



# ONE CROWN PLACE

THE WAREHOUSE



# 5,635 SQFT OF OFFICE SPACE NOW COMPLETE

## KEY FEATURES

DESIGNED BY WORLD-LEADING  
ARCHITECTS KPF

ISLAND SITE WITH GOOD NATURAL LIGHT

3 MINUTES' WALK FROM  
ELIZABETH LINE (CROSSRAIL)  
AT LIVERPOOL STREET STATION

TOP SPECIFICATION, DESIGNED TO  
OCCUPY AT 8 M<sup>2</sup> / PERSON

ENTRANCE VIA EARL STREET OR SUN STREET

BOUTIQUE HOTEL & DESTINATION  
RESTAURANT & RETAIL

DEDICATED ENTRANCE LOBBY ACCESSED  
FROM EARL STREET

One Crown Place is a striking mixed-use development with extensive contemporary work space including the warehouse office on the ground floor with mezzanine.

The building is adjacent to Broadgate where the City meets Shoreditch, and is only a three-minute walk from the Elizabeth Line at Liverpool Street Station. One Crown Place combines an eclectic location and connections with great shopping and a buzzing food and social scene.

Occupation for fitting out is available now.

## TRAVEL TIMES



LIVERPOOL STREET STATION  
3 MINS

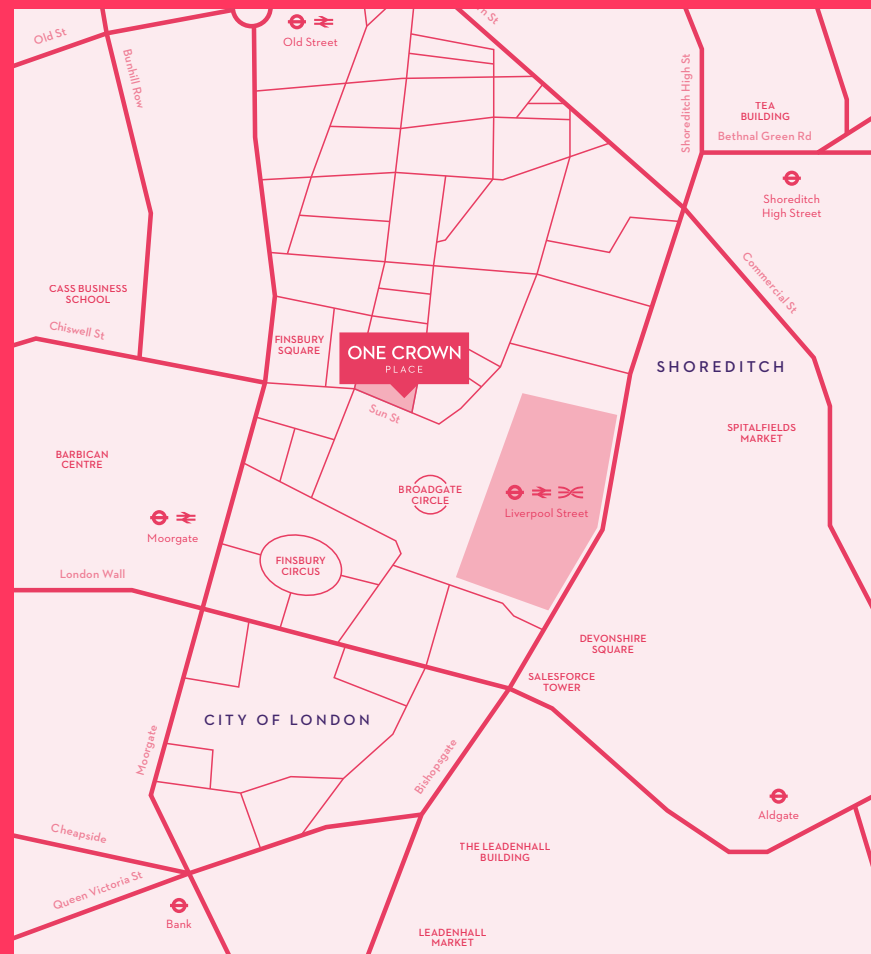
MOORGATE STATION  
5 MINS

OLD STREET STATION  
8 MINS

SHOREDITCH HIGH STREET  
12 MINUTES

BANK STATION  
13 MINUTES

TRAVEL TIMES ARE TAKEN  
FROM GOOGLE MAPS.

