



8

SALISBURY SQUARE

MIDTOWN



An impressive entrance at 8 Salisbury Square



8 SALISBURY SQUARE
HAS BEEN EXTENSIVELY
REFURBISHED TO A
GRADE A SPECIFICATION,
NOW OFFERING OVER
155,000 SQ FT OF EXCELLENT
AND EFFICIENT OFFICE SPACE
OVER 10 FLOORS.

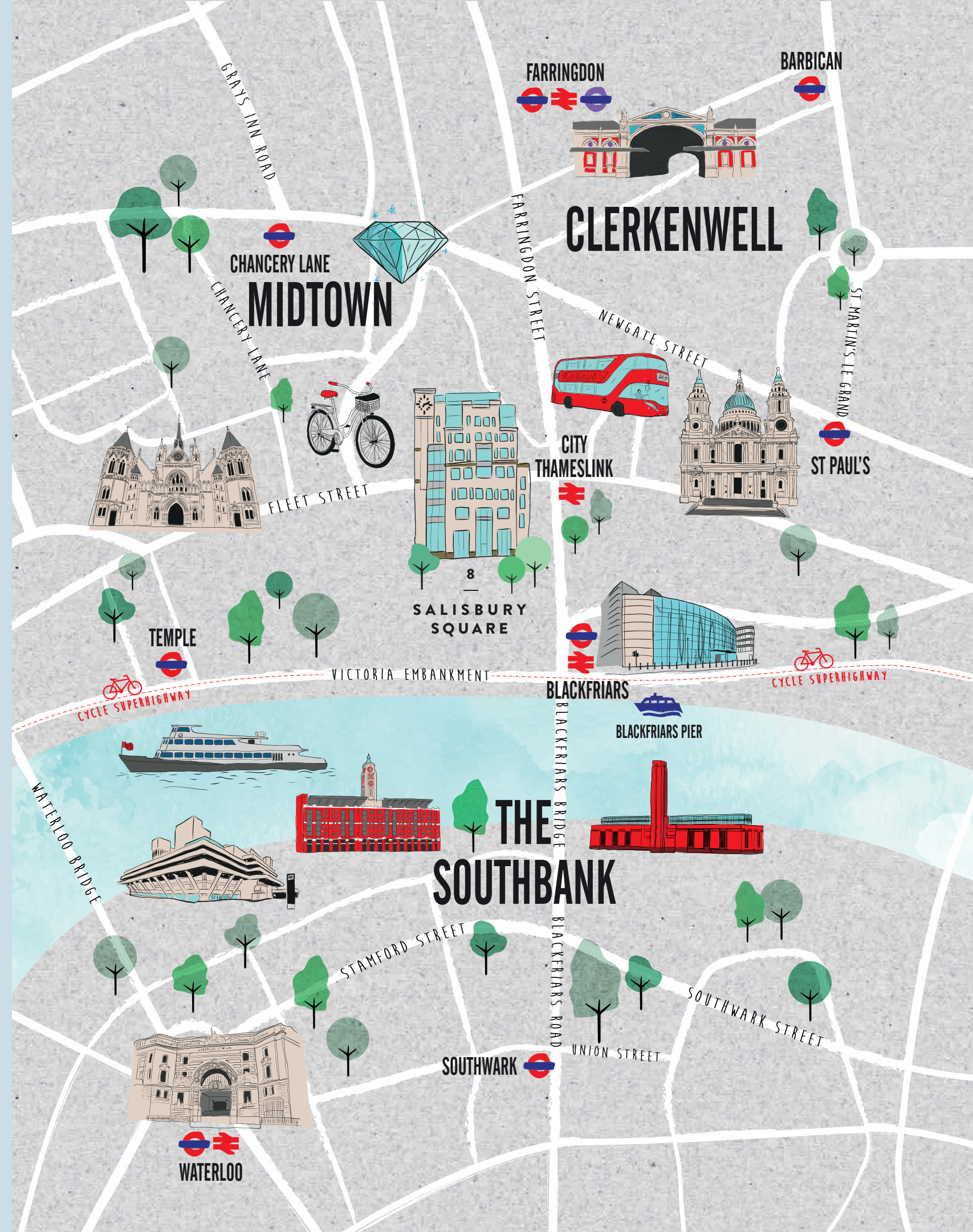


LOCATION

8 Salisbury Square's central location allows convenient access to the City and the West End. This prime location has attracted leading occupiers from technology, media and corporate sectors such as Skype, Saatchi & Saatchi, Amazon, Goldman Sachs and J.P. Morgan.

8 Salisbury Square is situated in a dynamic area offering easy access to an array of excellent restaurants and bars, an eclectic mix of boutique retailing and vibrant after work amenities.

MEET THE NEIGHBOURS





Perfectly situated in a central London location, 8 Salisbury Square offers a variety of amenities from a morning coffee on the way to work or after work drinks in a range of bars nearby.

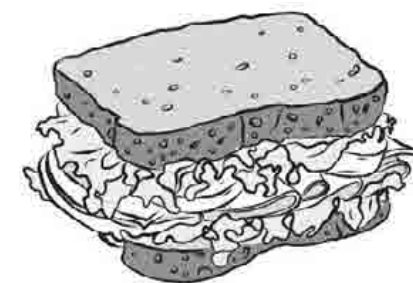
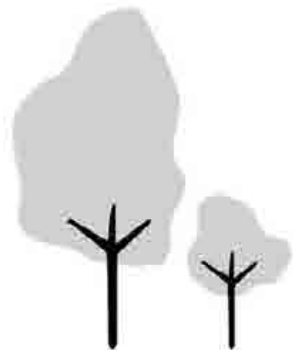
There is no shortage of places to eat and drink in this area. This 24 hour location offers everything from bars and restaurants to coffee shops and cafés, allowing you to plan your day as you want.

This area boasts a rich selection of museums and galleries enabling an eclectic mix of culture alongside the best eateries in town.

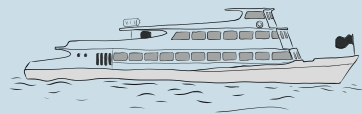


IN THE HEART OF LONDON, SURROUNDED BY THE BEST AMENITIES THE CITY HAS TO OFFER, ICONIC DESTINATIONS MOMENTS FROM THE BUILDING, INCLUDING SMITHFIELD MARKET, NEW STREET SQUARE, FARRINGDON, LUDGATE HILL AND ST PAUL'S.

LIFE STYLE



1. Omnino, St Bride Street, 3 mins walk
2. Pure, St Bride Street, 3 mins walk
3. The Refinery, New Street Square, 5 mins walk
4. Smithfield Market street stalls, 9 mins walk
5. Smithfield Market, 9 mins walk
6. Coppa Club, Ludgate Hill, 3 mins walk
7. New Street Square, 5 mins walk
8. Paul, Fleet Street, 2 mins walk



QUICK AND CONVENIENT
ACCESS TO LONDON
UNDERGROUND, NATIONAL
RAIL, RIVERBOAT SERVICES,
THE CYCLE SUPERHIGHWAY
AND CROSSRAIL*.

