



77

COLEMAN

LONDON

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

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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





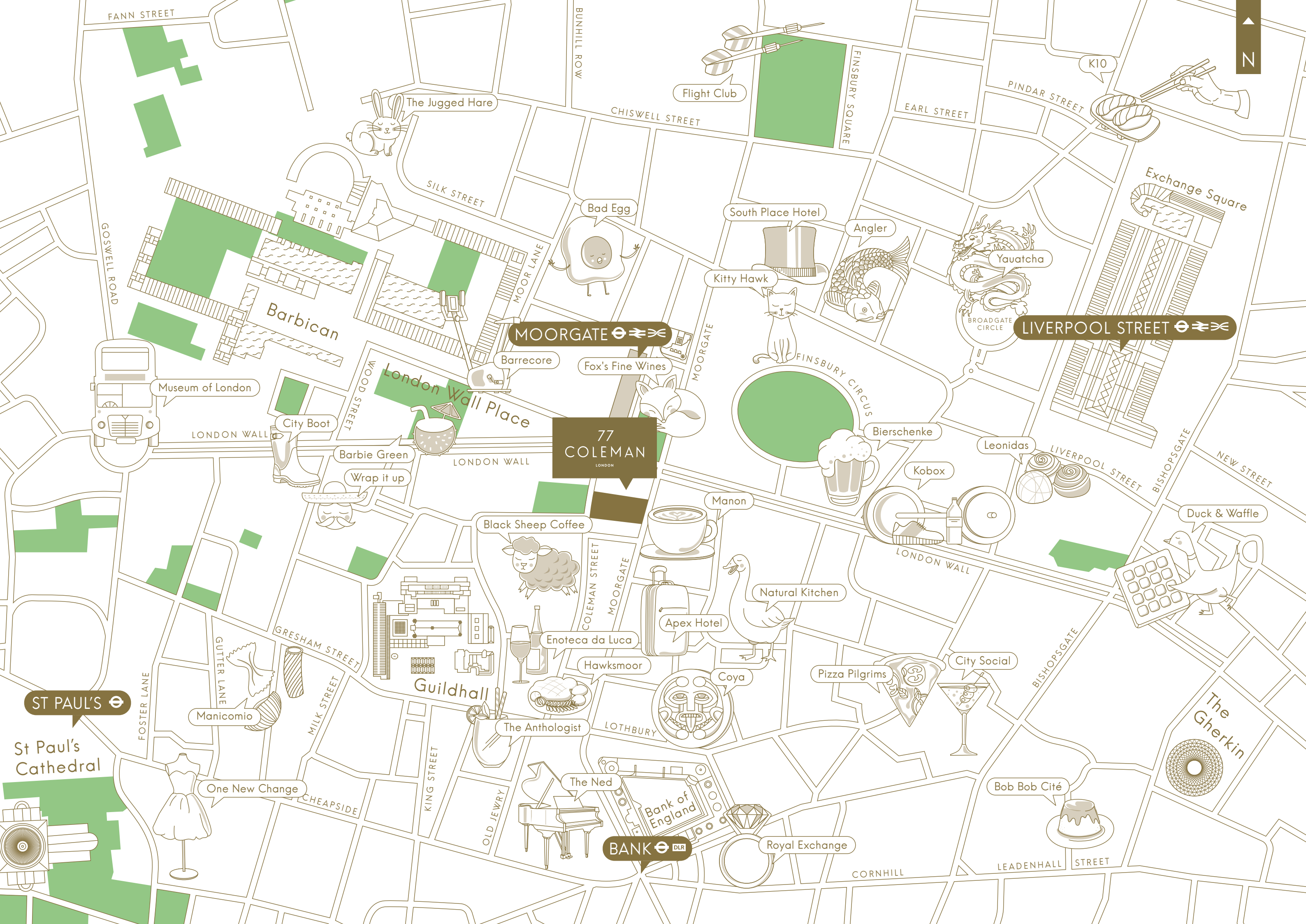
BUILDING EXTERIOR ON COLEMAN STREET





77





**77 COLEMAN**  
LONDON

**MOORGATE**

**LIVERPOOL STREET**

**ST PAUL'S**

**BANK**

FANN STREET

CHISWELL STREET

PINDAR STREET

SILK STREET

EARL STREET

GOSWELL ROAD

South Place Hotel

Angler

Yauatcha

Barbican

Bad Egg

Kitty Hawk

Barrecore

Fox's Fine Wines

Museum of London

City Boot

Barbie Green

Wrap it up

**77 COLEMAN**  
LONDON

Bierschenke

Leonidas

Kobox

Duck & Waffle

London Wall Place

LONDON WALL

Manon

Black Sheep Coffee

