

SENATOR

85 QVS / EC4

FAÇADE ONTO
QUEEN VICTORIA STREET

(INDICATIVE CGD)



SENATOR

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SENATOR

85 QVS

NEW CITY *WORKSPACE*

THE BUILDING

An outstanding island site office building, with landscaped green spaces, and the option of a self-contained entrance, situated in the heart of the City.

*MAIN BUILDING
RECEPTION
(INDICATIVE CGI)*



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7	Roof Terrace
6	Outdoor Investors
5	Outdoor Financial Planning Outdoor Client Suite
4	Kitchen
3	Office
2	Office

AVAILABLE

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Level	Use	Sq Ft	Sq M
Roof	Communal Terrace*	3,003	279
2	Office	19,257	1,789
1	Office	20,817	1,934
0	Multi Use Private Terrace*	17,233 753	1,601 70
Atrium	Multi Use	11,733	1,090
Available Space		69,040	6,414

The areas are subject to remeasurement upon completion of the works

*Excluded from the total area

SPACE

SUMMARY
SPECIFICATION

CURATED

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Reconfigured and refurbished reception



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New self-contained second entrance with branding opportunity



New landscaped communal roof terrace with exceptional views



New private amenity Courtyard Garden




Floor-to-ceiling heights from 2.7m – 3.7m

Refurbished end of trip facilities with showers, drying room, lockers & towel drop



Two new dedicated 13 person lifts and five new lifts in the existing core



Exposed services ceiling with new M&E

VAV air conditioning



New refurbished WCs



CRAFTED &

IMPRESSIVE

SELF-CONTAINED OPPORTUNITY

Senator provides a rare opportunity for a tenant to have their own dedicated entrance and reception, creating a unique self-contained space within the building. This will provide an impressive welcome for guests and colleagues, separate from the main entrance.

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Landscaped space to the front of the building

Main entrance Queen Victoria Street (indicative CGI)



WELCOME

DEDICATED

POTENTIAL SECTOR USES

The space is suitable for a wide range of different uses and occupiers, with Office, Conferencing, Education, Health and Leisure sectors all being accommodated.

There is an opportunity for the new tenant to have their own brand and signage above the entrance, providing exceptional street presence in a value City space.



Self contained entrance

 Office	 Conferencing
 Education	 Leisure
 Health	

ENTRANCE

ATRIUM
CAT B FIT-OUT
(INDICATIVE CGD)

SENATOR



BUILDING

AMENITY & DETAIL

Senator features a host of new amenities to make for a productive environment, designed by Rolfe Judd Architects. Newly designed end of trip facilities, including drying room and towel drop, have been created to provide a smooth transition from the commute into the work day. At roof level the expansive 3,003 sq ft terrace, offers 360° views across the City and the South Bank with considered spaces for working or entertaining.

At level 0, a new private amenity Courtyard Garden is accessed directly off the floor, providing a calm oasis and enhancing natural light to the floor.

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New roof terrace with seating and planting designed by a Landscape Architect



Private Courtyard garden accessible from level 0



New end of trip facilities (7 male / 7 female / 1 accessible showers)



190+ bike parking spaces at basement level or in a secure lock up



A new drying room for clothes/equipment



Landlord provided towel drop service

End of trip facilities (Indicative CGI)



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FEATURES

STEP

ROOF TERRACE LOOKING
TOWARDS SOUTH BANK
(INDICATIVE CGI)

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ARGOUND THE WORLD



OUTSIDE

*COURTYARD WORKSPACE
AT LEVEL 0
(INDICATIVE CGD)*

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PEOPLE

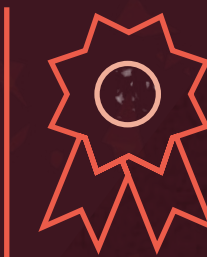


Cleary Gardens

ESG & SUSTAINABILITY

Senator has been designed with the occupier and environment in mind, well-being is front and centre with amenities and spaces designed to create an inspiring and productive environment. The building is surrounded by green space, with Cleary Gardens set over three tiers with shaded seating areas and a lower lawn.

The design and refurbishment throughout has taken into account the need to reduce the building's carbon footprint, reducing operational energy consumption and running costs.



BREEAM Target:
Excellent



EPC
Target B



Fully electric
building

& PLANET

BRINGING LIFE TO WORK

THE SPACE

Efficient floor plates providing creative / inspiring spaces for a wide range of occupiers.

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LEVEL 2
CAT A
(INDICATIVE CGD)



LEVEL 2
CAT B FIT-OUT
(INDICATIVE CGI)

