



MONUMENT PLACE

24 MONUMENT STREET
LONDON EC3

A monument for business.
A place full of character.

75,000 sq ft of Grade A office space.





The space you need in the location you want.

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.

Pivotaly located within the City for transport nodes and access to key finance, insurance, professional and media markets, this new development provides 75,000 sq ft of highly specified, Grade A office space, rated BREEAM 'Excellent'.

With light on all sides, the building benefits from views of the River Thames, Tower Bridge and St Magnus Church to the south and the Monument and panoramic views of the City to the north.

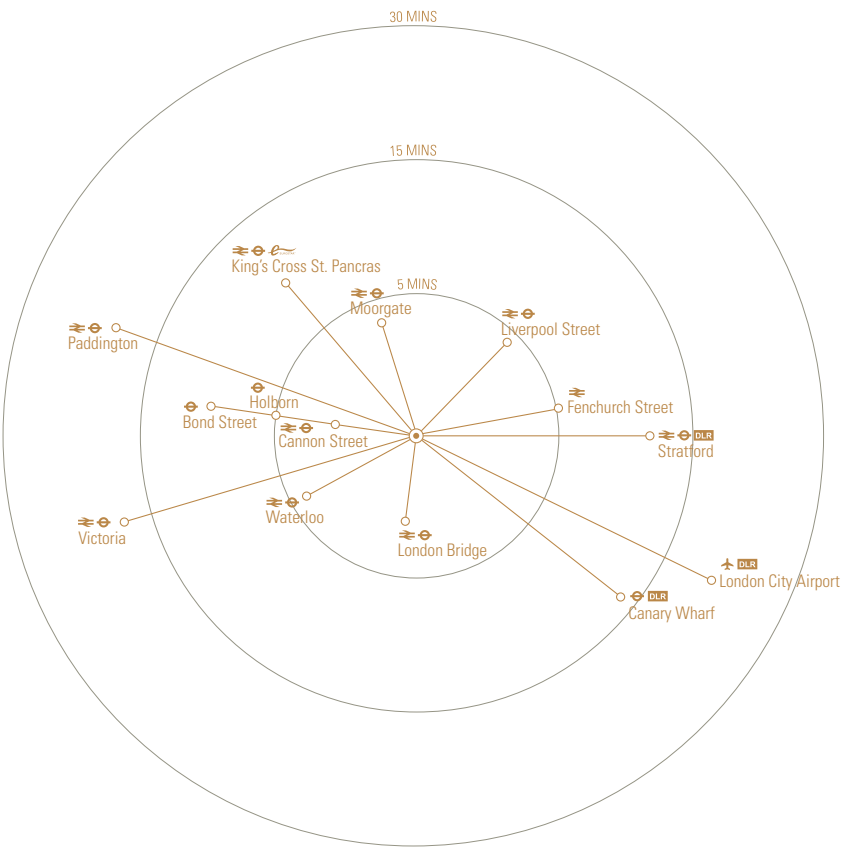


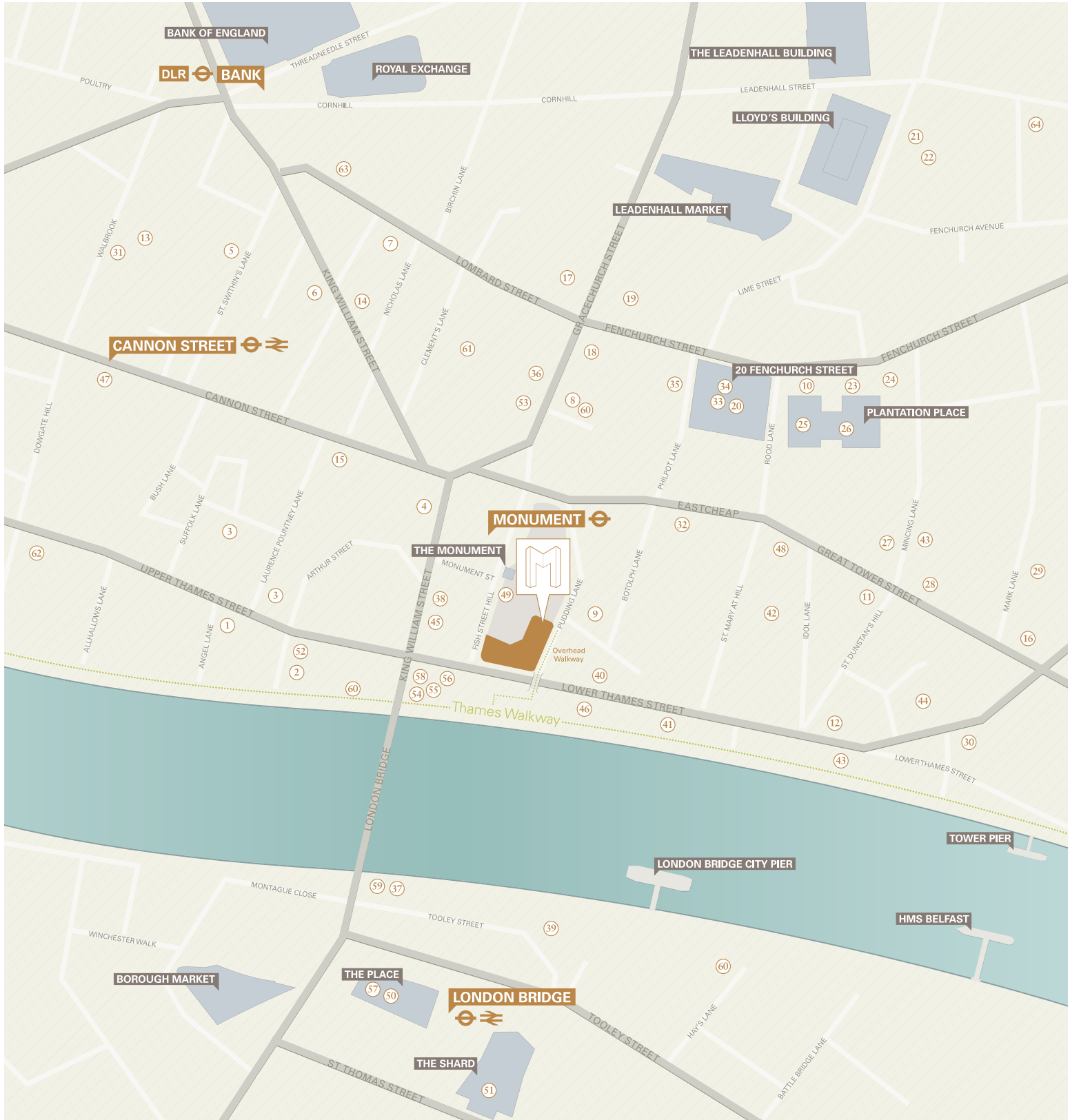


London has grown around the river and that energy is still there today.

Monument Place has all the character of the City, but it is anchored on the north bank of the vibrant riverside. Across the river, London Bridge is steeped in history. The Dickensian streets of this colourful district lead you from the river to a host of popular cafés, bars and restaurants and at the heart of it all, Borough Market, London’s oldest and finest food market.

