

C O P T H A L L H O U S E

L O N D O N E C 2



## COPTHALL HOUSE

Copthall House, a magnificent Prime City office HQ combining a historic facade with contemporary architectural design



The sensitively refurbished exterior stone elevation of Copthall House gives way to an immaculately presented, manned reception area, ensuring all visitors receive a warm welcome, and provides secure 24 hour access.

These internal spaces within the building are resplendent with period features, such as glazed brick bays and decorative cast iron columns, that have been retained and restored in respect of the historic building and combined with luxurious modern finishes.

The lower ground provides secure storage for those commuting by bicycle, and shower facilities to freshen up.

Available on flexible terms from 24 months, price on application













# COPTHALL HOUSE

Copthall House is a unique HQ building spread over ten floors, the design, finishes and specification have been chosen to meet the requirements of all types of occupiers



FULLY-FURNISHED



DEDICATED MEETING ROOMS



BREAK-OUT SPACES



ZOOM ROOMS



HIGH SPEED FIBRE IN SITU



24/7 ACCESS



MANNED RECEPTION



PASSENGER LIFT



ROOF TERRACE (EVENT SPACE)



DEDICATED KITCHENS



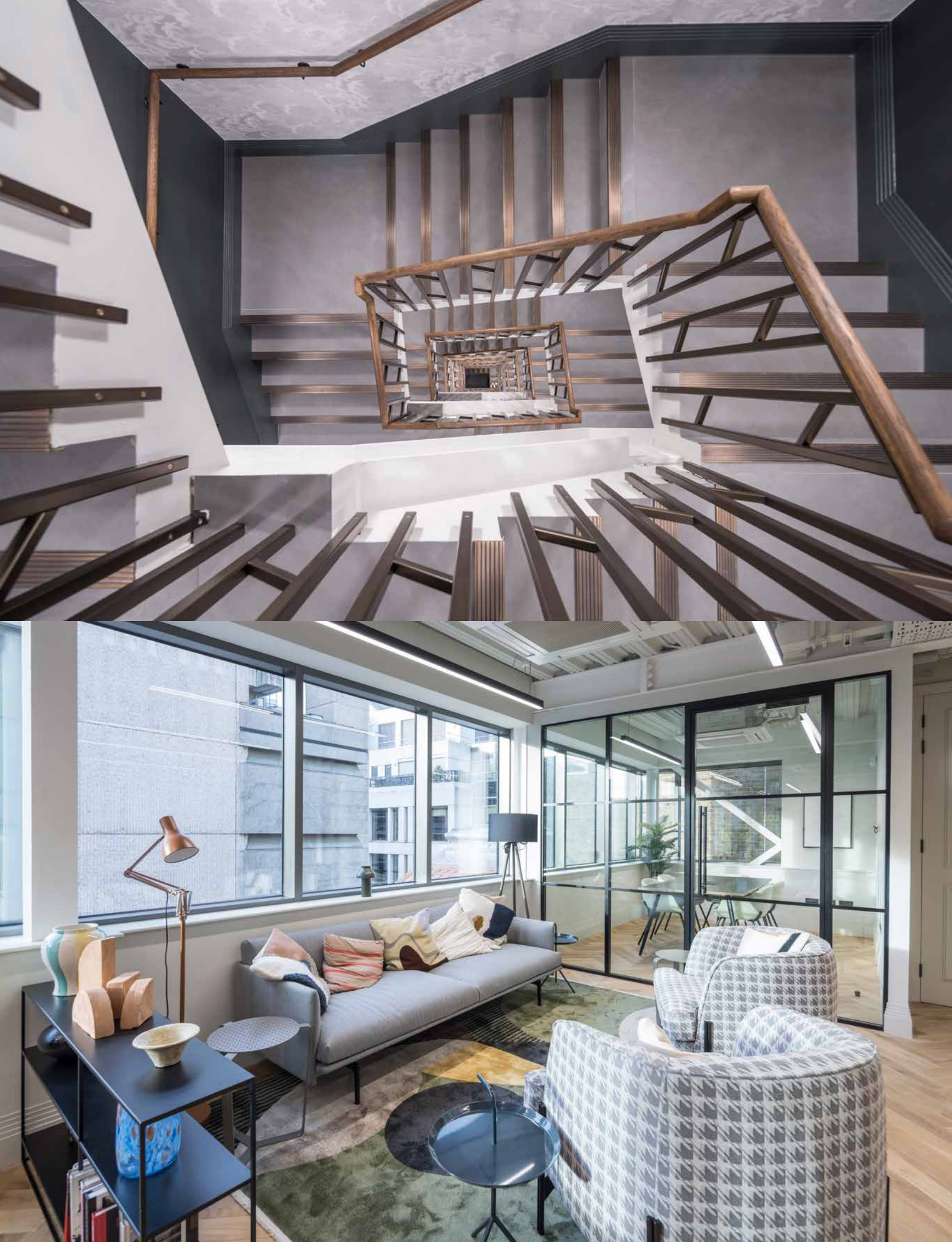
TOILET & SHOWER FACILITIES



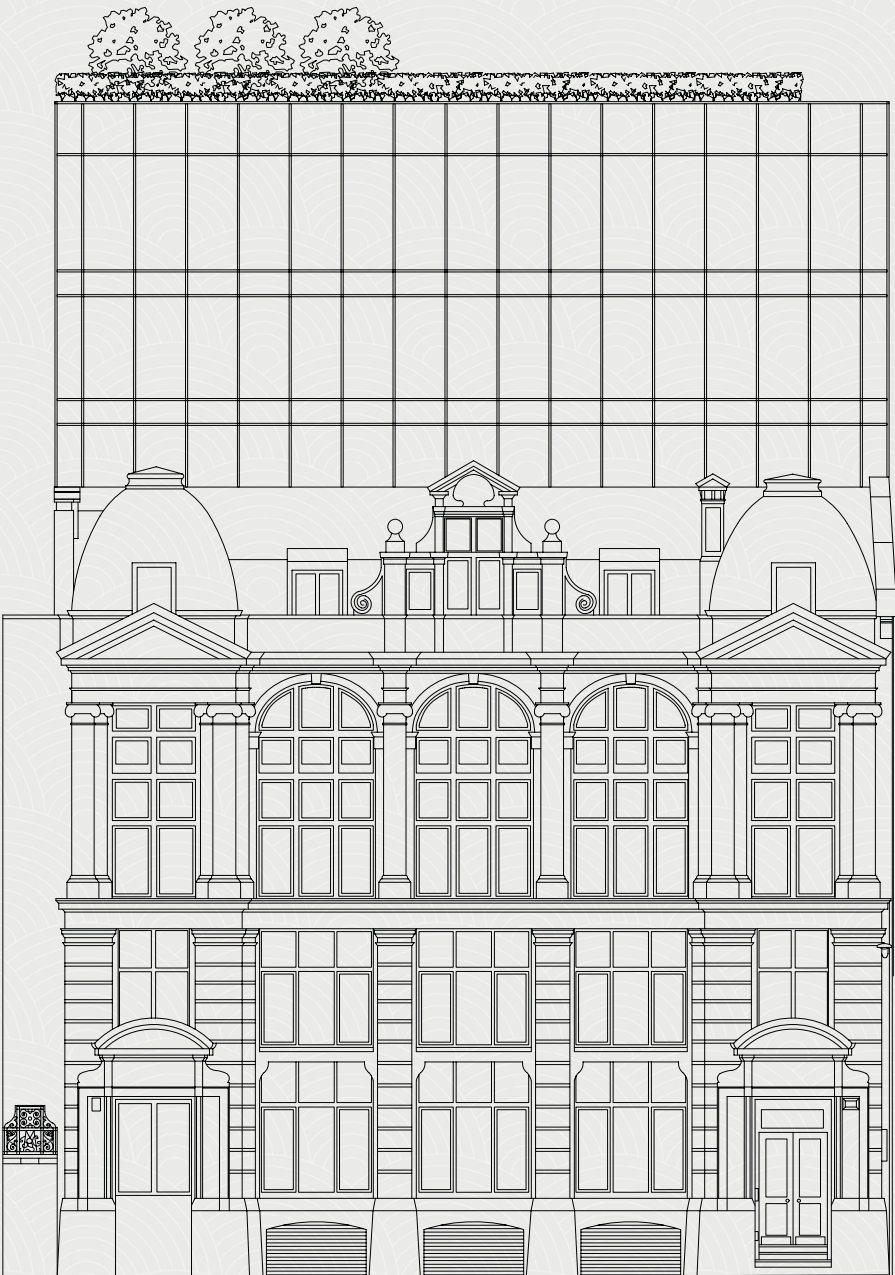
BIKE STORAGE & LOCKERS







FLOOR	SQ FT	SQ M
Roof terrace	323	30
7th	1,213	113
6th	1,213	113
5th	1,210	112
4th	1,665	155
3rd	1,658	154
2nd	1,780	165
1st	1,752	162
Ground	1,408	131
Ground & Lower Ground	1,525	142
TOTAL (excl. terrace)	13,424	1,247





