



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

LONDON
EC4



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



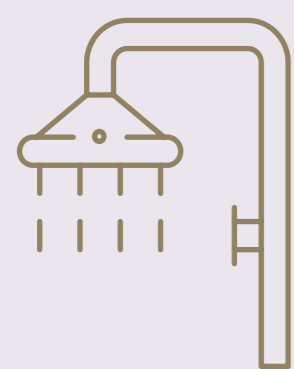
Business lounge

For casual meetings & breakout space with wifi



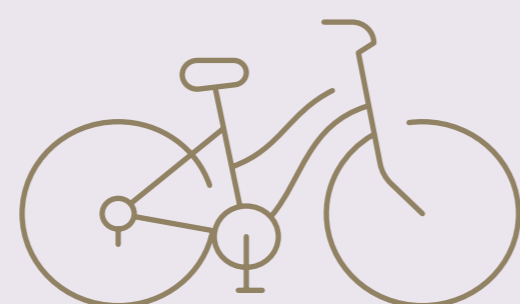
External terraces

On lower ground, ground & second floors



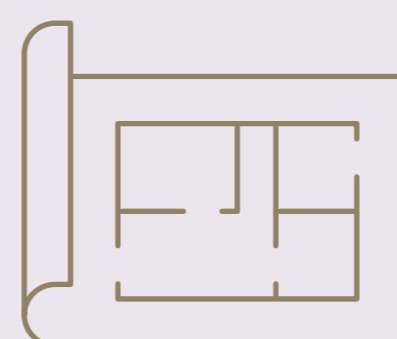
Showers

Fitted shower rooms



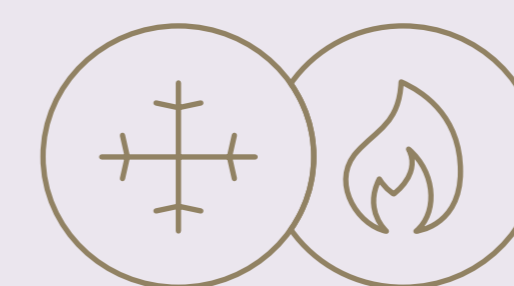
Cycle storage & lockers

Bike racks



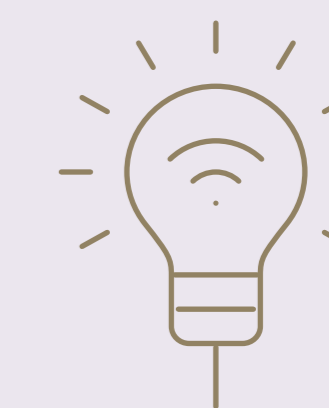
Open plan

Open plan spaces for easy layout



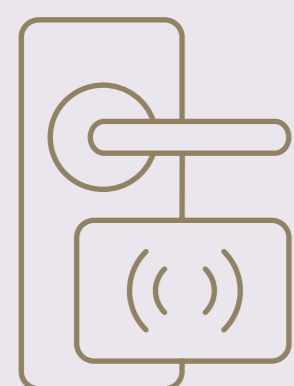
Air con

Newly fitted VRF system



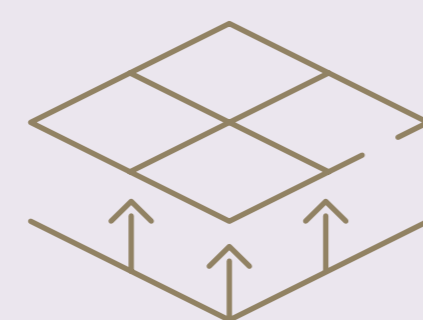
Smart lighting

Smart, low energy lights



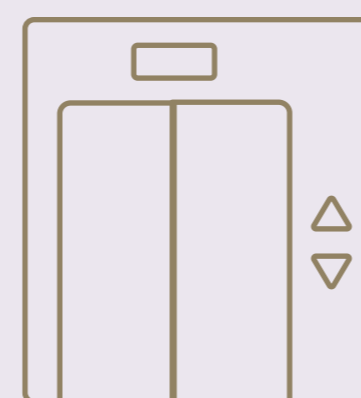
Secure

Smart access control systems



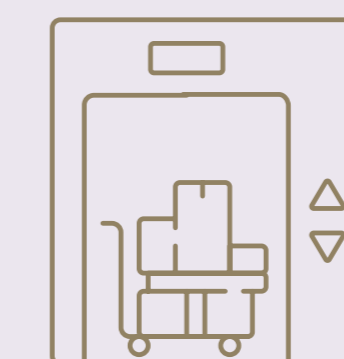
Floors

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

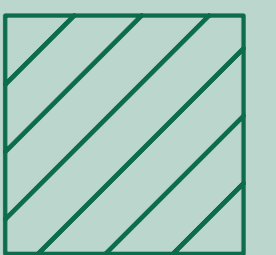
10 OLD BAILEY IS A HIGHLY SUSTAINABLE REFURBISHMENT PROJECT, WHICH HAS DELIVERED *BEST IN CLASS CREDENTIALS IN RELATION TO OPERATIONAL AND EMBODIED CARBON*



