

ONESIPPAUL'S

COMMUNAL ROOF TERRACE AND PAVILION



Unrivalled landmark views.

54,000

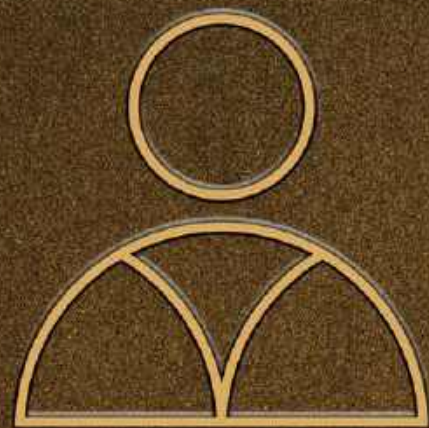
SQ FT

Q4

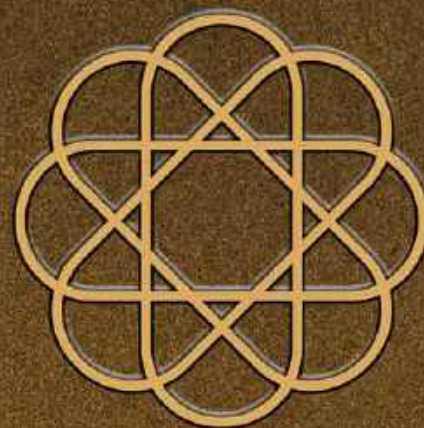
Contemporary, CAT A headquarters
arranged over six upper floors.
One St Paul's delivers exquisite
workspace for modern business.

2027

EXECUTIVE SUMMARY



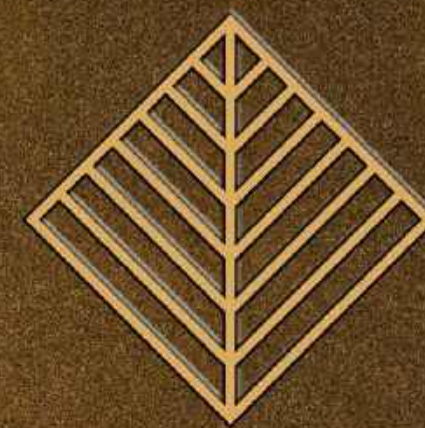
RECEPTION
1,700 sq ft of elegance



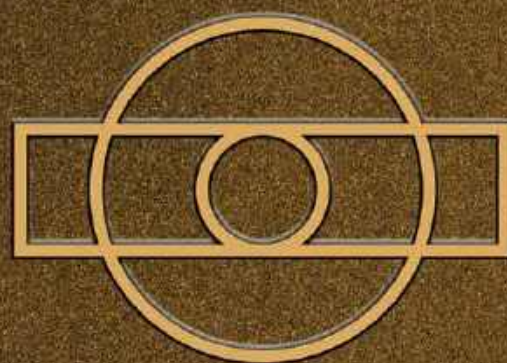
TERRACES & PAVILION
Roof terrace and pavilion with private
terraces on levels 5 and 6



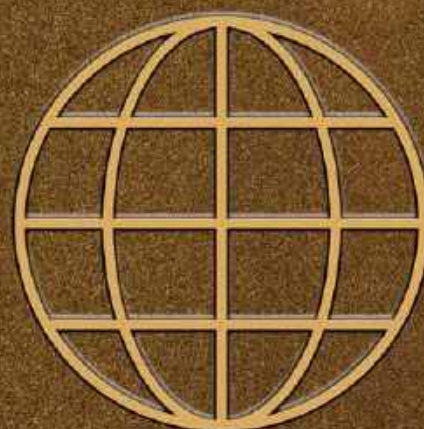
END OF JOURNEY
Showers, lockers and hydration
station, with storage for 44 cycles



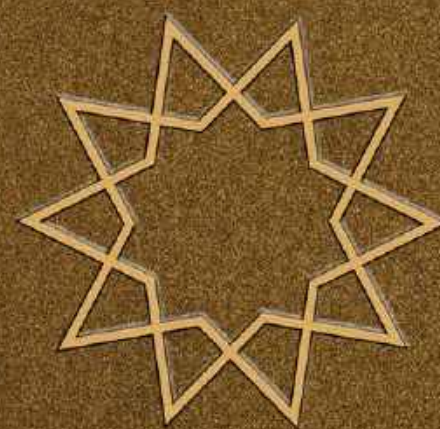
NET ZERO CARBON
Targeting achievement of the UK Net
Zero Carbon Buildings Standard criteria



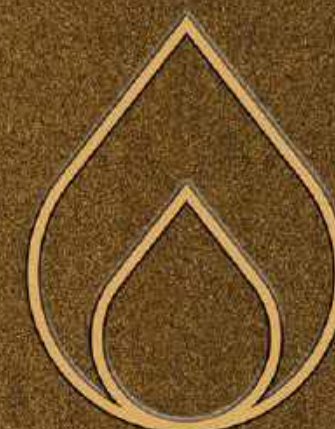
TRANSPORT
Tube and City Thameslink
within 5 minutes



