

OLD BAILEY
LONDON EC4



MAKING A STATEMENT

10 Old Bailey offers 6,200 to 33,964 sq ft of flexible, efficient accommodation in a prime City location.

The building has been comprehensively refurbished to deliver a dramatic new entrance, reception area, proposed business lounge and end of trip facilities, designed by Spratley & Partners.



**A NEW DESIGN-
LED RECEPTION
CREATING THE
PERFECT SENSE
OF ARRIVAL**



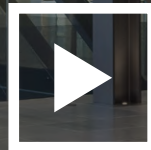


**POTENTIAL
BUSINESS
LOUNGE FOR
OCCUPIER
COLLABORATION**





THE WORKPLACE





**THE WORKSPACE
HAS BEEN FULLY
REFURBISHED
TO DELIVER
A DESIGN-LED,
HYBRID CAT A
SOLUTION**





ACCOMMODATION

Floor	Sq Ft	Sq M	Status
6th			LET
5th			LET
4th			LET
3rd	10,428	969	Available
2nd	10,401	966	Available
1st			LET
Ground	6,895	641	Available
Lower Ground	6,240	580	Available
Total	33,964	3,156	

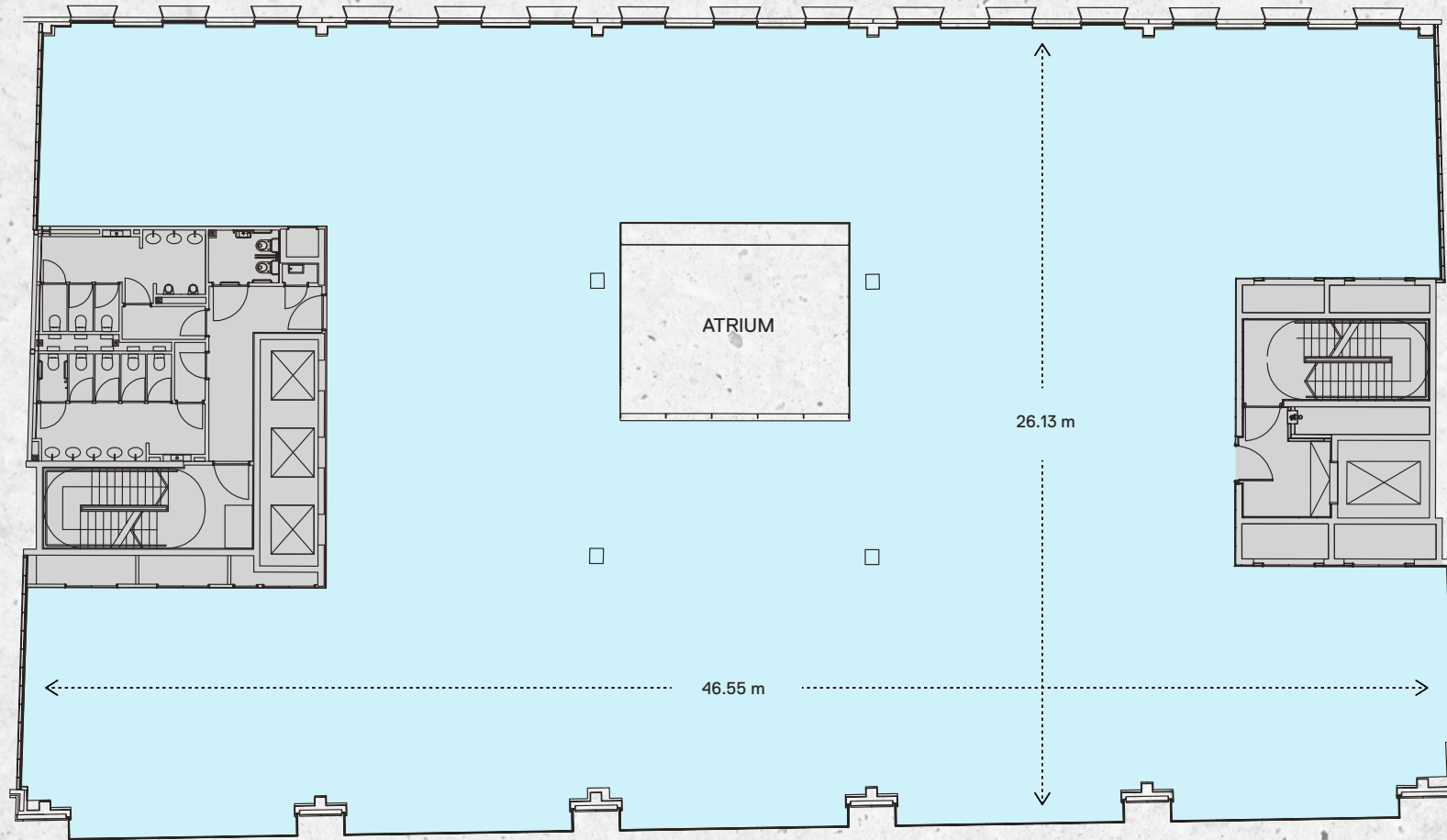




3RD FLOOR

10,428 SQ FT [969 SQ M]