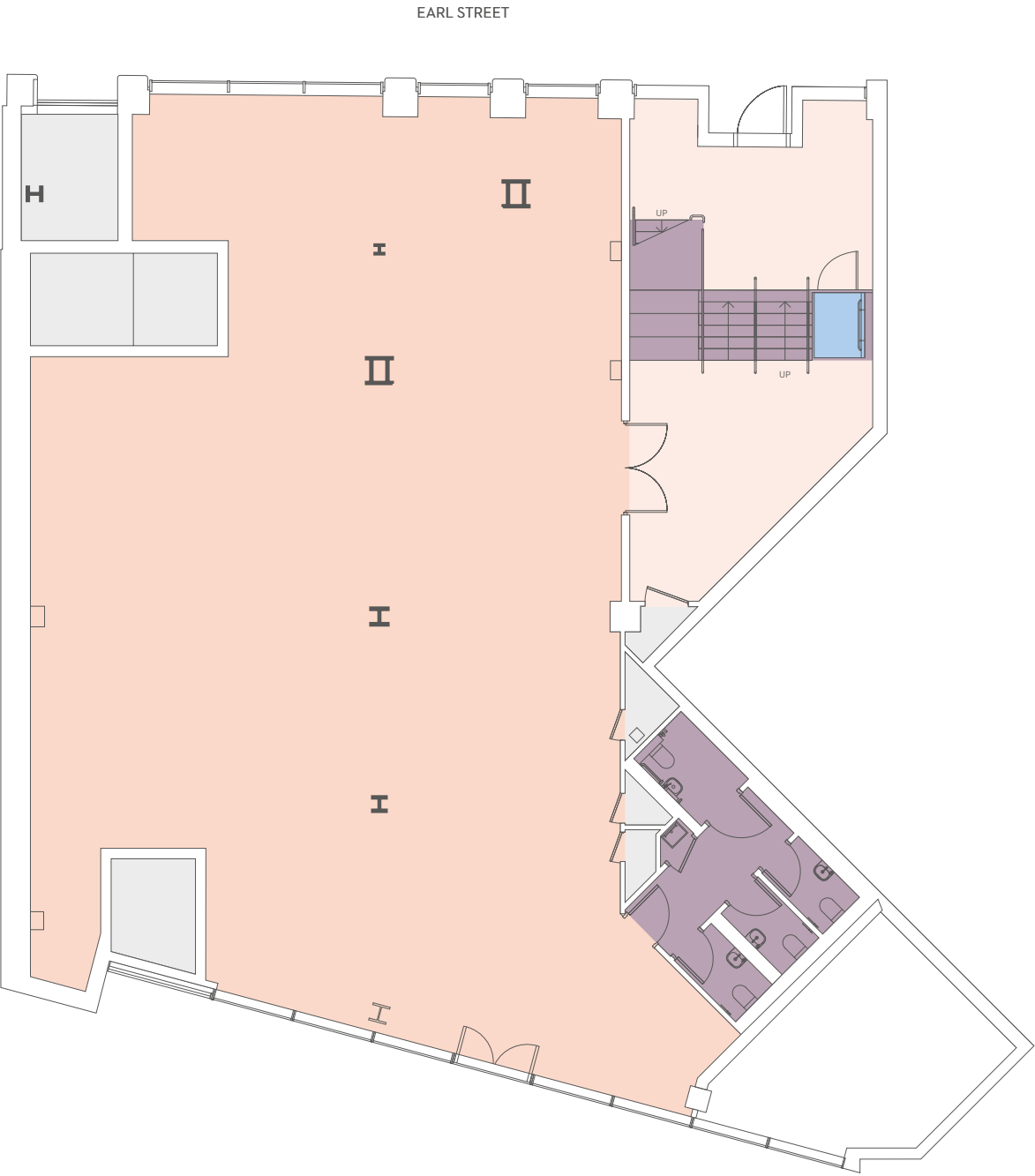


Photograph of  
the exterior at  
One Crown Place

