

77
COLEMAN
LONDON

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

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 with on site barista for tenants

Efficient floor plates of c. 10,500 sq ft

3m floor to ceiling height on typical office floors

Terraces on upper floors

Design density 1:8 per sq m

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

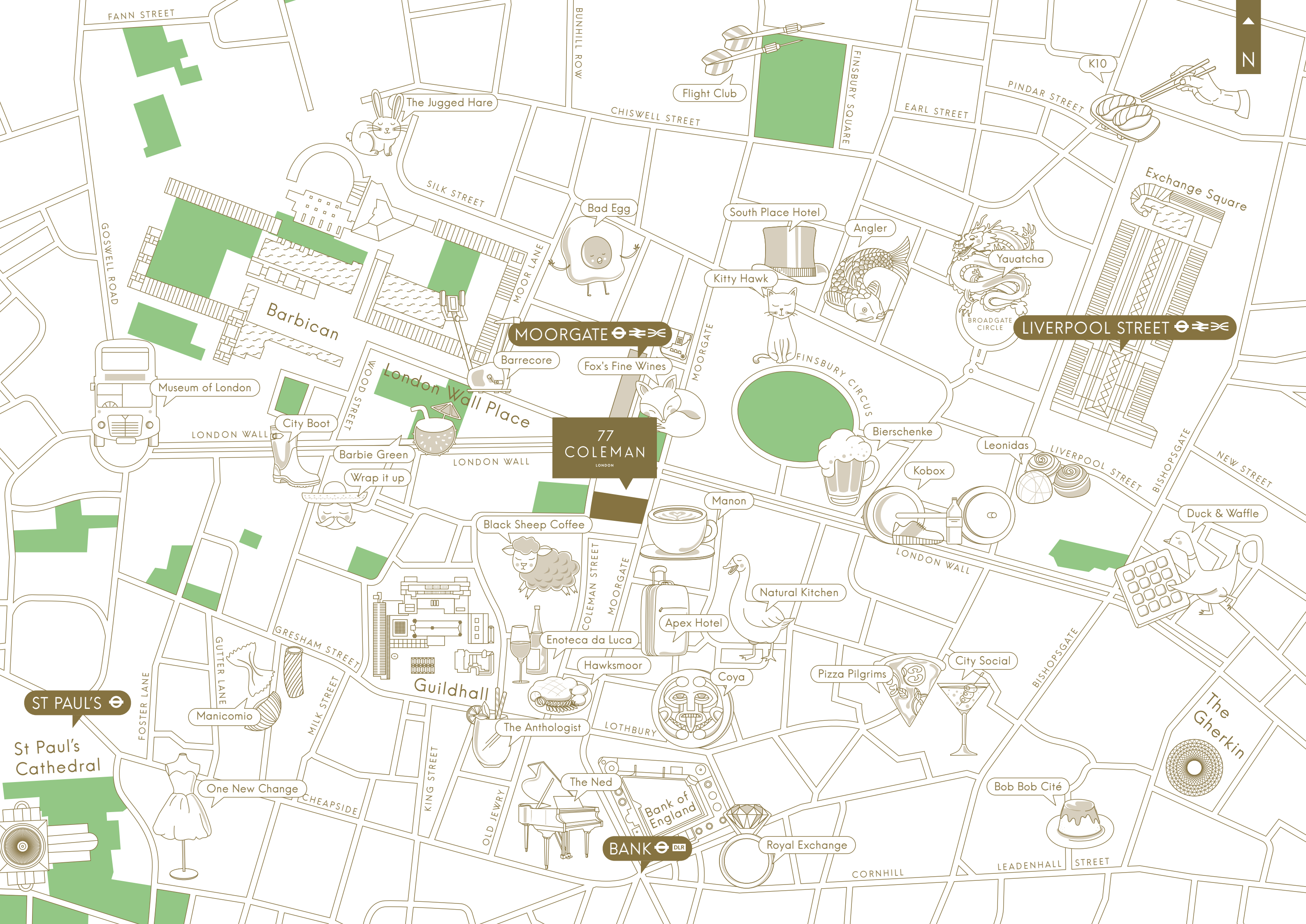
WiredScore Platinum

BREEAM Excellent



BUILDING EXTERIOR ON COLEMAN STREET





77 COLEMAN
LONDON

MOORGATE

LIVERPOOL STREET

BANK

ST PAUL'S

St Paul's Cathedral

Guildhall

