



21

WHITEFRIARS

LONDON EC4

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11,070 sq ft of contemporary office space over six floors. Perfectly located between the City Core and Midtown.

Self-contained, fully-fitted open-plan offices

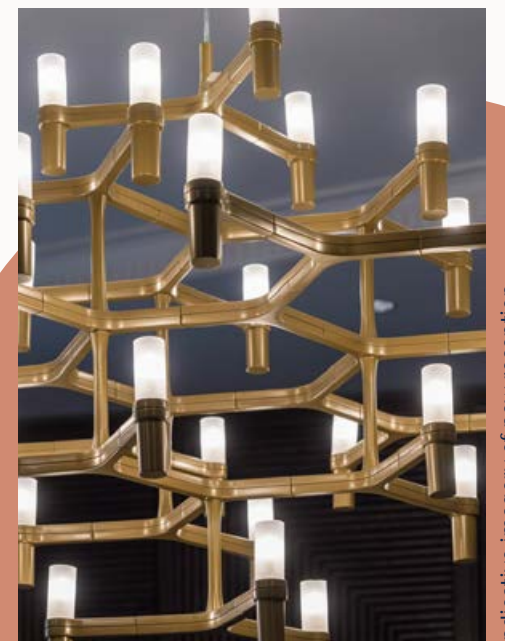
Dedicated meeting rooms, break-out areas and kitchens

24/7 access, facilities and IT support

Two lifts and stair access to all floors

Bicycle parking, lockers & showers

 **COPTHALL
ESTATES**
Part of the L.M. Stern Group



Indicative imagery of new reception



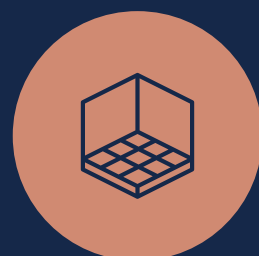
From the modern arrival, to the contemporary, five floors of fully-fitted offices to let at 21 Whitefriars



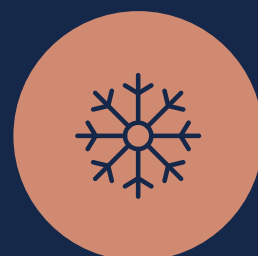
Our building boasts top-of-the-line finishes and features



