16

Eastcheap

An EC choice

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16

Eastcheap

A building that’s EC to get excited about

Behind its striking original Portland stone facade, 16 Eastcheap, EC3, has undergone a dramatic full refurbishment and extension.

36,000 sq. ft of modern self-contained office space has been created over 7 floors, with an extended roof terrace. A place to enjoy panoramic views of iconic London landmarks and the Thames.

It's EC to see what all the excitement is about.

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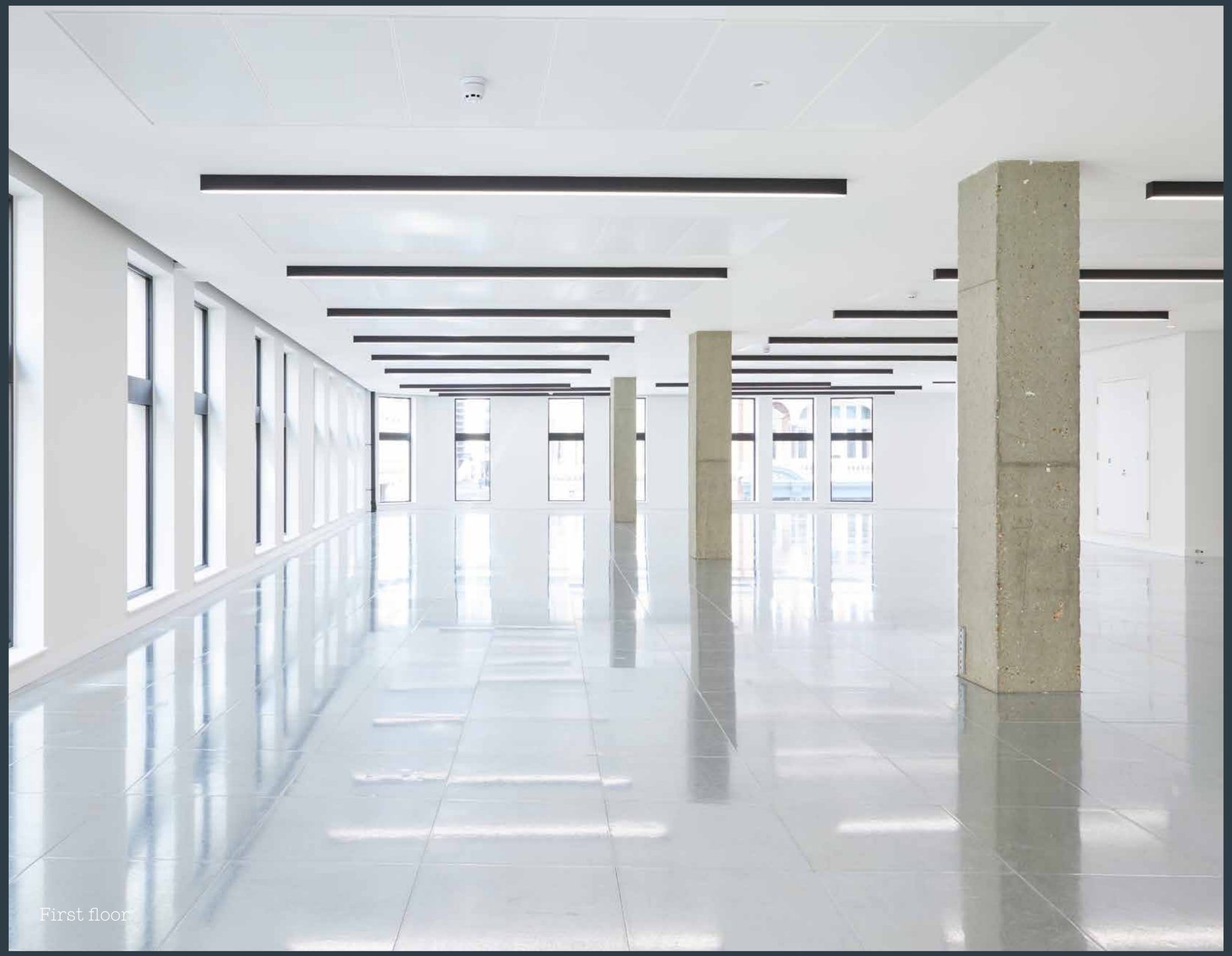
An EC place to grow

Alex dreams of having an HQ at 16 Eastcheap

Reception

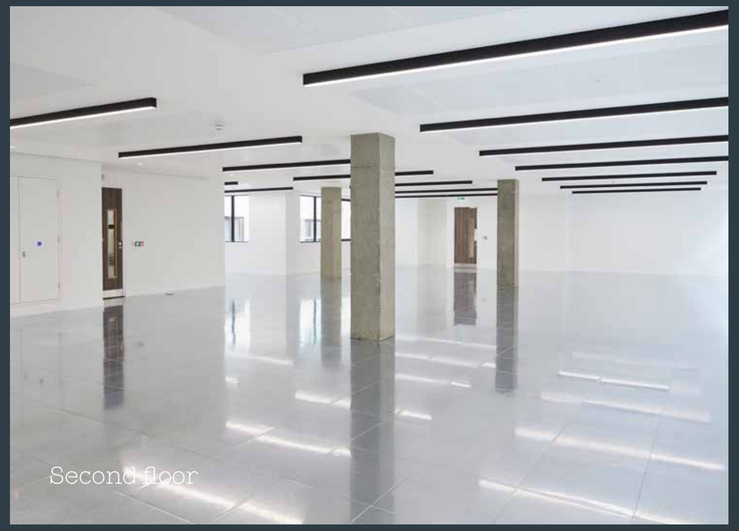
360° Take a virtual tour



First floor

Cat A Specification

- Manned reception
- Rooftop terrace
- 1:8 occupational density
- 2 x 13 person passenger lifts
- Light filled duplex 5th & 6th floors
- VRV Air conditioning
- New LED lighting
- Exposed columns
- Raised access floors
- Post-Covid considered design



