

MONUMENT PLACE

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24 MONUMENT STREET  
LONDON EC3

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Monument Place.

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*A monument for business.  
A place full of character.*

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A building for the future.  
A clear sense of history.

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*No vision of the future is complete without a sense of history. Monument Place is no exception. Inspired by Sir Christopher Wren's Monument and his ambition to build a new London, it offers businesses everything they need for the future: space, amenities and exceptional transport links.*

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*Monument  
Place offers  
a total of  
75,000 sq ft  
of Grade A  
office space.*

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**The space you need in the  
location you want.**

All too often relocation decisions are a trade off between space and location. With Monument Place, you never have to make that compromise.

Located in the core of the City, this new development will provide 75,000 sq ft of highly specified, Grade A office space, rated BREEAM 'Excellent'.

With light on all sides, the building will benefit from views of the River Thames and St Magnus Church to the south and the Monument, together with its re-landscaped plaza to the north.



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A rich array of amenities.  
A wealth of transport links.

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*Step outside Monument Place and you are in the heart of one of the most vibrant parts of the City. Restaurants and bars compete for attention alongside high-class shops and London landmarks. What's more, with exceptional local and international transport links on the doorstep, these are all as easy to escape as they are to enjoy.*

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*London has grown around the river and that energy is still there today. Monument Place takes its character from the City, but it is anchored on the banks of the vibrant riverside.*





The hustle and bustle of the market, the ebb and flow of the Thames.

The area around London Bridge is steeped in history. At its heart is Borough Market, the City's oldest and finest food market. Dickensian streets lead from there to the riverside itself and the cafés, bars and restaurants of one of London's most colourful districts.

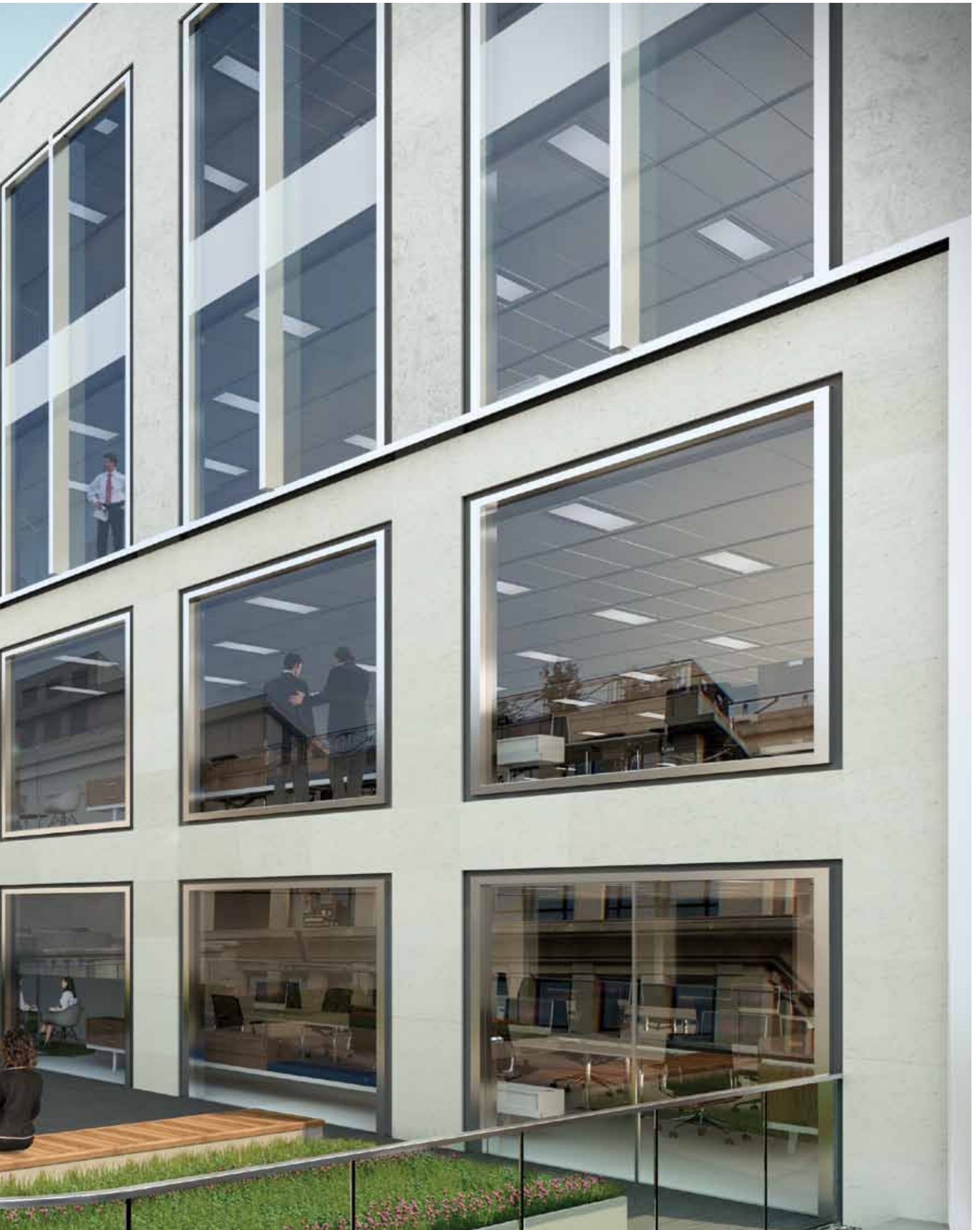
As part of the Pool of London investment project, the London Bridge area has been transformed in recent years. As you head down to the river from Monument Place you will be able to experience old and new London life at its best.