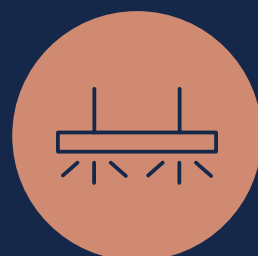
STAFFED
RECEPTION
+ 24 HOUR
ACCESS



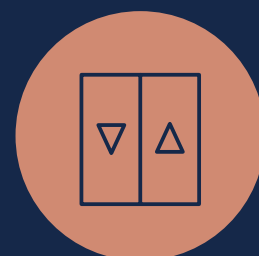
FULLY FITTED
SOLUTIONS



AIR
CONDITIONING



LED
LIGHTING



2X
PASSENGER
LIFTS



BICYCLE
STORAGE
SPACES



NEWLY
REFURBISHED
SHOWERS

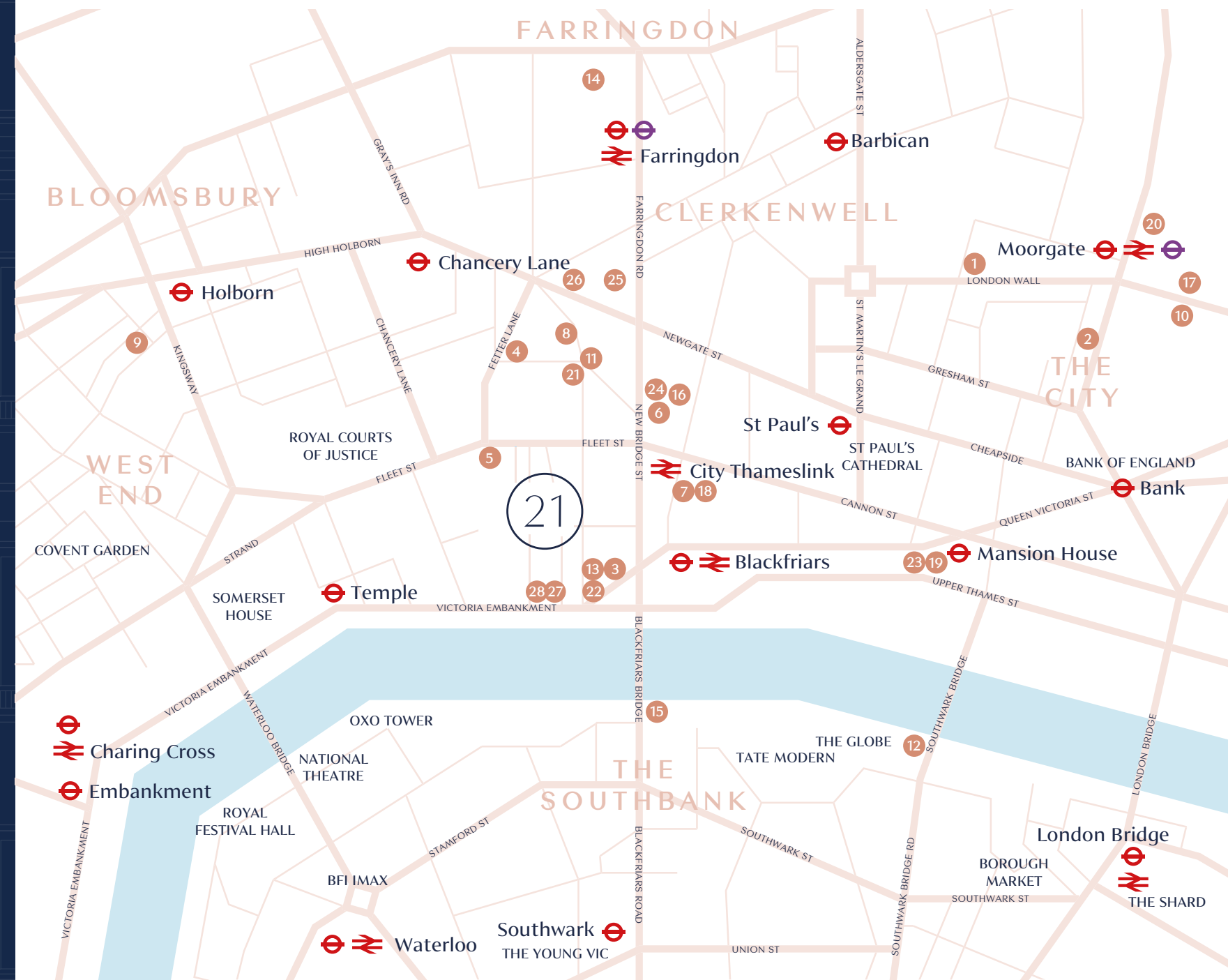
LOCATION

Perfectly situated, 21 Whitefriars enjoys an enviable position precisely balanced between the highly sought-after City Core and bustling Midtown office hubs.

Close to Blackfriars, the River Thames and the Tate Modern the area is renowned for its association with legal, creative, financial, and fashion sectors, as well as the emerging prominence of the TMT industry, the immediate vicinity is home to major players like Saatchi & Saatchi, Baker McKenzie, Goldman Sachs, Unilever, and Deloitte. This diverse mix of industries has fostered a dynamic and evolving neighborhood, with new eateries, cafés, and bars like CORD by Le Cordon Bleu, Establishment Coffee and the 'Humble Grape', enhancing its vibrant character.



J.P.Morgan
Deloitte. Goldman Sachs
Unilever SAATCHI & SAATCHI



- | | | |
|-----------------------------------|-----------------------|----------------------------|
| 1. Baker Tilly | 11. Goldman Sachs | 21. Taylor Wessing |
| 2. Blinkbox | 12. Grey Advertising | 22. Unilever |
| 3. Bristows | 13. JP Morgan | 23. Wedlake Bell |
| 4. Burges Salmon | 14. Lastminute.com | 24. Wilson Wright |
| 5. C Hoare & Co. | 15. Lewis Silkin | 25. Hogan Lovells |
| 6. Charles Russell Speechleys | 16. Lovell Consulting | 26. Irwin Mitchell |
| 7. Crowe UK | 17. Morgan Sindall | 27. Hachette Publishing |
| 8. Deloitte | 18. Rosling King | 28. Gibson Dunn & Crutcher |
| 9. Fladgate | 19. Saffery Champness | |
| 10. Freshfields Buckhaus Deringer | 20. Saunderson House | |

LOCATION



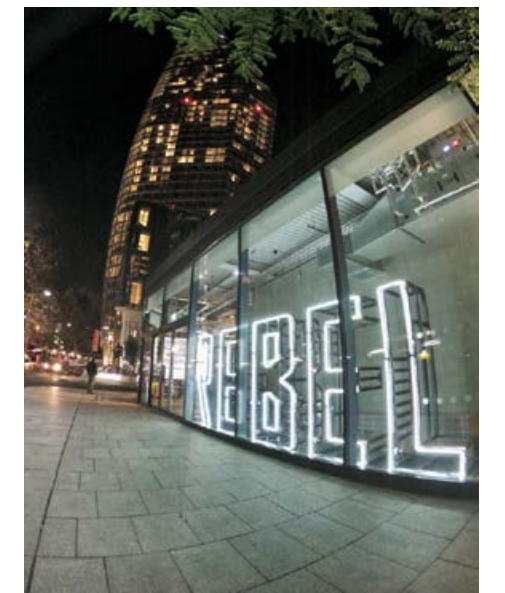
Besides the close proximity to St Pauls, The Tate Modern and Temple Gardens, 21 Whitefriars is surrounded by a wealth of high quality independent and unique amenities.