Walk north of Monument Place and the City offers a broad range of amenities, stylish retail and the Victorian spirit of Leadenhall Market, a place to experience old and new London life at its best.





Financial

- 1 Nomura
- 2 Man Group
- 3 Prudential
- 4 Mitsui & Co.
- 5 NM Rothschild
- 6 Daiwa Securities Group
- 7 UBS
- 8 Royal London Group
- 9 Lloyds Banking Group
- 10 Accenture
- 11 Royal Bank of Scotland
- 12 DnB NOR Bank
- 13 WorldPay
- 14 Industrial and Commercial Bank of China
- 15 Fixi

Insurance

- 16 AXA
- 17 Catlin Group
- 18 Allianz
- 19 XL Group
- 20 Royal and Sun Alliance
- 21 Willis
- 22 Mitsui Sumitomo
- 23 Munich Re
- 24 Aspen Re
- 25 Chaucer
- 26 QBE
- 27 Beazley
- 28 Zurich
- 29 Gen Re
- 30 Marsh
- 31 Arthur J. Gallagher

Miscellaneous

- 32 Howden Group
- 33 Liberty
- 34 Tokio Marine Kiln Group
- 35 Inter Hannover
- 36 AEGIS
- 37 Chubb
- 38 Chadbourne & Parke
- 39 FDM Group
- 40 Plexus Law
- 41 Express Newspapers
- 42 HM Customs and Excise
- 43 DAC Beachcroft
- 44 Port of London Authority
- 45 Tindall Riley Ltd
- 46 Clarksons

- 47 CMS Cameron McKenna
- 48 Hydrogen Group
- 49 Skanska
- 50 News UK
- 51 Duff & Phelps
- 52 Field Fisher Waterhouse
- 53 University Partnerships Programme
- 54 Sapphire Systems
- 55 Sojitz Corporation
- 56 YouView TV
- 57 HCA International
- 58 Berwin Leighton Paisner
- 59 GMO

