



FINAL FLOOR REMAINING
11,116 SQ FT (1,033 SQ M)

L O N D O N
E C 4



10 OLD *BAILEY*

The building has been comprehensively refurbished to include the following:

- Best in class new workspace
final floor remains (11,116 SQ FT) available now
- **EPC rating 'A' & BREEAM 'Excellent' – Top 3% in The City of London Trophy Asset**
- **Open plan** column free floor plates
- **CAT B** Fitted Floors
- Exquisite **new reception** and **business lounge**
- Brand new **all electric M&E**
- End of trip facilities & cycle storage
- WiredScore Gold





*OPEN PLAN
FLOOR PLATES*



*EXTERNAL TERRACES
2ND & 5TH FLOORS*



*CYCLE
STORAGE
& END
OF TRIP
FACILITIES*



*CAT B
FITTED
FLOORS*

WHERE HISTORY *TIPS THE SCALES*



TOWARDS LEGACY



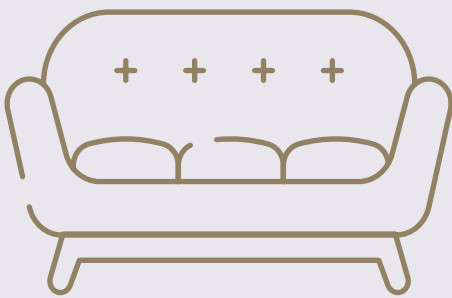


HIGHLY SOPHISTICATED *SPECIFICATION*



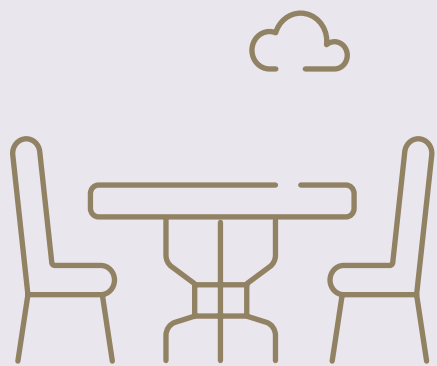
Arrival

Refurbished reception experience



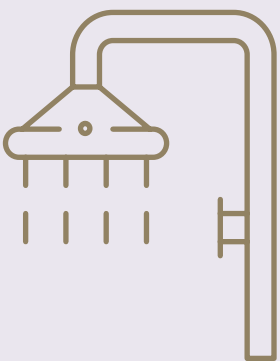
Business lounge

For casual meetings & breakout space with wifi



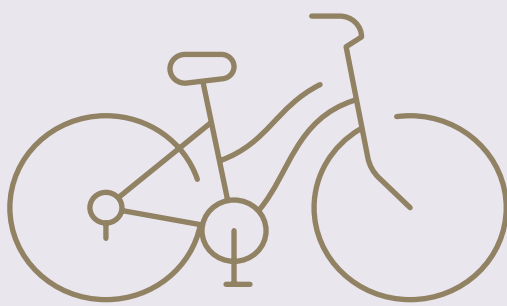