EPC A



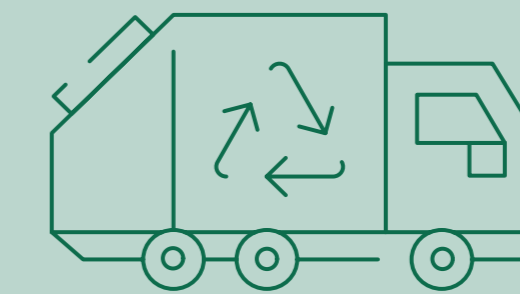
BREEAM Excellent



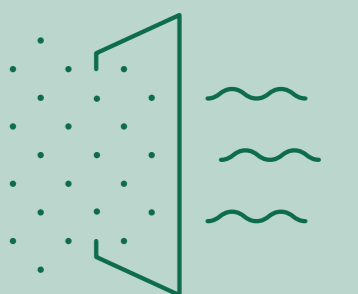
Recycled Tiles



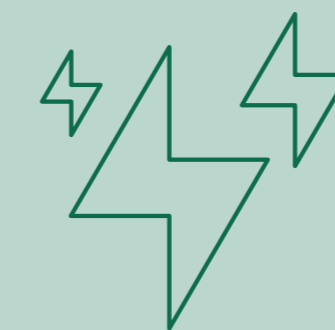
100% Green Energy



Zero Waste to Landfill



Air Quality Control



Fully Electric Powered Building