The Gherkin

Exchange Square

Barbican

London Wall Place

FINSBURY CIRCUS

Fox's Fine Wines

South Place Hotel

Angler

Yauatcha

Kitty Hawk

Barrecore

Museum of London

City Boot

Barbie Green

Wrap it up

Bierschenke

Leonidas

Kobox

Duck & Waffle

Manon

Natural Kitchen

Apex Hotel

Enoteca da Luca

Hawksmoor

Coya

Pizza Pilgrims

City Social

Manicomio

One New Change

The Ned

Bank of England

Royal Exchange

Bob Bob Cité

CHEAPSIDE

KING STREET

OLD JEWRY

CORNHILL

LEADENHALL STREET

BISHOPSGATE

LIVERPOOL STREET

BISHOPSGATE

NEW STREET

GOSWELL ROAD

BUNHILL ROW

CHISWELL STREET

FINSBURY SQUARE

EARL STREET

PINDAR STREET

K10

SILK STREET

MOOR LANE

MOORGATE

WOOD STREET

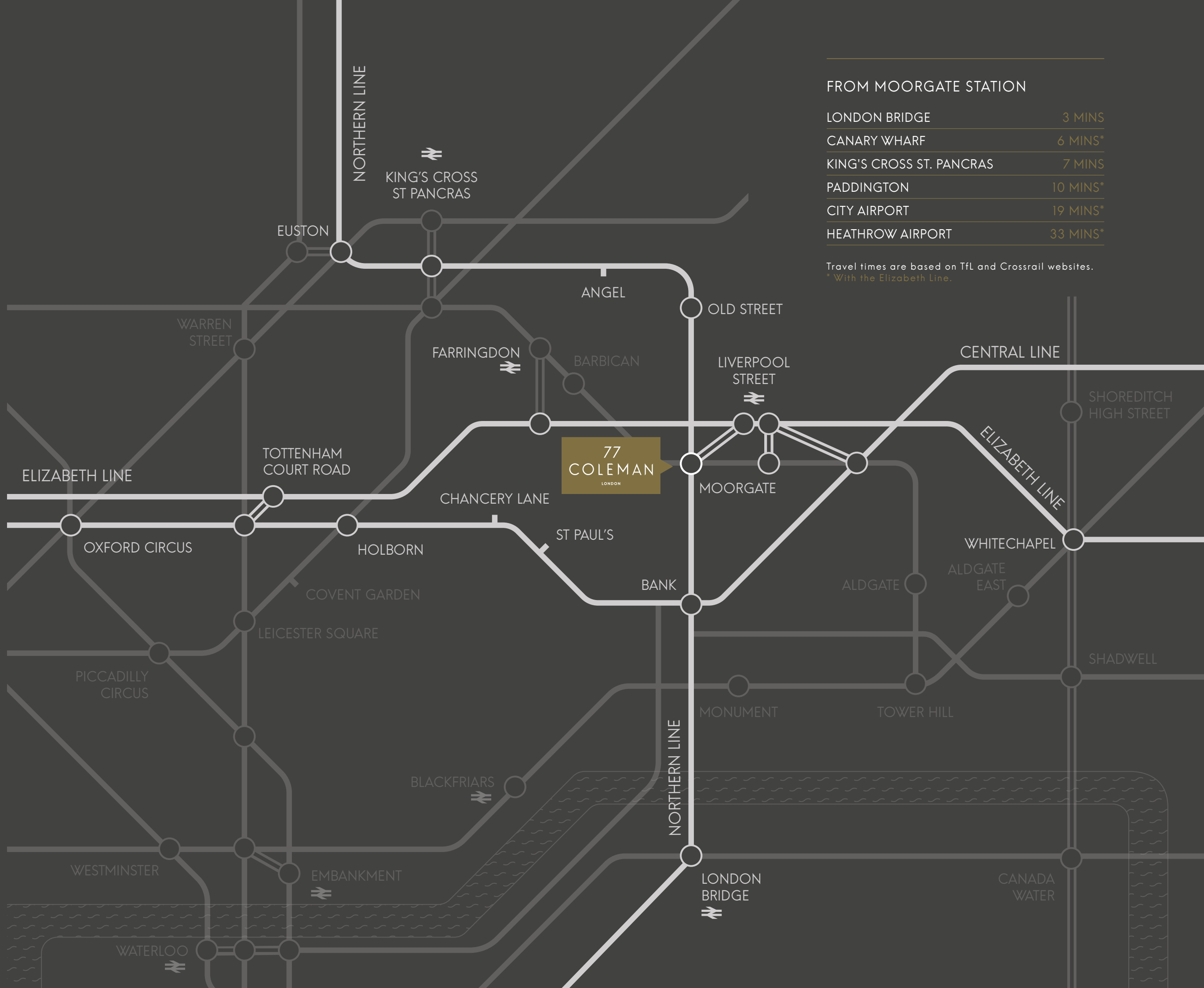
GRESHAM STREET

MILK STREET

FOSTER LANE

GUTTER LANE

TRANSPORT



FROM MOORGATE STATION

LONDON BRIDGE	3 MINS
CANARY WHARF	6 MINS*
KING'S CROSS ST. PANCRAS	7 MINS
PADDINGTON	10 MINS*
CITY AIRPORT	19 MINS*
HEATHROW AIRPORT	33 MINS*

Travel times are based on TfL and Crossrail websites.
* With the Elizabeth Line.

ACCOMMODATION

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

The building provides the following approximate floor areas.

