

77 COLEMAN

LONDON

A statement HQ office building designed by Buckley Gray Yeoman offering 67,400 sq ft of new contemporary offices.

FLOORS	SQ FT	SQ M
Level 7 (terraces)	7,007	651
Level 6 (terraces)	8,191	761
Level 5	10,140	942
Level 4	10,527	978
Level 3	10,516	977
Level 2	10,506	976
Level 1	10,484	974
Ground (Reception)	2,217	206
TOTAL (NIA)	67,371	6,259

- Ground floor reception and cafe
- Design density 1:8 per sq m
- New ceiling 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
- 146 cycle spaces, 140 lockers and 19 showers
- Terraces to Levels 6 & 7
- Targeting BREEAM Excellent
- Targeting WiredScore Platinum

The above net internal areas are estimated only & are to be verified upon completion. IPMS 3 areas available upon request.



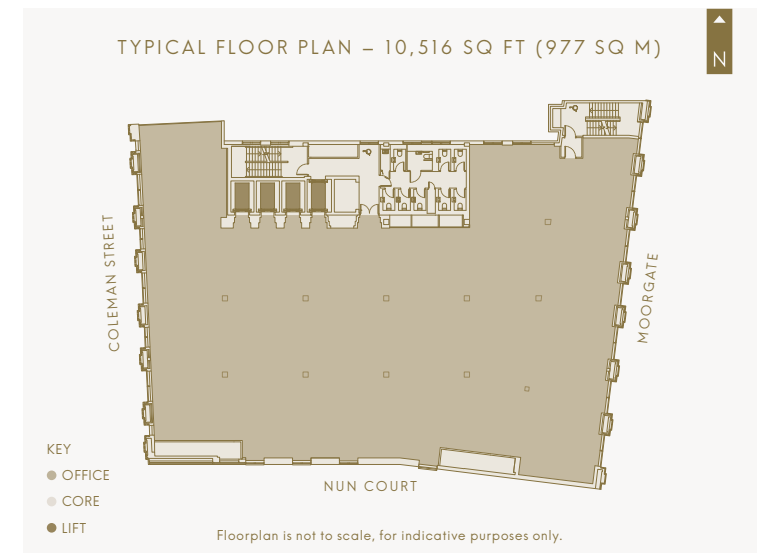
CGI OF UPPER FLOOR

COMPLETION Q1 2020



CGI

67,400 SQ FT OF AVAILABLE SPACE



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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. October 2018. SUBJECT TO CONTRACT