

77
COLEMAN
LONDON

A STRIKING NEW BUILDING
OFFERING 68,000 SQ FT OF OFFICES,
AS WELL AS RETAIL AND RESTAURANT SPACE.

A STATEMENT HQ BUILDING IN THE HEART
OF LONDON THAT COMBINES
CONTEMPORARY DESIGN, EFFICIENT
FLOORPLATES AND VIEWS OVER
COLEMAN STREET GARDENS.

77
COLEMAN
LONDON



CGI OF BUILDING EXTERIOR ON COLEMAN STREET

HIGHLIGHTS

Impressive new Buckley Gray Yeoman designed building

Prominent London location a minute's walk from Moorgate and the Elizabeth Line

68,000 sq ft of offices

Over 16,000 sq ft of retail and leisure/restaurant space

4m high reception and breakout area for tenants

Efficient floor plates of c. 10,500 sq ft

3m floor to ceiling height on typical office floors

Terraces on upper floors

Fronting Coleman Street Garden

New public street (Nun Court) connecting Coleman Street and Moorgate

Completion Q1 2020

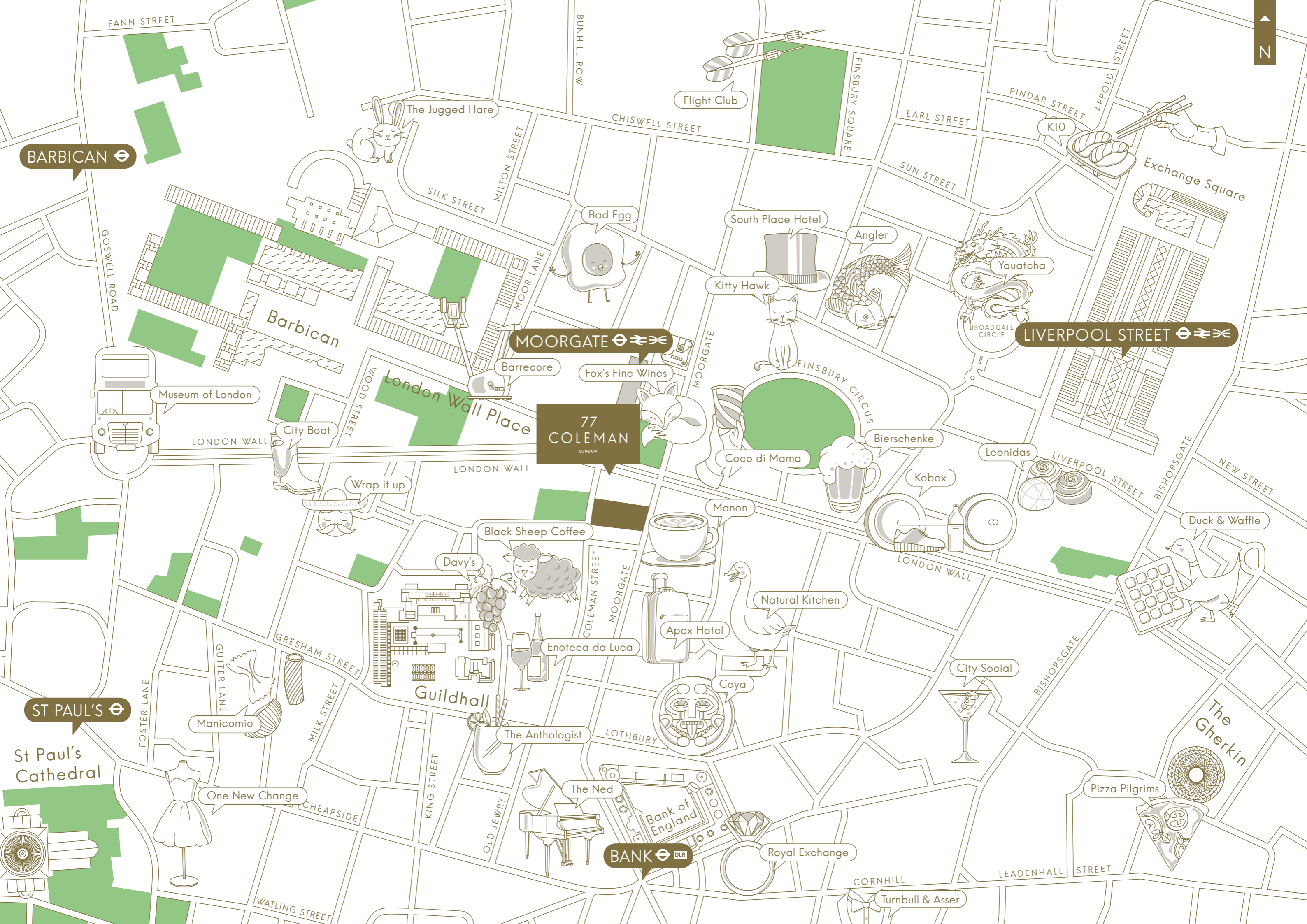
LOCATION

Ideally situated in central London, 77 Coleman will benefit from excellent transport links, proximity to tranquil green spaces, lively public realm and lifestyle amenities.





