

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



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 INVEST IN REAL ESTATE ACROSS LONDON

- We offer options to expand within your desired location or grow 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





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



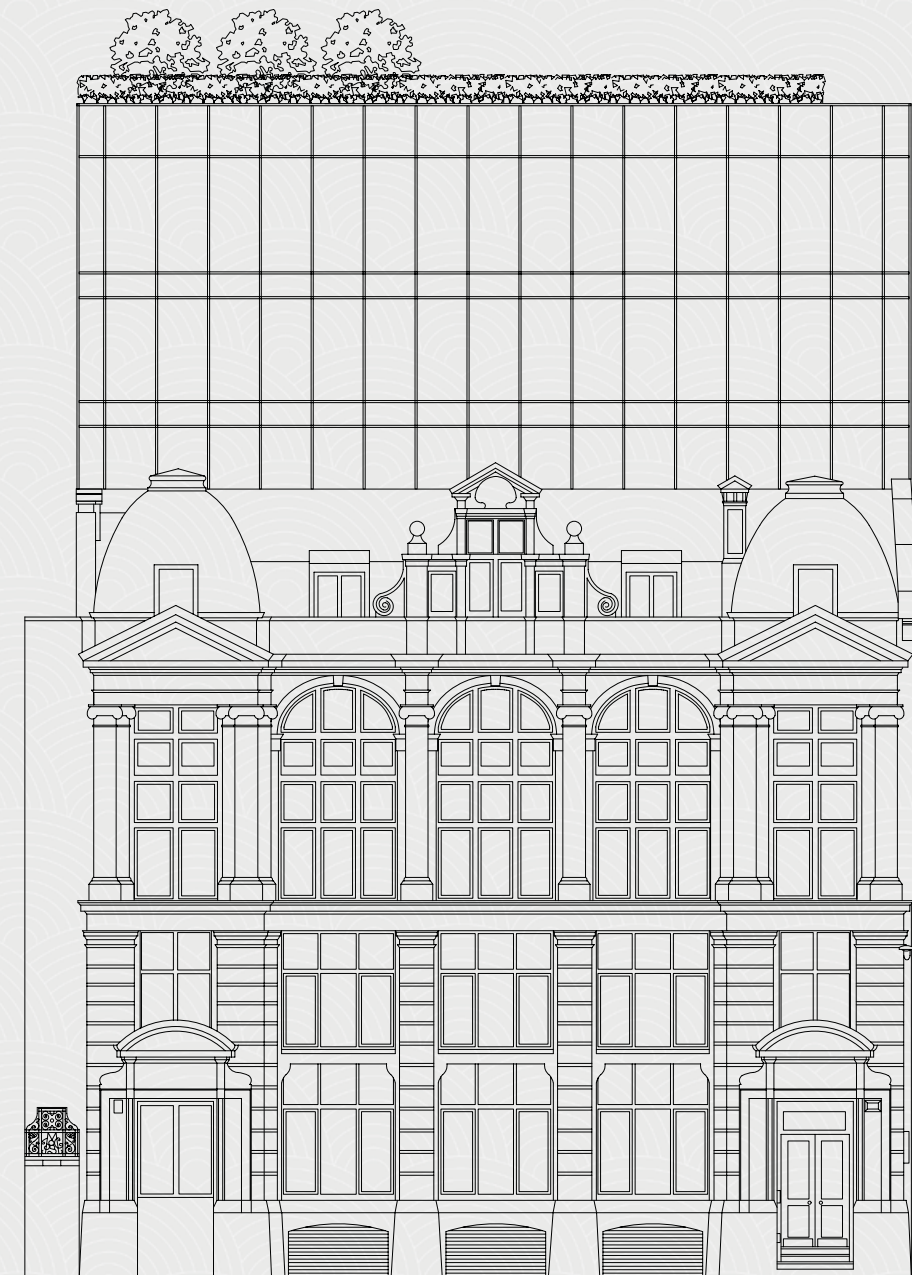
BIKE STORAGE & LOCKERS





14 / 18 C O P T H A L L A V E N U E

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
Retail (Ground & Lower Ground)	1,972	183
TOTAL (excl. terrace)	13,871	1,289

