



# OVERVIEW

For businesses seeking a prestigious new central London HQ, welcome to One Salisbury Square.

This eight storey office building is designed to be future-ready, providing 65,000 sq ft of flexible, sustainable and connected workspace.

The building is located on an important new public square in the heart of one of the Capital's evolving districts – the Fleet Street Quarter.

Indicative CGI – One Salisbury Square



# INSPIRED BY THE PAST, INNOVATING FOR THE FUTURE

One Salisbury Square is inspired by the architectural heritage of the Fleet Street area, reimagined for the demands of modern business life.

The terracotta exterior exudes warmth and welcome, standing out from its immediate neighbours but in keeping with the traditional character of the area.

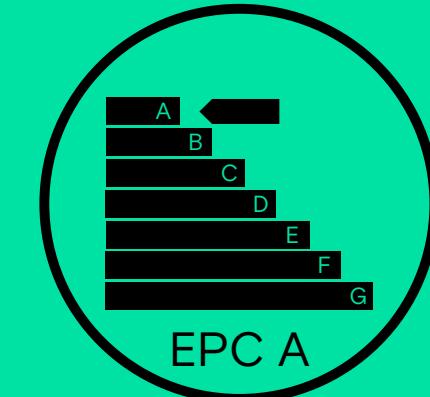
That welcome is extended through the impressive reception area on the ground floor, which provides access to a tenant lounge.

On the roof, there is a 4,488 sq ft communal terrace, providing a tranquil space in which to relax and work, whilst enjoying the panoramic views extending from the Thames and the South Bank past St Paul's Cathedral to the City.

Indicative CGI – Entrance

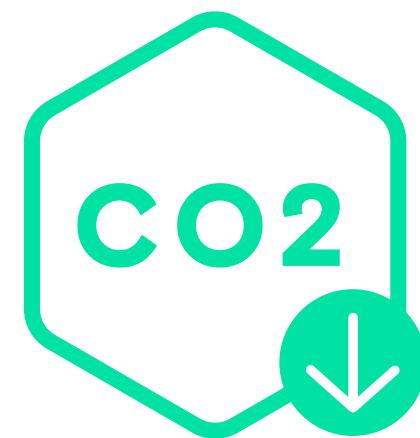


# TARGETING



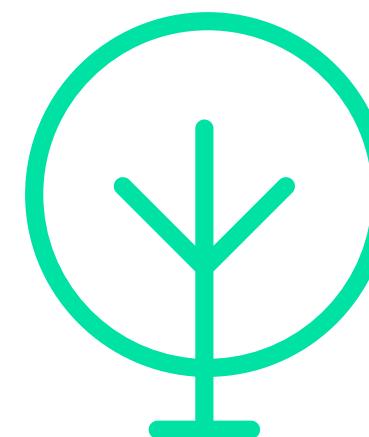
**BREEAM®**  
OUTSTANDING

## Green Spaces



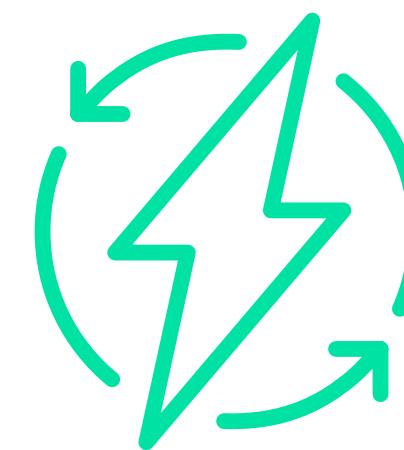
Green zones on the roof and 5th floor absorb pollutants, helping improve air quality.

## Biodiversity



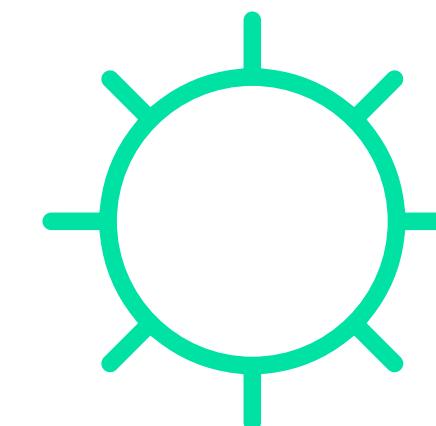
The use of biodiverse shrubs, trees and plants helps encourage insects and other wildlife.

## Low Energy



The building is 100% electric and designed to maximise natural light, reducing cooling requirements and improving overall energy efficiency.

## Solar-powered



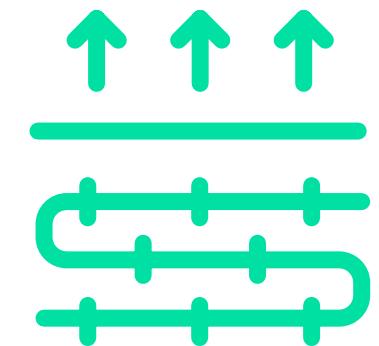
Solar PV panels on the roof will cover a share of the building's energy usage.

## Smart Sensors



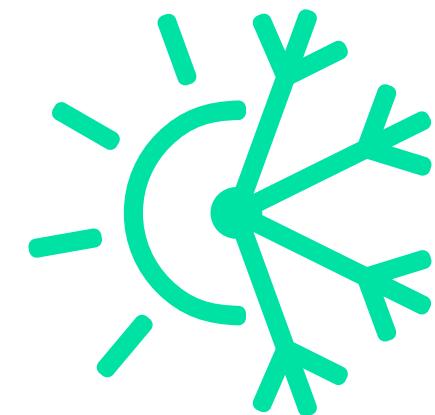
As a Smart Spaces building, One Salisbury Square benefits from advanced climate controls and minimises wasted energy.

## Ground Source Heat System

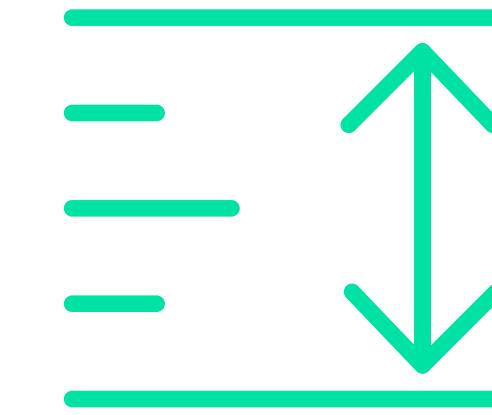


Ground source heat pumps that contribute renewable heating and cooling throughout the building.