FLOOR PLANS

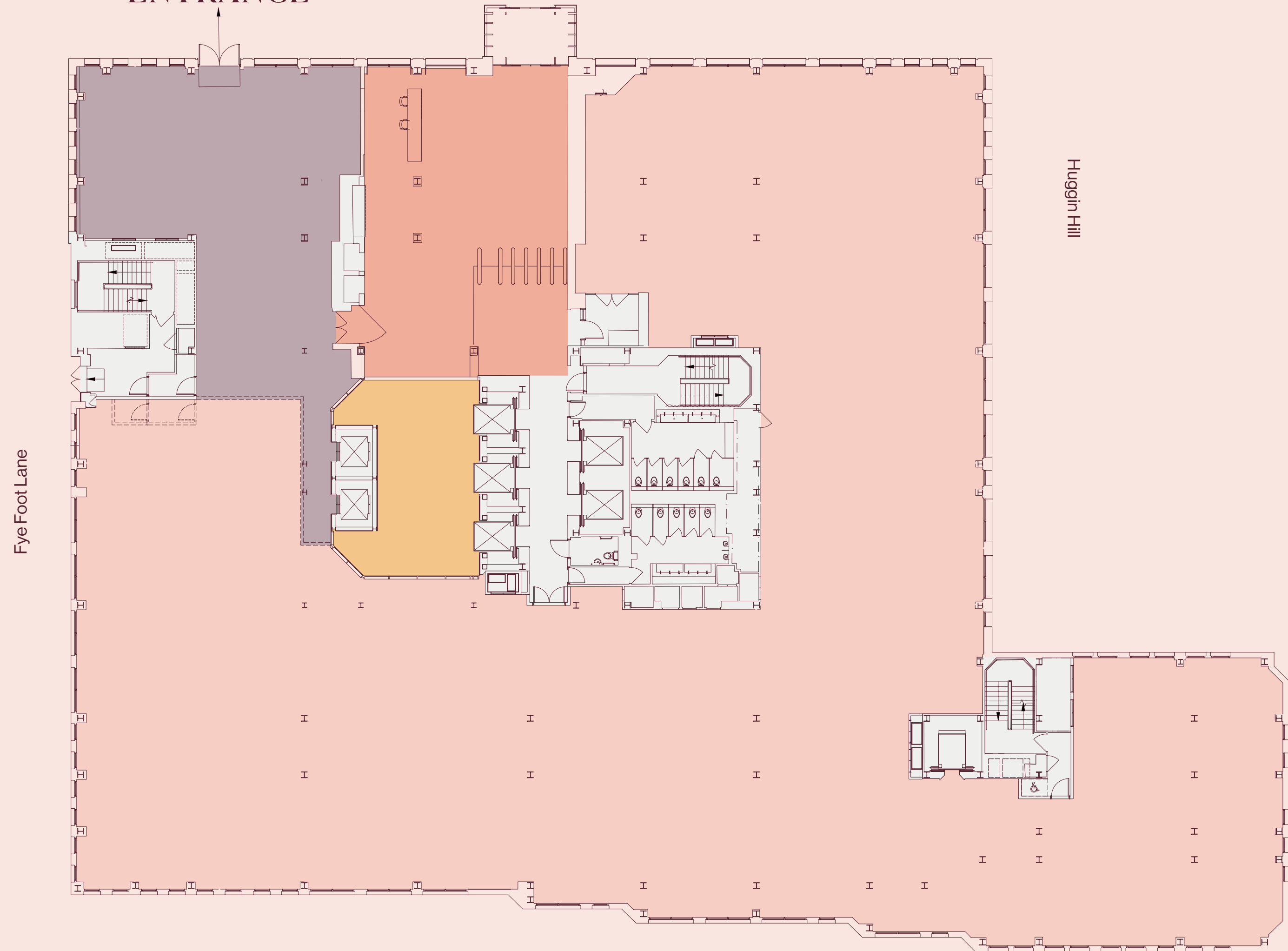
LEVEL 2
OFFICE
19,257 sq ft / 1,789 sq m

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SELF-CONTAINED
ENTRANCE

Queen Victoria Street

Plans not to scale.
For indicative purposes only.



- Office
- Reception
- Atrium
- Dedicated Proposed Entrance
- Core

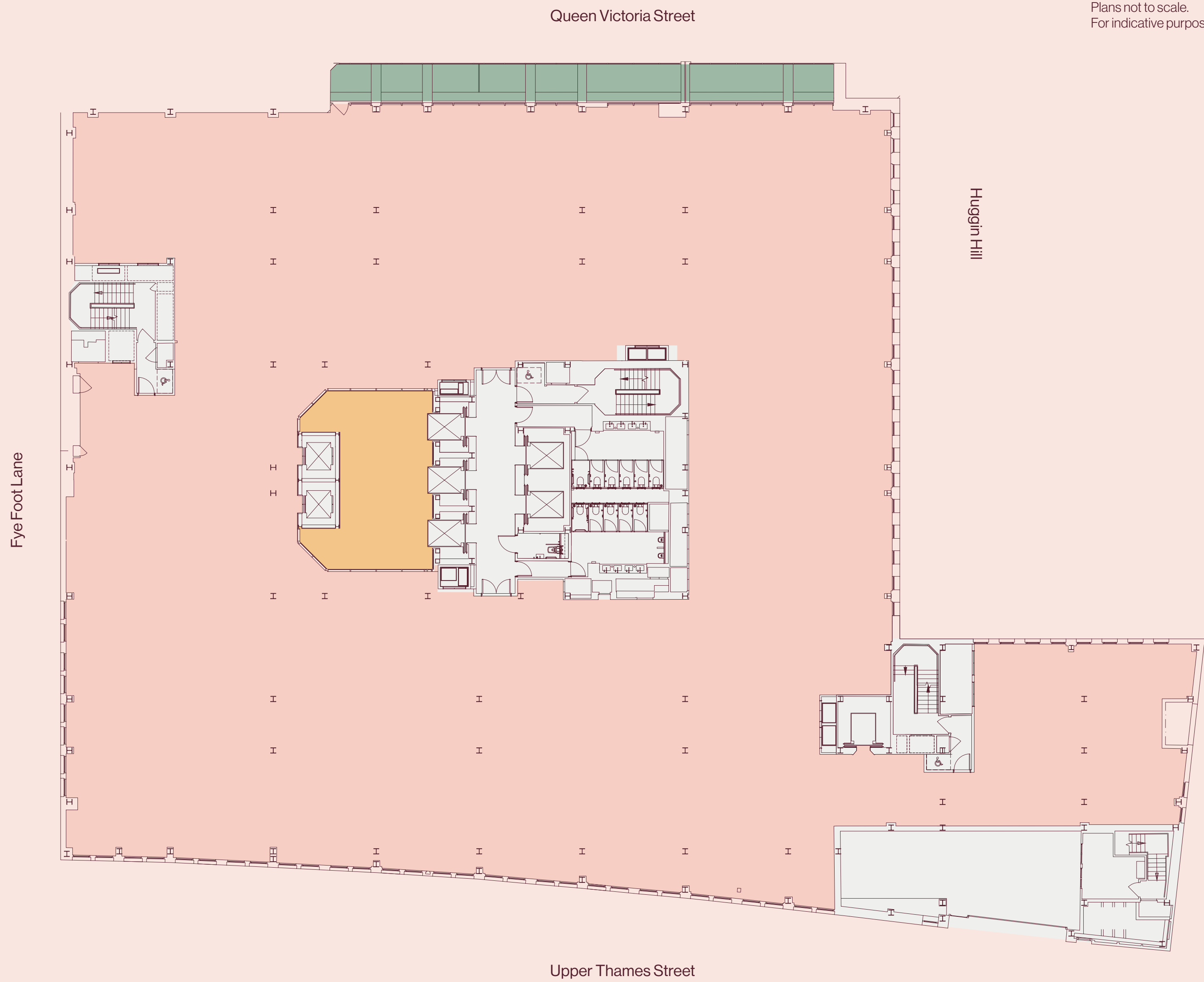
FLOOR PLANS

LEVEL 1
OFFICE
20,817 sq ft / 1,934 sq m

Plans not to scale.
For indicative purposes only.