77



BARBICAN

MOORGATE

LIVERPOOL STREET

ST PAUL'S

BANK

77 COLEMAN
LONDON

St Paul's Cathedral

The Gherkin

Bank of England

Pizza Pilgrims

Royal Exchange

Turnbull & Asser

The Ned

The Anthologist

Apex Hotel

Natural Kitchen

Black Sheep Coffee

Manon

Wrap it up

Davy's

Guildhall

Enoteca da Luca

Coya

City Social

Duck & Waffle

Leonidas

Kobox

Coco di Mama

Bierschenke

Fox's Fine Wines

Barrecore

Kitty Hawk

Angler

South Place Hotel

Yauatcha

The Jugged Hare

Flight Club

K10

Exchange Square

Barbican

Museum of London

City Boot

LONDON WALL

LONDON WALL

FINSBURY CIRCUS

LIVERPOOL STREET

NEW STREET

FOSTER LANE

GUTTER LANE

MILK STREET

KING STREET

OLD JEWRY

WATLING STREET

CORNHILL

LEADENHALL STREET

LEADENHALL STREET

BISHOPSGATE

LONDON WALL

MOORGATE

COLEMAN STREET

MOORGATE

MOORGATE

MOORGATE

MOORGATE

MOORGATE

MOORGATE

MILTON STREET

SILK STREET

BUNHILL ROW

CHISWELL STREET

FINSBURY SQUARE

EARL STREET

PINDAR STREET

APPOLD STREET

SUN STREET

BISHOPSGATE

LIVERPOOL STREET

NEW STREET



COLEMAN STREET GARDEN



VIEW FROM RECEPTION TO COLEMAN STREET GARDEN



FINSBURY AVENUE SQUARE



COLEMAN STREET



SOUTH PLACE

IN THE HEART OF LONDON



THE NED



KITTY HAWK



COYA



BARBICAN

Centrally positioned amongst a thriving community, occupiers can take advantage of the diverse amenities that this popular area has to offer.

77 Coleman is at the heart of the City's retail and leisure offering, with high-quality restaurants, five star hotels and premium retail all a few minutes' walk from the building.

ENOTECA DA LUCA GUILDHALL



KOBOX

TRANSPORT

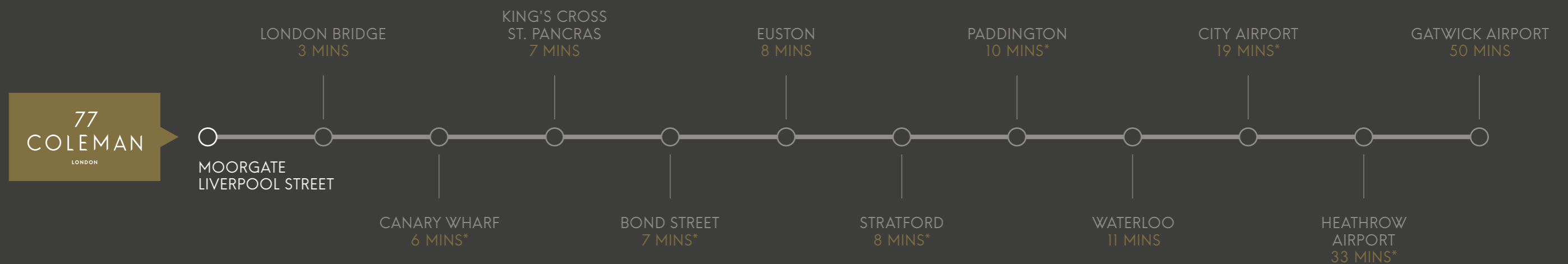


77 Coleman is located in close proximity to Moorgate, Liverpool Street and Bank stations, providing easy access to key London destinations and further afield to the rest of the UK and overseas.

Moorgate station is just a short walking distance, providing access to mainline rail and four Underground services. The Elizabeth Line will open at both Moorgate and Liverpool Street. Further Overground Line services are available in less than a minute's walk.

TRANSPORT

TRAVEL TIME FROM MOORGATE



Travel times are based on TfL and Crossrail websites.

* With the Elizabeth Line.

REGENERATION



TFL CGI OF THE ELIZABETH LINE & MOORGATE TICKET HALL LOOKING BACK TOWARDS COLEMAN STREET



LONDON WALL GARDENS



TFL CGI OF THE ELIZABETH LINE & MOORGATE TICKET HALL

Retail and leisure elements will complement the offices and continue the regeneration of the City as a vibrant retail and leisure destination.



CGI OF VIEW LOOKING EAST

EXPLORE THE BUILDING

Designed by Buckley Gray Yeoman and developed by Kajima Properties, 77 Coleman's distinctive design will further enhance this ever-evolving world-class location.

