a range of uses, including commercial, residential, hotels, healthcare, retail and life sciences. CBRE DM provides a seamless service that brings development ambitions to life, constantly innovating to unlock lasting value from beginning to end.



ONEGREATSTHELENS.COM

# GET IN TOUCH

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