Office



Old Bailey

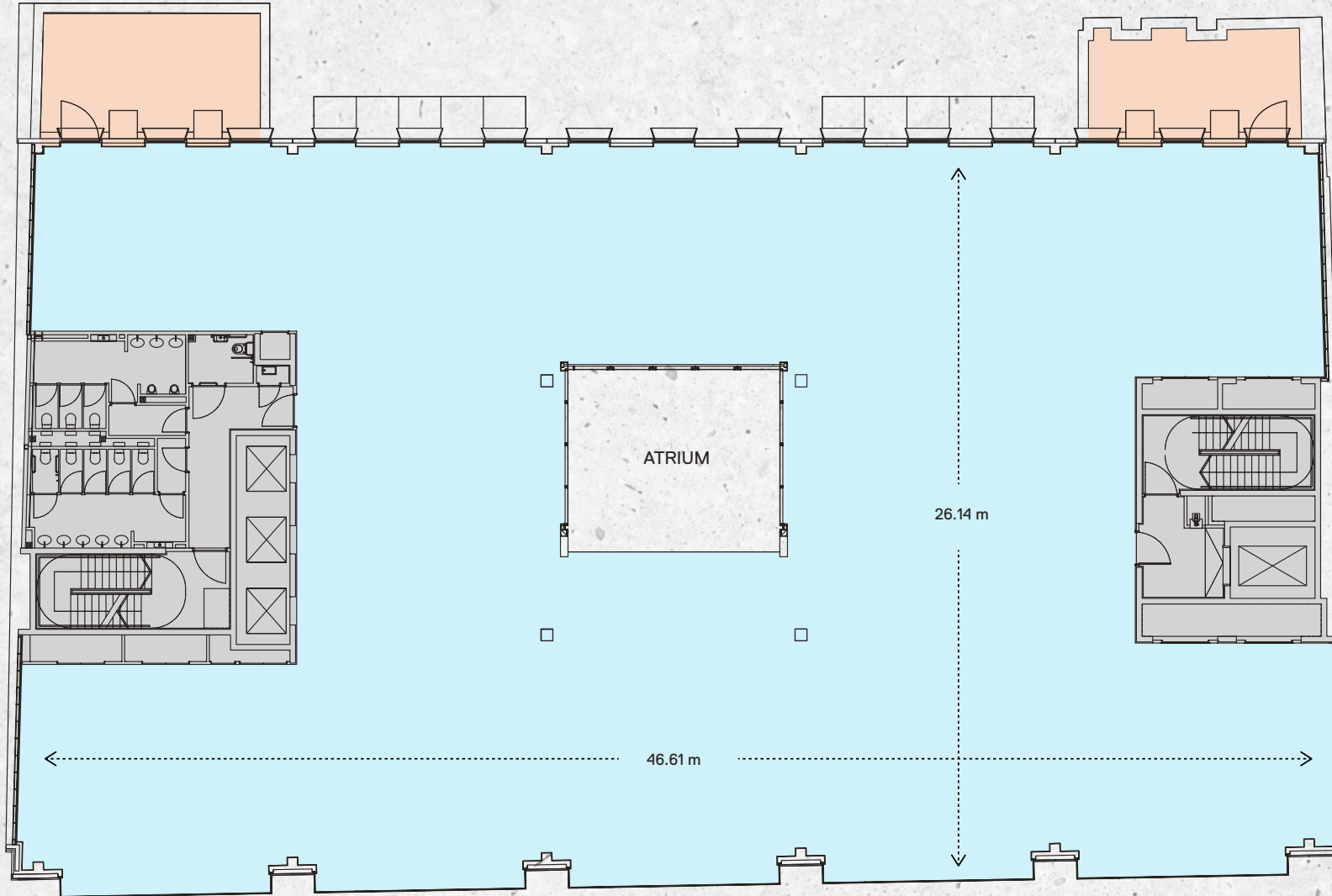




2ND FLOOR

10,401 SQ FT [966 SQ M]