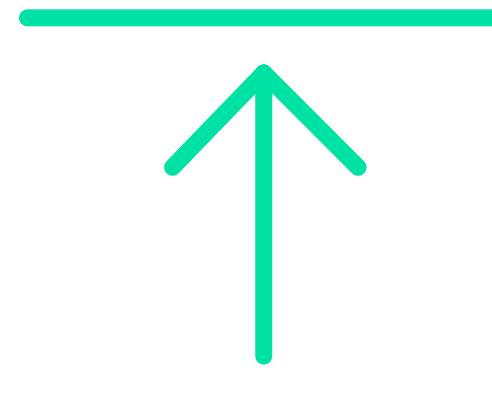
# AMENITIES



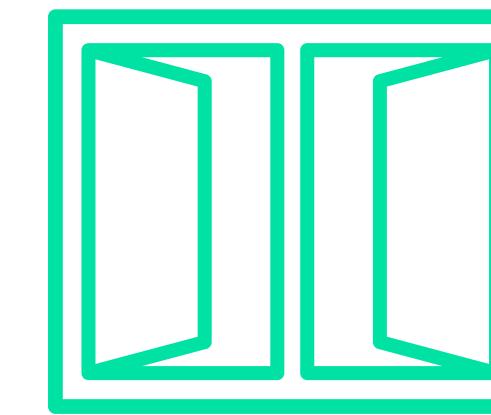
VRF air  
conditioning



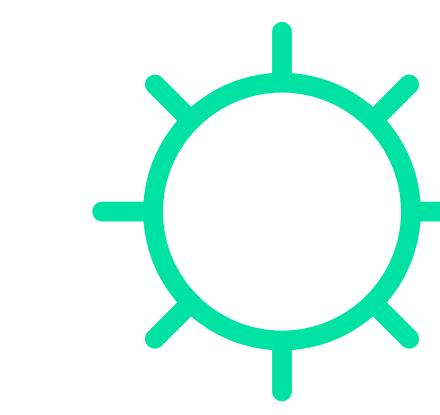
2,800 mm floor to  
ceiling height



120 mm  
raised floor



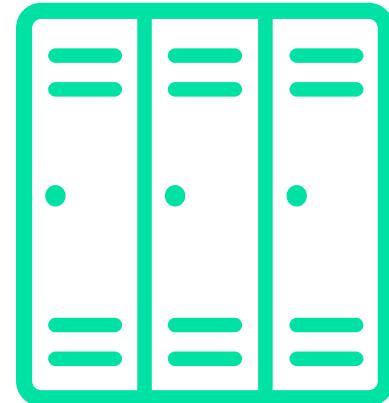
Openable windows



126 sq m of  
solar PV panels



Design led reception



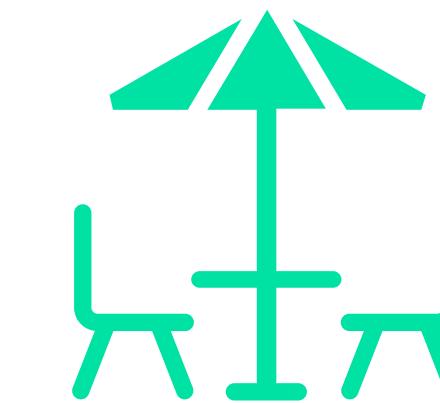
193 lockers



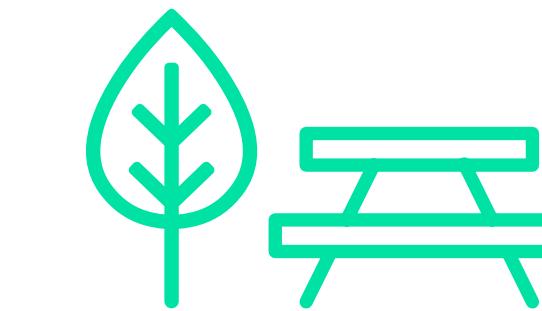
16 showers



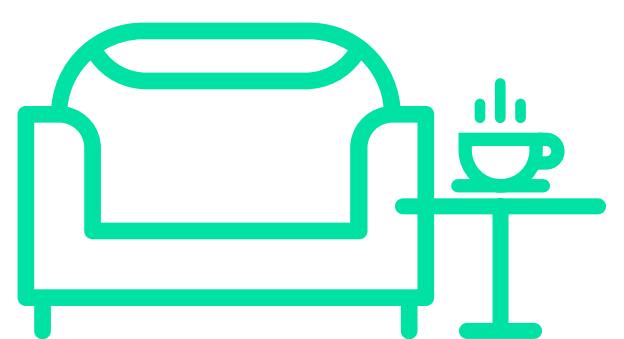
158 cycle racks



4,488 sq ft communal  
roof terrace



800 sq ft private  
terrace (5th floor)



Tenant lounge and  
coffee station



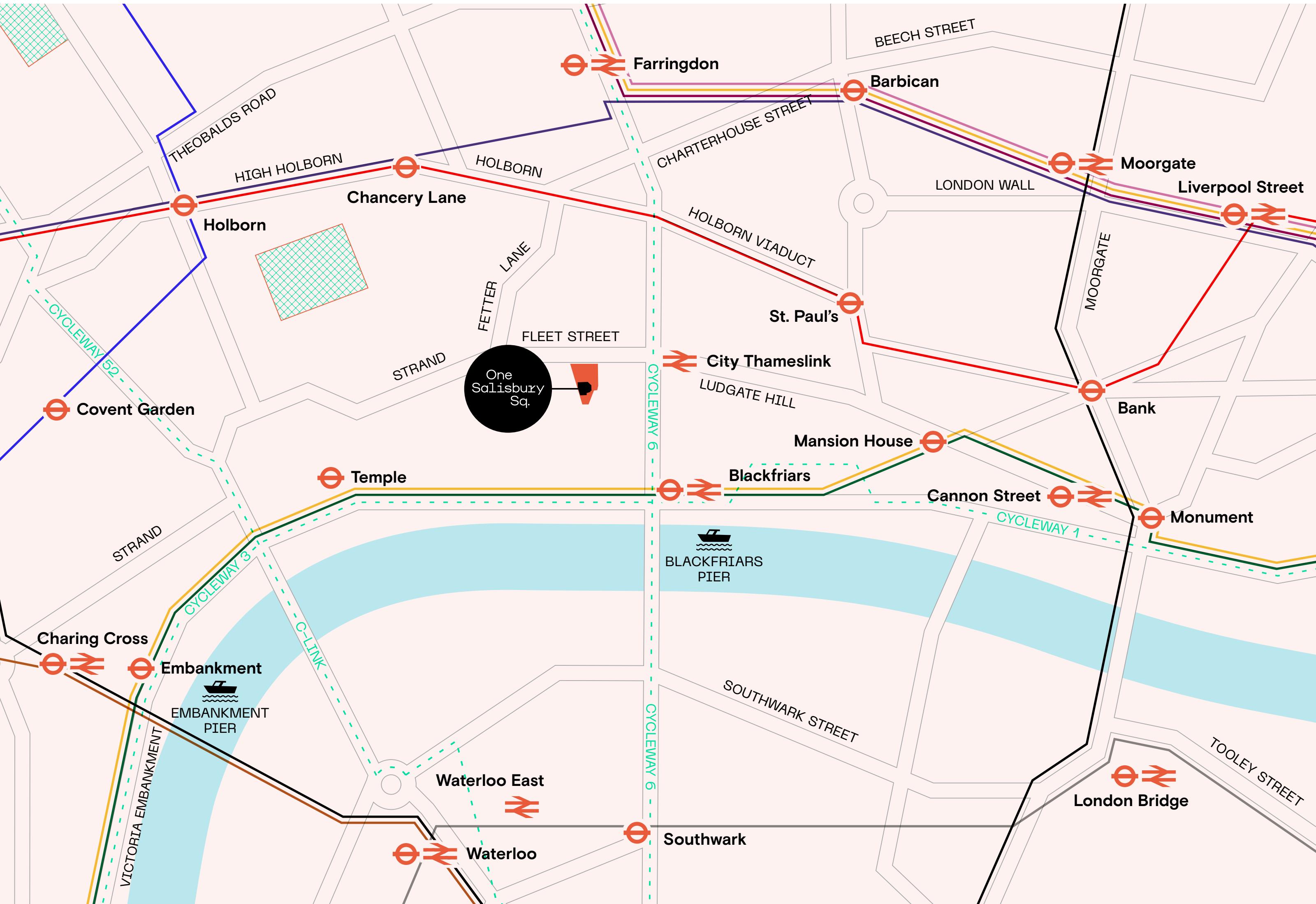
# CIVIC HUB & CULTURAL HOTSPOT

A new civic hub will be home to the City of London Law Courts, focused on cyber and economic crime, and the City of London Police HQ.

Both are in perfect proximity to the communities they serve. To the east is the City, while the historic streets and Inns of Court to the west house multiple businesses and barristers' chambers.

As the largest new public space in the Fleet Street Quarter, Salisbury Square will become a focal point for art and events, with a cultural plan rooted in celebrating the area's history.