Smart Lighting System Throughout with High Performance LED Lighting

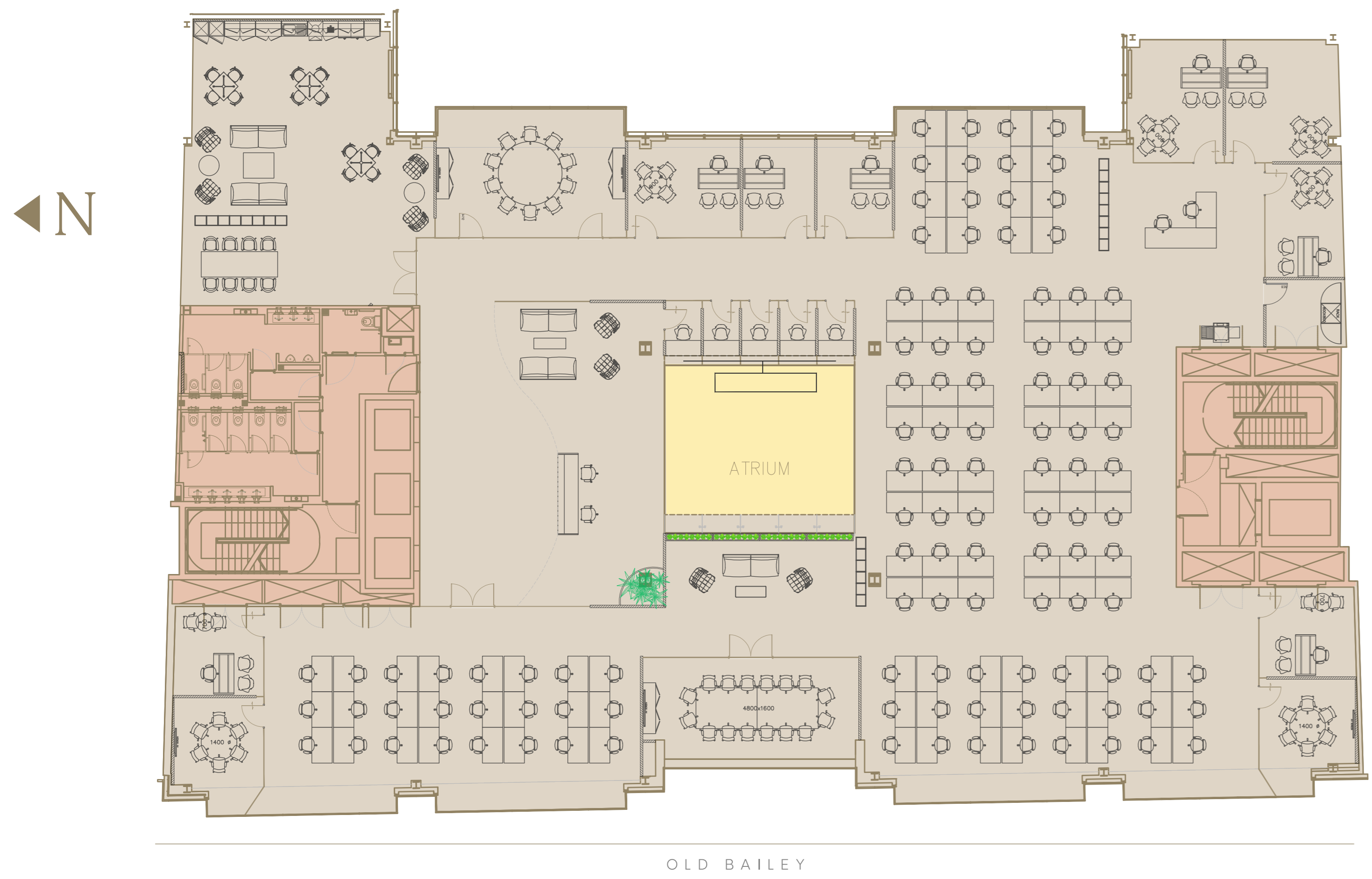


FLOOR SCHEDULE

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



ACCOMMODATION *FLOOR PLANS*



OLD BAILEY

01

11,116 SQ FT

- OFFICE
- TERRACE
- ATRIUM



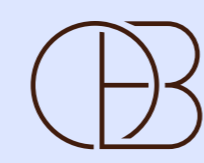


WHERE