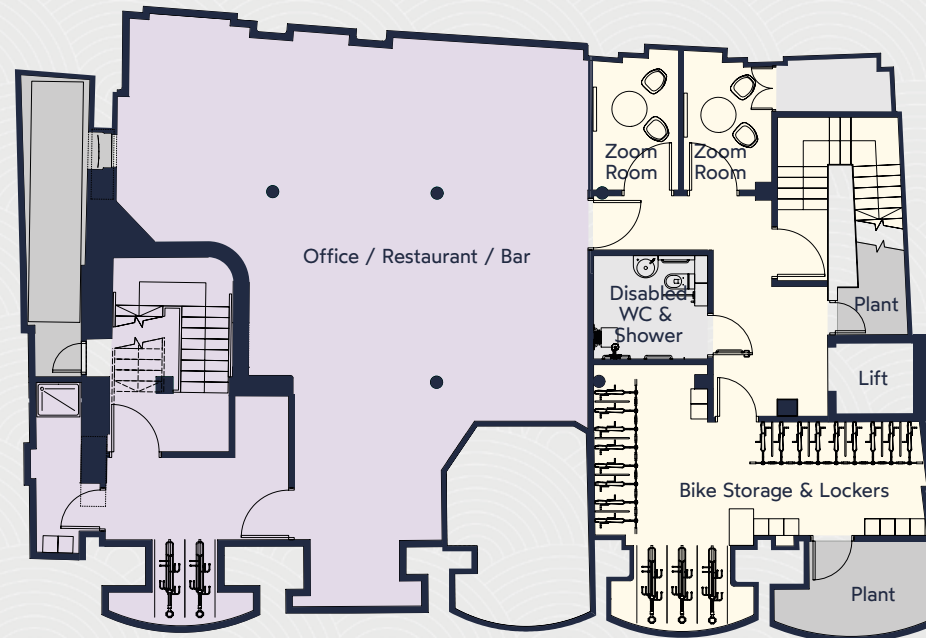




LOWER GROUND FLOOR

- Zoom Rooms x 2
- Bike storage
- Lockers
- Showers

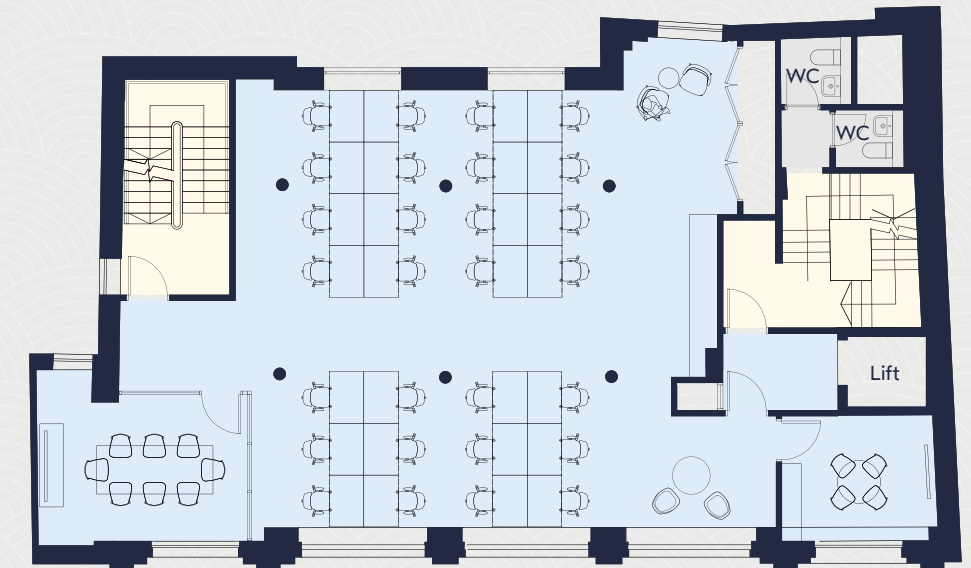
RETAIL
1,972 sq ft / 183 sq m



SECOND FLOOR

1,780 sq ft / 165 sq m

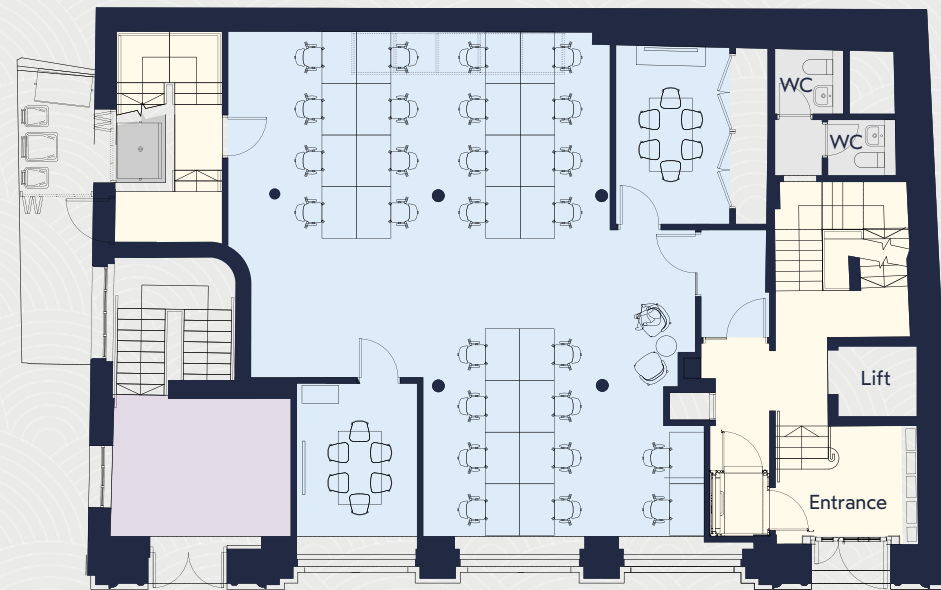
- Up to 40 Workstations
- Options for Reception Area, Meeting Rooms and Breakout spaces
- Dedicated Kitchen