GROUND FLOOR

ENTERING THE BUILDING ON COLEMAN STREET, TENANTS ARE WELCOMED BY A SPACIOUS, 4 METRE HIGH RECEPTION.

THE RECEPTION AND BREAKOUT SPACE FEATURE DISTINCTIVE, LUXURIOUS FINISHES AND FLOOR-CEILING GLAZING OVERLOOKING COLEMAN STREET GARDEN.

THE SCHEME WILL ALSO CREATE A NEW PUBLIC THOROUGHFARE, NUN COURT, CONNECTING COLEMAN STREET AND MOORGATE TO PROVIDE A VALUABLE PEDESTRIAN LINK, PUBLIC REALM AND ACCESS TO NEW SHOPS AND RESTAURANTS.



Floor plan not to scale, for indicative purposes only.



CGI OF RECEPTION

RECEPTION BREAK OUT AREA



CGI OF RECEPTION BREAKOUT AREA



CGI OF RECEPTION AREA



CGI OF NUN COURT LOOKING ONTO MOORGATE

NUN COURT

NUN COURT ENTRANCE ON MOORGATE



CGI OF NUN COURT BY NIGHT



CGI OF BUILDING EXTERIOR ON MOORGATE

ACCOMMODATION

Arranged over 7 floors, 77 Coleman will provide highly efficient, light-filled new offices.

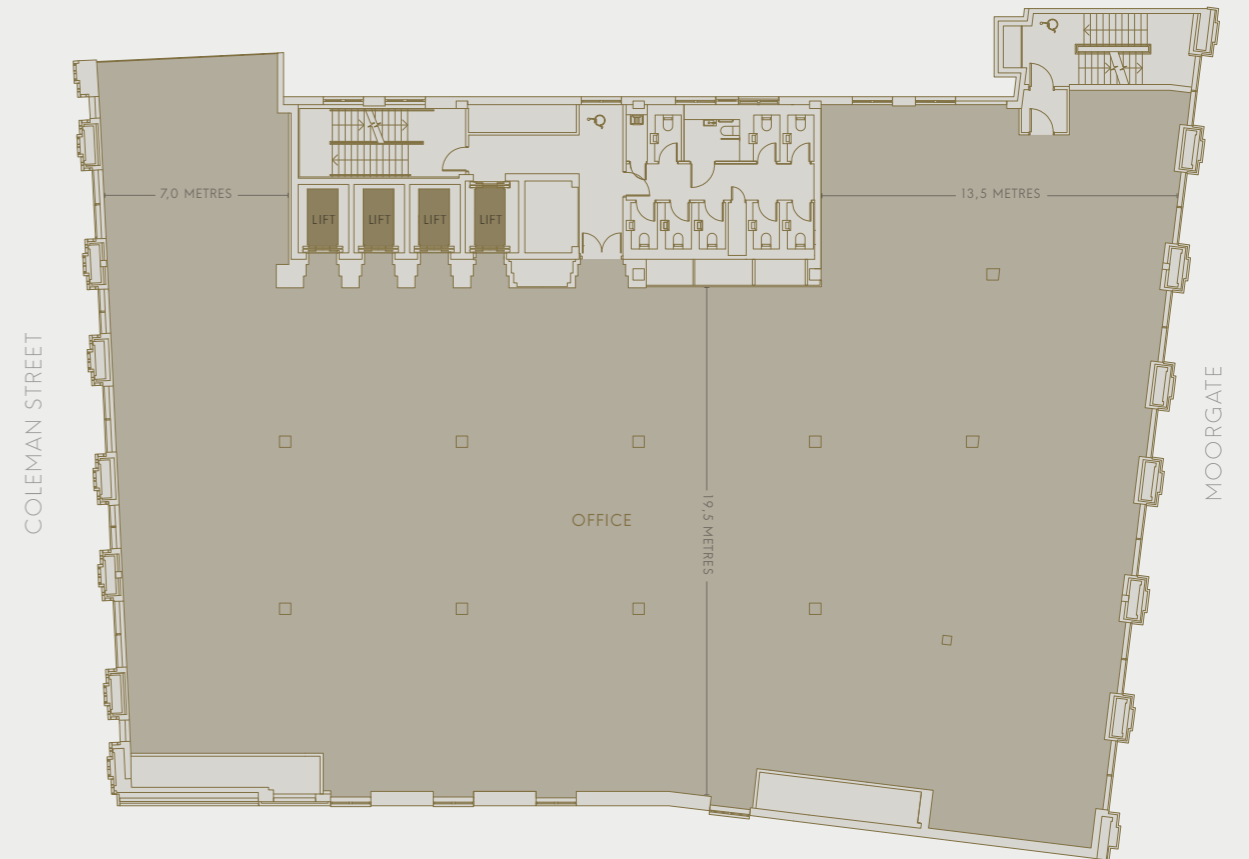
The building provides the following approximate floor areas.

