

OLD BAILEY
LONDON EC4



MAKING A STATEMENT

10 Old Bailey offers 6,000 to 45,000 sq ft of flexible, efficient accommodation in a prime City location.

The building has been comprehensively refurbished to deliver a dramatic new entrance, reception area, proposed business lounge and end of trip facilities, designed by Spratley & Partners.



**A NEW DESIGN-
LED RECEPTION
CREATING THE
PERFECT SENSE
OF ARRIVAL**



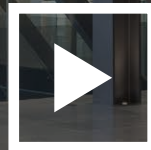


**POTENTIAL
BUSINESS
LOUNGE FOR
OCCUPIER
COLLABORATION**





THE WORKPLACE





**THE 4TH FLOOR
HAS BEEN FULLY
REFURBISHED
TO DELIVER A
DESIGN-LED,
HYBRID CAT A
SOLUTION**





**FEATURING
AN IMPRESSIVE
SPACIOUS
INTERNAL
TERRACE**



ACCOMMODATION

Floor	Sq Ft	Sq M	Status
6th			LET
5th			LET
4th	10,458	971.6	Available
3rd	10,428	968.8	Available
2nd	10,568	981.8	Available
1st			LET
Ground	6,895	640.6	Available
Lower Ground	6,240	579.7	Available
Total	45,368	4,214.9	



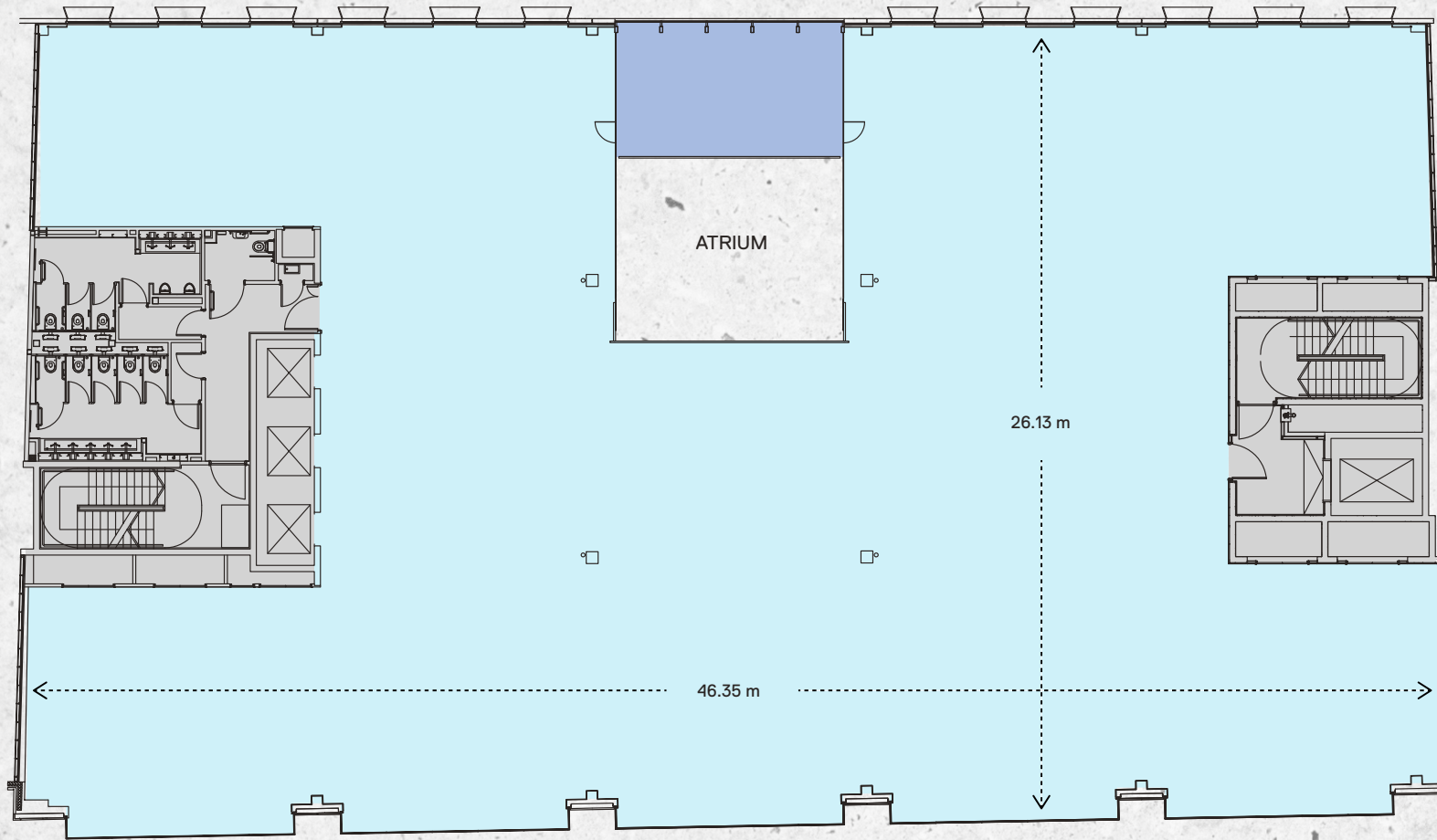
4th floor internal atrium, view east



4TH FLOOR

10,458 SQ FT [971.6 SQ M]