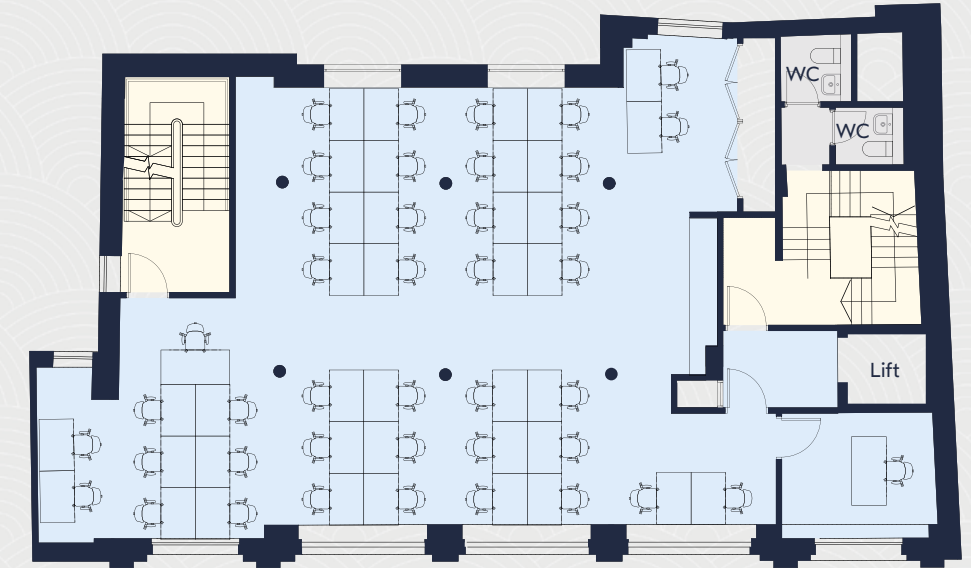
GROUND FLOOR

1,408 sq ft / 131 sq m

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



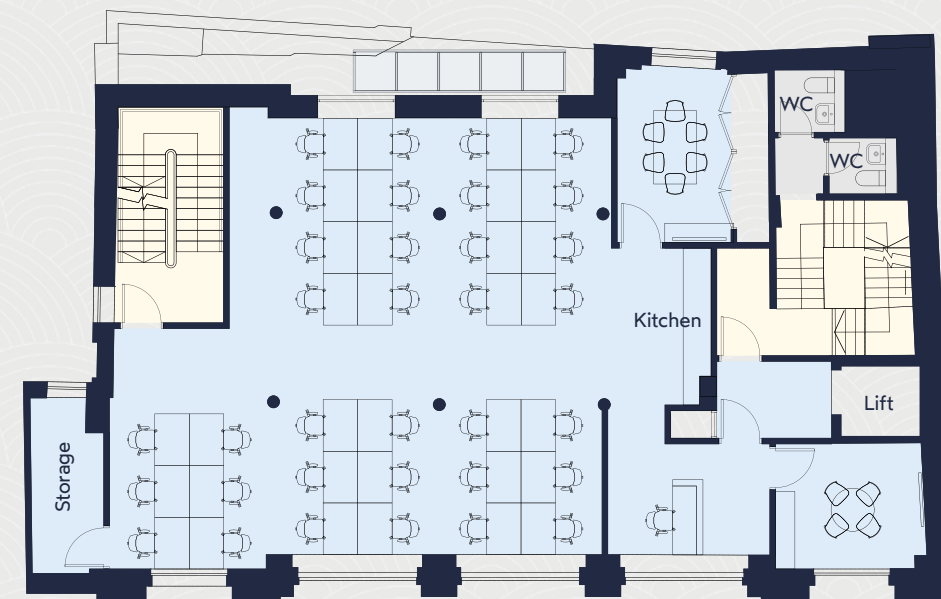
ALTERNATIVE LAYOUT – FIRST, SECOND & FOURTH FLOORS



FIRST FLOOR

1,752 sq ft / 162 sq m

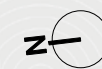
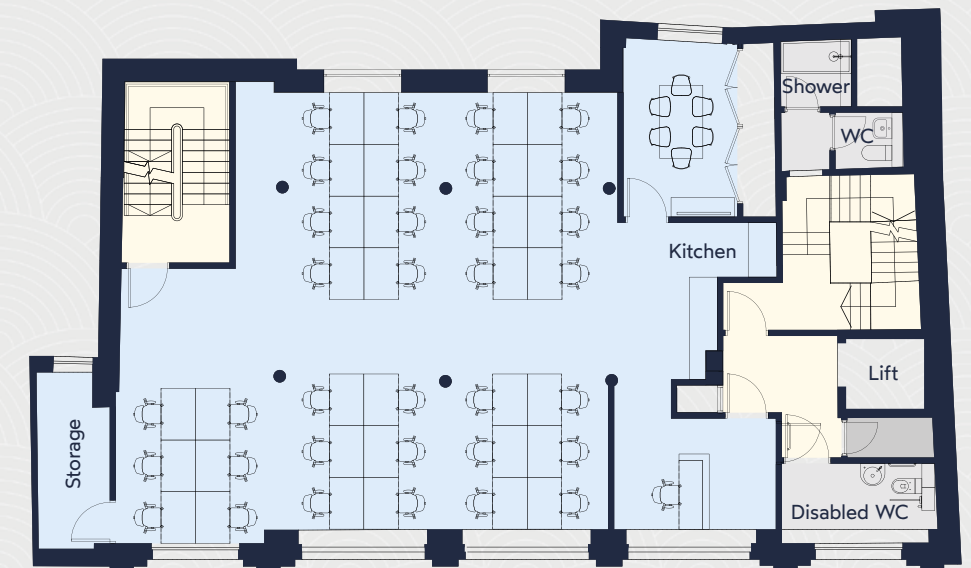
- Up to 40 Workstations