AIRPORTS
4 London airports within
50 minutes



NABERS
4.5 star targeted



EPC A
Targeted

ONE ST PAUL'S





THE

ART

OF

MAKING

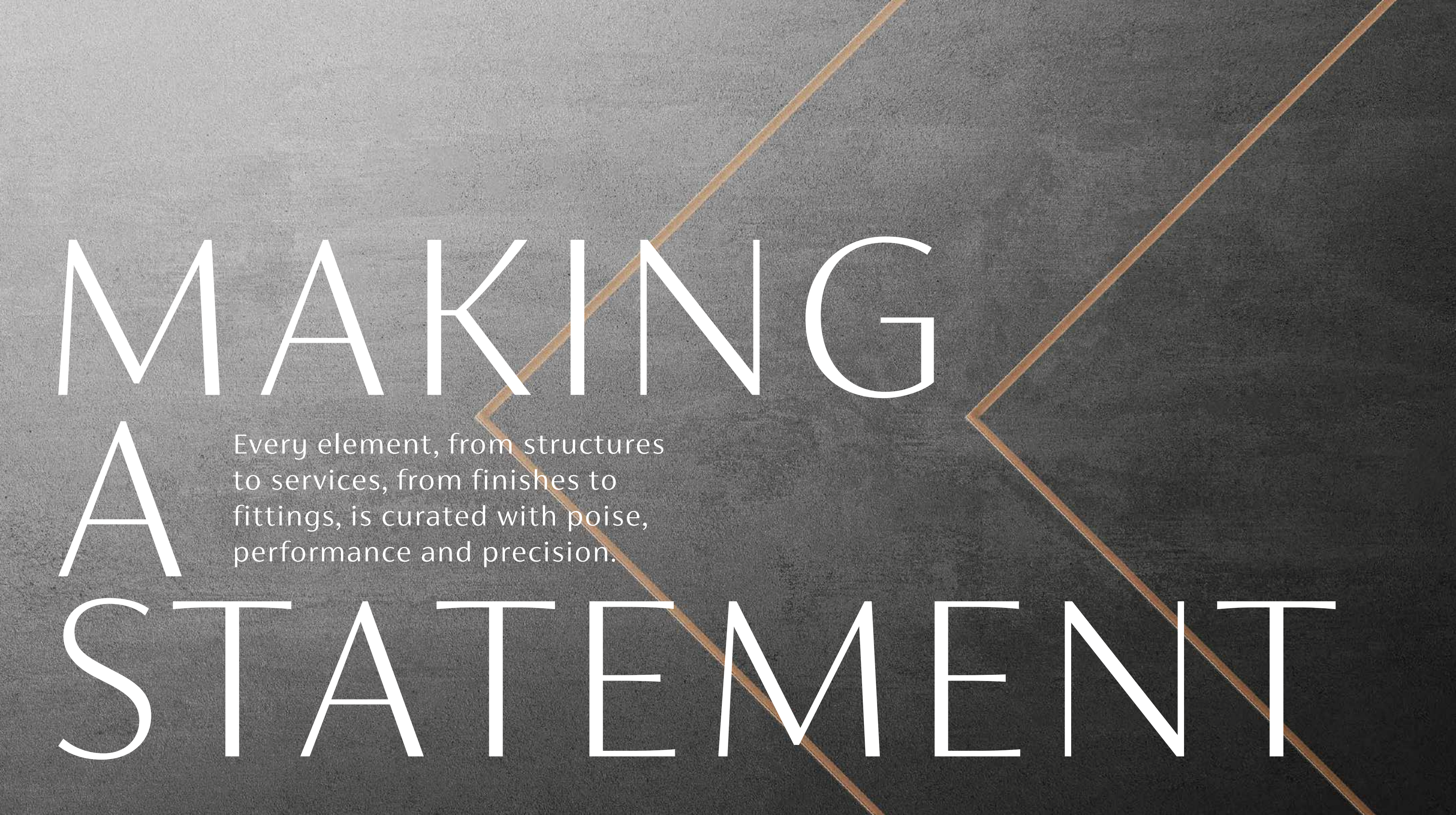
THE VISION

SINCE THE 16TH
CENTURY, ST PAUL'S
HAS BEEN AN AREA
OF ARCHITECTURAL
ENDEAVOUR, OF
INFLUENCE AND A
PLACE OF MAKING.



Here, printers, binders and artisans
published ideas that travelled the world.

Inspired by this legacy, One St Paul's
reinterprets the crafts of making
for the modern workplace. Designed,
engineered and formed with purpose,
this is an environment for today's
creators to connect and build on
this rich heritage.



MAKING

A

Every element, from structures
to services, from finishes to
fittings, is curated with poise,
performance and precision.

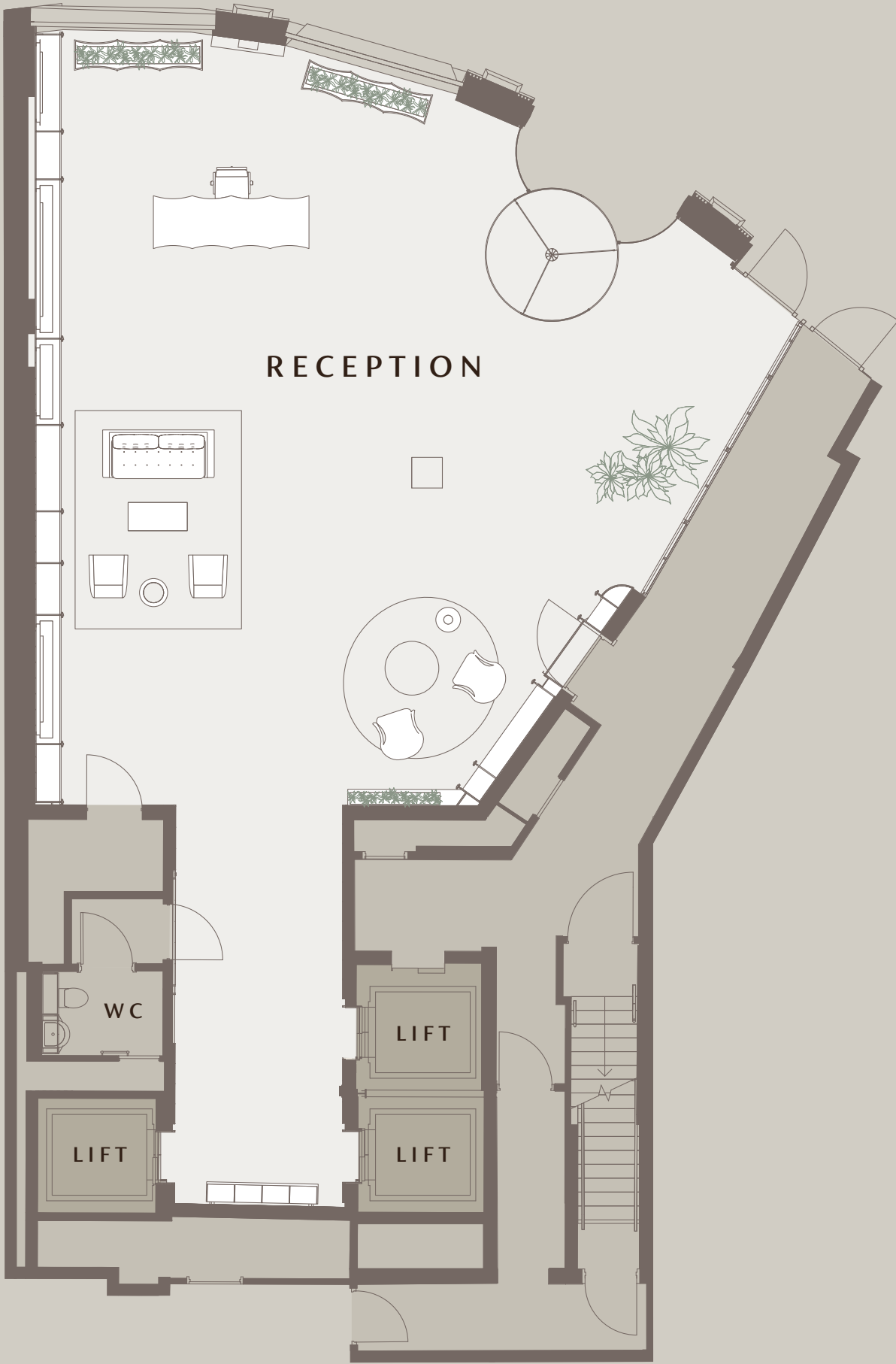
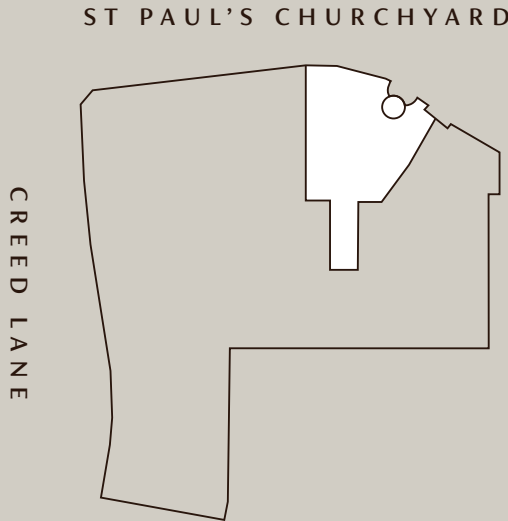
STATEMENT