Natural Kitchen

Apex Hotel

Enoteca da Luca

Hawksmoor

Coya

Pizza Pilgrims

City Social

St Paul's Cathedral

Manicomio

Guildhall

The Anthologist

The Ned

Bank of England

Royal Exchange

Bob Bob Cité

The Gherkin

One New Change

CHEAPSIDE

KING STREET

OLD JEWRY

CORNHILL

LEADENHALL STREET

FOSTER LANE

GUTTER LANE

MILK STREET

GRESHAM STREET

COLEMAN STREET

MOORGATE

MOORGATE

FINSBURY CIRCUS

LONDON WALL

LIVERPOOL STREET

BISHOPSGATE

NEW STREET

Exchange Square

K10

# 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	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**
TOTAL AVAILABLE (NIA)*		20,967

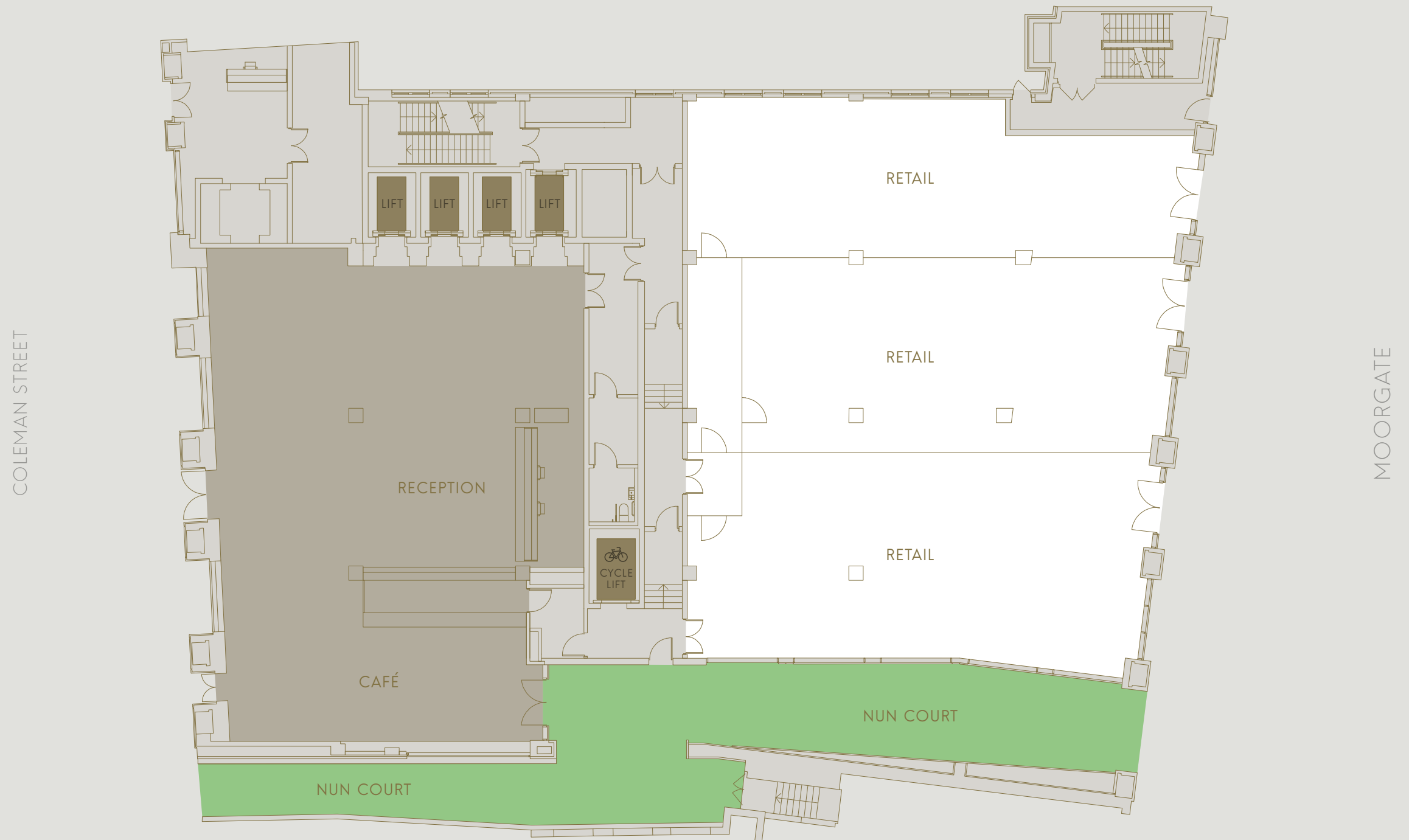
\* IPMS 3 floor areas available upon request.