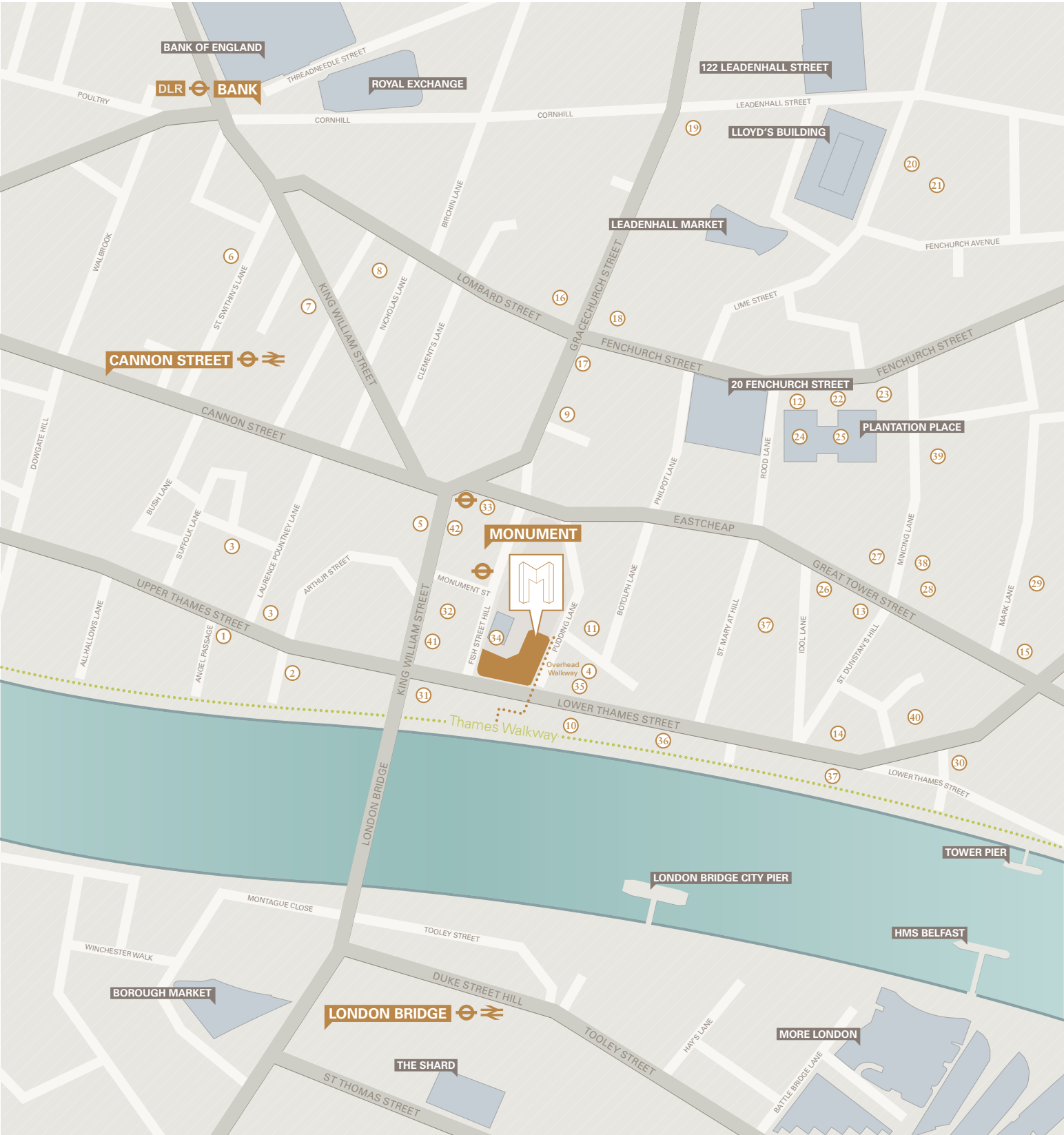


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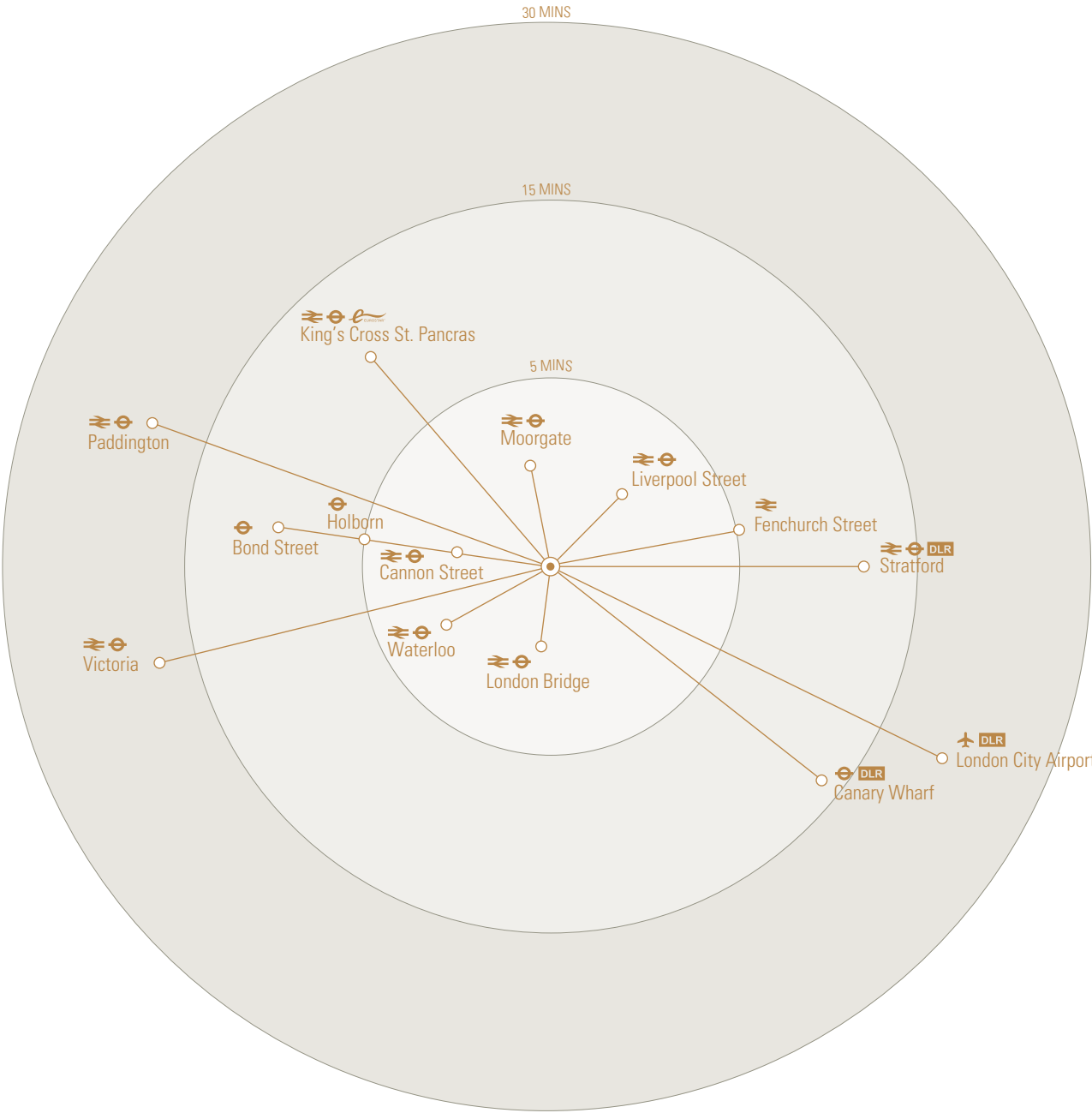
# Local Occupiers



- |                             |                           |                           |                            |                             |
|-----------------------------|---------------------------|---------------------------|----------------------------|-----------------------------|
| 1 Nomura                    | 10 Clarksons              | 19 Royal and Sun Alliance | 28 Zurich                  | 37 HM Customs and Excise    |
| 2 Man Group                 | 11 Lloyds Banking Group   | 20 Willis                 | 29 Gen Re                  | 38 DAC Beachcroft           |
| 3 Prudential                | 12 Accenture              | 21 Mitsui Sumitomo        | 30 Marsh                   | 39 Dewey & LeBoeuf          |
| 4 Risk Management Solutions | 13 Royal Bank of Scotland | 22 Munich Re              | 31 Berwin Leighton Paisner | 40 Port of London Authority |
| 5 Mitsui & Co               | 14 DnB NOR Bank           | 23 Aspen Re               | 32 Chadbourne and Parke    | 41 Tindall Riley Ltd        |
| 6 NM Rothschild             | 15 AXA                    | 24 Chaucer                | 33 FDM Group               | 42 Pricoa Capital Group     |
| 7 Daiwa Securities          | 16 Catlin Group           | 25 QBE                    | 34 MWB                     |                             |
| 8 UBS                       | 17 Allianz                | 26 HDI Gerling            | 35 Plexus Law              |                             |
| 9 Royal London Group        | 18 XL Group               | 27 Beazley                | 36 Express Newspapers      |                             |



# Transport



You don't need to travel miles to go everywhere.

From Monument Place all of London is a short tube or train journey away via the four Underground stations on the building's doorstep. Just as importantly, the rest of the world isn't much further afield. Eurostar trains

to the Continent are only 9 minutes away and you can be at City Airport in 22 minutes, at Heathrow in 45 minutes and at Stansted within an hour.





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A site with the space you need.  
A hub from which to grow.