Second floor

Third floor

Fourth floor

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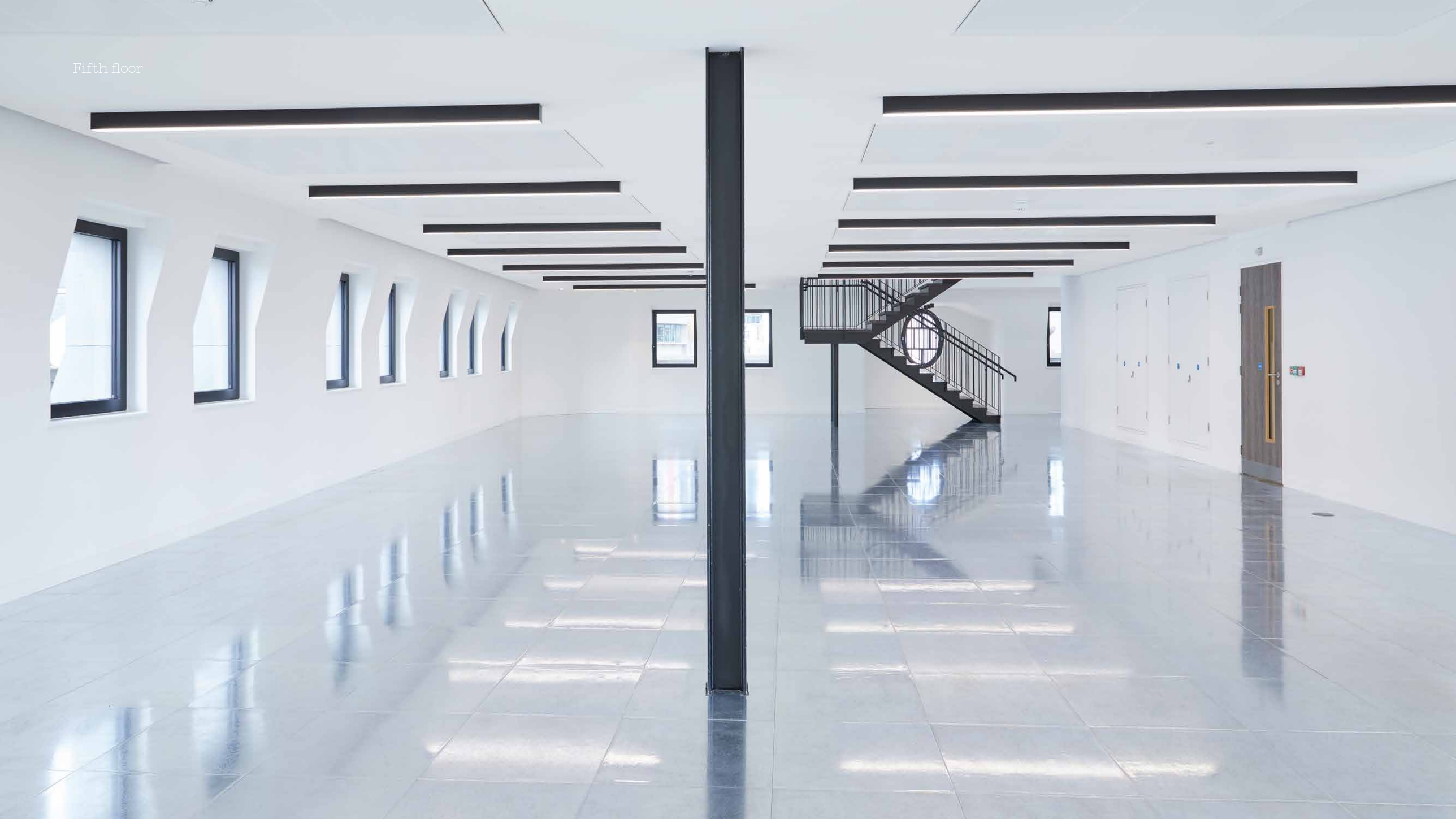
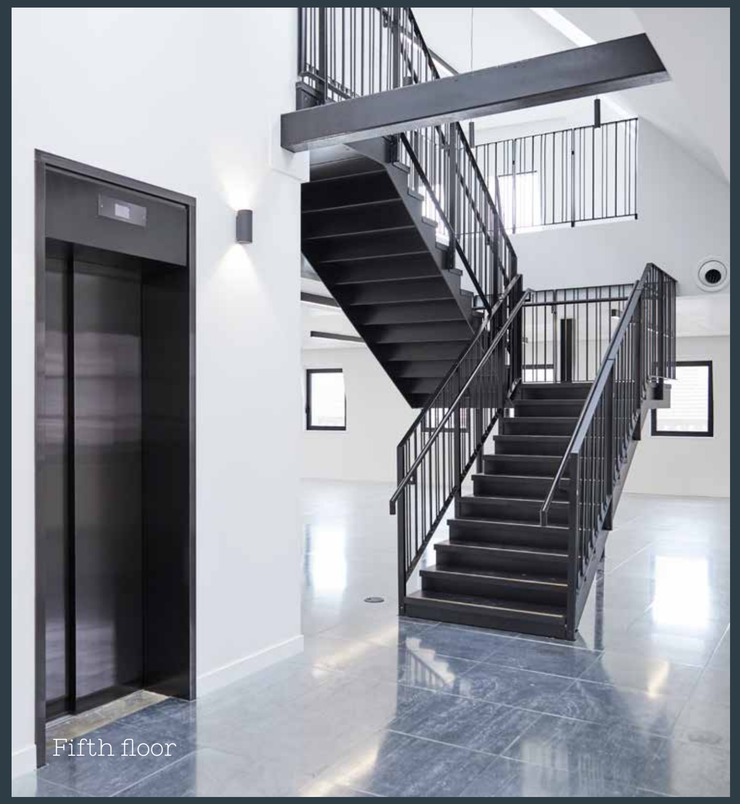
EC to be impressed with the views from the roof

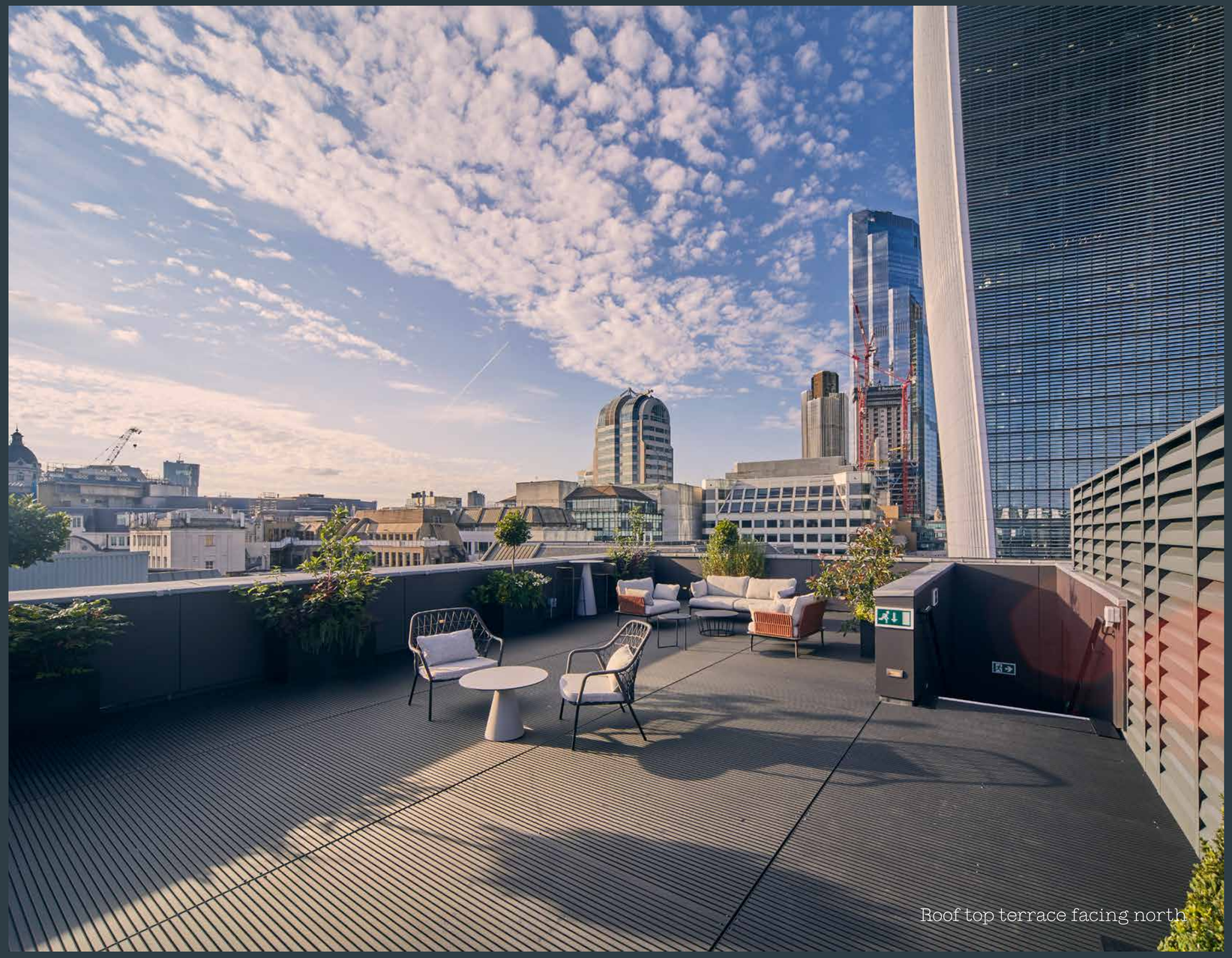
Chris is astonished with what he sees from the rooftop terrace


Fifth floor

Sixth floor



Fifth floor



Roof top terrace facing north

Bright and EC

Light filled duplex 5th & 6th feature floors benefit from a roof terrace with panoramic views.