# UNPARALLELED CONNECTIVITY



WALKING TIMES



Blackfriars

3 MINUTES



Chancery Lane

5 MINUTES



St Paul's

8 MINUTES



City Thameslink

4 MINUTES



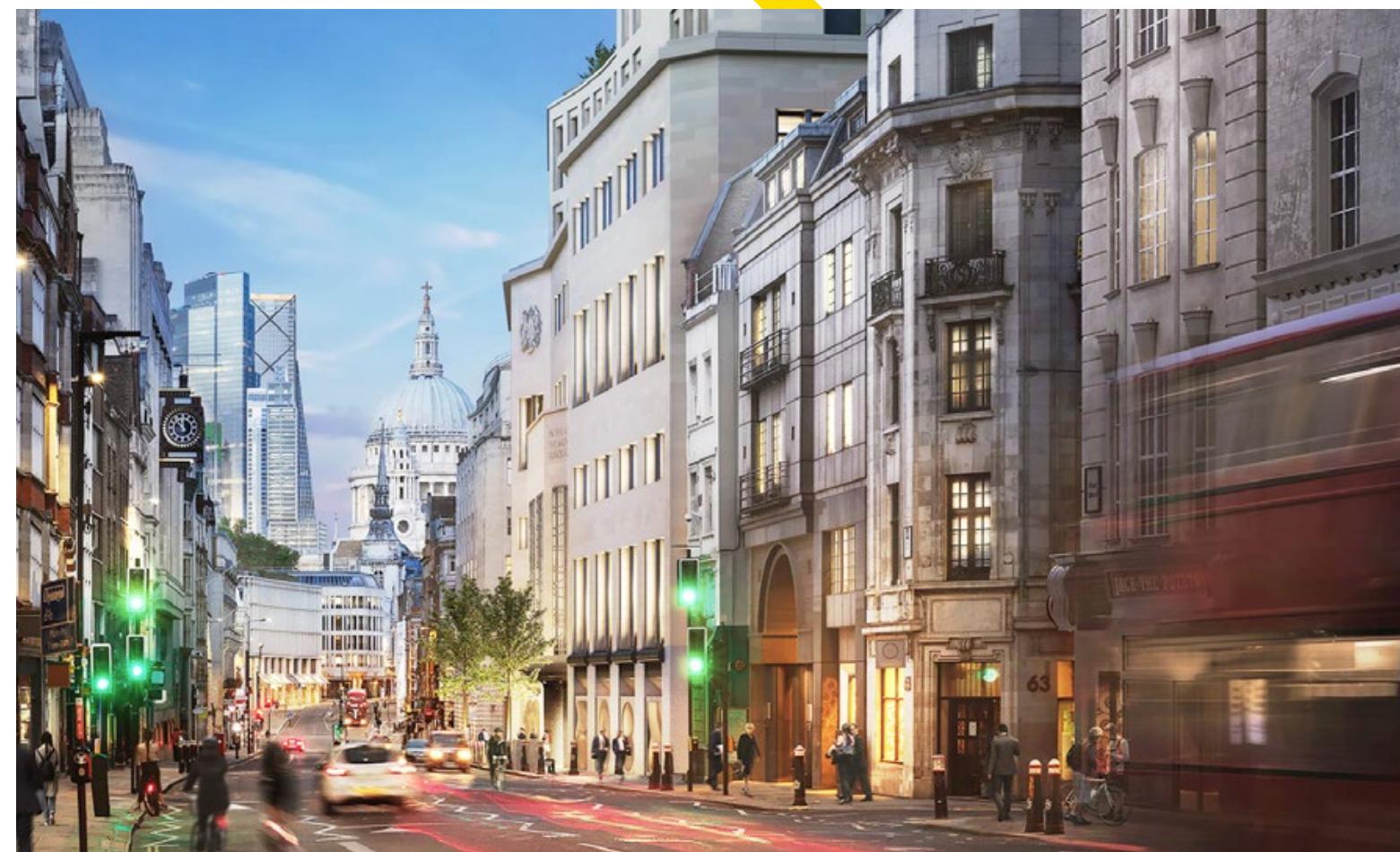
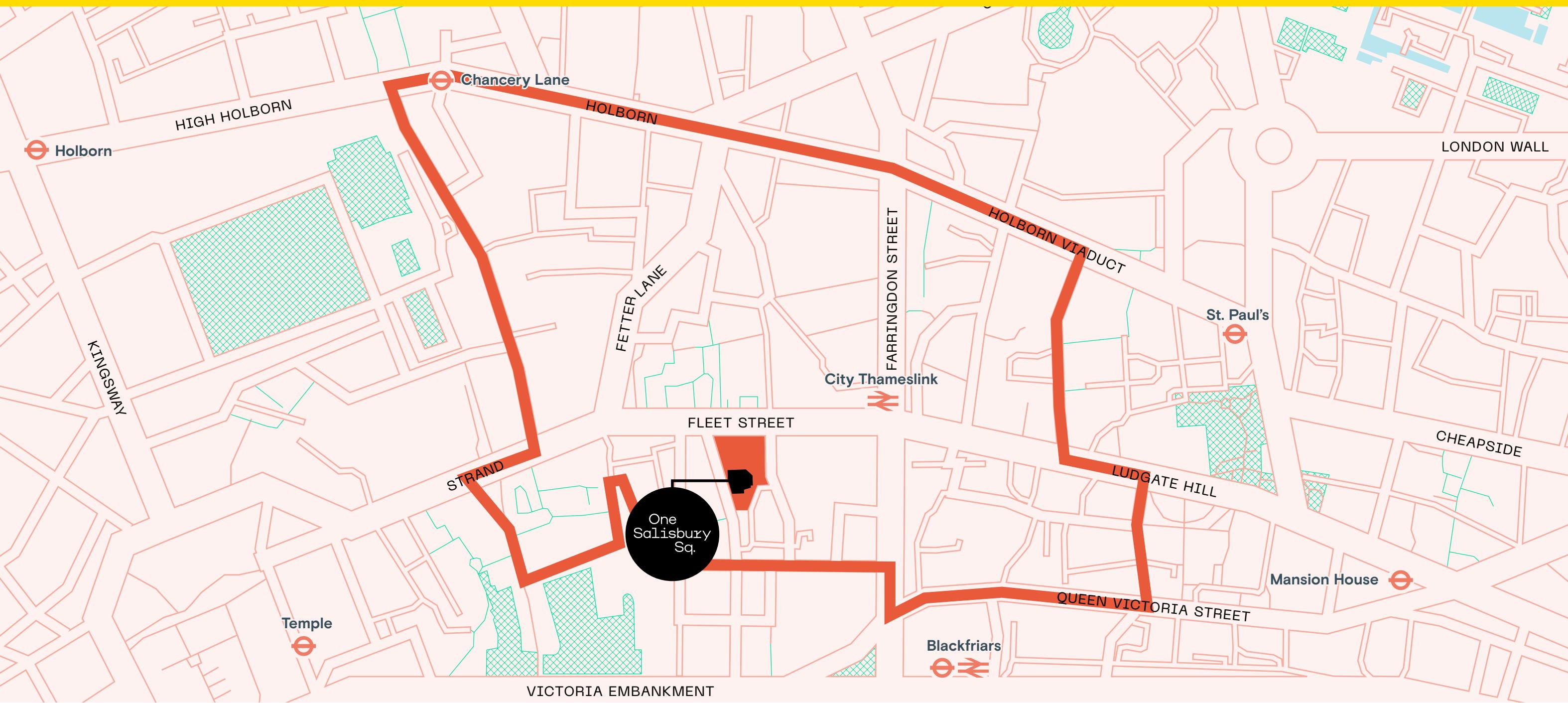
Temple

7 MINUTES



Farringdon

9 MINUTES



Indicative CGI – Fleet Street



Indicative CGI – One Salisbury Square

# IN THE HEART OF THE FLEET STREET QUARTER

Salisbury Square sits at the heart of the Fleet Street Quarter, a major ongoing transformation programme that will emerge as Central London's most dynamic business district.

**43**  
HECTARES

of Central London,  
between Westminster  
and the City

**25**  
THOUSAND  
NEW WORKERS

attracted to London's  
fastest growing district

**3**  
MILLION SQ FT

of new Grade A office,  
retail and leisure  
space by 2028

**10**  
UNDERGROUND  
STATIONS

within a twenty-  
minute walk

Ye Olde Cheshire Cheese, Fleet Street



CORD by Le Cordon Bleu



## A BUZZING BLEND

The Fleet Street Quarter is a dynamic mix of main routes – where major offices are interspersed with leading retailers, cafés and restaurants.

It's home to some of the City's most historic pubs and bars, including Ye Olde Cheshire Cheese, which has stood on Fleet Street for over 355 years.

But while London's past is all around, it's the future of the Fleet Street Quarter that makes it so appealing.

The many new developments are helping it become a premier destination for businesses to network, collaborate and thrive.



