

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.



Tower of London

The Shard

Tower Cluster

10

Finsbury Circus

St Paul's Cathedral



LONDON BRIDGE

BANK

MONUMENT

ST PAUL'S

MOORGATE

LIVERPOOL STREET

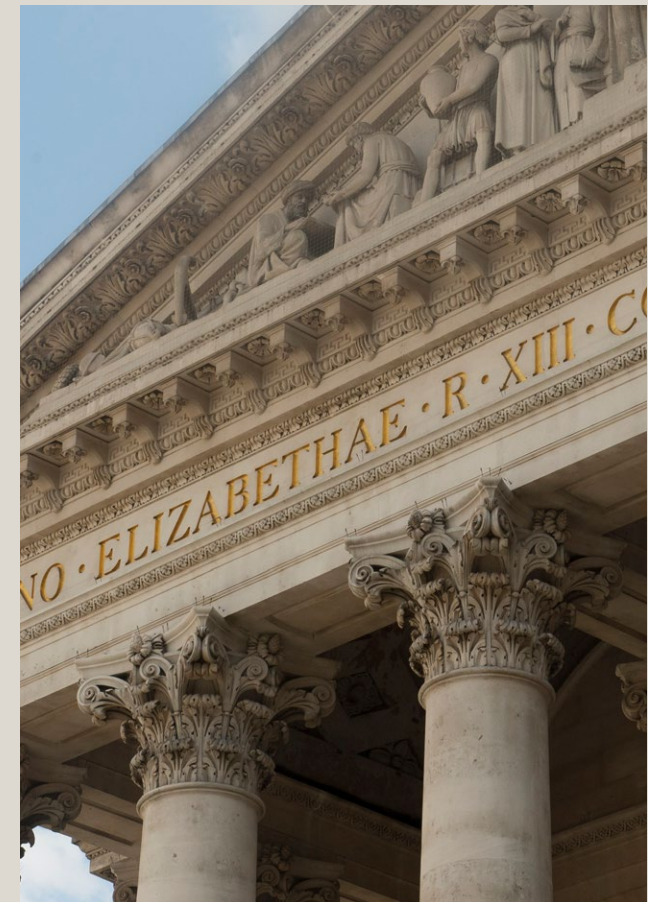


Prestigious Core City Location

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



Deutsche Bank



accenture



Schroders



ALLIANCEBERNSTEIN



Bloomberg

worldpay

salesforce



UBS



howden





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.





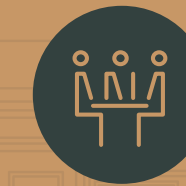
Our building offers premium finishes and features, crafted for the most discerning clients, with full access to landlord amenities across the Cophall Estates portfolio