Office Dedicated terrace



Old Bailey

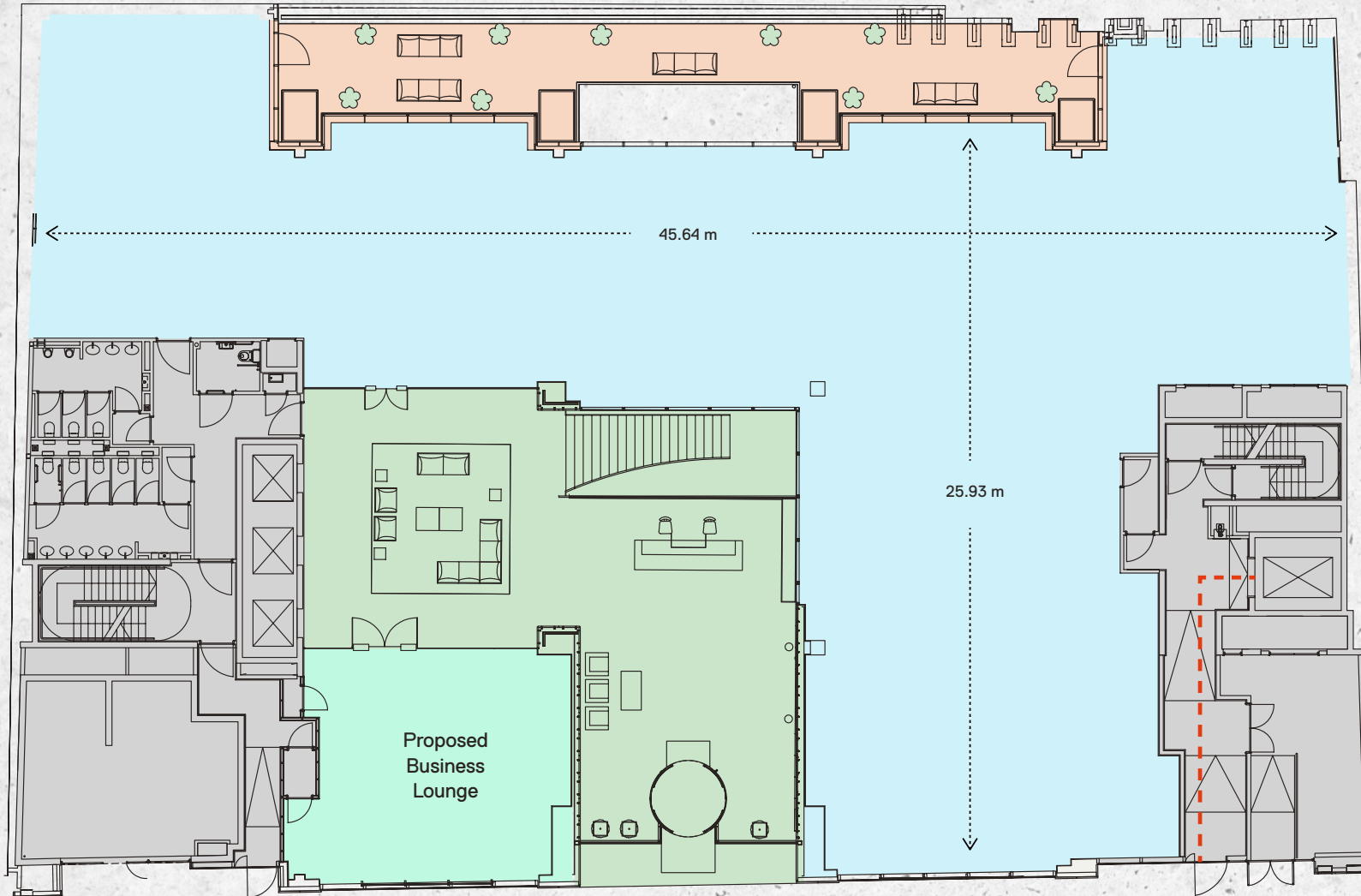




GROUND FLOOR

6,895 SQ FT [641 SQ M]

- Office
- Dedicated Terrace
- Proposed Business Lounge
- Reception
- Cycle route