Paternoster Chop House, Old Bailey

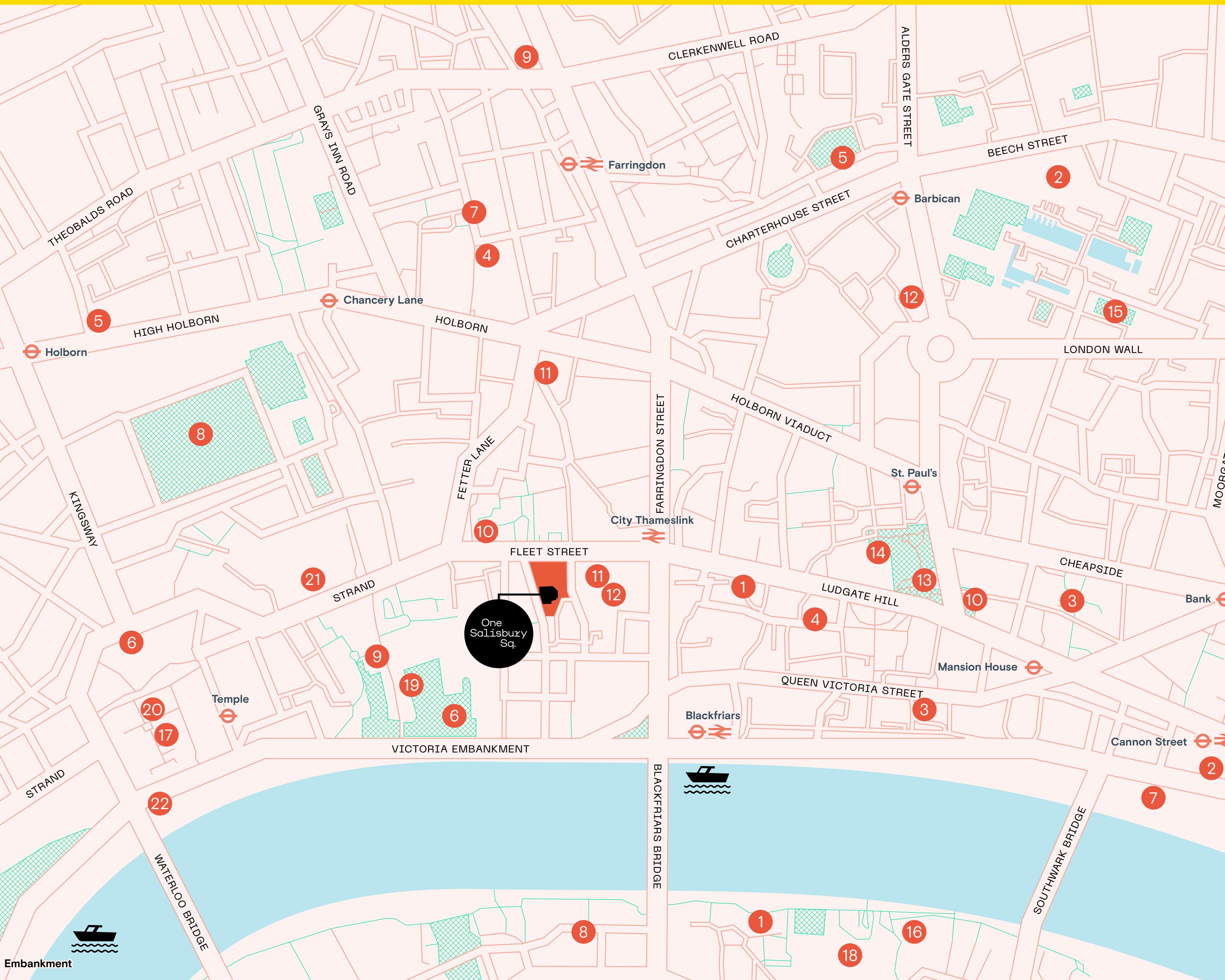


St. Paul's Cathedral



Middle Temple Hall and Gardens Inns

# YOUR NEW NEIGHBOURHOOD



## RECEPTION

# A WARM WELCOME

The contemporary reception area benefits from an adjoining tenant lounge and coffee area.

This will allow both staff and visitors to meet and work in a relaxed environment. In addition, there is a dedicated street entrance for cyclists, with lifts to secure bicycle parking.

Indicative CGI – Main reception/entrance area





Indicative CGI – Typical office floor



Indicative CGI – 6th floor office

ROOF TERRACE

## HIGH SOCIETY

The roof of One Salisbury Square is designed as a shared space for the building. It offers over 4,500 sq ft of thoughtfully designed terrace space.

The terrace is divided, using biodiverse plants, into larger, more sociable areas and quiet corners for individual contemplation.

The amazing views of the London skyline and the River Thames make the rooftop an inspiring place for meetings, celebrations and more.

A private roof terrace is available on the 5<sup>th</sup> floor.

Indicative CGI – Roof terrace





Indicative CGI – View looking West

## FACILITIES

# SUPPORTING ACTIVE LIFESTYLES

Exercise improves productivity, as well as individual wellbeing – so at One Salisbury Square, you can support your team to enjoy a more active lifestyle.

As well as having a roof terrace that's a perfect setting for yoga or pilates sessions. There are 158 secure bicycle parking spaces, plus lockers, showers and changing rooms, providing colleagues with the facilities they need to commute by bicycle or enjoy lunchtime rides by the river.



Indicative CGI – Communal roof terrace

# AREAS

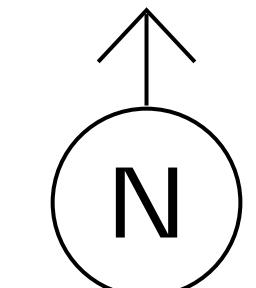
Floor	Office		Terrace	
	SQ FT	SQ M	SQ FT	SQ M
8 <sup>th</sup>			4,500	417
7 <sup>th</sup>	8,109	753		
6 <sup>th</sup>	8,777	815		
5 <sup>th</sup>	8,777	815	826	77
4 <sup>th</sup>	8,061	748		
3 <sup>rd</sup>	8,222	763		
2 <sup>nd</sup>	10,270	954		
1 <sup>st</sup>	9,768	907		
G	2,381	221		
<b>Total</b>	<b>64,365</b>	<b>5,976</b>		



# Ground FLOOR

2,381 SQ FT

221 SQ M

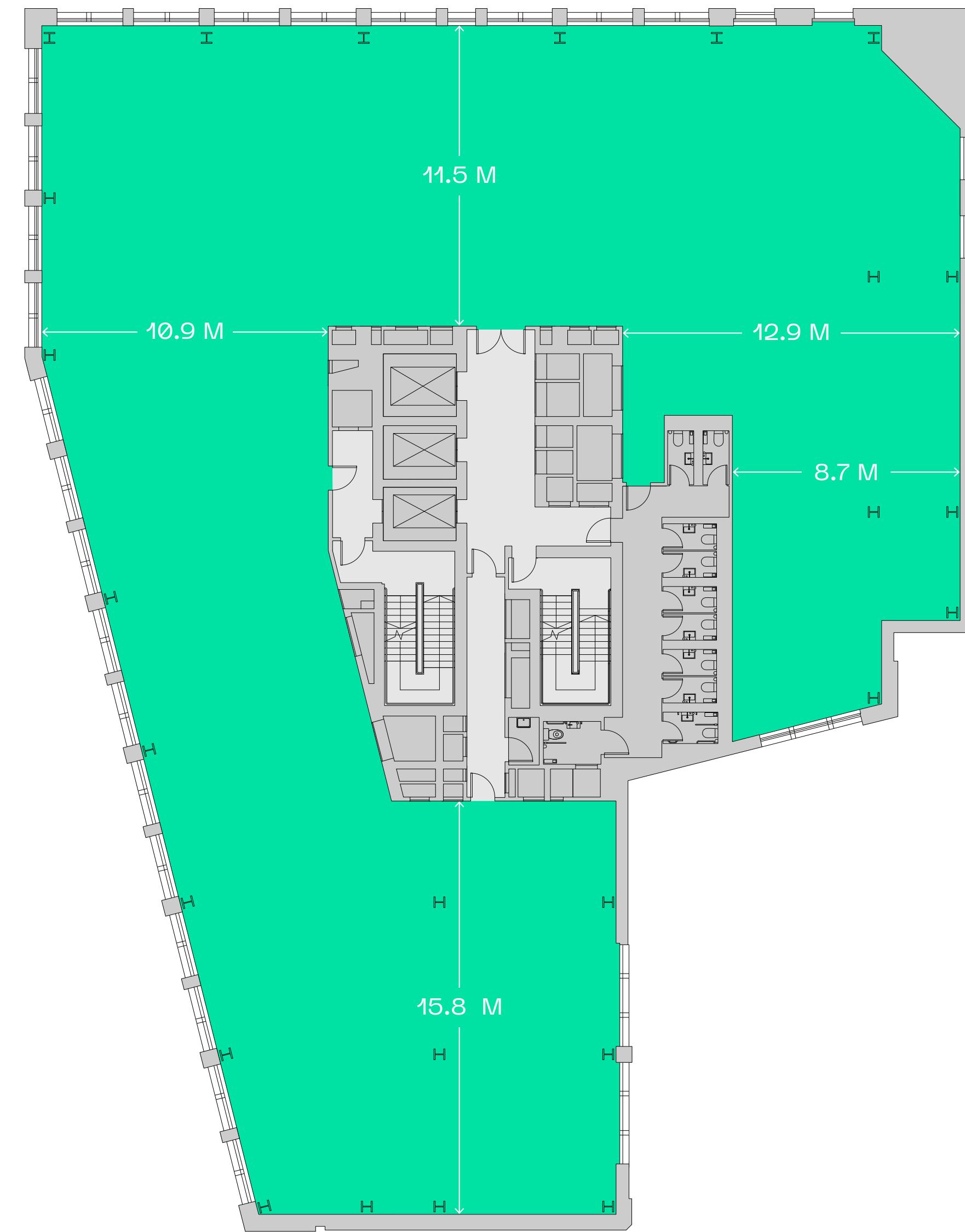
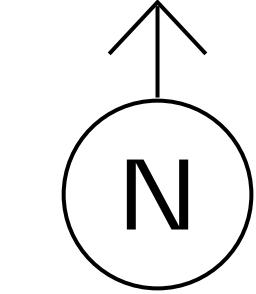