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- Office
- Atrium
- Lightwell
- Core

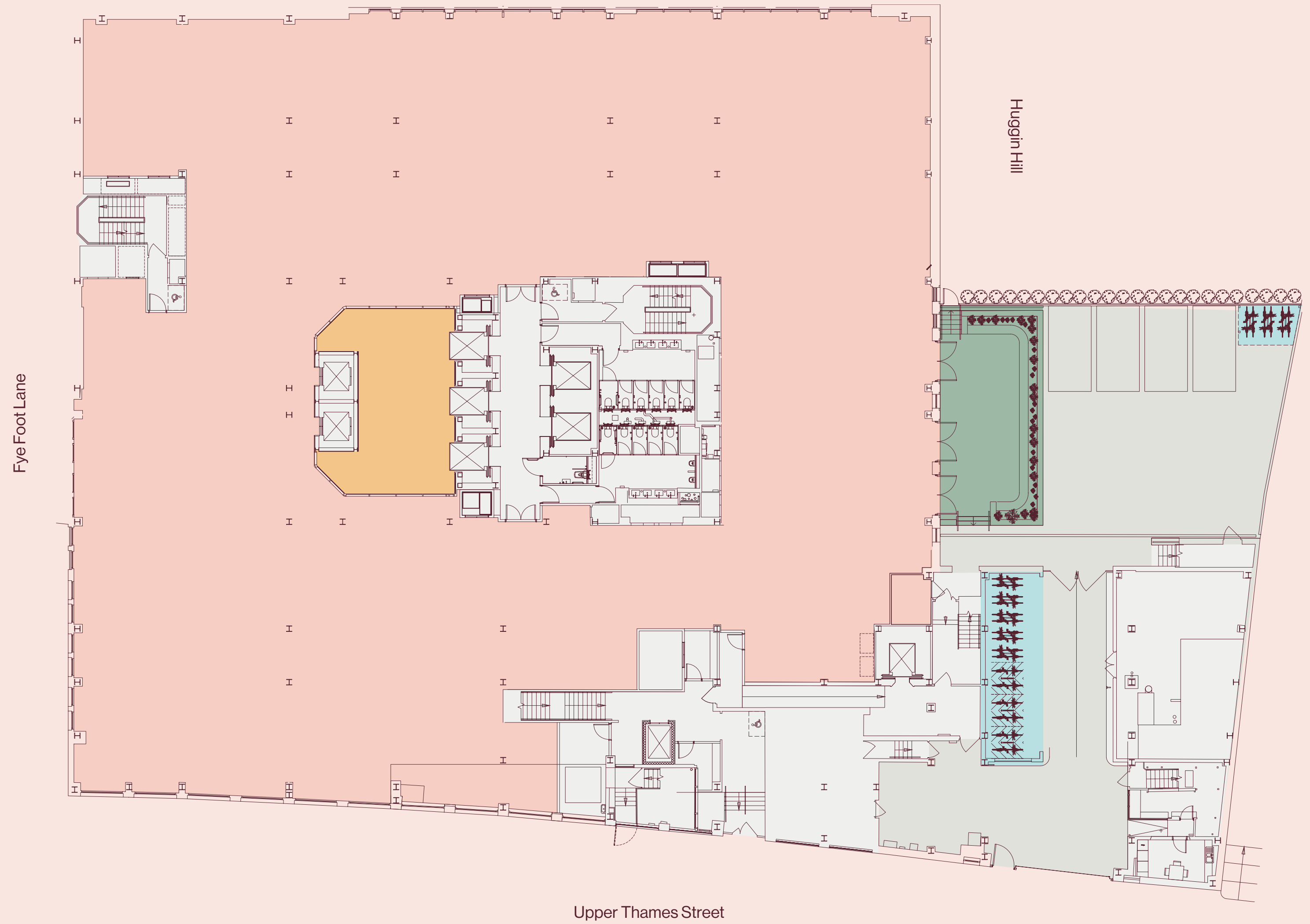
FLOOR PLANS

LEVEL 0
OFFICE/MULTI-USE
17,233 sq ft / 1,601 sq m
PRIVATE TERRACE
753 sq ft / 70 sq m

Plans not to scale.
For indicative purposes only.