External terraces

On lower ground, ground & second floors



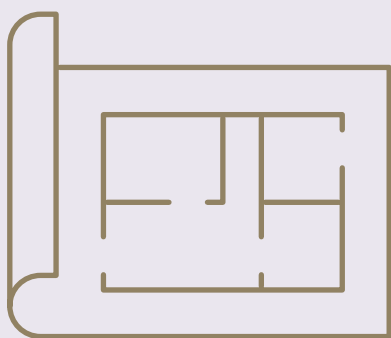
Showers

Fitted shower rooms



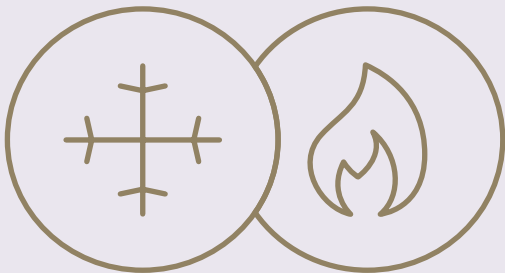
Cycle storage & lockers

Bike racks



Open plan

Open plan spaces for easy layout



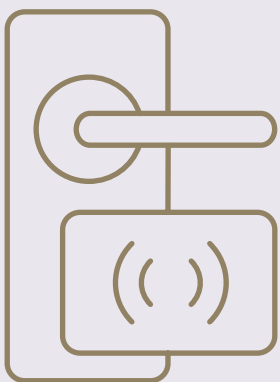
Air con

Newly fitted VRF system



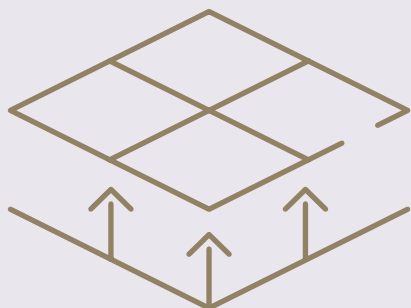
Smart lighting

Smart, low energy lights



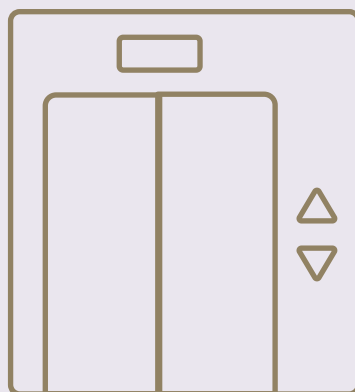
Secure

Smart access control systems



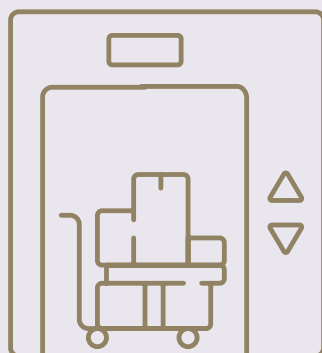
Floors

Raised access floors, 150mm overall



3 Passenger lifts

3 x 13 person passenger lifts



Service lift

1 x 1,600kg / 21 person service lift



ESG & BREEAM

EPC A & BREEAM Excellent

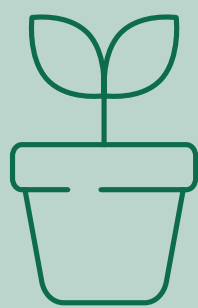




WHERE SUSTAINABILITY TIPS THE SCALES

TOWARDS A GREENER FUTURE

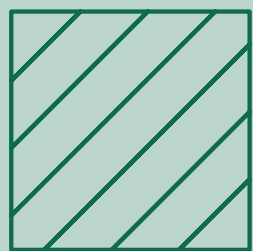
10 OLD BAILEY IS A HIGHLY SUSTAINABLE
REFURBISHMENT PROJECT, WHICH HAS
DELIVERED *BEST IN CLASS CREDENTIALS*
IN RELATION TO OPERATIONAL AND
EMBODIED CARBON