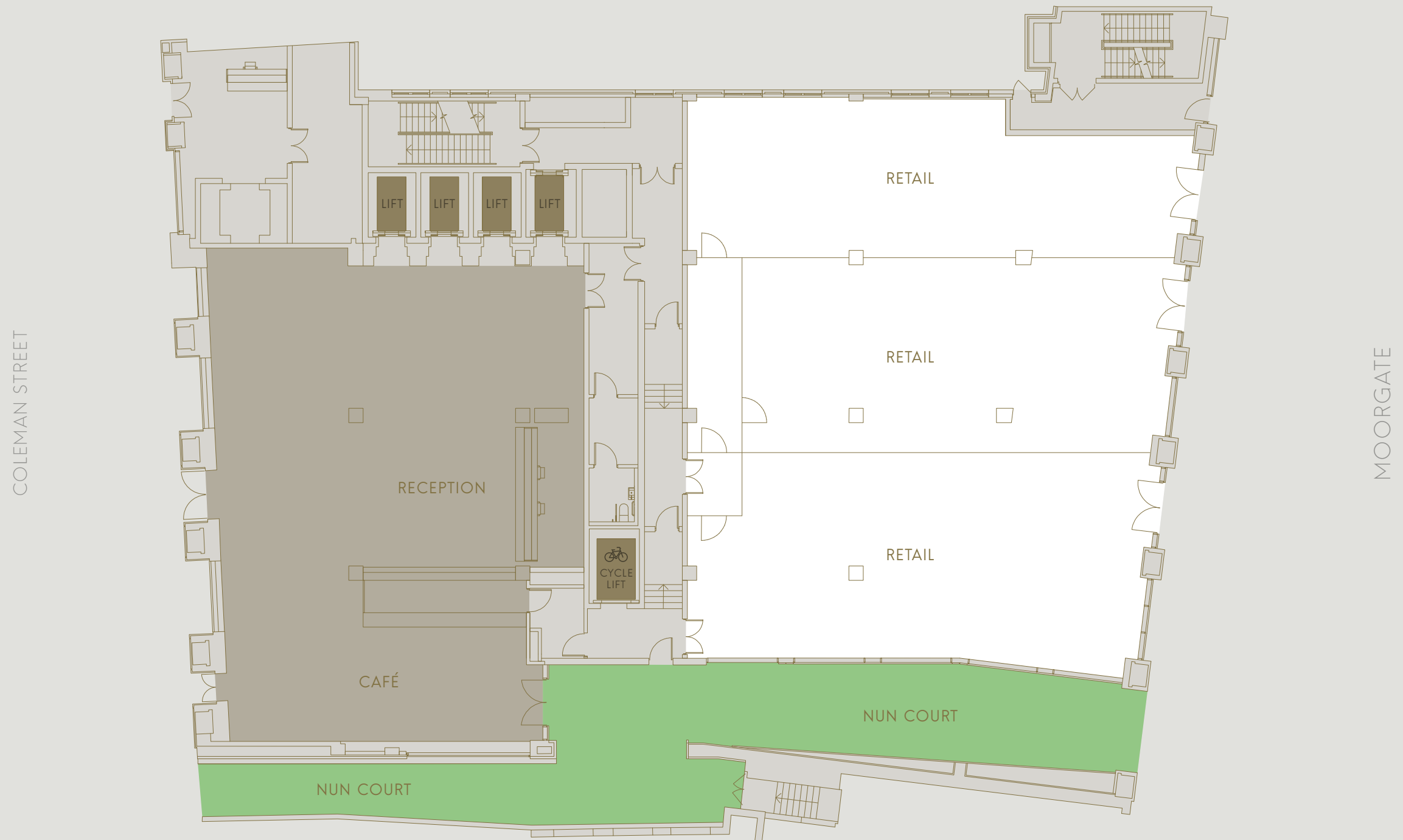
FLOORS	USE	SQ FT
FLOOR 7 (TERRACE)	Office	AMUNDI
FLOOR 6 (TERRACE)	Office	DOLFIN FINANCIAL
FLOOR 5	Office	AMUNDI
FLOOR 4	Office	AMUNDI
FLOOR 3	Office	10,481
FLOOR 2	Office	10,486
FLOOR 1	Office	UNDER OFFER**
TOTAL AVAILABLE (NIA)*		20,967

* IPMS 3 floor areas available upon request.

** There is also 2,260 sq ft on the ground floor under offer to the same occupier.



GROUND FLOOR



Floor plan not to scale, for indicative purposes only.



RECEPTION AND BREAKOUT AREA



COFFEE BAR AND BREAKOUT AREA



RECEPTION AREA

TYPICAL FLOOR

10,437 SQ FT

COLEMAN STREET



MOORGATE

Floor plan not to scale, for indicative purposes only.