Roof top terrace facing south

360° Take a virtual tour

EC to feel good

The striking renovation of this City HQ at 16 Eastcheap has been designed taking into account health and wellbeing in the workplace, whilst capitalising on technological advancements.

WiredScore Platinum, World-class digital infrastructure

Contactless entry system

A thermal sensor health screening point at the front entrance

Touch-free taps, toilets and entrance doors

Integrated protective screens at reception

Outdoor space with a large roof terrace

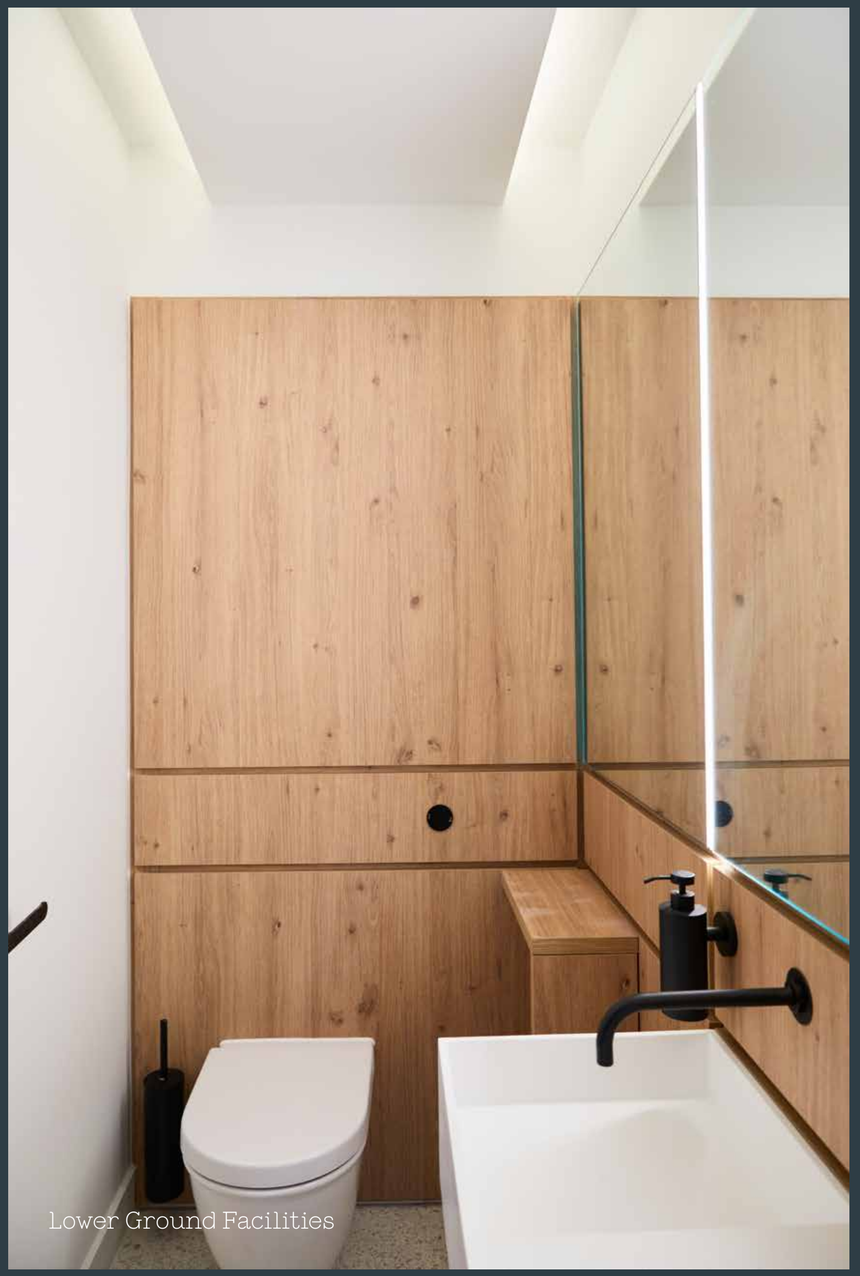
Filtered air ventilation system incorporated into the air conditioning system

58 bicycle spaces / 6 folding bicycle lockers

100 lockers

7 showers

Lower Ground Lockers



Lower Ground Facilities

Lower Ground Bike Racks

Lower Ground Facilities

Lower Ground Facilities

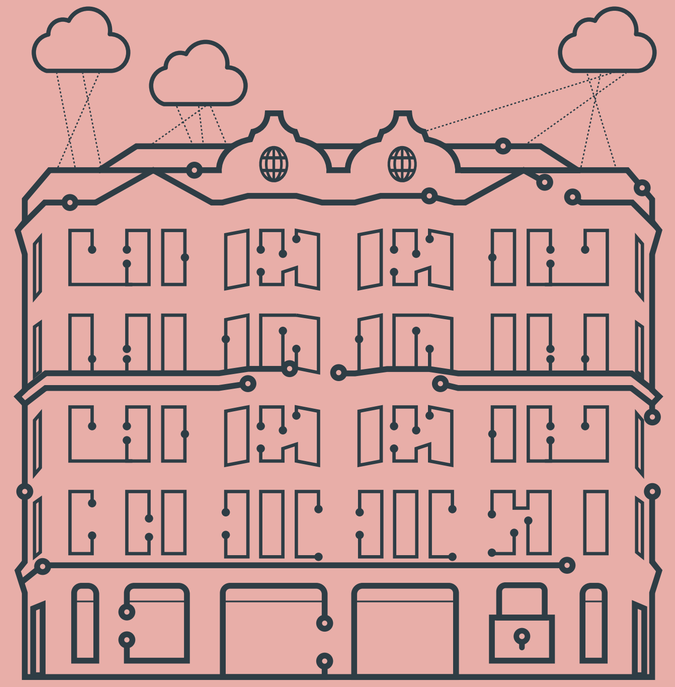
Wired Score

16 Eastcheap has achieved a Wired Certified Platinum rating, the highest possible classification.

The building will benefit from a world-class digital infrastructure which means a reliable, fast and secure service that is able to meet the highest digital requirements.

Secure, reliable and resilient site wide digital infrastructure

A Platinum rating means the building can provide reliable and consistent connectivity. With diverse intakes and risers, a backup generator and a diverse power supply it is resilient against any single point of failure. All Telco equipment is also located in dedicated secure, climate controlled and appropriately sized Telco rooms which are physically secure to protect against service disruption from accidental damage or even data theft.



