

30 FINSBURY SQ

LONDON, EC2

30 FINSBURY SQ

122,000 SQ FT OF AMENITY-RICH,
NEXT GENERATION WORKSPACE.
COMING SUMMER 2027.



THE
OPEN

POWER OF

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A MASTERPIECE OF DESIGN.

OPEN UP. OPEN OUT. OPEN AIR.

THE AWARD-WINNING 30 FINSBURY SQUARE HAS ALREADY ENJOYED OVER 20 YEARS AT THE TOP OF ITS GAME. NOW, A MINDFUL RENOVATION OF THIS CITY ICON WILL ELEVATE BUSINESSES AND THEIR PEOPLE.

30 Finsbury Square is an altogether more open workspace, in both its design and location. Move up through the building, and its stone walls appear to pull apart, opening up to reveal the sky above.



OPEN TO CHANGE

30 Finsbury Square is being transformed into an enjoyable and sustainable place to work.

122,000

→ sq ft of outstanding office space

9,100

→ sq ft of terraces

9,200

→ sq ft of new amenity

90%

→ of the original structure has been retained and re-used

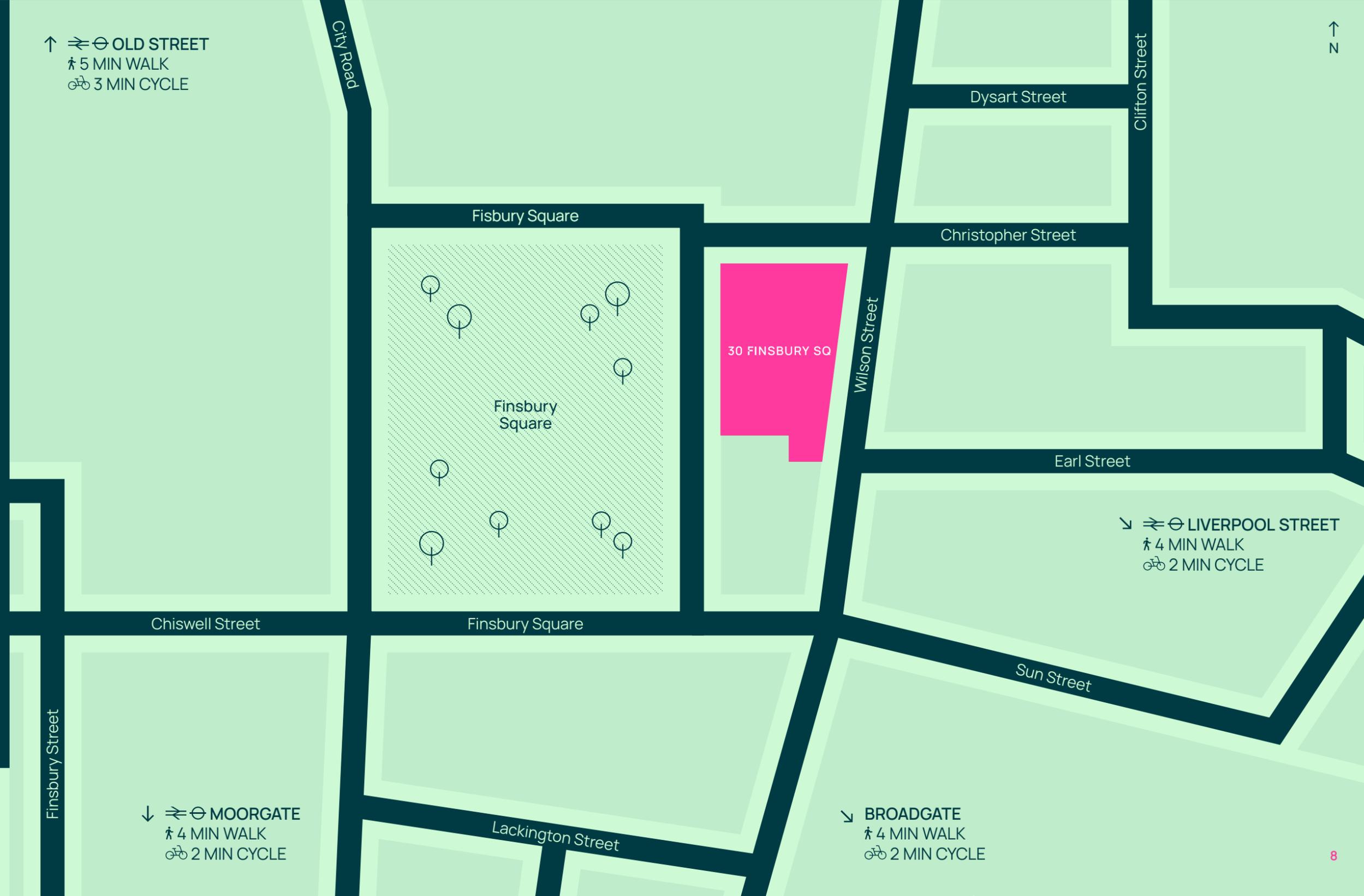
SCHEDULE OF AREAS

LEVEL	OFFICE	PRIVATE TERRACES	AMENITY
Floor 8	1,244 sq ft	1,830 sq ft	3,735 sq ft (Communal Terrace) 646 sq ft (Winter Garden)
Floor 7	13,242 sq ft	1,830 sq ft	-
Floor 6	15,292 sq ft	1,012 sq ft	-
Floor 5	15,982 sq ft	-	-
Floor 4	15,972 sq ft	-	-
Floor 3	15,971 sq ft	-	-
Floor 2	15,958 sq ft	-	-
Floor 1	14,658 sq ft	-	-
Ground	5,545 sq ft	-	3,735 sq ft (Reception) 2,336 sq ft (Café)
Lower Ground	7,400 sq ft	732 sq ft	398 sq ft (Wellness Area) 5,823 sq ft (End of Trip)
