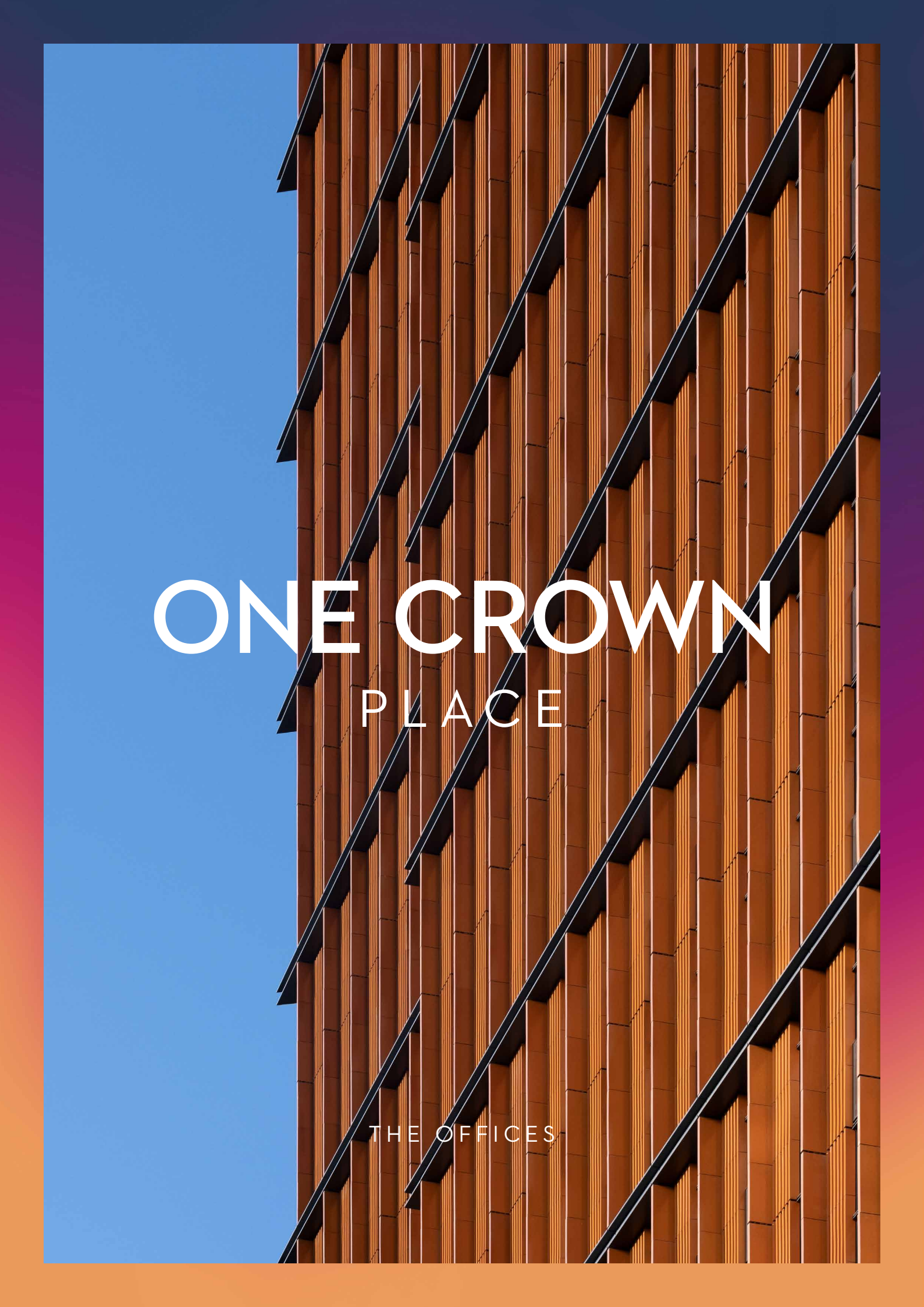




# ONE CROWN PLACE

THE OFFICES

# FROM 18,205 SQFT OF NEW OFFICE SPACE AVAILABLE NOW.

## 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
- DEDICATED ENTRANCE LOBBY ON CROWN PLACE
- BOUTIQUE HOTEL & DESTINATION RESTAURANT & RETAIL

## 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.

One Crown Place is a striking mixed-use development with 109,675 sqft of contemporary office space over 6 levels designed by architects KPF.