A seamless connectivity experience

16 Eastcheap will facilitate tenants with a seamless connectivity experience, giving you quick access to world-class high-speed internet and mobile services throughout. The Standard Wayleave Agreement is already on file which will significantly reduce the time it takes for any additional ISP to service a building.

A wide choice of fibre providers

BT Openreach, euNetworks, Zayo and Virgin Media have fibre infrastructure in the street and can service the building upon request with Colt already present. This provides substantial service choice and options for backup provision. It also creates a competitive pricing environment giving you access to the best available rates; with the ability to negotiate the service that suits your connectivity without compromising on speed.

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An EC place to get to

Liv is amazed how quick it is to get to Eastcheap

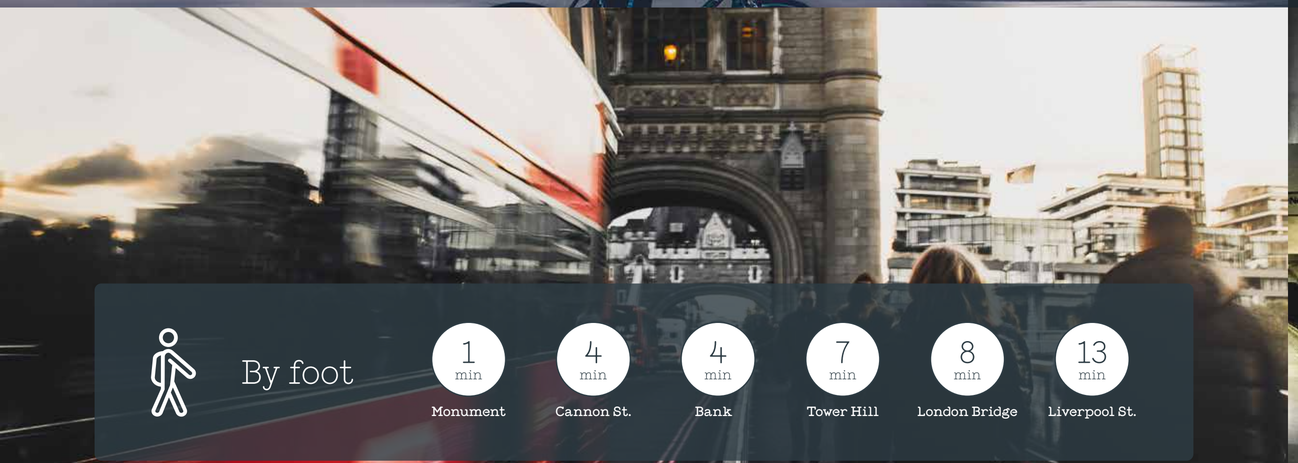
EC in. EC out.

By bike

2 min	2 min	4 min	6 min	6 min	8 min
London Bridge	Tower Hill	Liverpool St.	Blackfriars	City Thameslink	King's Cross

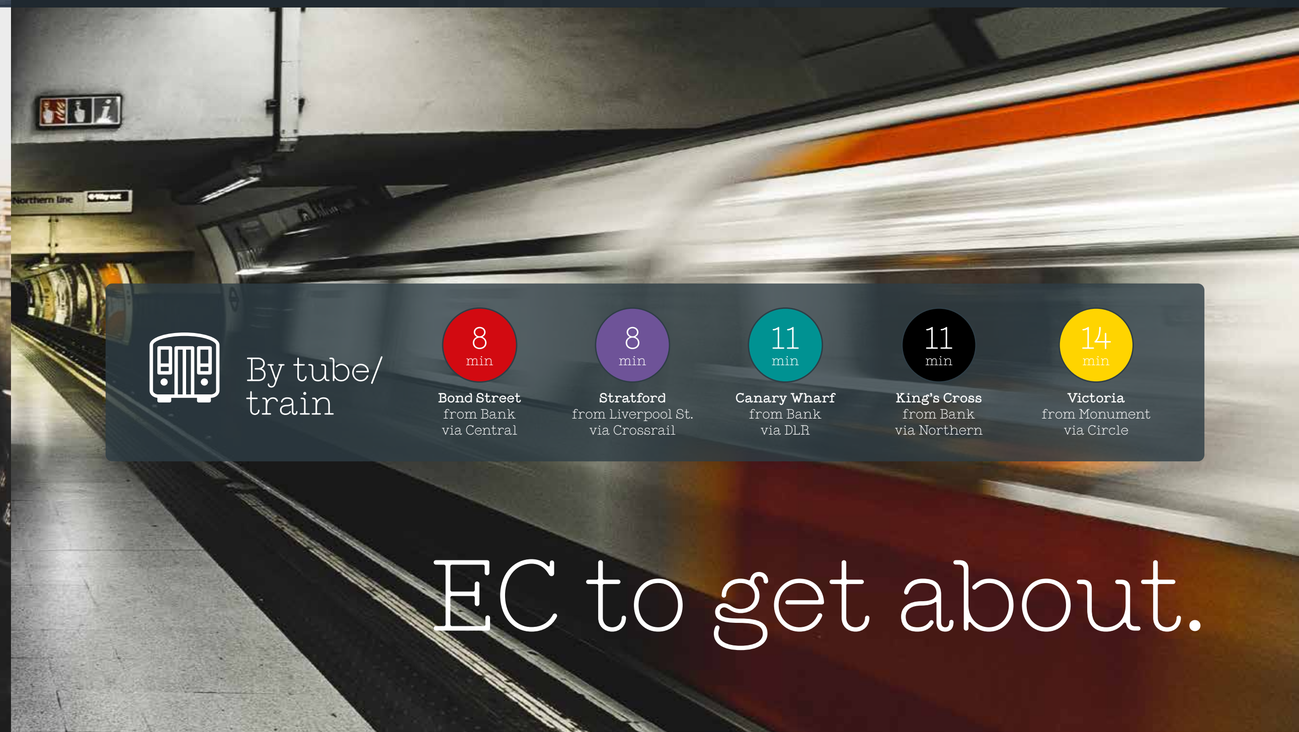
By air

21 min	30 min	33 min	37 min	47 min
City Airport from Bank via DLR	**Gatwick** from London Bridge via Thameslink	**Heathrow** from Liverpool St. via Crossrail	**Luton** from City Thameslink via National Rail	**Stansted** from Liverpool St. via Stansted Express



By foot

1 min	4 min	4 min	7 min	8 min	13 min
Monument	Cannon St.	Bank	Tower Hill	London Bridge	Liverpool St.



By tube/ train

8 min	8 min	11 min	11 min	14 min
Bond Street from Bank via Central	**Stratford** from Liverpool St. via Crossrail	**Canary Wharf** from Bank via DLR	**King's Cross** from Bank via Northern	**Victoria** from Monument via Circle

EC to get about.

