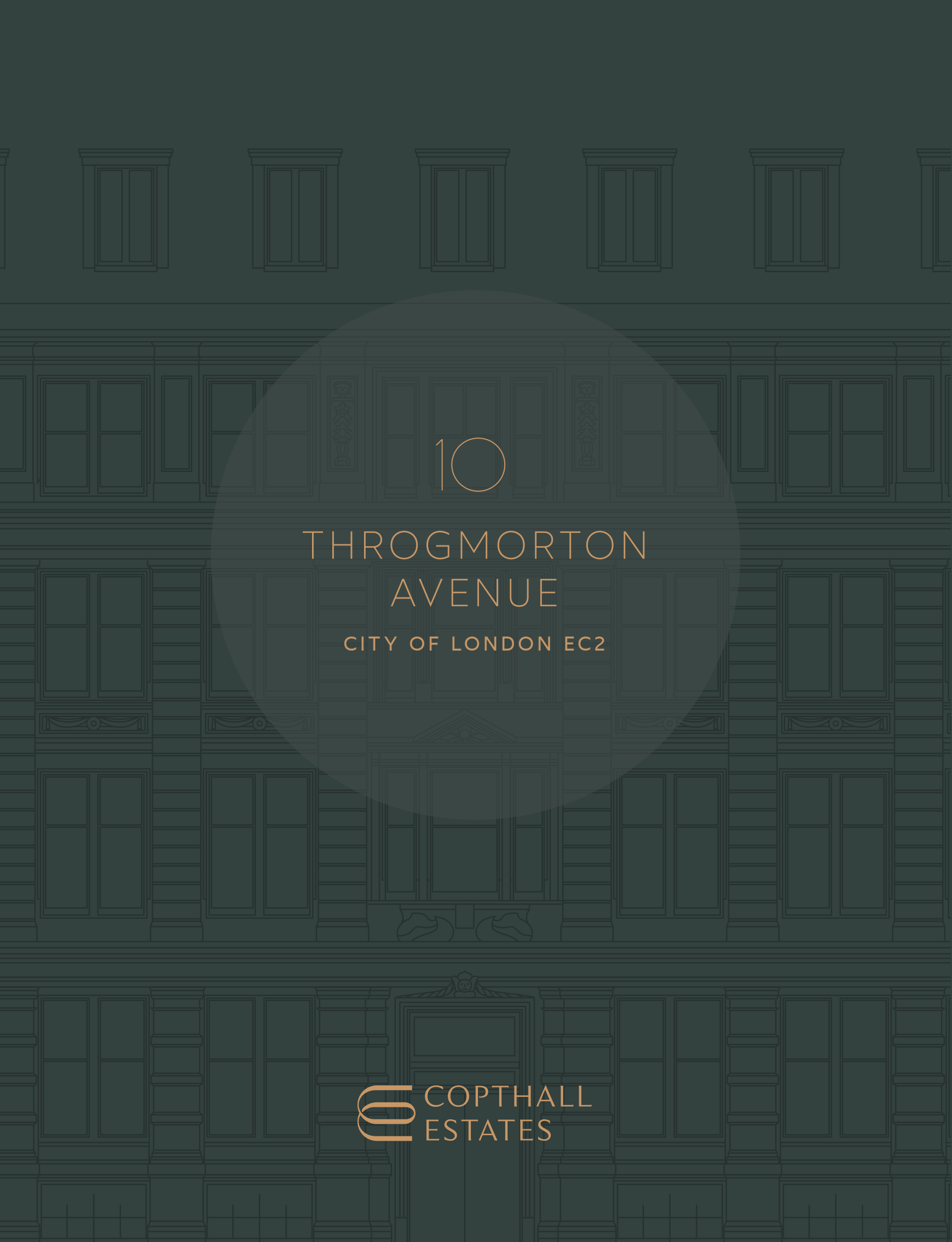




10

THROGMORTON
AVENUE

CITY OF LONDON EC2

 COPHALL
ESTATES

Behind a quiet address is a building with serious credibility

10 Throgmorton Avenue delivers over 25,000 sq ft of comprehensively refurbished grade A workspace at the very core of the City of London.

Across six floors, occupiers benefit from efficient floor plates ranging from 3,000 sq ft to 4,500 sq ft, generous ceiling heights, and excellent natural light. Designed for flexibility, the building combines timeless character with a modern specification to support business today and into the future.