FLOORS	USE	SQ FT
FLOOR 7 (TERRACE)	Office	7,007
FLOOR 6 (TERRACE)	Office	8,191
FLOOR 5	Office	10,140
FLOOR 4	Office	10,527
FLOOR 3	Office	10,516
FLOOR 2	Office	10,506
FLOOR 1	Office	10,484
TOTAL (NIA)*		67,371

*IPMS 3 floor areas available upon request.

TYPICAL FLOOR

10,516 SQ FT



Floor plan not to scale, for indicative purposes only.

YOUR WORK ENVIRONMENT



CGI OF TYPICAL FLOOR



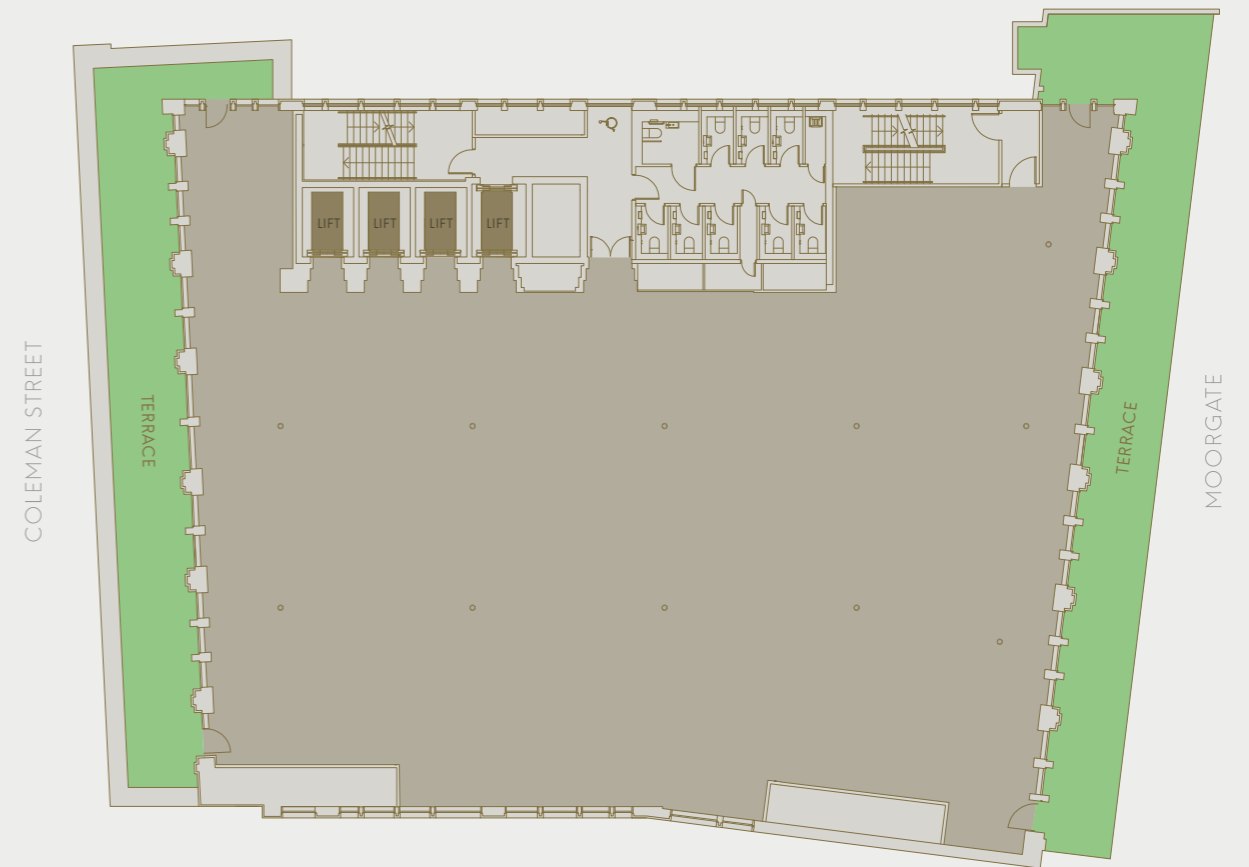
CGI OF TYPICAL UPPER FLOOR WITH A VIEW TO THE WEST

A TYPICAL UPPER FLOOR

SIXTH FLOOR

8,191 SQ FT

77 COLEMAN PROVIDES LARGE TENANT TERRACES ON THE 6TH AND 7TH FLOORS BOASTING STUNNING VIEWS ACROSS THE CITY AND TOWARDS THE WEST END.



Floor plan not to scale, for indicative purposes only.