TOTAL	121,264 sq ft	5,404 sq ft	16,673 sq ft



AN INSPIRING LOCATION

The well-connected location ensures an openness to possibilities – take advantage of great connections from numerous nearby tube stations; enjoy City buzz and Shoreditch/Old Street edge.



*Map not to scale. Travel times taken from Citymapper.

P E R F E C T L Y

POSITIONED

OPEN TO OPPORTUNITIES

FINSBURY SQUARE IS WHERE THE CITY MEETS SHOREDITCH, AND AN EXCITING HOME FOR TECH, FINANCE AND THE CREATIVE INDUSTRIES.

Enjoy life in a neighbourhood driven by dynamism and diversity. 30 Finsbury Square offers a multi-faceted City location, where the streets of the world's finance capital open up to the culture and creativity of Shoreditch, and onto Old Street's thriving tech scene.



↓ The Hoxton, Shoreditch

← Finsbury Circus Gardens





↑ Whitecross Street Market



← Eataly, Liverpool Street



↑ Broadgate Circle



MOORGATE

4 MINS WALK 2 MINS CYCLE

LONDON BRIDGE



3 mins
9 mins

KING'S CROSS
ST PANCRAS



5 mins
18 mins

WATERLOO



9 mins
18 mins



LIVERPOOL ST

4 MINS WALK 2 MINS CYCLE

FARRINGDON



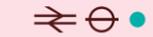
2 mins
14 mins

ST PAUL'S



4 mins
9 mins

LONDON CITY ✕



22 mins

HEATHROW ✕



39 mins

STANSTED ✕



47 mins



OLD ST

5 MINS WALK 3 MINS CYCLE

BANK



3 mins
10 mins

CHARING CROSS



10 mins
19 mins

CANARY WHARF



11 mins
33 mins

GATWICK ✕



34 mins

*Travel times taken from Citymapper.