Tenants can benefit from shared amenities including meeting rooms, phone booths, break out & event space which can also transform into 20+ person boardroom or theatre-style conference room.

 COPHALL
ESTATES

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



Tower of London

The Shard

Tower Cluster

10

Finsbury Circus

St Paul's Cathedral



LONDON BRIDGE

ST PAUL'S

BANK

MONUMENT

MOORGATE

LIVERPOOL STREET

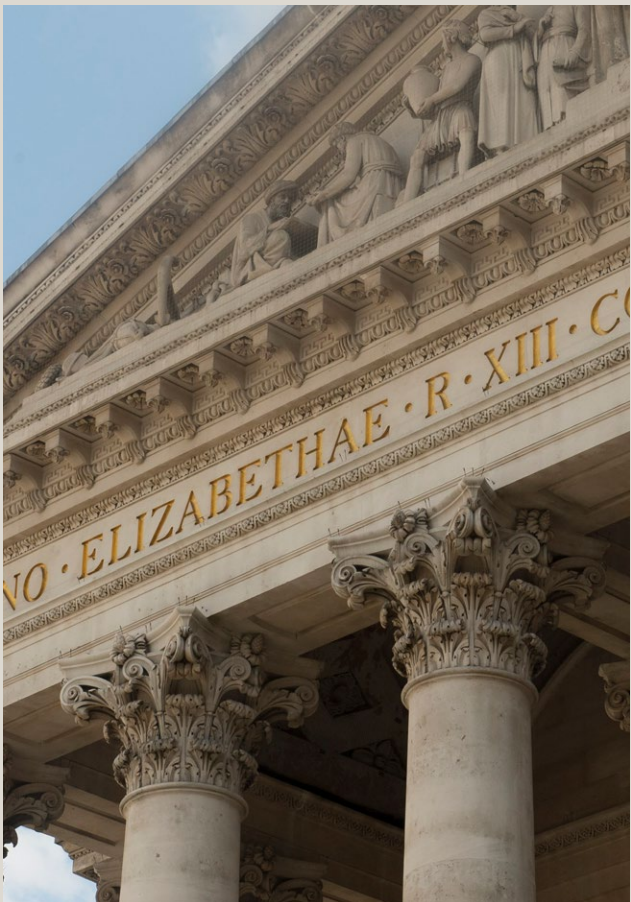


Prestigious Core City Location

At the centre of influence, 10 Throgmorton Avenue stands at the traditional heart of the City, immediately adjacent to BlackRock’s European headquarters and within steps of many of the world’s most respected financial and professional firms. Rothschild & Co, UBS, White & Case, Rathbones, and Standard Chartered all call this neighbourhood home.

Positioned on the west side of Throgmorton Avenue – a private, gated road linking London Wall to the Bank of England – the building enjoys a location that combines both prominence and discretion.

The avenue itself is steeped in history, jointly owned and maintained by the Worshipful Company of Carpenters and the Worshipful Company of Drapers, whose historic livery halls define either end. This blend of heritage, exclusivity, and world-class occupiers cements 10 Throgmorton Avenue as a truly prestigious address.



Neighbours

BlackRock

Schroders





Investec



Deutsche Bank

ALLIANCEBERNSTEIN



Standard Chartered

ING



accenture

Bloomberg

// howden



worldpay





A newly refurbished Grade A workspace, shared amenities and reception sets the tone for the high-quality space within. The reception has been reimaged to provide a contemporary welcome, combining clean finishes with a professional, understated character.

Inside, the six floors offer regular, efficient 4,500 sq ft floorplates – ideal for open-plan configurations or adaptable layouts. High ceilings and extensive glazing maximise natural light, creating bright, productive workspace.

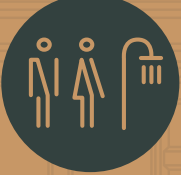
Refined finishes and modern building systems ensure occupiers benefit from both comfort and efficiency, with amenities and infrastructure that match the expectations of leading City occupiers.

Tenants can benefit from shared amenities including meeting rooms, phone booths, break out & event space which can also transform into 20+ person boardroom or theatre-style conference room.