ENTRANCE ON ST PAUL'S CHURCHYARD

Defined by presence and proportion, this entrance is framed by four arches that connect interior to the exterior.



FLOORPLANS



GROUND

1,739 SQ FT (162 SQ M)

GROUND FLOOR RECEPTION

Full-height glazing reveals a place
to pause and feel at ease.

ONE
SIPAUL'S

Every surface reflects precision,
discipline and care.



SCHEDULE OF AREAS

LEVELS	USE	SQ FT	SQ M	TERRACE SQ FT
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Note: All areas are Net Internal Areas and will be verified on completion in accordance with the RICS Code of Measuring Practice.

LEVEL 1

12,423 SQ FT (1,154 SQ M)



Not to scale. For indicative purposes only

LEVEL 1 ORANGERY

Places to communicate and collaborate.



SPACE PLAN

Workstations	120
Focus room (1-2 People)	7
Meeting room (4 People/Office)	6
Meeting room (6-8 People)	1
Meeting room (10 People)	2
Breakout / Bookable room	1
Open meet spaces	4
Tea point / Refreshment	2
Comms room	1
Furniture store room	1
Print / Utilities	1



LEVEL 1

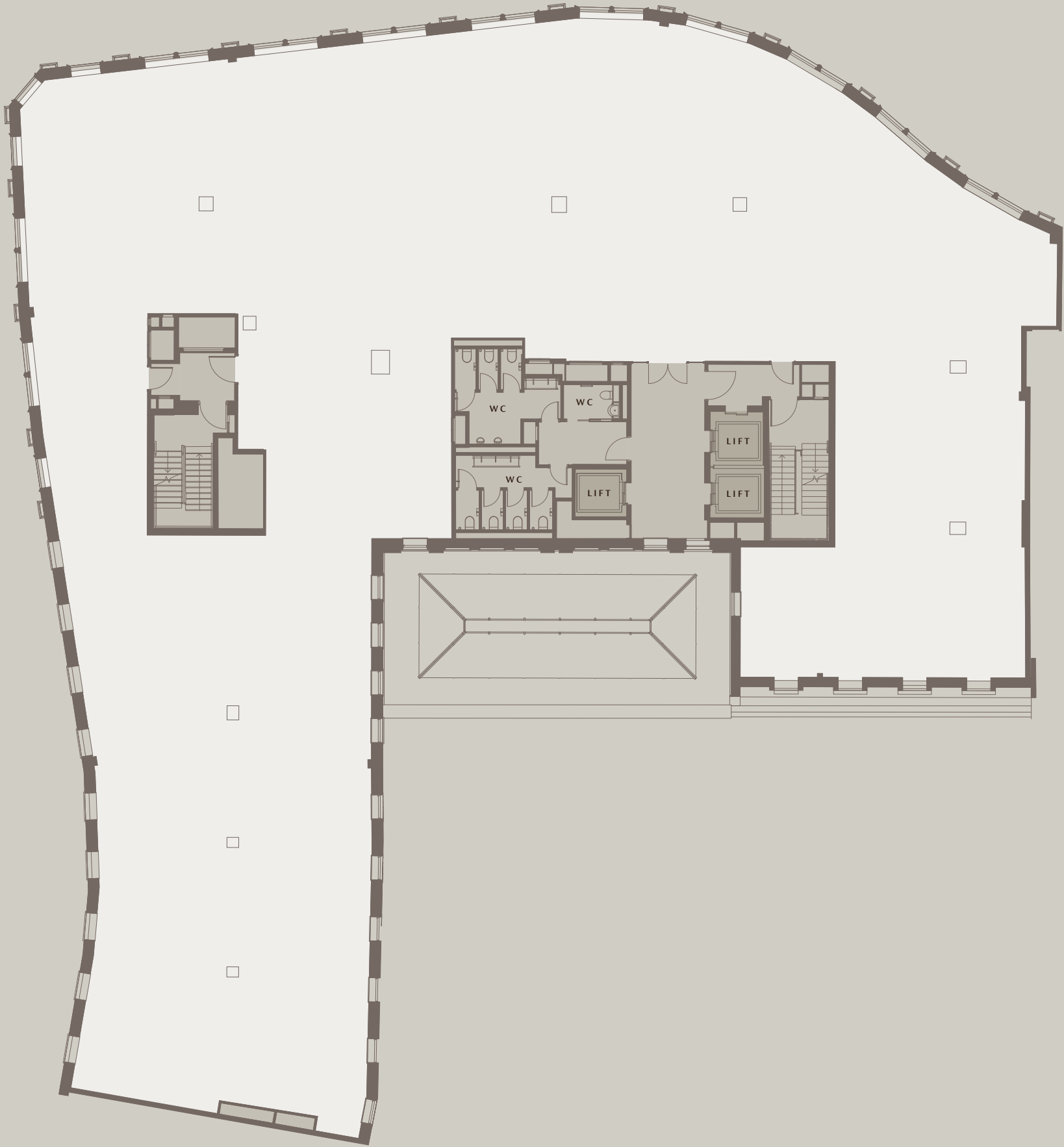
12,423 SQ FT (1,154 SQ M)