Office  
Reception

# 1st FLOOR

9,768 SQ FT

907 SQ M

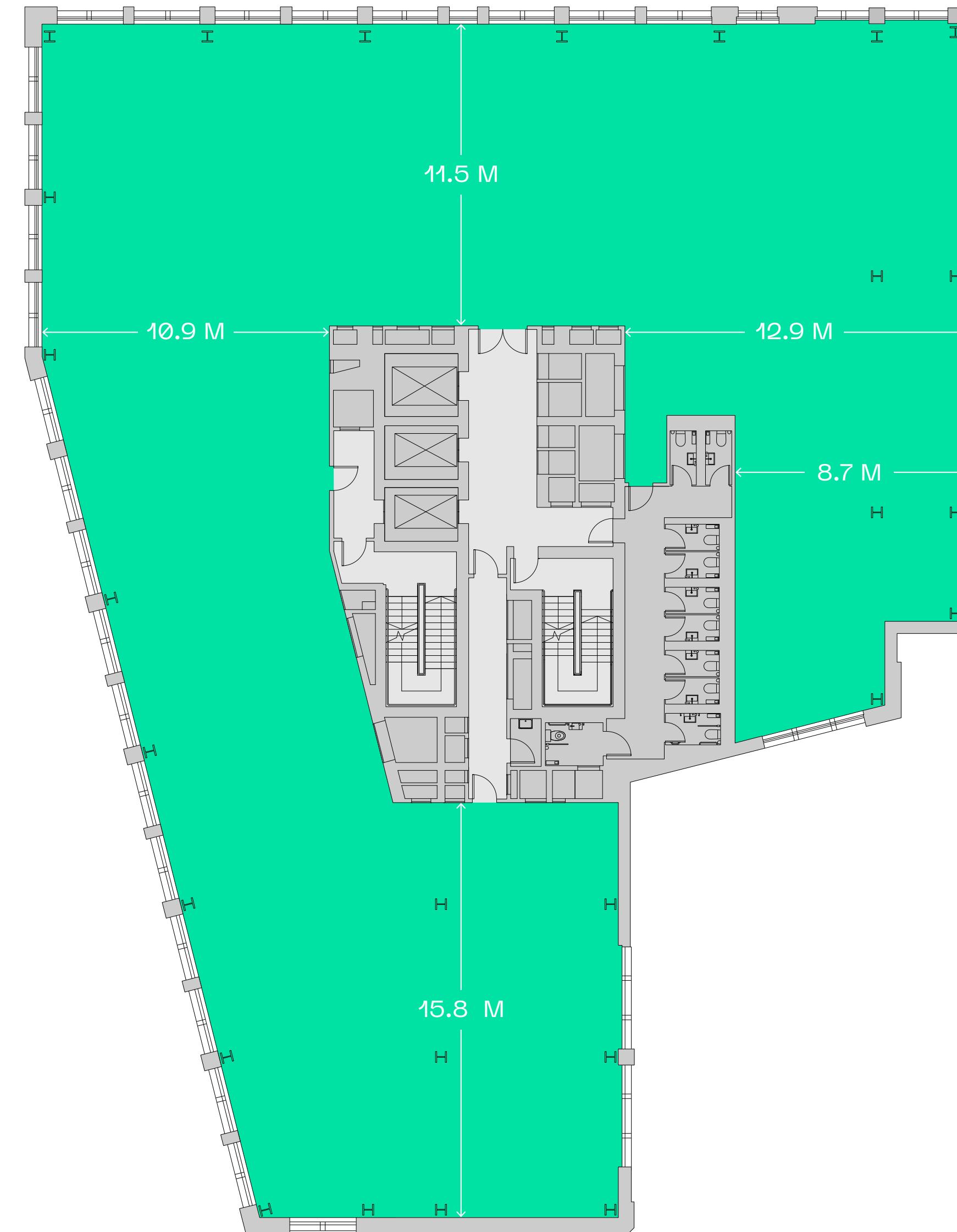
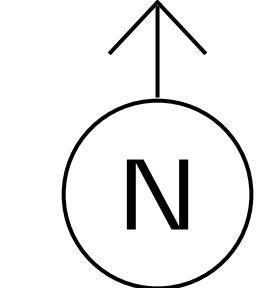


Office

# 2nd FLOOR

10,270 SQ FT

954 SQ M



# 2nd FLOOR

10,270 SQ FT

954 SQ M

## Workspace

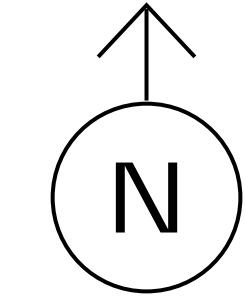
70 Open plan desks  
2 Team tables  
2 AV huddle rooms  
5 Focus rooms  
2 Copy point  
1 Comms room  
1 Kitchen and breakout area

## Meeting Suite

1 Reception and waiting lounge  
1 Phone room  
1 Meeting room 10 person  
1 Meeting room 8 person  
1 Meeting room 6 person  
1 Reception office  
1 Store