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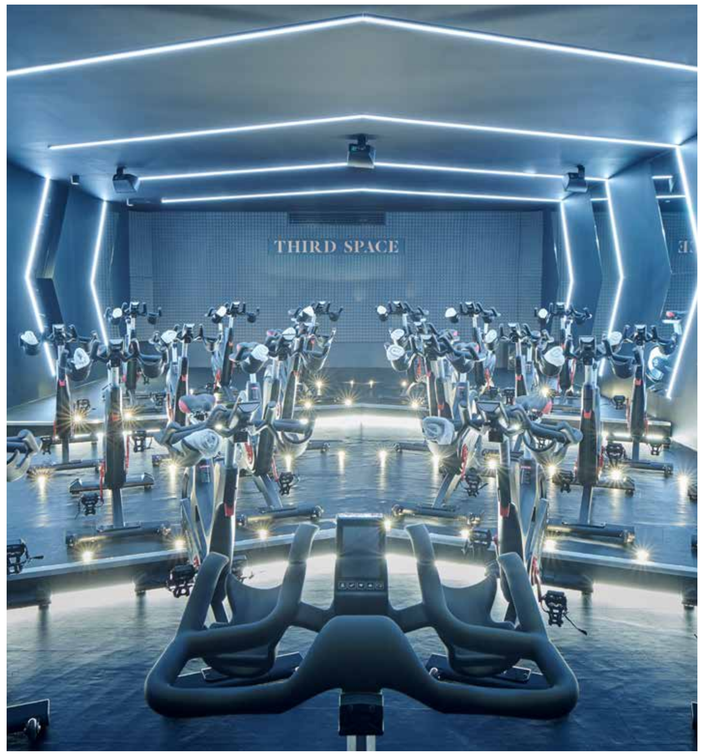
An EC place to socialise

Jill loves the choice of great venues for her to meet, eat and drink

EC to meet, eat, work out and wind down



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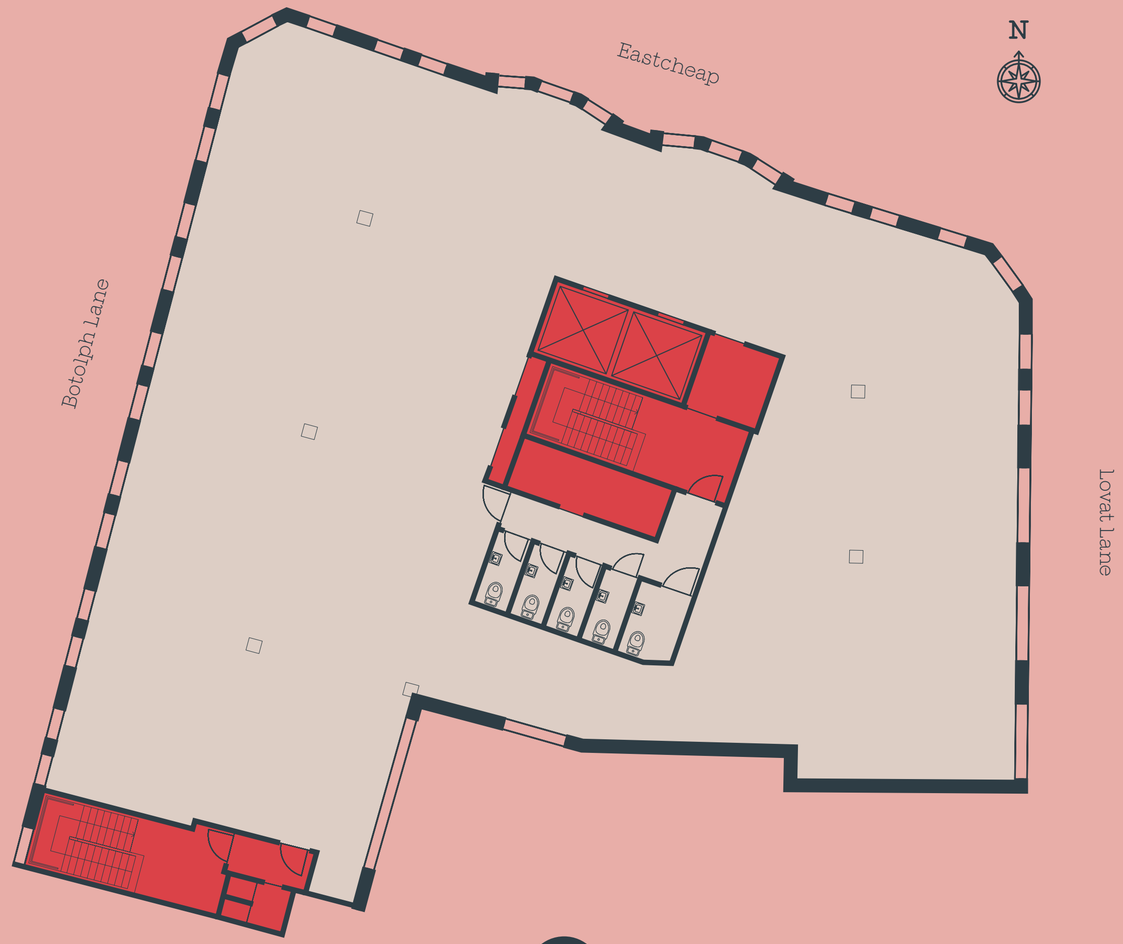
An EC place to plan for

Oliver is pleased he has found the space he was looking for

Accommodation

Floor	sq. ft	sq. m
Roof Top Terrace	1,022	95
Fifth & Sixth	7,373	685
Fourth	5,548	515
Third	5,790	538
Second	5,879	546
First	5,951	553
Reception	751	70
Ground	4,576	425
Lower Ground	973	90
Total*	**36,841**	**3,422**

Typical Floor



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Eastcheap

Key

Office
Core
Reception
Terrace

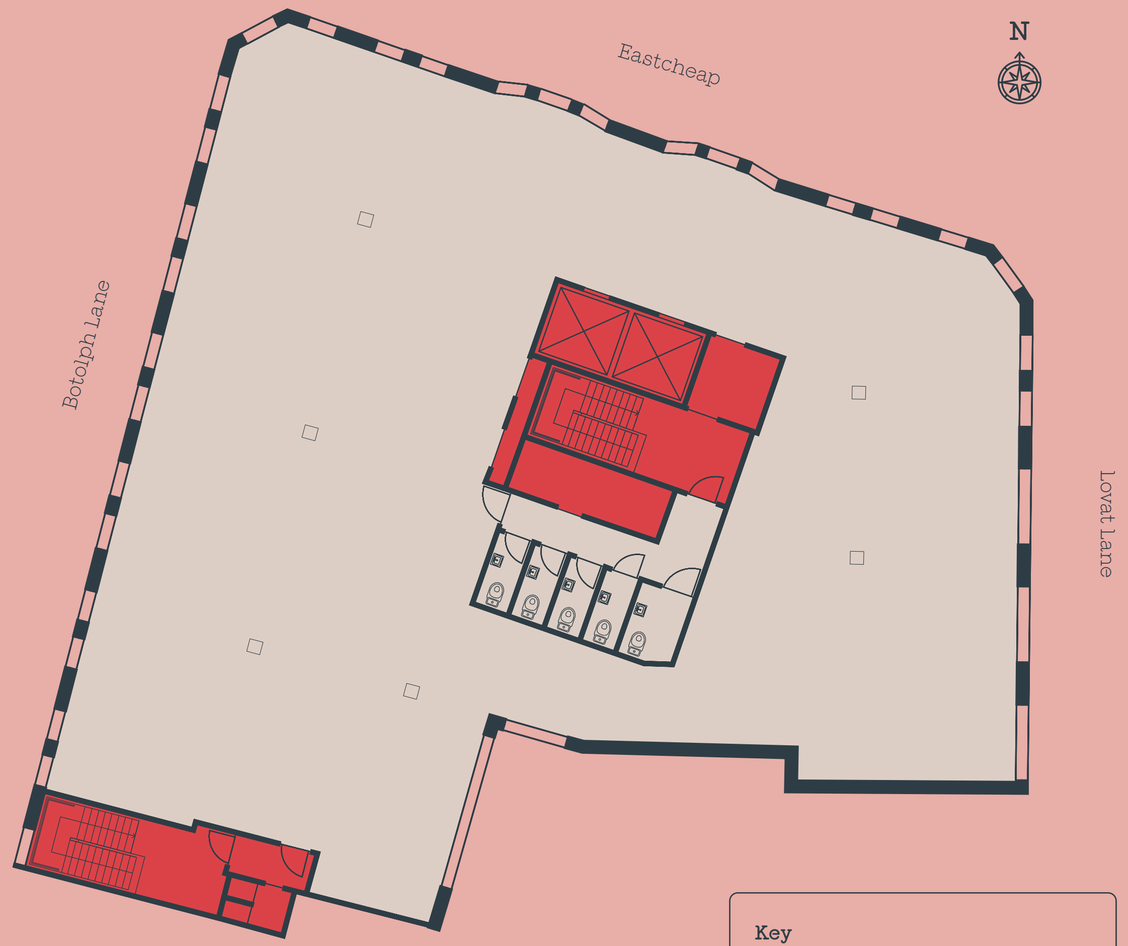
*Total excluding roof terrace.