Office Internal terrace



Old Bailey

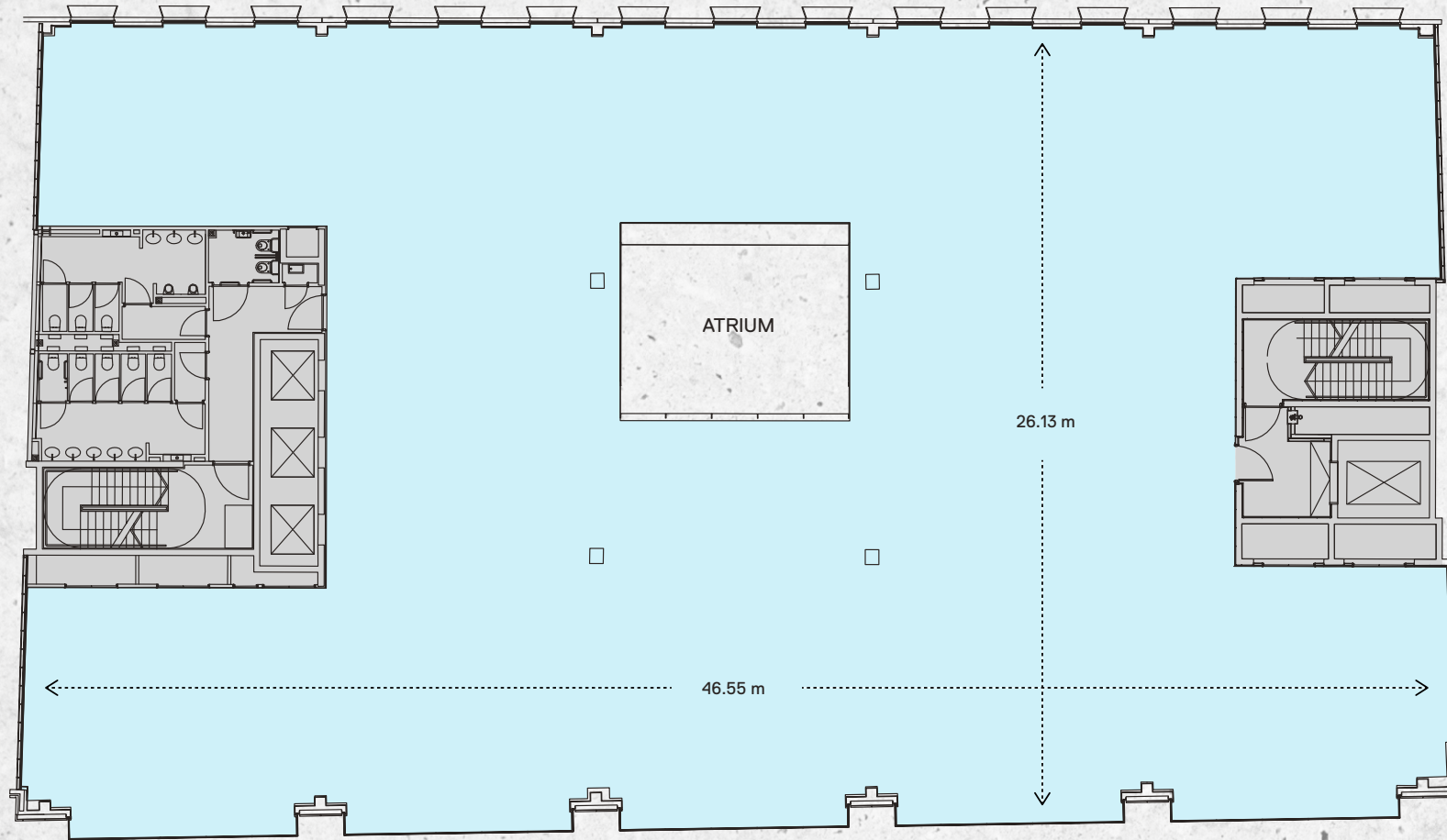




3RD FLOOR

10,428 SQ FT [968.8 SQ M]