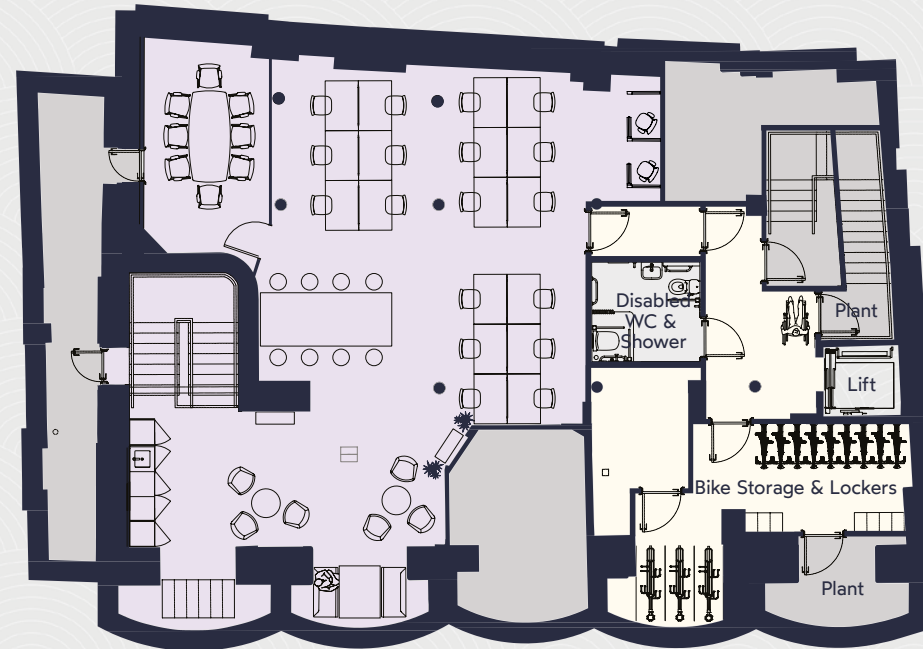




### LOWER GROUND FLOOR

1,525 sq ft / 142 sq m

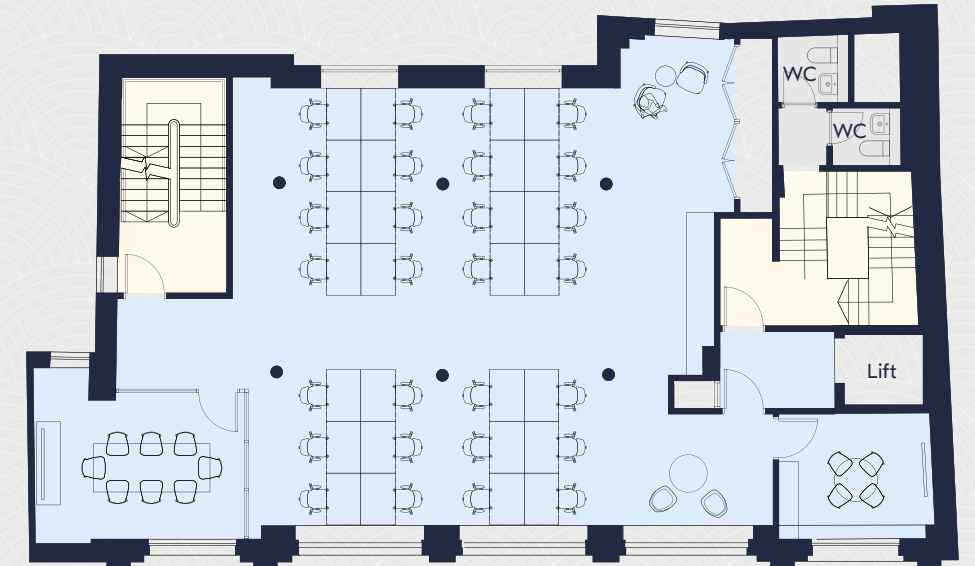
- Up to 30 Workstations
- Options for Meeting Rooms and Breakout spaces
- Dedicated Kitchen
- Bike storage
- Lockers
- Shower



### SECOND FLOOR

1,780 sq ft / 165 sq m

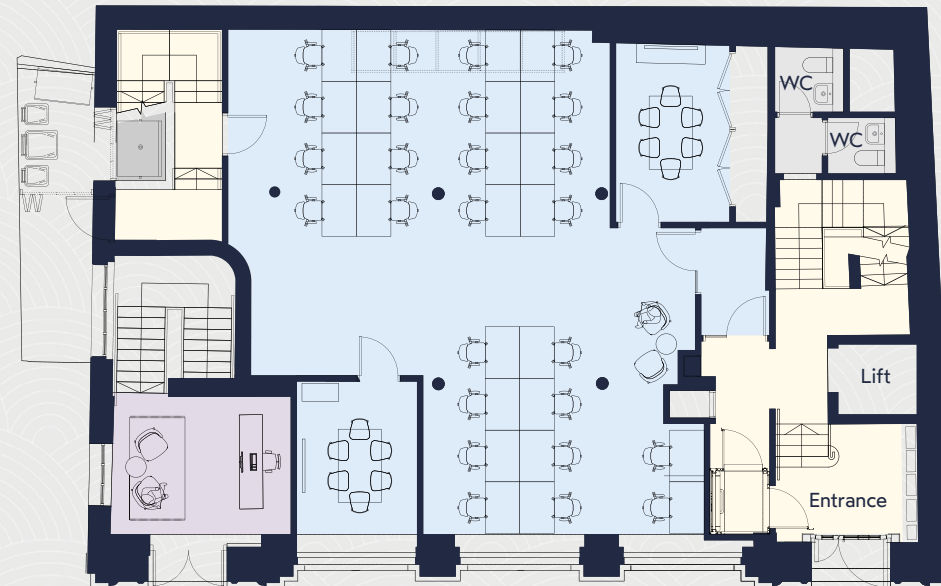
- Up to 40 Workstations
- Options for Reception Area, Meeting Rooms and Breakout spaces
- Dedicated Kitchen