GATED PRIVATE AVENUE



CONTEMPORARY NEW RECEPTION AREA



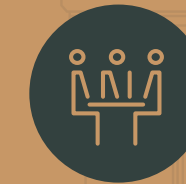
COMMUNAL MEETING ROOMS



EPC B RATING



FURNISHED OFFICE FLOORS



DEDICATED MEETING ROOMS



DEDICATED KITCHENS



24/7 ACCESS



COMMUNAL PHONE BOOTHS



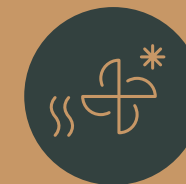
EVENT / BREAK OUT SPACE



CONFERENCE / BOARD ROOM



SHARED ACCESS TO NEARBY TERRACE WITH BBQ



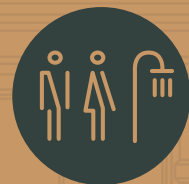
HVAC SYSTEM AIR CONDITIONING



LED LIGHTING



BICYCLE STORAGE & LOCKERS



TOILET & SHOWER FACILITIES





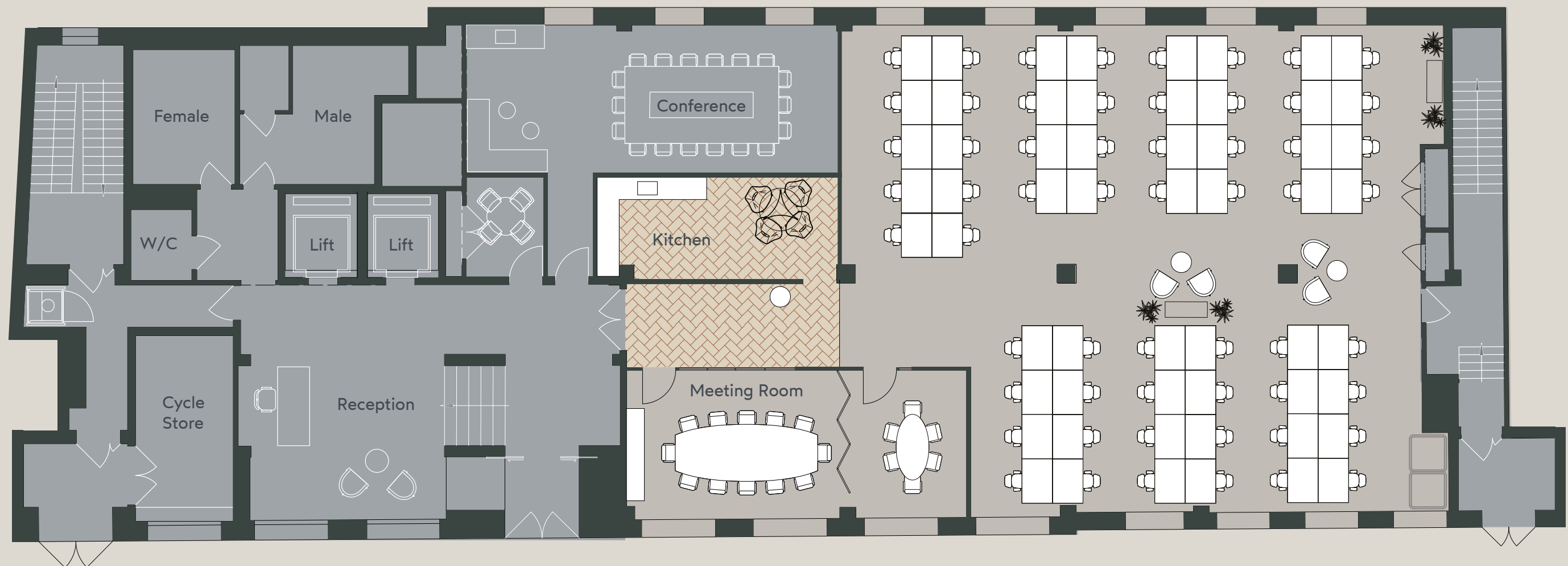
FLOOR	SQ FT	SQ M
Fourth Floor	3,962	368.1
Third Floor	4,451	413.5
Second Floor	4,438	412.3
First Floor	4,822	448.0
Ground Floor (Office)	3,050	283.4
Ground Floor (Communal)	500	46.5
Lower Ground Floor	3,989	370.6
TOTAL	25,212	2,342.9

Available on flexible terms from 24 months, price on application

GROUND FLOOR

3,050 sq ft / 283.4 sq m

- Up to 58 Workstations
- 12-person boardroom, 6-person meeting rooms, phone booths and break out space
- Dedicated Kitchen
- All tenant breakout and boardroom space