SENATOR



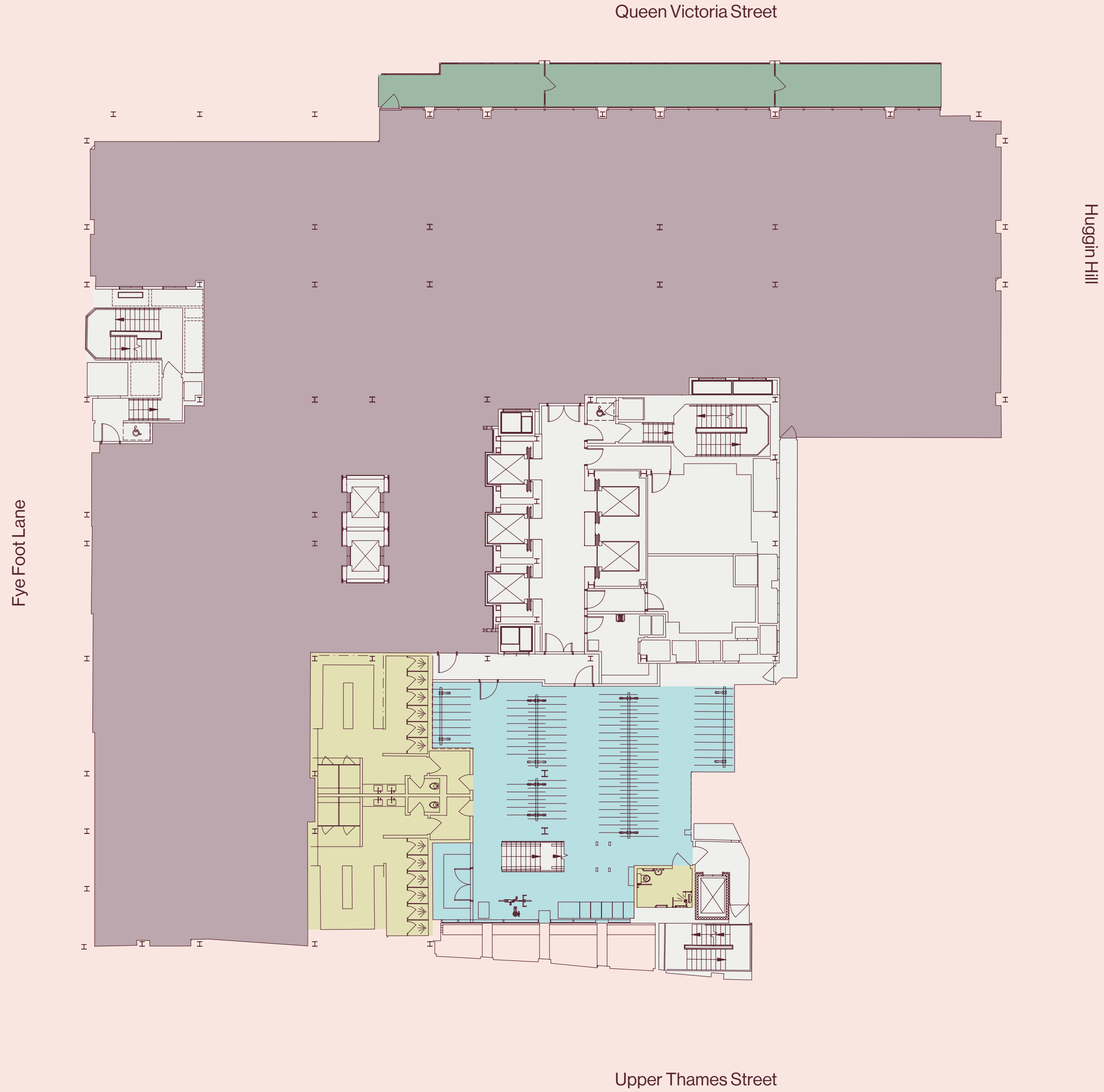
- Office
- Atrium
- Courtyard Garden
- Bike parking
- Core

FLOOR PLANS

ATRIUM
MULTI-USE
11,733 sq ft / 1,090 sq m

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Plans not to scale.
For indicative purposes only.



- Multi-Use Space
- Lightwell
- Changing / Showers
- Bike store / lockers / drying room
- Core

SPACE PLANS

LEVEL 2
LEGAL
19,257 sq ft / 1,789 sq m

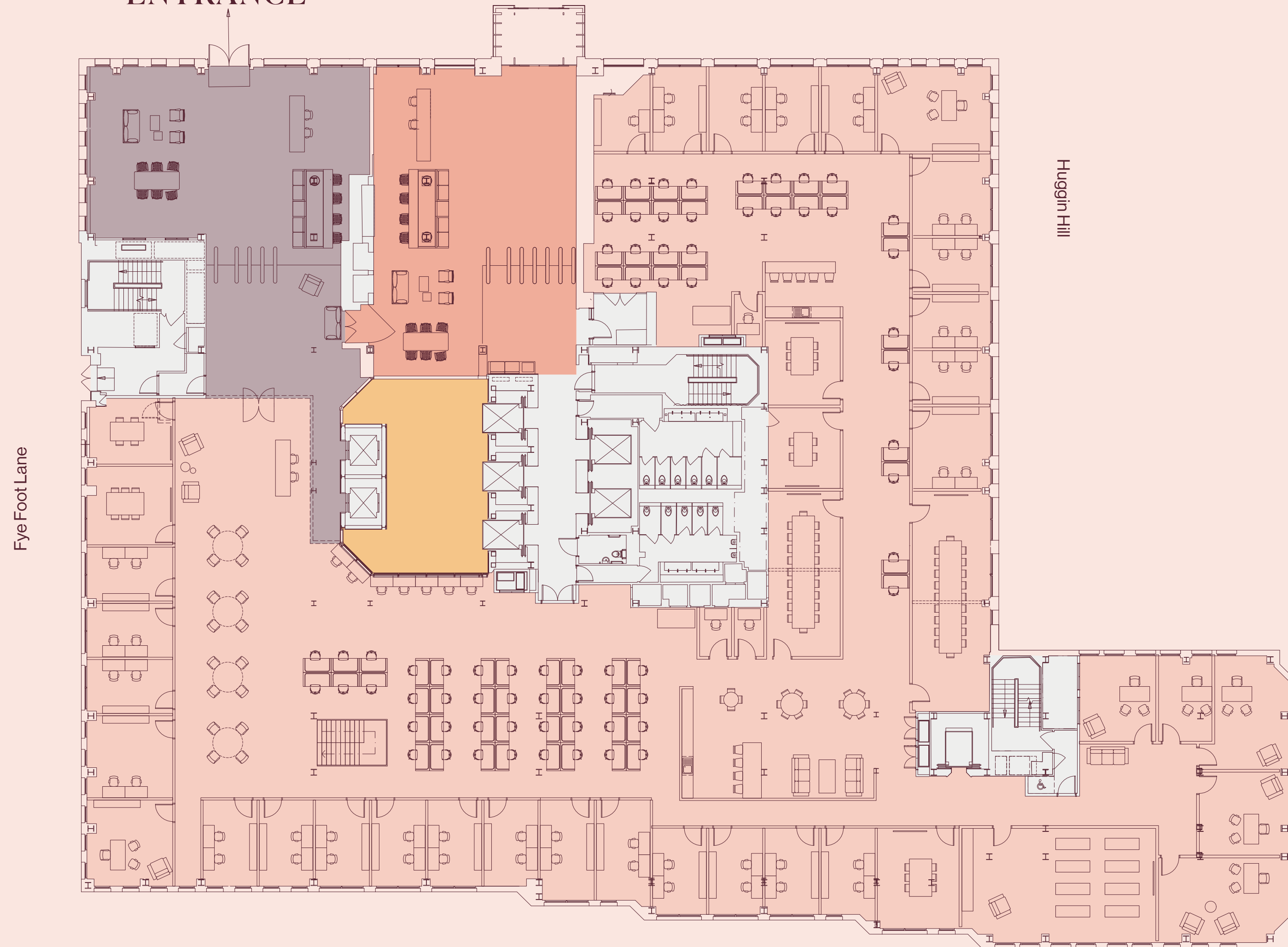
Open plan desks	70
Hot desks	23
Private offices	33
20 person boardrooms	02
Meeting rooms	05
Phone booths	03
Wellness room	01
Breakout area	01
Teapoint	01
Reception	01
Total Occupancy	112
Occupancy Ratio	1:14