### GROUND FLOOR

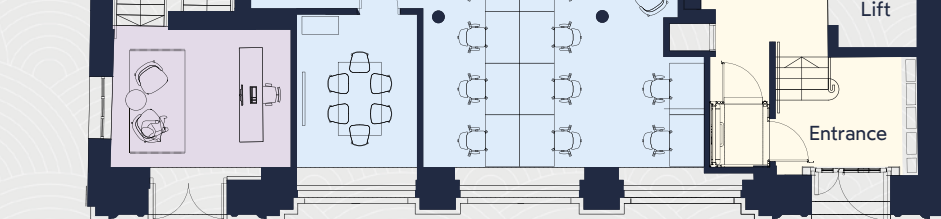
1,408 sq ft / 131 sq m

- Up to 38 Workstations
- Options for Meeting Rooms and Breakout spaces
- Dedicated Kitchen



### ENTRANCE TO LOWER GROUND (18)

225 sq ft / 21 sq m



### ALTERNATIVE LAYOUT – FIRST, SECOND & FOURTH FLOORS



### FIRST FLOOR

1,752 sq ft / 162 sq m

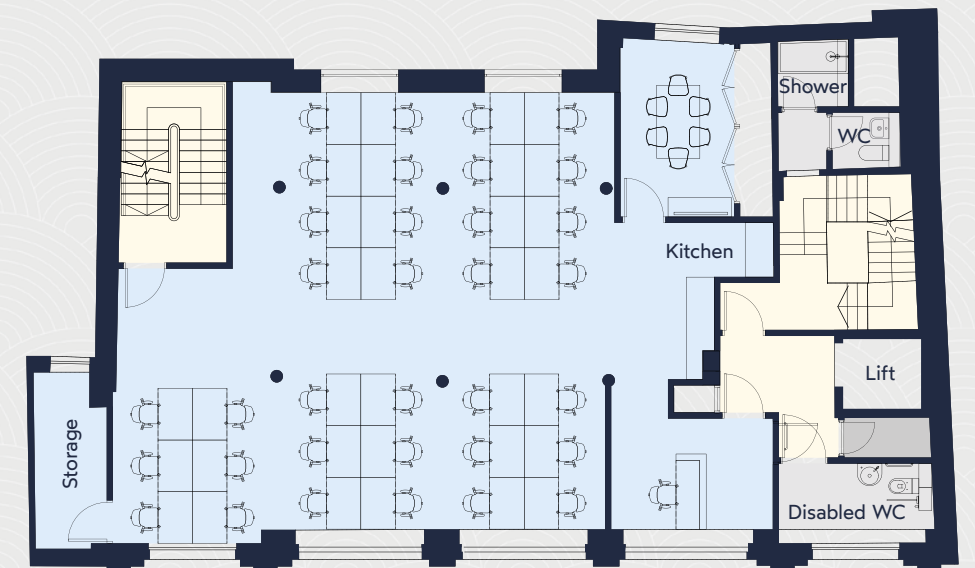
- Up to 40 Workstations
- Options for Reception Area, Meeting Rooms and Breakout spaces
- Dedicated Kitchen



### THIRD FLOOR

1,658 sq ft / 154 sq m

- Up to 40 Workstations
- Options for Reception Area, Meeting Rooms and Breakout spaces
- Dedicated Kitchen