STAY CONNECTED

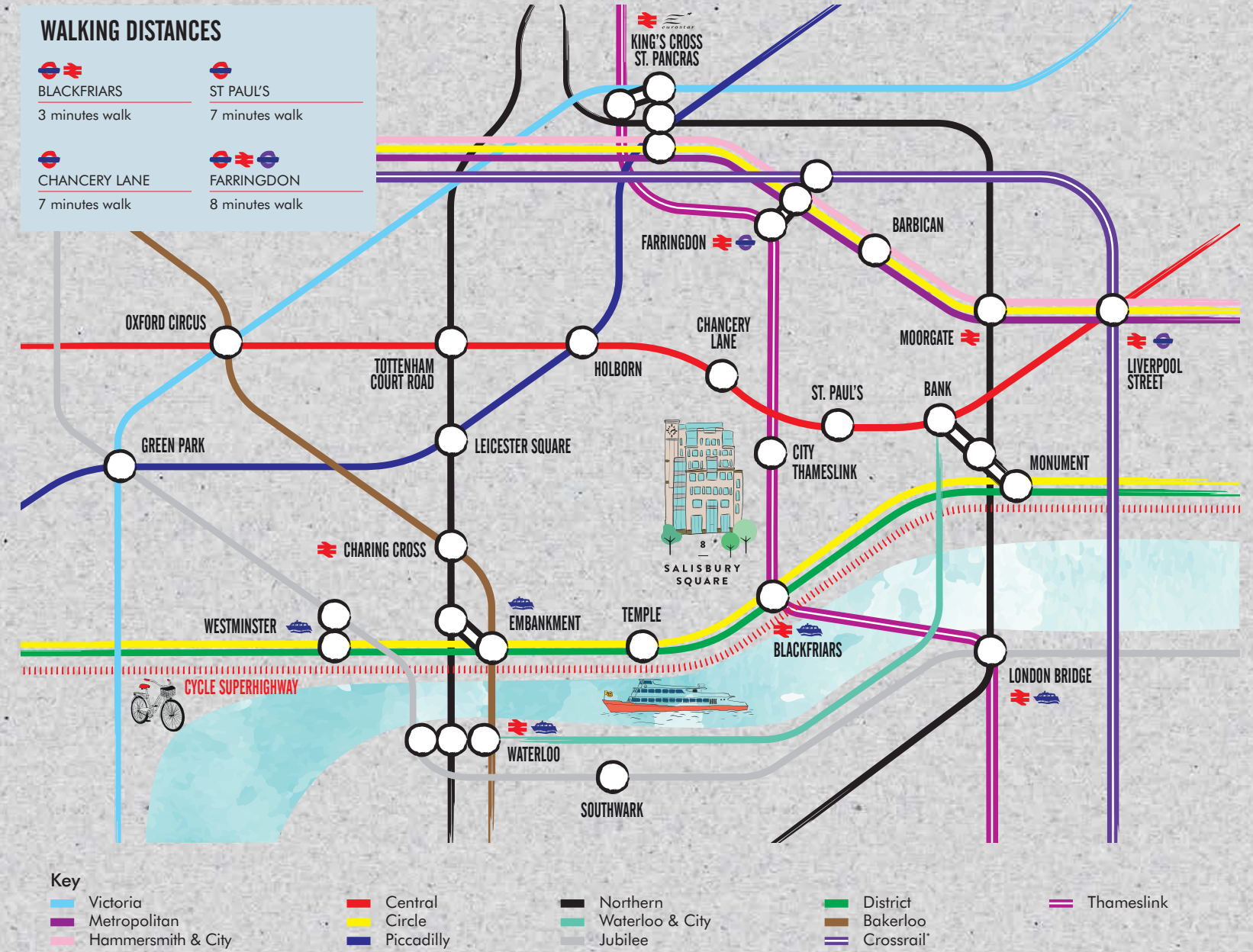


Whether it be mainline rail, bus, underground, Crossrail or cycleways, 8 Salisbury Square offers a wealth of transport options thanks to its central location.

Perfectly placed in the heart of London, 8 Salisbury Square is within close proximity to every transport link, which means commuting to and from London could not be easier. The addition of Crossrail at Farringdon will provide quick and efficient access to east and west alike, while Thameslink at London Blackfriars and Farringdon provide great access North and South.

Furthermore, the proposed cycle superhighway and improvements to the existing river walkway will offer an excellent alternative for those wishing to walk or cycle to work.

*Full Crossrail line open in 2019



THE BUILDING





The Lounge



Ground floor lift lobby



Occupying a central location overlooking Salisbury Square, this prestigious new building offers over 155,000 sq ft of office space. With impressive terraces on five floors and clear, efficient floor plates, 8 Salisbury Square is perfect for the modern minded occupier.



Ground floor lift lobby

THE OFFICE FLOORS





View from 8th floor terrace



163
CYCLE
SPACES

4
NEW 21-PERSON
PASSENGER LIFTS

132
LOCKERS



THE SPECIFICATION



OVERVIEW

OCCUPATIONAL LEVELS

The floor plates are built to accommodate 1 person per 10 sq m, with the ability to enhance to 1 person per 8 sq m where required.

AIR CONDITIONING

The offices are heated and cooled by a centralised air conditioning system. The system provides 12 litres per person of fresh air based on 1 person per 8 sq m.

FLOOR TO CEILING HEIGHTS

Level 8: 2750mm

Level 7: 3000mm

Levels 2-6: 2750mm

Level 1: 2850mm

Ground offices: 2800mm

Reception (double height): 7150mm

Reception (corridor area): 3025mm

Lower Ground: 2850mm

SUSPENDED CEILING

Office areas will comprise of 750mm square micro-perforated metal ceiling tiles set on a concealed grid.

LIFTS

Four new 21-person (1600kg) passenger lifts will serve all floors. Two 13-person (1000kg) firefighting/goods lifts are provided in the north and south cores.

INTERNAL AREAS

WI-FI

Fully Wi-Fi enabled lounge area will provide scope for additional occupier amenities.

EXTERNAL FINISHES

ROOF AND TERRACE AREAS

The building features six private terraces, providing approximately 6,500 sq ft of external occupier amenity space.

TOILET PROVISION

Male, female and two disabled WCs are provided in the main (west) core on every floor.

CYCLING FACILITIES

Two-tier bicycle racks will provide spaces for up to 163 cycles at basement level, together with lockers for 15 folding bikes.

Shower areas will incorporate seven male and six female showers.

2.75M-3M
FLOOR TO CEILING
HEIGHTS

6
TERRACES

WI-FI
ENABLED
LOUNGE

5
CAR PARKING
SPACES AND
CHARGING POINTS

1
PERSON PER 8 SQ M
(GENERAL OFFICE LAYOUT)





FLOORPLANS

ACCOMMODATION

FLOOR	NIA (sq ft)	TERRACE (sq ft)	
Eighth			BRG Barclay Research Group
Seventh			COMPETITION APPEAL TRIBUNAL
Sixth	14,811	1,798	Available
Fifth			boult Boult Wade Tennant
Fourth			Gartner
Third			Gartner
Second			BRITISH BUSINESS BANK
First			Gartner
Ground			The Health Foundation
Lower Ground			The Health Foundation

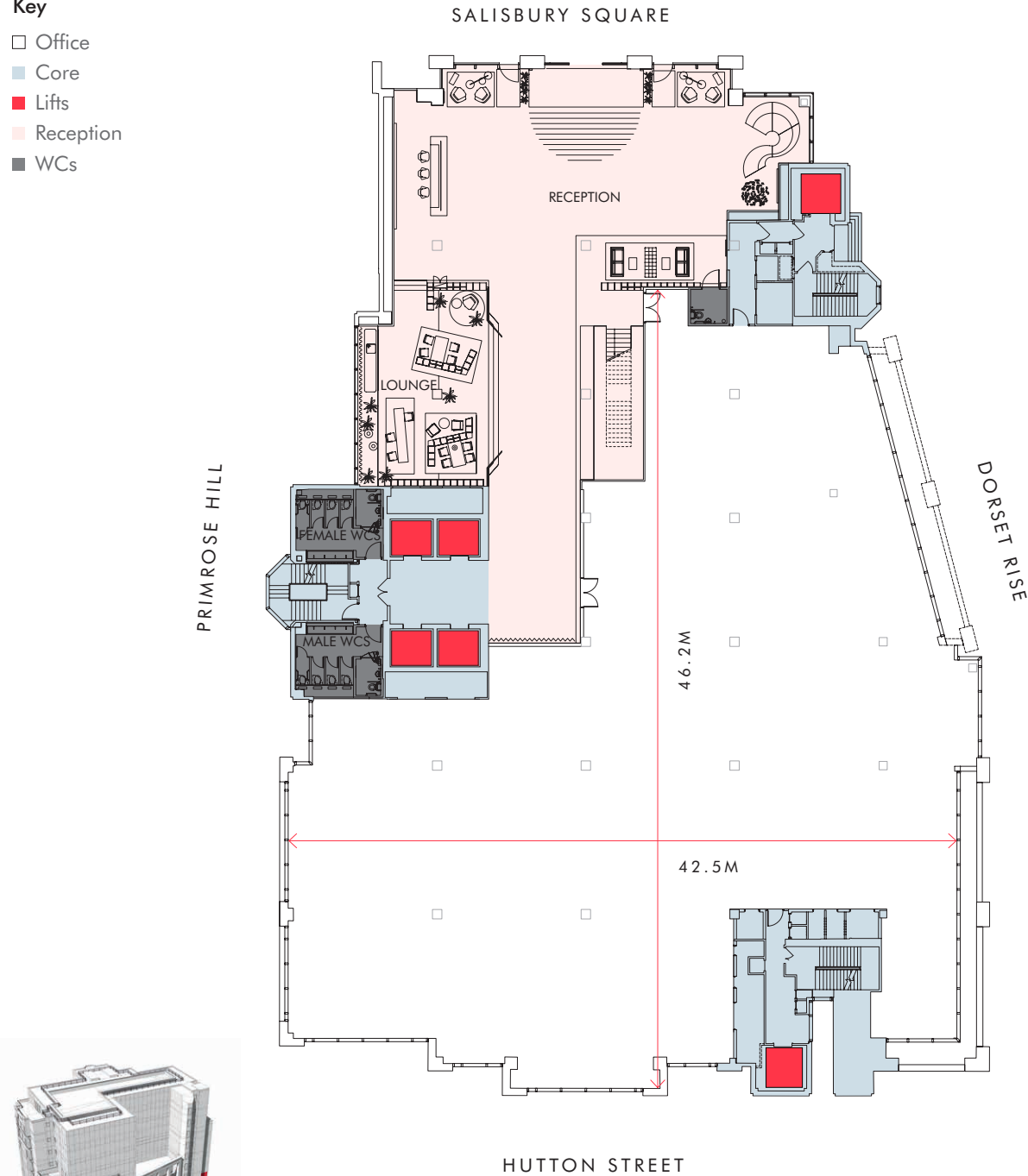
BUILDING FACILITIES INCLUDE LOCKERS,
DRYING ROOM, SHOWERS, CHANGING ROOMS,
163 SECURE BASEMENT CYCLE SPACES AND
5 CAR PARKING SPACES.