- Options for Reception Area, Meeting Rooms and Breakout spaces
- Dedicated Kitchen



THIRD FLOOR

1,658 sq ft / 154 sq m

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

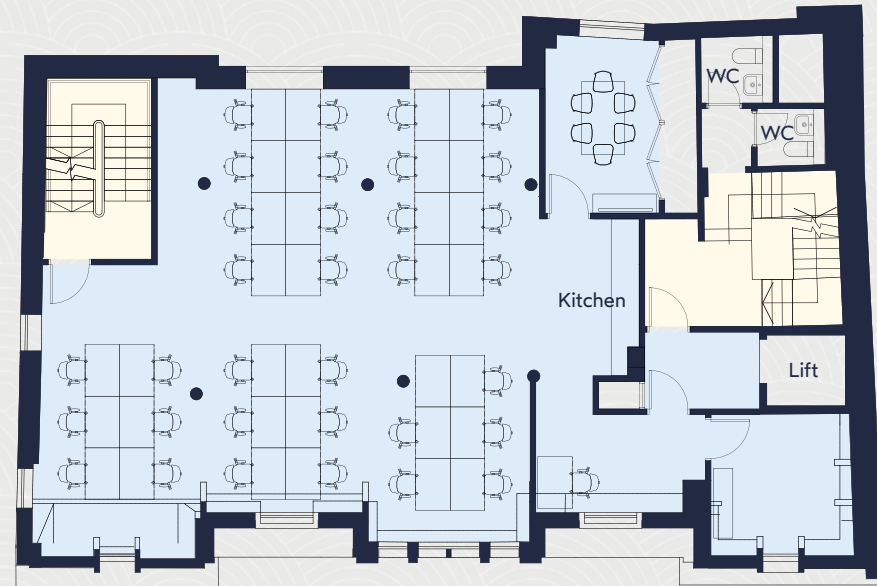




FOURTH FLOOR

1,665 sq ft / 155 sq m

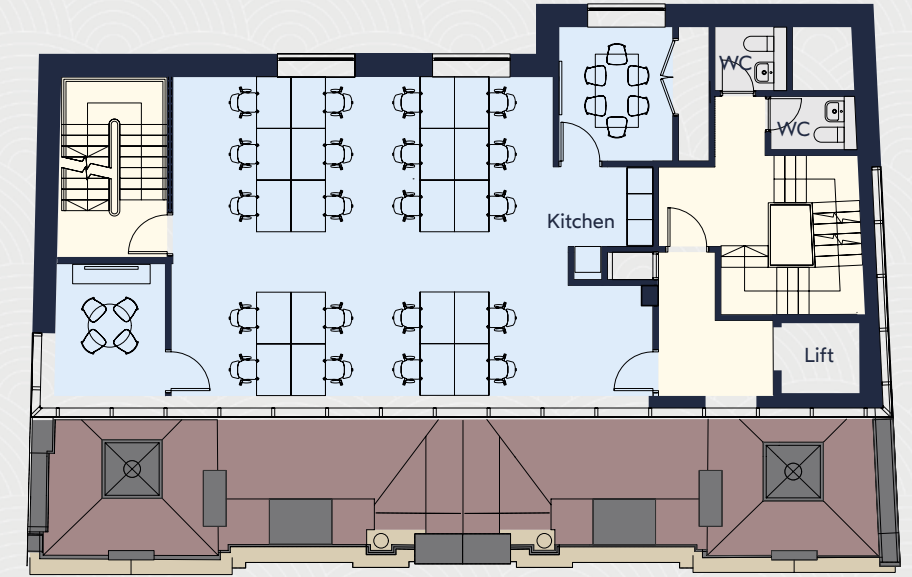
- Up to 40 Workstations
- Options for Reception Area, Meeting Rooms and Breakout spaces
- Dedicated Kitchen