Ground

4,576 sq. ft | 425 sq. m

First Floor

5,951 sq. ft | 553 sq. m



Key

- Office
- Core
- Reception
- Terrace

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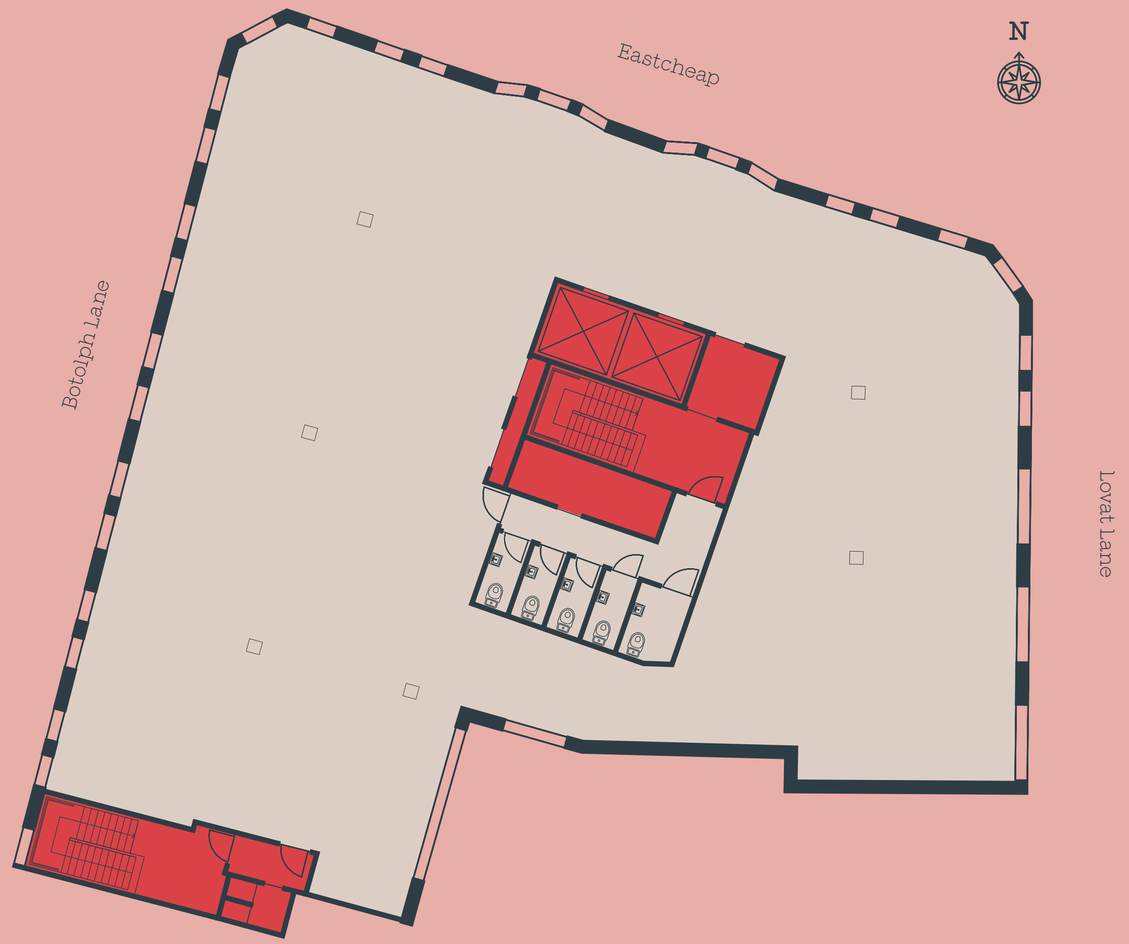
Eastcheap