Our building offers premium finishes and features, crafted for the most discerning clients, with full access to landlord amenities across the Copthall Estates portfolio

- | | | | |
|---|--|--|---|
| 
GATED PRIVATE AVENUE | 
CONTEMPORARY NEW RECEPTION AREA | 
COMMUNAL MEETING ROOMS | 
EPC B RATING |
| 
FURNISHED OFFICE FLOORS | 
DEDICATED MEETING ROOMS | 
DEDICATED KITCHENS | 
24/7 ACCESS |
| 
COMMUNAL PHONE BOOTHS | 
EVENT / BREAK OUT SPACE | 
CONFERENCE / BOARD ROOM | 
SHARED ACCESS TO NEARBY TERRACE WITH BBQ |
| 
HVAC SYSTEM AIR CONDITIONING | 
LED LIGHTING | 
BICYCLE STORAGE & LOCKERS | 
TOILET & SHOWER FACILITIES |





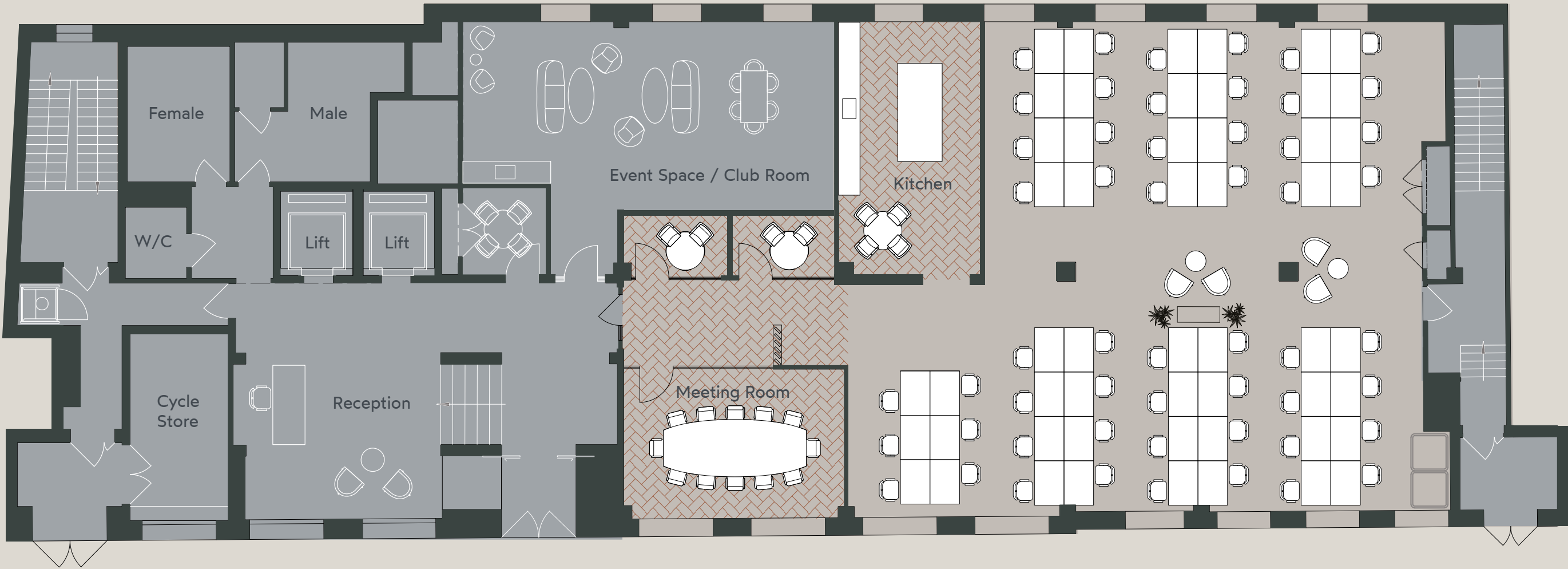
FLOOR	SQ FT	SQ M
Fourth Floor	3,962	368.1
Third Floor	4,451	413.5
Second Floor	4,438	412.3
First Floor	4,822	448.0
Ground Floor (Office)	3,050	283.4
Ground Floor (Communal)	500	46.5
Lower Ground Floor	3,989	370.6
TOTAL	25,212	2,342.9

Available on flexible terms from 24 months, price on application

GROUND FLOOR
3,050 sq ft / 283.4 sq m

- Up to 56 Workstations
- 12-person boardroom, 2 x 2-person meeting rooms, phone booths and break out space
- Dedicated Kitchen