CORD by Le Cordon Bleu



Humble Grape

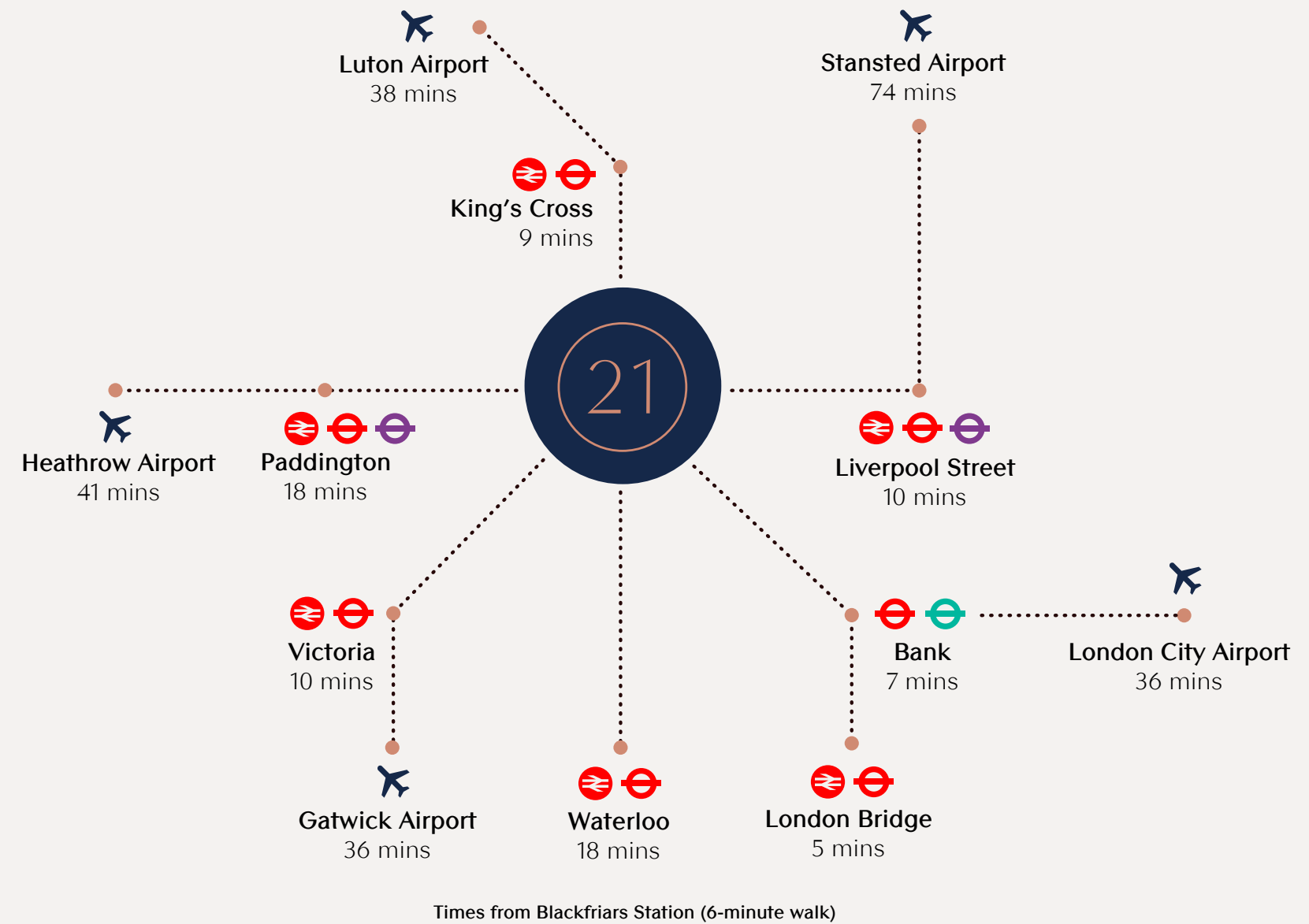
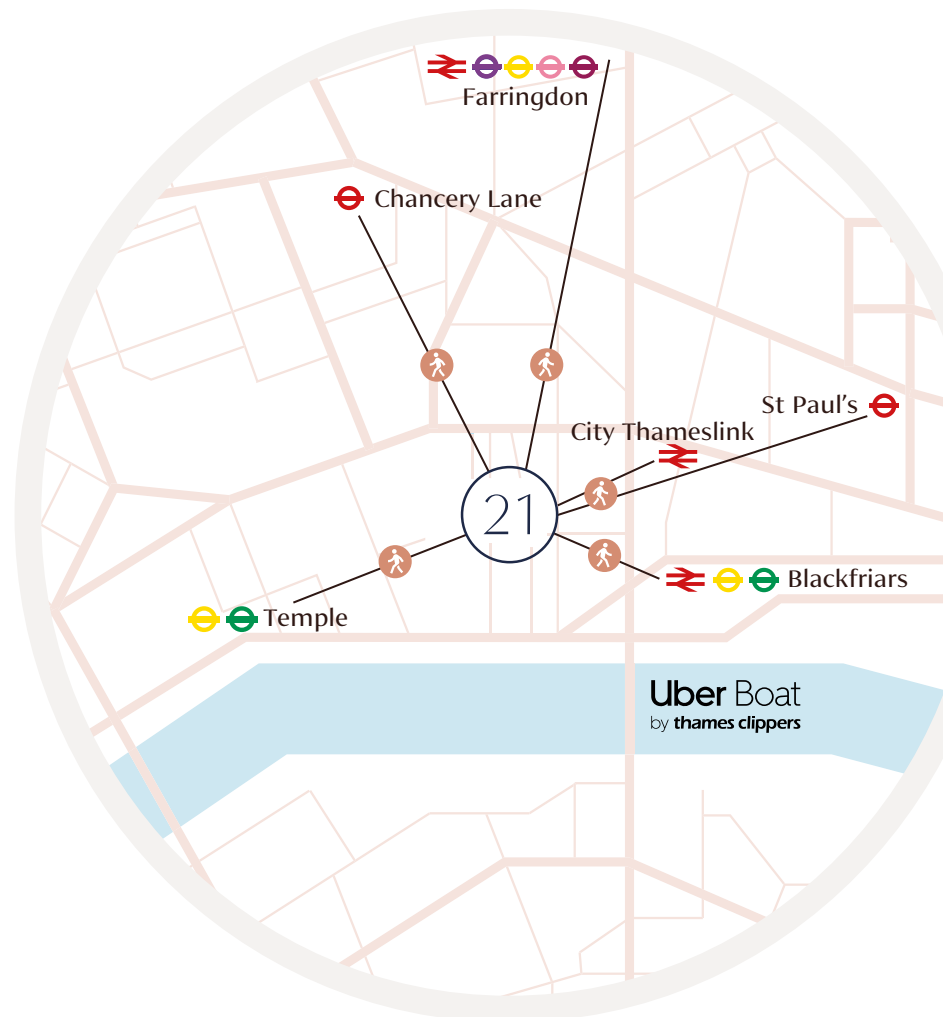