SEVENTH FLOOR

1,213 sq ft / 113 sq m

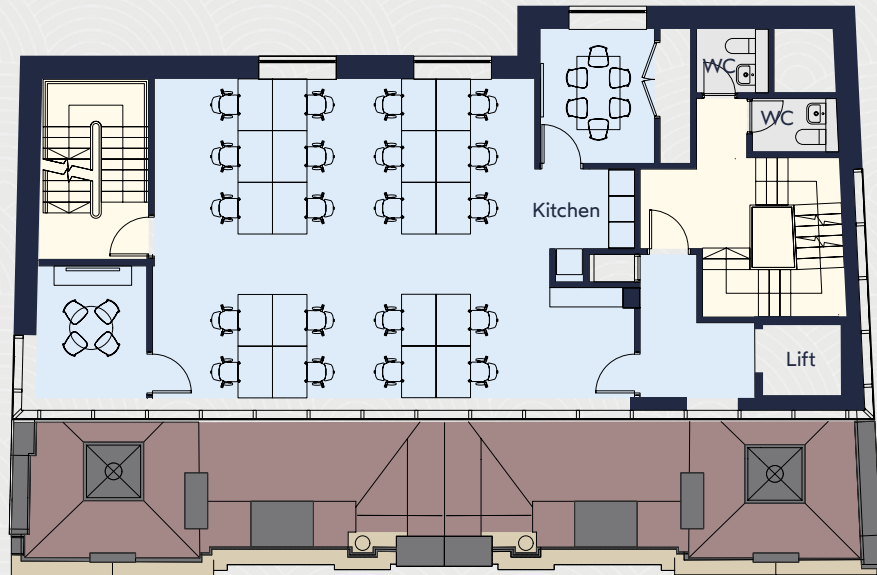
- Up to 32 Workstations
- Options for Reception Area, Meeting Rooms and Breakout spaces
- Dedicated Kitchen