## OPEN PLAN SPACE PLAN



# 2nd FLOOR

10,270 SQ FT

954 SQ M

## Workspace

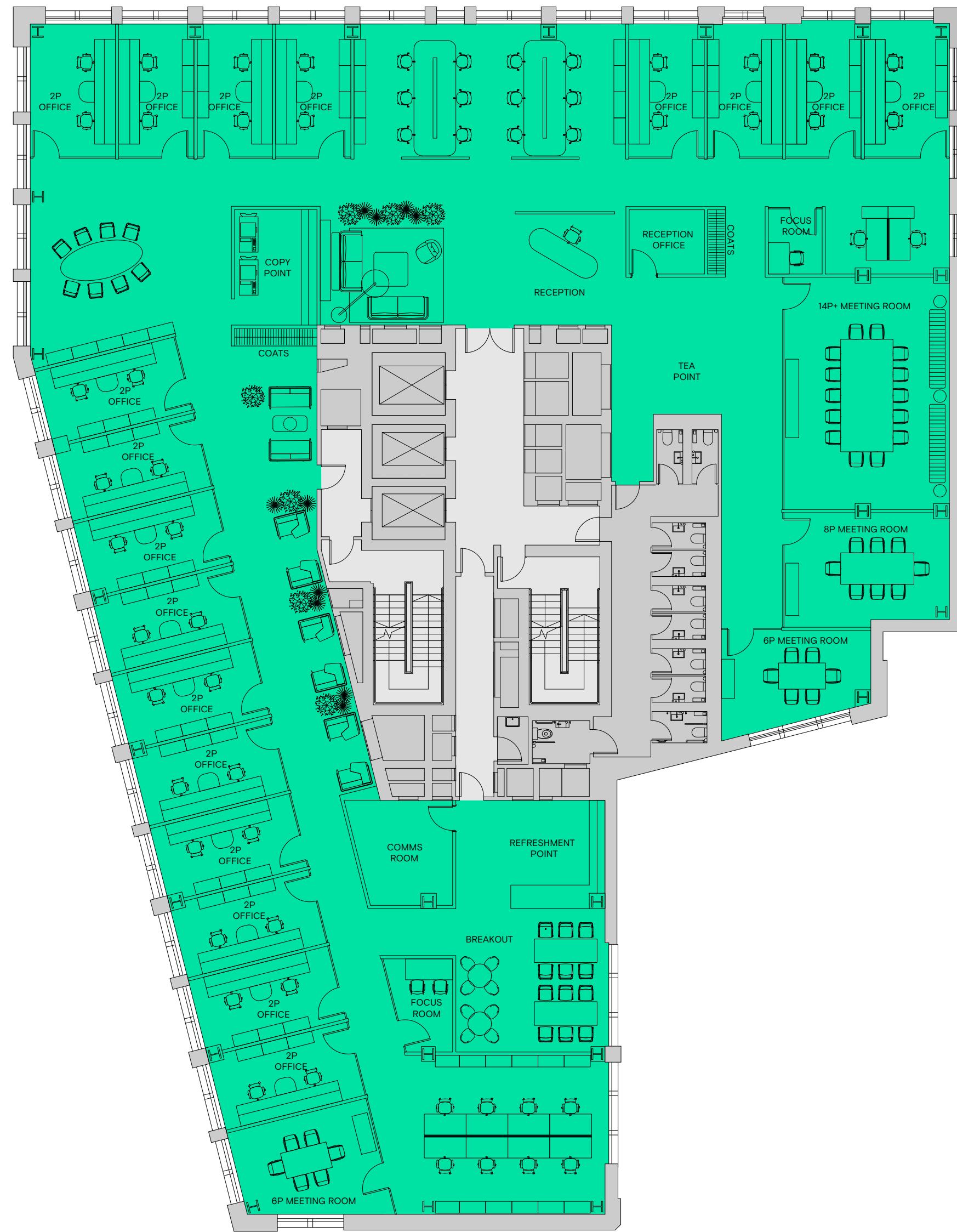
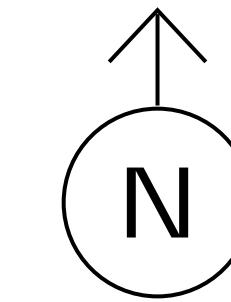
18 2-person offices (36 desks)  
22 Open plan desks  
1 Team table  
1 Meeting room 6 person  
2 Focus rooms  
1 Copy point  
1 Comms room  
1 Kitchen and breakout area

## Meeting Suite

1 Reception and waiting lounge  
1 Meeting room 14+ person  
1 Meeting room 8 person  
1 Meeting room 6 person  
1 Meeting suite tea point  
1 Reception office and coat storage



## CELLULAR SPACE PLAN

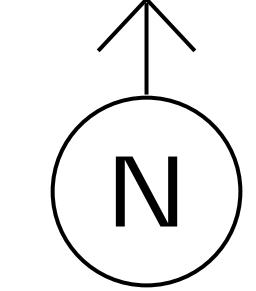
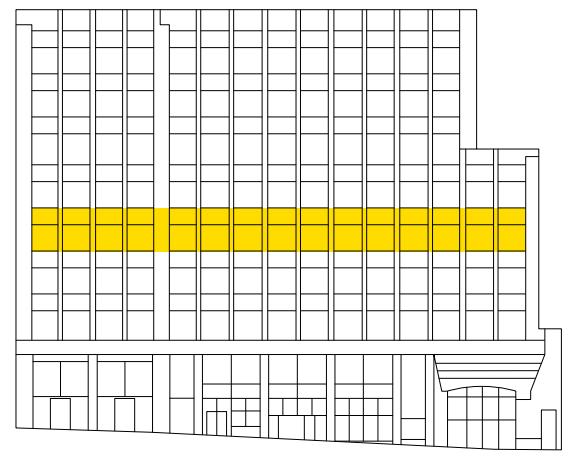


Office

# 3rd FLOOR

8,222 SQ FT

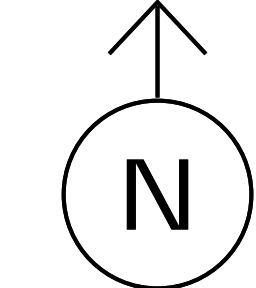
763 SQ M



# 4th FLOOR

8,061 SQ FT

748 SQ M



Office

# 5th FLOOR

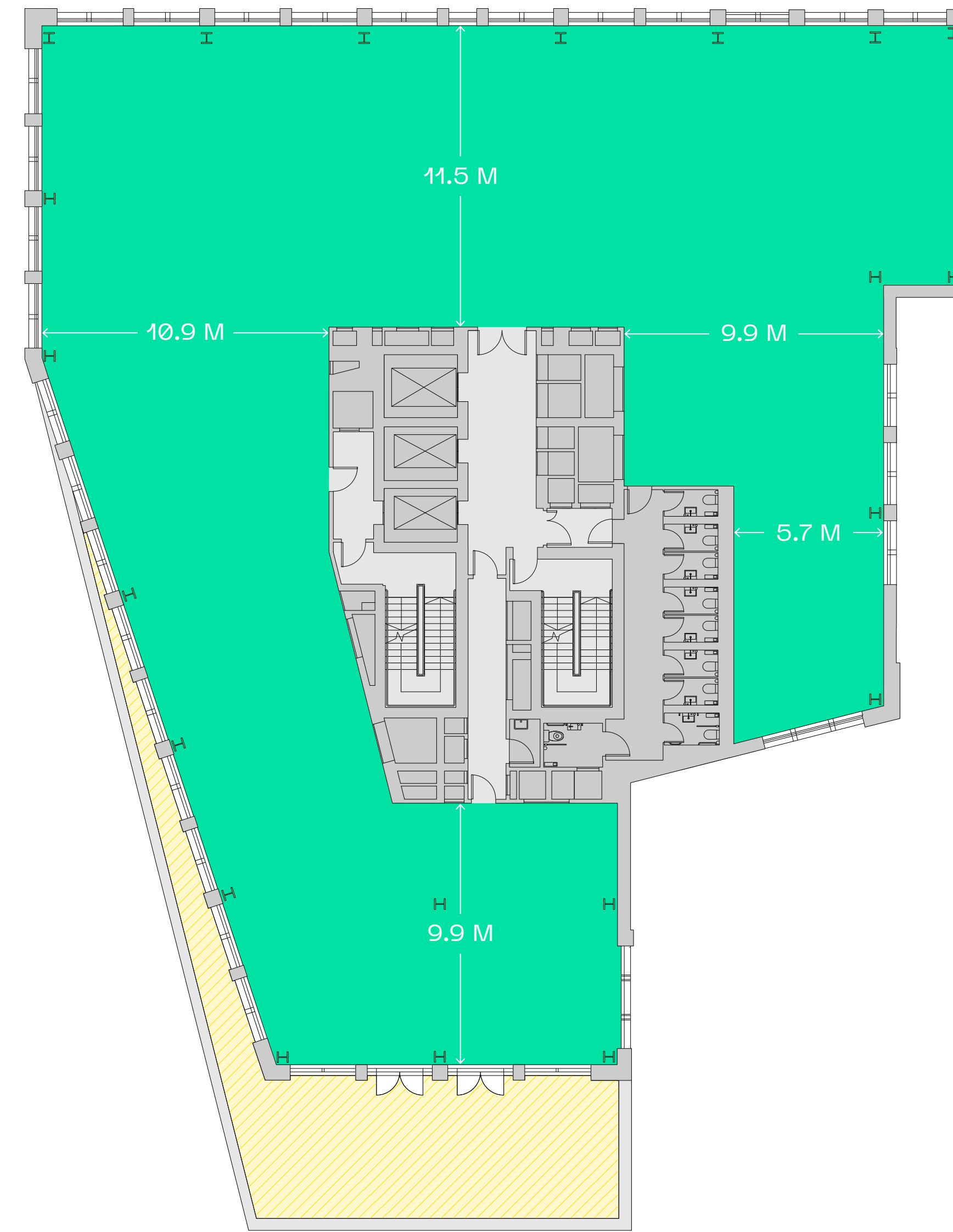
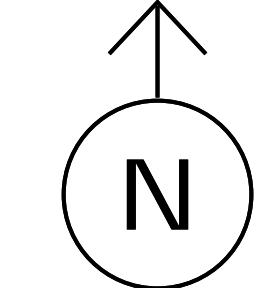
8,777 SQ FT