THE TERRACE



CGI OF FLOOR 6 TERRACE LOOKING NORTH

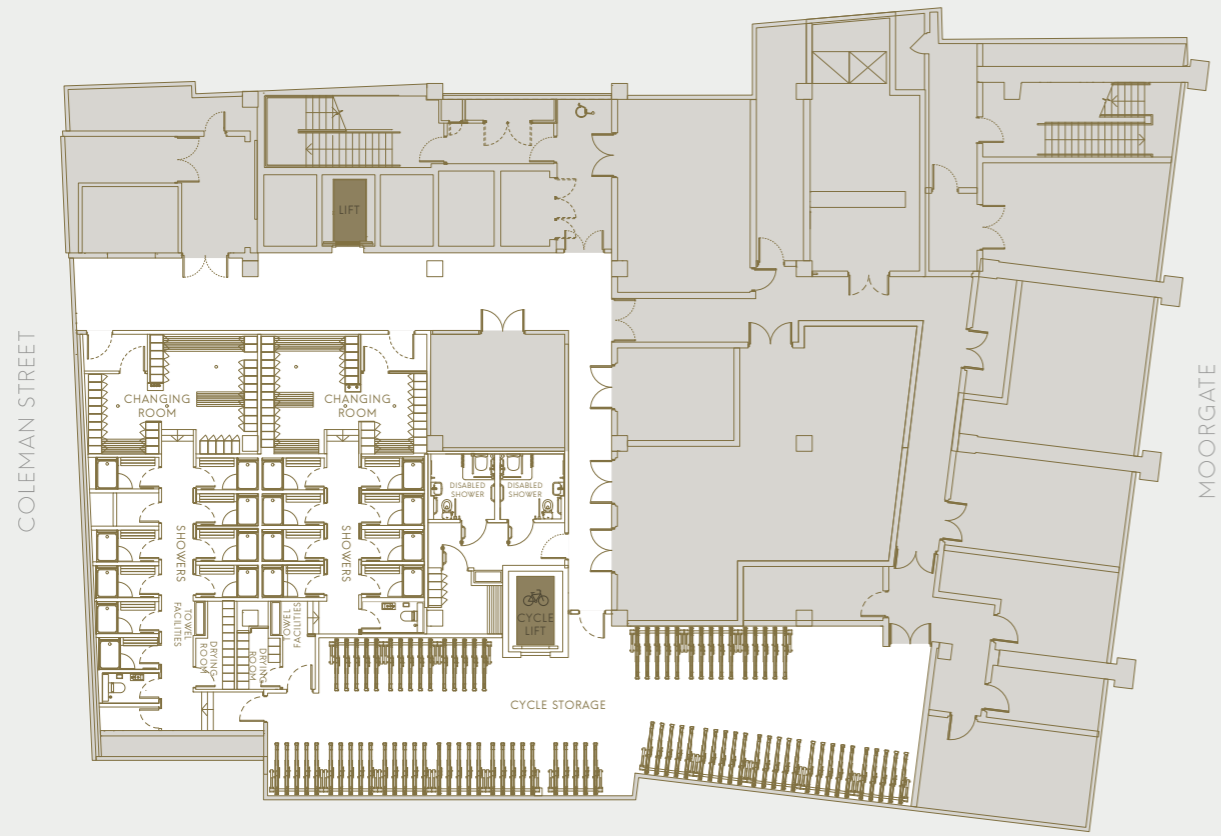


FLOOR 6 AND 7 TERRACES

CGI OF FLOOR 6 AND 7 TERRACES

BASEMENT

146 CYCLE SPACES
140 LOCKERS
AND 19 SHOWERS



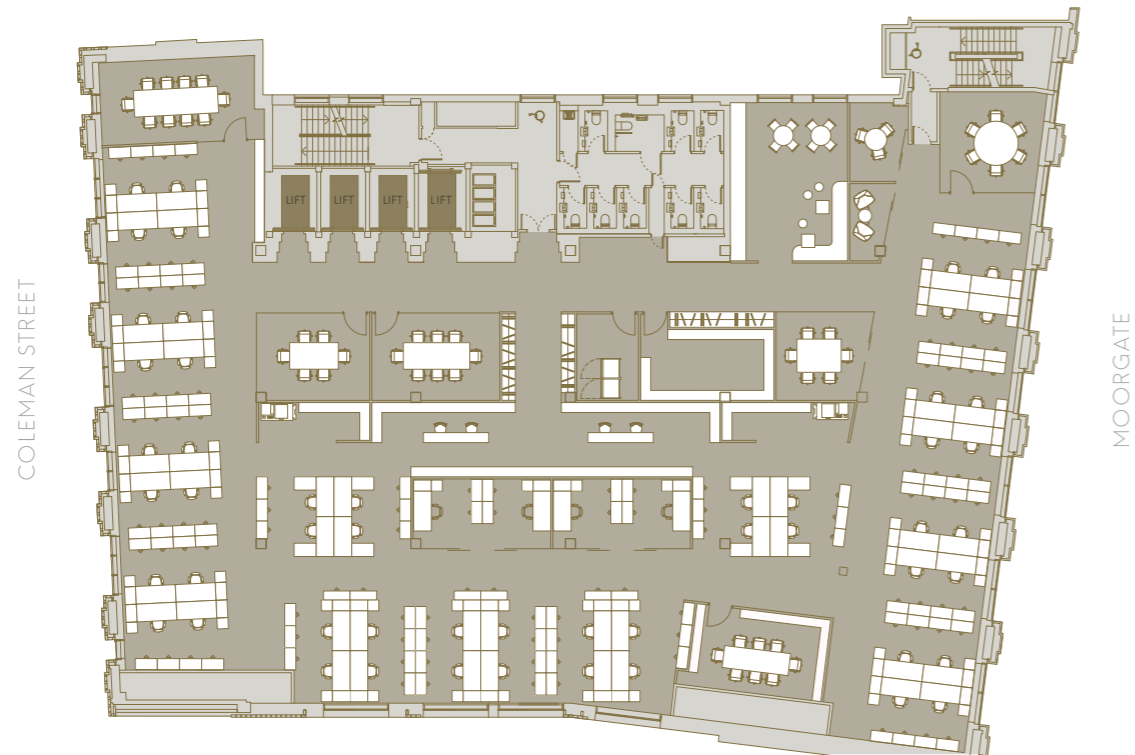
Floor plan not to scale, for indicative purposes only.