Plans for indicative purposes only

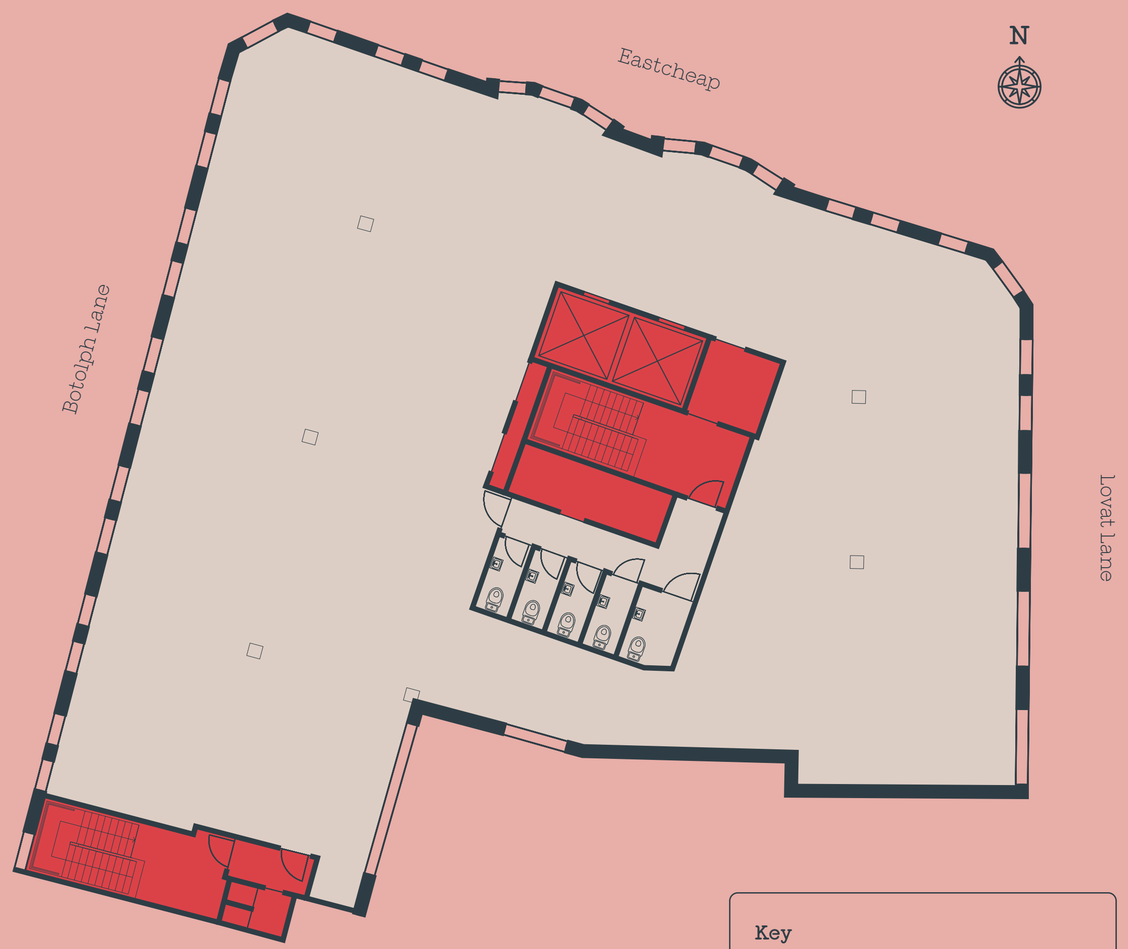
Second Floor

5,879 sq. ft | 546 sq. m



Third Floor

5,790 sq. ft | 538 sq. m



Key

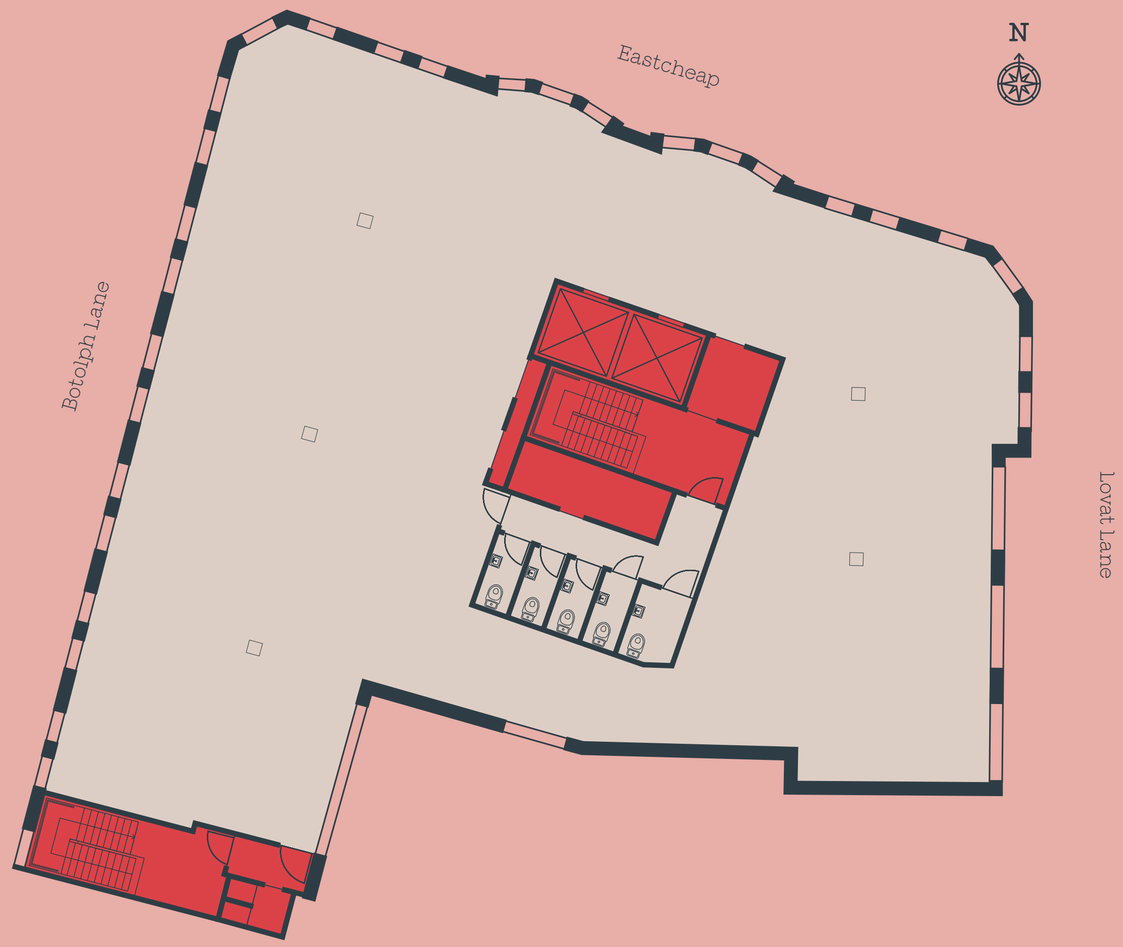
- Office
- Core
- Reception
- Terrace

16 Eastcheap

Plans for indicative purposes only

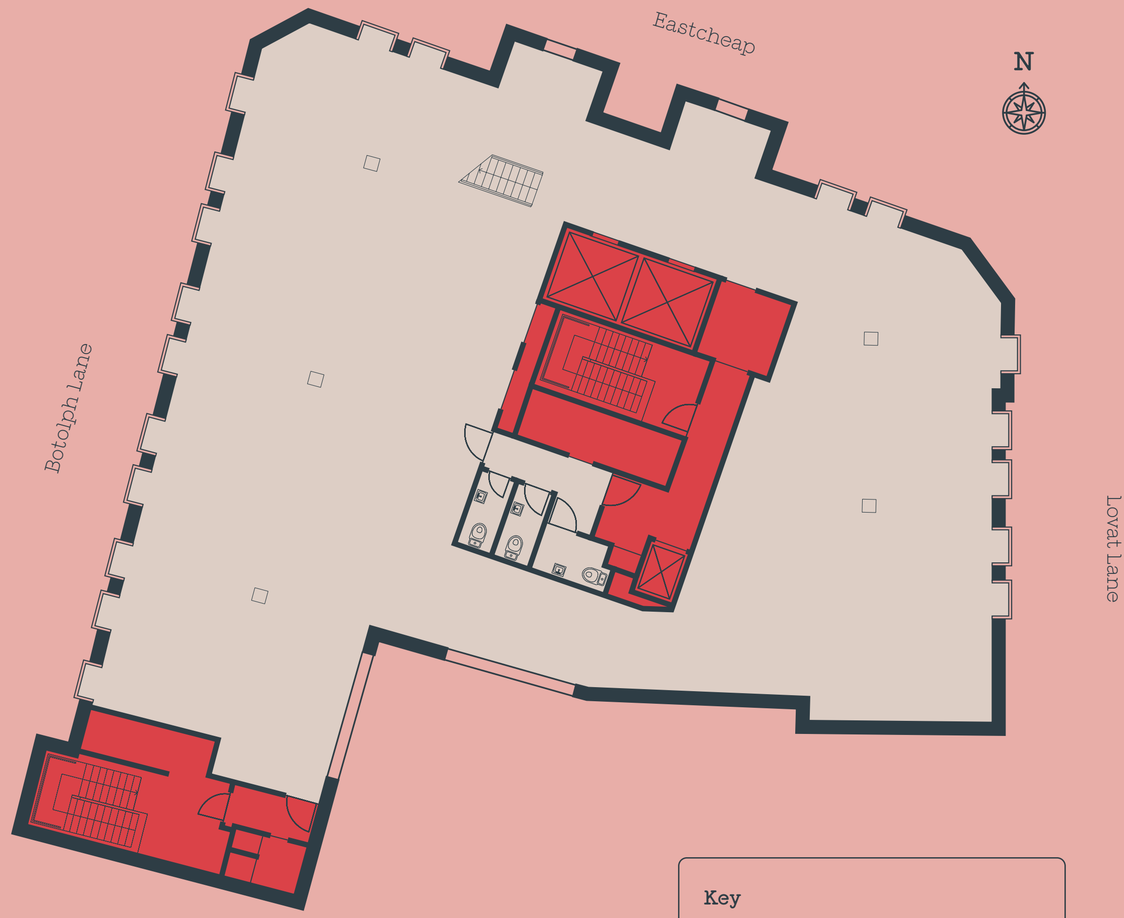
Fourth Floor

5,548 sq. ft | 515 sq. m



Fifth Floor

4,449 sq. ft | 413 sq. m



Key

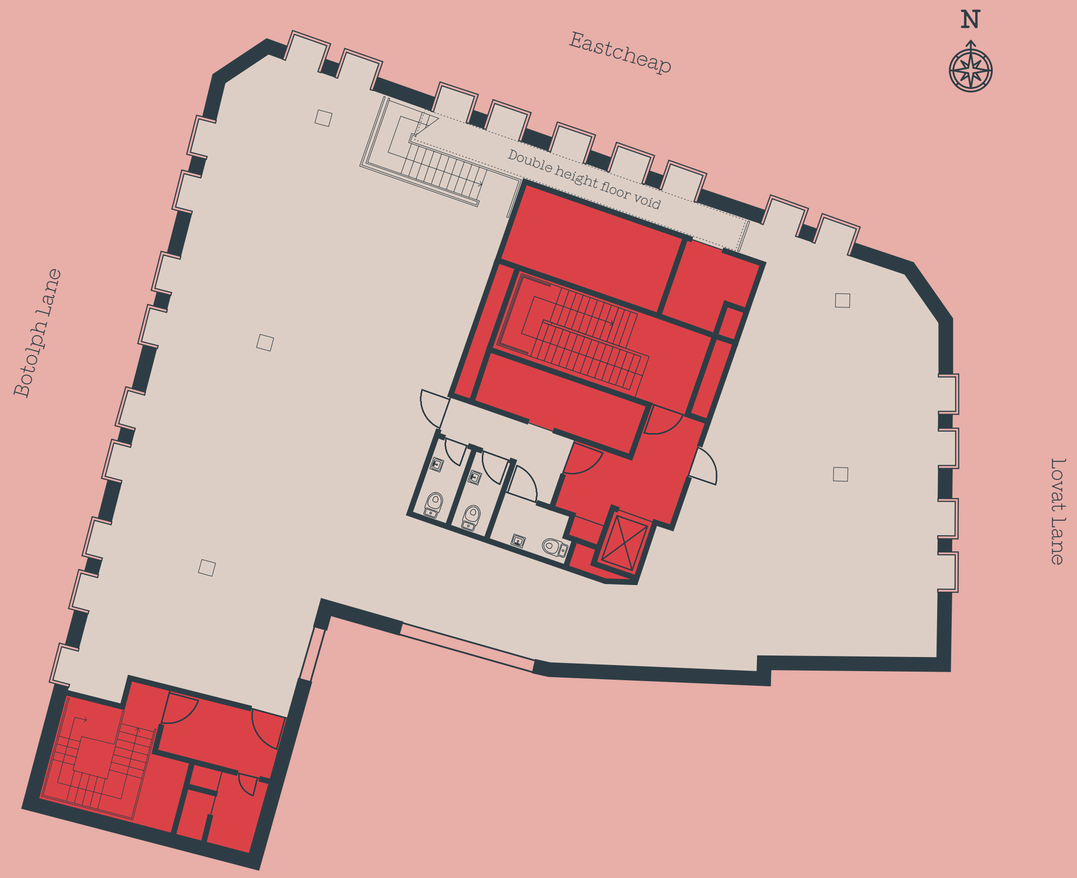
- Office
- Core
- Reception
- Terrace

16 Eastcheap

Plans for indicative purposes only

Sixth Floor

2,924 sq. ft | 272 sq. m



Roof

1,022 sq. ft | 95 sq. m

Key

- Office
- Core
- Reception
- Terrace

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Eastcheap

Plans for indicative purposes only

Space Plans

Option One ~ Corporate Layout

- Typical Floor 5,888 sq. ft / 547 sq. m
- Occupancy ratio 1:12 sq. m
- 38 Workstations
- 8 Agile workspaces

Option Two ~ Creative Layout

- Typical Floor : 5,888 sq. ft / 547 sq. m
- Occupancy ratio 1:8 sq. m
- 27 Workstations
- 42 Agile workspaces

16

Eastcheap

Plans for indicative purposes only

360° Take a virtual tour

Specification

A/C system with integrated air filtration

- A VRV heat pump heating and cooling system with ducted fan coil unit connected to diffusers has been provided. A dedicated system shall be provided for each floor. Condensers are to be located at roof level and ceiling void mounted slim-line ducted fan coil units in the office areas. The fan coil units supply conditioned air to diffusers.

Cycles

- 56 cycle spaces
- 2 accessible cycle spaces
- 6 folding bike lockers

Floor Loading

- Ground Floor – 4.0kN/m2 inclusive of 1.0kN/m2 for non-loadbearing partitions
- First, second, third, fourth and fifth existing slabs and the new sixth floors (office use) – 2.5kN plus 1.0kN/m2 for light weight non-loadbearing partitions
- New roof, all accessible flat roof terrace and plant areas – 4.0kN/m2 (All new plant are to be supported by proprietary Big Foot Systems HD Cubes or similar)