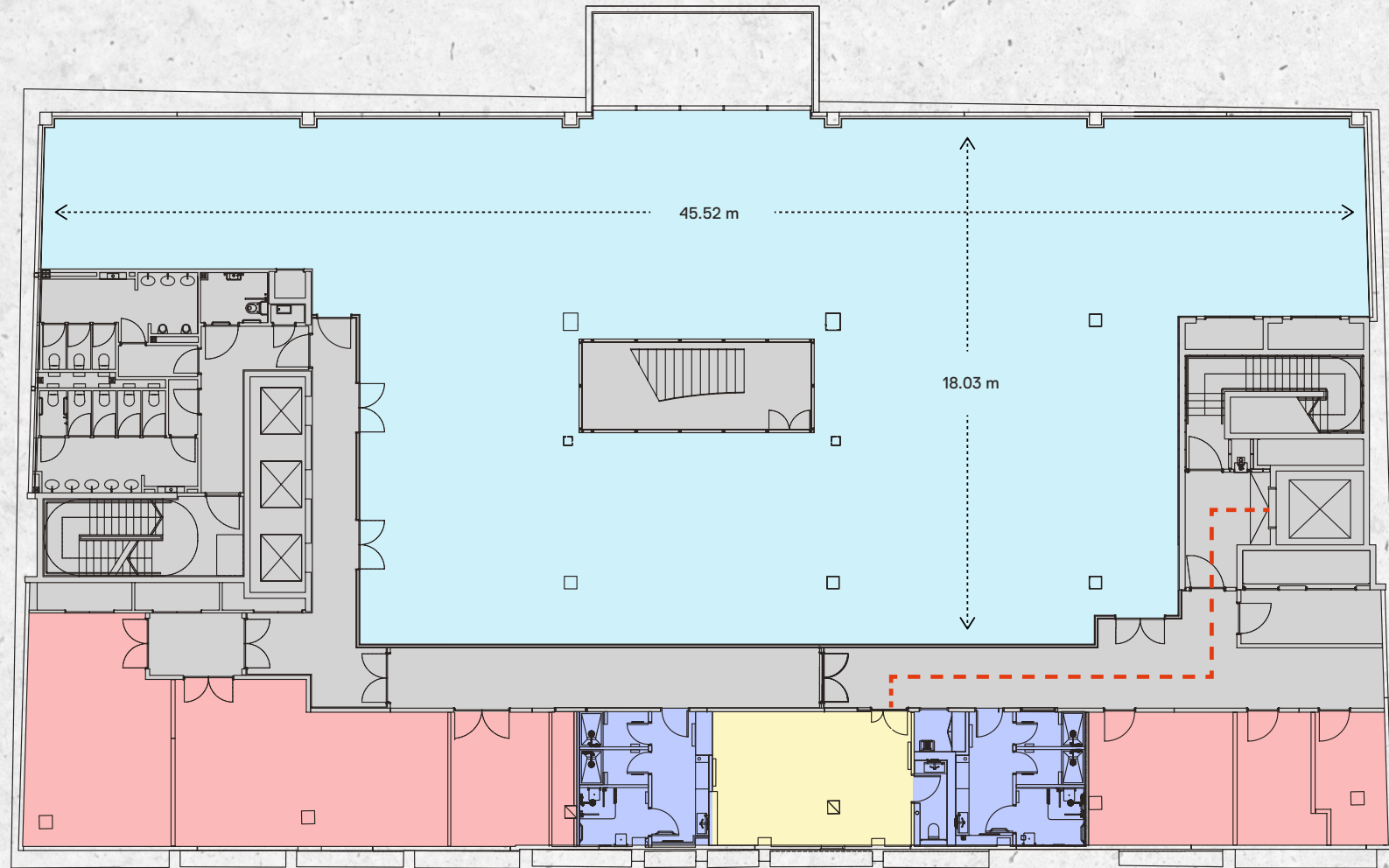




LOWER GROUND FLOOR

6,240 SQ FT [580 SQ M]

- Office
- Bike Store
- Showers & WCs
- Storage
- Cycle route





SPECIFICATION



Fully refurbished arrival experience and reception



EPC rating B



Zero waste to landfill



100% of energy from renewable sources



4 pipe fan coil air conditioning



3 x 13 person passenger lifts



Raised access floor (150mm overall)



1 x 1,600kg / 21 person goods lift



38 new bike racks