YOUR WORK ENVIRONMENT

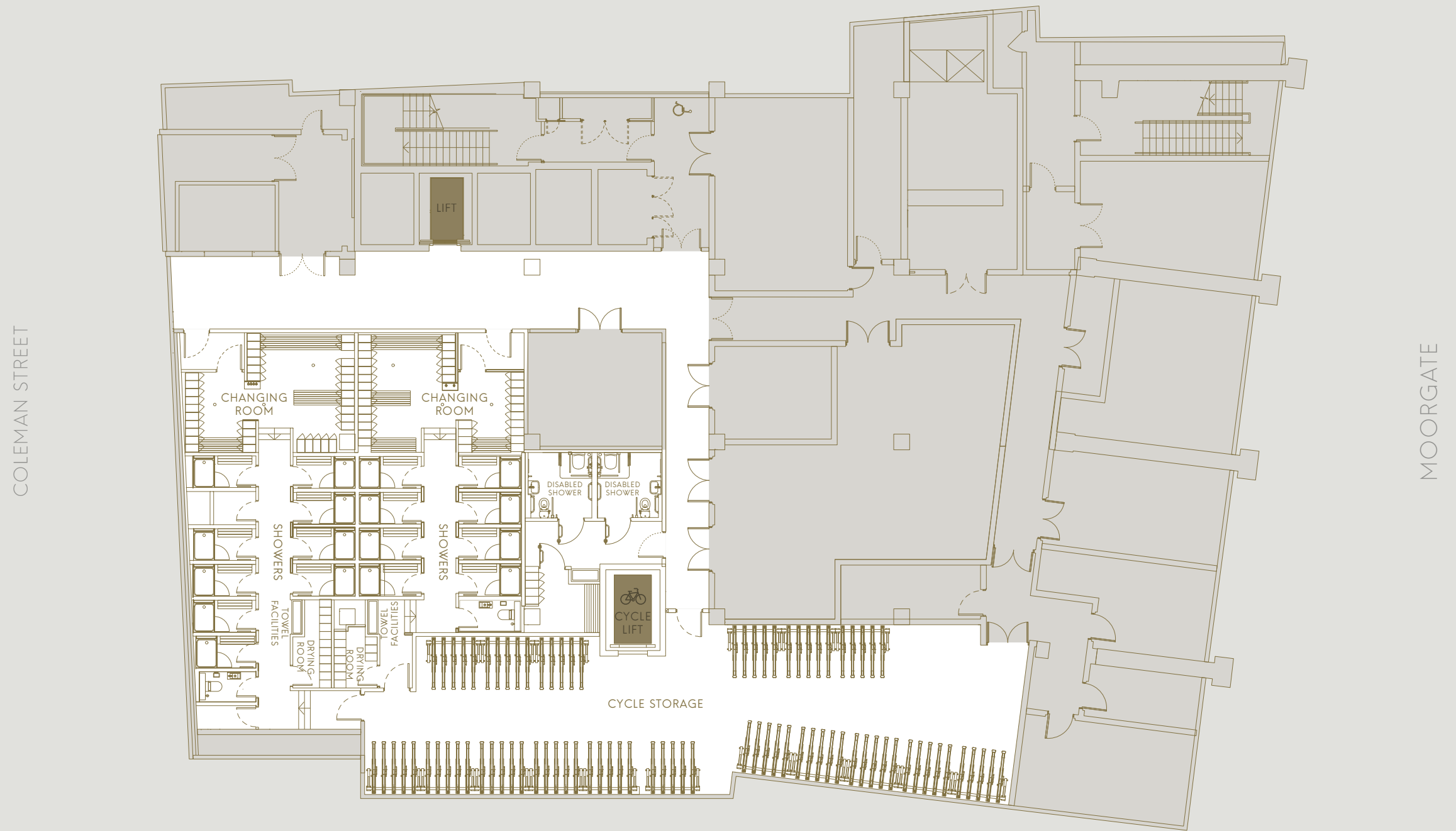


TYPICAL FLOOR



BASEMENT

146 CYCLE SPACES,
140 LOCKERS
AND 19 SHOWERS



Floor plan not to scale, for indicative purposes only.



