



LEVEL 1

# 77 COLEMAN

LONDON

A statement HQ office building designed by Buckley Gray Yeoman offering from 8,191 sq ft of new contemporary offices.

FLOORS	USE	SQ FT	
FLOOR 7 (TERRACE)	Office	AMUNDI	<ul style="list-style-type: none"> <li>Ground floor reception and cafe</li> <li>Design density 1:8 per sq m</li> <li>New ceiling with suspended LED lighting</li> <li>Displacement air conditioning system</li> <li>Typical raised floor (300mm overall)</li> <li>3.1m typical floor to ceiling</li> <li>4 x 17 person passenger lifts</li> <li>80 available cycle spaces &amp; lockers for the 1st-3rd &amp; 6th floors + 19 showers</li> <li>2 terraces on Level 6</li> <li>BREEAM Excellent</li> <li>WiredScore Platinum</li> </ul>
FLOOR 6 (TERRACE)	Office	LOOMIS SAYLES	
FLOOR 5	Office	AMUNDI	
FLOOR 4	Office	AMUNDI	
FLOOR 3	Office	10,481	
FLOOR 2	Office	10,486	
FLOOR 1	Office	UNDER OFFER**	
<b>TOTAL AVAILABLE (NIA)*</b>		<b>20,967</b>	

\* IPMS 3 floor areas available upon request.  
 \*\* There is also 2,260 sq ft on the ground floor under offer to the same occupier.

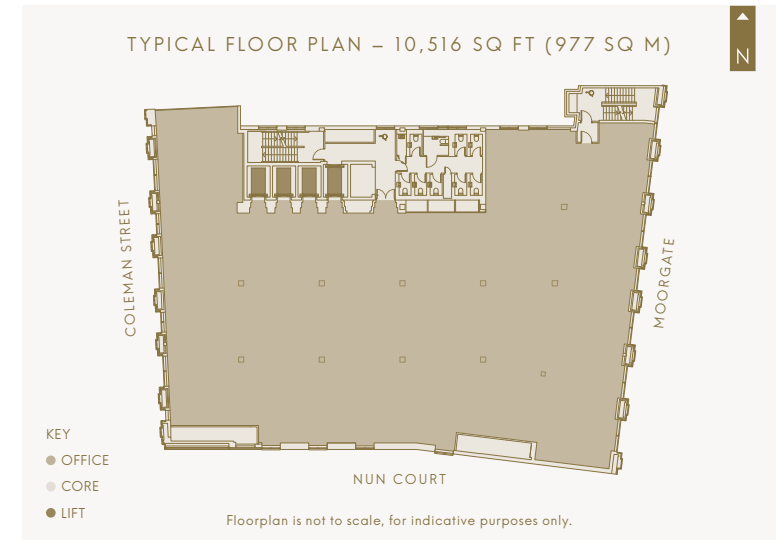
Terms Rent: upon application,  
 Business Rates: £28.83 psf (estimate y/e 2021),  
 Service charge: £10.47psf (estimate y/e 2021)

NEWLY COMPLETED TO CAT A



ENTRANCE HALL

67,400 SQ FT OF AVAILABLE SPACE



TYPICAL FLOOR PLAN – 10,516 SQ FT (977 SQ M)

KEY  
 ● OFFICE  
 ● CORE  
 ● LIFT

Floorplan is not to scale, for indicative purposes only.



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FOR MORE INFORMATION CONTACT OR VISIT: WWW.77COLEMAN.COM

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991  
 CBRE and GM Real Estate on behalf and for the lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance of intending lessees and do not constitute, nor constitute part of, an offer or contract. August 2020. SUBJECT TO CONTRACT