GROUND

Office
13,507 sq ft

Reception
5,214 sq ft

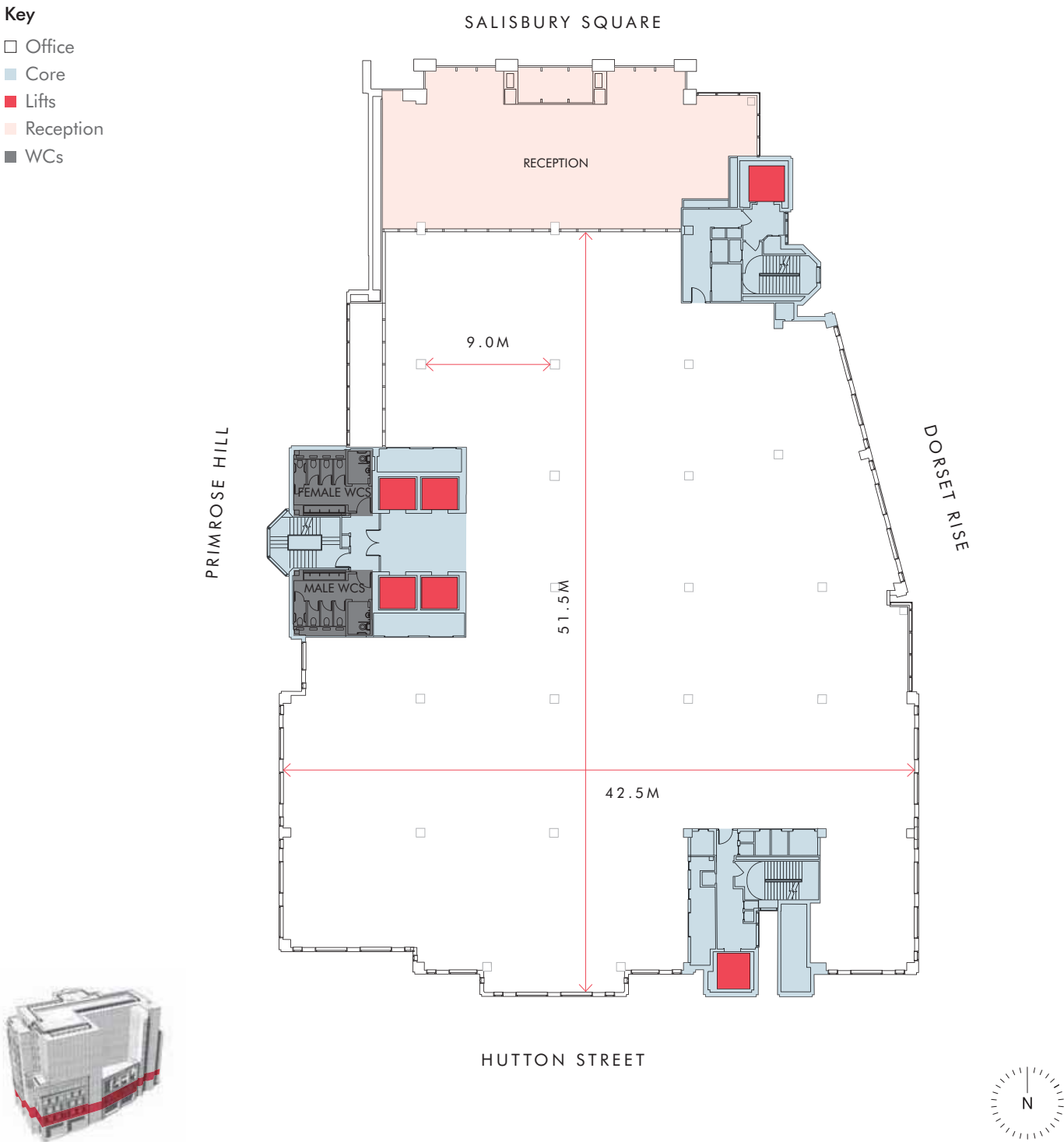
- Key
- Office
 - Core
 - Lifts
 - Reception
 - WCs



Floorplan not to scale. For identification purposes only.