Connectivity

Nestled prominently on Whitefriars Street, with picturesque views of Primrose Hill, 21 Whitefriars boasts unrivaled accessibility. It's a mere stone's throw away from key transport hubs such as Chancery Lane, Temple, City Thameslink and Blackfriars, as well as being conveniently close to Farringdon for Elizabeth Line services. It is also next to the River Thames and Blackfriars pier for the Uber Boat by Thames Clippers.

The Elizabeth Line station at Farringdon has meant that visitors and commuters alike can swiftly reach the West End in just minutes.



Walking times from 21 Whitefriars





21 Whitefriars boasts a total office space of 11,070 sq ft (1,028.3 sq m) and ancillary facilities spread across its lower ground, ground, and five upper floors.

The office areas are characterised by their highly efficient, rectangular, open-plan layouts, devoid of columns, they enjoy abundant natural light streaming in from three sides, with captivating river views from the uppermost floors. Fully-fitted to a high Cat A standard, the 1st and 4th floors offer modern open plan, inviting work environments in which to work.







5th

1,694 sq ft / 157.4 sq m

4th

1,995 sq ft / 185.3 sq m

3rd

1,995 sq ft / 185.3 sq m

2nd

1,995 sq ft / 185.3 sq m

1st

2,003 sq ft / 186.1 sq m

G

1,388 sq ft / 128.9 sq m

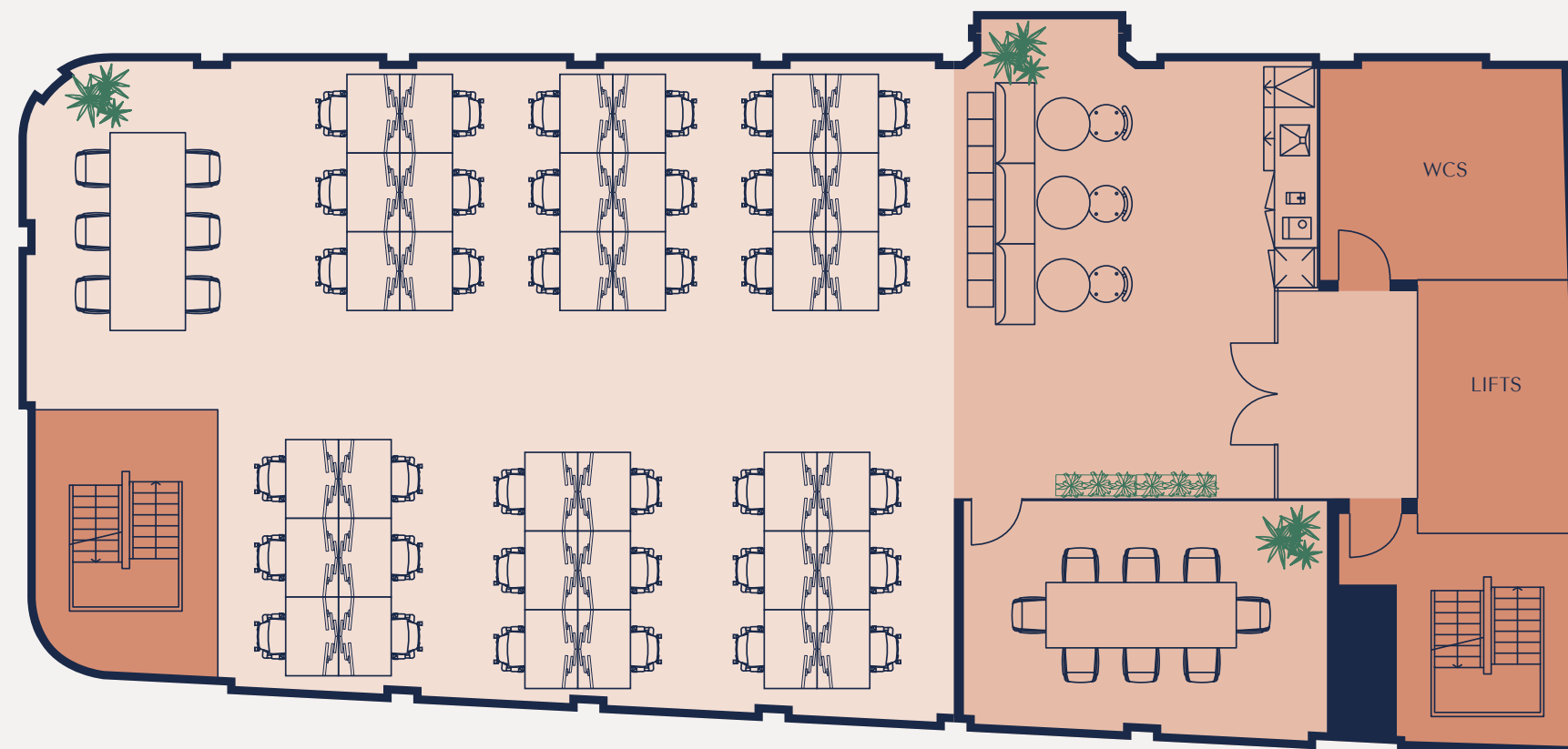
Total

11,070 sq ft / 1028.3 sq m

FLOOR 1

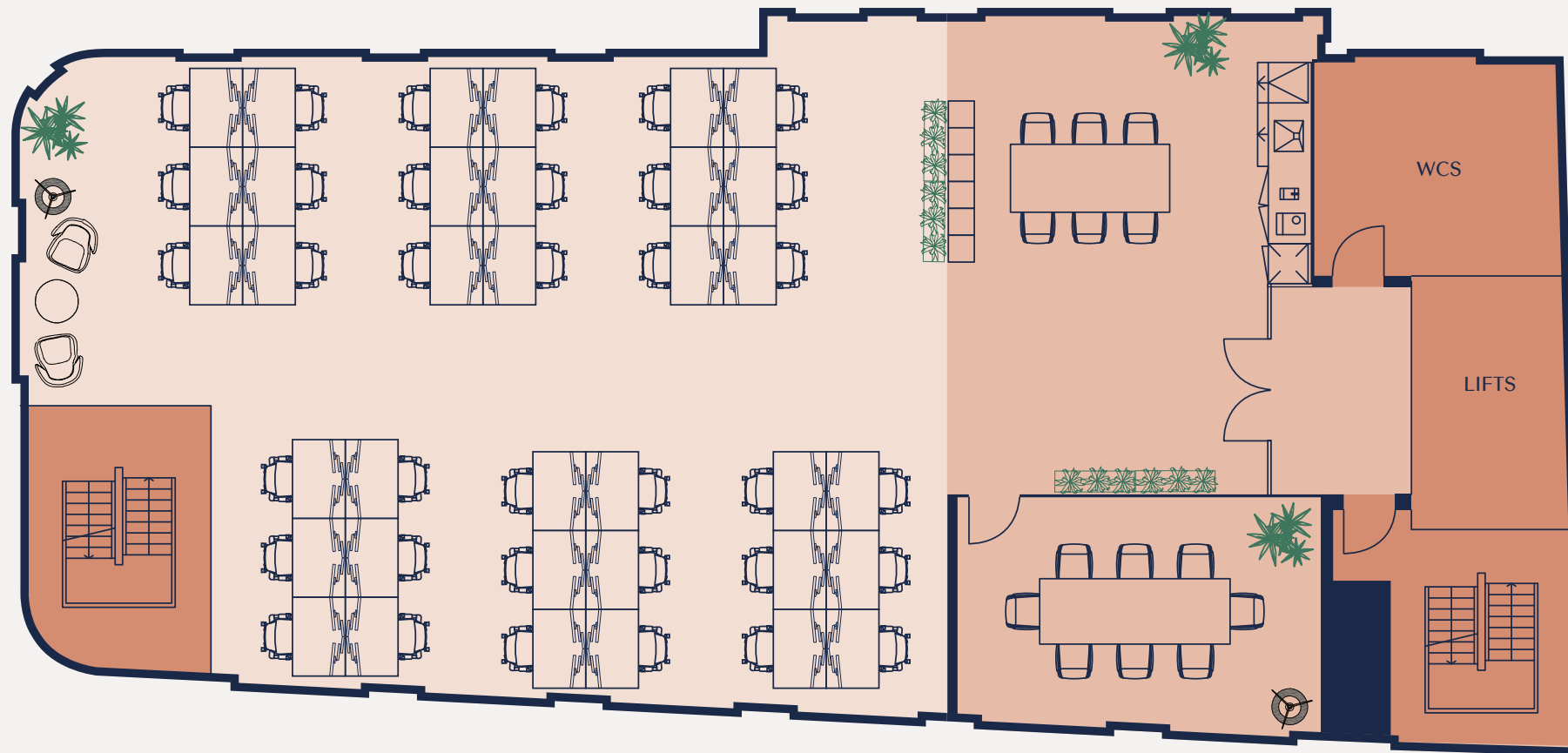
2,003 sq ft / 186.1 sq m

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



Offices are available on flexible terms from 24 months, price on application



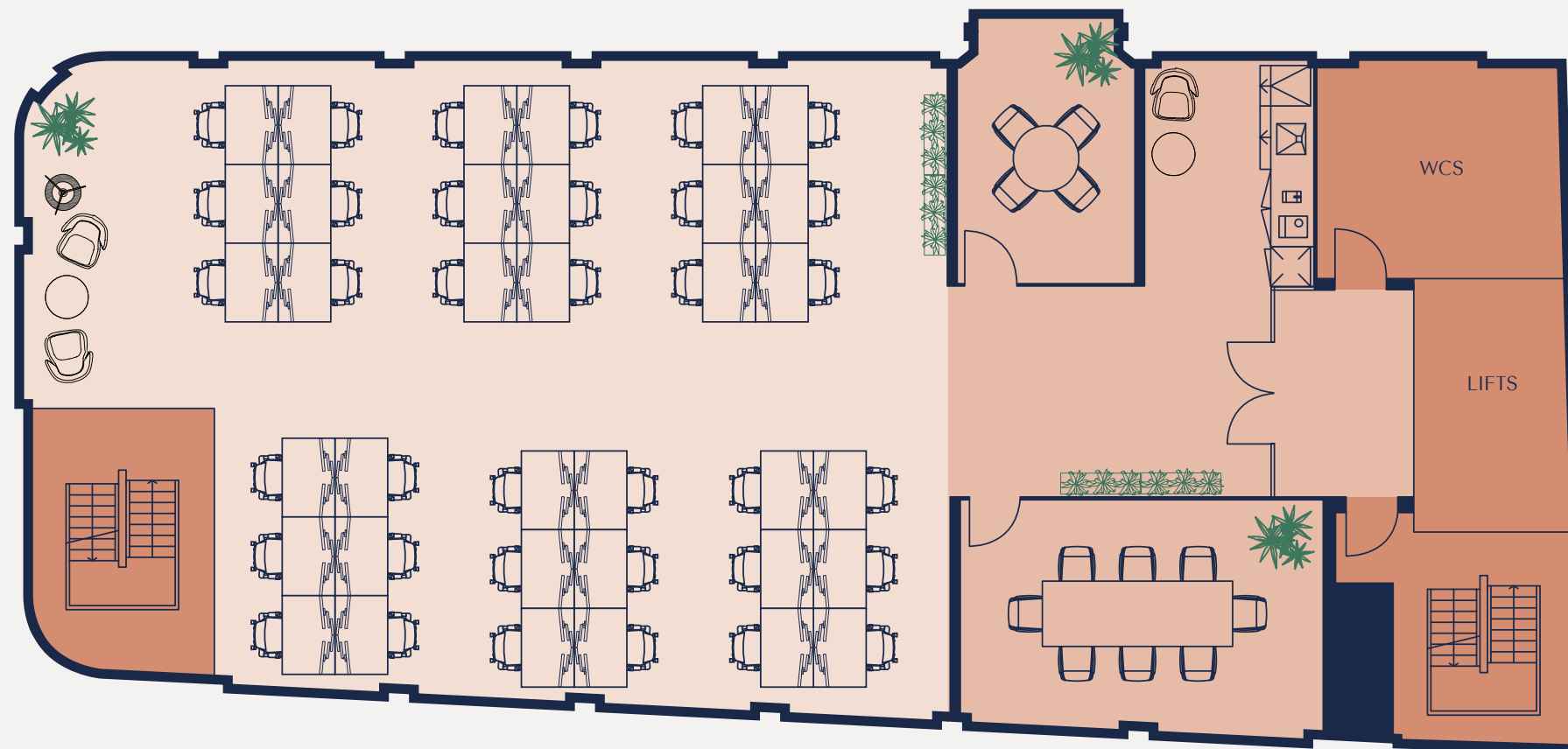


FLOOR 3
1,995 sq ft / 185.3 sq m

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

FLOOR 4
1,995 sq ft / 185.3 sq m

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





Panorama of the City of London looking along Blackfriars Bridge c. 1850

A storied past and a contemporary vibrancy

Embraced by the rich tapestry of London's history, Whitefriars stands as a testament to centuries past. Originating from the medieval Carmelite religious house, known as the White Friars, this enclave thrived from 1247 to 1538. Over time, the area transformed, gaining notoriety from its alleyways like Hanging Sword Alley, known as a hub of nefarious activity. Salisbury Square, once home to theatres, debate societies, and prominent figures like Samuel Richardson and Edward Lloyd, emerged as a vibrant centre.