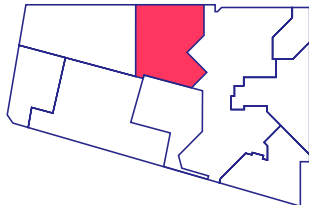
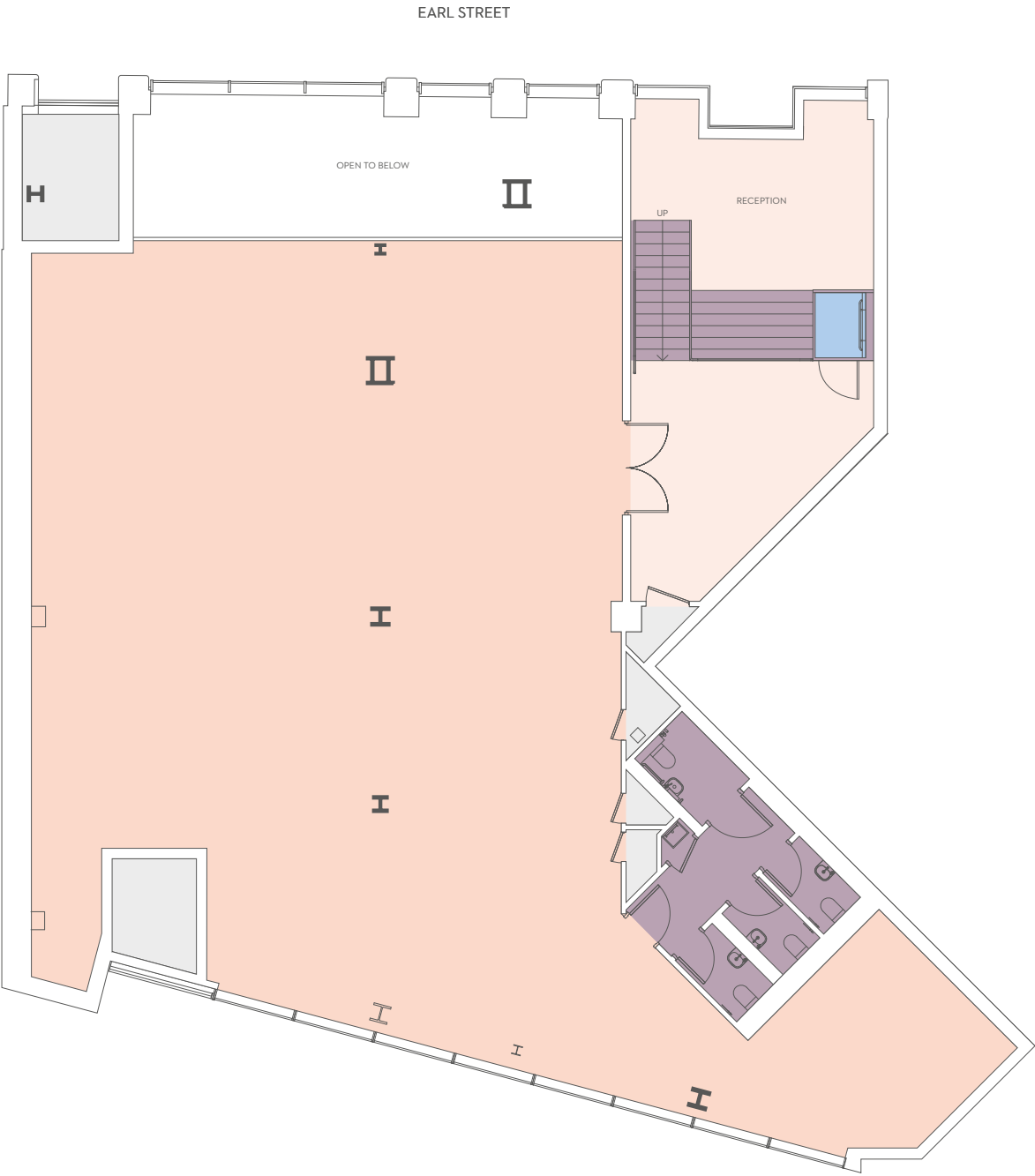