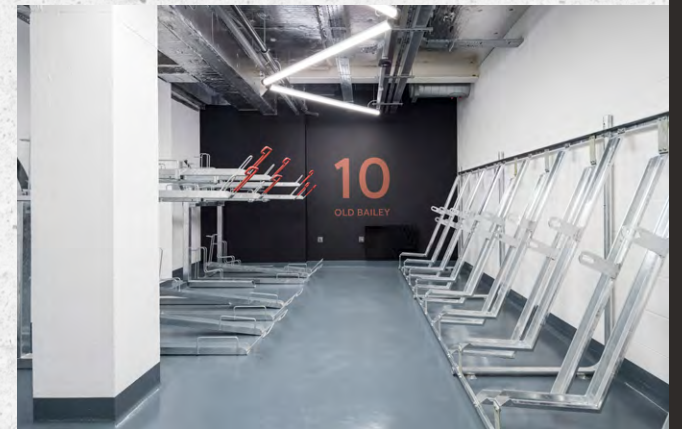
3 female & 3 male showers



Terrace on 2nd & Ground floors



Business lounge





Introducing...



Our preferred network partner. NCG deliver straight forward and effective connectivity for our occupiers with key benefits set out here:



Quick Installations

10 working days from contract signature.



No Wayleave

Simplified installs.



Dedicated Bandwidth from 100Mbps up to 1Gbps

Fully managed by NCG
Unmanaged (hardware provided by tenant).