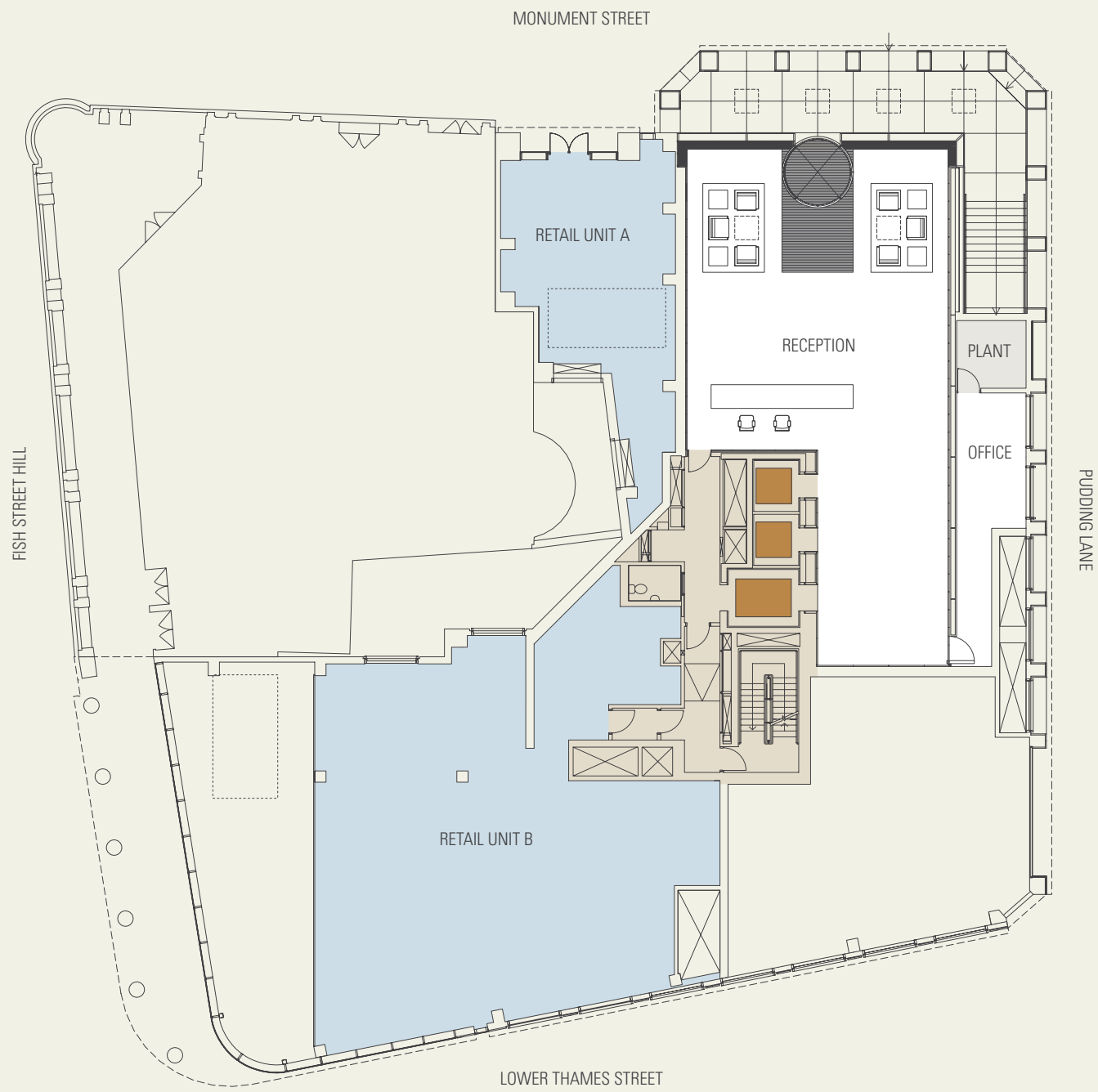
Leisure

- 60 Fitness First
- 61 Spin Studio
- 62 Nuffield Fitness & Wellbeing
- 63 Gymbox
- 64 LA Fitness

Schedule of Areas

Floor	Sq ft	Sq m
9th Floor	6,614	615
8th Floor	6,493	603
7th Floor	6,904	641
6th Floor	6,904	641
5th Floor	8,893	826
4th Floor	9,836	914
3rd Floor	9,827	913
2nd Floor	9,827	913
1st Floor	6,613	614
Ground (Reception)	2,029	189
Ground (Office)	284	26
Lower Ground (Storage)	711	66
Basement (Storage)	552	51
Total	75,487	7,012