# THE WAREHOUSE

GROUND  
2,770 SQFT NIA



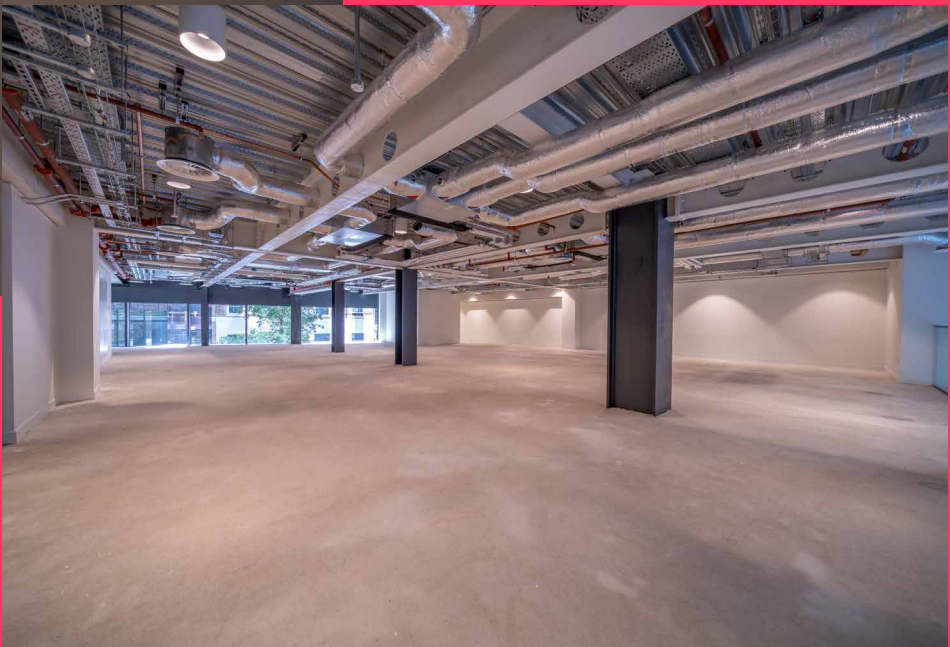
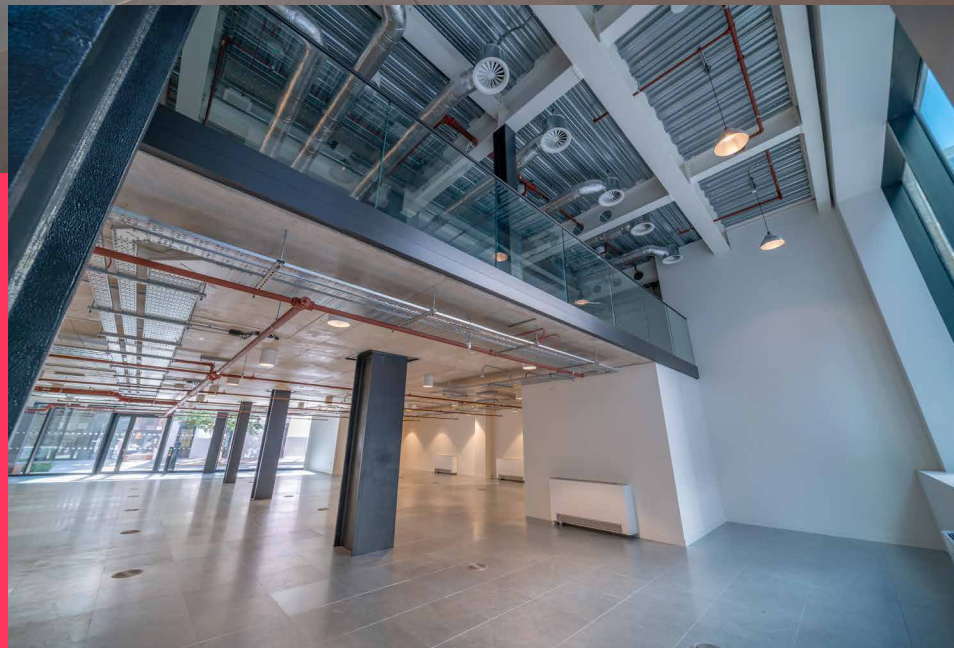