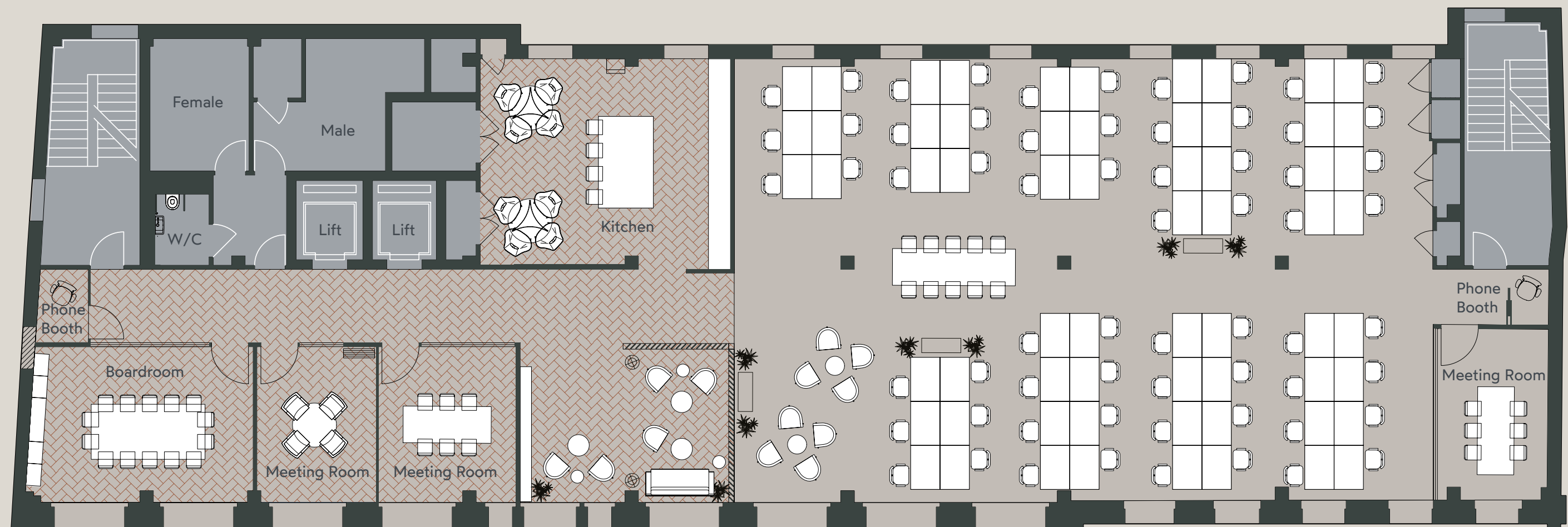
THROGMORTON AVENUE



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



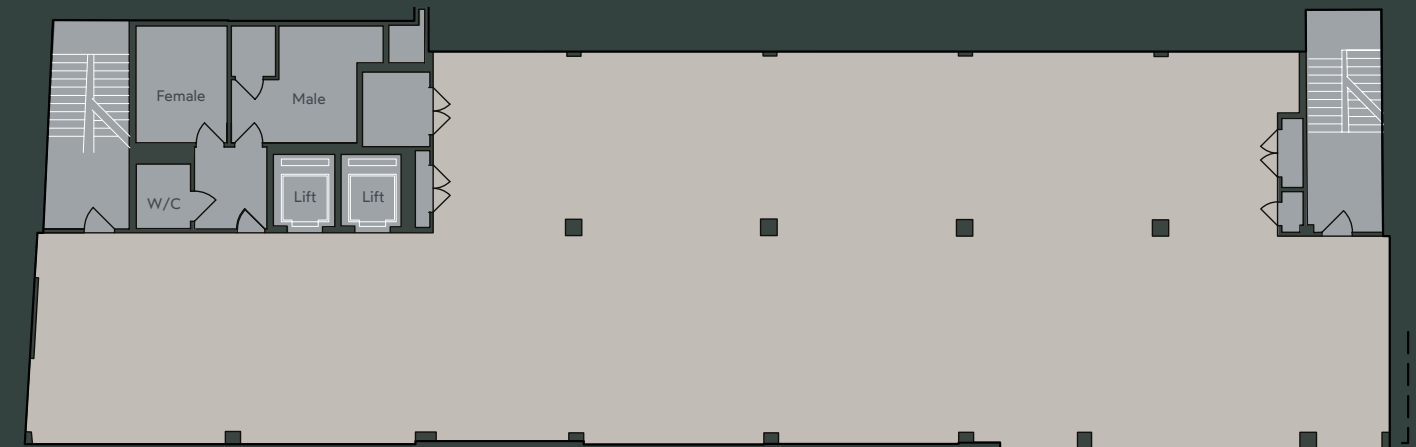


THIRD FLOOR

4,451 sq ft / 413.5 sq m

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

3



THROGMORTON AVENUE

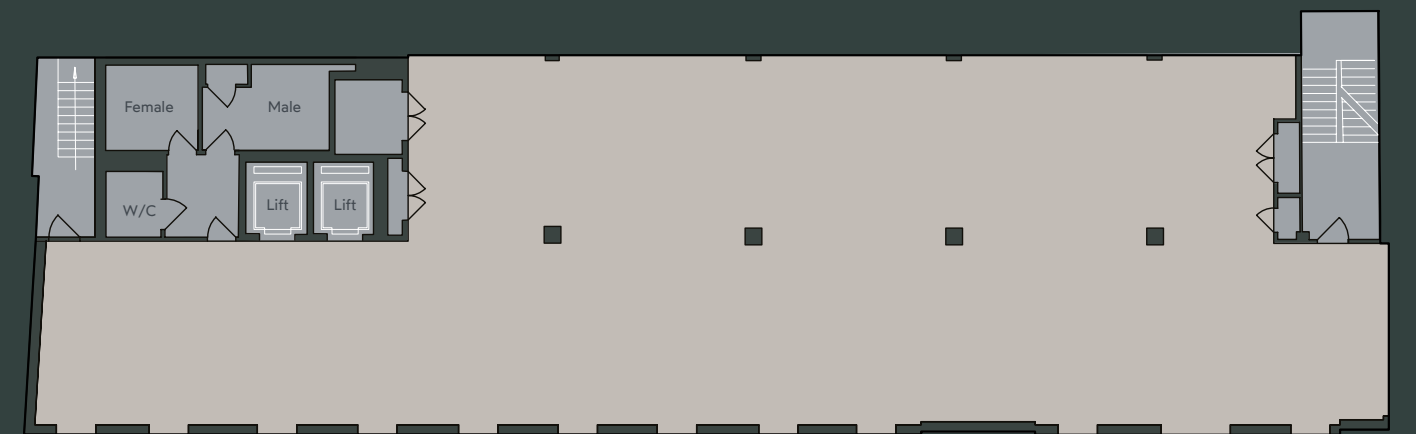


FOURTH FLOOR