Ground Floor

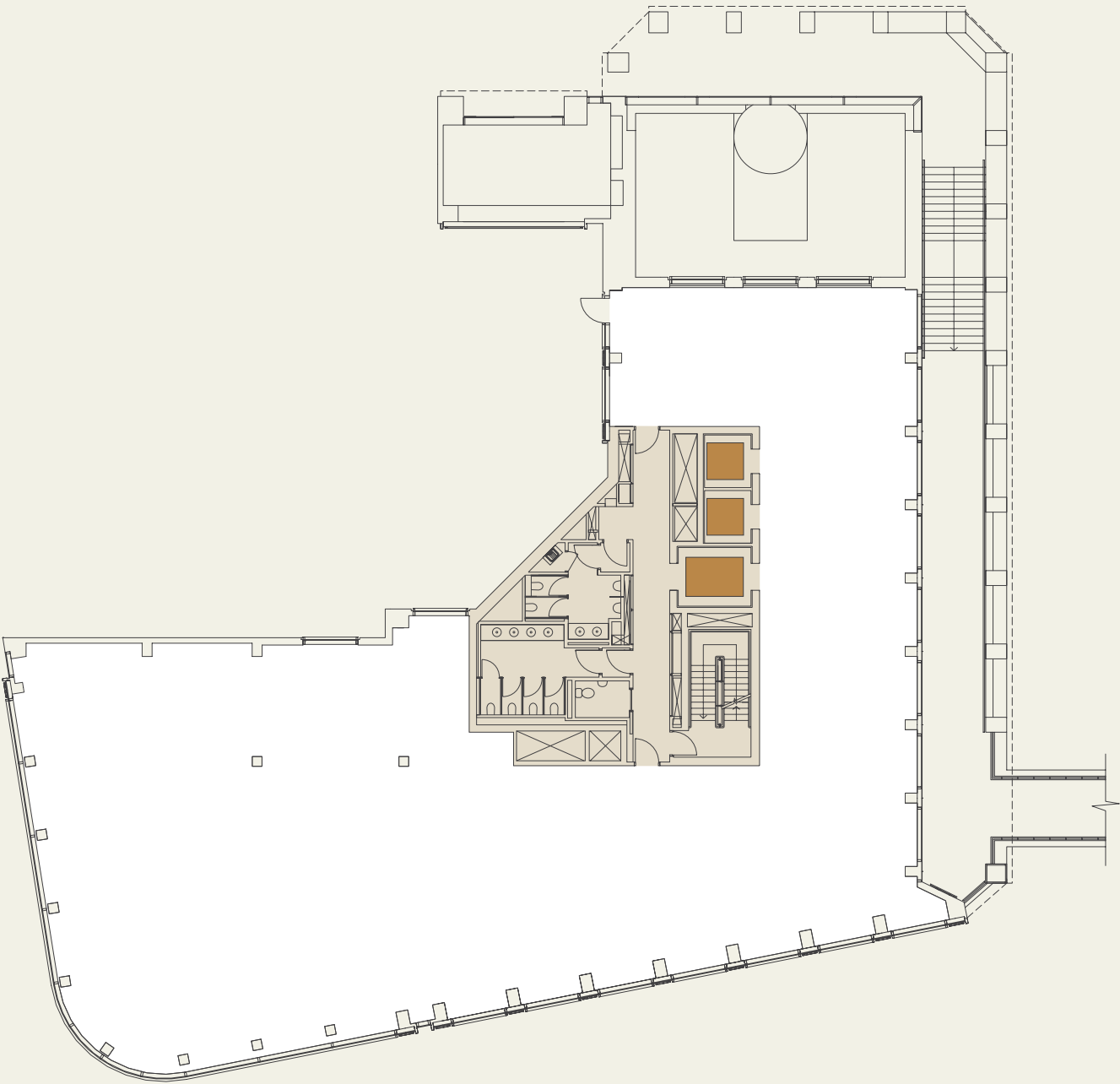






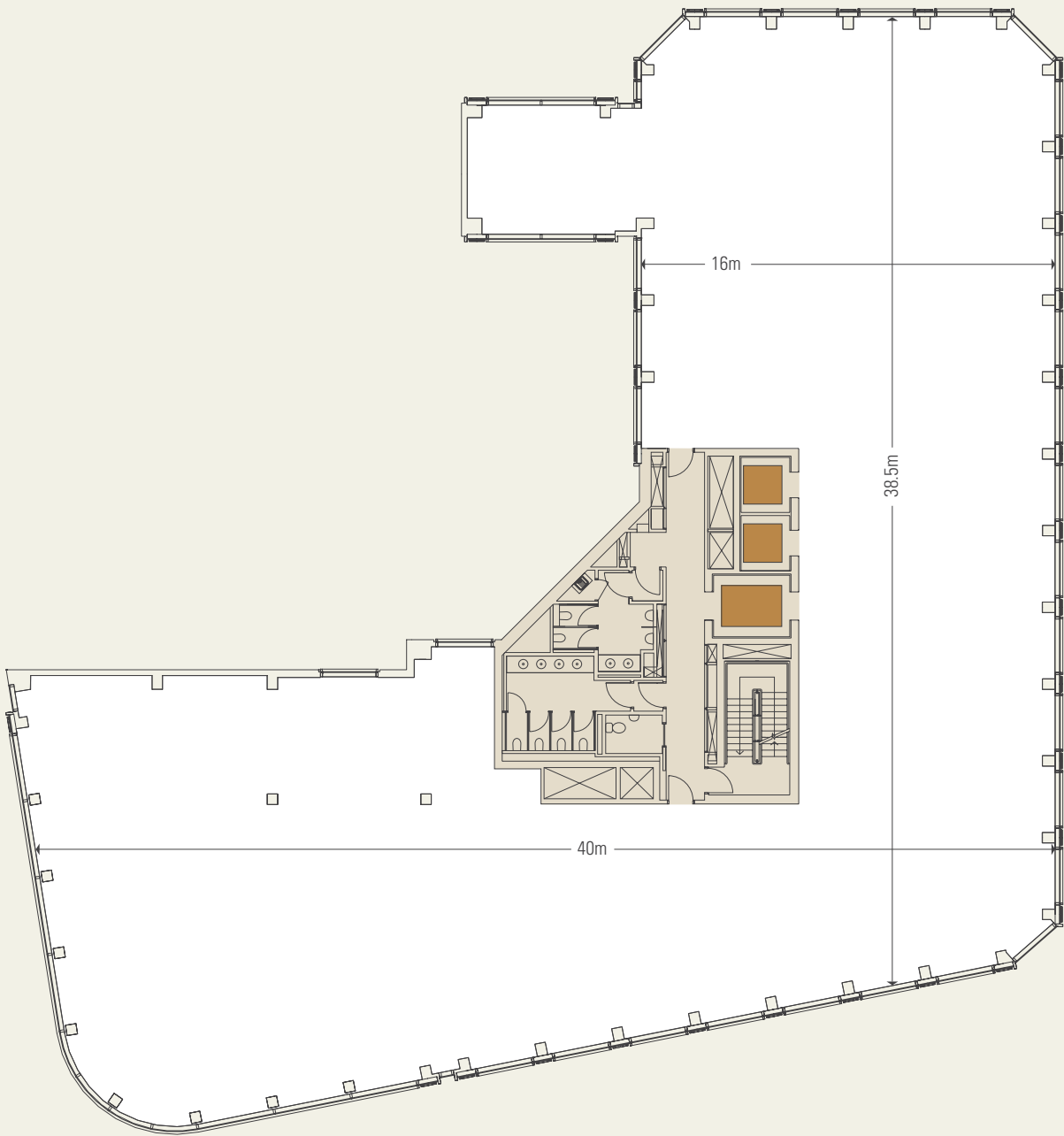
First Floor

6,613 sq ft (614 sq m)



Typical Mid-rise Floor

9,827-9,836 sq ft (913-914 sq m)