1ST FLOOR

Office
17,460 ft

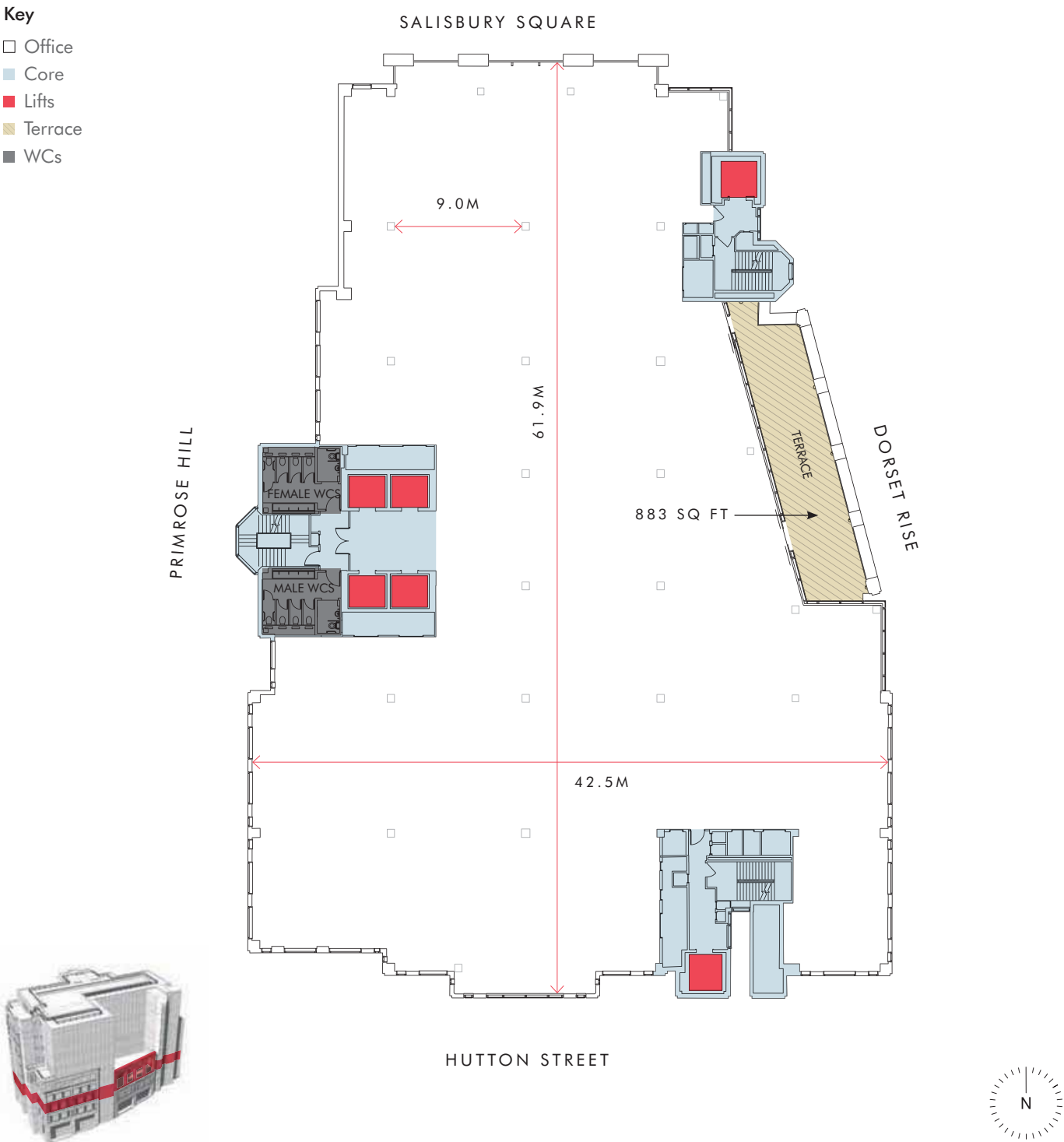


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2ND FLOOR

Office
19,413 sq ft

Terrace
883 sq ft



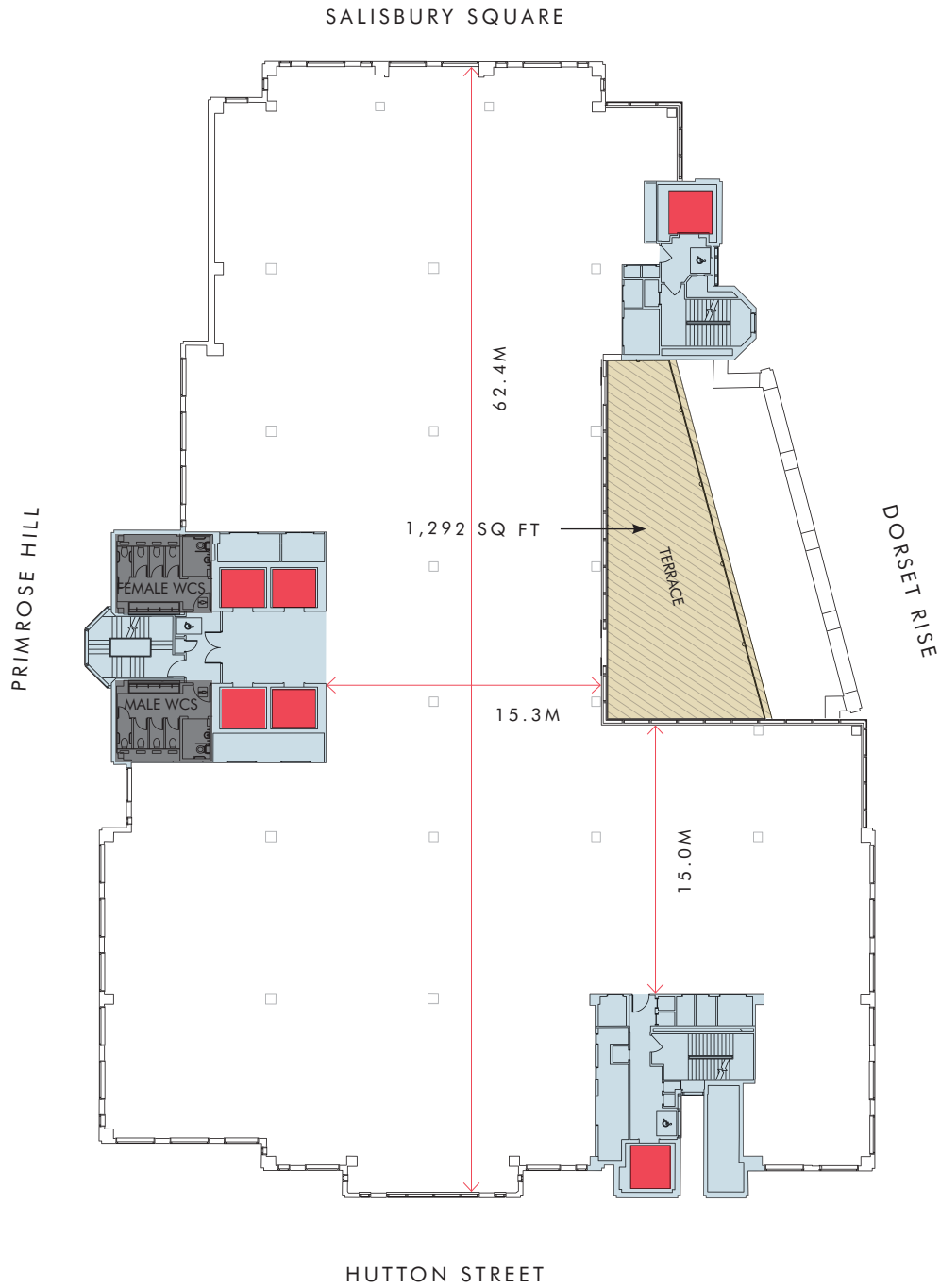
Floorplan not to scale. For identification purposes only.

3RD FLOOR

Office
18,082 sq ft

Terrace
1,292 sq ft

- Key
- Office
 - Core
 - Lifts
 - Terrace
 - WCs

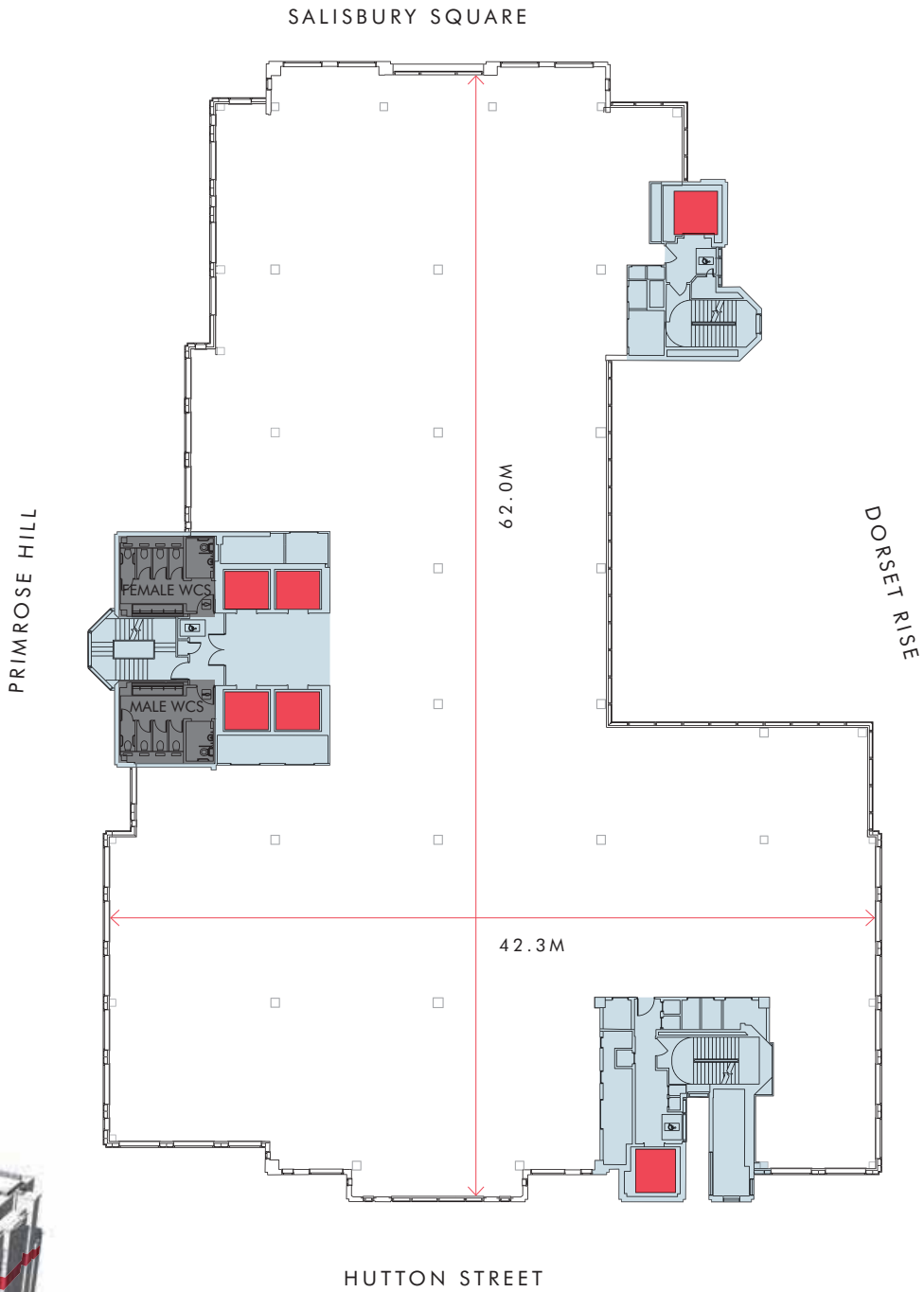


Floorplan not to scale. For identification purposes only.