Floor-to-ceiling height

- Ground Floor approximately 3800mm
- First floor approximately 2800mm
- Typical office from 2nd floor up average 2700mm

Lifts

- 2x 13 person passenger lifts
- 1000kg goods and bike passenger lift
- Platform lift between the duplex 5th and 6th floor with roof terrace

Lighting

- The offices shall be illuminated by a combination of surface mounted linear LED luminaires and recessed LED downlights

Occupational densities

- The building has been designed for a maximum occupancy of 1:8
- Toilets have been designed at 1:8 with utilization of 80%

Office Finishes

- Painted white matt emulsion walls with exposed sandblasted concrete columns
- Metal raised access floor throughout
- Blackened stainless steel lift doors and trims
- Suspended plasterboard ceiling with areas of perforated SAS metal ceiling tiles

Planning Grid

- Eastcheap has been designed at a 1200mm Ceiling GRID

Raised floor void

- Varies for the office floors:
  - 1st - 290mm
  - 2nd - 200mm
  - 3rd - 210mm
  - 4th - 191mm
  - 5th - 140mm
  - 6th - 100mm

Reception Finishes

- Solus Ruben limestone effect porcelain tiled floor
- Coffered ceiling with feature lighting detail
- Timber veneered wall panelling at high level and concrete panelling at low level, with bronze anodised trims
- A feature wall in Des Flandres wood
- Reception desk of concrete panelling with bronze anodised detailing and veneered timber top

Roof Terrace

- 1,000 sq ft roof terrace with lift access

Showers

- 7 showers (3 male, 3 female, 1 accessible)
- 100 lockers

Sustainability

- EPC Rating . The predictive Energy Performance Certificates have a rating of B

Wired Score

- Platinum

Professional Team

Architects	Construction	Project Management	M&E Consultant	Cost Consultant
Gpad	Collins Construction	Savills	Silcock Dawson & Partners	Colliers

Contact

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