Fleet Street, London, c. 1900, looking towards St Paul's Cathedral with the Daily Chronicle offices at right



Map of London featuring Whitefriars, 1682

Black & white

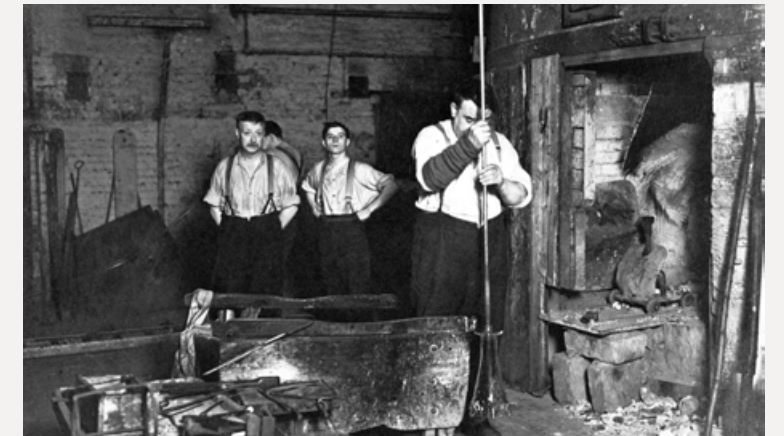
21 Whitefriars enjoys a prime location surrounded by the rich heritage of the London's historic newspaper district. With its proximity to iconic streets like Fleet Street and the charming side alleys that once buzzed with the hum of printing presses, the area exudes a palpable sense of history.



Whitefriars Glassworks, City of London



Daily Telegraph, Fleet Street, 1913



Glassworks

Nestled in London's cultural heritage, the historic Glassworks was once home to James Powell & Sons, renowned as Whitefriars Glass. Established in the 18th century, this esteemed glass house produced innovative quarry glass, a cost-effective alternative to stained glass.



The new Justice Quarter

21 Whitefriars is situated next to the forthcoming Salisbury Square Development, including an 18-courtroom legal facility, a modern police headquarters and newly landscaped public spaces, all in the heart of London's historic Square Mile.