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*With 75,000 sq ft and nine upper floors, Monument Place is a fitting neighbour for Sir Christopher Wren's 400 year old pillar. A double height entrance and contemporary reception create an imposing impression on visitors.*

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# Schedule of Areas

Floor	Sq ft	Sq m
9th Floor	6,501	604
8th Floor	6,501	604
7th Floor	6,781	630
6th Floor	6,781	630
5th Floor	8,783	816
4th Floor	9,741	905
3rd Floor	9,752	906
2nd Floor	9,752	906
1st Floor	6,545	608
Ground (Reception)	2,099	195
Ground (Office)	280	26
Lower Ground (Storage)	710	66
Basement (Storage)	549	51
Total	74,775	6,947



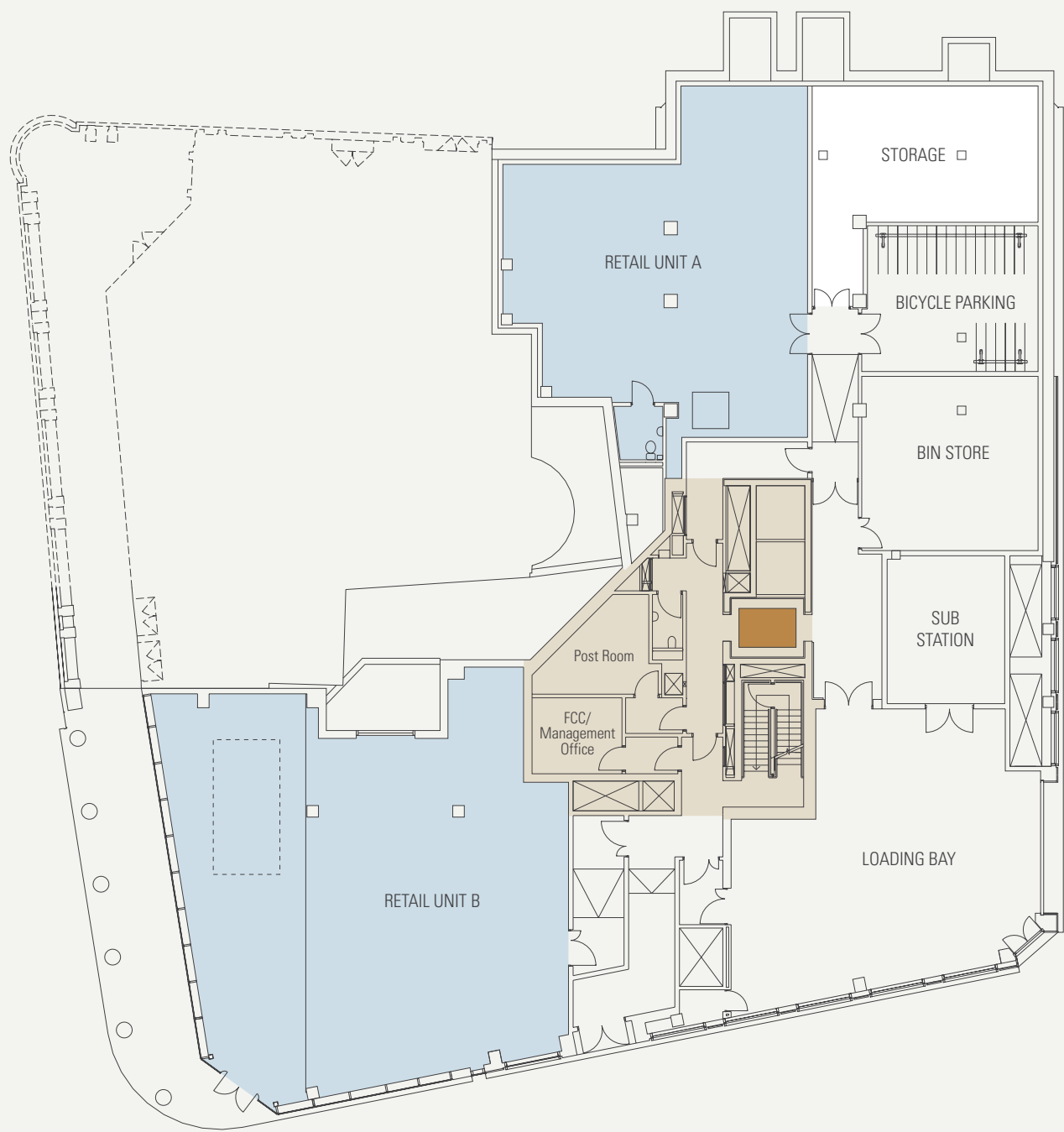
Basement

549 sq ft (51 sq m)



Lower Ground

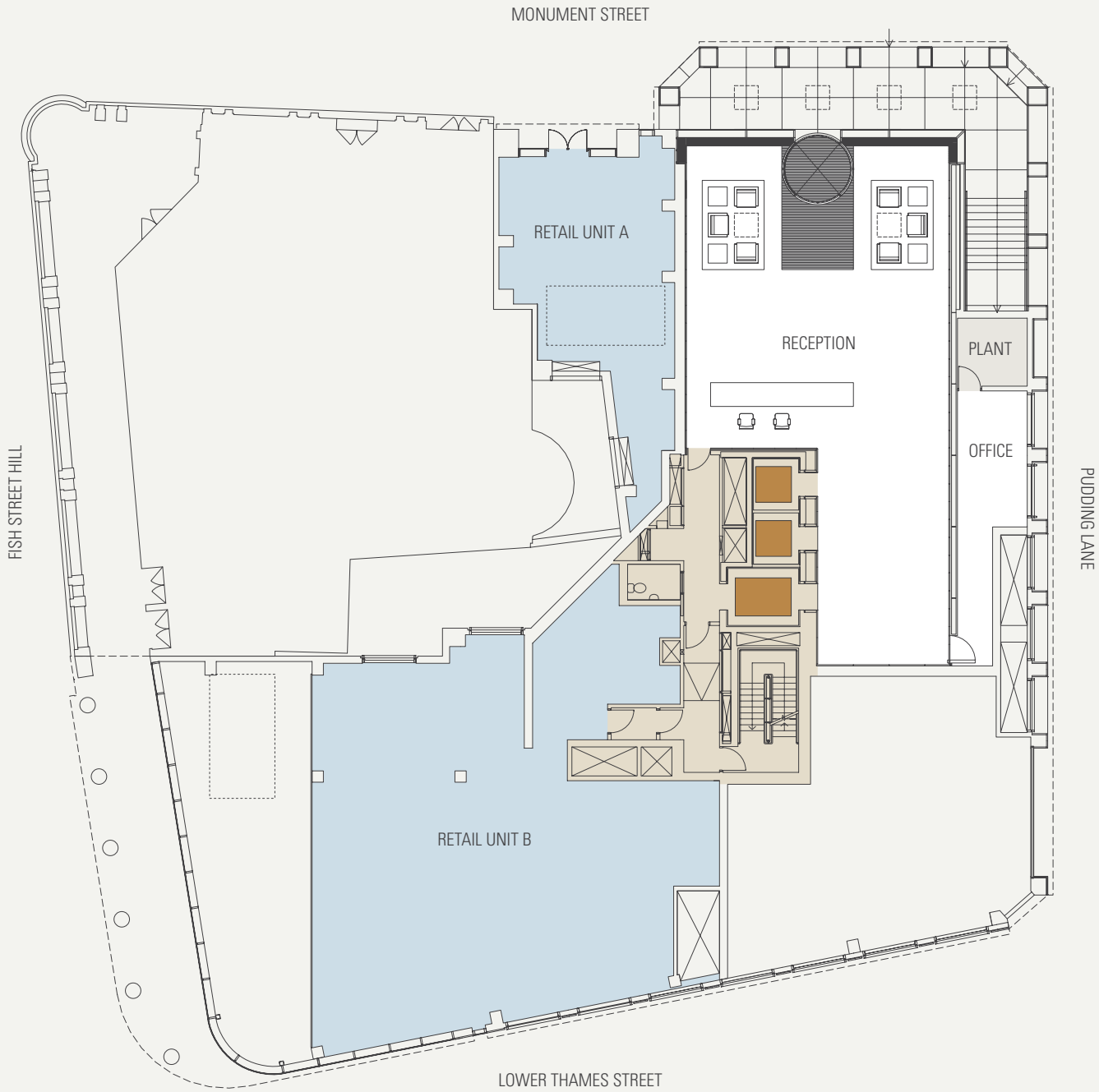
710 sq ft (66 sq m)