OPEN OUT TO LONDON

🍴 FOOD

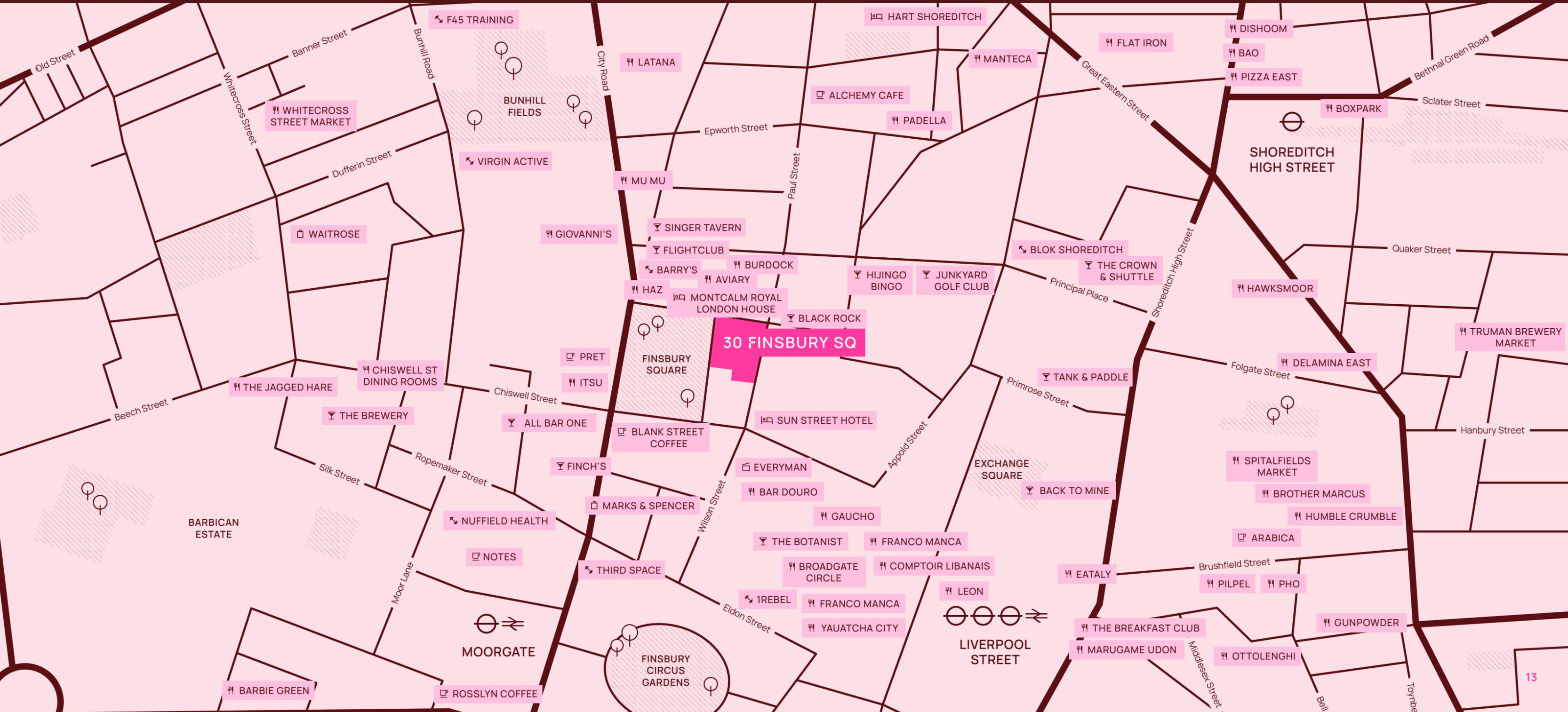
🍷 PUBS/BARS

☕ COFFEE

🏋️ GYMS

🏨 HOTELS

🎬 CINEMA



30 FINSBURY SQ

LOCAL OCCUPIERS



Cravath, Swaine & Moore LLP



ALLEN & OVERY



Milbank

HITACHI



Simpson Thacher

Linklaters

brainlabs



NTT DATA



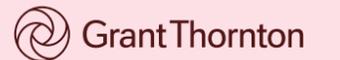
GREYSTAR

foxwilliams



The University of Law

SLAUGHTER AND MAY



ORACLE

mimecast

BURO HAPPOLD

monzo



McCANN WORLDGROUP

OPEN UP

TO

NEW

WAYS OF WORKING



A L I G H T L E A D I N G

For its next chapter, this iconic building is being refreshed and repurposed for the demands of the modern world, ready to reclaim its place as one of the City's most sought-after workspaces.