AREA DEVELOPMENT

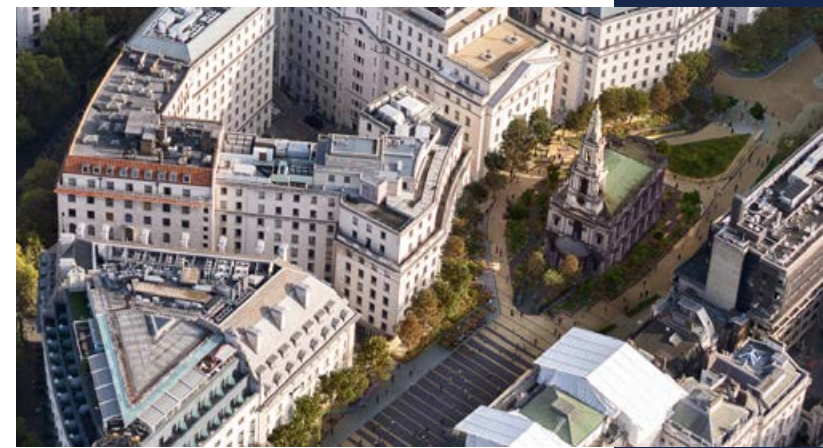
The area surrounding 21 Whitefriars Street is being rejuvenated by a number of key infrastructure and development projects.

Strand Aldwych Project

Recently completed, the project is a newly pedestrianised part of Aldwych. This vibrant public space, spanning over 7,000 sq m, serves as a central hub for King's College London students, staff, and the wider community, fostering creativity and cultural exchange. By integrating sustainability, the redevelopment is set to promote a healthier lifestyle.

Salisbury Square

21 Whitefriars, situated next to the forthcoming Salisbury Square Development, offers a prime location in London's historic Square Mile. The Salisbury Square Development includes an 18-courtroom legal facility and a modern police headquarters, emphasising accessibility and sustainability. It is expected to generate over 2,500 jobs and £51 million annually, the development will invigorate the area while preserving its heritage. With a focus on modernising the justice system and enhancing access to historic landmarks, the development promises vibrant amenities and public spaces in the heart of London's financial district.