4TH FLOOR

Office
18,065 sq ft

- Key
- Office
 - Core
 - Lifts
 - WCs

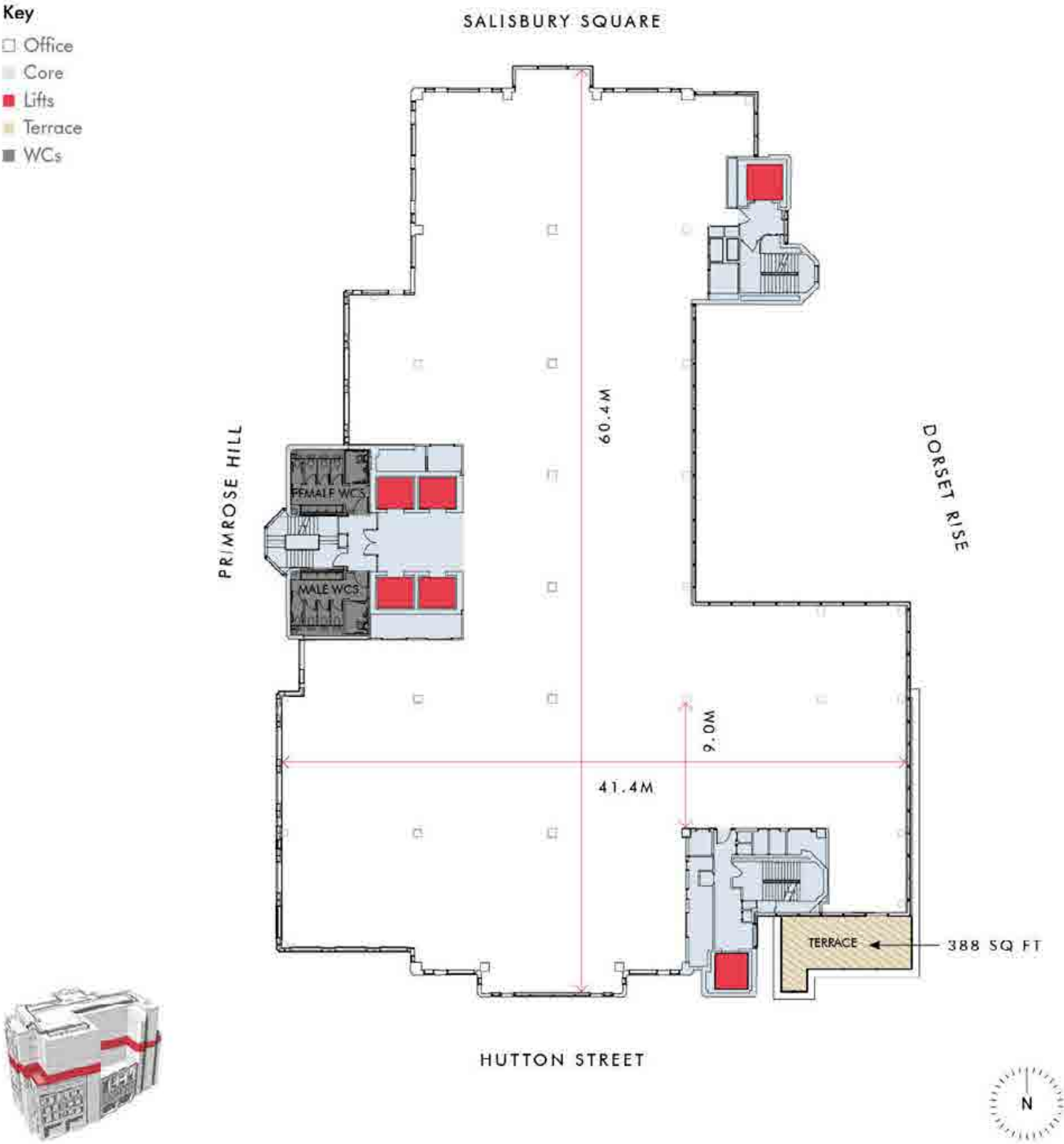


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5TH FLOOR

Office
17,041 sq ft

Terrace
388 sq ft

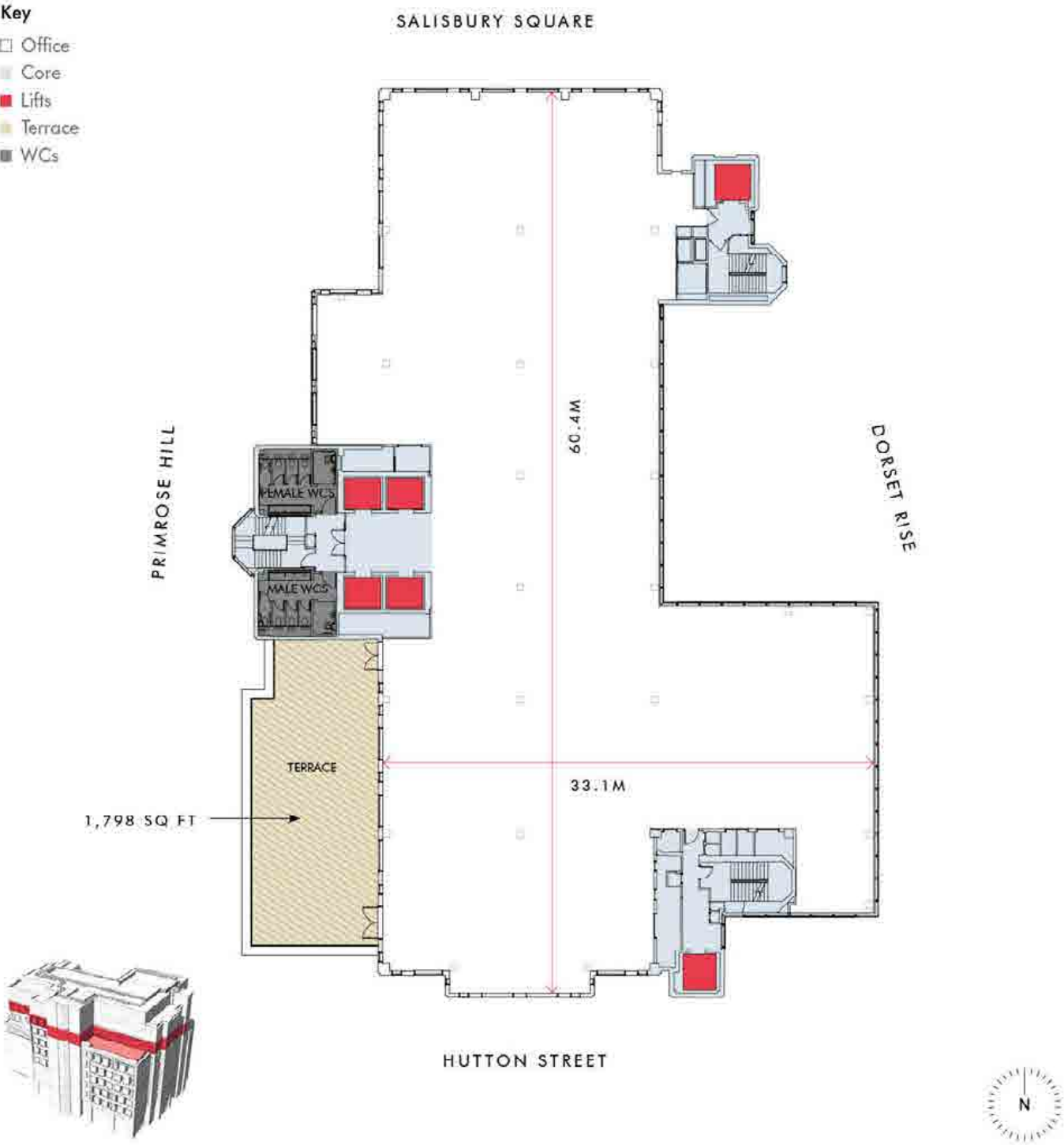


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6TH FLOOR

Office
14,811 sq ft

Terrace
1,798 sq ft

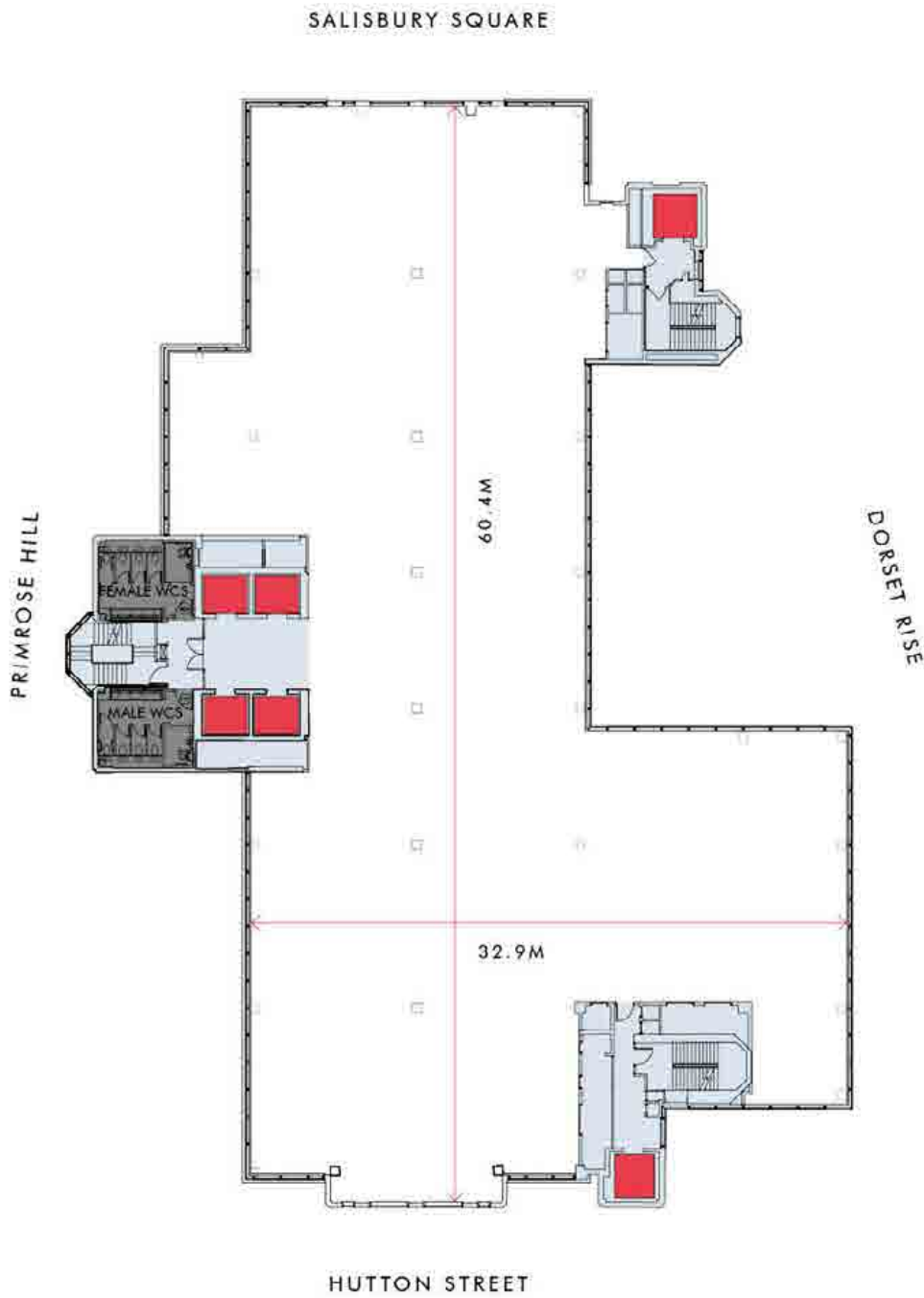