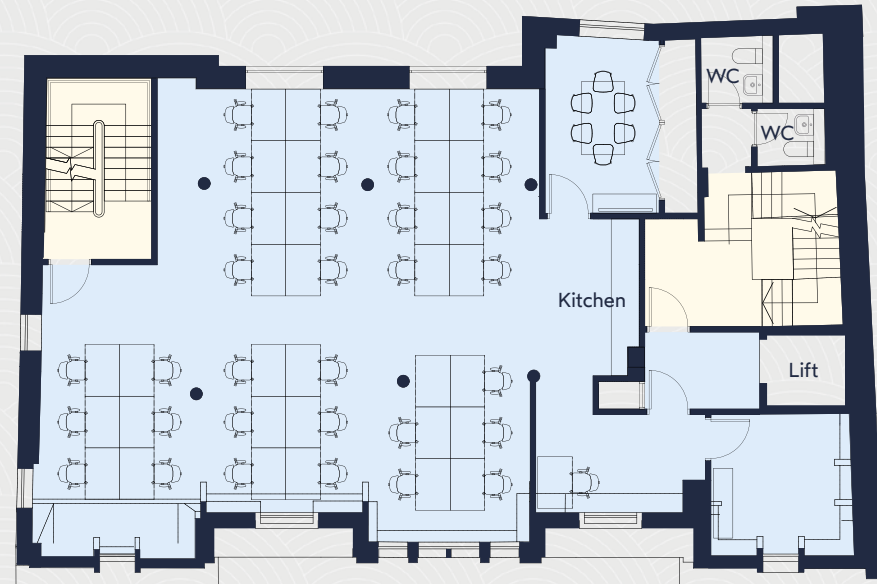




## FOURTH FLOOR

1,665 sq ft / 155 sq m

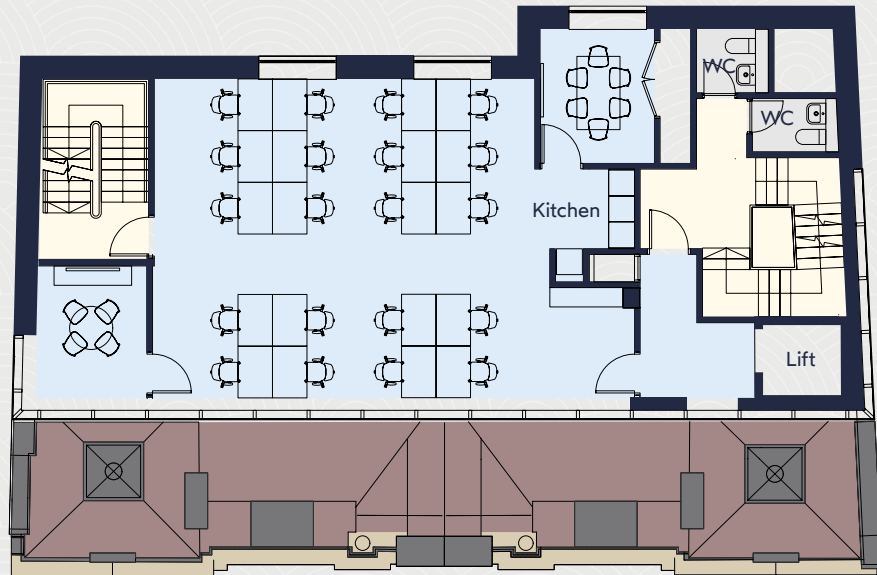
- Up to 40 Workstations
- Options for Reception Area, Meeting Rooms and Breakout spaces
- Dedicated Kitchen



## FIFTH FLOOR

1,210 sq ft / 112 sq m

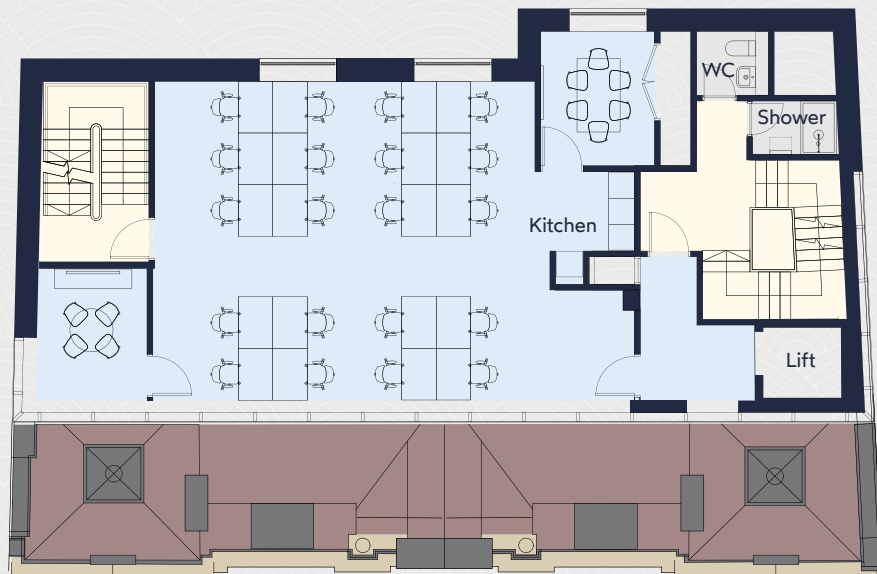
- Up to 32 Workstations
- Options for Reception Area, Meeting Rooms and Breakout spaces
- Dedicated Kitchen