Not to scale. For indicative purposes only

LEVEL 2

11,268 SQ FT (1,047 SQ M)



Not to scale. For indicative purposes only

LEVEL 2 CAT A

Architecture, technology and
workplace are brought together
with precision and clarity.

LEVEL 3

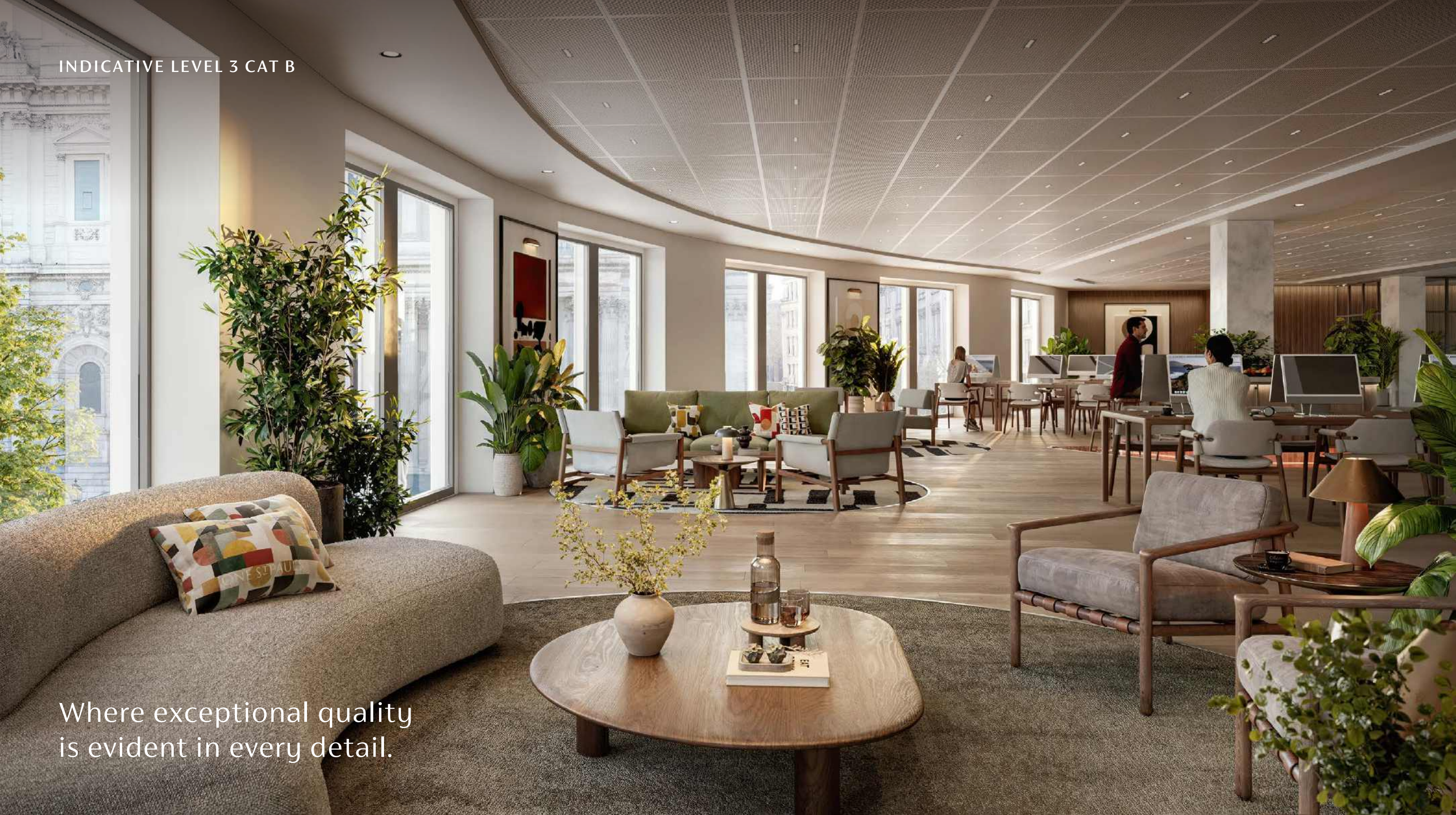
10,148 SQ FT (943 SQ M)



Not to scale. For indicative purposes only

INDICATIVE LEVEL 3 CAT B

Where exceptional quality
is evident in every detail.



Floor-to-ceiling glazing creates bright, open workspaces with exceptional daylight penetration, enhancing wellbeing, focus and productivity for all.