SHOWERS AND CHANGE ROOM FACILITIES

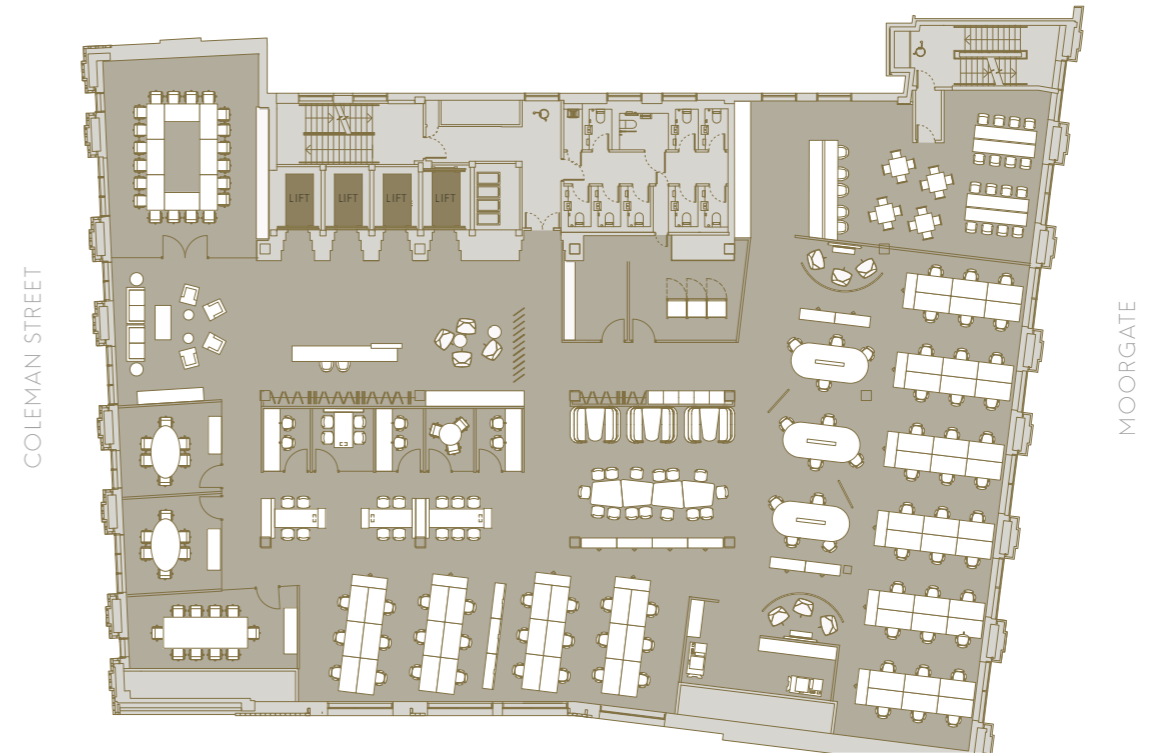
LEGAL – MULTI TENANTS

2x office	4	6x meeting room	3	Total workplaces:	56
Legal studio workstation	44	8x meeting room	1	Meeting rooms seats:	49
Admin/assistant	8	10x meeting room	1	Planning ratio:	187 sq ft
2x conf call room	1	8x case room	1		
3x conf call room	1				