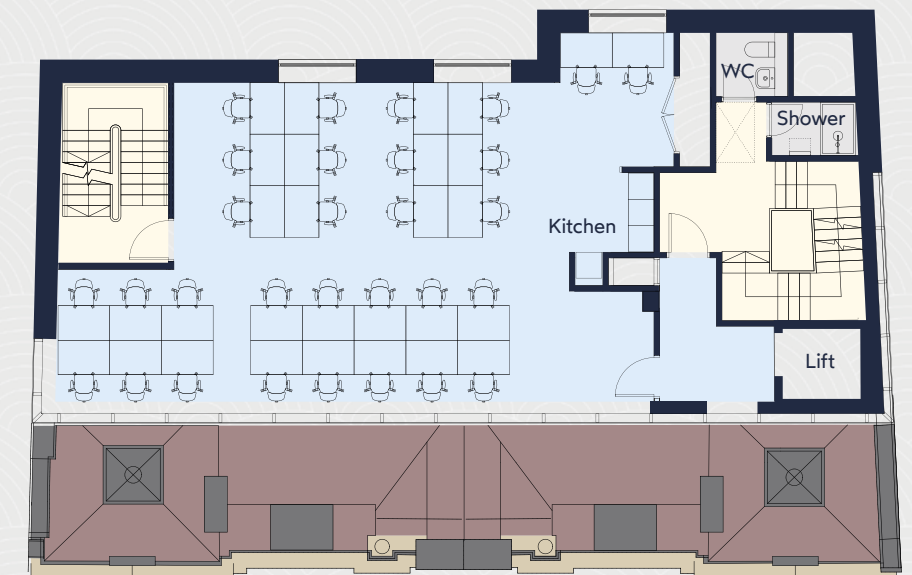
FIFTH FLOOR

1,210 sq ft / 112 sq m

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



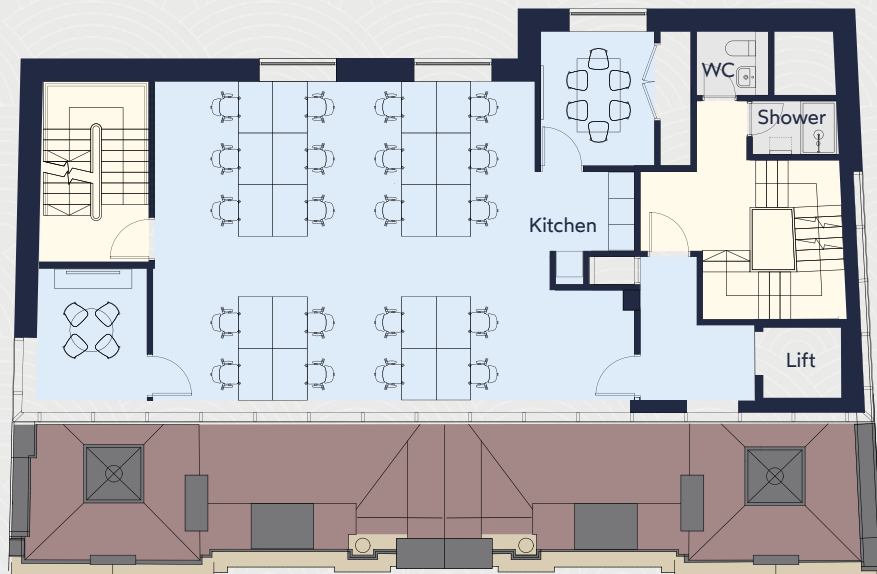
**ALTERNATIVE LAYOUT –
FIFTH, SIXTH & SEVENTH FLOORS**



SIXTH FLOOR

1,213 sq ft / 113 sq m

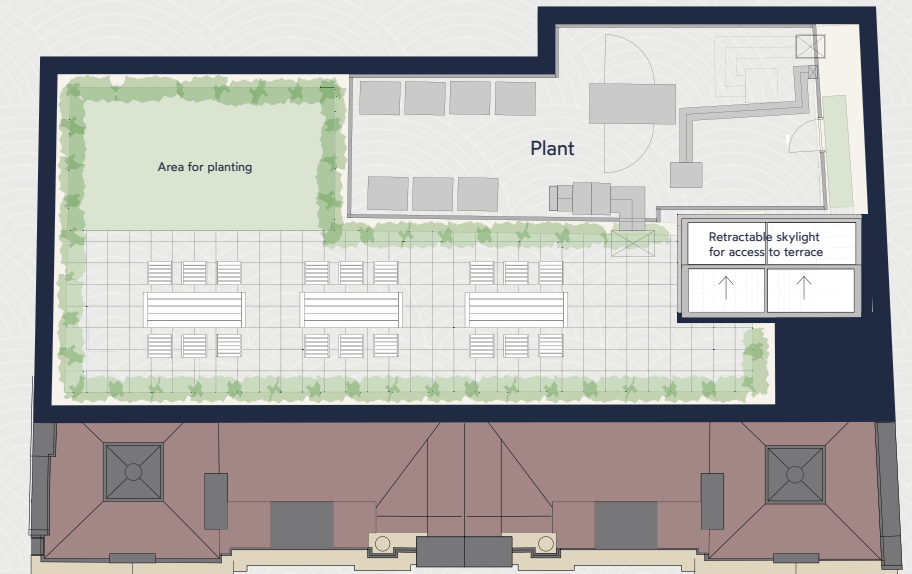
- Up to 32 Workstations
- Options for Reception Area, Meeting Rooms and Breakout spaces
- Dedicated Kitchen