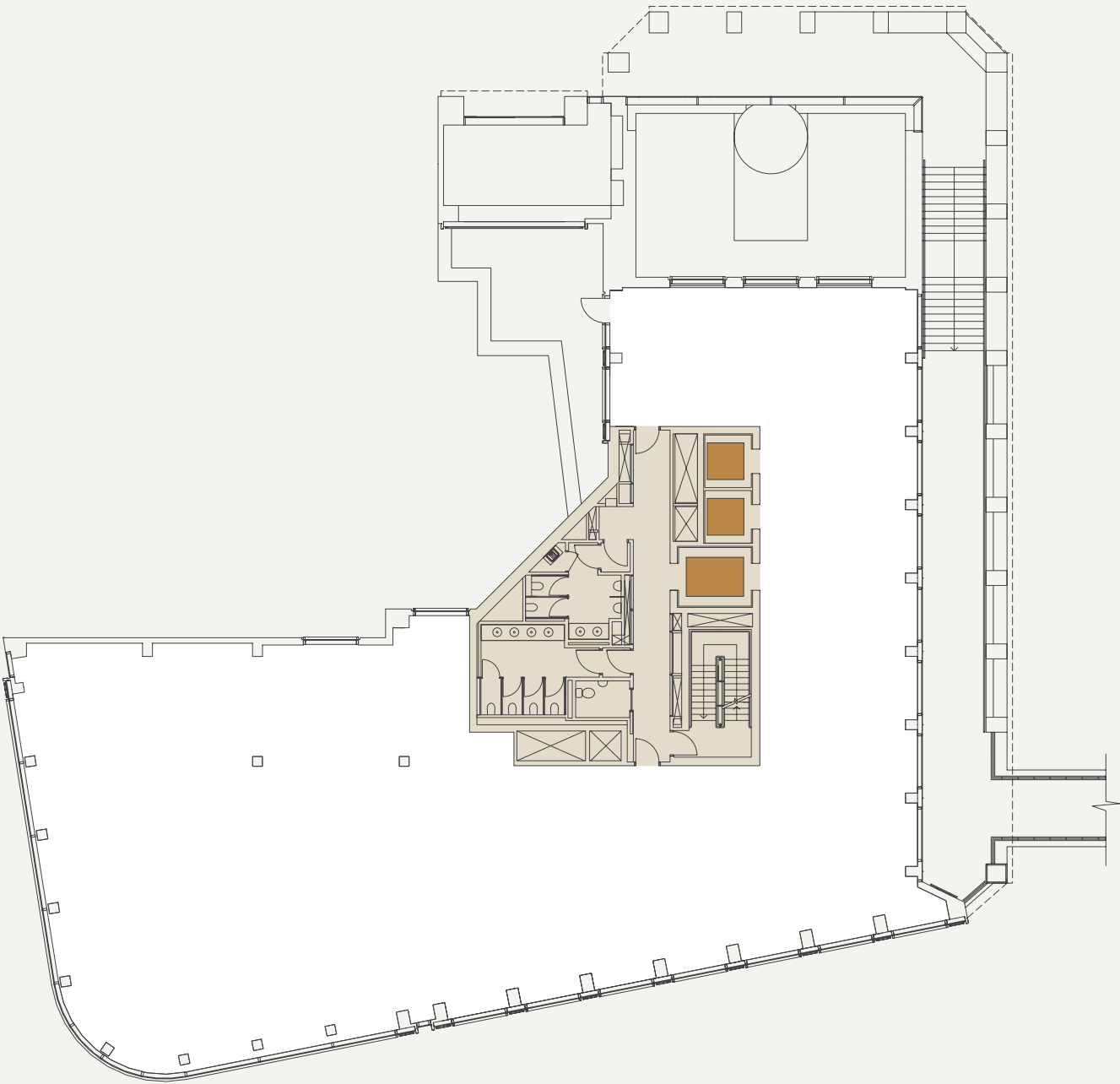
Ground Floor

280 sq ft (26 sq m)



First Floor

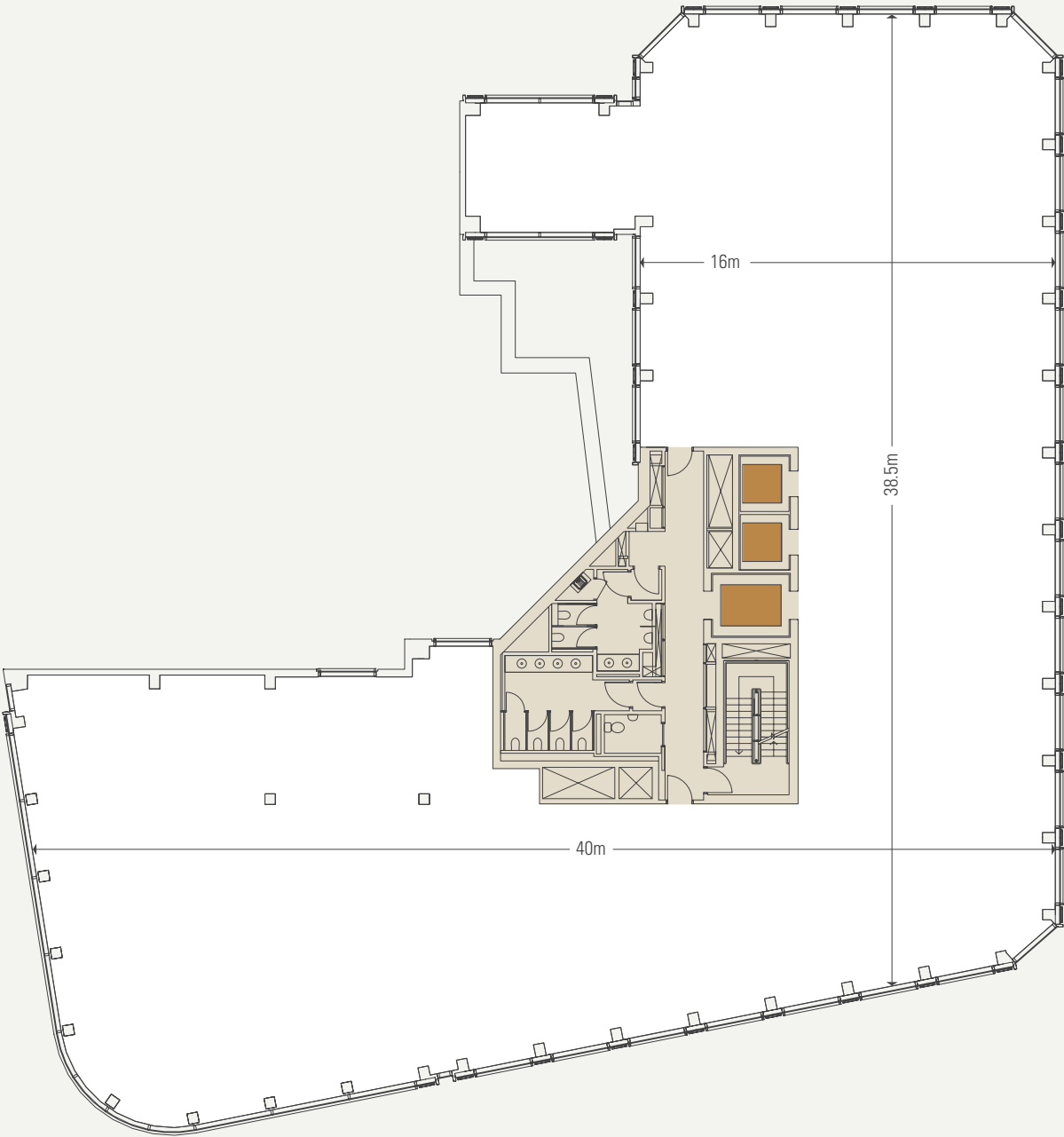
6,545 sq ft (608 sq m)