SHOWERS AND CHANGING ROOM FACILITIES



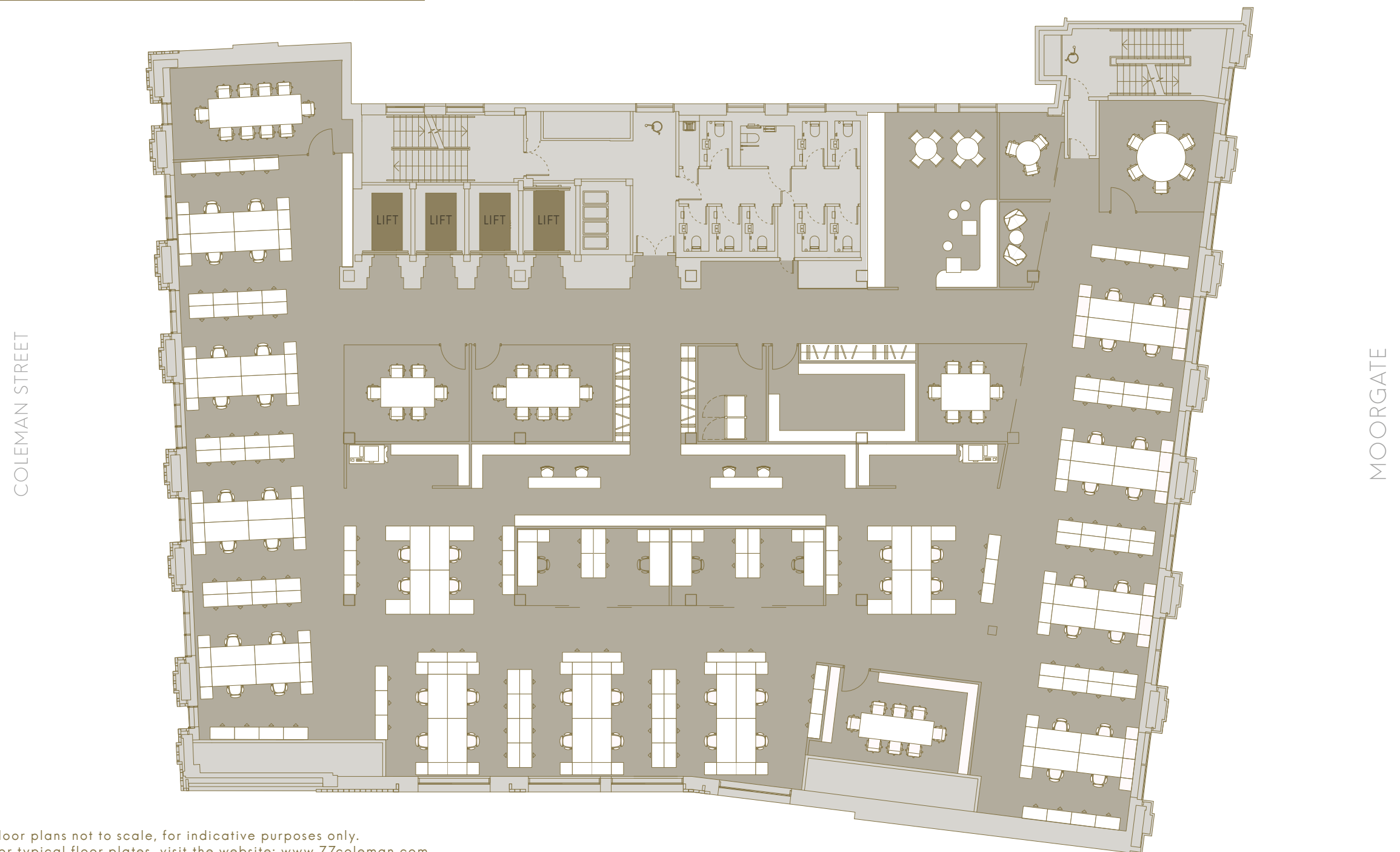
146 ARC CYCLE RACKS BY FIVEATHEART, AT 459 SQ FT OF NET OFFICE SPACE PER RACK

LEGAL

2x office	4
Legal studio workstation	44
Admin/assistant	8
2x conf call room	1
3x conf call room	1

6x meeting room	3
8x meeting room	1
10x meeting room	1
8x case room	1

Total workplaces:	56
Meeting rooms seats:	49
Planning ratio: 1 person: 187 sq ft (17.4 m²)	