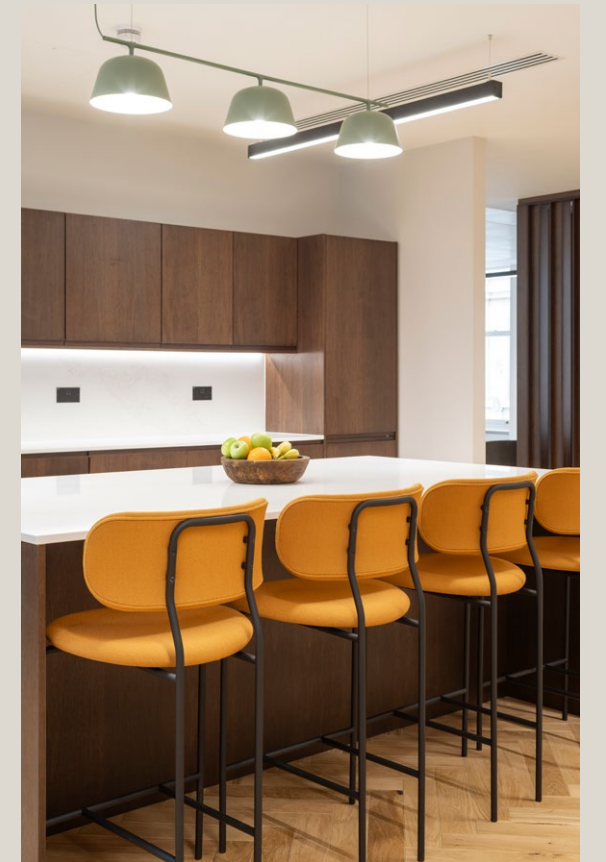
3,989 sq ft / 370.6 sq m

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

4



THROGMORTON AVENUE



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. AllianceBerstein Holding
13. White & Case LLP
14. Bloomberg
15. Rathbone Group Plc
16. Standard Chartered Bank Plc
17. Rothschild & Co