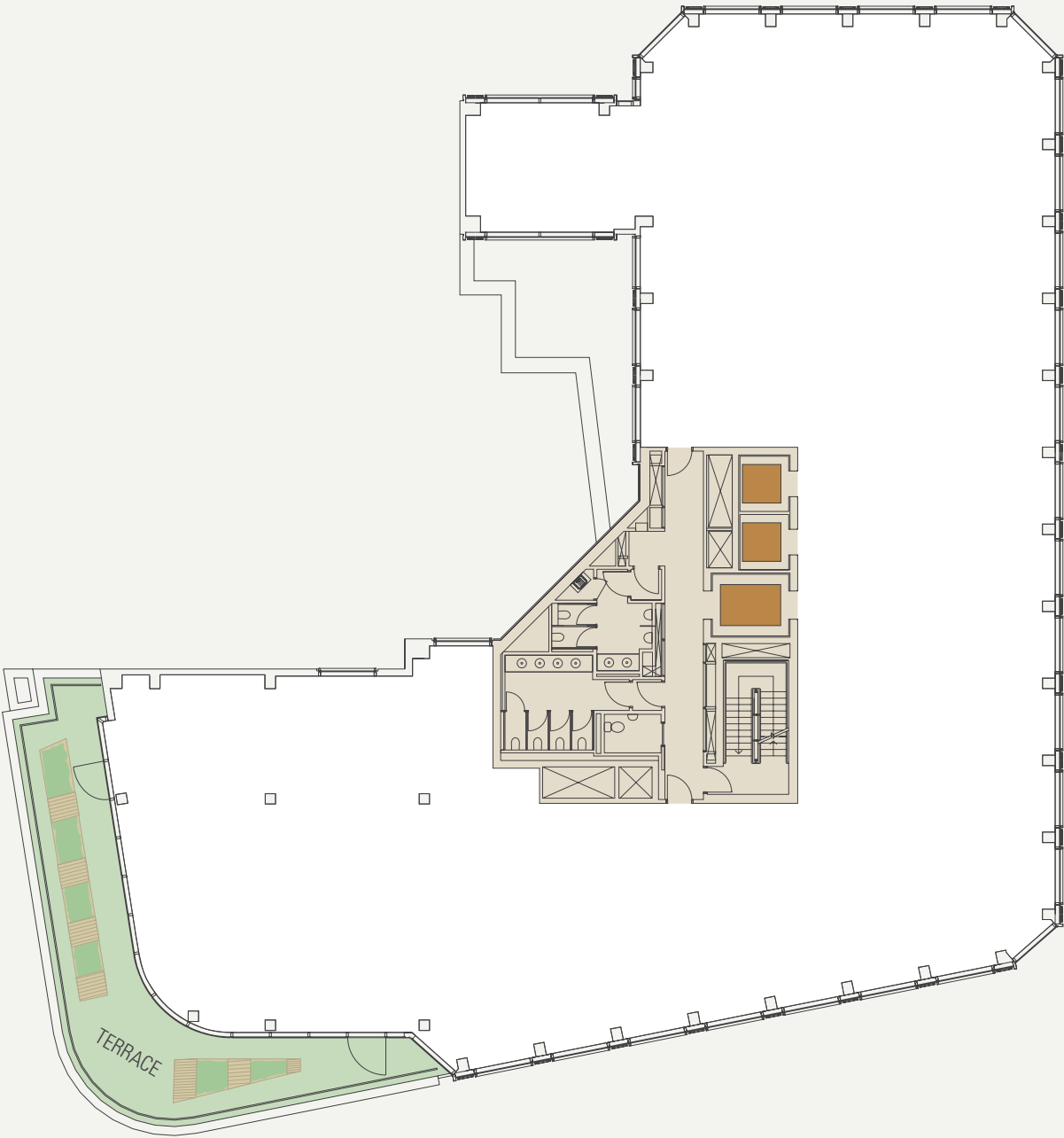
Typical Mid-rise Floor

9,741-9,752 sq ft (905-906 sq m)



Fifth Floor

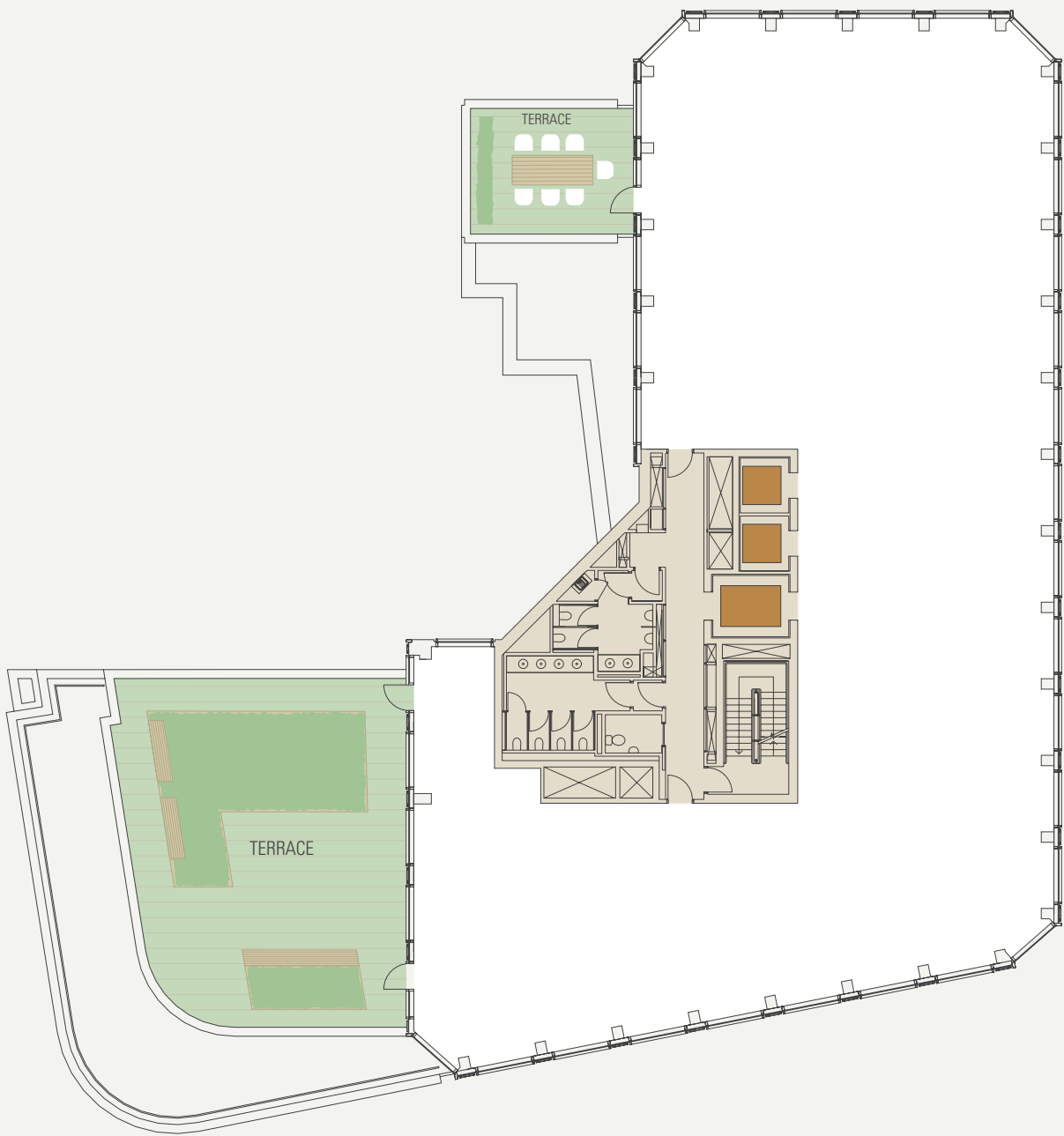
8,783 sq ft (816 sq m)