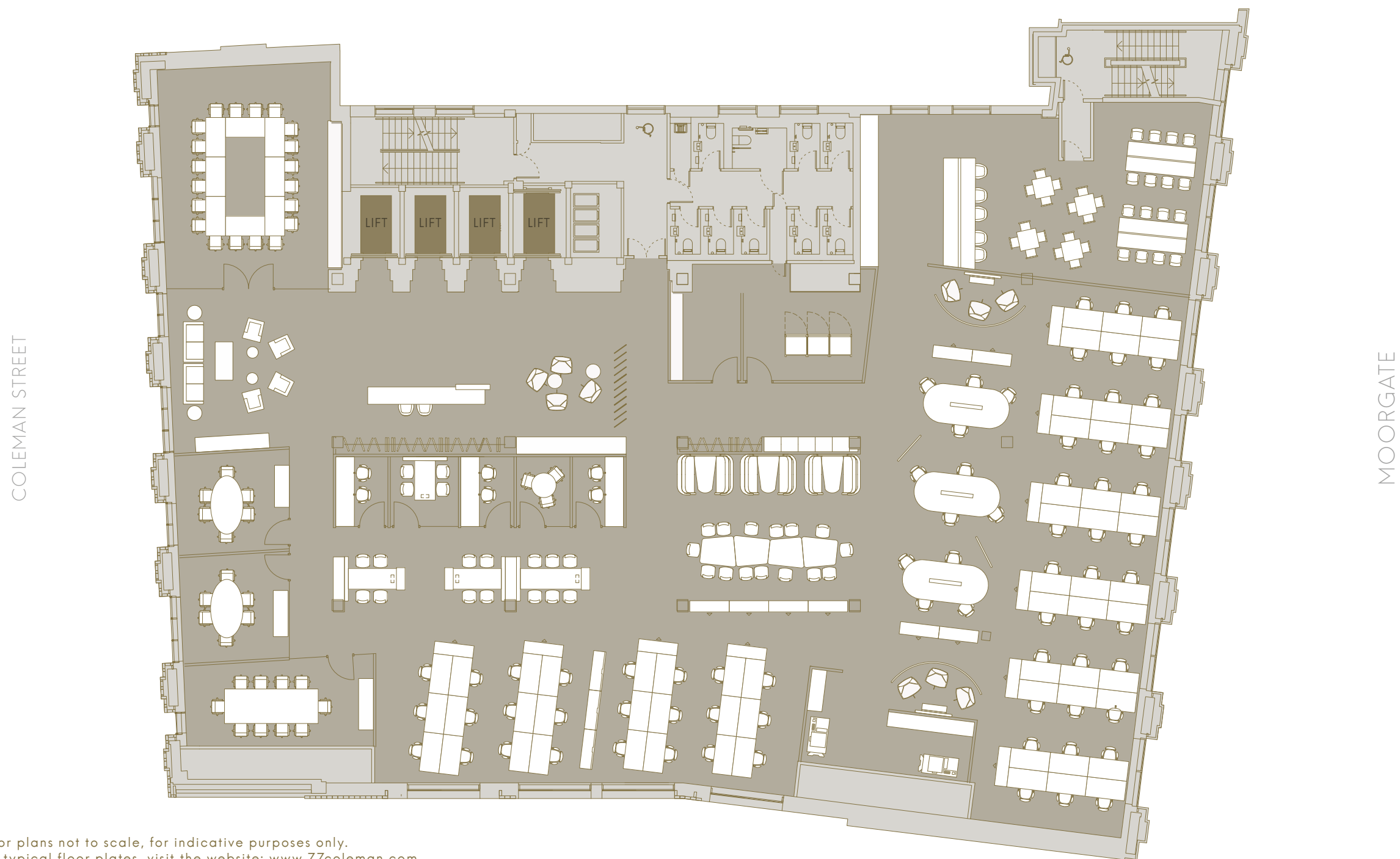
Floor plans not to scale, for indicative purposes only.
For typical floor plates, visit the website: www.77coleman.com

OPEN PLAN

Open plan desks	60
Receptionist	1
6x meeting room	2
10x meeting room	1

20x meeting room	1
2x quiet room	3
3x quiet room	1
4x quiet room	1

Total desks:	60
Meeting rooms seats:	55
Planning ratio: 1 person: 142 sq ft (13.2 m²)	



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OPEN PLAN – MULTI FLOOR TENANTS