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SELF-CONTAINED
ENTRANCE

Queen Victoria Street

Plans not to scale.
For indicative purposes only.



Fye Foot Lane

Huggin Hill

Upper Thames Street

- Office
- Reception
- Atrium
- Dedicated Proposed Entrance
- Core

SPACE PLANS

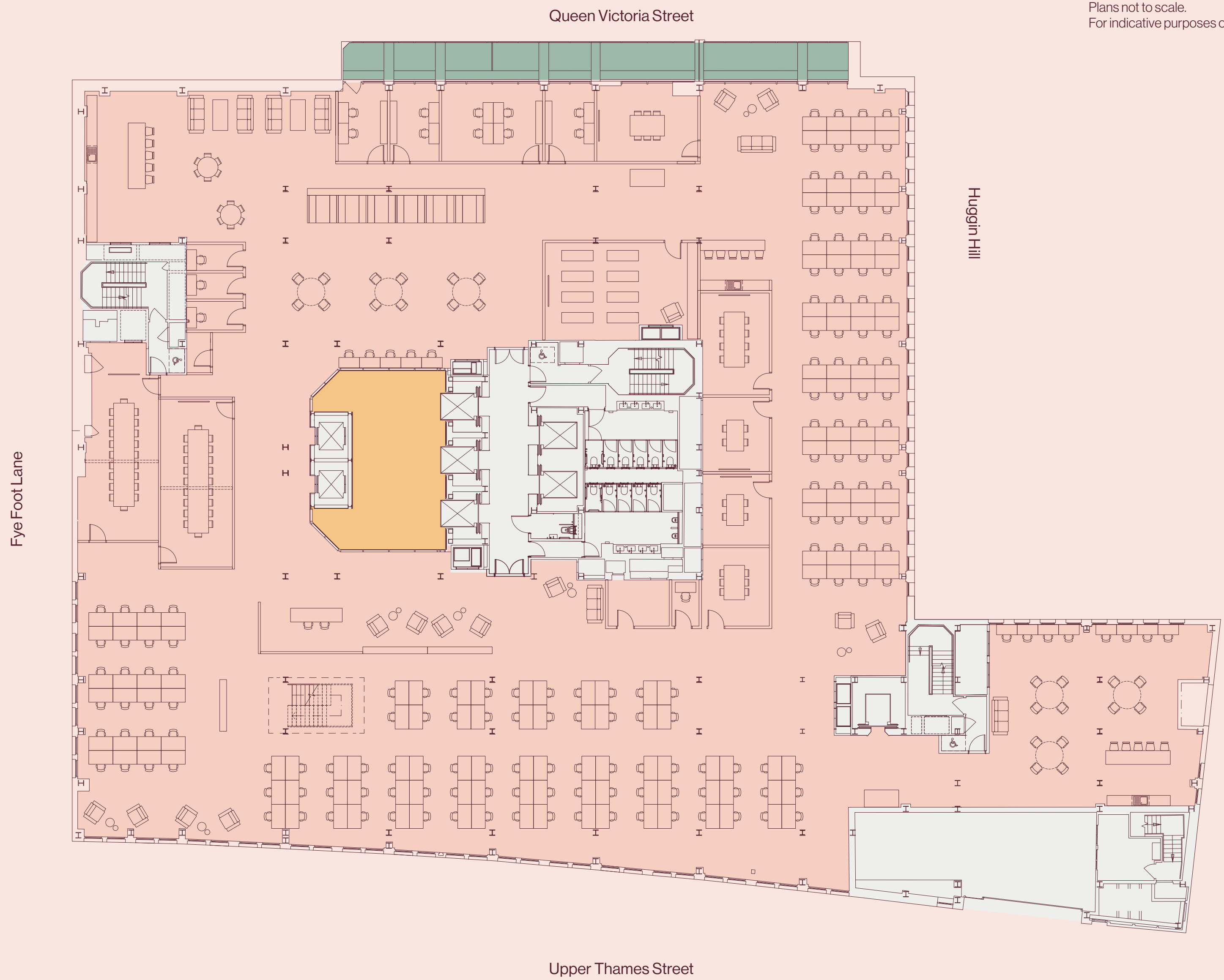
Plans not to scale.
For indicative purposes only.