REIMAGINED

The building's lobby and reception is being opened up, with more windows and higher ceilings to create a welcoming arrival. An open to all coffee shop and outdoor seating will foster a sense of community and create a buzz throughout the day. A new, alternative building entrance offers an opportunity for a multi-floor tenant to create a private reception area.



ARRIVAL EXPERIENCE



Main reception

OPEN AIR



Energising new outdoor spaces on the rooftop terrace are designed to improve everyday wellbeing and invite you to embrace the outdoors year-round. The expansive landscaped roof terrace offers the opportunity to work, meet, socialise and host events in the open air, while over-looking the large garden square below.

COLLABORATIVE SPACES

Large floorplates, uninterrupted by columns, create a working environment that flexes to your needs. On every floor you'll find open, adaptable spaces for improved collaboration, efficiency and wellbeing. The new 30 Finsbury Square is built for smarter working today, and ready for the future.





Lower ground floor breakout



SPECIFICATION

HIGHLIGHTS

ROOF



3,735 SQ FT
COMMUNAL
ROOF TERRACE



80 PERSON CAPACITY
WINTER GARDEN



PRIVATE TERRACES
ON FLOORS LOWER
GROUND, 6, 7 & 8

GROUND



CAFÉ



DEDICATED
CYCLE ENTRANCE
WITH RAMPS



INTERLINKING
STAIRCASE BETWEEN
GROUND & LOWER
GROUND



6.58M
DOUBLE HEIGHT
RECEPTION

EVERYWHERE



4 PASSENGER &
1 GOODS LIFTS



SOFT SPOTS FOR
INTERCONNECTING
STAIRCASES



1:10 SQ M
OCCUPATIONAL
DENSITY



3.4M TYPICAL
FLOOR TO
SOFFIT HEIGHT

LOWER GROUND



269 CYCLE
SPACES



269 LOCKERS



27 SHOWERS – 12 MALE,
12 FEMALE, 2 UNISEX
& 1 ACCESSIBLE



VANITY AREAS
WITH MIRRORS
& STORAGE

SUSTAINABILITY & WELLNESS

WELL-BEING AT EVERY LEVEL



NEW OUTDOOR SPACES AND INTERIOR UPDATES COMBINE TO CREATE A MORE BALANCED WORKING ENVIRONMENT.

FEEL-GOOD

DESIGN



OPEN-AIR ROOFTOP
& WINTER GARDEN



OUTDOOR LOUNGE,
MEETING & WORKSPACES



BIODIVERSE
LANDSCAPING WITH
TREES & GREEN LEDGES



LIFT EXTENSION WITH
PHOTOVOLTAIC PANELS



EMPLOYEE
WELLNESS HUB



VIEW TO THE EAST &
SOUTH-EAST, TAKING IN
ALL LANDMARKS



BEEHIVE & TENANT
GARDENING SPACE



A SUSTAINABLE, SMART &
HEALTHY WORKPLACE



HEIGHTENED CEILINGS
CREATE A SENSE OF
LIGHT & SPACE



ENHANCED ENERGY
PERFORMANCE

A SPACE THAT NURTURES

EXPLORE SUSTAINABLE SPACES THAT CREATE A HEALTHIER WORKING ECOSYSTEM.

30 Finsbury Square is designed to be a wellbeing-focused, sustainable space where people, businesses and nature all have what they need to flourish. The newly updated interior of the building will offer a distinctly different look and feel while retaining 90% of the original structure, helping to reduce environmental impact, minimising energy and materials.