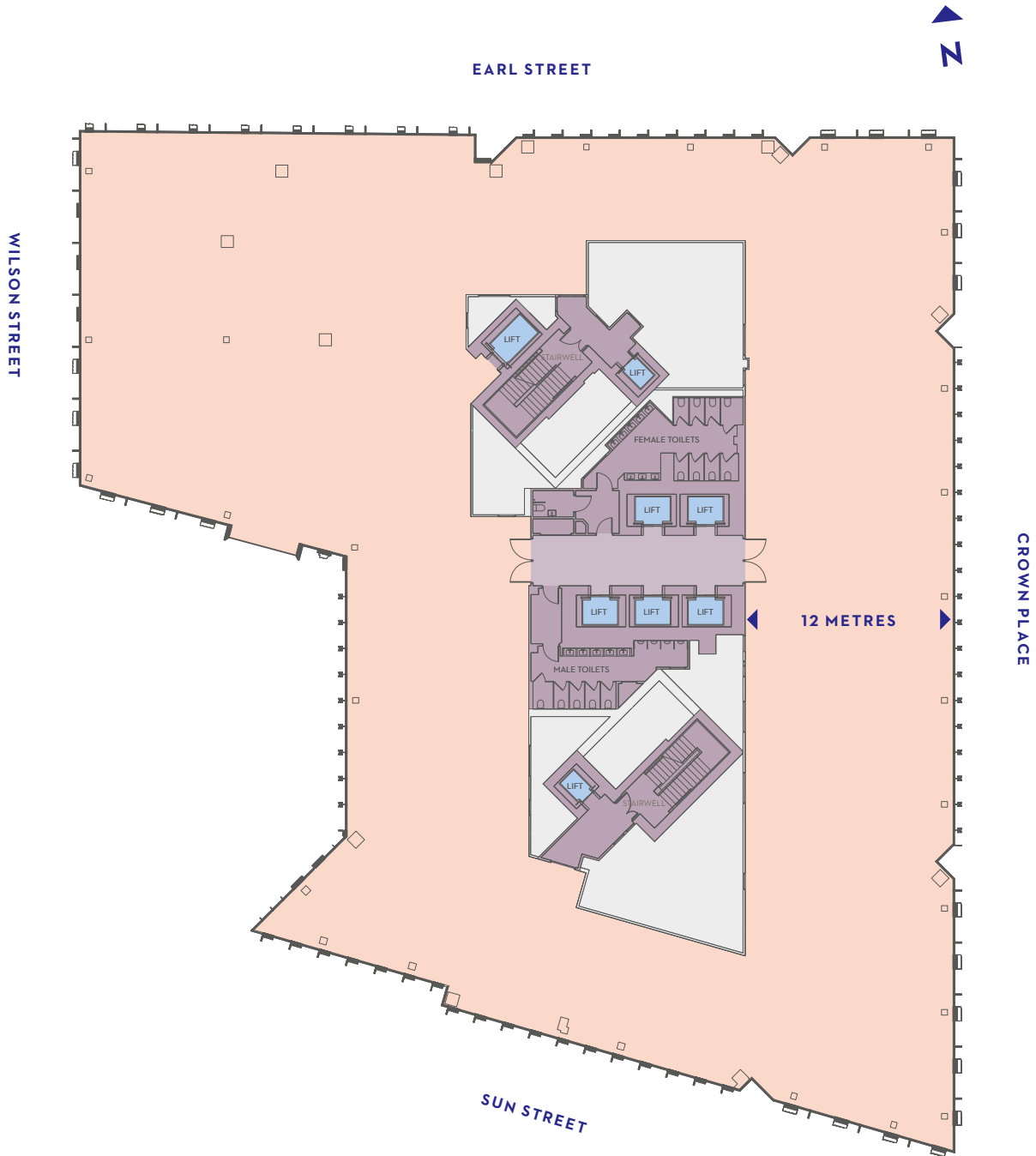
The building is adjacent to Broadgate where the City meets Shoreditch, and is only a three-minute walk from the Elizabeth Line at Liverpool Street Station. One Crown Place combines an eclectic location and connections with great shopping and a buzzing food and social scene.

Occupation for fitting out is available now.