LEVEL 1 CORPORATE *20,817 sq ft / 1,934 sq m*

Open plan desks	162
Hot desks	37
Private offices	04
20 person boardrooms	02
Meeting rooms	05
Meeting booths	05
Phone booths	05
Wellness room	01
Breakout area	01
Teapoints	02
Reception	01
Total Occupancy	194
Occupancy Ratio	1:10

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- Office
- Atrium
- Lightwell
- Core

SPACE PLANS

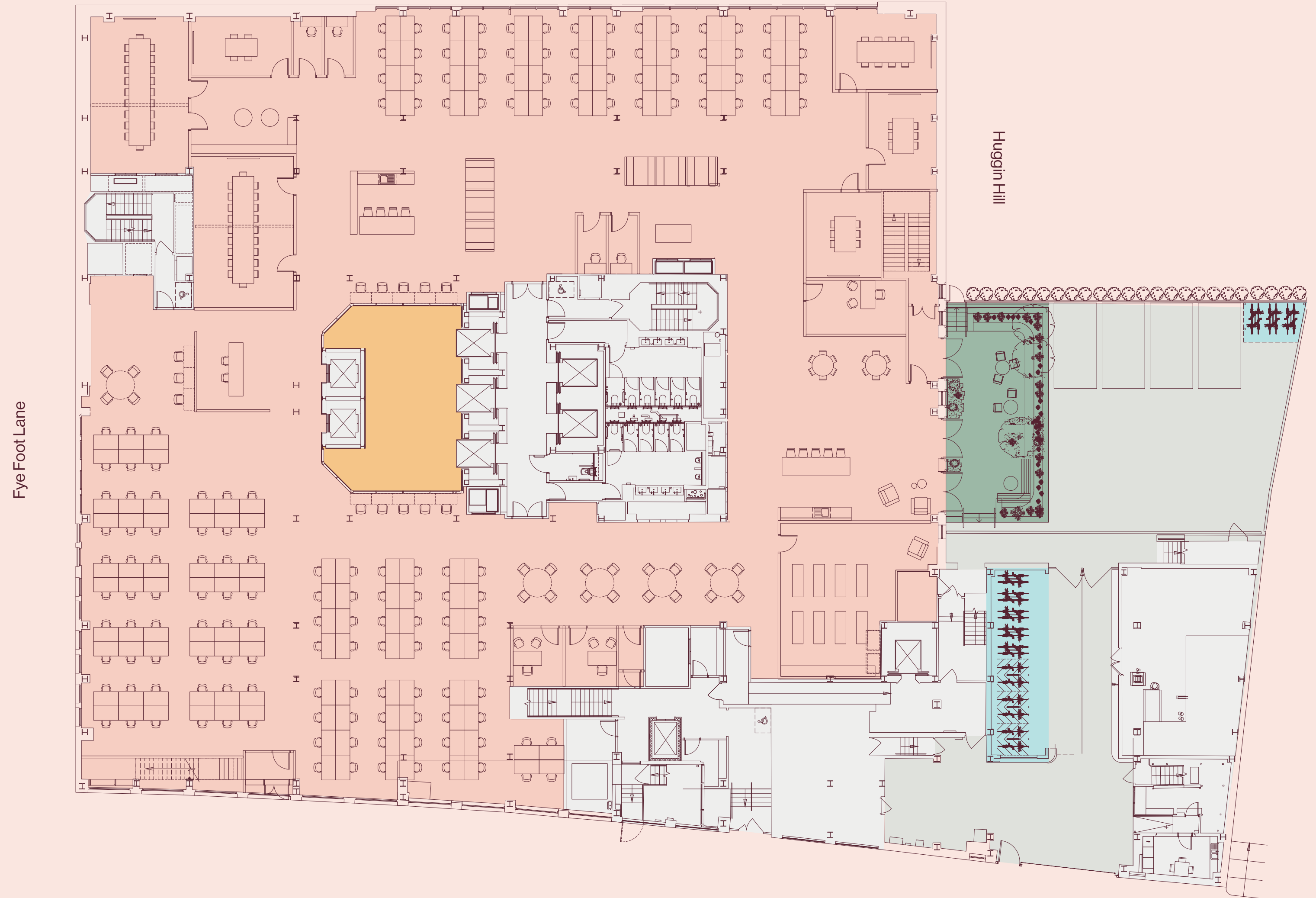
Plans not to scale.
For indicative purposes only.



LEVEL 0
HIGH DENSITY
17,233 sq ft / 1,601 sq m
PRIVATE TERRACE
753 sq ft / 70 sq m

Open plan desks	162
Hot desks	33
Private offices	03
20 person boardrooms	02
Meeting rooms	04
Meeting booths	06
Phone booths	04
Wellness room	01
Breakout area	01
Teapoint	01
Reception	01
Total Occupancy	200
Occupancy Ratio	1:8

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- Office
- Atrium
- Courtyard Garden
- Bike parking
- Core