DESIGNED TO BE SMART

NEW WAYS OF WORKING DEMAND
SMARTER THINKING, AND THE VISION
FOR 30 FINSBURY SQUARE IS AMBITIOUS.

The building is set to deliver on all its targets for
sustainability, energy efficiency and biodiversity
for a truly 'smart' building. 30 Finsbury Square will
be 100% electric, and Net Zero Carbon in operation.



SUSTAINABILITY HIGHLIGHTS

TARGET ACCREDITATIONS



2030/2040/2050 TARGETS



TARGETED SAVING

52%

OF EMBODIED CARBON COMPARED TO A NEW BUILD WITH AN ESTIMATED SAVING OF 5,970,872 KG CO₂E

RETAINING OVER

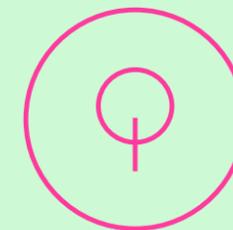
90%

OF THE ORIGINAL STRUCTURE

This equates to:



the CO₂ emissions produced by 10,523 return flights between London and Munich*



the amount of CO₂ absorbed by 248,786 trees over their lifetime**

*567,38 kg each way ** The process of capturing and storing atmospheric carbon dioxide, assuming 24 kg CO₂/tree

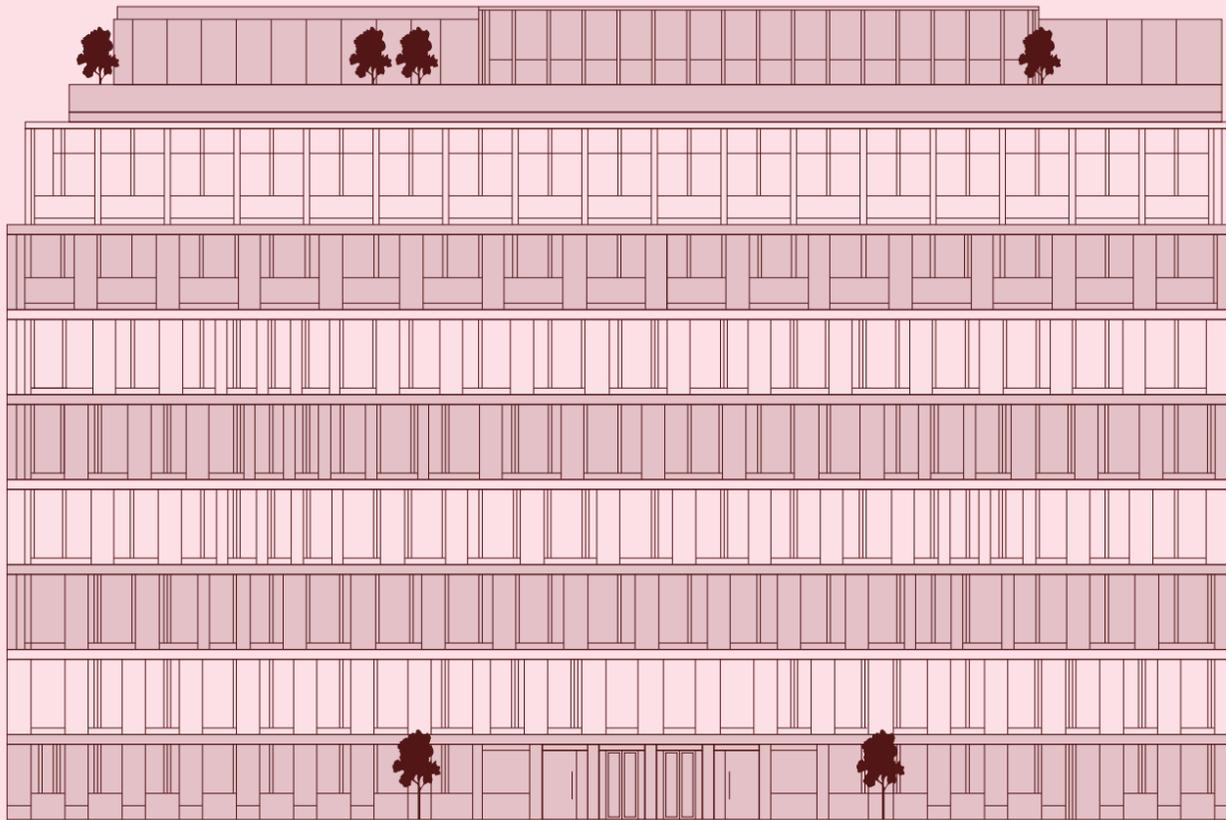
MASTERP
PIECE

A

MODERN
WITH

PURPOSE

SCHEDULE OF AREAS



LEVEL	OFFICE	PRIVATE TERRACES	AMENITY
→ Floor 8	1,244 sq ft	1,830 sq ft	3,735 sq ft (Communal Terrace) 646 sq ft (Winter Garden)
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→ Floor 5	15,982 sq ft	-	-
→ Floor 4	15,972 sq ft	-	-
→ Floor 3	15,971 sq ft	-	-
→ Floor 2	15,958 sq ft	-	-
→ Floor 1	14,658 sq ft	-	-
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GROUND