SPACE PLAN

Workstations	104
Focus room (1-2 People)	4
Meeting room (3-4 People/Office)	2
Meeting room (6-8 People)	1
Meeting room (10 People)	2
Training / Multifunctional room	1
Open meet spaces	7
Tea point / Refreshment	1
Comms room	1
Store room	2
Print / Utilities	1



LEVEL 3

10,148 SQ FT (943 SQ M)



Not to scale. For indicative purposes only

LEVEL 4

8,179 SQ FT (760 SQ M)



Not to scale. For indicative purposes only

LEVEL 5

OFFICE
6,789 SQ FT (631 SQ M)

TERRACE
742 SQ FT (69 SQ M)

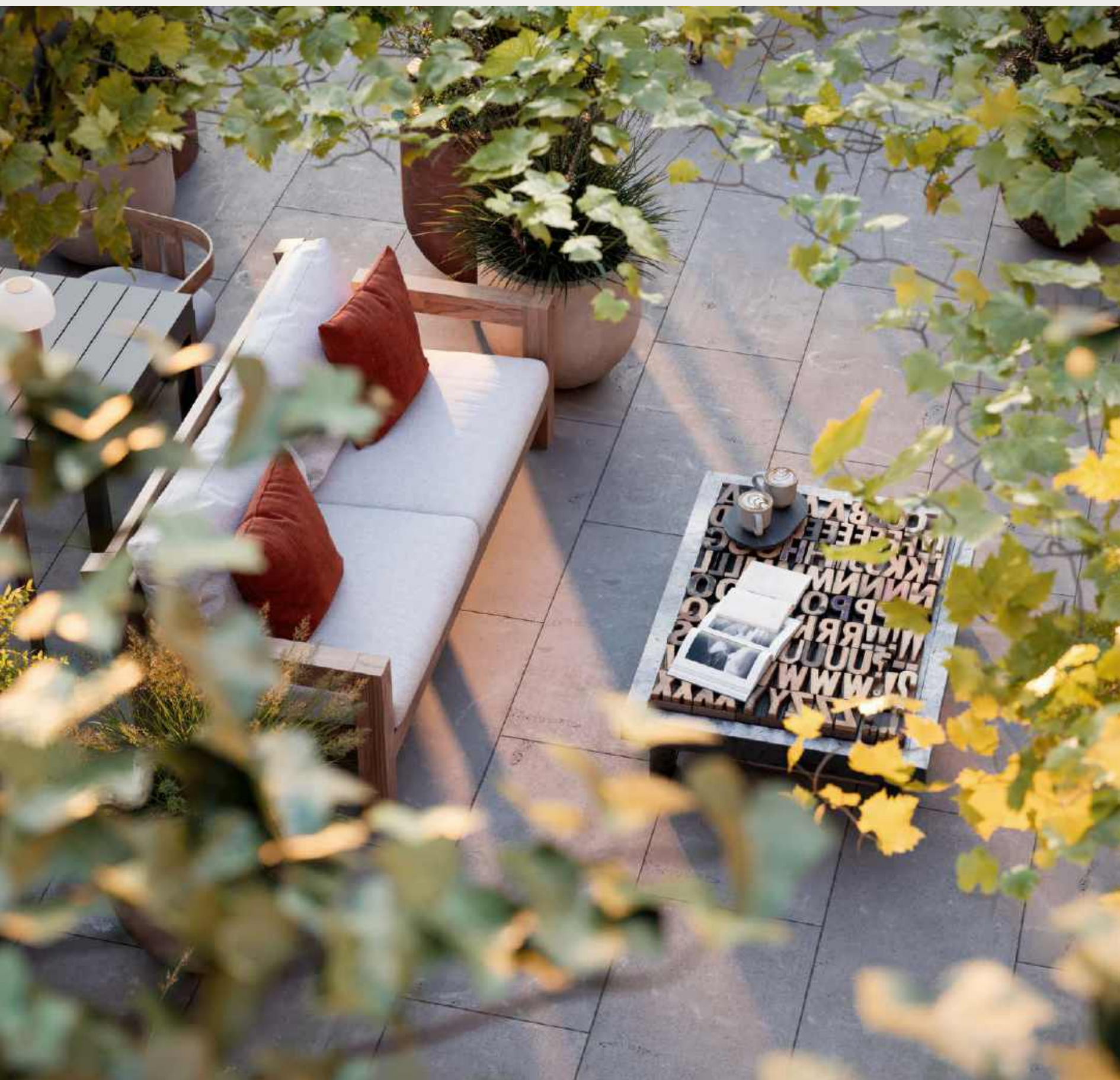


Not to scale. For indicative purposes only

LEVEL 5 SUNSET TERRACE

Space to pause, connect
and look beyond.





Planting, seating and carefully
chosen materials create
environments that encourage
informal meetings, conversation
and moments for reflection.