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7TH FLOOR

Office
14,727 sq ft

- Key
- Office
 - Core
 - Lifts
 - WCs



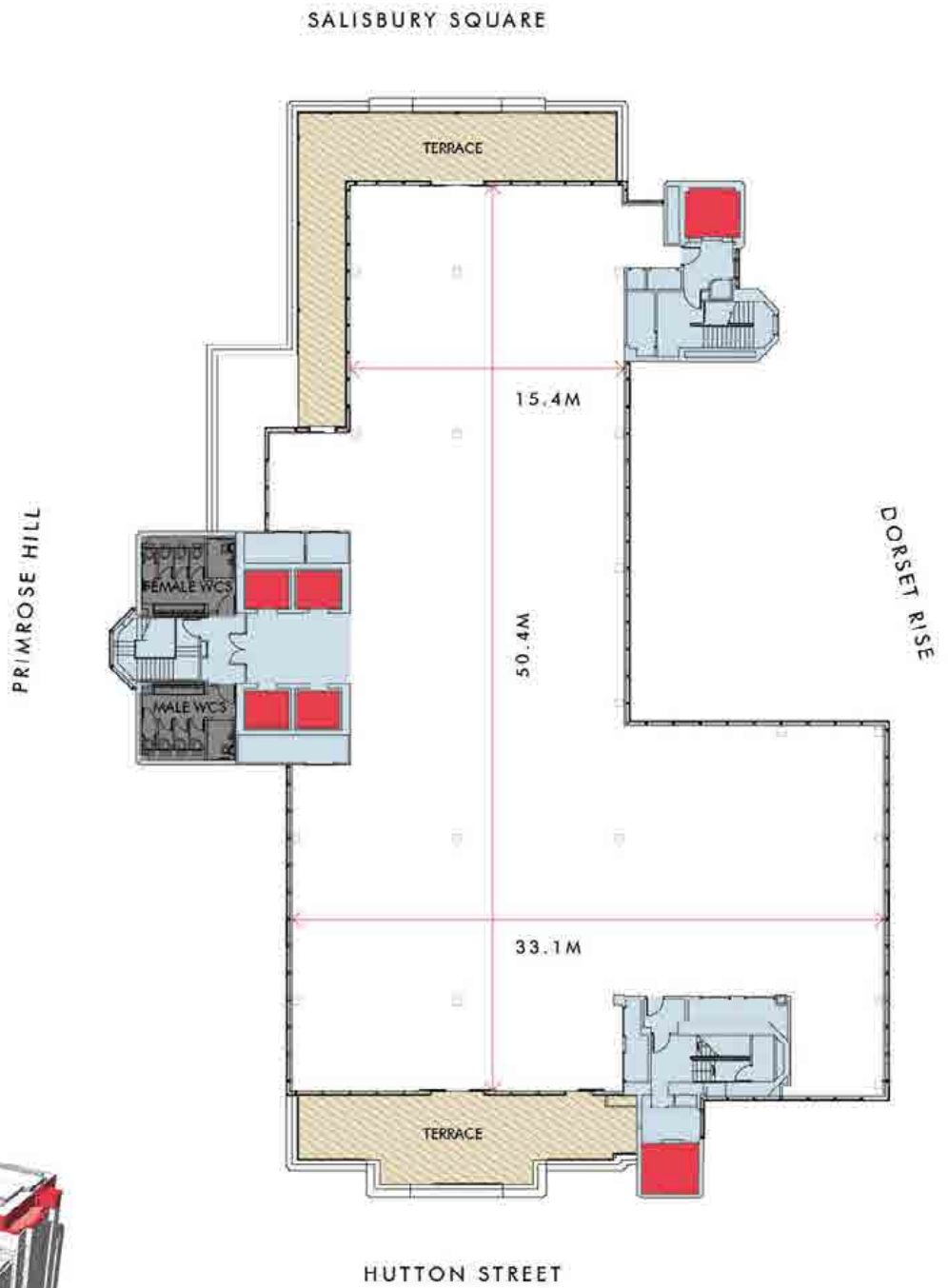
Floor plan not to scale. For identification purposes only.

8TH FLOOR

Office
12,147 sq ft

Terrace
1,981 sq ft

- Key
- Office
 - Core
 - Lifts
 - Terrace
 - WCs



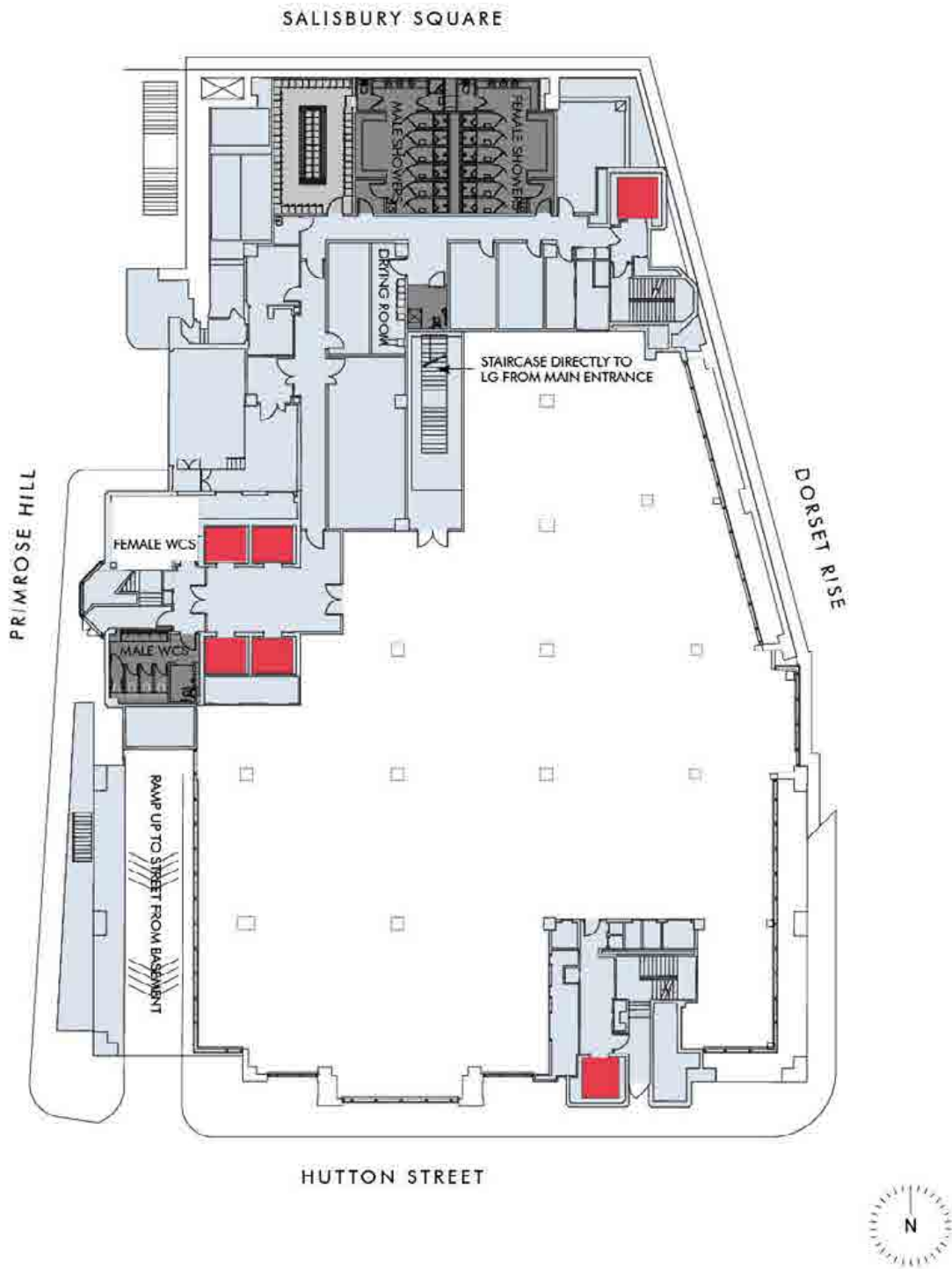
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LOWER GROUND