\*\* 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



Floor plan not to scale, for indicative purposes only.



YOUR WORK ENVIRONMENT



TYPICAL FLOOR

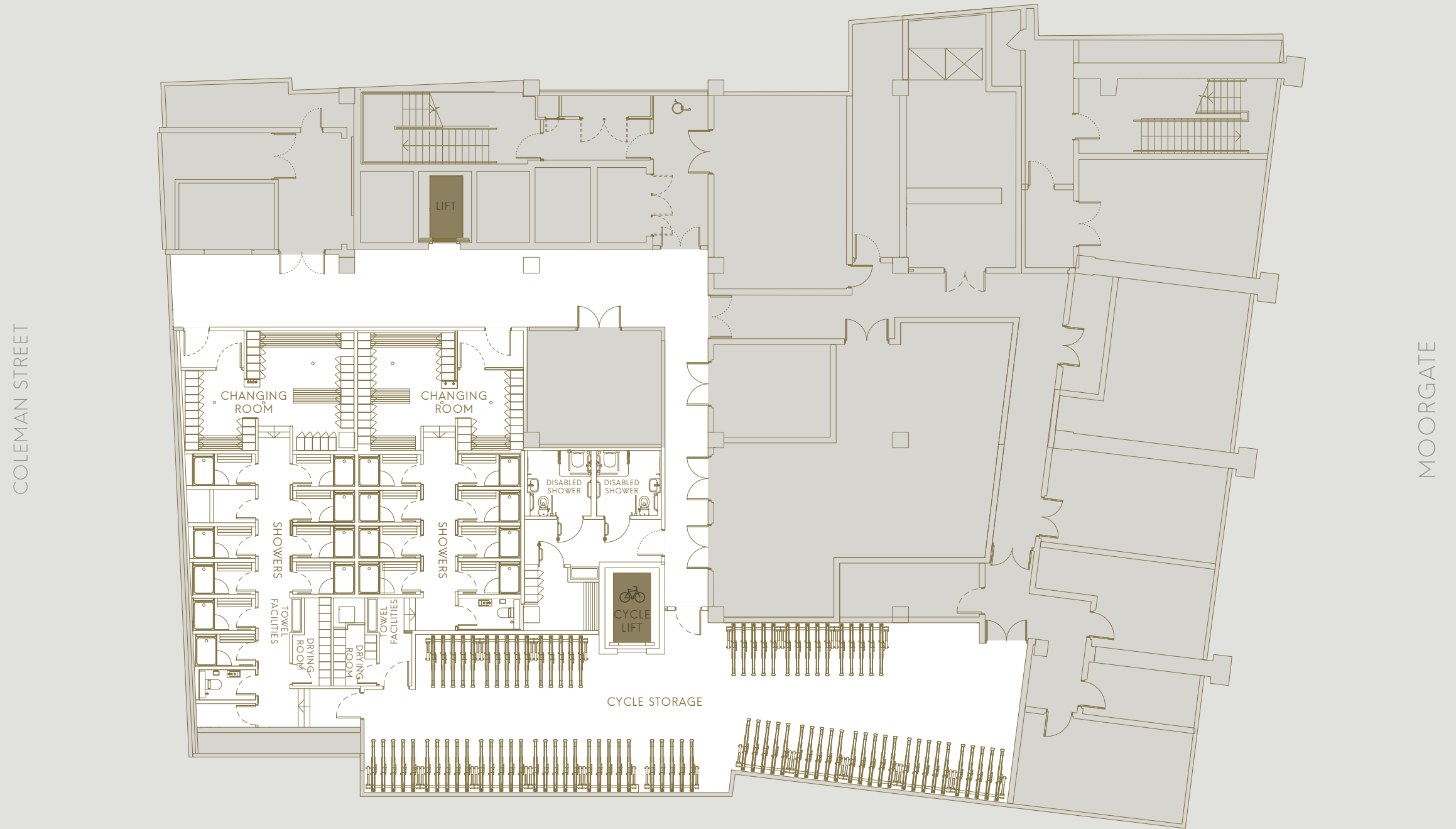






# BASEMENT

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 FIVEAHEART, AT 459 SQ FT OF NET OFFICE SPACE PER RACK