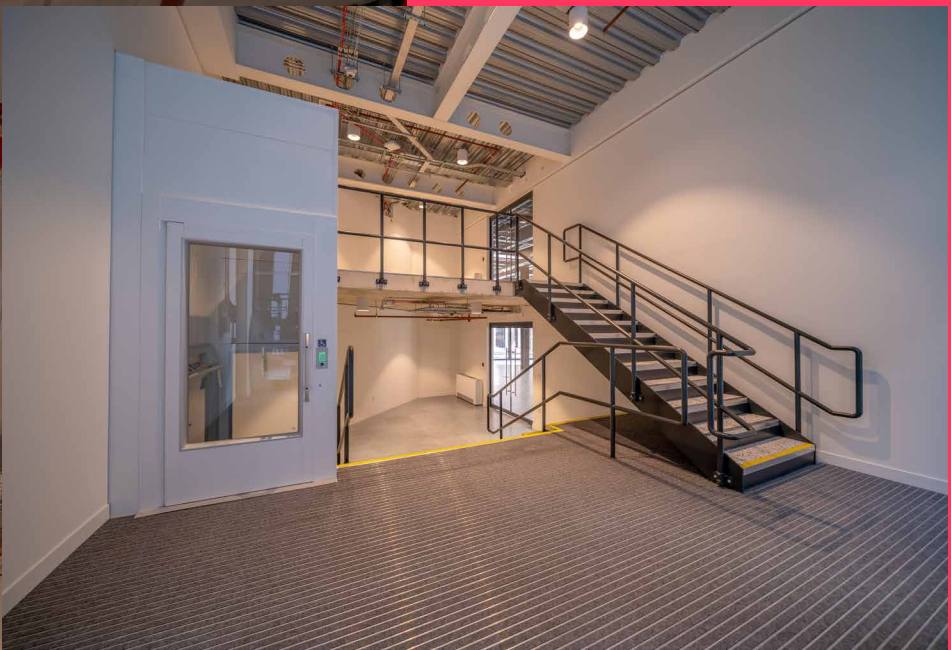
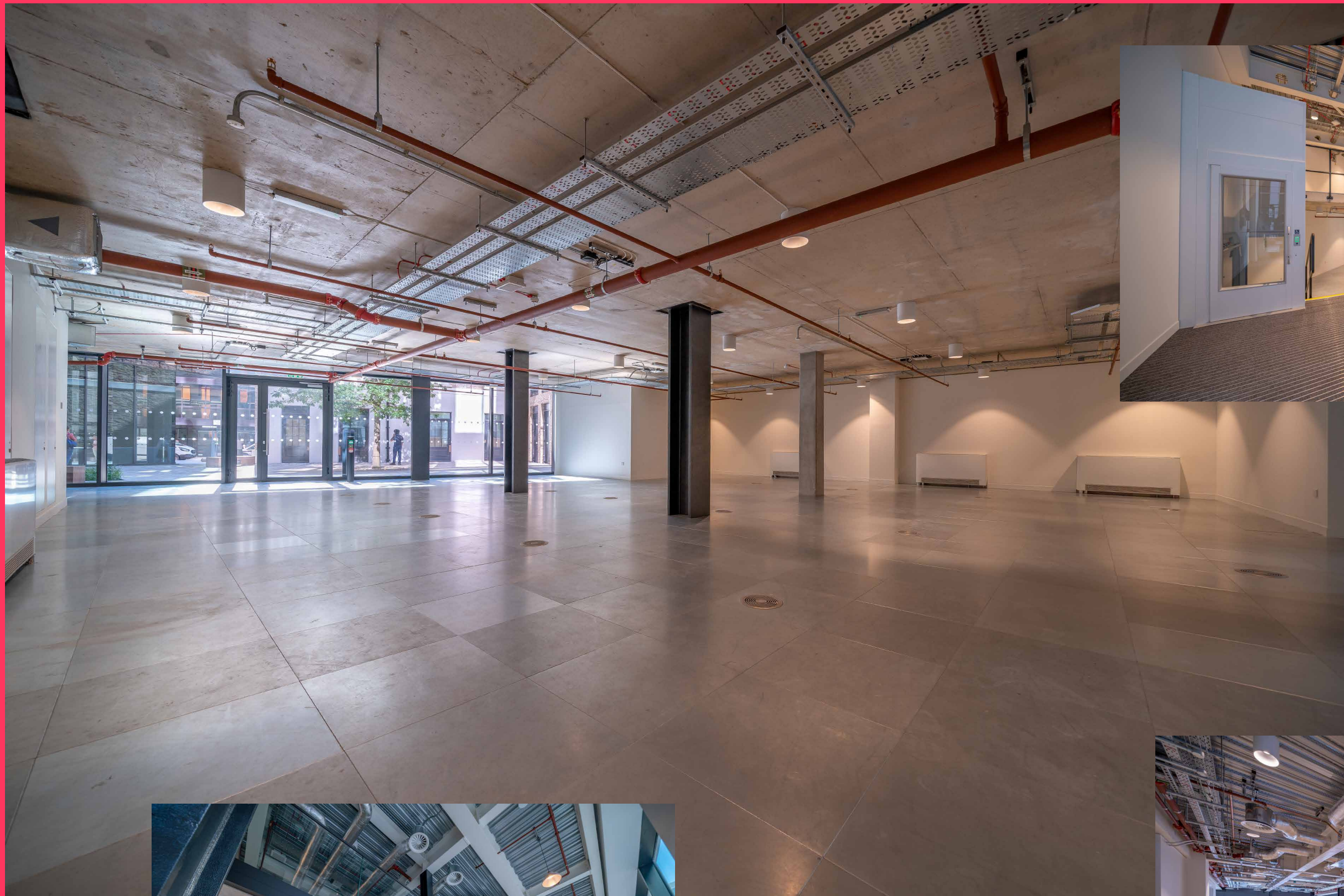
MEZZANINE  
2,865 SQFT NIA