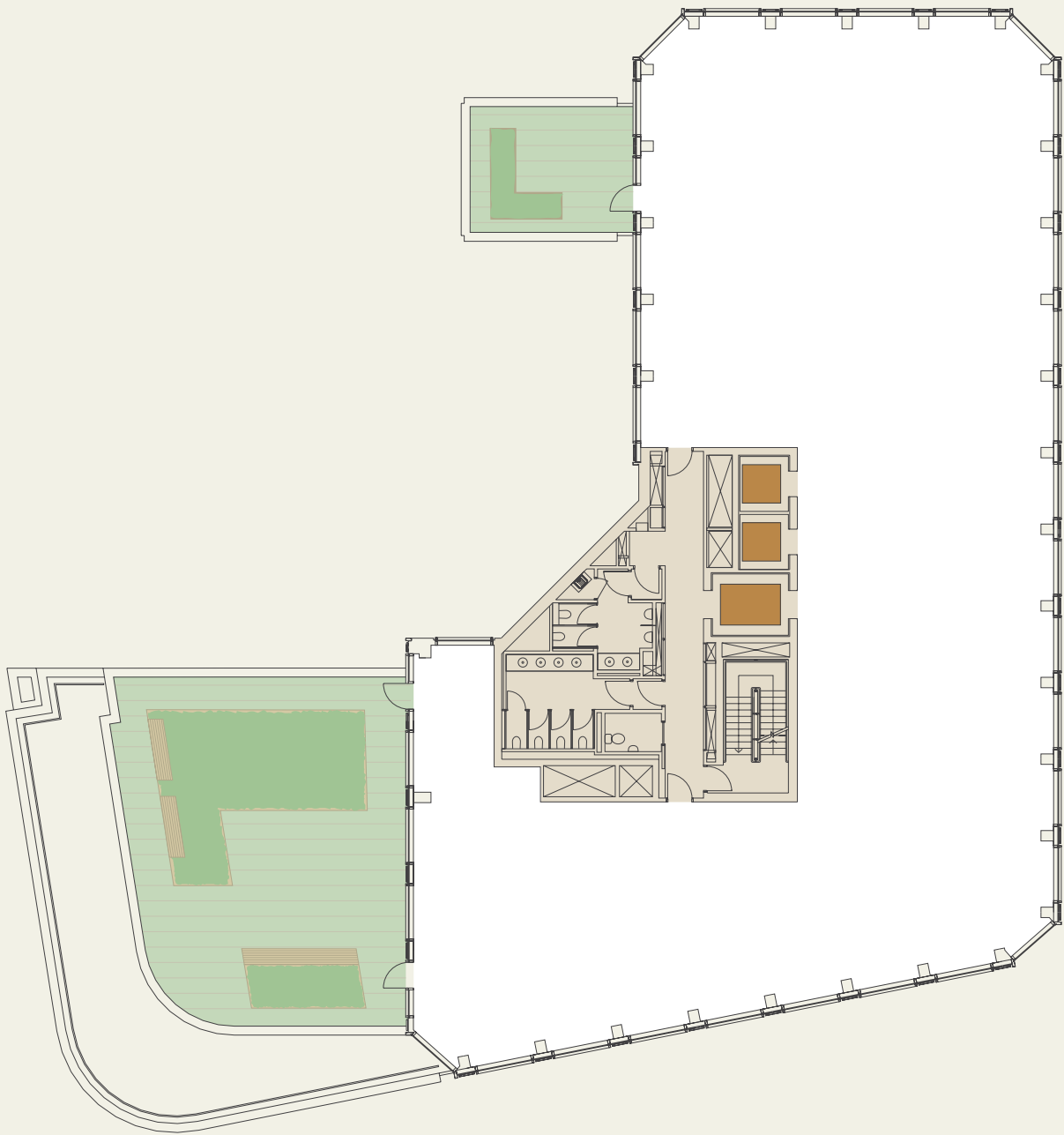
Fifth Floor

8,893 sq ft (826 sq m)



Sixth Floor

6,904 sq ft (641 sq m)