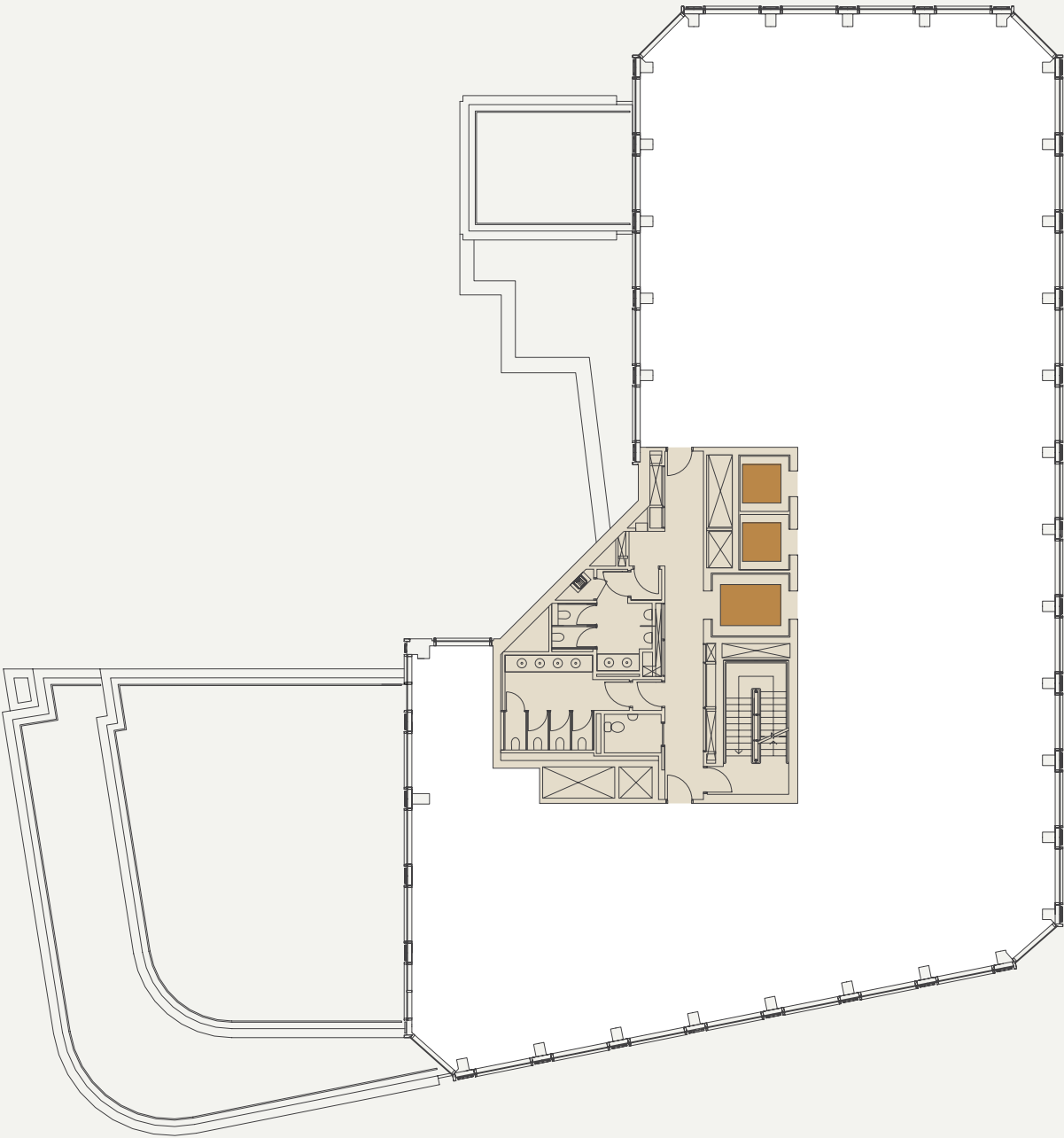
Sixth Floor

6,781 sq ft (630 sq m)



Typical Upper Floor

6,501-6,781 sq ft (604-630 sq m)





# Space Planning

## Corporate

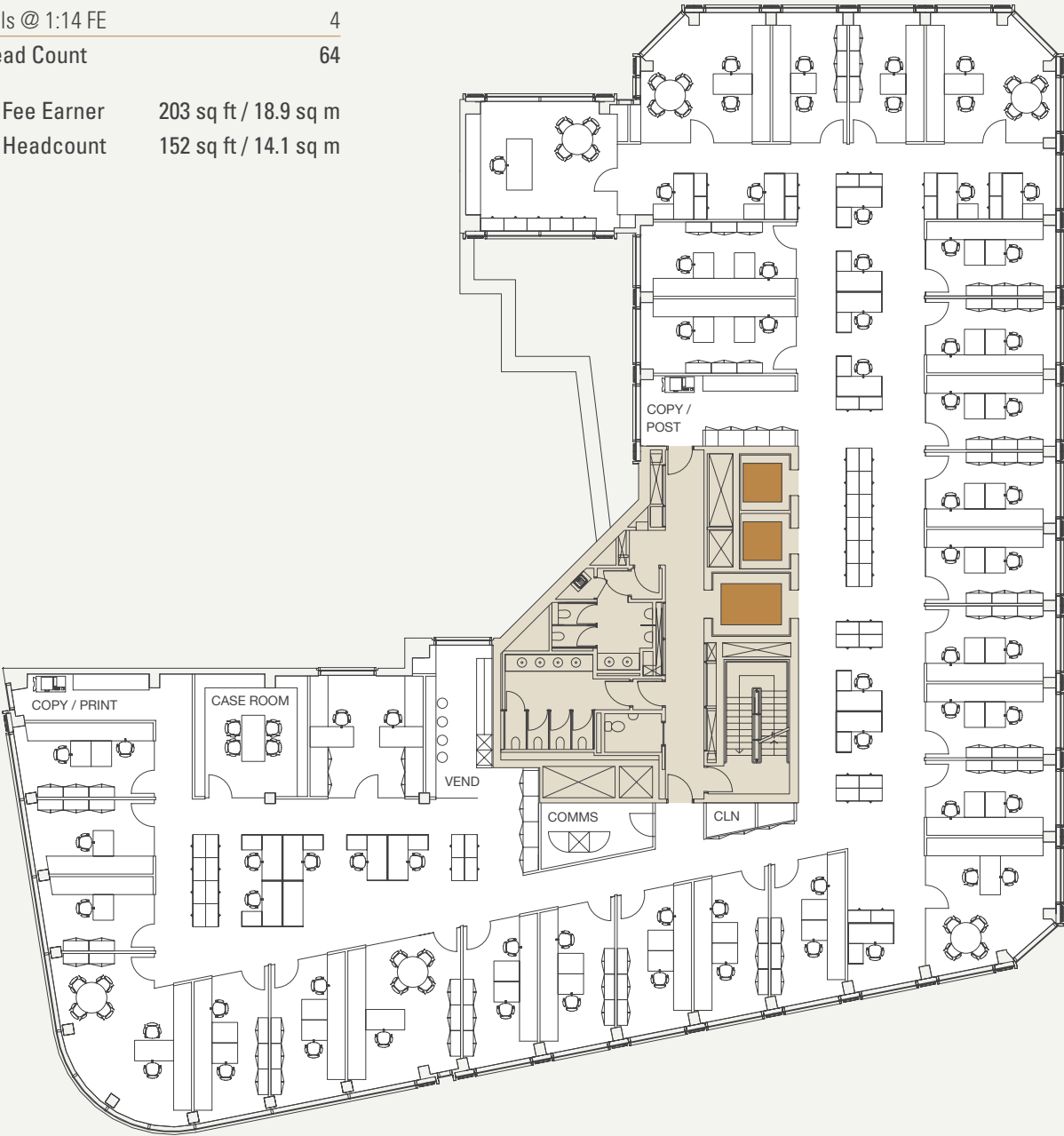
Open plan Workstations	66
Cellular Offices	7
Receptionist	1
Total Head Count	74
IPR Per Person	132 sq ft /12 sq m