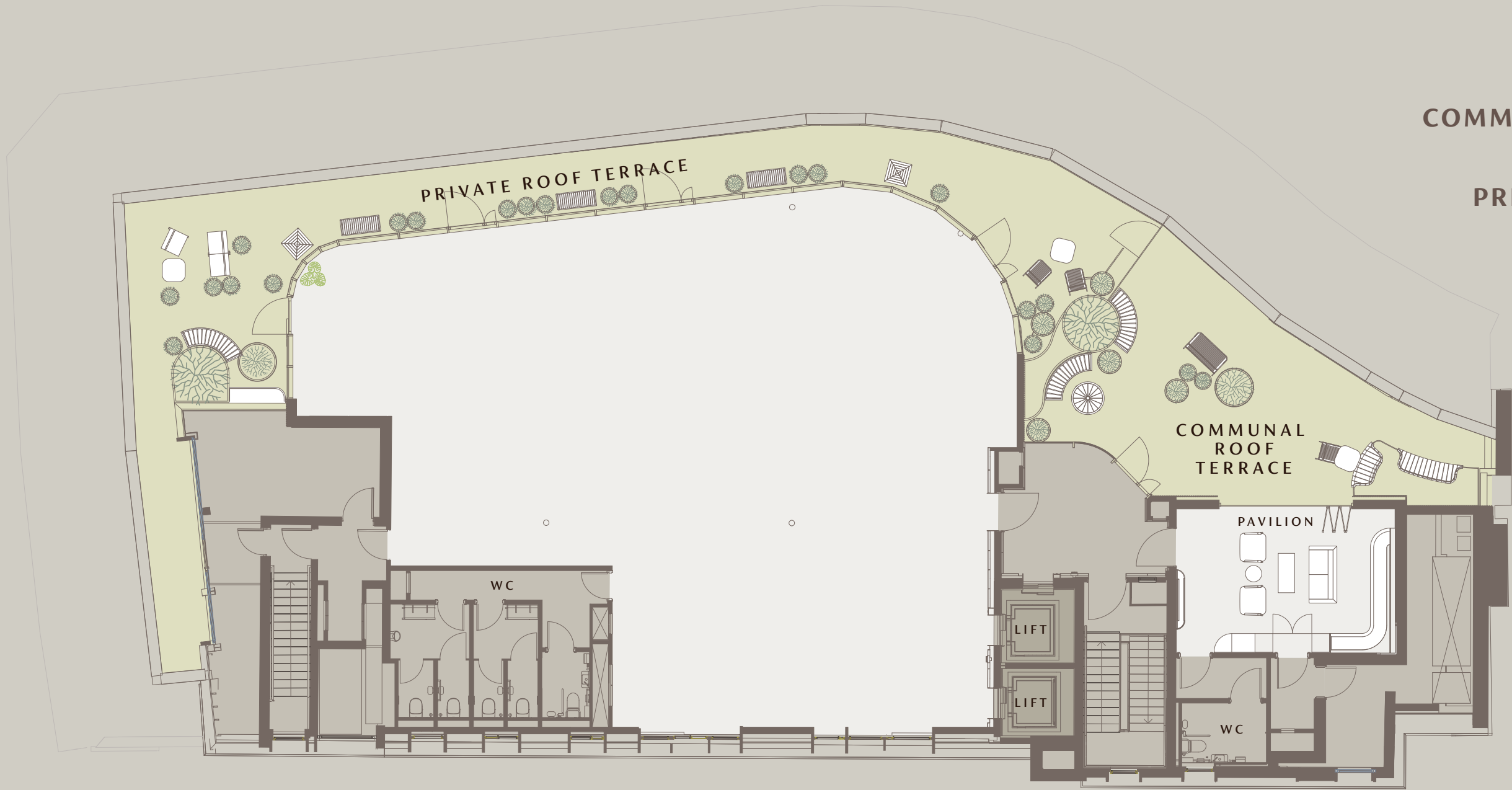
LEVEL 6

OFFICE
2,962 SQ FT (275 SQ M)

PAVILION
319 SQ FT (30 SQ M)

COMMUNAL ROOF TERRACE
700 SQ FT (65 SQ M)

PRIVATE ROOF TERRACE
1,195 SQ FT (111 SQ M)



THE PAVILION ON LEVEL 6

Spaces that elevate the
everyday experience of work.



SPACE PLAN

- Concierge 1
- Meeting room (6 People) 1
- Meeting room (8 People) 2
- Meeting room (14 People+) 1
- Teapoint / Bar 1
- Focus / Meet space 4

LEVEL 6

OFFICE
2,962 SQ FT (275 SQ M)



Not to scale. For indicative purposes only

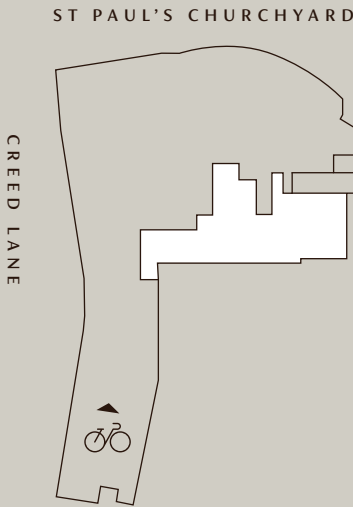
Service, above and beyond, to
entertain, connect and unwind.



FLOORPLANS

	44 CYCLE RACKS
	MAINTENANCE STATION
	76 LOCKERS
	14 BROMPTON LOCKERS
	HYDRATION STATION
	6 SHOWERS
	1 ACCESSIBLE WC + SHOWER
	2 WCS

LOWER
GROUND



Not to scale. For indicative purposes only

Functional excellence made beautiful. Space to refresh, recharge and re-emerge ready for the City.

Accessed directly from the street, the end-of-journey facilities combine dark metals, poured concrete and reclaimed timbers in a palette of quiet sophistication.



MAKING A CHOICE

St Paul's provides a setting
where the choice between work,
culture and lifestyle is
enjoyable and effortless.



CONNECTIVITY

From here,
London, the UK and
the wider world
seem closer.