Office
12,204 sq ft

- Key
- Office
 - Core
 - Lifts
 - WCs / 14 Showers
 - 132 Lockers

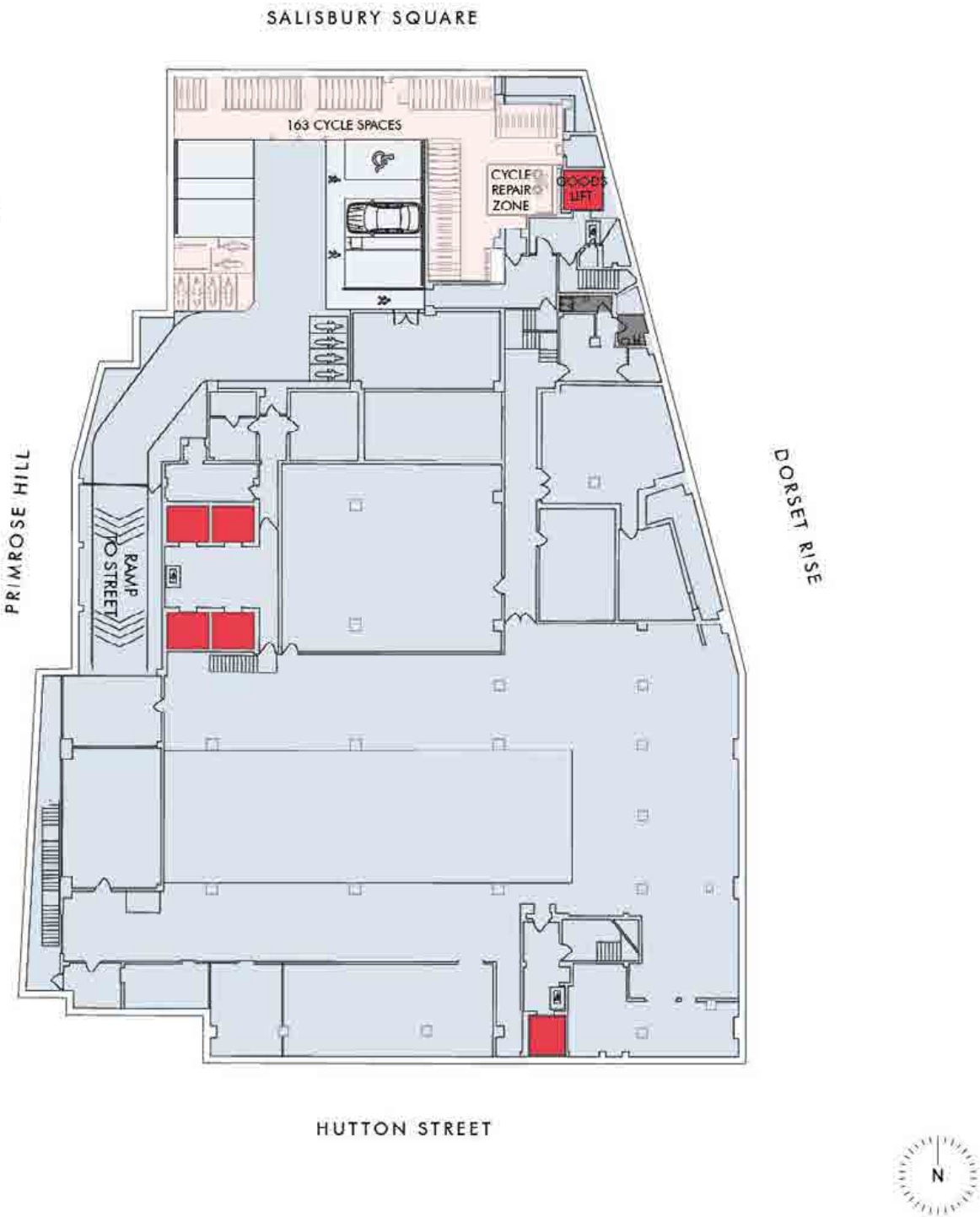
132 LOCKERS
14 SHOWERS



Floor plan not to scale. For identification purposes only.

BASEMENT

- Key
- Core
 - Lifts
 - Motorbike/ Cycle storage
 - Car parking
 - Bike lockers
 - Showers / WCs



Floor plan not to scale. For identification purposes only.

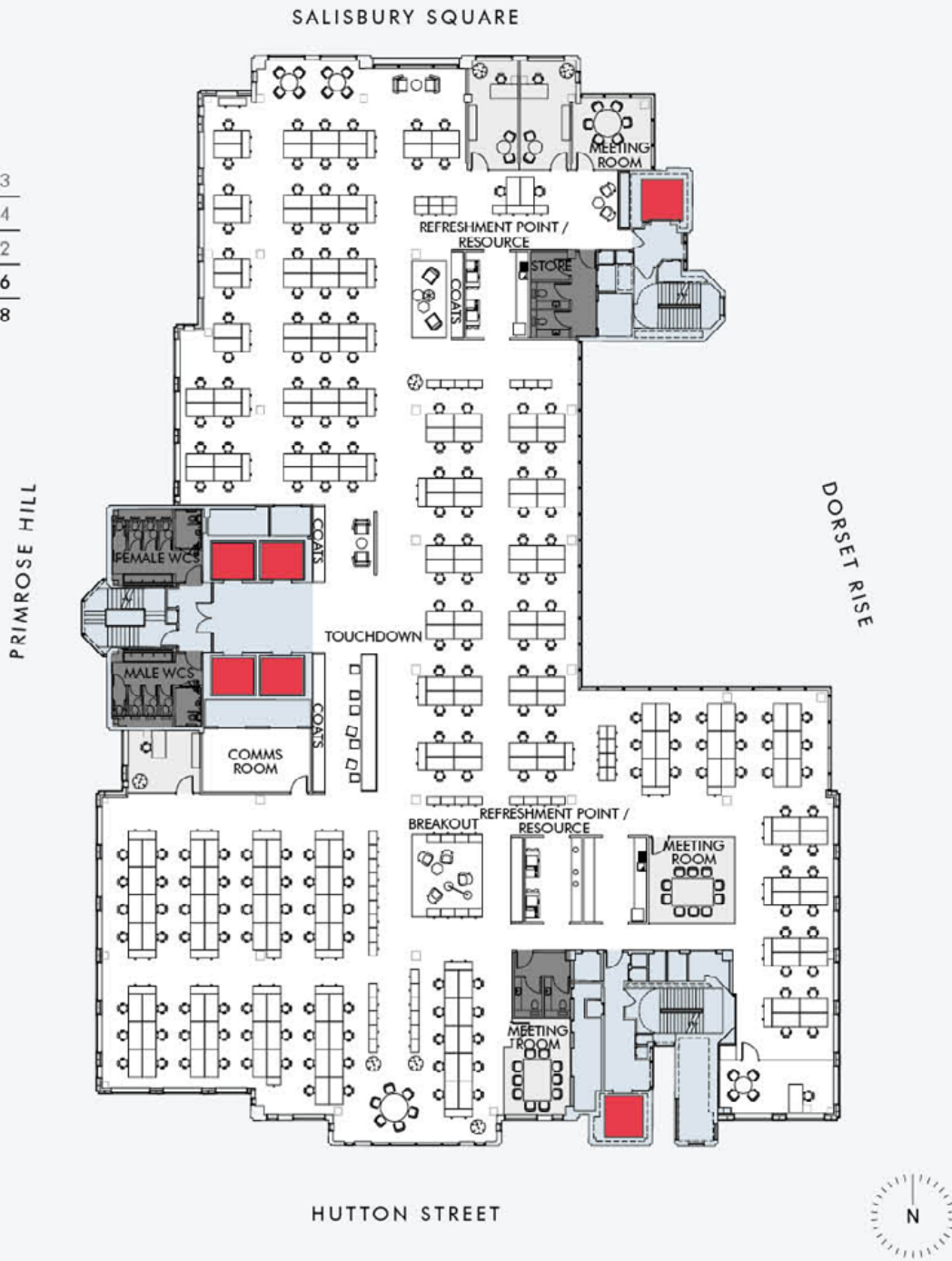
1:8 OPEN PLAN LAYOUT

4TH FLOOR Office
17,933 sq ft

Key

- Office
- Core
- Lifts
- Office / Meeting rooms
- WCs

Meeting rooms	3
Single offices	4
Open plan desks	202
TOTAL STAFF	206
OCCUPANCY RATIO	1:8



Floor plan not to scale. For identification purposes only.

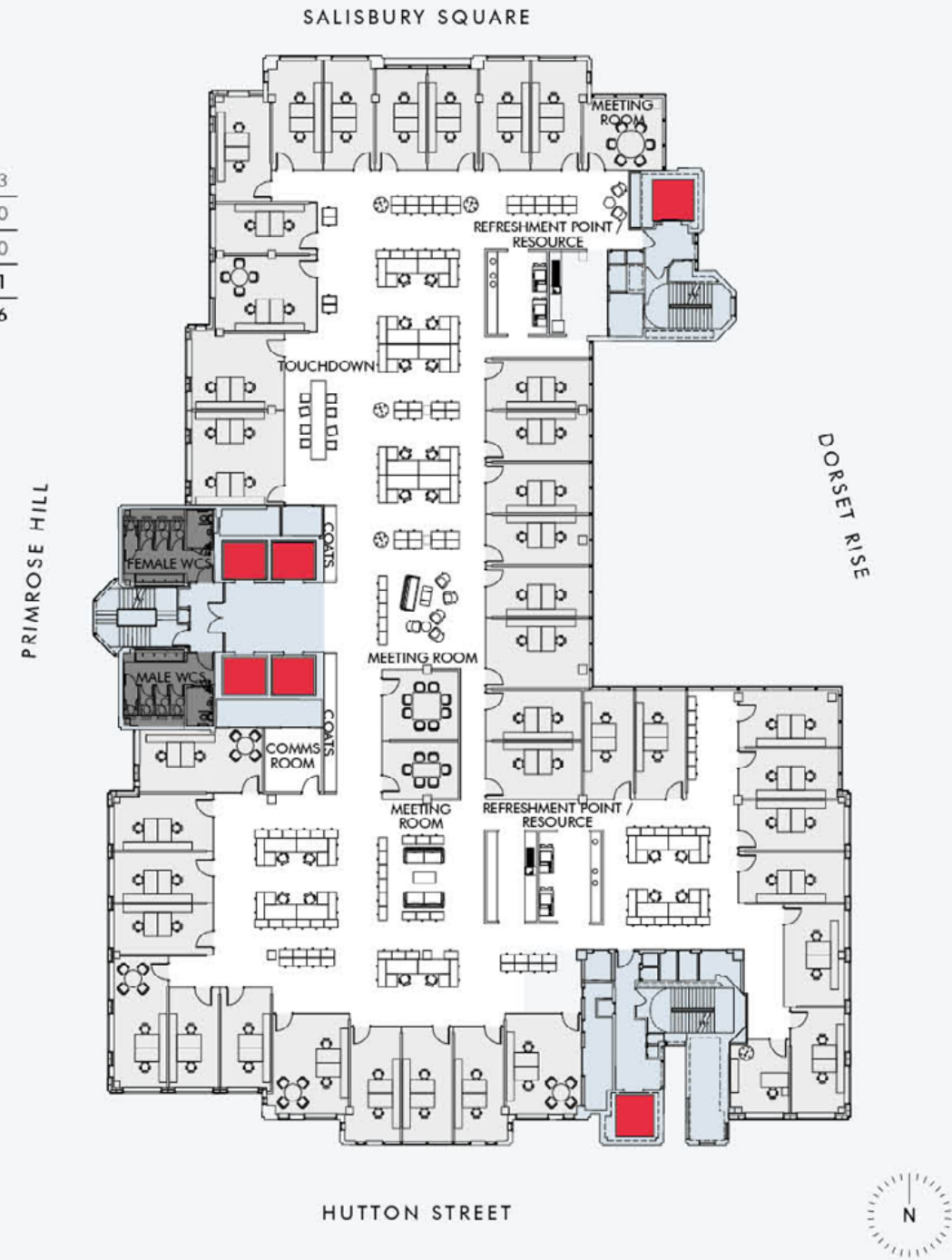
CELLULAR LAYOUT

4TH FLOOR Office
17,933 sq ft

Key

- Office
- Core
- Lifts
- Office / Meeting rooms
- WCs

Meeting rooms	3
Cellular offices	40
Cellular/support desks	81/20
TOTAL STAFF	101
OCCUPANCY RATIO	1:16



Floor plan not to scale. For identification purposes only.