LOCATION
*TIPS THE
SCALES*



TOWARDS
BETTER WORK LIFE
BALANCE

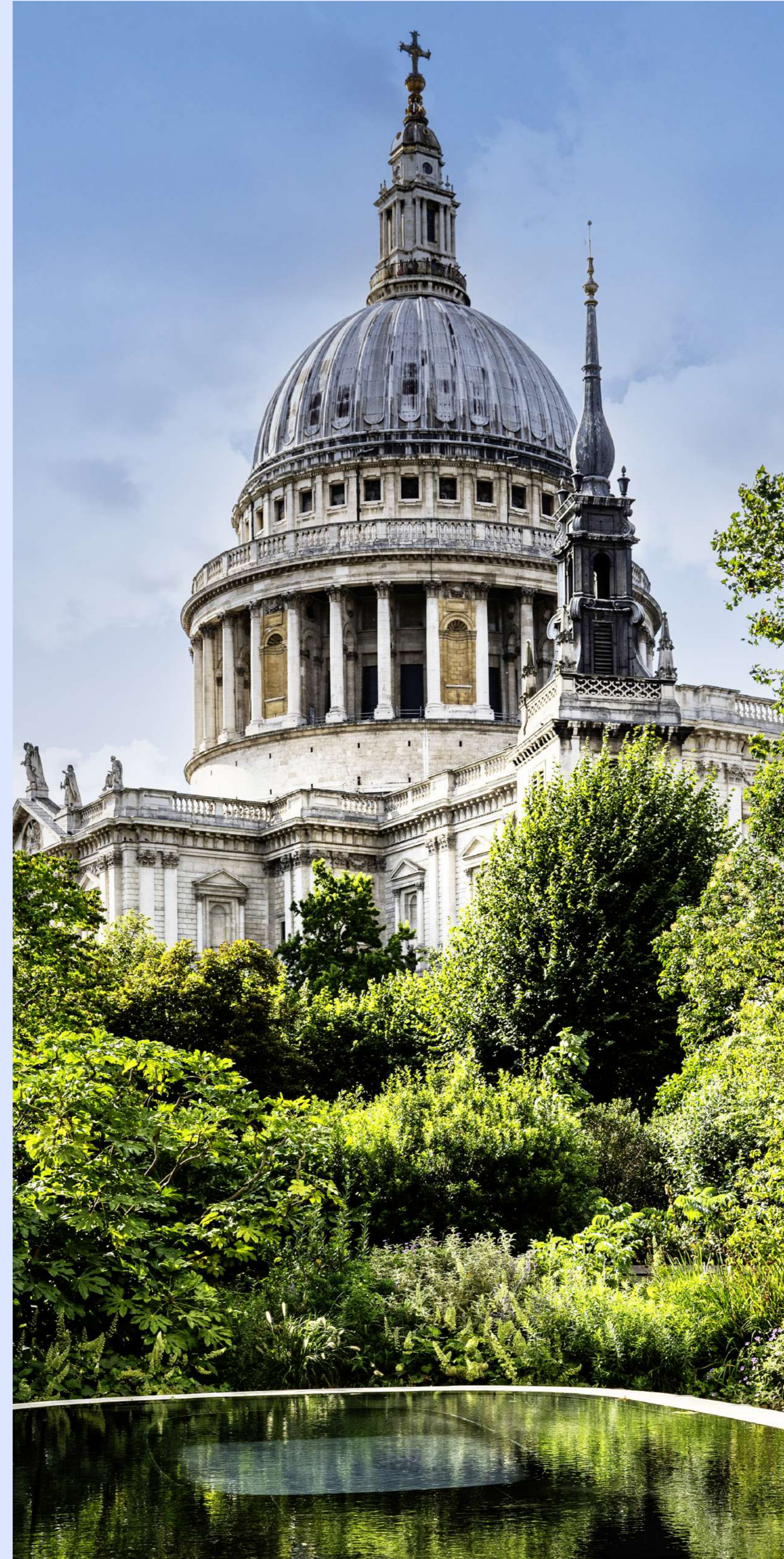




Paternoster Chop House



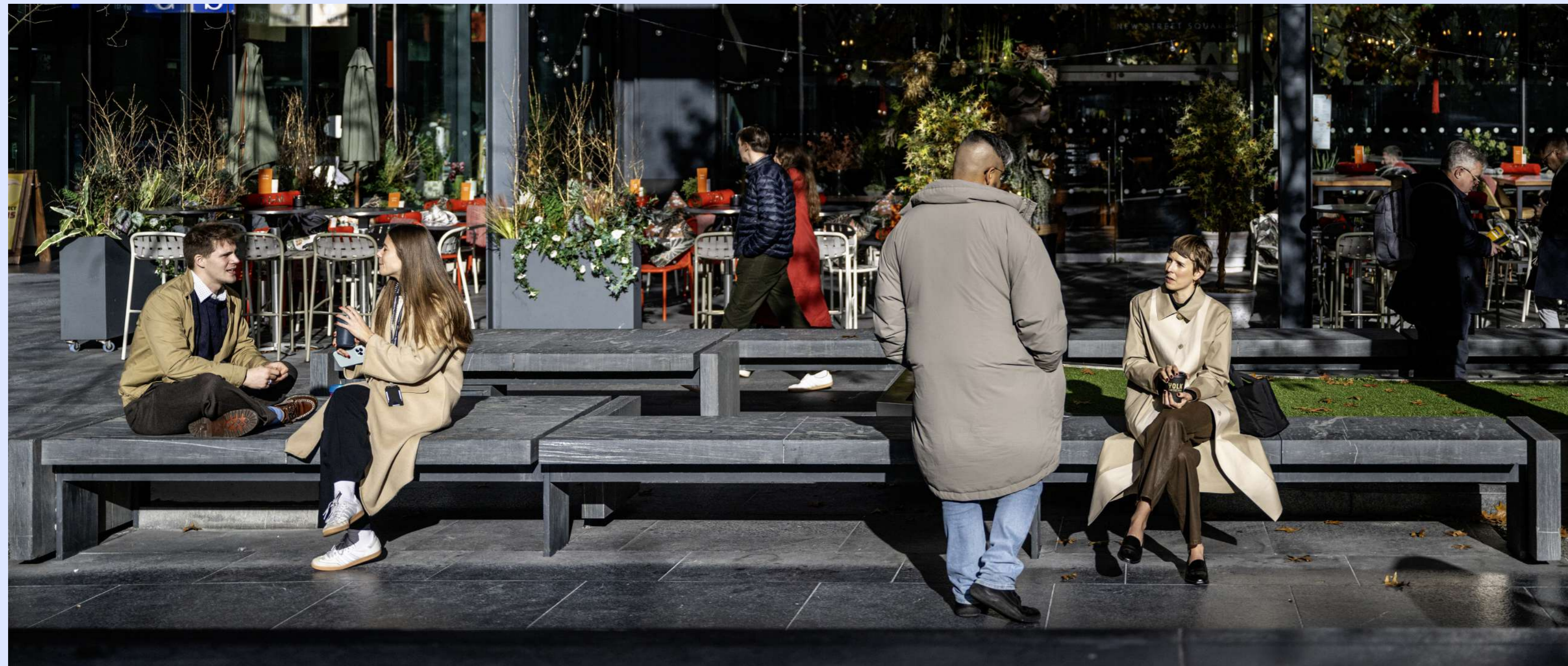
Ozone Coffee



St Paul's Churchyard



Paternoster Square



New Street 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.