- ST PAUL'S – 5 MINS
- BLACKFRIARS – 5 MINS
- MANSION HOUSE – 5 MINS

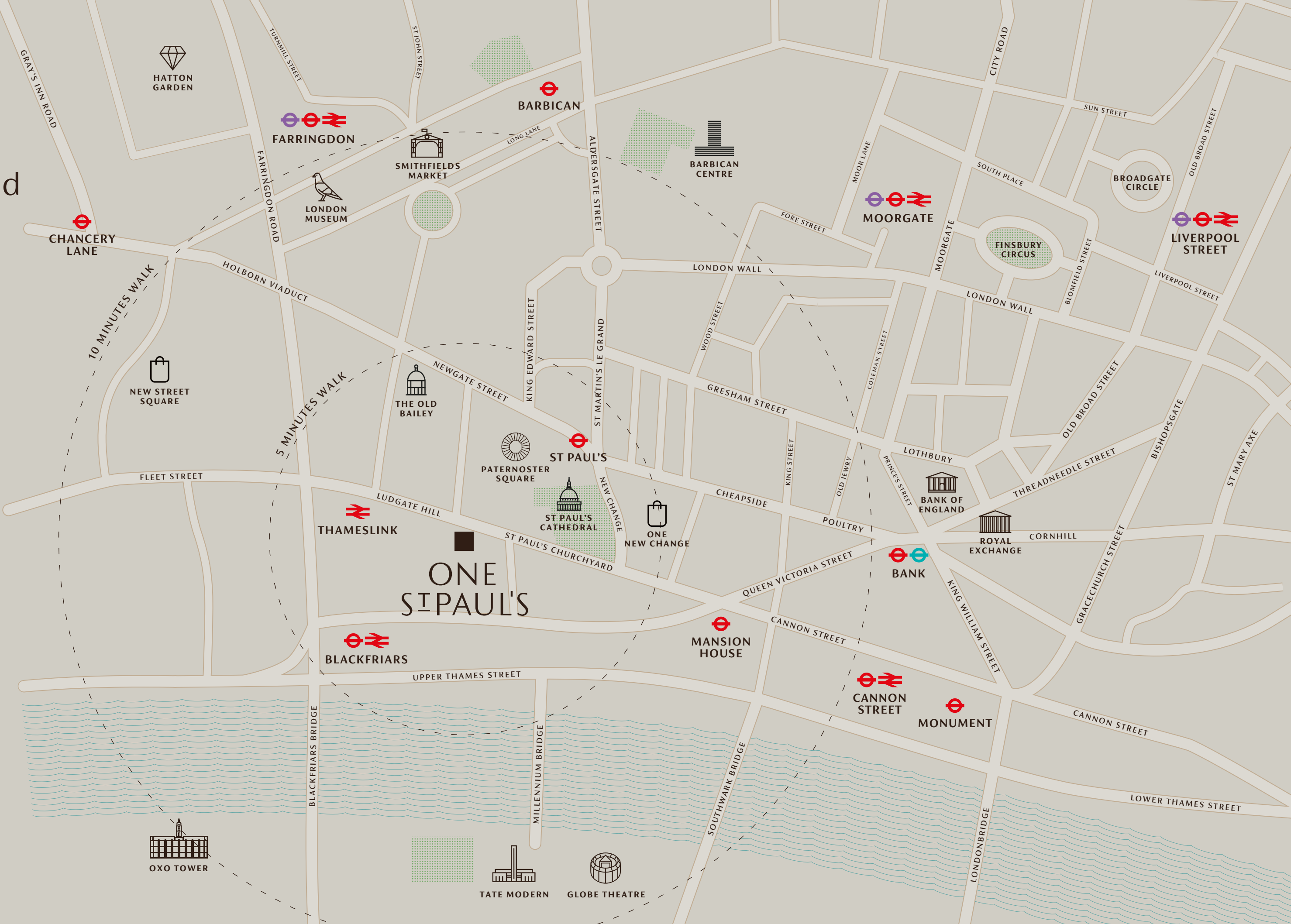


- BLACKFRIARS – 5 MINS
- CITY THAMESLINK – 5 MINS



- CITY AIRPORT – 40 MINS
(Via Mansion House)
- GATWICK – 43 MINS
(Via City Thameslink)
- LUTON – 43 MINS
(Via City Thameslink)
- HEATHROW – 50 MINS
(Via City Thameslink)

(All travel times from Google Maps)



Distinctive architecture
and places of calm,
all designed to enhance
every working day.



LOCATION

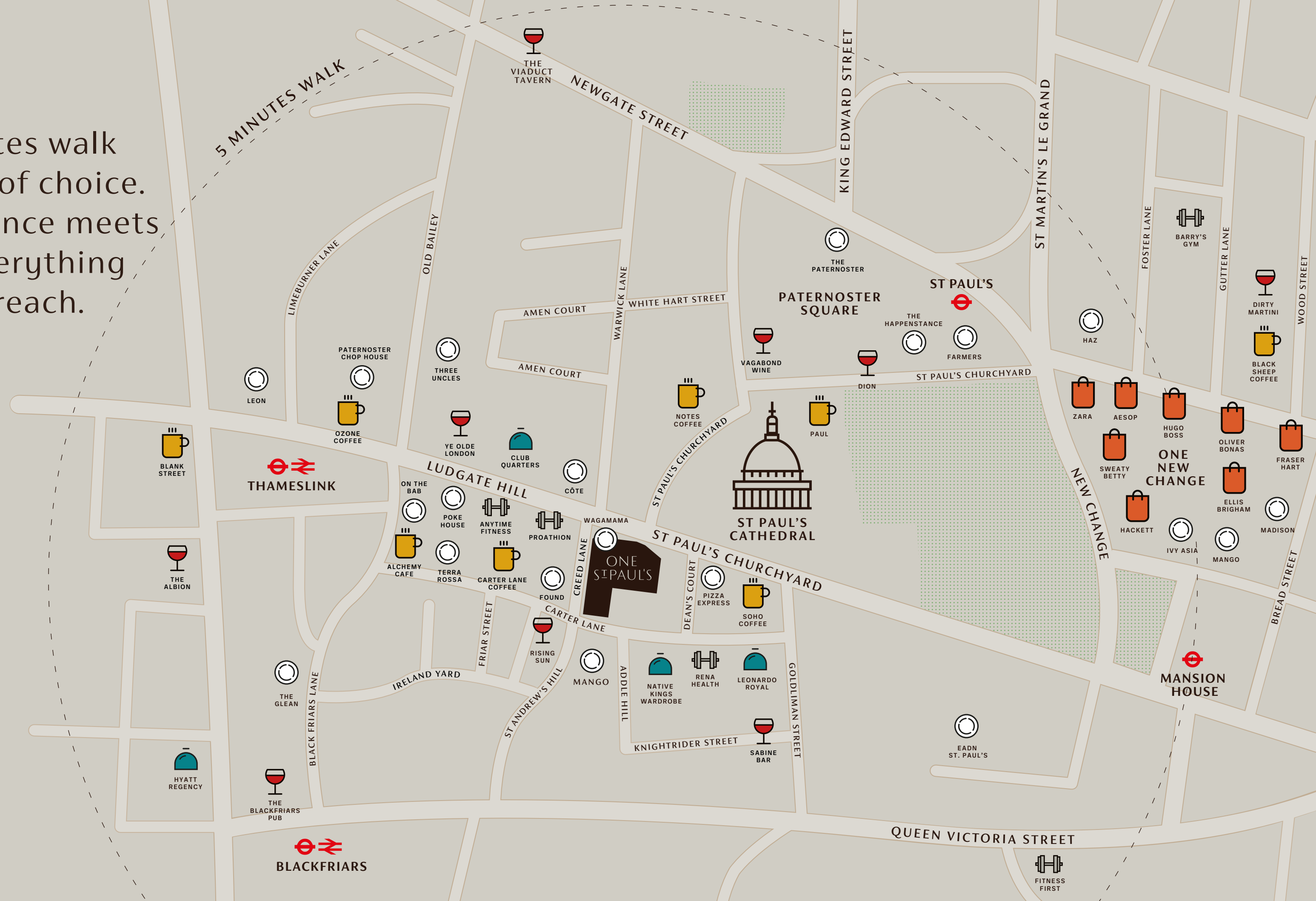
IVY ASIA
PATERNOSTER
HAPPENSTANCE
TATE MODERN
PAUL
LEO'S BAR
VAGABOND
FOUND BAR
FRANCO MANCA
OZONE



Independent cafés, fine dining, fitness studios and a mix of high-end retail, brings quality and enjoyment to the everyday.