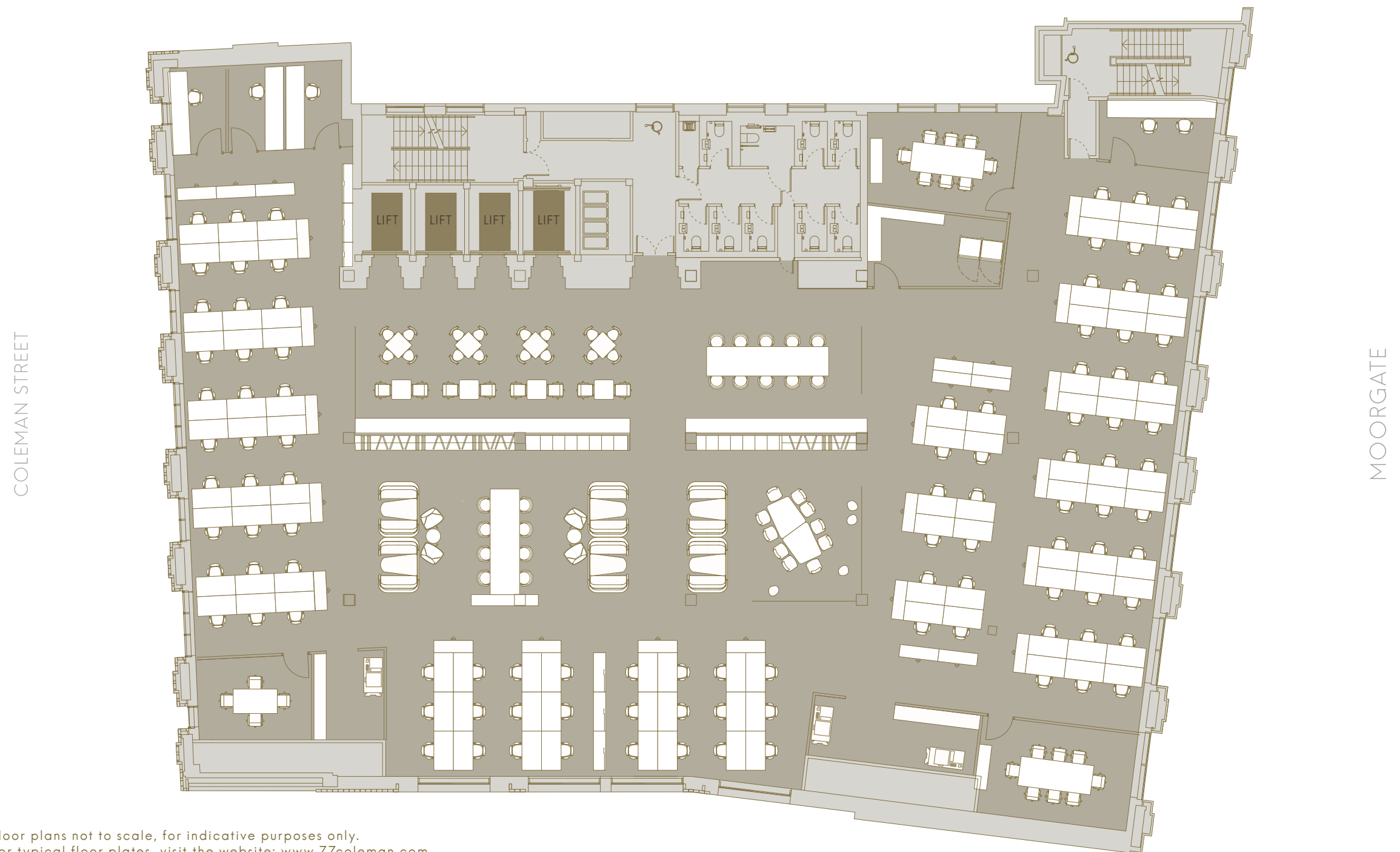
Open plan workstation	102
4x meeting room	8
8x meeting room	2

1x quiet room	3
2x quiet room	1

Total workplaces: 102

Meeting rooms seats: 25

Planning ratio: 1 person: 103 sq ft (9.6 m²)



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SPECIFICATION

Design density 1:8 per sq m

Ceilings with suspended LED lighting

Displacement air conditioning system

Typical raised floor (300mm overall)

3.1m typical floor to ceiling

4 x 17 person passenger lifts

BREEAM Excellent

WiredScore Platinum



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