## SIXTH FLOOR

1,213 sq ft / 113 sq m

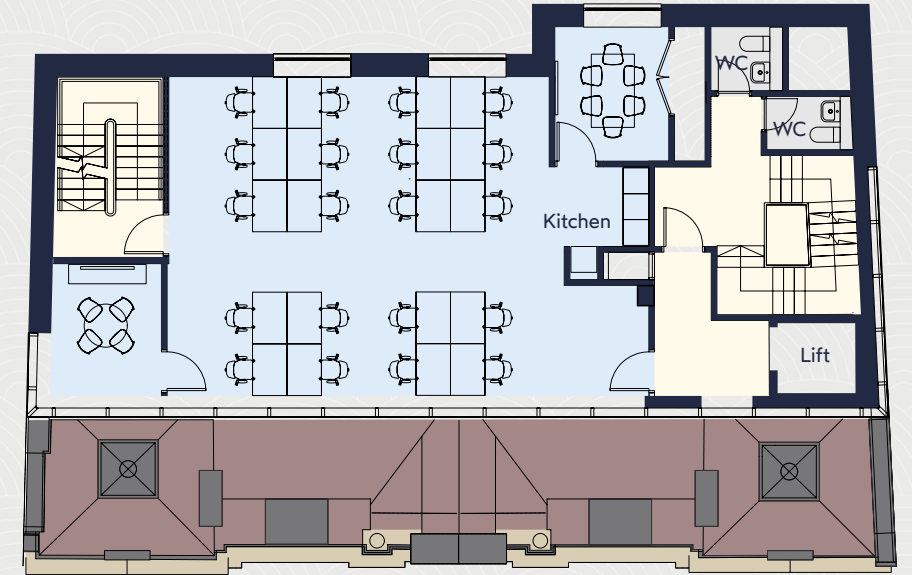
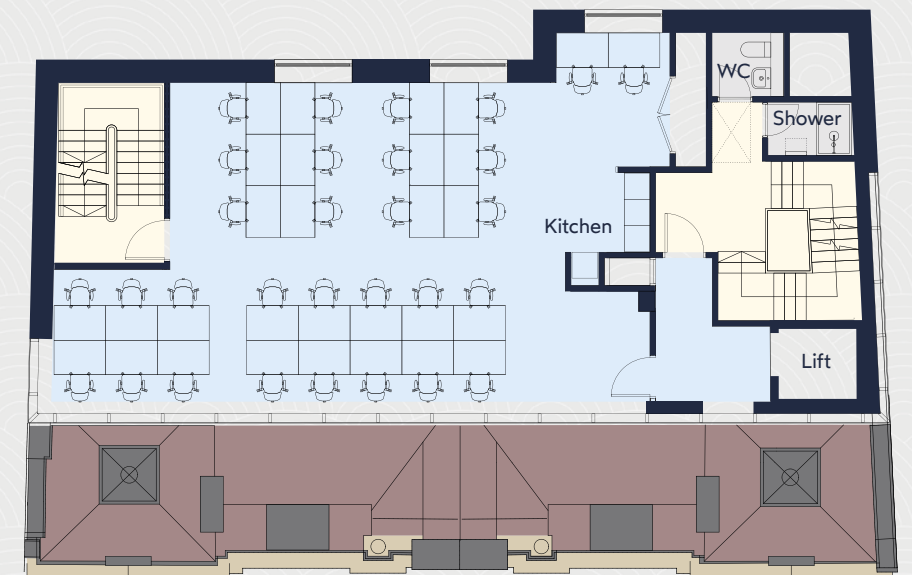
- Up to 32 Workstations
- Options for Reception Area, Meeting Rooms and Breakout spaces
- Dedicated Kitchen



## SEVENTH FLOOR

1,213 sq ft / 113 sq m

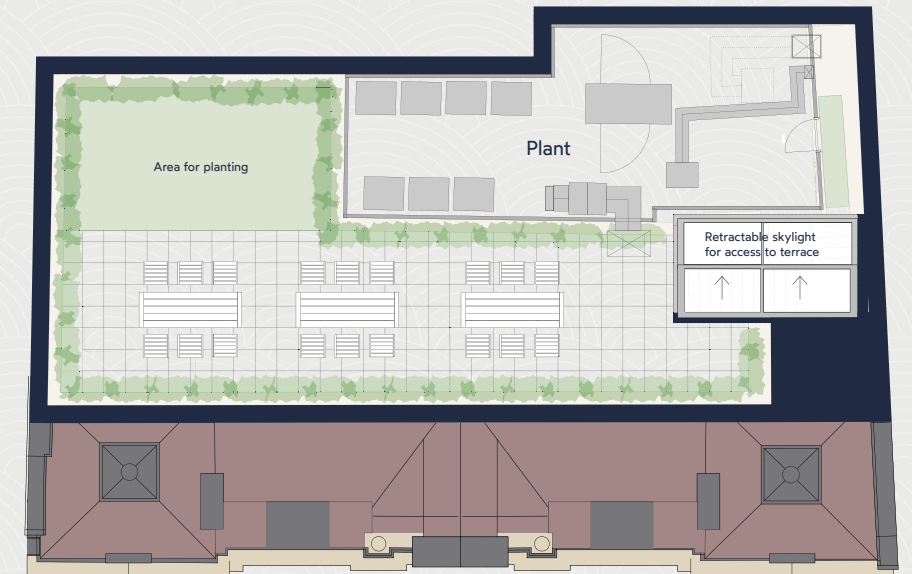
- Up to 32 Workstations
- Options for Reception Area, Meeting Rooms and Breakout spaces
- Dedicated Kitchen