Office



Old Bailey

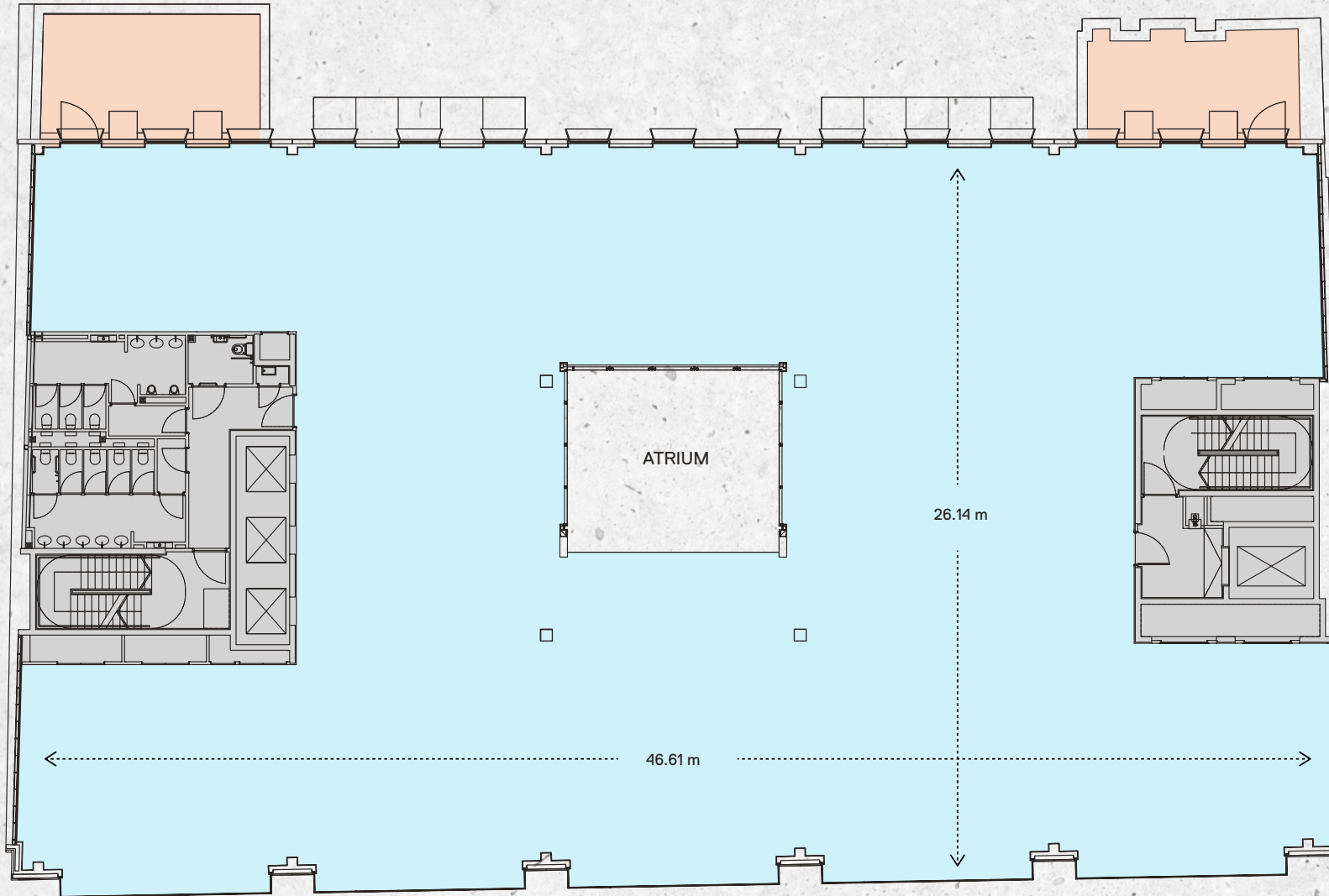




2ND FLOOR

10,568 SQ FT [981.8 SQ M]

Office Dedicated terrace



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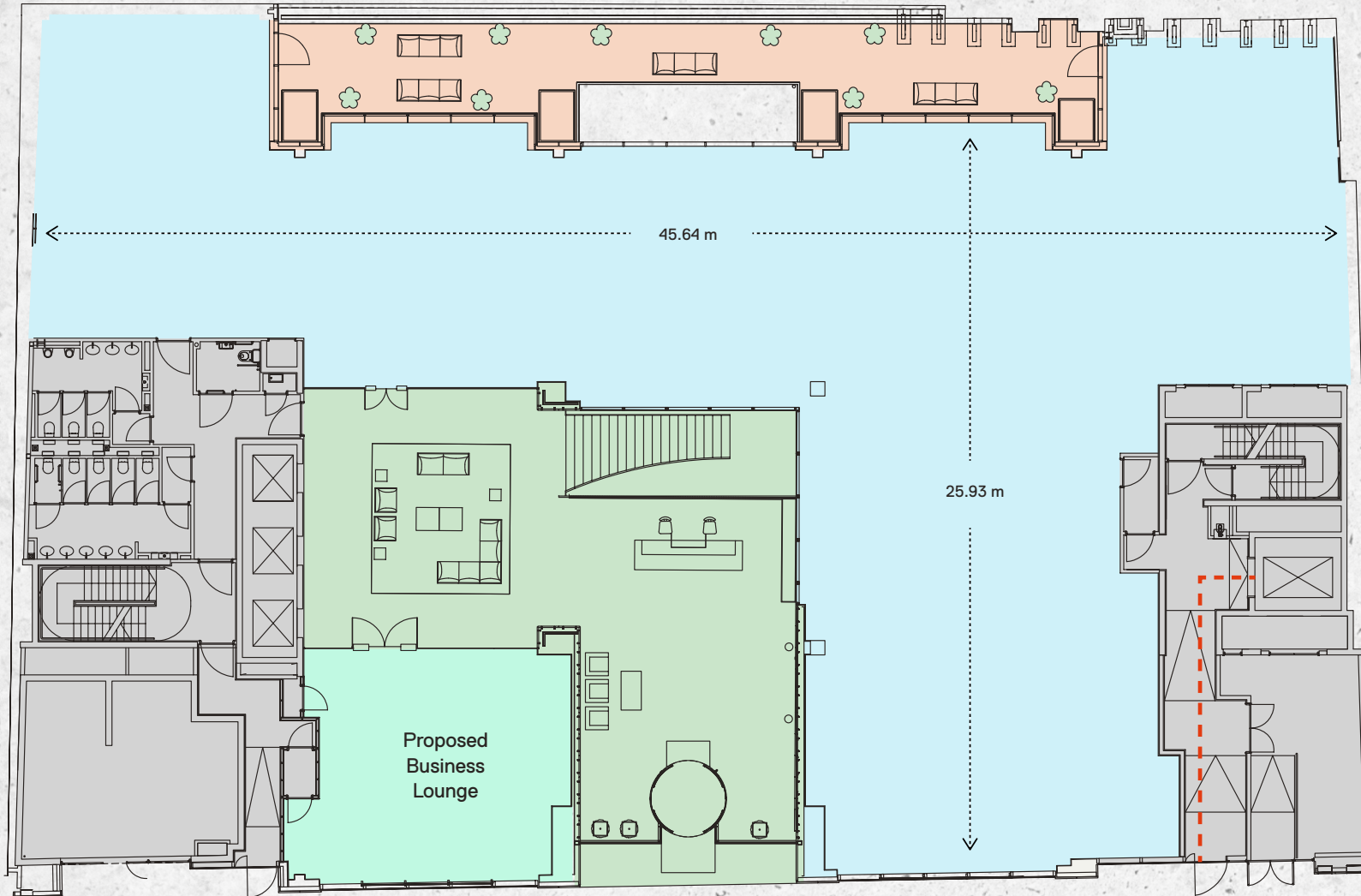