EPC A



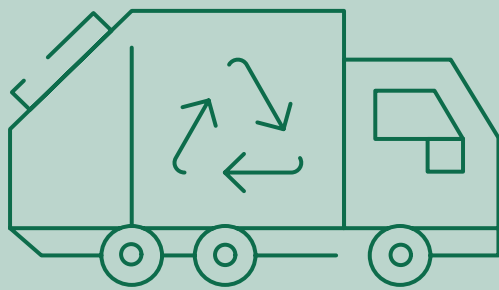
BREEAM Excellent



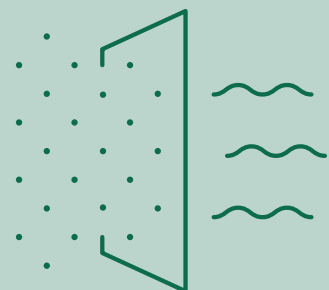
Recycled Tiles



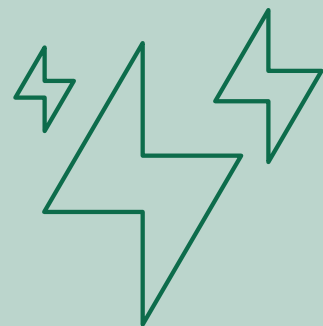
100% Green Energy



Zero Waste to Landfill



Air Quality Control



Fully Electric
Powered Building



Smart Lighting System
Throughout with High
Performance LED Lighting



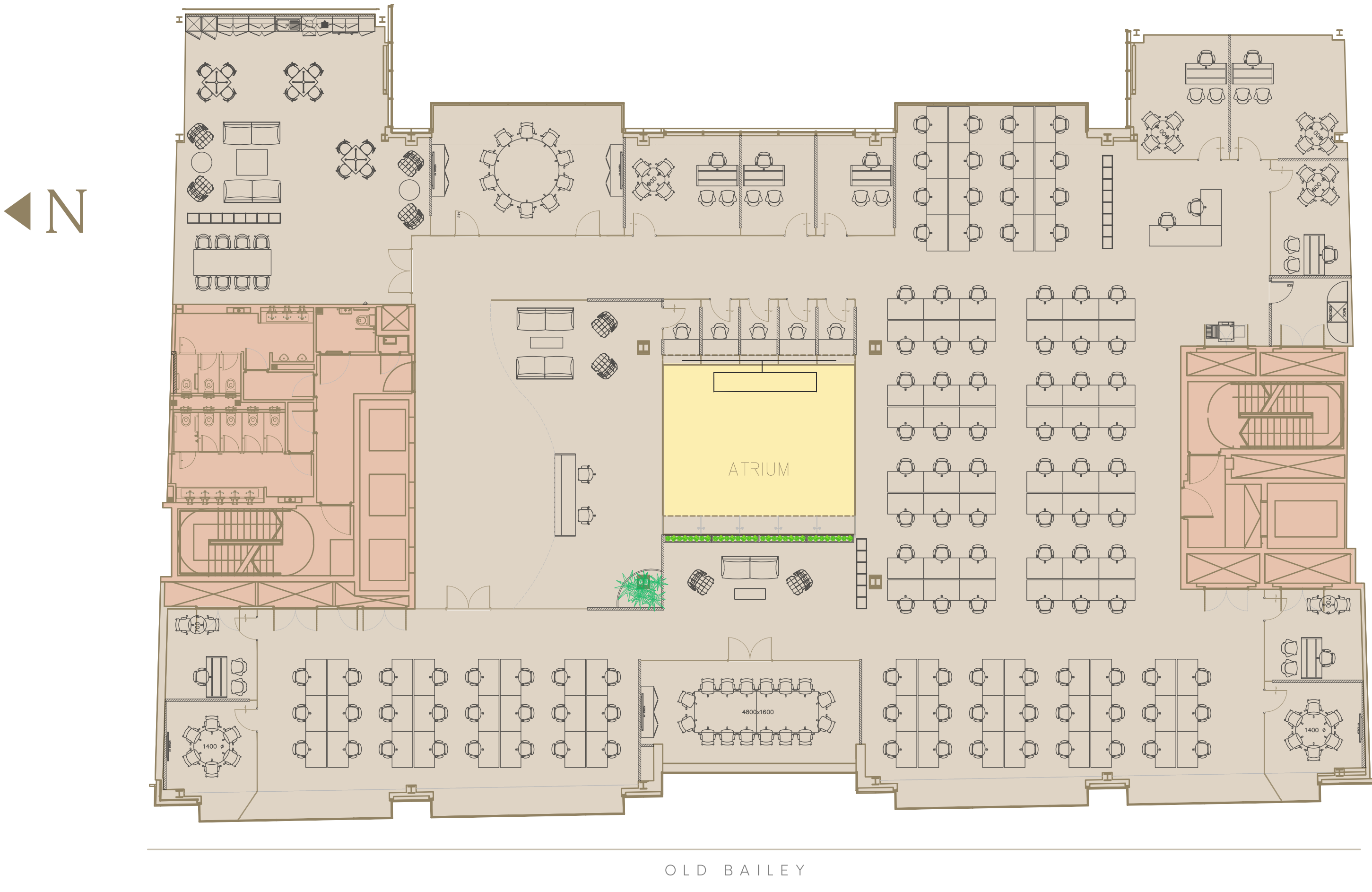
FLOOR SCHEDULE

FLOOR	SQ FT	SQ M	AVAILABILITY
06	—	—	LET
05	—	—	LET
04	—	—	LET
03	—	—	LET
02	—	—	LET
01	11,116	1,033	AVAILABLE JULY 2025 CAT B
G	—	—	LET
LG	—	—	LET



ACCOMMODATION

FLOOR PLANS



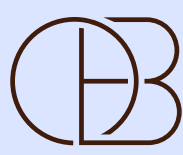


WHERE
LOCATION
*TIPS THE
SCALES*



TOWARDS
BETTER WORK LIFE
BALANCE





Paternoster Chop House



Ozone Coffee



St Paul's Churchyard



Paternoster Square

Local amenities

The area boasts an impressive selection of dining options, from high-end restaurants and trendy cafes to casual eateries and grab-and-go spots, perfect for lunch breaks or client meetings.