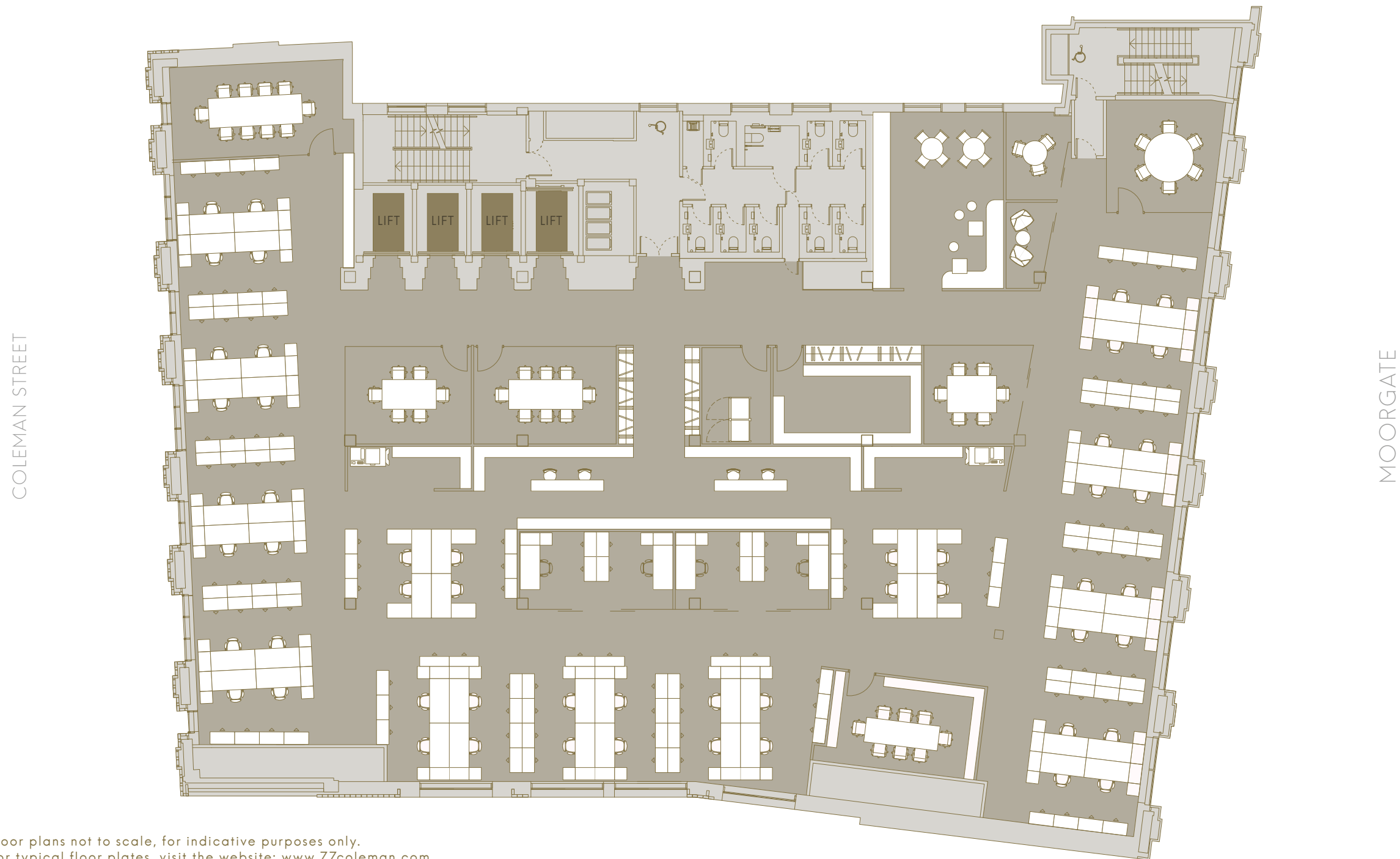
# LEGAL

## SPACE PLANS

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 m<sup>2</sup>)**



Floor plans not to scale, for indicative purposes only.  
 For typical floor plates, visit the website: [www.77coleman.com](http://www.77coleman.com)