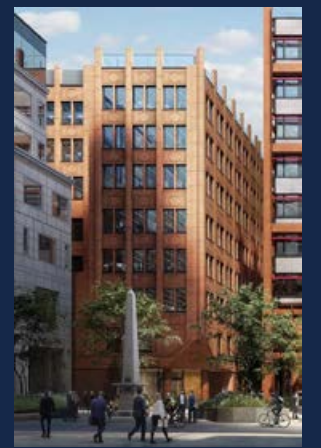
Strand Aldwych Project



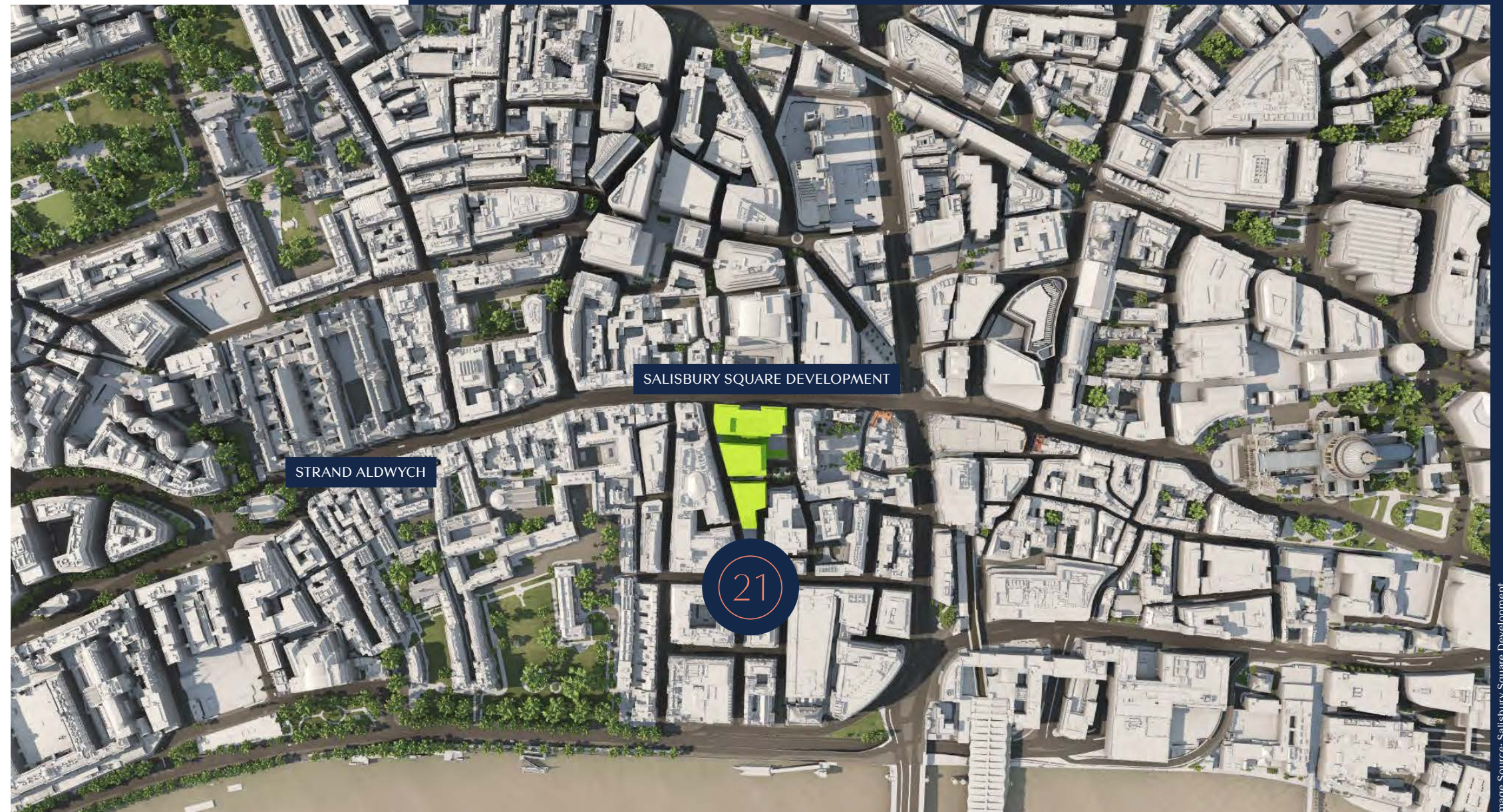
The Court Building



The Police Building



The Commercial Building



Let us be your landlord partners

We own our buildings

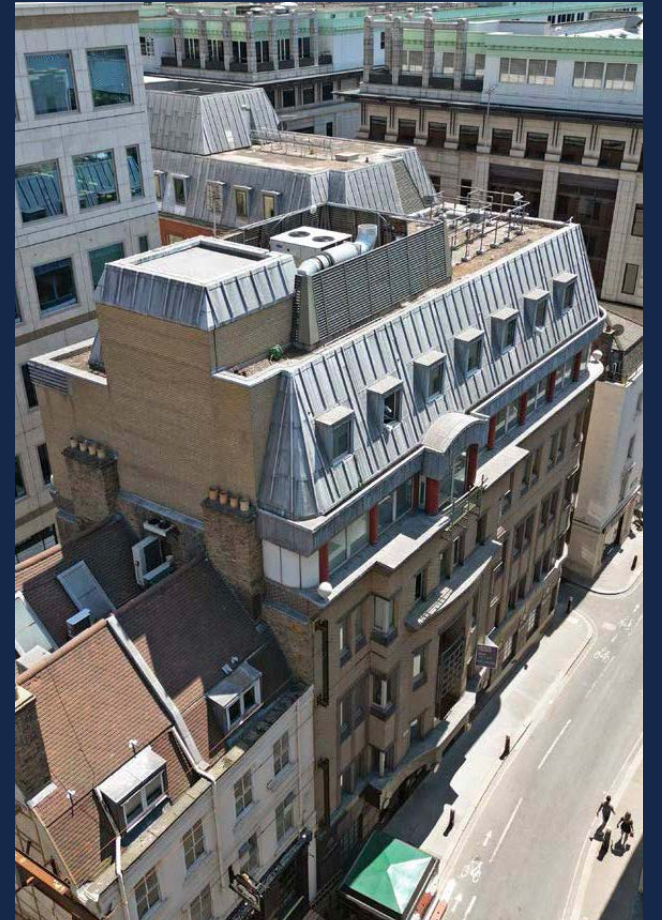
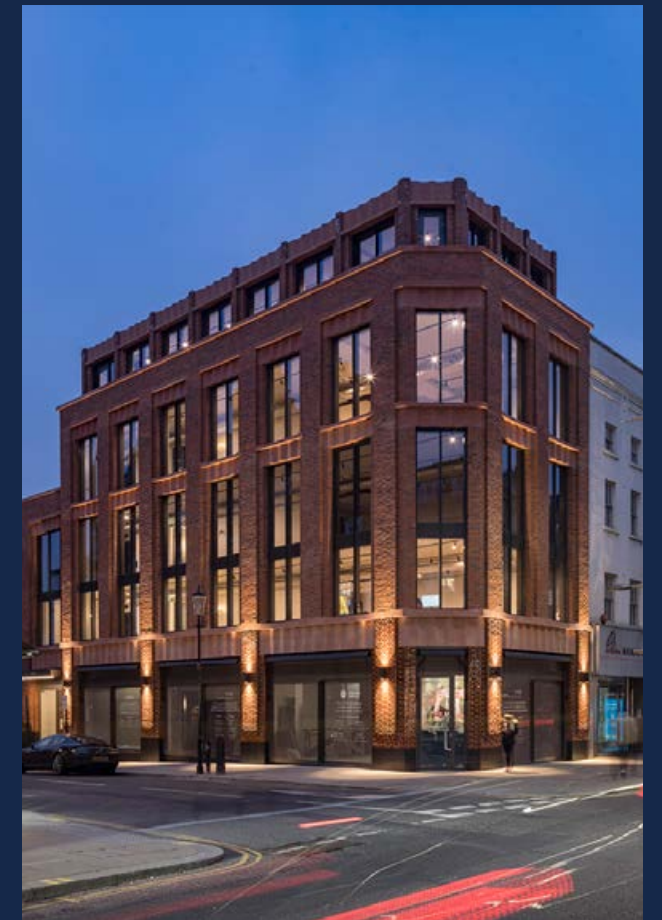
- Direct contact with the building owner
- No ambiguity over responsibilities
- Efficient query resolution

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 real estate across London

- 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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