Paternoster Square and nearby One New Change shopping center offer numerous retail options, from luxury brands to essential stores, along with rooftop bars that provide stunning views of St. Paul's Cathedral and the city skyline.



New Street Square

COFFEE & LUNCH

1. Ozone Coffee	1 min	6. Blank Street Coffee	7 mins
2. Côte St Paul's	2 mins	7. The Wren Coffee	8 mins
3. Establishment Coffee	3 mins	8. Leon	9 mins
4. Carter Lane Coffee House	3 mins	9. Sandwich Sandwich	10 mins
5. Tattle Coffee House	3 mins		

FITNESS & PARKS

1. St Paul's Churchyard	5 min	6. Barry's Gym	11 mins
2. Postman's Park	8 mins	7. London Wall Place	16 mins
3. Virgin Active	9 mins	8. The Walks	18 mins
4. The Gym Group	19 mins		
5. Fitness First	10 mins		

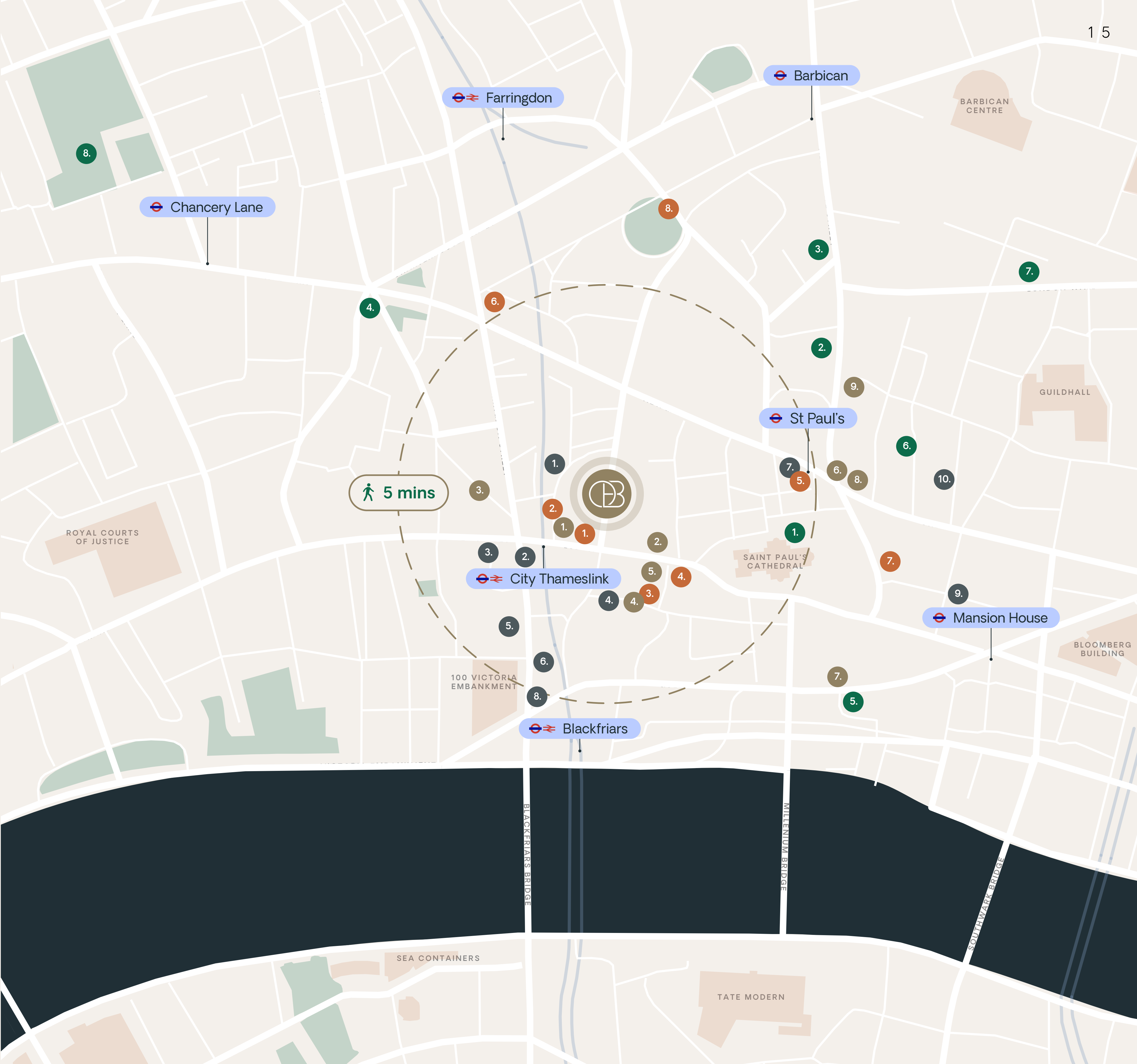
DINING

1. Paternoster Chop House	1 min	6. The Fable	6 mins