Office

5,545 SQ FT

Reception

3,735 SQ FT

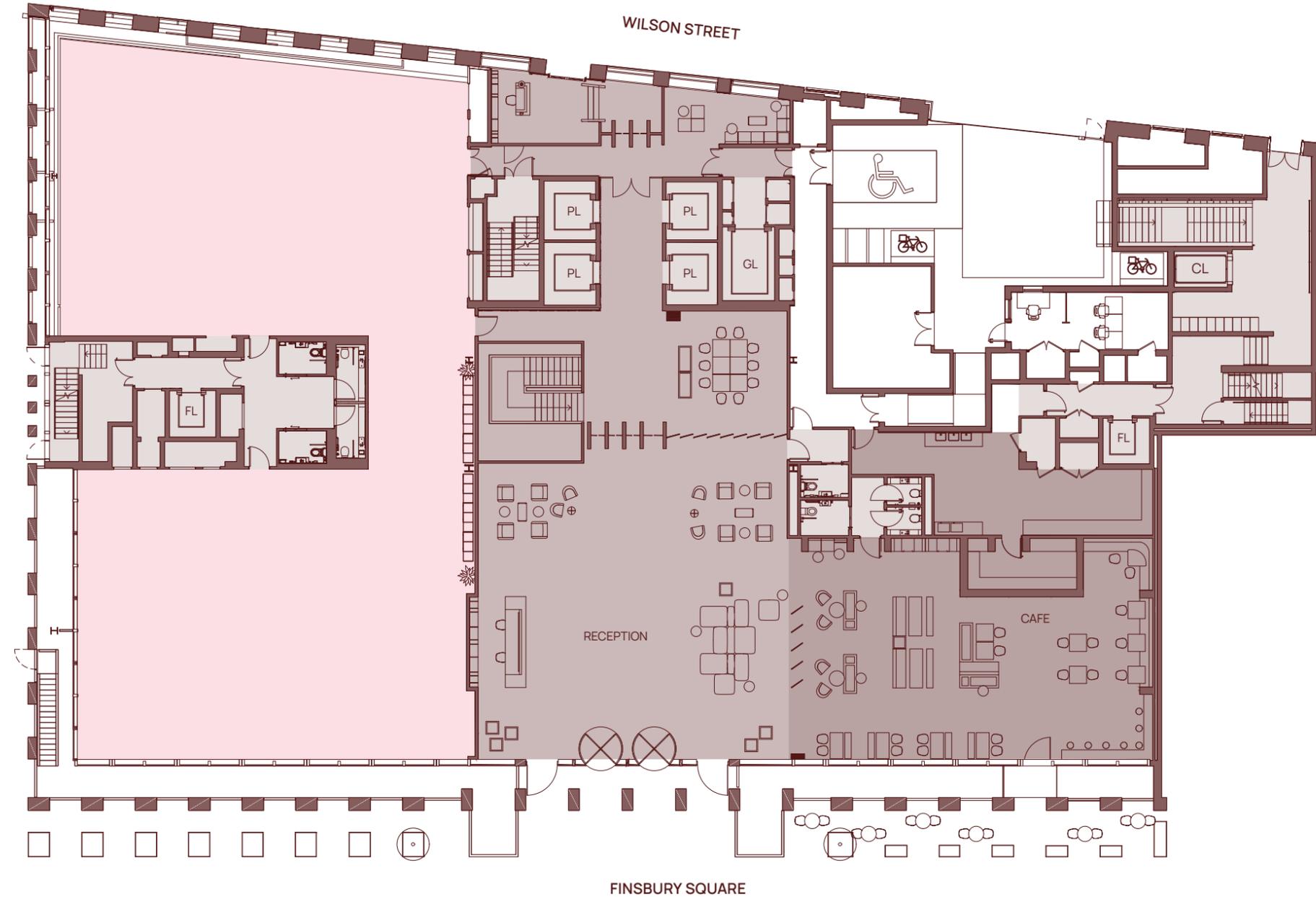
Café

2,336 SQ FT

All measurements are subject to remeasurement upon completion of works.



← N



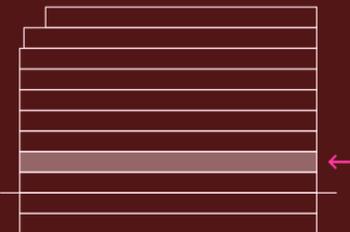
- Office
- Core
- Reception
- Café
- PL Passenger lift
- GL Goods lift
- FL Fire lift
- CL Cycle lift