All tenant communal: Event space which can also transforms into 20+ person boardroom or theatre-style conference room

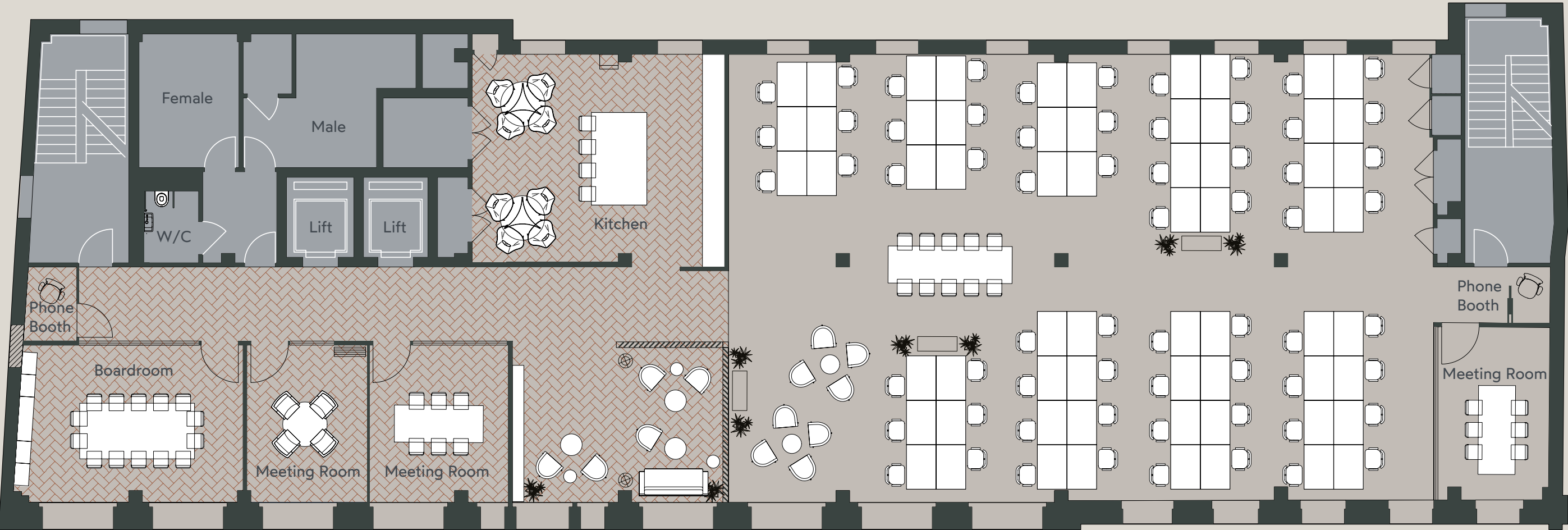


THROGMORTON AVENUE



SECOND FLOOR
4,438 sq ft / 412.3 sq m

- Up to 90 Workstations
- Boardroom up to 14, 3 x 6 person meeting rooms or 2 x 6 person, 1 executive office
- Generous breakout space, 2 phone booths and reception
- Dedicated Kitchen