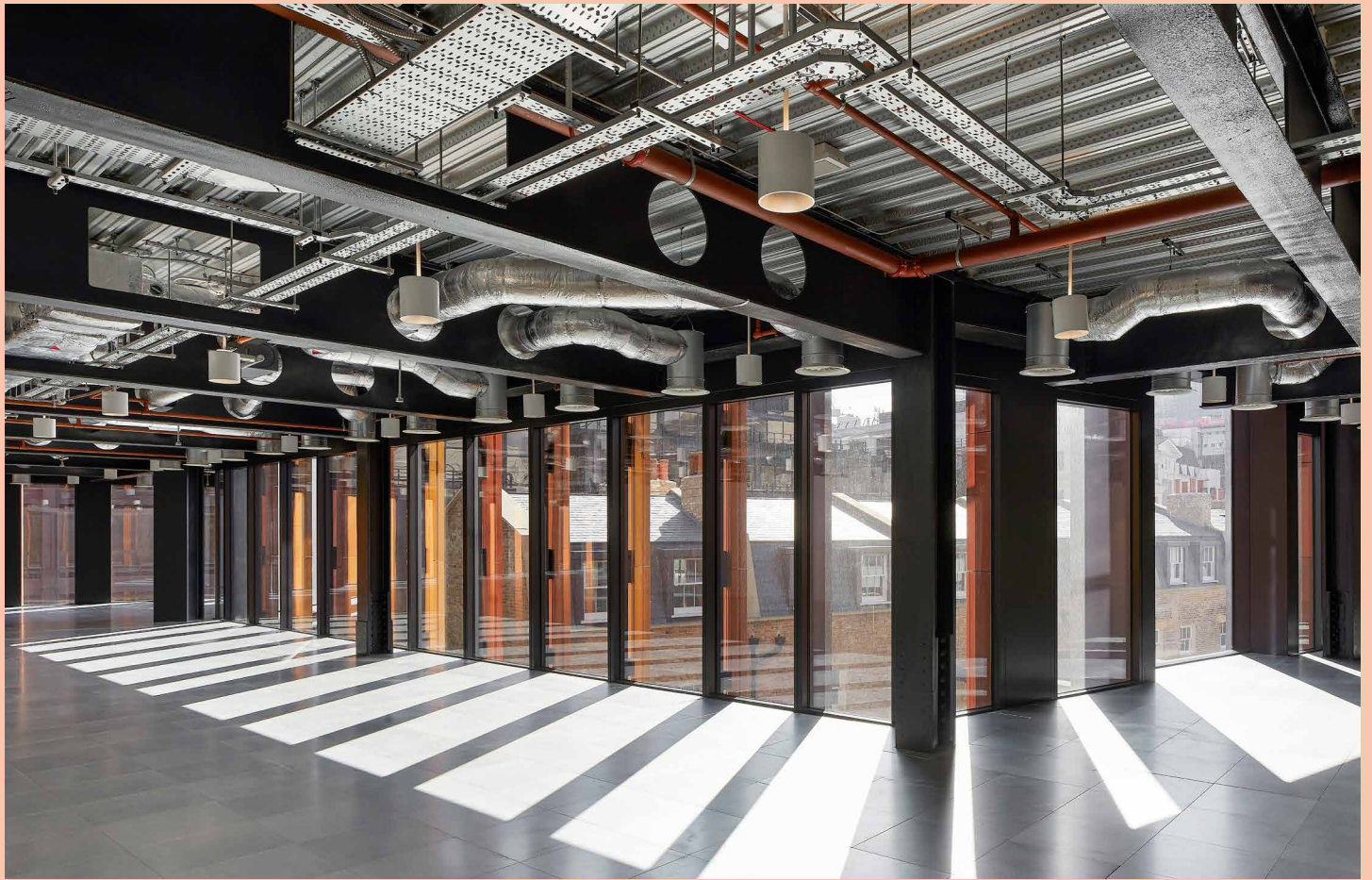
# TYPICAL FLOOR (LEVEL 4)

18,294 SQFT NIA



| TOTAL NET INTERNAL AREA* |             |
|--------------------------|-------------|
| LEVEL 6                  | SNOWFLAKE   |
| LEVEL 5                  | SNOWFLAKE   |
| LEVEL 4                  | 18,294 SQFT |
| LEVEL 3                  | 18,294 SQFT |
| LEVEL 2                  | 18,294 SQFT |
| LEVEL 1                  | 18,205 SQFT |
| TOTAL                    | 73,087 SQFT |

\* 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 M2



# SPECIFICATION



OFFICE OCCUPANCY  
RATIO 1 PERSON: 8M<sup>2</sup>



4 PIPE FAN COIL AIR  
CONDITIONING SYSTEM



FLOOR TO CEILING  
HEIGHT 2.8M



RAISED FLOORS  
(150MM OVERALL)



1500KVA STANDBY GENERATOR  
WITH 24 HOUR FUEL



302 CYCLE  
SPACES



LOCKERS WITH  
14 SHOWERS



DESIGNED TO ACHIEVE  
BREEAM EXCELLENT



WIRED SCORE  
PLATINUM



5 PASSENGER LIFTS &  
1 X 1600KG GOODS LIFT

FOR MORE INFORMATION PLEASE CONTACT:

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077 1061 8023

**ONECROWNPLACE.COM/COMMERCIAL**

Developed by

**MTD**

Advised by

**CBRE**

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