Engineering Support

Monday to Friday
9am - 5pm
4 hour response



Additional Products

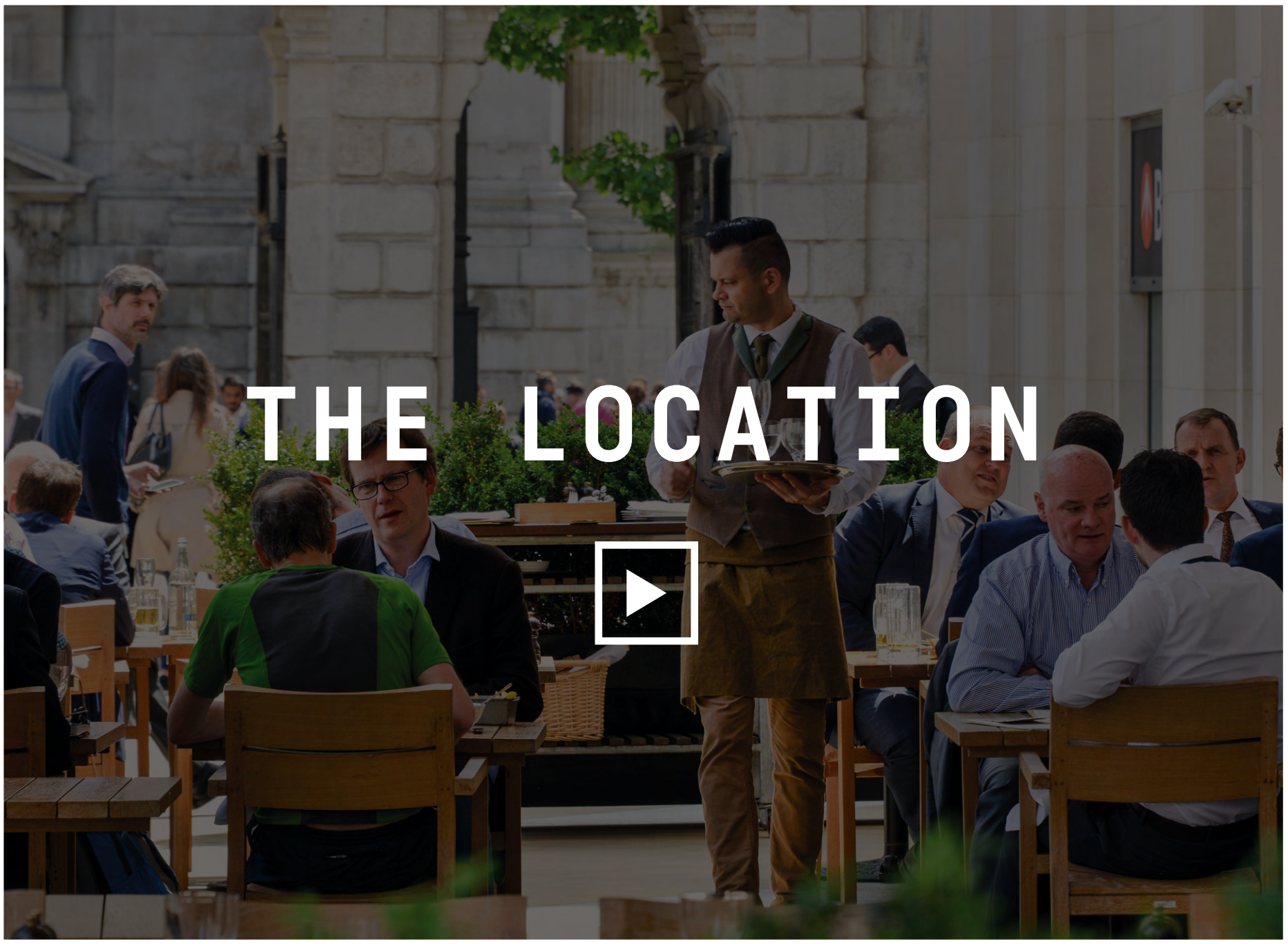
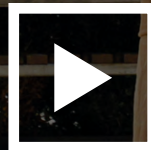
- Access Points
- Switches
- IP Addresses
- Phone Systems
- Fibre Cabling



Dedicated Account Manager

- Pre-sales support
- Onboarding
- General queries

THE LOCATION





**CHOICE AT YOUR
FINGERTIPS -
AMONGST ST PAUL'S,
PATERNOSTER SQUARE
AND FARRINGDON**





LOCAL AMENITIES

- 1. The Happenstance
- 2. Association Coffee
- 3. Obicá
- 4. Cojean
- 5. WIT Fitness
- 6. Barry's Bootcamp
- 7. Club Gascon
- 8. The Fable
- 9. Lutyens
- 10. Leon
- 11. Birley Sandwiches
- 12. Paternoster Chop House