815 SQ M

Terrace

826 SQ FT

77 SQ M

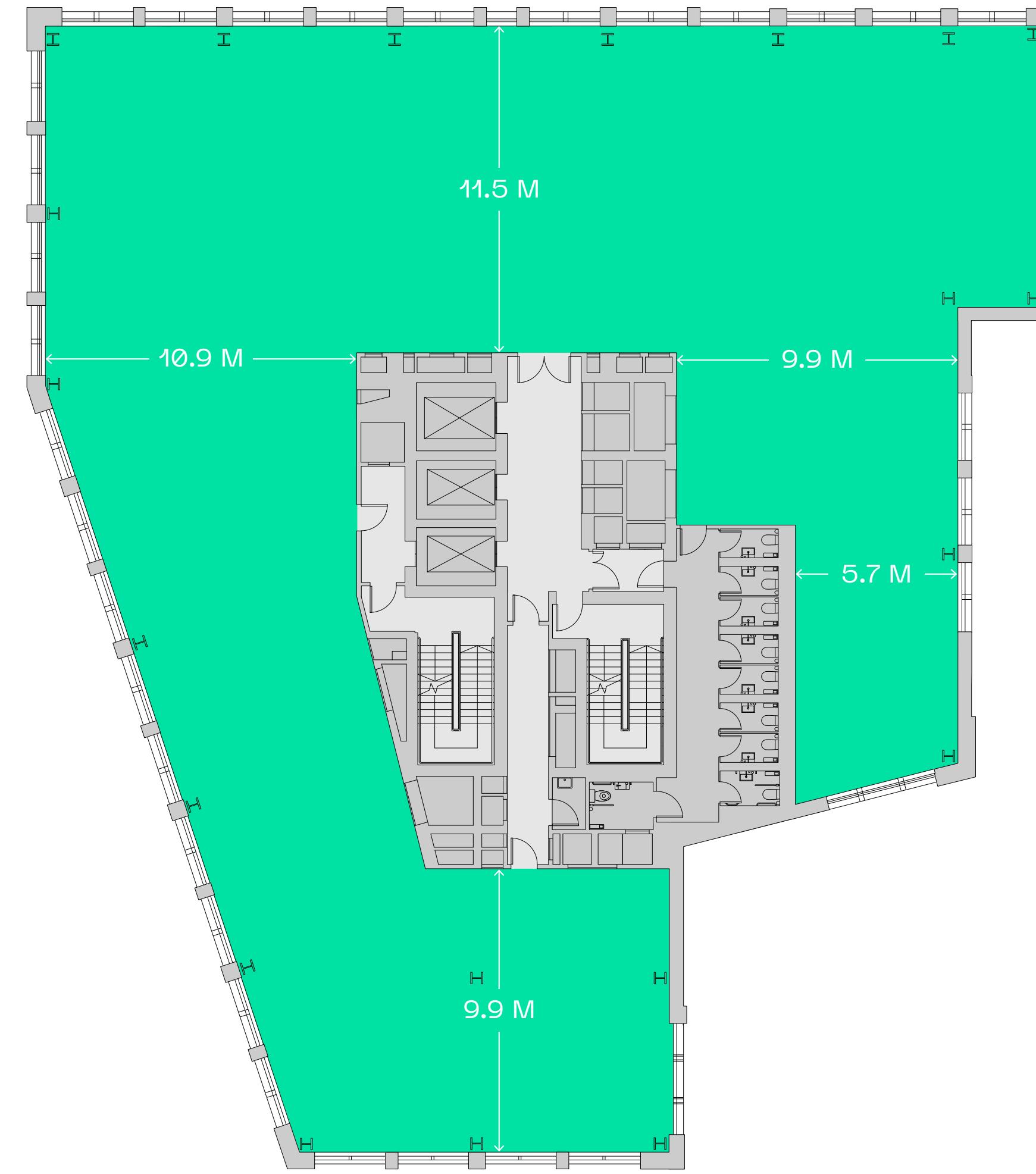
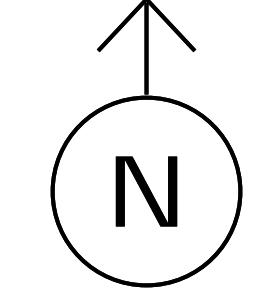


Office  
Terrace

# 6th FLOOR

8,777 SQ FT

815 SQ M

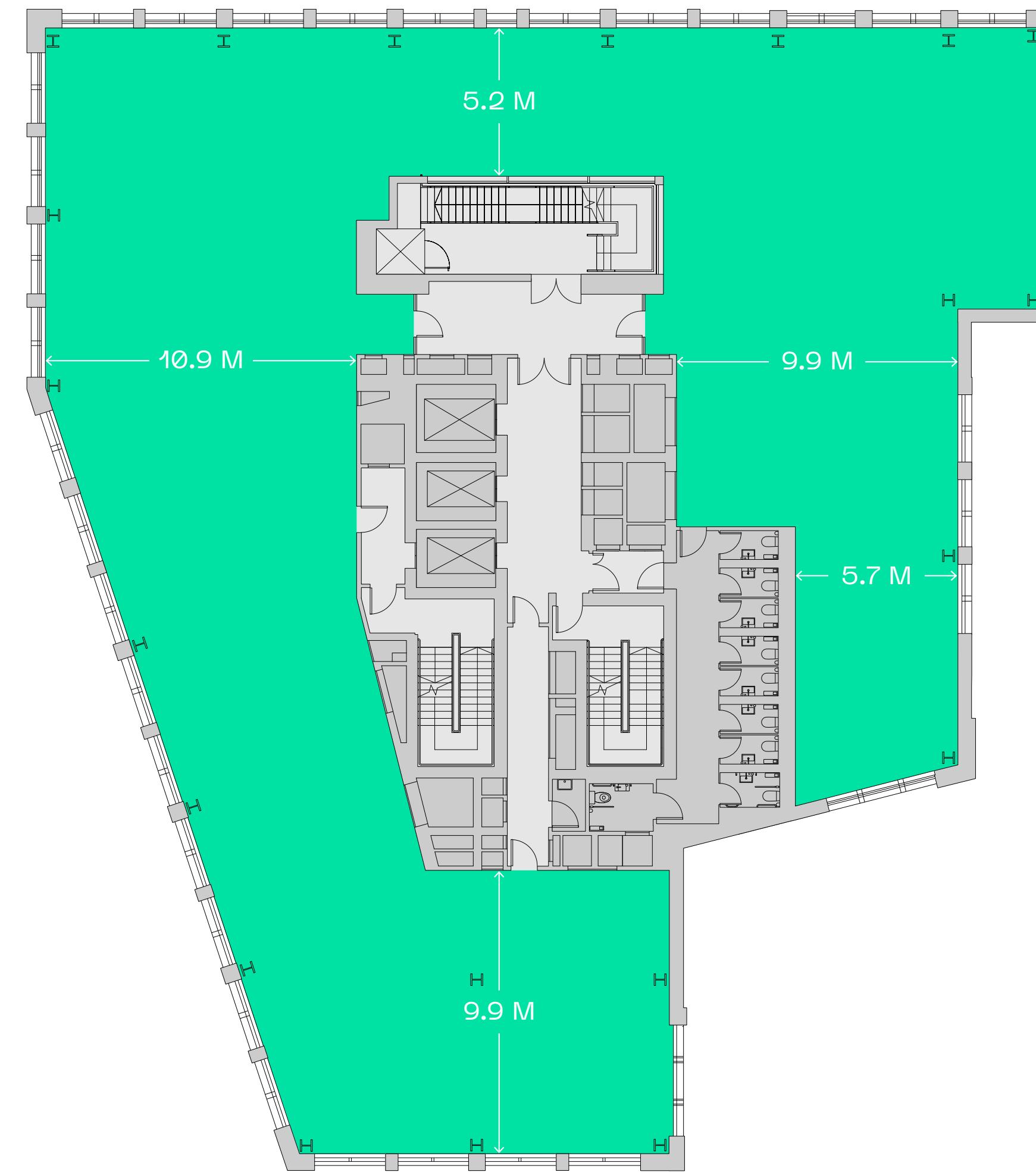
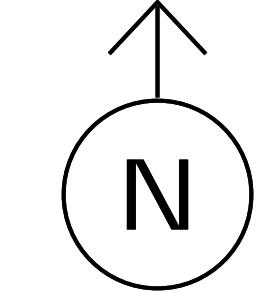