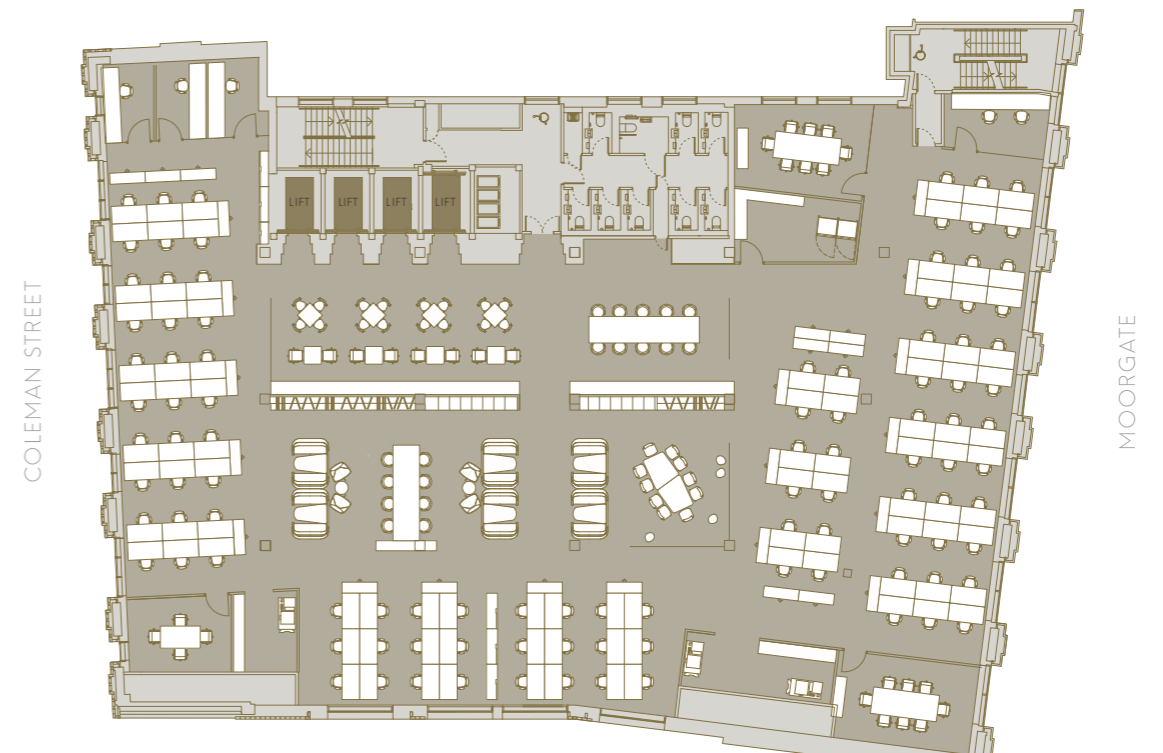
OPEN PLAN - SINGLE TENANT

Open plan workstation	72	20x meeting room	3	Total workplaces:	74
Receptionist	2	2x quiet room	1	Meeting rooms seats:	49
4x meeting room	8	3x quiet room	1	Planning ratio:	142 sq ft
8x meeting room	1	4x quiet room	1		



OPEN PLAN - MULTI TENANTS

Open plan workstation	102	1x quiet room	3	Total workplaces:	102
4x meeting room	8	2x quiet room	1	Meeting rooms seats:	25
8x meeting room	2			Planning ratio:	103 sq ft



Floor plans not to scale, for indicative purposes only.
For typical floor plates, visit the website: www.77coleman.com

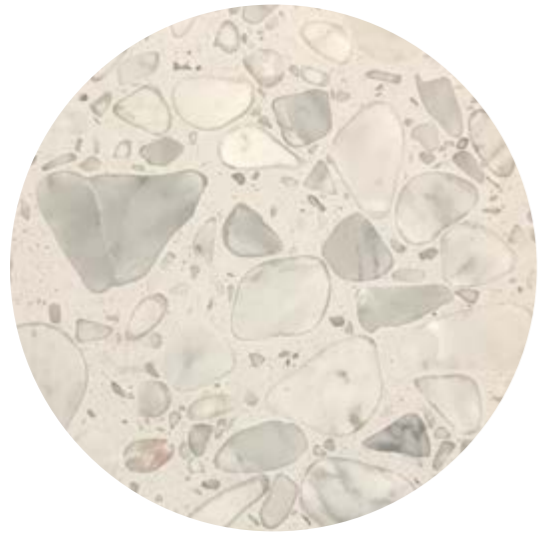
CONTEMPORARY DESIGN



ANODISED ALUMINIUM
EXTERIOR GATE



COLEFORD MIXED ANTIQUE
FACADE BRICKWORK



TERRAZZO LIGHT
RECEPTION FLOOR



PERLINA MOLEANOS
FACADE CLADDING

77 COLEMAN

A building of contemporary design with distinctive finishes and flawless detail.

77 Coleman features an imposing new facade with handset Moleanos limestone cladding, and contrasting handmade brickwork, highlighting the generous new entrance on Coleman Street.

SPECIFICATION

OVERVIEW

- 77 Coleman presents an exemplary office building for London.
- The development comprises a comprehensive refurbishment with new facades facing Moorgate and Coleman Street and two new floors of office space.
- A new office entrance on Coleman Street provides a generous and impressive entrance to the building.
- Visitors and tenants are welcomed by a 4m high reception and communal space for tenants.
- Coleman Street is connected to Moorgate via a new pedestrian walkway through the urban block which is flanked by retail space with excellent street presence.
- The office floors above have generous floor to ceiling heights and excellent views of the city. The office floors will be to a Category A condition.