2. Obicà	2 mins	7. The Ivy	8 mins
3. Donburi	3 mins	8. Club gascon	11 mins
4. Wagamama	3 mins		
5. The Happenstance	5 mins		

PUBS & BARS

1. Little Fabel	2 mins	6. El Vino	5 mins
2. The Albion	2 mins	7. The Paternoste	5 mins
3. The Old Bell	3 mins	8. The Blackfriar	7 mins
4. On the Bab St Paul's	3 mins	9. The Pavilion End	10 mins
5. St Brides Tave rn	5 mins	10. Dirty Martini	11 mins

* Approximate journey times





Ten Old Bailey

Chancery Lane 11 mins

Farringdon 10 mins

City Thameslink 2 mins

St Paul's 5 mins

Blackfriars 7 mins

One New Change

Bank

14 mins

Cannon Street

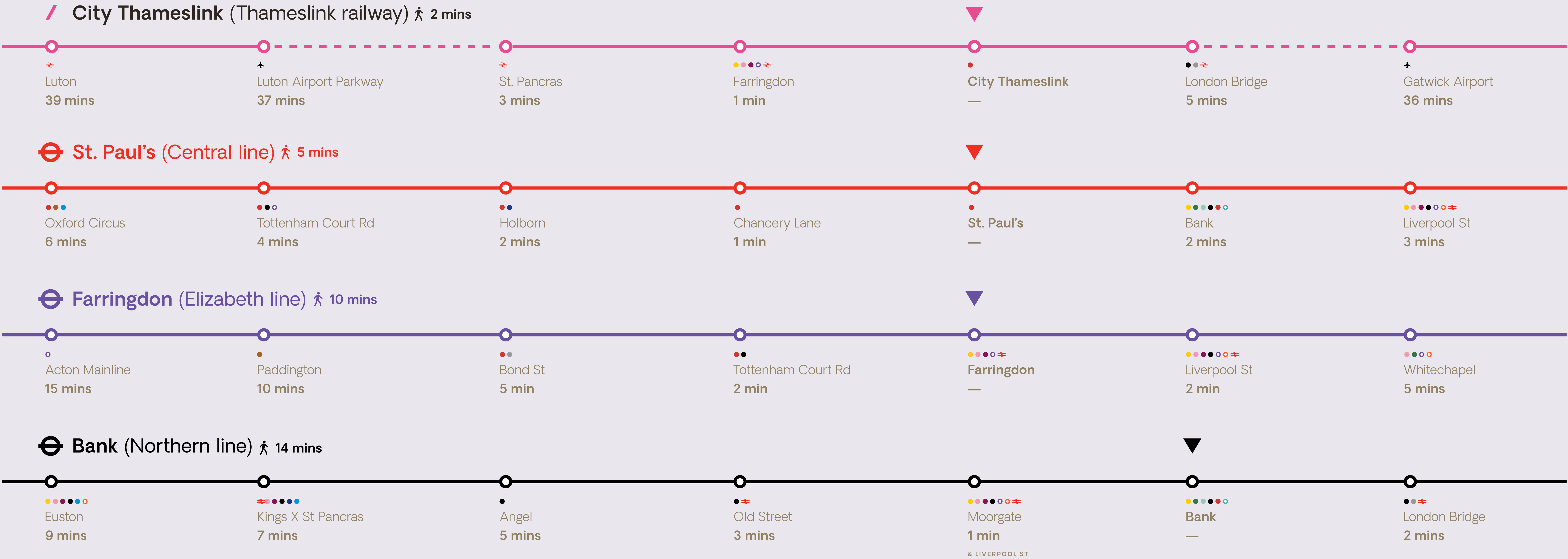
12 mins

Millenium Bridge

* Approximate journey times



TRANSPORT *LINKS*



* Approximate journey times

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