THROGMORTON AVENUE

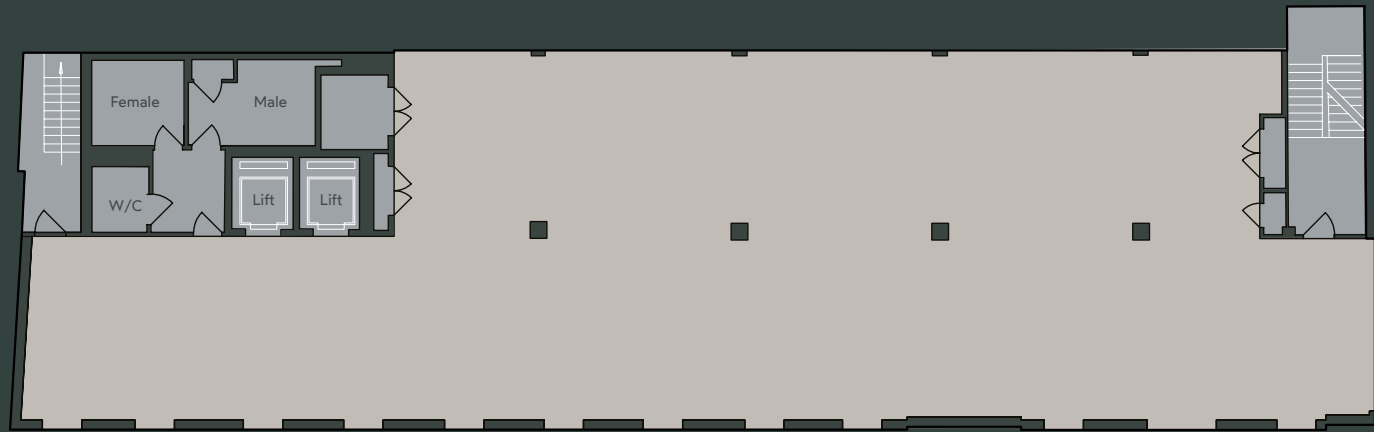




FOURTH FLOOR

3,989 sq ft / 370.6 sq m

- Up to 90 Workstations
- Options for Reception Area, Meeting Rooms and Breakout spaces
- Dedicated Kitchen



THROGMORTON AVENUE

LAYOUTS ARE SUBJECT TO SURVEY





Amenity-Rich City Location

Throgmorton Avenue is superbly positioned in the heart of the City, surrounded by an impressive and growing range of retail and leisure offerings.

Just moments away, Angel Court and 60 London bring over 34,000 sq ft of retail space. To the south, the Royal Exchange offers luxury retail anchored by Fortnum & Mason, while The Ned delivers an unrivalled lifestyle experience with nine restaurants, a gym, spa, and rooftop pool.

A short walk north leads to the Broadgate Estate, home to a wide array of shops and restaurants, including the 40,000 sq ft Eataly, a world-class food and drink destination.

Just 175 metres away, Finsbury Circus provides the largest public green space in the City – a welcome retreat in this vibrant commercial hub.

Office Occupiers

- 1. BlackRock
- 2. Deutsche Bank AG
- 3. UBS AG
- 4. SBMC Bank Internal Plc
- 5. Legal & General Group Plc
- 6. ING Group
- 7. Schroders Plc
- 8. HP UK Limited
- 9. Oracle Corporation
- 10. Cisco Systems
- 11. Allianz SE
- 12. AllianceBernstein Holding
- 13. White & Case LLP
- 14. Bloomberg
- 15. Rathbone Group Plc
- 16. Standard Chartered Bank Plc
- 17. Rothschild & Co

Restaurants

- 18. The Ned:
The Nickel Bar, Kaia, Electric Bar & Diner, Lutyens Grill, Malibu Kitchen, The Parlour
- 19. The Royal Exchange:
Oeno, The Fortnum’s Bar & Restaurant, Grind cafe-bar, Mister Lasagne, Laduree, City Roy London