GROUND FLOOR

6,895 SQ FT [640.6 SQ M]

- Office
- Dedicated Terrace
- Proposed Business Lounge
- Reception
- Cycle route

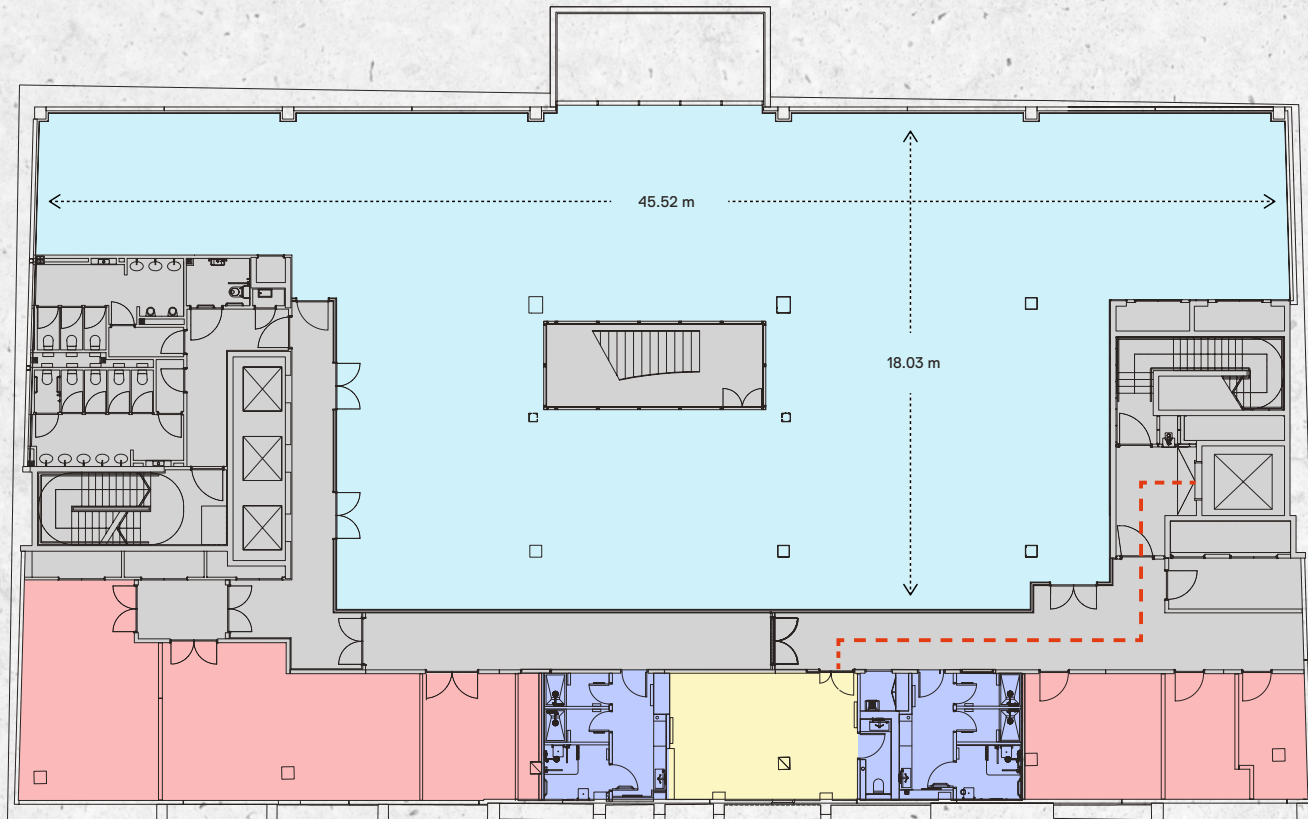




LOWER GROUND FLOOR

6,240 SQ FT [579.7 SQ M]

- Office
- Bike Store
- Showers & WCs
- Storage
- Cycle route



Old Bailey





SPECIFICATION



Fully refurbished arrival experience and reception



4 pipe fan coil air conditioning



Raised access floor (150mm overall)