- Key
- Office
  - Entrance lobby
  - Services
  - Platform lift

\* ALL NET INTERNAL AREAS ARE APPROXIMATE & WILL BE VERIFIED UPON PRACTICAL COMPLETION OF THE BUILDING. IPMS3 AREAS AVAILABLE UPON REQUEST. (ROUNDED UP TO THE NEAREST M<sup>2</sup>)

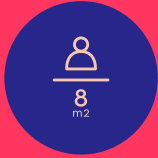




Photographs of The Warehouse office space at One Crown Place.



# SPECIFICATION



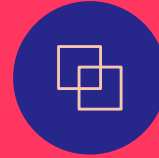
OFFICE OCCUPANCY  
RATIO 1 PERSON:  
8 SQM



FLOOR BASED  
4 PIPE FAN COIL AIR  
CONDITIONING SYSTEM



FLOOR TO  
CEILING HEIGHT  
2.5M & 2.4M



RAISED FLOORS  
TO GROUND ONLY  
(150MM OVERALL)



1500KVA STANDBY  
GENERATOR WITH  
24 HOUR FUEL



302 CYCLE  
SPACES



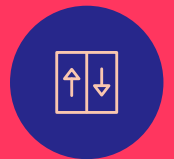
LOCKERS WITH  
14 SHOWERS



DESIGNED TO ACHIEVE  
BREEAM EXCELLENT



WIRED SCORE  
PLATINUM ENABLED



PLATFORM LIFT WITH  
CAPACITY OF 410KG

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[ONECROWNPLACE.COM/COMMERCIAL](https://onecrownplace.com/commercial)

Developed by

**MTD**

Advised by

**CBRE**

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