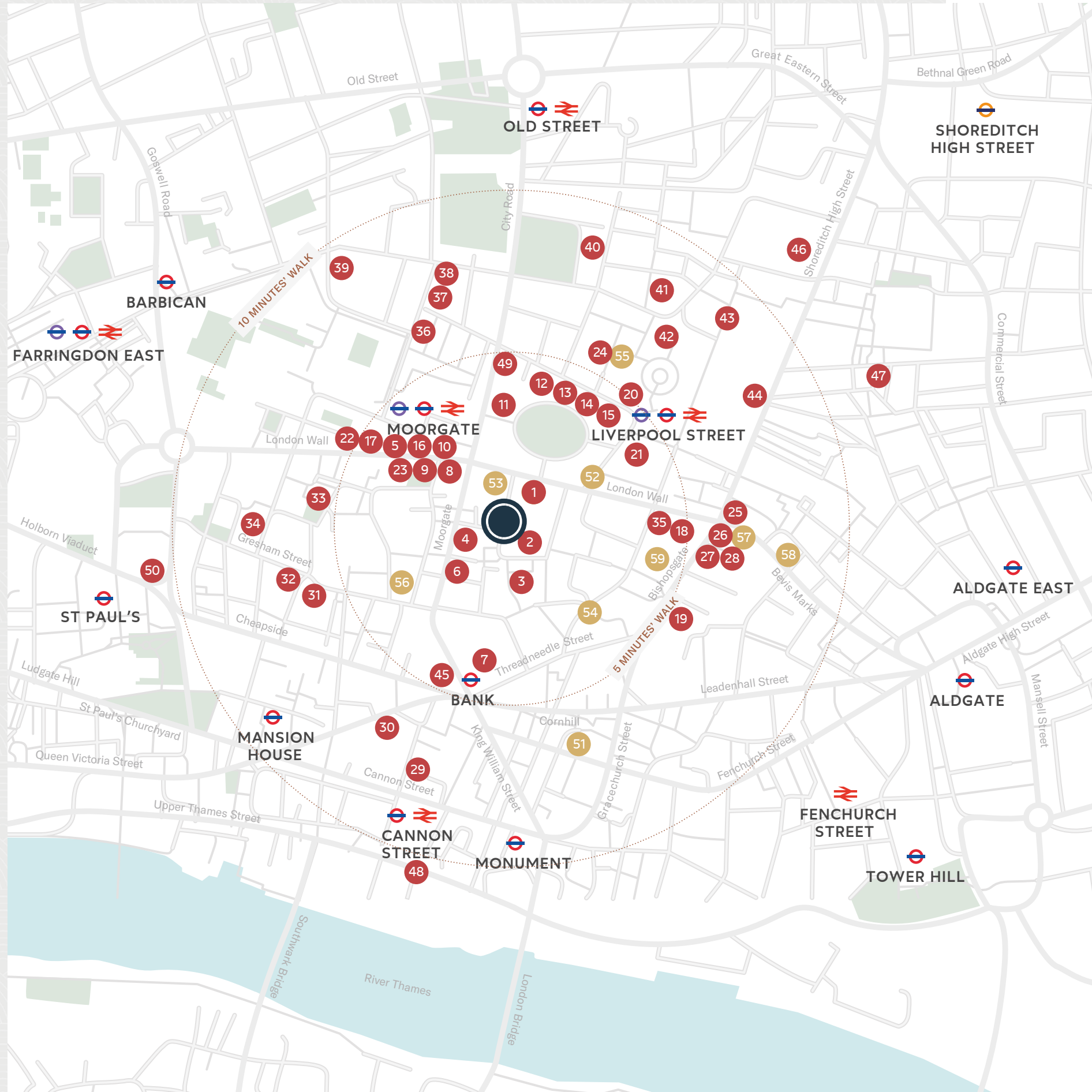
ROOF TERRACE

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

Fitness

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
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