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

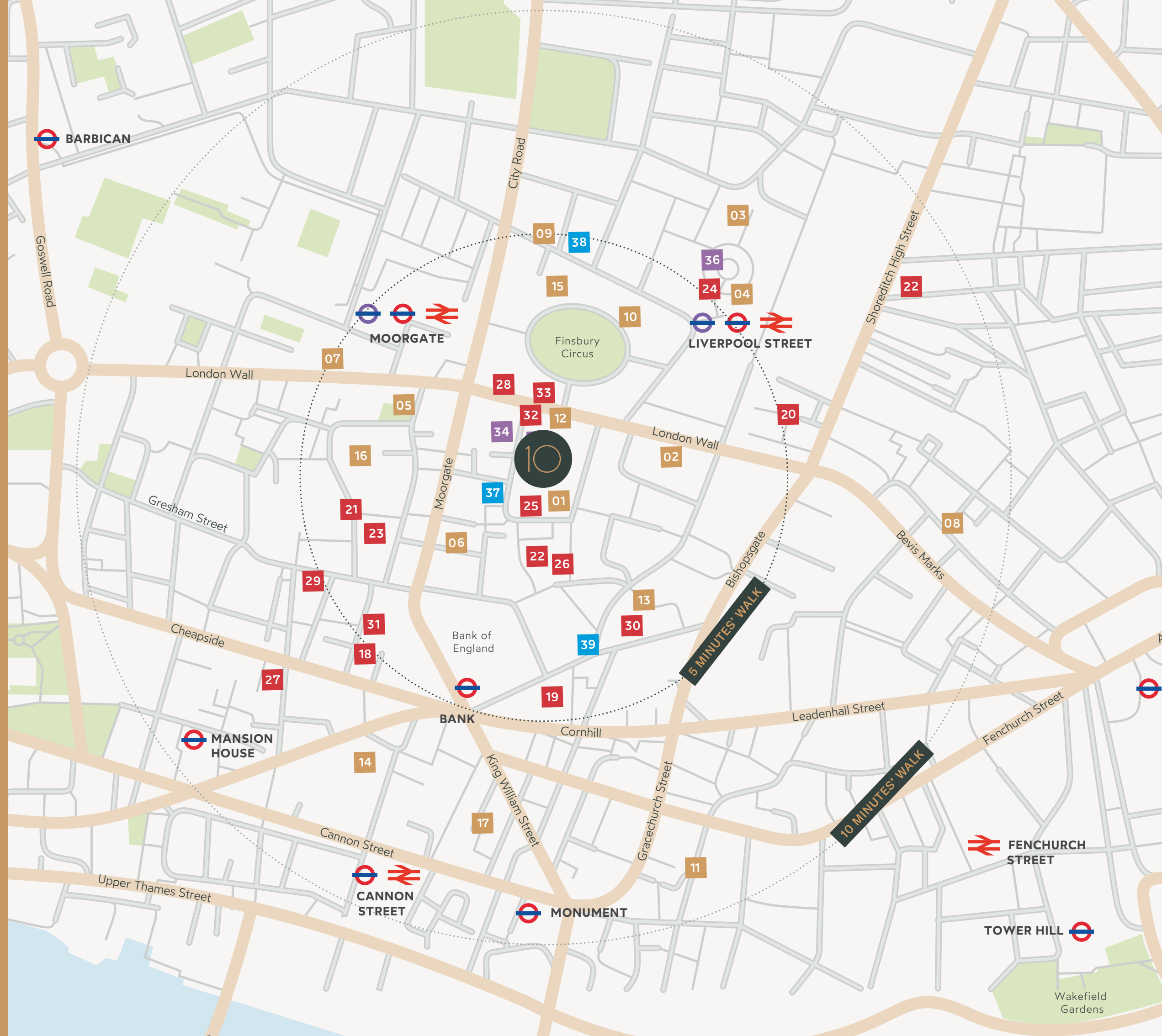
34. PureGym
35. FitnessFirst
36. 1Rebel

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

Hotels

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

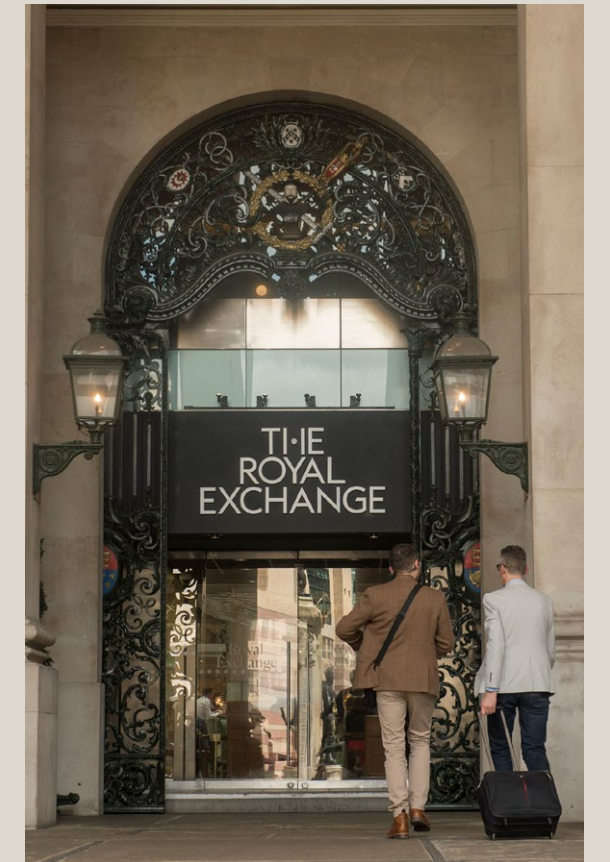


THE IVY
CITY GARDEN

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



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.



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.



Let us be your landlord partners

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



10THROGMORTONAVENUE.COM



Flexible office contact:

 **COPHALL
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0203 002 2503
enquiry@cophallestates.com

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