3 x 13 person passenger lifts



Internal terrace on 4th floor



1 x 1,600kg / 21 person goods lift



3 female & 3 male showers



38 new bike racks



New lockers

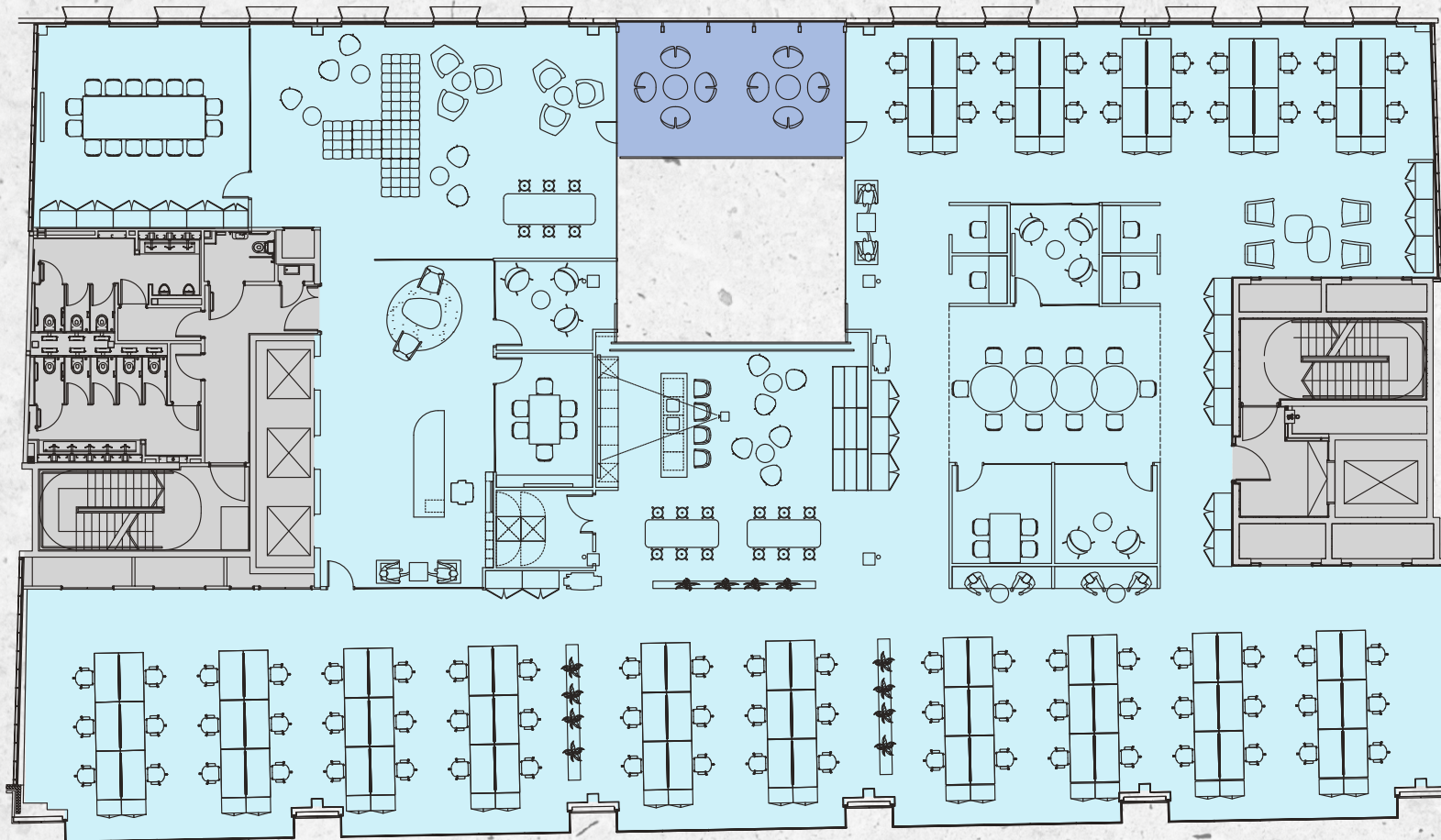




4TH FLOOR SPACE PLAN AGILE LAYOUT

10,458 SQ FT [971.6 SQ M]

Workstations	80	Reception	1
3 person meeting room	2	Waiting area	1
6 person meeting room	1	Teapoint	1
16 person meeting room	1	Informal meeting areas	6
Phone booth	1		
Studio room	1	Occupancy ratio	1:12 sq m
Photo-video studio	1	Occupancy total	80
Terrace area seating	1		