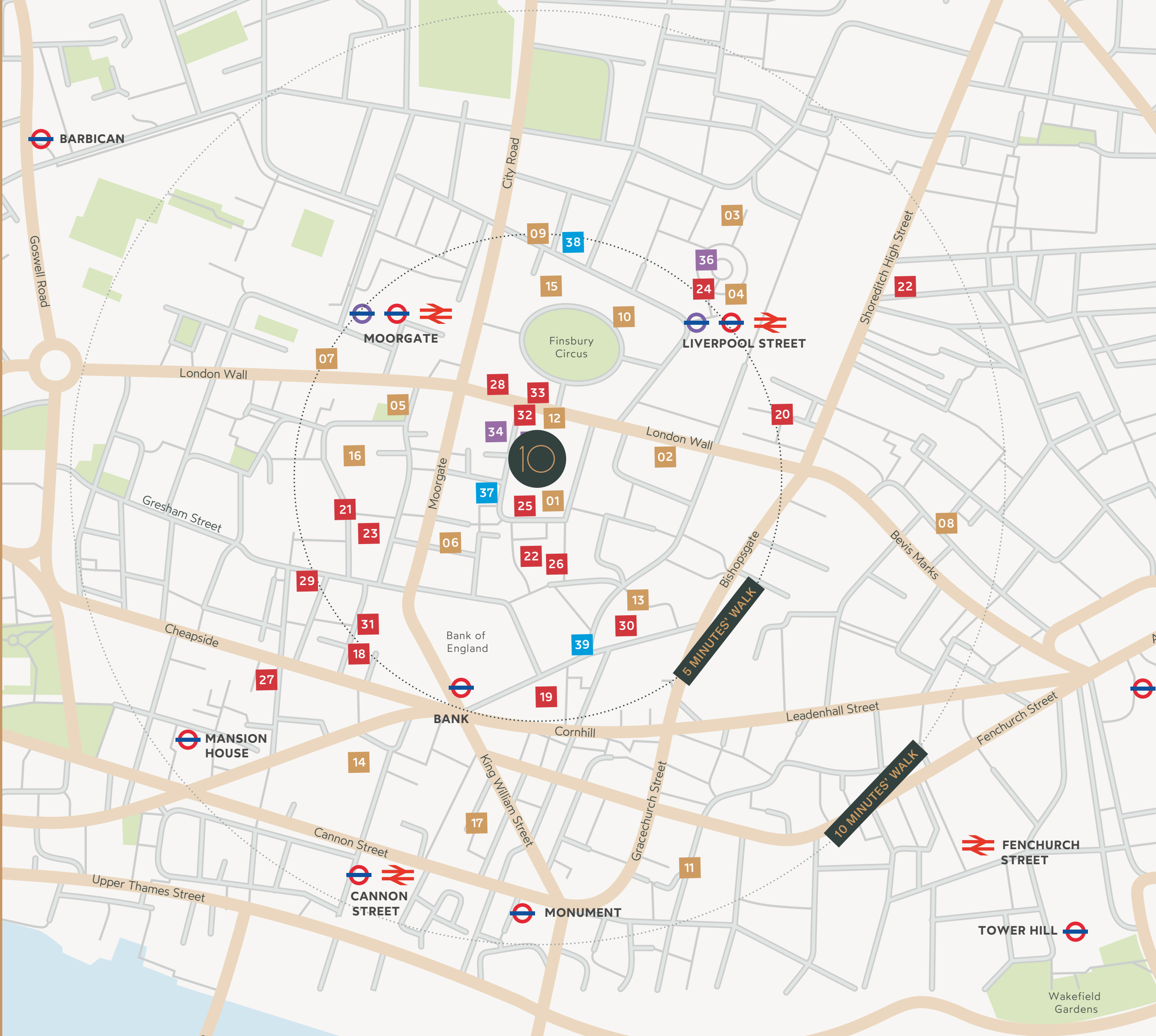
- 20. The Ivy City Garden
- 21. Enoteca da Luca
- 22. Temper
- 23. Hawksmoor
- 24. Broadgate Estate – Eataly
- 25. Natural Kitchen
- 26. COYA
- 27. Coq d’Argent
- 28. Chipotle
- 29. The Trading House
- 30. Burger & Lobster
- 31. Browns Restaurant
- 32. Ole & Steen
- 33. Hop

Gyms

- 34. PureGym
- 35. FitnessFirst
- 36. 1Rebel

Hotels

- 37. Apex London Wall
- 38. South Place Hotel
- 39. Threadneedles



THE IVY
CITY GARDEN

Burger & lobster.



BOOM CYCLE BARRY'S



THE NED
LONDON

THE
TRADING
HOUSE

COYA



FORTNUM & MASON
EST 1707

Jang O ENO
HOUSE

ENGEL THE
LIBERTINE
THE ROYAL EXCHANGE

HAWKSMOOR GRIND



Elizabeth Line

The £20 billion Elizabeth line opened in May 2022 and is the first line to connect London via Stratford to the east and Heathrow to the west. It is also Europe's largest infrastructure project providing high speed, high frequency train services through Central London. It has transformed travel across London and the Southeast by providing additional capacity, direct links to central London and cutting journey times. Garden House is strategically positioned to benefit from both Moorgate and Liverpool Street stations.



Connectivity

Liverpool Street, Moorgate and Bank are all within five minutes on foot. The Elizabeth Line connects you to Heathrow in half an hour. With five Underground lines and mainline rail, this part of the City is one of the best connected in London.



Let us be your landlord partners

COPTHALL
ESTATES

COPTHALLESTATES.COM

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



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Flexible office contact:



Kiri Norton-Brennan
0203 002 2503
enquiry@copthallestates.com

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