Schroders



ALLIANCEBERNSTEIN



Bloomberg

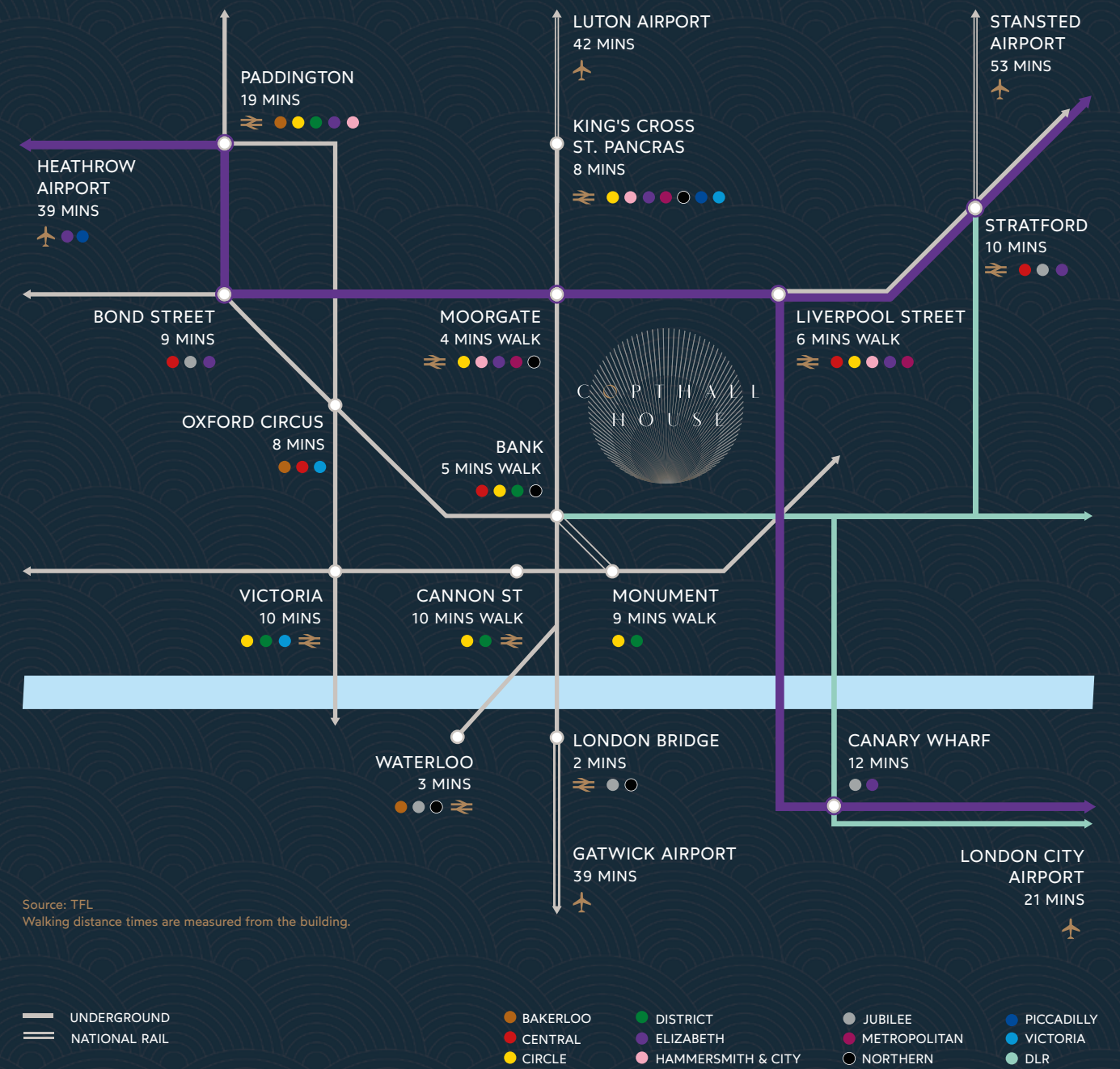




Communications

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.





The Royal Exchange and the Bank of England, London, 19th century

Building on City traditions

The Bank of England is situated on nearby Threadneedle Street. The Bank was established in 1694 to loan £1.2 million to the government; the subscribers forming The Governor and Company of the Bank of England with long-term banking privileges including the issue of bank notes.

The adjacent Throgmorton Avenue is home to The Worshipful Company of Drapers, one of the historic Great Twelve Livery Companies, founded during the Middle Ages. The first Lord Mayor of London, Henry Fitz-Ailwin de Londonestone, was believed to have been a Draper.



Draper's Hall Garden, 1860. Part of the estate of the Company of Drapers.

1600s

Tokenhouse Yard, the lane leading between Copthall Avenue and the Bank of England derives its name from being the site of delivery of farthing pocketpieces, or tokens, issued for several centuries by many London tradesmen.

In 1607, Sir Robert Cotton urged the King to restrain tradesmen from issuing these copper tokens. In consequence of this James I issued royal farthing tokens, but copper coinage would not become legal tender until 1672.



Examples of tradesmans copper tokens.



St. Paul's Cathedral Church, Western elevation (Royal Academy of Arts)

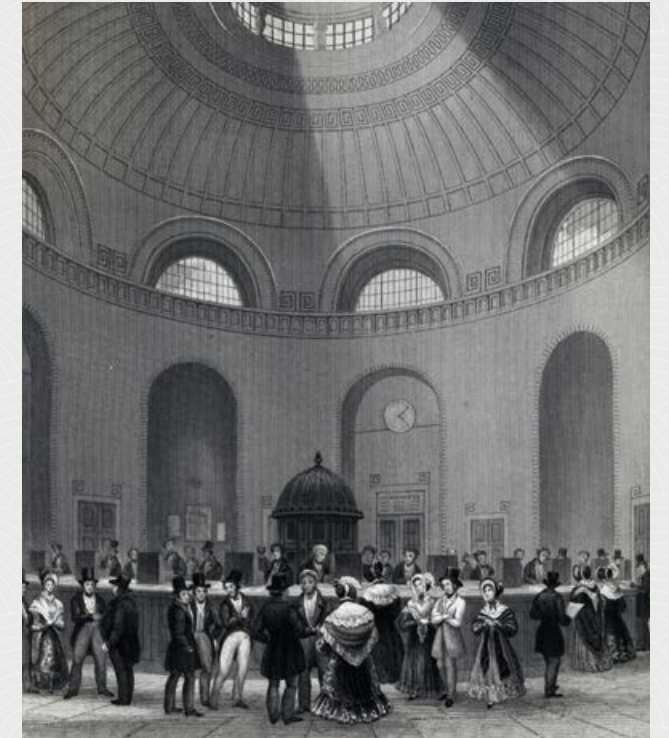
1700s

In 1708, Christopher Wren's masterpiece, St Paul's Cathedral, was completed, replacing the original St Paul's, which had been completely destroyed in the Great Fire of London.



1970s

The 1970s saw the construction of tall office buildings within the City of London, including the 47-storey NatWest Tower, the first skyscraper in the UK.



Payment of dividends in the Rotunda, Bank of England 1841

1800s

The Bank Charter Act 1844 tied the issue of bank notes to the gold reserves and gave the Bank sole rights with regard to the issue of banknotes in England.



2000s

The building was the London headquarters of the Union Bank UK, a subsidiary of the Union Bank of Nigeria.

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