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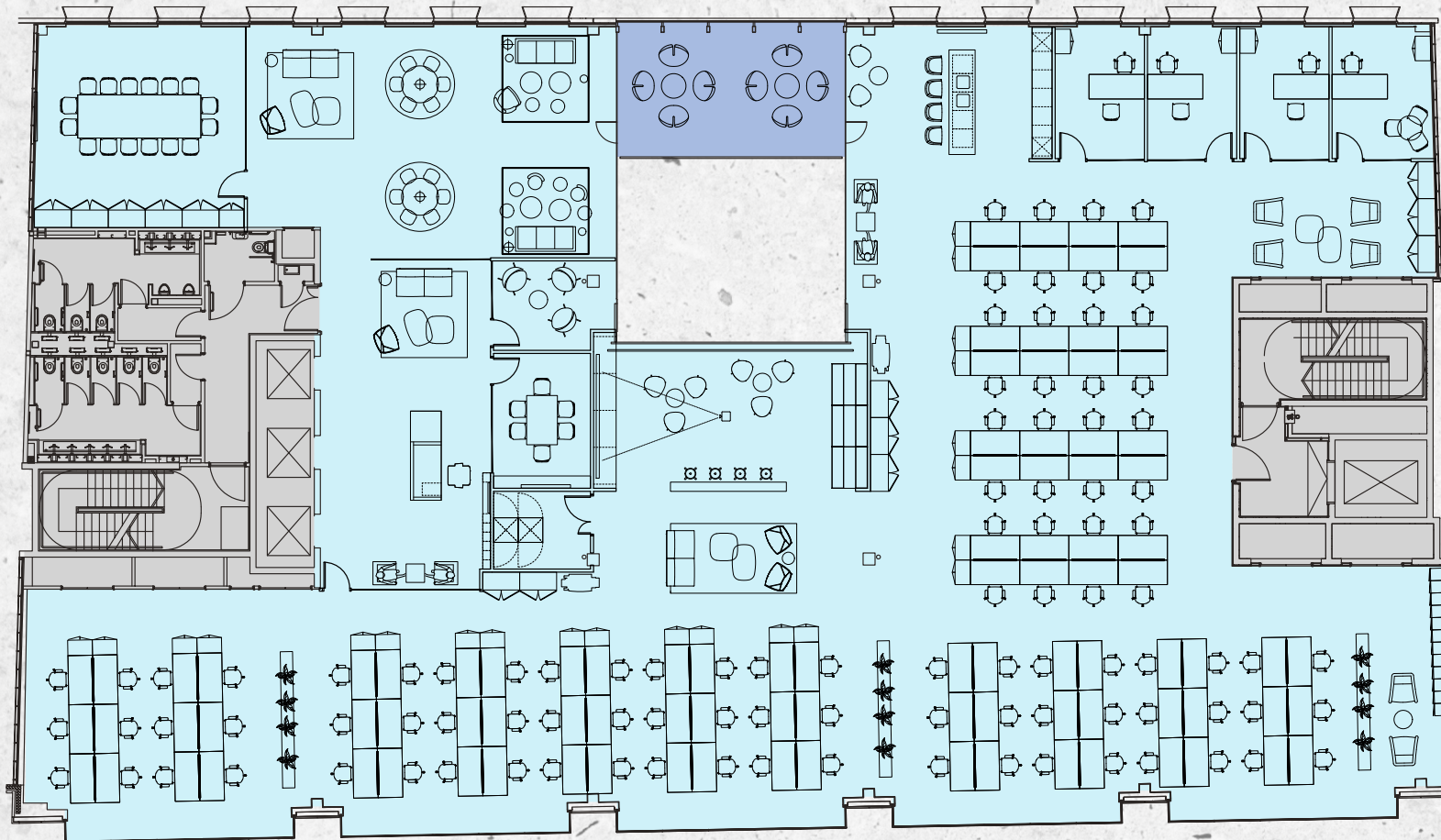




4TH FLOOR SPACE PLAN CORPORATE LAYOUT

10,458 SQ FT [971.6 SQ M]

Workstations	98	Waiting area	1
Offices	4	Teapoint	1
3 person meeting room	1	Informal meeting areas	6
6 person meeting room	1		
16 person meeting room	1	Occupancy ratio	1:9.5 sq m
Terrace area seating	1	Occupancy total	102
Reception	1		



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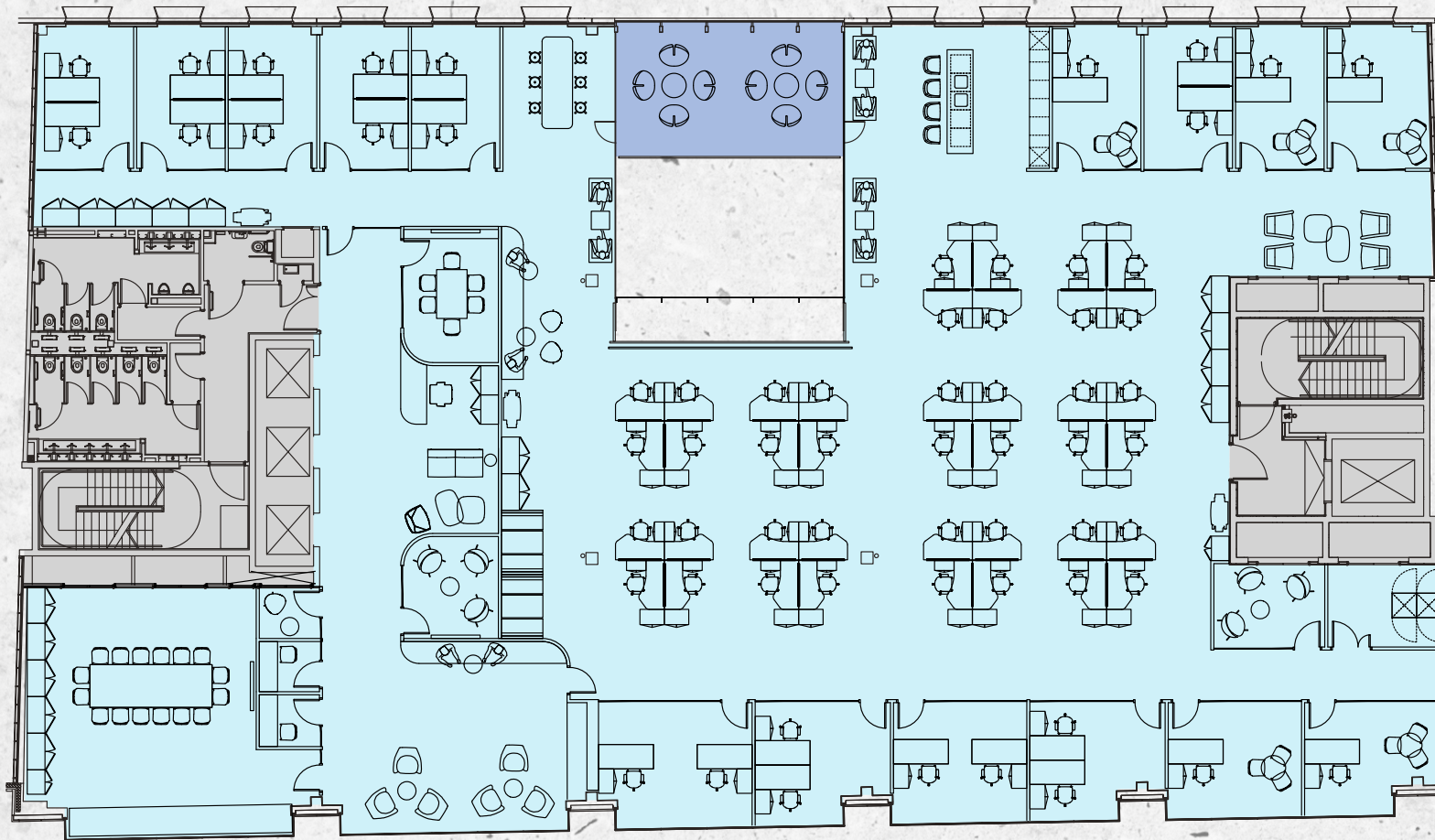