LOCAL OCCUPIERS

Bevan Brittan  

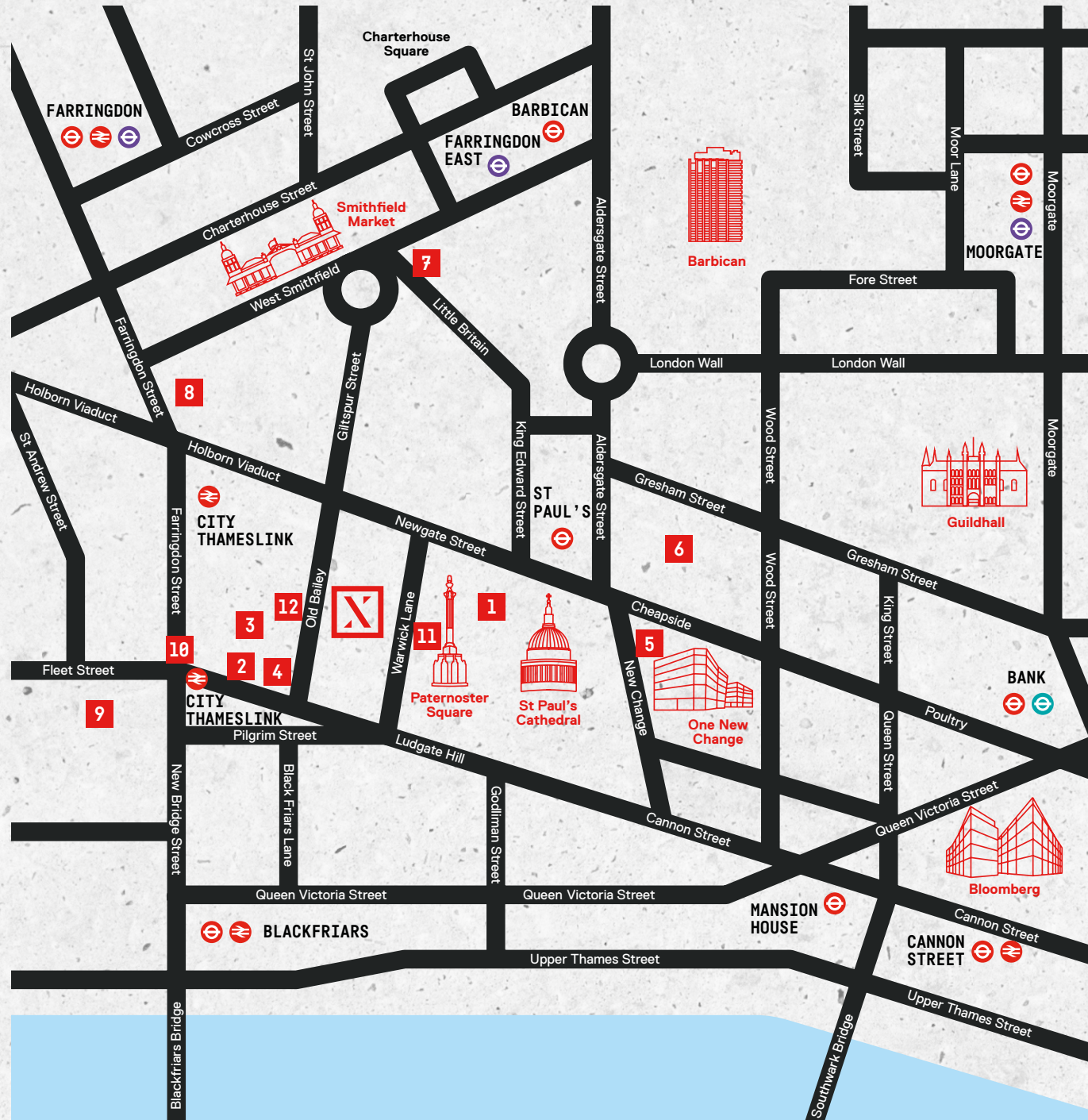
 





EXCELLENT CONNECTIONS IN EVERY DIRECTION

The building is well connected, with a host of stations all within easy walking distance.

Farringdon Station is only an 8 minute walk, and offers access to the Elizabeth Line.



CITY THAMESLINK
02
MINS WALK

BLACKFRIARS
03
MINS WALK

ST PAUL'S
04
MINS WALK

BARBICAN
08
MINS WALK



FARRINGDON
08
MINS WALK

CHANCERY LANE
09
MINS WALK

BANK
11
MINS WALK

MOORGATE
12
MINS WALK

FURTHER INFORMATION



Downloads

[PDF Floor Plans](#)



Viewings

Strictly through sole letting agents:

Terms

Upon application.

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