Space Planning

UK Legal

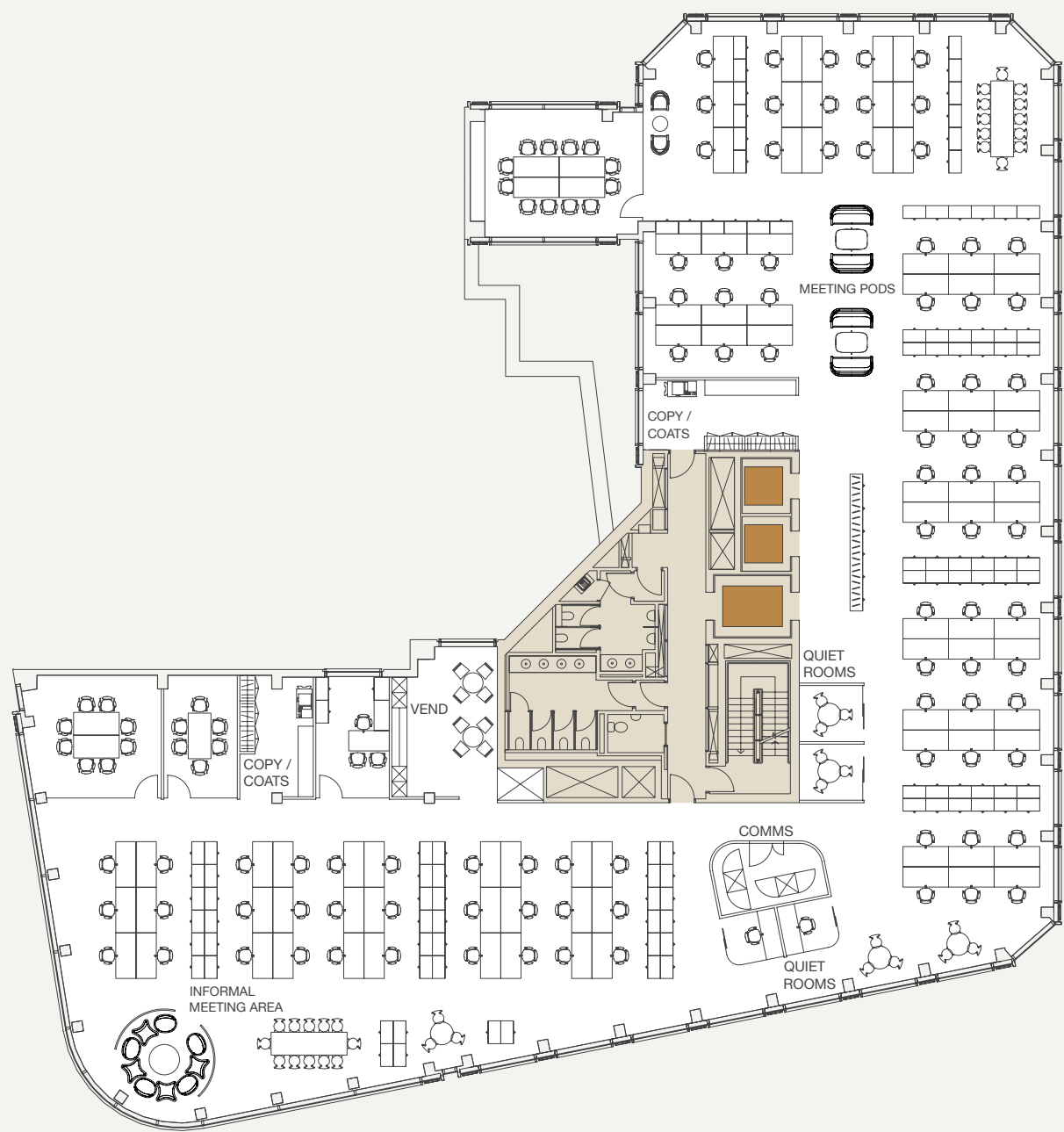
Single Partner Offices	6
Single Fee Earner Offices	4
Double Fee Earner Offices	19
Total Fee Earners	48
Secretaries @ 1:4 FE	12
Paralegals @ 1:14 FE	4
Total Head Count	64
IPR Per Fee Earner	203 sq ft / 18.9 sq m
IPR Per Headcount	152 sq ft / 14.1 sq m



Space Planning

Open Plan

Open plan Workstations	90
Cellular Offices	1
Total Head Count	91
IPR Per Person	107 sq ft / 10 sq m









# Specification

## STRUCTURE AND EXTERNAL CLADDING

A bespoke, high performance, double glazed and Portland stone clad unitised facade system on a steel frame superstructure. The unitised system consists of anodised aluminium thermally-broken framing with double glazed units; with a high performance solar control coating.

## FLOOR LOADINGS (LIVE LOADS)

Office:	3.0 kN/sq m (+1.0 kN/sq m for partitions)
Plant rooms:	7.5 kN/sq m
Loading bay:	15.0 kN/sq m
Roof plant area:	7.5 kN/sq m

## STRUCTURAL AND PLANNING GRID

Architectural planning grid is 1.5m. Typically perimeter columns are at 3m centres. Internal spans are up to 16m.

## ROOF/ROOF TERRACES

The main roofs will be finished in a proprietary waterproof membrane, rigid insulation and pre-cast concrete pavers or over-slab for plant support. Landscaping will be provided to the terraces at Levels 5 and 6. Balustrades to be clear low-iron glass with stainless steel handrail at 1,100mm above finished floor level. The terraces will be decked in synthetic timber.

## CRITICAL DIMENSIONS FOR SLAB TO SLAB

Floor	mm
9th	3,950
1st – 8th	3,150
Ground	3,415-3,815
Lower ground	3,250-3,410
Basement	4,350-4,450

## CRITICAL DIMENSIONS FINISHED FLOOR TO CEILING

Floor	mm
1st – 9th	2,600
Ground	2,505
Lower ground	2,400-2,800
Basement	2,500-4,150

## RAISED FLOORS (DIMENSIONS)

A fully accessible raised floor with an overall depth of 150mm; a nominal clear depth of 125mm and a minimum floor void depth of 100mm on all office floors.

## MECHANICAL SERVICES – DESIGN CRITERIA

The building services have been designed using the following criteria:

Population density: 1:10 sq m NIA on all floors. However, 1:8 sq m NIA can be achieved on two floors.

WC's will operate at similar levels.

### Temperature and Humidity

#### Summer

Outdoor design temperature: 31°C - DB: 20°C wb

Internal design temperatures: 22°C +/-2°C db

#### Winter

Outdoor design temperature: -4°C 100% RH

Internal design temperatures: 22°C +/-2°C db

Space will be allowed in the air handling plant (together with capacity in the electrical distribution) to facilitate the future installation of an evaporative steam based system for humidity control.

### Ventilation Rates

The offices will be provided with mechanical ventilation via a single air handling unit delivering tempered outdoor air to the office areas via a network of sheet metal duct work.

Fresh air will be supplied at 12 l/s/person with an additional 10% spare capacity available on all floors.

### Heating and Cooling

A variable refrigerant flow (VRF) heat recovery air conditioning system will provide simultaneous heating and cooling to all parts of the office floors. There will be a minimum of two VRF systems per floor (to allow for sub division of floors) with conditioned air introduced to the office space via VRF fan coil units.