4TH FLOOR SPACE PLAN LEGAL LAYOUT

10,458 SQ FT [971.6 SQ M]

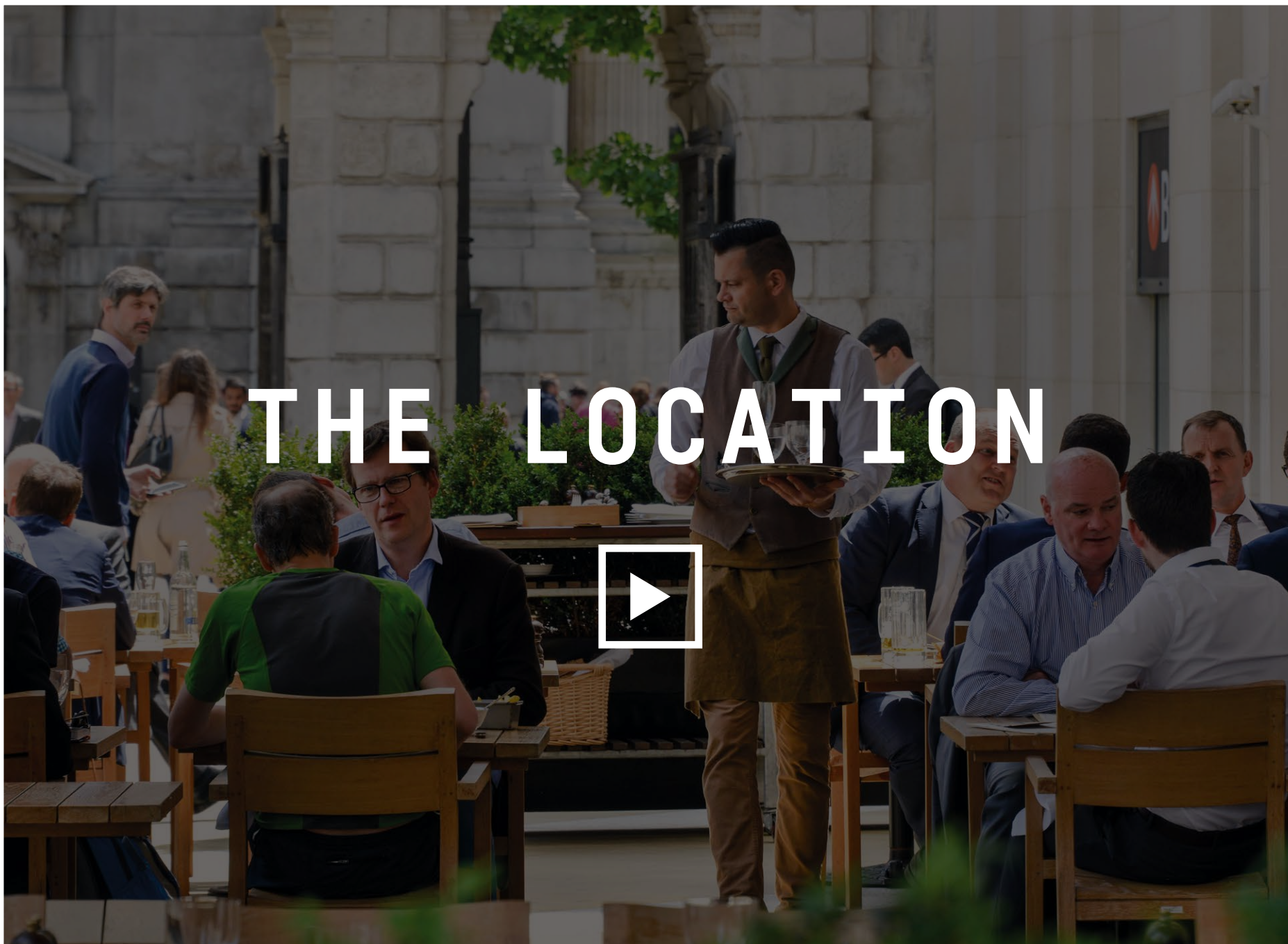
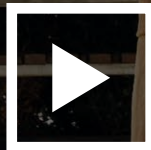
Workstations	40	Terrace area setting	1
1 person office	5	Reception	1
2 person offices	10	Waiting area	1
3 person meeting room	1	Teapoint	1
6 person meeting room	1	Informal meeting areas	4
16 person meeting room	1		
Phone booths	3	Occupancy ratio	1:17 sq m
Booths	2	Occupancy total	55
Zoom meeting room	1		