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 | | |

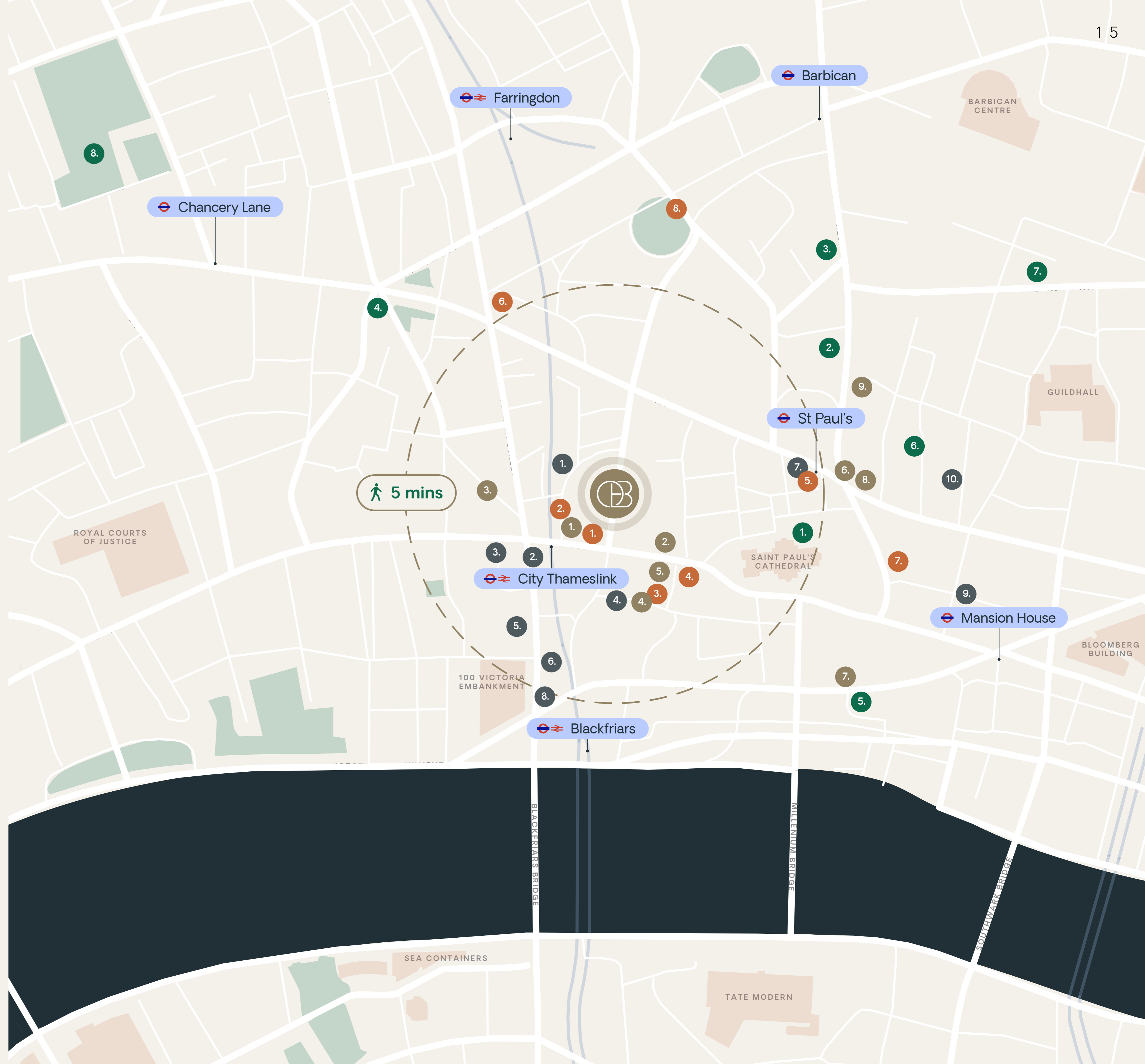
DINING

| | | | |
|---------------------------|--------|----------------|---------|
| 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

Millenium Bridge

Cannon Street 12 mins

* Approximate journey times

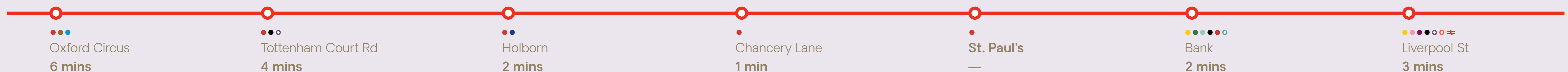


TRANSPORT LINKS

/ City Thameslink (Thameslink railway) 🚶 2 mins



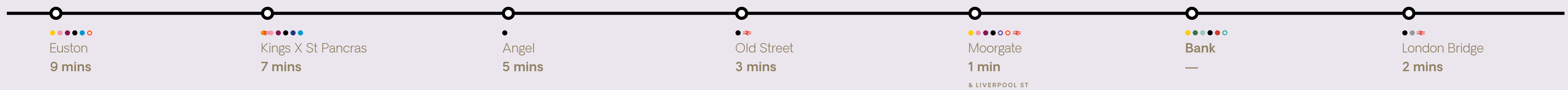
⊖ St. Paul's (Central line) 🚶 5 mins



⊖ Farringdon (Elizabeth line) 🚶 10 mins



⊖ Bank (Northern line) 🚶 14 mins



* Approximate journey times

ALLSOP

James Neville

+44 (0)7789 658 540

james.neville@allsop.co.uk

Harri Guy

+44 (0)7917 918 124

harri.guy@allsop.co.uk

NEWMARK

Sam Boreham

+44 (0)7917 635465

sam.boreham@nmrk.com

Daisy Walder

+44 (0)7425 828 376

daisy.walder@nmrk.com

10OLDBAILEY.COM