ALTERNATIVE LAYOUT –  
FIFTH, SIXTH & SEVENTH FLOORS

## ROOF TERRACE

323 sq ft / 30 sq m

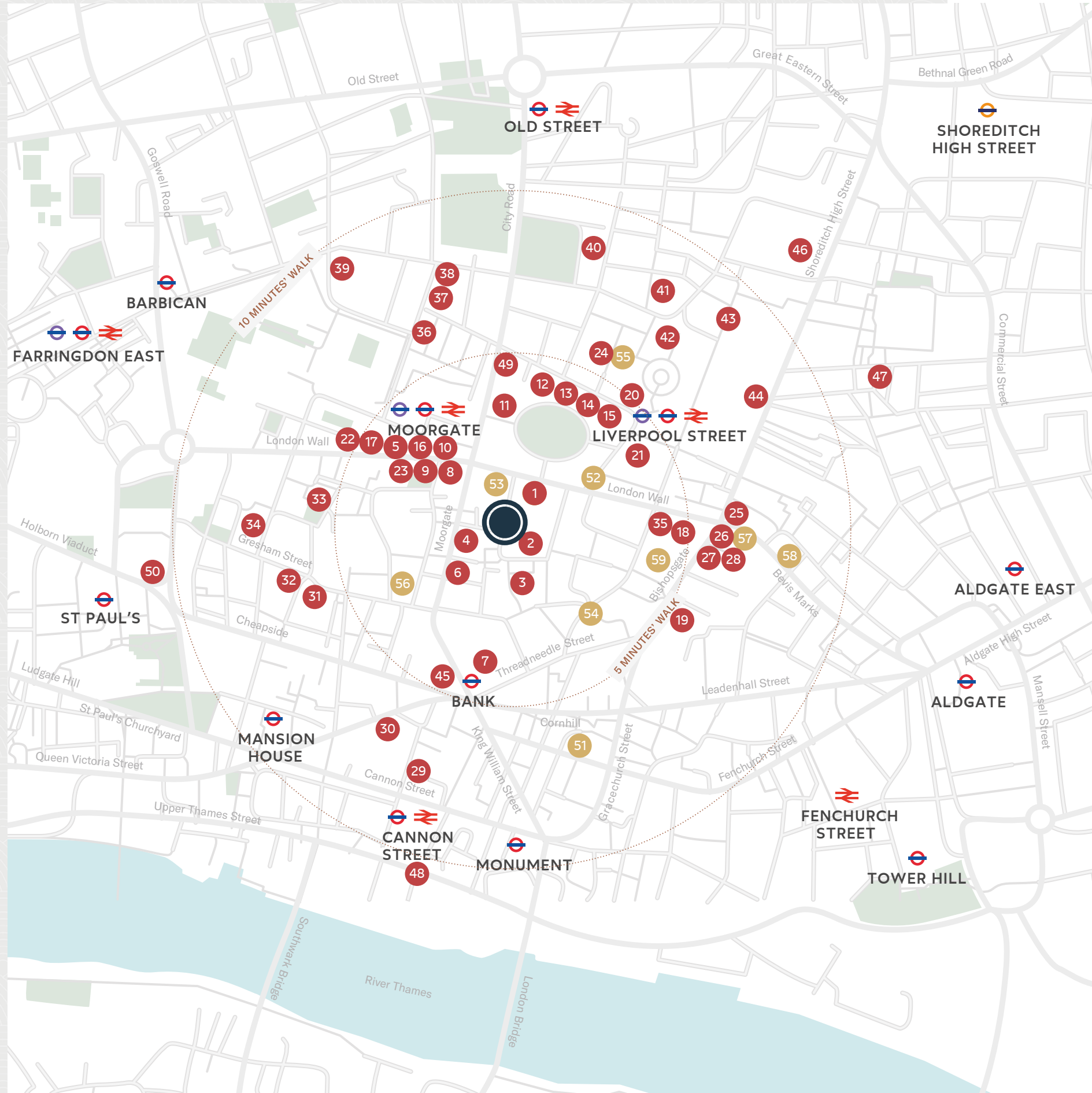
- Communal roof terrace with BBQ
- Retractable roof light for access to terrace via the stairs











## Occupiers

1. Alliance Bernstein
2. Blackrock
3. Bupa
4. The Prudential Regulation Authority
5. Cazenove Capital
6. ING
7. Bank of England
8. Standard Chartered Bank
9. Legal & General
10. UniCredit
11. Stephenson Harwood LLP
12. Alvarez & Marsal
13. Brown Brothers Harriman
14. Cisco Systems
15. City Index
16. Citadel Investment Group
17. Schroders PLC
18. Latham & Watkins LLP
19. AXA
20. SMBC
21. Deutsche Bank
22. Cleary Gottlieb Steen & Hamilton LLP
23. Pictet Asset Management
24. Mimecast
25. Salesforce

26. Royal Bank of Canada
27. Jefferies
28. Freshfields Bruckhaus Deringer
29. WorldPay
30. Bloomberg
31. Investec
32. ICBC Standard Bank
33. Hewlett Packard
34. Evelyn Partners
35. Lloyds Banking Group
36. Simmons & Simmons
37. MUFG EMEA
38. Macquarie Group
39. Linklaters
40. Grant Thornton
41. Close Brothers
42. UBS
43. Herbert Smith Freehills
44. TP ICAP
45. Royal Bank of Scotland
46. Amazon
47. CME Group – NEX
48. Deliveroo
49. Kobalt Music
50. BT

## Fitness

51. Gymbox
52. KOBOX
53. Pure Gym
54. Virgin Active
55. 1Rebel
56. Digma Fitness Bank
57. Equinox
58. 1Rebel
59. Fitness First

**BlackRock****Deutsche Bank****Standard Chartered****Schroders**

The logo for Investec, featuring a stylized crosshair icon followed by the company name.

**ALLIANCEBERNSTEIN****ING****Bloomberg**

The logo for UBS, featuring a stylized key icon followed by the company name.