Old Bailey



THE LOCATION





**CHOICE AT YOUR
FINGERTIPS -
AMONGST ST PAUL'S,
PATERNOSTER SQUARE
AND FARRINGDON**





LOCAL AMENITIES

- 1. The Happenstance
- 2. Association Coffee
- 3. Obicá
- 4. Cojean
- 5. WIT Fitness
- 6. Barry's Bootcamp
- 7. Club Gascon
- 8. The Fable
- 9. Lutyens
- 10. Leon
- 11. Burger & Lobster
- 12. Birley Sandwiches

LOCAL OCCUPIERS

Bevan Brittan  

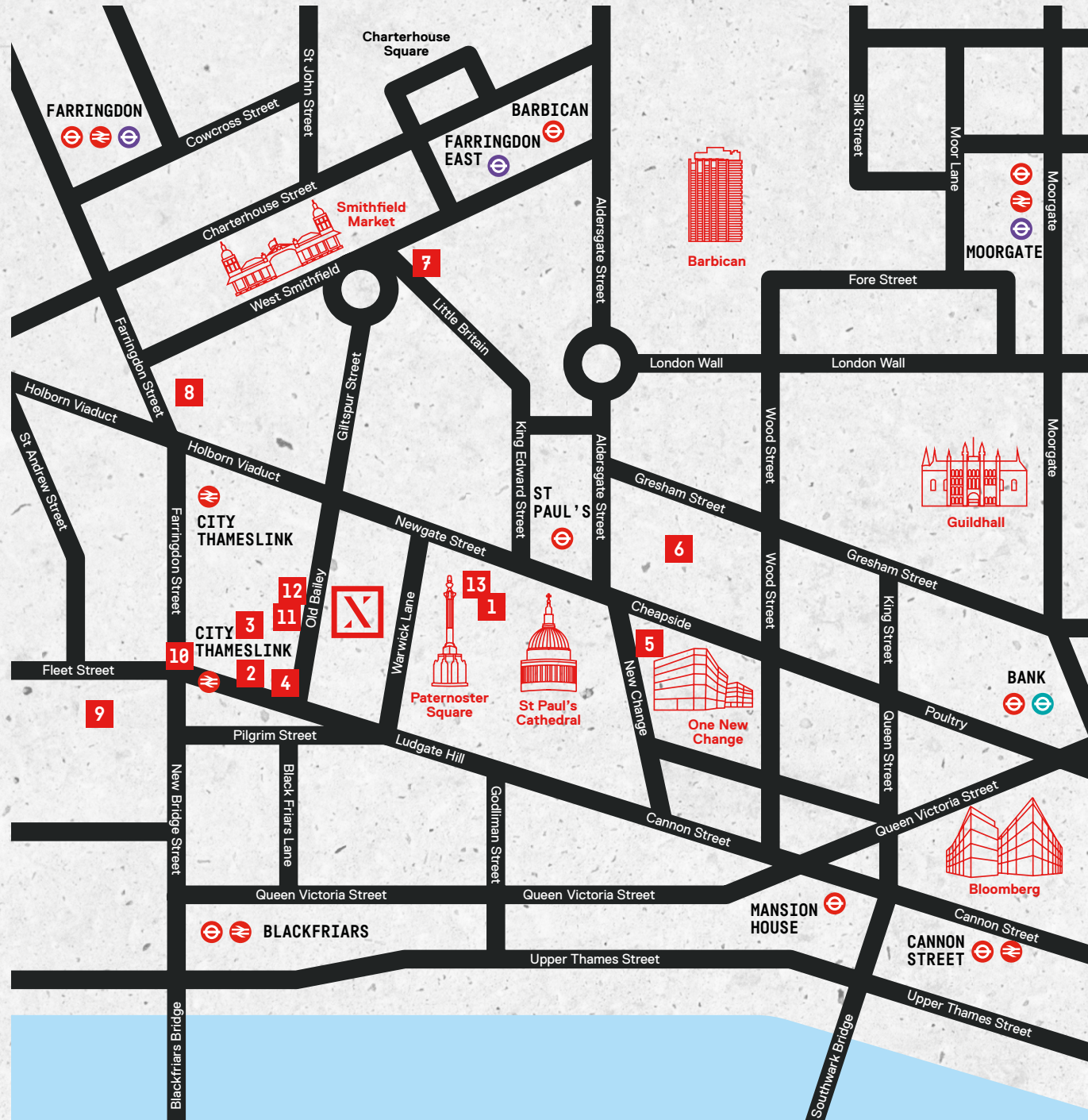
 







EXCELLENT CONNECTIONS IN EVERY DIRECTION

The building is well connected, with a host of stations all within easy walking distance.


Farringdon Station is only an 8 minute walk, and will offer access to the Elizabeth Line upon its completion.




CITY THAMESLINK
02
MINS WALK


BLACKFRIARS
03
MINS WALK



ST PAUL'S
04
MINS WALK



BARBICAN
08
MINS WALK




FARRINGDON
08
MINS WALK


CHANCERY LANE
09
MINS WALK


BANK
11
MINS WALK


MOORGATE
12
MINS WALK


FURTHER INFORMATION



Downloads

[PDF Floor Plans](#) ▼

[PDF Tech Spec](#) ▼

[DWG Floor Plans](#) ▼

Viewings

Strictly through sole letting agents:

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Terms

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