Within 5 minutes walk
is a multitude of choice.
Here, convenience meets
culture and everything
is within easy reach.

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BIG BUSINESS

One St Paul's is at the epicentre of modern business life, home to global banks, law firms and professional institutions.

BANK OF AMERICA 

 **BNY**

Charles
Russell
Speechlys

Fidelity
INTERNATIONAL

**Goldman
Sachs**

 **GOODWIN**

 **Hogan
Lovells**

 **HSBC UK**

 **ice**

K&L GATES

LSEG

MIZUHO


 **PETRONAS**

 **STATE
STREET**

T.RowePrice



MAKING A

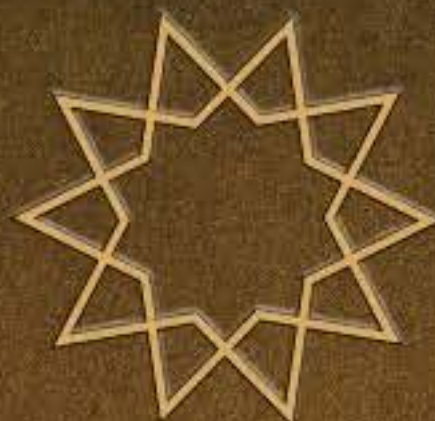
This is a building carefully
conceived, thoughtfully
delivered and built to
stand the test of time.

DIFFERENCE

ACCREDITATIONS



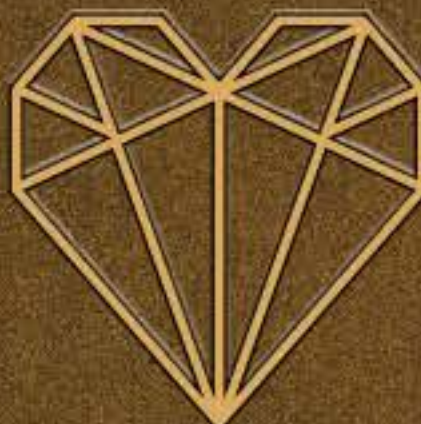
NET ZERO CARBON
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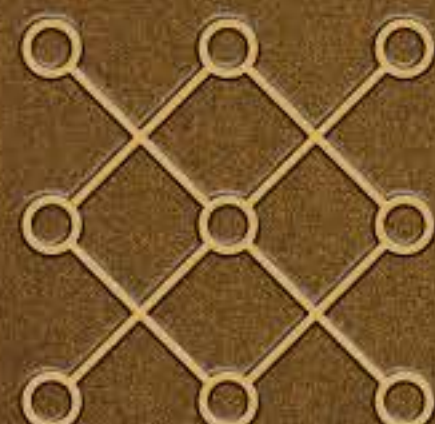
NABERS
4.5 star targeted



EPC A
Targeted



BREEAM
Outstanding targeted



WIREDSCORE
Platinum targeted



FUEL SOURCE
Fossil free heating

SUMMARY SPECIFICATION

OFFICE FLOORS

FLOOR TO CEILING
Levels 01 – 05 – 2,750mm
(2,650mm core and perimeter areas)
Level 06 – 2,520 mm

RAISED FLOOR
150mm nominal

END OF JOURNEY

CYCLE SPACES
Total 58, including 4 Sheffield stands,
14 Brompton lockers

SHOWERS
6 showers, 1 AWC shower

TOTAL LOCKERS
76

M&E

PASSENGER LIFTS
3 x 1,000kg / 13 persons @ 1.6m/s

AIR CONDITIONING
CHW generated by x3 reversible heat pumps
located in external Level 04 plantroom.
Primary and secondary distribution
pumps are located within the basement air
handling unit plantroom. Space provided
for ancillary tenant cooling adjacent to
heat pumps in L04 plantroom. Cooling
generally delivered by fan coil units to
office floorplates

MECHANICAL OCCUPANCY
DENSITY DESIGN
1 person/8 sq m
(allowing for 20% absenteeism)

SMALL POWER
6W/m²

GENERATOR BACKUP POWER
Emergency power is provided by a 50kVA
life safety generator in the roof plantroom.
It provides secondary supply to fire fighting
lobby smoke control, fire fighting lift and
car park extract only

LIGHTING
4.5W/m² Cat A, 1.5W/m² Cat B allowance.
Back of house has LED lighting throughout
with centralised lighting control system.
Front of house features all LED lighting

FIRE ALARM
Open protocol fully addressable fire alarm
system with dedicated loops for each
tenancy using Apollo XP95 devices.
BS 5839-1 Category L1

SECURITY/ACCESS
Landlord access control provided to
entrance doors for out-of-hours use.
Landlord access control to shared amenity
areas. Lift access is via a landlord-provided
destination control system

CCTV
External cameras monitoring façade.
CCTV coverage at internal entrances and at
designated fire escapes. CCTV at primary
access points, reception desk, lift lobby at
ground floor, and within lifts

BMS
Building Management System that monitors
and controls all base build plant

MEANS OF ESCAPE
1 person / 6 sq m

One St Paul's, where
commerce and culture
continue to evolve.



Royal London Asset Management Property is part of Royal London, the UK's largest life, pensions and investment mutual.

At the heart of our philosophy is a commitment to being a responsible property investor, with a long-term approach to maximising returns and embedding sustainability.

1

2

3

1. Earnshaw, WC1
2. Holborn Viaduct, EC1
3. 151 Shaftesbury Avenue, WC2



TEAM

ONE ST PAUL'S

Architect
EPR ARCHITECTS

Development Manager
Edi+

Project Manager and
Quantity Surveyor
GT GARDINER
&THEOBALD

MEP and Sustainability
and BREEAM
ARUP

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