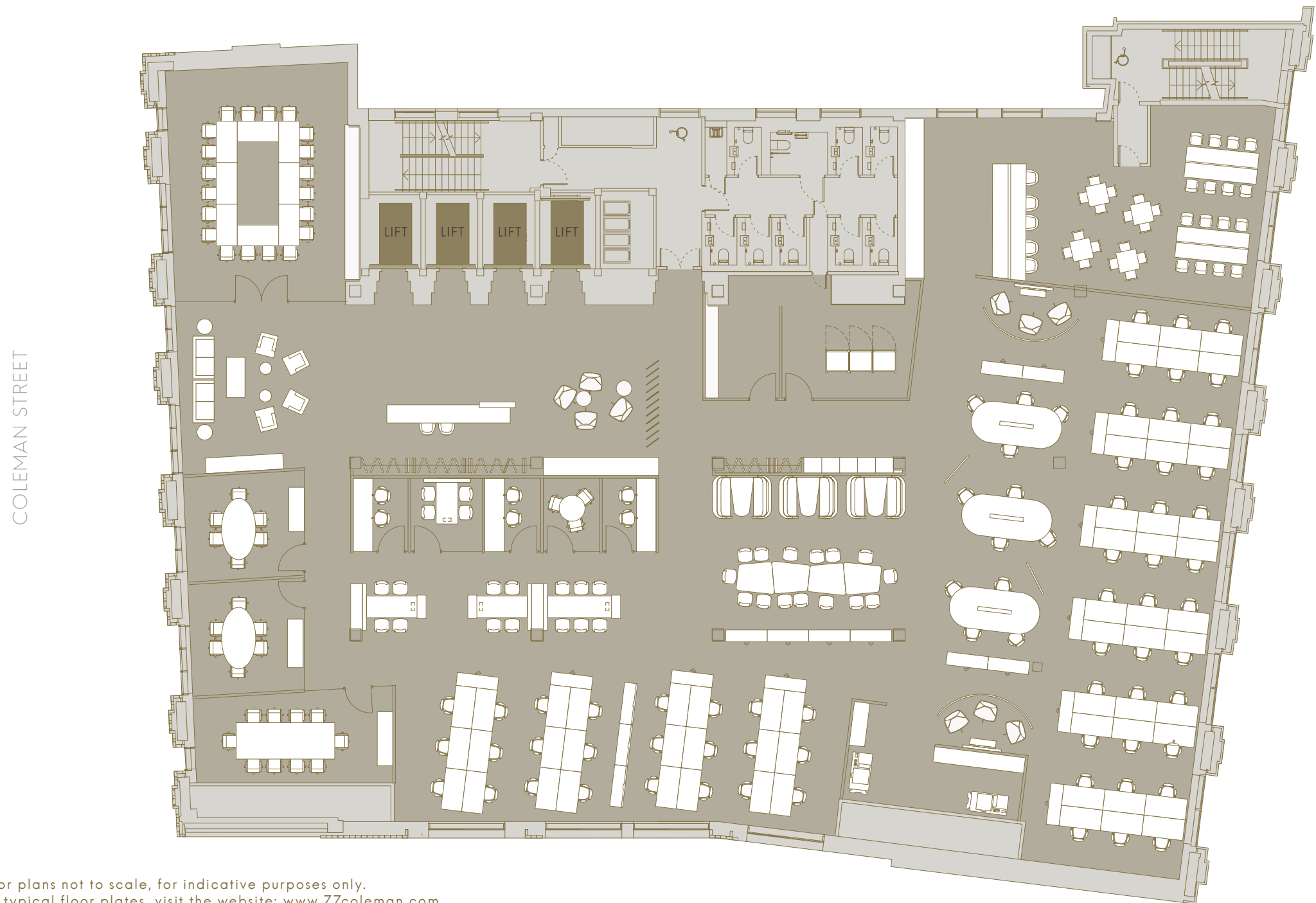
SPACE PLANS

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
<b>Planning ratio: 1 person:</b>	<b>142 sq ft (13.2 m<sup>2</sup>)</b>