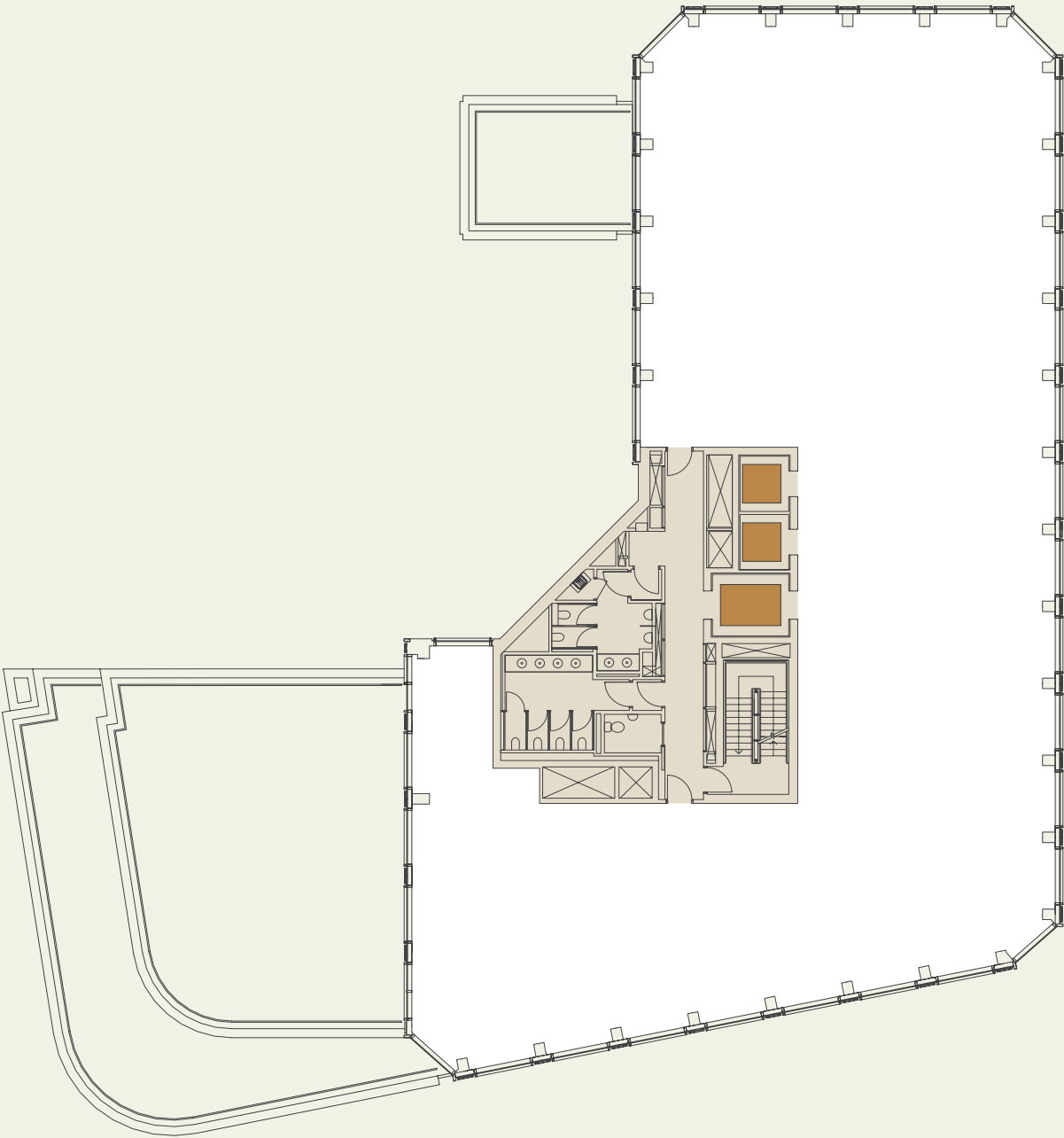






Typical Upper Floor

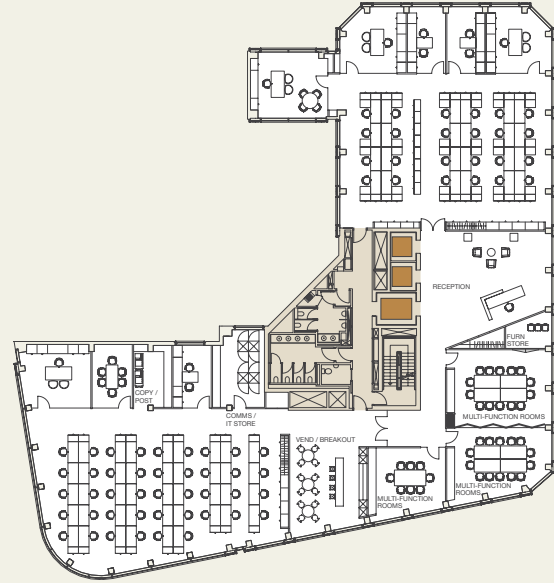
6,493-6,904 sq ft (603-641 sq m)



Space Planning

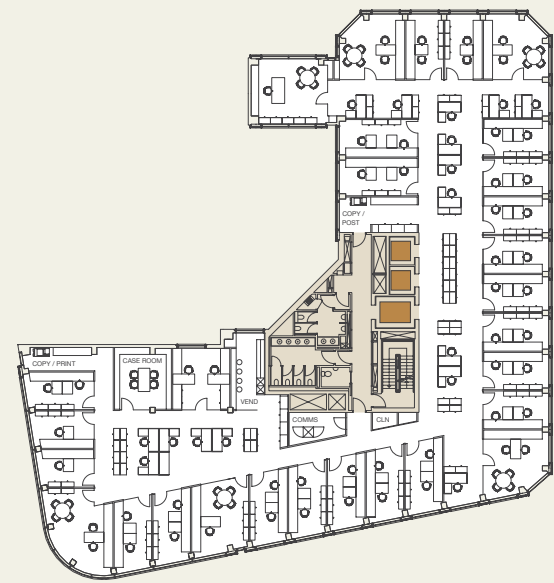
Corporate

Open Plan Workstations	66
Cellular Offices	7
Receptionist	1
Total Head Count	74
IPR Per Person	133 sq ft / 12 sq m