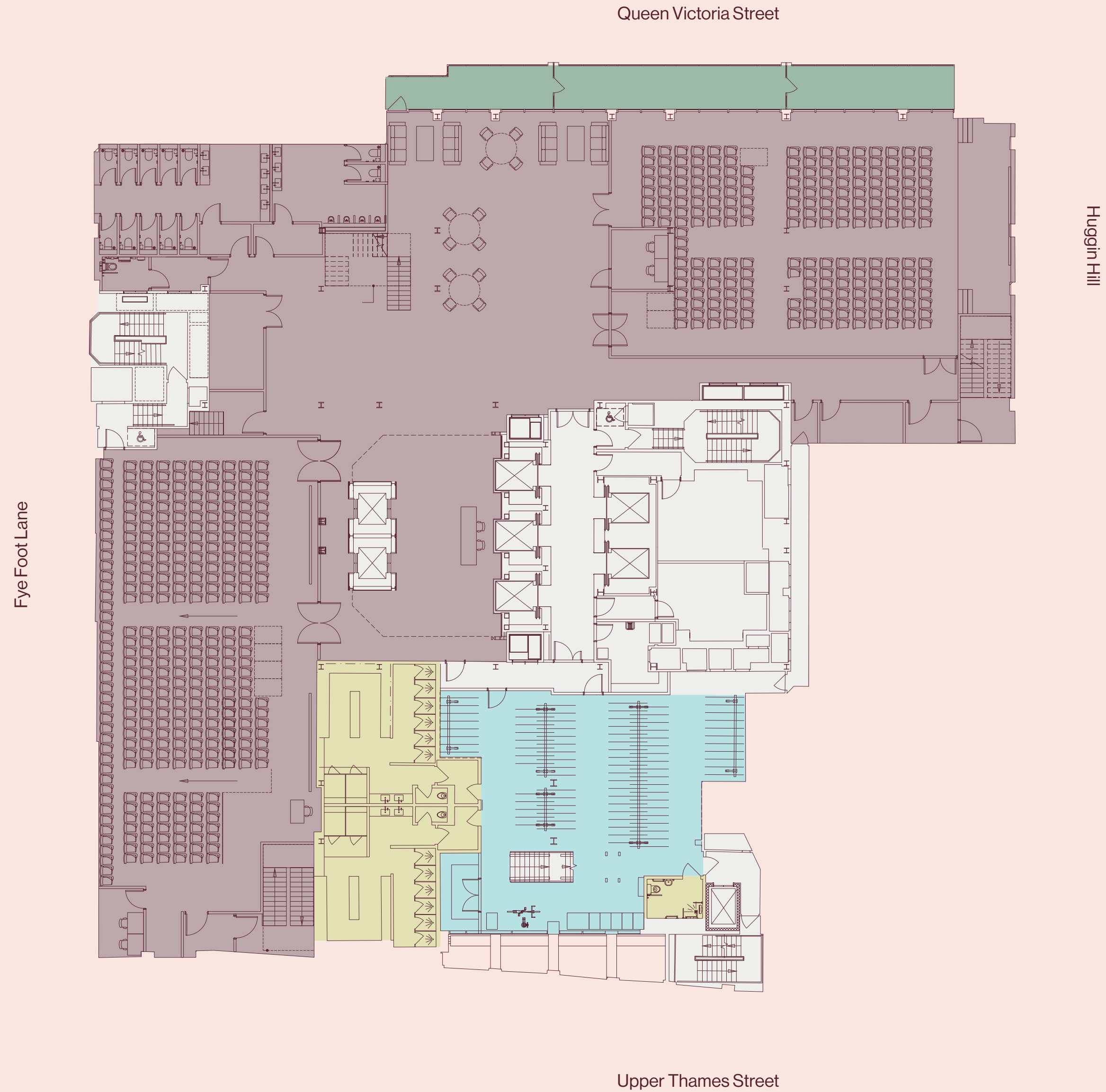
SPACE PLAN

**ATRIUM
EDUCATION**
11,733 sq ft / 1,090 sq m

Total Occupancy 616

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Plans not to scale.
For indicative purposes only.



- Multi-Use Space
- Lightwell
- Changing / Showers
- Bike store / lockers / drying room
- Core



CITY LIFE

LOCATION

Situated at the heart of the City near Bank, Occupiers have easy access to an unrivalled and diverse amenity mix.

UNMATCHED

LOCAL AREA

The Royal Exchange, Bloomberg Arcade, One New Change, Paternoster Square and Market Place Food Hall are all nearby featuring the best of premium fashion and retail brands, as well as the pick of London's most celebrated restaurants, cafés and bars.



Millennium Bridge



Vinooteca / Bloomberg Arcade

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Fortnum & Mason / The Royal Exchange



Bow Lane



The Ned / Poultry

St Paul's Cathedral



PLACES

LOCAL AREA

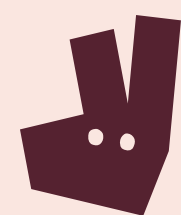
LOCAL OCCUPIERS

The rich amenity mix and easy access to the London transport network continues to attract a diverse range of prominent occupiers across a range of sectors to the area.