MOORGATE RETAIL EXTERIOR

OCCUPATIONAL FLOORS

General office:
1 person per 8 sq m.

Means of Escape:
1 person per 6 sq m.

Ventilation:
1 person per 10 sq m on the basis of 10 l/s/per person (+20% for future).

WC provision:
1 person per 8 sq m.

Lifts:
1 person per 10 sq m.

F-C HEIGHTS

The finished floor to ceiling heights, from the top of the raised floor tiles to the underside of the plasterboard ceiling are:

F6	2.6 m
F5	2.75 m
F1-4	3.2 m
Ground reception & breakout area	4.1 m

RAISED FLOORS

A fully accessible raised floor system is provided across all office areas, comprising 600 x 600mm metal floor tiles mounted on pedestals fixed to the floor slab.

Ventilation floor grilles are included to provide heating and cooling to office floors.

Typical floors zones (to top of floor tile) are 300mm.



AIR-CONDITIONING

The office accommodation is to be comfort cooled and heated using an underfloor ventilation system.

The system is provided via roof mounted heat pump units which connect to four on floor down flow air-conditioning units.

The down flow air-conditioning units then distribute the supply air within the floor zone.

The office areas have been designed on average operative conditions of 22° C ± 2° C in summer, and 21° C ± 2° C in winter.

The main entrance is designed to 21° C ± 2° C in summer, and 20° C ± 2° C in winter.

WCs and changing rooms will be subject to a minimum of 10 air changes per hour, and the equivalent of 15 litres per second per shower cubicle.

LIFTS

Four new passenger lifts; 3x17 person passenger lifts and 1x combined 17 person passenger/fire-fighting lift.

The vertical transportation has been configured to accept a population density of 1 per person per 10 sq m with a vertical speed of 1.6 m per second, and an average up-peak waiting time of under 25 seconds.

A 26 person goods lift provides access to the lower ground and basement floors.

A 13 person cycle lift via Nun Court provides access to the cycle store and showers at basement level.



LIFT FINISHES

STRUCTURE

The existing structure comprises an in-situ reinforced concrete frame with secant piles at basement floor and below.

The new upper floors are made of steel columns and beams which support a metal deck comfloor. The columns have been designed as slimline circular sections to minimise the impact on the office floor plates on the upper floors.

The structural grid is typically 6.7 x 6.6 m.

The typical office structure is designed for imposed loads of 2.75 kN/m² plus 1kN/m².

EXTERNAL FINISHES

Entrance

- Handset Moleanos cladding is framed in precast concrete reveals and light-boxes above highlighting the generous new entrance on Coleman Street.

Roof and terraces

- At floor 6 there is a terrace on both the Moorgate and Coleman Street elevations with a Moleanos stone parapet forming the balustrade.
- At floor 7 there is a covered terrace on Moorgate with a frameless glass balustrade which maximises the views out across London.

External envelope

- The two principal elevations are treated differently in order to respond to their contrasting contexts.
- Moorgate is clad in handset Moleanos stone with dark bronze floor-ceiling curtain glazing.
- Coleman Street also has handset Moleanos stone at ground and floor 1 with handmade brickwork above which responds to the more changeable building materials on the west side of the building.
- Nun Court features glazed green tiles with a scalloped profile and feature lighting.



YORK STONE PAVEMENT - NUN COURT



RESTORED ORIGINAL SOFFIT

INTERNAL AREAS

Reception

- The ground floor reception will offer an impressive entrance to the building with floor-ceiling glazing looking over Coleman Street Garden.
- The materials are ground in the history of the building; the existing coffered ceiling will be exposed with lighting features that enhance the existing structure. Fluted glass notes the building's history, which was once a glass-making factory.
- Following through to the floor finishes, the terrazzo pattern echoes the soffit which provides a backdrop to a feature reception desk and a variety of seating areas.

- Conduits and capped services will be installed adjacent to the lifts to accommodate security turnstiles.

- A dedicated accessible WC will be provided behind reception.

WC PROVISION

Unisex and accessible WCs are provided on every office floor.

There are nine superloos per floor, including one accessible WC.

Full height cubicles will be finished with large format terrazzo tiles with black sanitary ware and two mirrors including a feature fluted glass.



BESPOKE FLUTTED GLASS

LIGHTING

Reception 230 lux

Office 400 lux

Controls and power infrastructure provided for supplementary lighting to be added by tenant if required.

CYCLING FACILITIES

Secure bicycle racks will provide spaces for up to 146 cycles at basement floor, along with a bike repair zone.

19 showers including two accessible will be provided along with locker facilities and towel pick up-drop off.



CGI OF RECEPTION

ARCHITECTURAL LIGHTING WORKS - FLOORS 01 TO 04

CONTACT

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kks

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