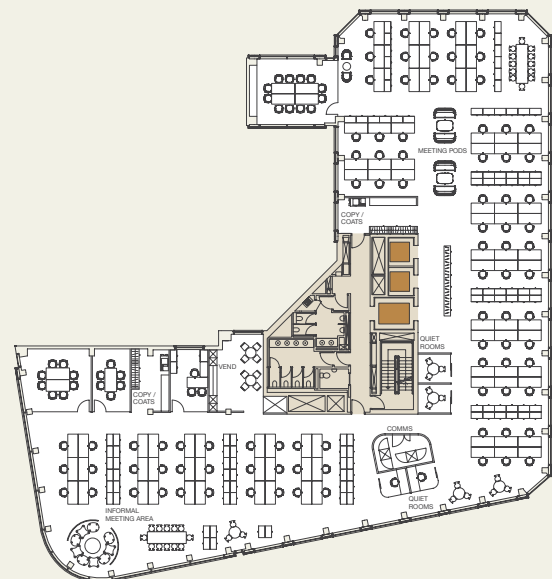
UK Legal

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	205 sq ft / 19 sq m
IPR Per Headcount	154 sq ft / 14 sq m



Open Plan

Open Plan Workstations	90
Cellular Offices	1
Total Head Count	91
IPR Per Person	108 sq ft / 10 sq m





View to the North



River view to the South

Extensive views over the City.

Contemporary outside space overlooks the fascinating and ever-evolving City skyline. With the Monument in the foreground and expansive views over both the historical buildings in the centre of the City and the brand new developments rising up above and around it, Monument Place is ideally located to enjoy both.







Sustainability & Specification

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

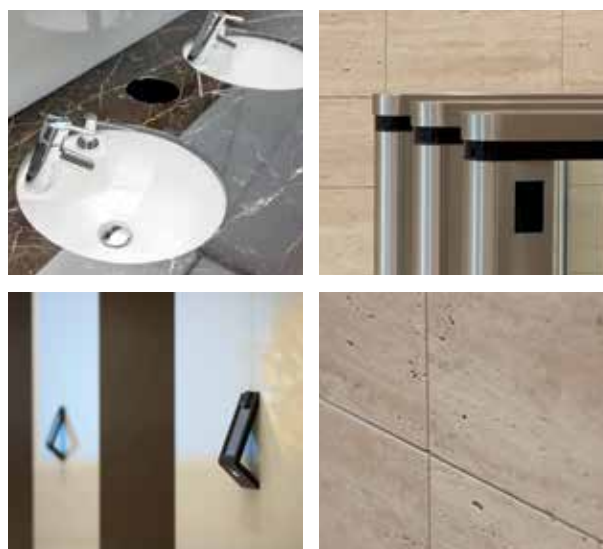
This is shown through the achievement of both a certified BREEAM 'Excellent' rating and a very high EPC 'B' rating.

The building incorporates the best that current construction can offer, allowing it to perform better than the stringent Building Regulations 2010 standards. By incorporating further renewable technologies, 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, providing a highly energy efficient solution for both heating and cooling, and water efficient fittings, meaning 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.

- Portland stone facade with anodised aluminium window frames
- Double height reception with feature portico
- Air conditioning – Fan coil VRF system
- Raised floors – 150mm gross
- Metal plank suspended ceilings
- LG7 lighting
- Full height double glazing
- Integral glare control blinds
- Terraces on 5th and 6th floors
- Three lifts – 2 x 13 person and 1 x 21 person
- Capped-off services to each floor
- Floor to ceiling – 2.6m
- Planning grid – 1.5m
- Floor loadings 3 kN/m² + 1 kN/m²
- Occupational rates – 1:10 on all floors, 1:8 can be achieved on two floors
- Loading bay
- 44 bicycle spaces
- Five showers with changing areas and lockers
- Standby generator with 400 KVA surplus for tenants' use
- Space allocated on roof for tenants' satellite system, split units and additional standby generator capability
- BREEAM 'Excellent' rating
- Direct access to River Thames via river walkway



More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

30

This is how energy efficient the building is.

Certificate Reference Number: 9447-3099-0973-0290-9621

BREEAM®

Contacts & Team

A joint venture between Rockspring and Charterfield Asset Management.

Funder



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CHARTERFIELD
Asset Management

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Development Team

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