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Unilever



deliveroo



FINANCIAL TIMES

Bloomberg



MIZUHO

Capgemini

Morgan Lewis

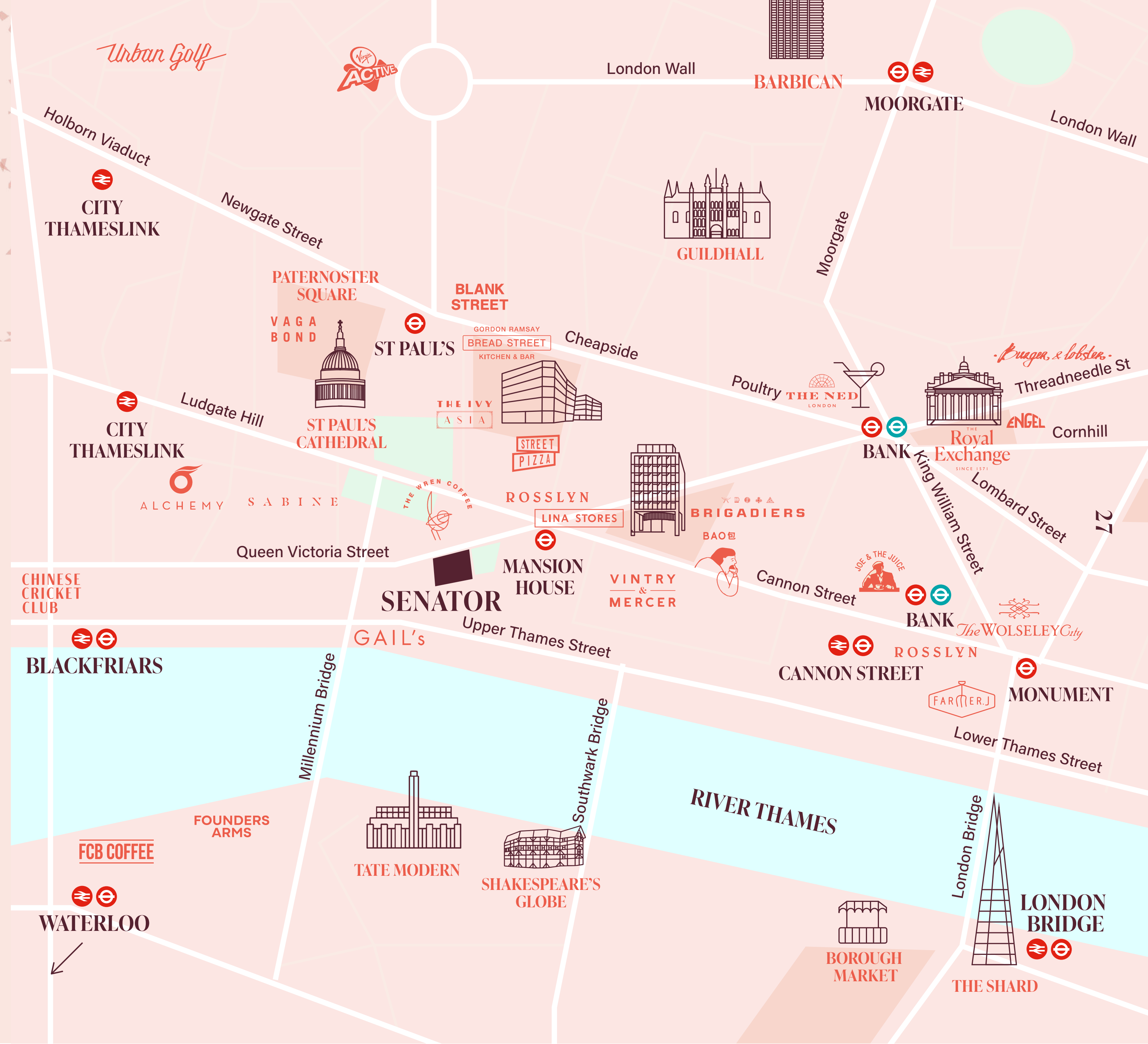
IPG MEDIABRANDS

K&L GATES

LEWIS SILKIN



LONDON STOCK EXCHANGE
An LSEG Business



MOVE &

STATION WALK TIMES

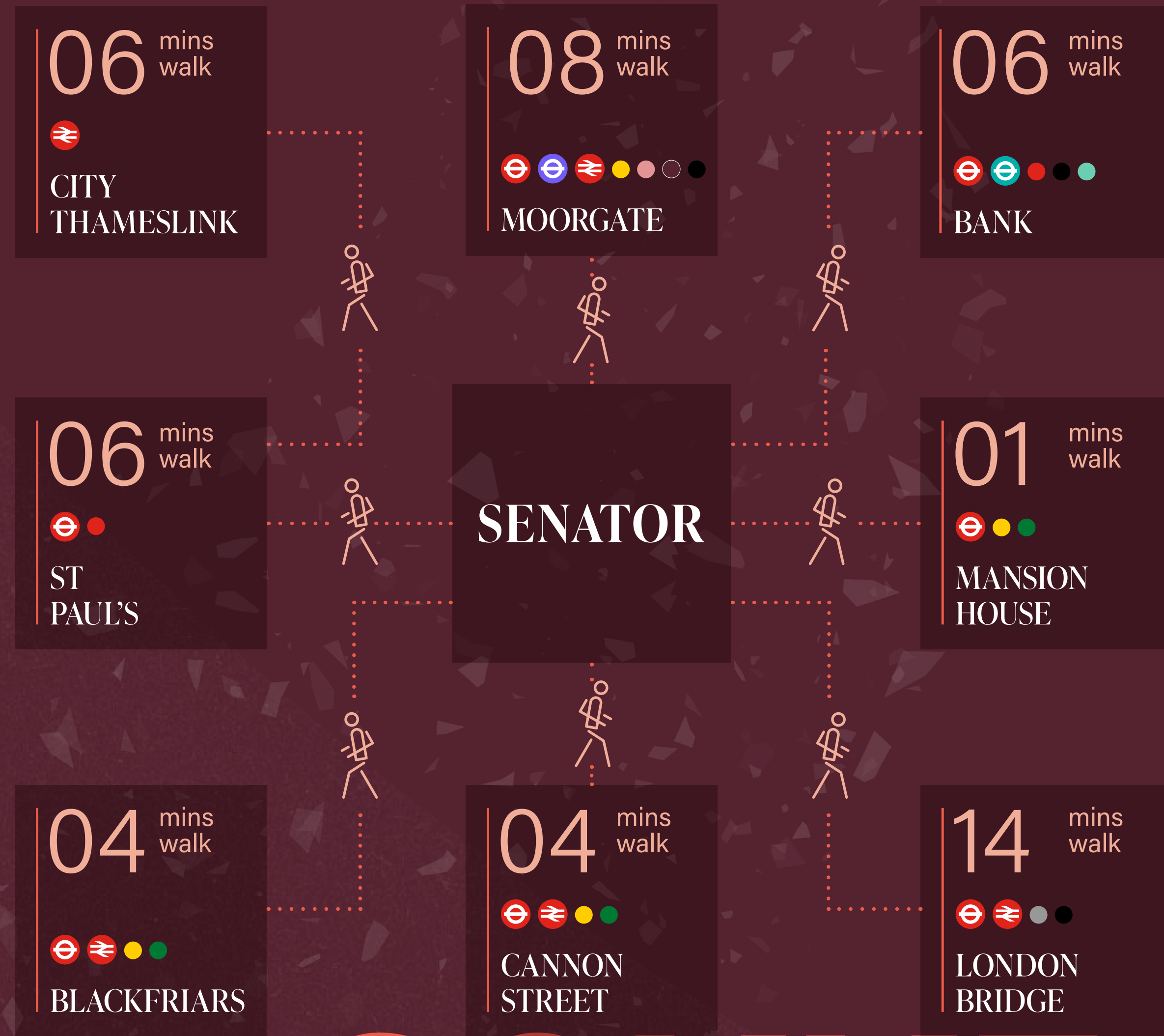


SENATOR

CONNECTIVITY

Senator is perfectly positioned to move with ease around the City and beyond. Mansion House and Cannon Street stations are under a five minutes walk away, offering underground and mainline services.

Moorgate and London Bridge are a twelve minute walk away, with Moorgate providing access to the Elizabeth Line services.



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Source TfL.

CONNECT

FURTHER INFORMATION

TERMS

Upon application.

VIEWINGS

Strictly through the sole lettings agents.

allsop

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Frank**

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