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# OPEN PLAN – MULTI FLOOR TENANTS

## SPACE PLANS

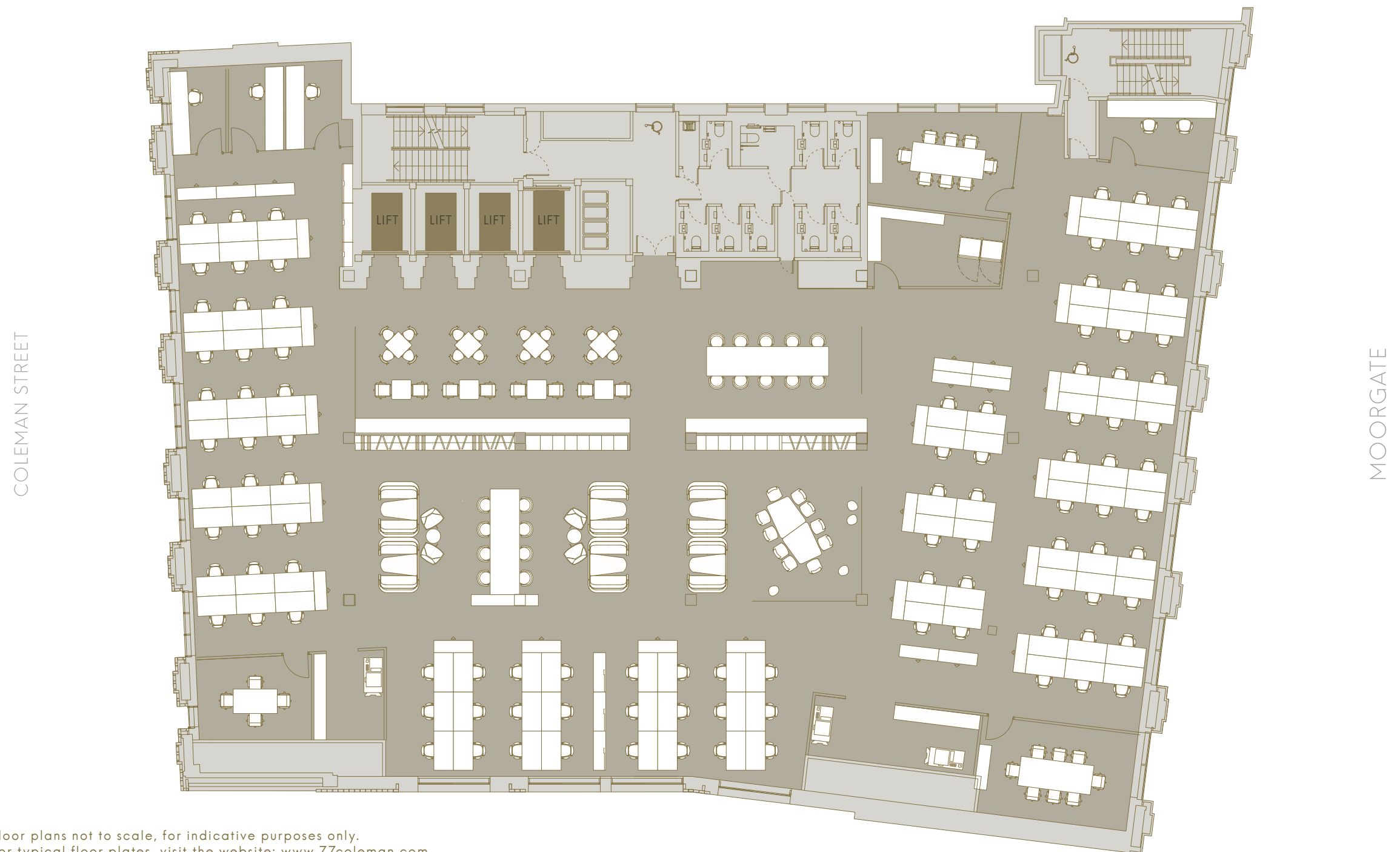
Open plan workstation	102
4x meeting room	8
8x meeting room	2

1x quiet room	3
2x quiet room	1

Total workplaces: 102

Meeting rooms seats: 25

**Planning ratio: 1 person: 103 sq ft (9.6 m<sup>2</sup>)**



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# SPECIFICATION

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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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