### Cooling Loads

Small power:	25 W/sq m
Lighting load:	12 W/sq m
Population:	140 W/person

### Power Supply

Mechanical:	60 W/sq m
Small power:	15 W/sq m
Spare riser capacity:	10 W/sq m (normal office)
Lighting:	12 W/sq m

## Tenant's Plant

A combination of roof and riser space will be reserved for additional tenant air conditioning plant; satellite dish facility; and additional standby generation.

## FIRE FIGHTING & MEANS OF ESCAPE

This is a Section 20 building and is provided with sprinklers; dry riser and smoke venting at each level.

## PASSENGER LIFTS

There are two 13 person automatic passenger lifts and one 21 person automatic passenger lift (which will be dual opening) and designed to act as a fire fighting and goods lift.

## INTERNAL FINISHES

### Office Areas

Ceilings – suspended ceilings shall comprise of fully accessible polyester powder coated perforated metal plank ceiling tiles (375mm x 1,400mm) and laid out on a 1,500mm x 1,500mm modular grid.

Lighting – 1,200mm x 250mm recessed luminaires installed with a modular wiring system to maximise future flexibility for incoming tenants. Lighting control is provided with combined photocell & PIRs.

Blinds – occupant controlled glare control blinds shall be provided.

Walls – matt emulsion finish to be provided on core walls, internal and perimeter columns and other exposed walls in office areas.

Floors – fully accessible raised floors comprising 600mm x 600mm tiles.

### Main Entrance & Reception

The main entrance is marked by a 6.4m high, two storey portico providing covered access from Monument Square. The double height aspect continues through into a 13m x 11m main reception area, with feature chandeliers matching the external lighting within the portico. Access is via an automatic circular vestibule with sliding doors, which also provides disabled access, in accordance with the relevant building regulations. There will be an audible entry system linked to the main reception desk.

The entrance lobby is provided with a dedicated VRF refrigerant based heating and cooling system and feature lighting.



A bespoke reception desk will be provided clad in polished St Laurent marble with stainless steel trim, leather top insert and opaque white glass screen, with provision for individually controlled electrical heaters.

Seating is provided within the double height portion of the reception.

Floors will be high quality bush-hammered grey Louvigne granite. Stainless steel carpet to the sectional entrance mat with mat well and surround.

The walls will be high quality Roman Travertine, high honed finish.

Ceilings will be suspended plasterboard with emulsion painted finish.

### Common Parts Corridors

The common corridors will be finished to ensure continuity; including floor carpet; painted plasterboard walls and ceilings (finished as per the office areas).

### Lift Car Finishes

Floors: bush hammered grey Louvigne granite.

Walls: white low iron back painted glass with half height mirror to rear wall.

Ceilings: brushed stainless steel panels with integrated LED lighting.

Doors: satin stainless steel internal and external doors, architraves and operating panels.

Floor indicator, call buttons, floor gongs and central panels will be flush mounted, high quality brushed stainless steel and illuminated as appropriate for a destination control system.

### WC's

Floors: bush-hammered grey Louvigne granite on raised floor.

Walls: to the rear of the WC cubicles and urinals to be glass faced access panel system. Walls behind basins to be finished in a combination of glass faced panel and mirror which will run the full height of the vanity units. Mirror panels hinged for access to concealed towel dispenser. Full height mirrors to end walls. Additional walls to be dry-lined plasterboard with emulsion paint with flush stainless steel skirting.

WC cubicles to be full height partitions finished in crown cut walnut veneer.

Ceilings: suspended ceiling in plasterboard.

Doors: entrance doors and WC cubicles and disabled WC's to be full height and of solid core construction with crown cut walnut veneer.

Vanity Units: polished Noir St Laurent marble with cantilevered support from wall and drilled to

accept mixer taps, soap dispensers and cut holes for bins beneath.

Sanitaryware: wall hung white porcelain urinals with concealed cisterns, white porcelain under counter basins with pop-up waist and spray sensor taps.

Accessible WC: these are provided at each level.

Finishes in line with the male and female WC's as above.

### Loading Bay

The loading bay will be accessed at street level from Pudding Lane via a bespoke security roller shutter. A separate door into the loading bay to be provided for cycle and personnel access.

### Cleaners Cupboards

Cleaners cupboards will be provided at each floor level in the core (male WC) and will be equipped with a Butler's sink and grey Louvigne granite to floor, skirtings and splash-back.

### Cycle Racks / Cars

Bicycle access to the property will be through the loading bay with space for 44 bikes provided within the lower ground level.

No car parking is provided.

### Showers

Four showers together with lockers and changing areas are to be provided in the basement. In addition, a combined disabled WC/shower room is to be provided.

## BUILDING MANAGEMENT SYSTEM

All landlord's mechanical systems will be controlled, monitored and metered by a Trend based Building Management System in order to ensure efficiency and determine energy consumed.

### Close Circuit Television (CCTV) System

External CCTV system coverage will be provided to monitor the building perimeters and main building entrances. Internal CCTV cameras will be installed to the office building main reception and loading bay.

### Video Entry System / Access Control Systems

An audio/video entry system will be installed to provide two way communications between the building reception and the loading bay. General access control will be provided throughout the landlords areas via proximity cards.

### Intruder Alarm System

The intruder alarm system will provide detection and alarm to the envelope of the building and to defined internal areas.

## GENERATOR / STANDBY POWER

A 500 kVA prime rated standby generator will be provided in the basement. Approximately 100 kVA supply will be required to power the building's life safety systems in the event of loss of mains power. The remainder (approximately 400 kVA) is available for tenant(s) usage, i.e. approximately 37.5 kVA/floor available.

Additional space could be provided on the roof if further standby generation is required by a tenant.

## BUILDING MAINTENANCE

Window cleaning: a 35m reach capacity crane type telescopic BMU shall be positioned above the main core at roof level and will be electronically powered.

Refuse: individual recycling bins will be provided on each office floor. Waste from the office floors will be stored in bins provided in the storage room.

# Sustainability

Monument Place demonstrates exemplary sustainability credentials against recognised benchmarks and standards, acting as a hallmark for best practice sustainable design within London.

This is demonstrated through the achievement at pre-construction stage of a certified BREEAM ‘Excellent’ rating with a score which is currently the highest achieved for a speculative building in The City of London.

The building incorporates the best that current construction can offer in terms of materials, insulation, glass technology and building services installations that allow it to perform better than the stringent Building Regulations 2010 standards. By incorporating further renewable technologies in the form of 155 sq m of photovoltaic panels mounted on the rooftop converting solar energy into electricity, the building reduces its

annual carbon emissions by approximately 5% against a similar new building.

Monument Place is installed with the latest heat pump technology incorporating variable speed drives and heat recovery, providing a highly energy efficient solution for both heating and cooling. Furthermore a very efficient ventilation system, the latest lighting specification and controls coupled with a very thermally efficient building envelope allow the building to meet the environmental comfort conditions of the occupants with a reduced impact on the environment, demonstrated through the achievement of a ‘B’ rated Energy Performance Certificate (EPC).

With water efficient fittings and a responsible attitude towards the wider issues of energy and responsible building and building services design, Monument Place has an overall significantly reduced impact on the environment. This results in a building that not only has lower day to day operating costs but also has a lesser impact on precious natural resources, a beacon for sustainable design in the City of London.

Certificate Reference Number:  
0000-0040-0030-9000-0803

More energy efficient



Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Only for illustration

◀

29

This is how energy efficient the building is.



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# Contacts

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*A joint venture between Rockspring and Charterfield Asset Management.*

## Funder

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## Development Manager

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**CHARTERFIELD**  
Asset Management

## Letting Agents

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### Chris Sutcliffe

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### David Alcock

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### Peter Gray

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### Nick Codling

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## Development Team

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Architect – **David Walker Architects**

QS and Project Manager – **Bond Davidson**

Structural Engineer – **WSP UK**

Services Engineer and Sustainability Consultant – **MTT**

Town Planning – **DP9**

Space Planning – **KKS**

Main Contractor – **Mace**