Office

# 7th FLOOR

8,109 SQ FT

753 SQ M



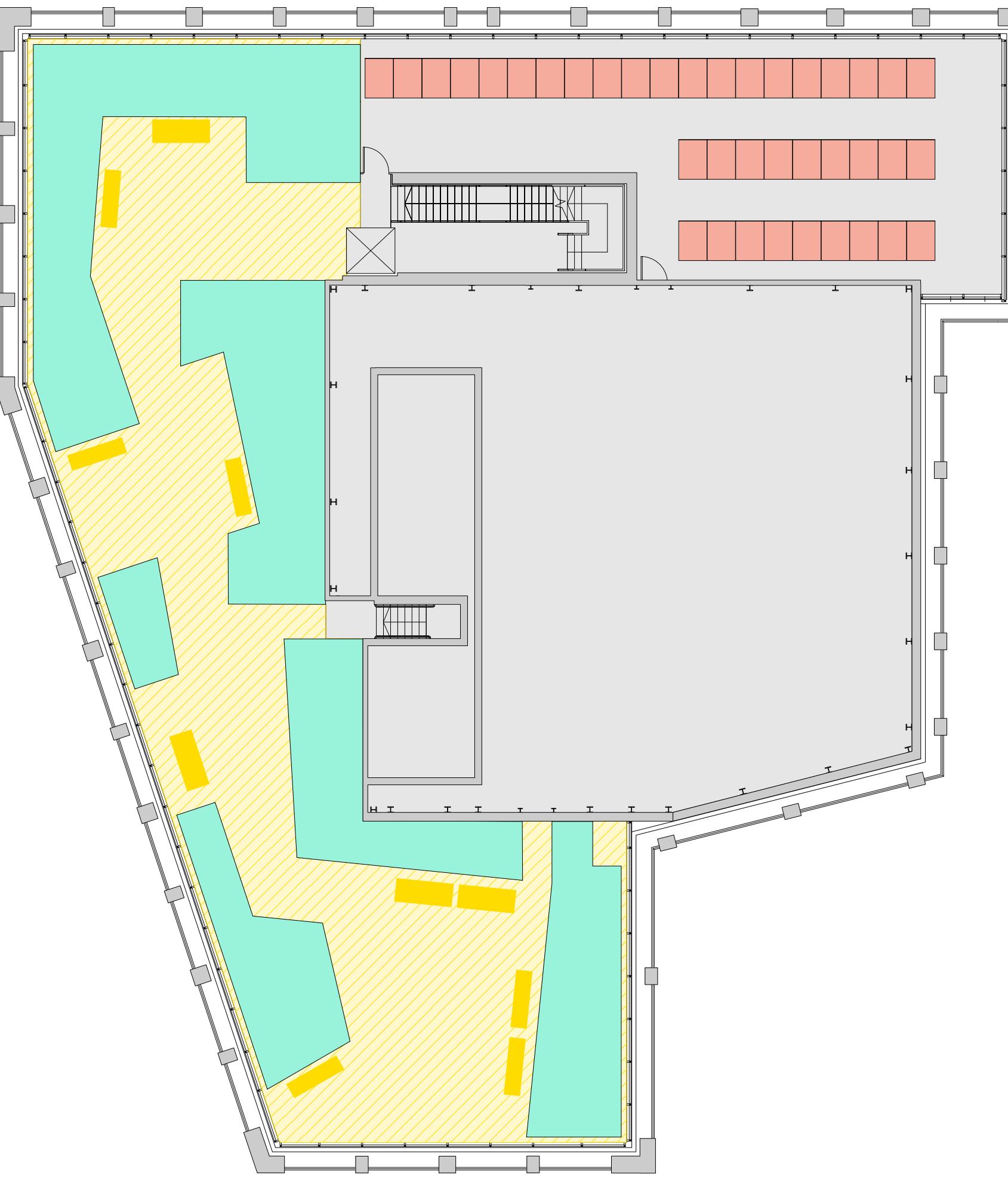
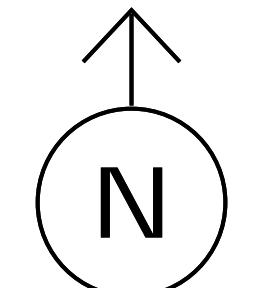
Office

# 8th FLOOR

Terrace

4,500 SQ FT

417 SQ M



- Terrace
- Planting
- Benches
- PV panels

# SPECIFICATION

## Occupancy Density

Office: 1:8 person per sq m

80% utilisation (resulting in 1:10 effective workplace density for core elements)

## Fire strategy and means of escape provisions

## Ceiling Heights

Office: (Level 01 to level 08): 2800 mm

Reception: 4000 mm (+ 200 mm coffers)

Mezzanine lounge area: 2800mm (+100mm coffers)

Service (Ground Floor): 4300 mm minimum

## WCs

BCO compliant

Super loos on every floor

## Floor Zone

Office: 150 mm (SSL to FFL), gravity laid accessible raised floor system

## End of Trip

158 long term bicycle parking spaces, provided as:

- 88 x 2-tier racks (56%)
- 30 x vertical stands (19%)
- 16 x Sheffield stands (10%)
- 8 x enlarged cycle parking spaces (5%)
- 16 x folding bicycle lockers (10%)

33 x dedicated 13A sockets for electric bicycle charging (28 x 2-tier racks, 4 x Sheffield stands and 1 x enlarged parking space)

## Bicycle Amenities:

- 1 x inner tube dispenser
- 1 x pump and repair station
- 2 airing cupboards

Changing rooms with 193 lockers, comprising:

- 39 x 3-tier lockers
- 56 x 4-tier lockers (36 with integral 13A/ USB sockets)
- 44 x 2-tier lockers
- 54 x 3-tier lockers

## Showers

- 16 x showers (2 showers can be flexibly re-allocated as required)
- 1 x gender neutral accessible shower/ changing room

WCs, comprising:

3 accessible WCs:

- 1 x male AWC
- 1 x female AWC
- 1 x gender neutral AWC (included in accessible shower/changing room)

4 hand-wash basins and integrated hand-dryers:

- 2 x male basins (within single vanity unit)
- 2 x female basins (within single vanity unit)
- 4 x hairdryers (2 each; male and female changing rooms)
- 4 x towel stations (2 each; male and female changing rooms)

## Lifts

Bicycle Lifts:

- 1 x 17 persons / 1275 kg

Passenger Lifts:

- Passenger lift: 17 persons / 1275 kg
- Dual entry passenger / fire-fighting lift: 17 persons / 1275 kg
- Passenger/goods lift: 21 persons / 1600 kg

## Small Power

On-floor distribution: 23 W/m<sup>2</sup>

Electrical load allowance: (risers/central plant): 20 W/m<sup>2</sup>

## Lighting

Average maintained luminance: 400 – 500 lux (Cat A).

Task uniformity: To meet SLL Lighting Guides, uniformity: 0.6

On floor office: Designed for 8 W/m<sup>2</sup>

## Comfort

- Composite frame windows – inner timber / outer aluminium
- Tilt and turn operation windows – bottom-hinged inward tilt opening for day-to-day ventilation / side-hinged opening for maintenance and repair

Airtightness: 3.0 m<sup>3</sup>/h/m<sup>2</sup> @ 50Pa

Outdoor Air:

- Summer: 33 °C DB, 22 °C WB (Design Conditions)
- Winter: -4 °C DB, saturated (Design Conditions)

Indoor Air:

- Fresh air rates: 12 l/s/person + 10% allowance for fit-out
- Zoning (terminal unit control): Provision made in Base Building in line with BREEAM targets

Air Conditioned Space:

- Summer design air temperature: 24 ±2 °C
- Winter design air temperature: 20 ±2 °C
- Thermal comfort: In line with BREEAM targets
- Humidity: Office spaces uncontrolled

## Smart Building

The office space will be a Smart Spaces Building to enable linking of various control system and IOT devices

## Sustainability Targets

- BREEAM: Outstanding
- WELL: Platinum
- EPC: A

# THE TEAM



Developer

**Eric Parry Architects**

Architect

**AVISON  
YOUNG**

Project Manager

**BURO HAPPOLD**

Structural Engineers

 **GERALDEVE**

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**AECOM**

Building Services

 **mace**

Main Contractor

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**A development by**