MEDIA LAYOUT

4TH FLOOR Office
17,933 sq ft

Key

Office

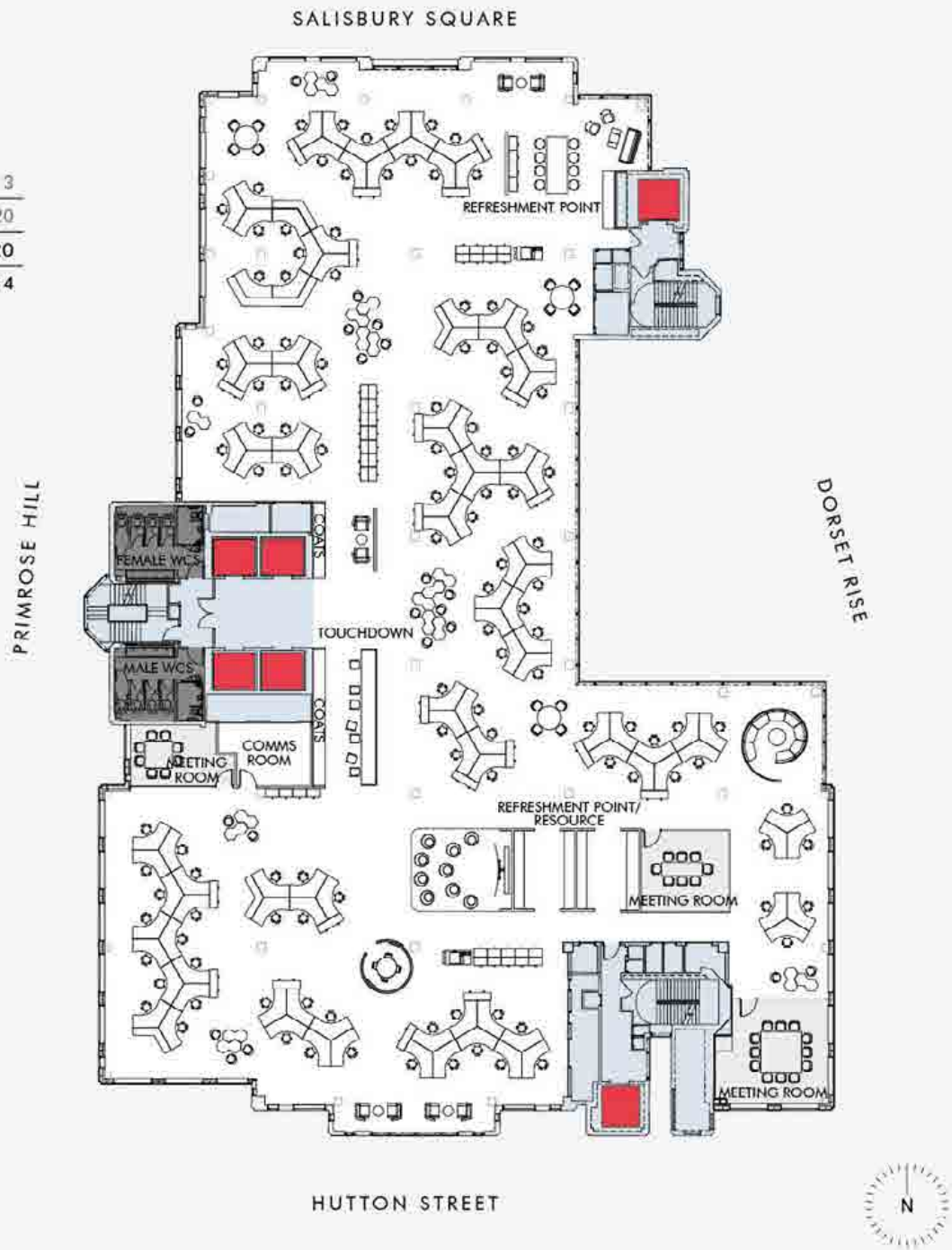
Core

Lifts

Office / Meeting rooms

WCs

Meeting rooms	3
Open plan desks	120
TOTAL STAFF	120
OCCUPANCY RATIO	1:14



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CLIENT MEETING LAYOUT

8TH FLOOR Office Terrace
12,002 sq ft 1,981 sq ft

Key

Office

Core

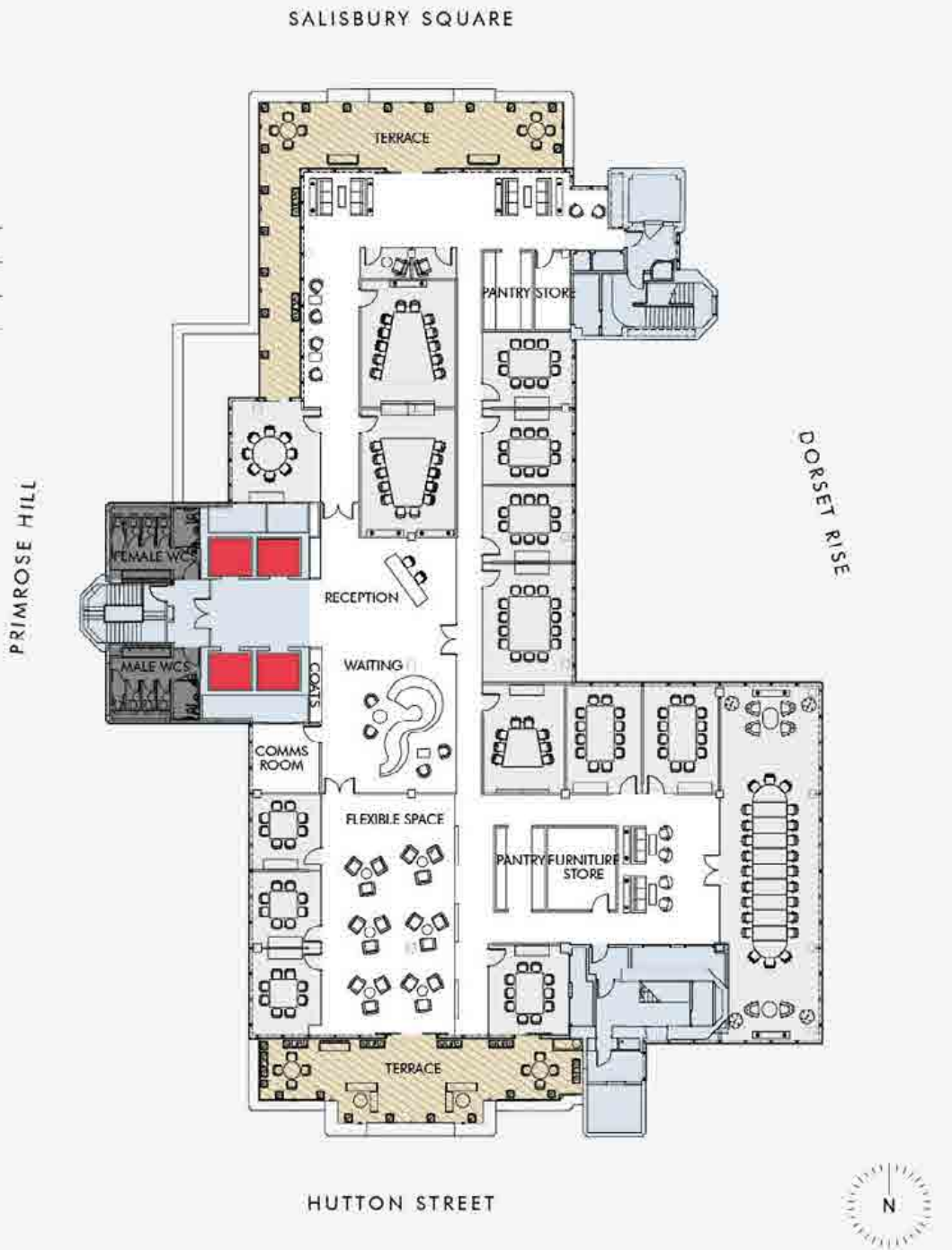
Lifts

Office / Meeting rooms

Terrace

WCs

8 person meeting rooms	4
10 person meeting rooms	4
12 person meeting rooms	2
14 person meeting rooms	1
24 person meeting rooms	1



Floor plan not to scale. For identification purposes only.

GET IN TOUCH

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