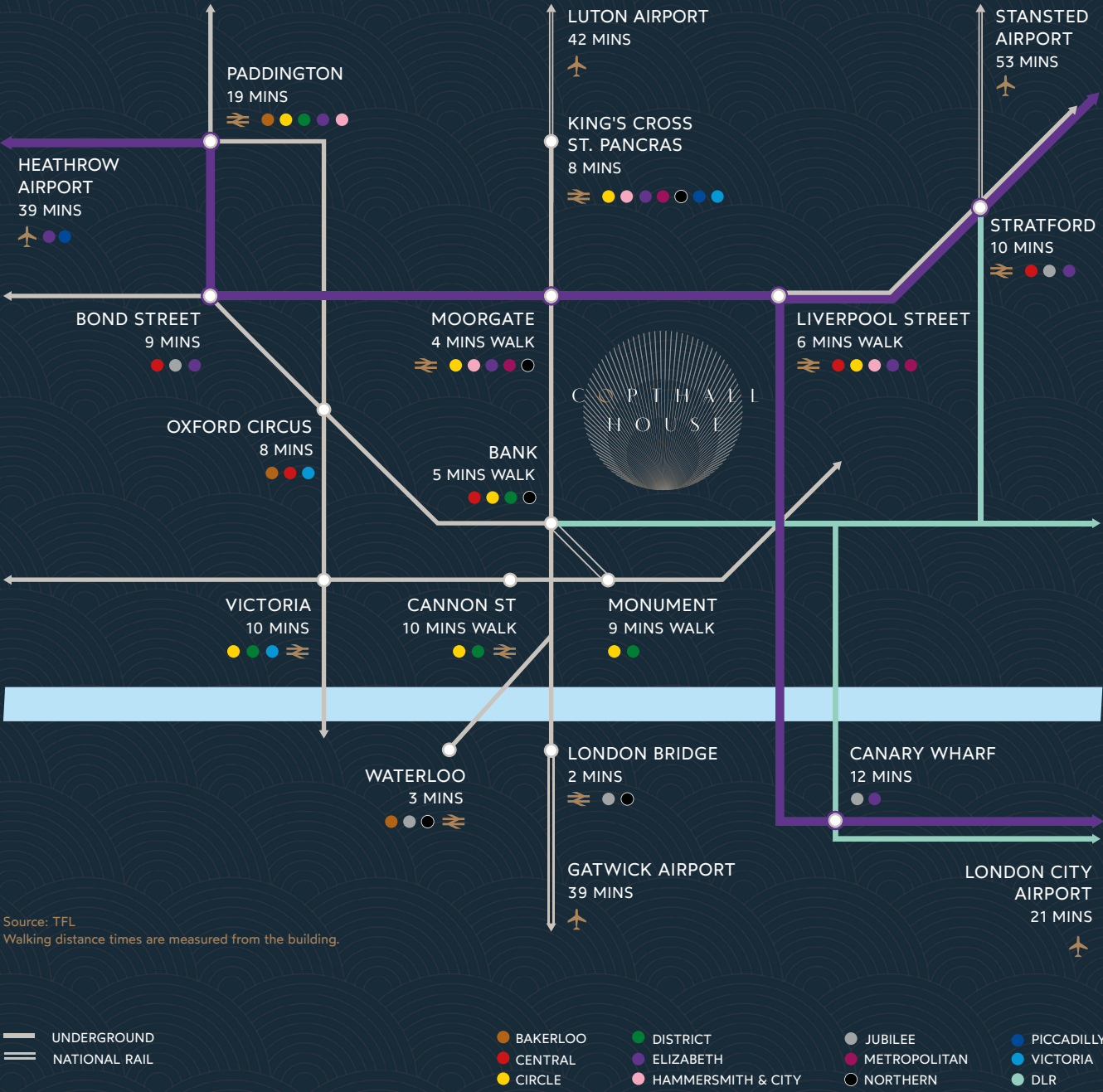




Communications

Copthall House is ideally located near excellent transport links that provide access across London on six different Underground lines and the Docklands Light Railway. Moorgate Station, Liverpool Street and Bank stations are all within a 6 minute walk of the property.

Transport links have been further enhanced by the Elizabeth Line. The nearest entrance to the station is less than 500m from the property and has improved access to Canary Wharf, the West End and Heathrow Airport. Journey times to Bond Street and Canary Wharf are now 7 minutes and 6 minutes respectively.





# Let us be your landlord partners

**COPTHALL**  
ESTATES

## WE OWN OUR BUILDINGS

- Direct contact with the building owner
- No ambiguity over responsibilities
- Efficient query resolution
- Access to quality communal amenities across the portfolio

## WE MANAGE OUR BUILDINGS

- We can more effectively manage your end-to-end user experience
- One point of contact for all your office needs
- We fully control connectivity of all our buildings

## WE ARE INVESTORS IN LONDON REAL ESTATE

- We offer options to grow within your desired location or across our London portfolio
- We have a network of trusted suppliers and service providers
- All our locations offer high-quality office accommodation tailored to the location in which they sit

[COPTHALLESTATES.COM](https://cophallestates.com)





COPTHALLHOUSE.COM



For more information contact:

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