FLOOR 1

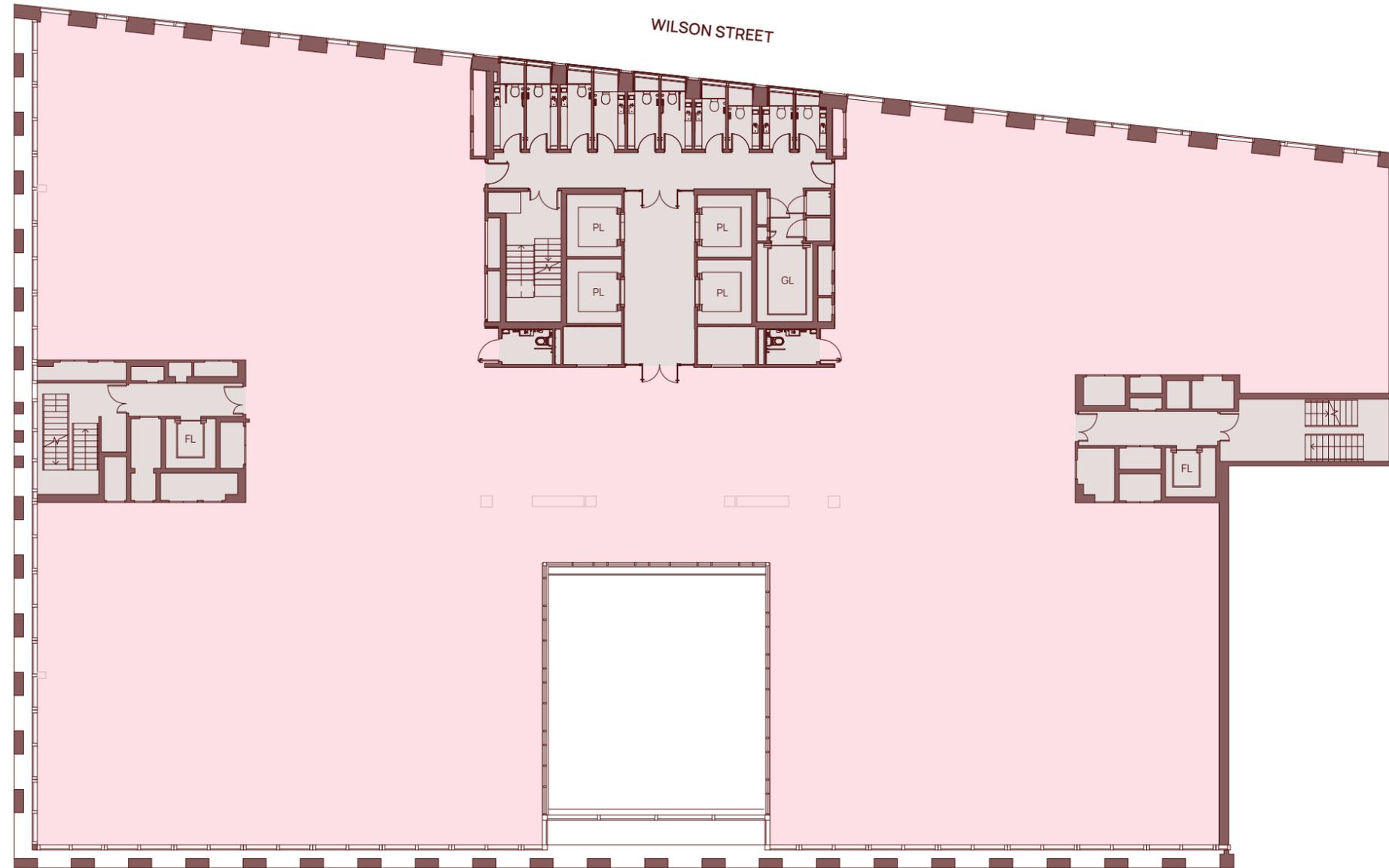
Office

14,658 SQ FT

All measurements are subject to remeasurement upon completion of works.



← N



- Office
- Core
- PL Passenger lift
- GL Goods lift
- FL Fire lift

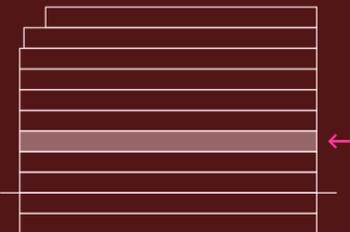
FINSBURY SQUARE

FLOOR 2

Office

15,958 SQ FT

All measurements are subject to remeasurement upon completion of works.



← N



- Office
- Core
- PL Passenger lift
- GL Goods lift
- FL Fire lift

FLOOR 3

Office

15,971 SQ FT

All measurements are subject to remeasurement upon completion of works.



← N



- Office
- Core
- PL Passenger lift
- GL Goods lift
- FL Fire lift

FLOOR 4

Office

15,972 SQ FT

All measurements are subject to remeasurement upon completion of works.



← N



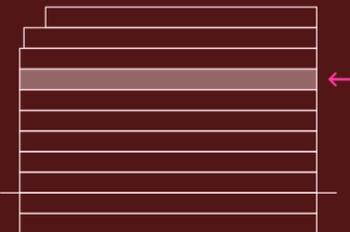
- Office
- Core
- PL Passenger lift
- GL Goods lift
- FL Fire lift

FLOOR 5

Office

15,982 SQ FT

All measurements are subject to remeasurement upon completion of works.



← N



- Office
- Core
- PL Passenger lift
- GL Goods lift
- FL Fire lift

FLOOR 6

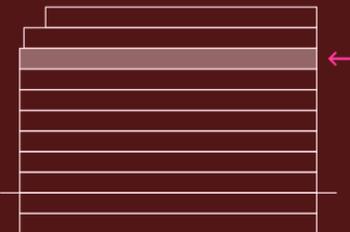
Office

15,292 SQ FT

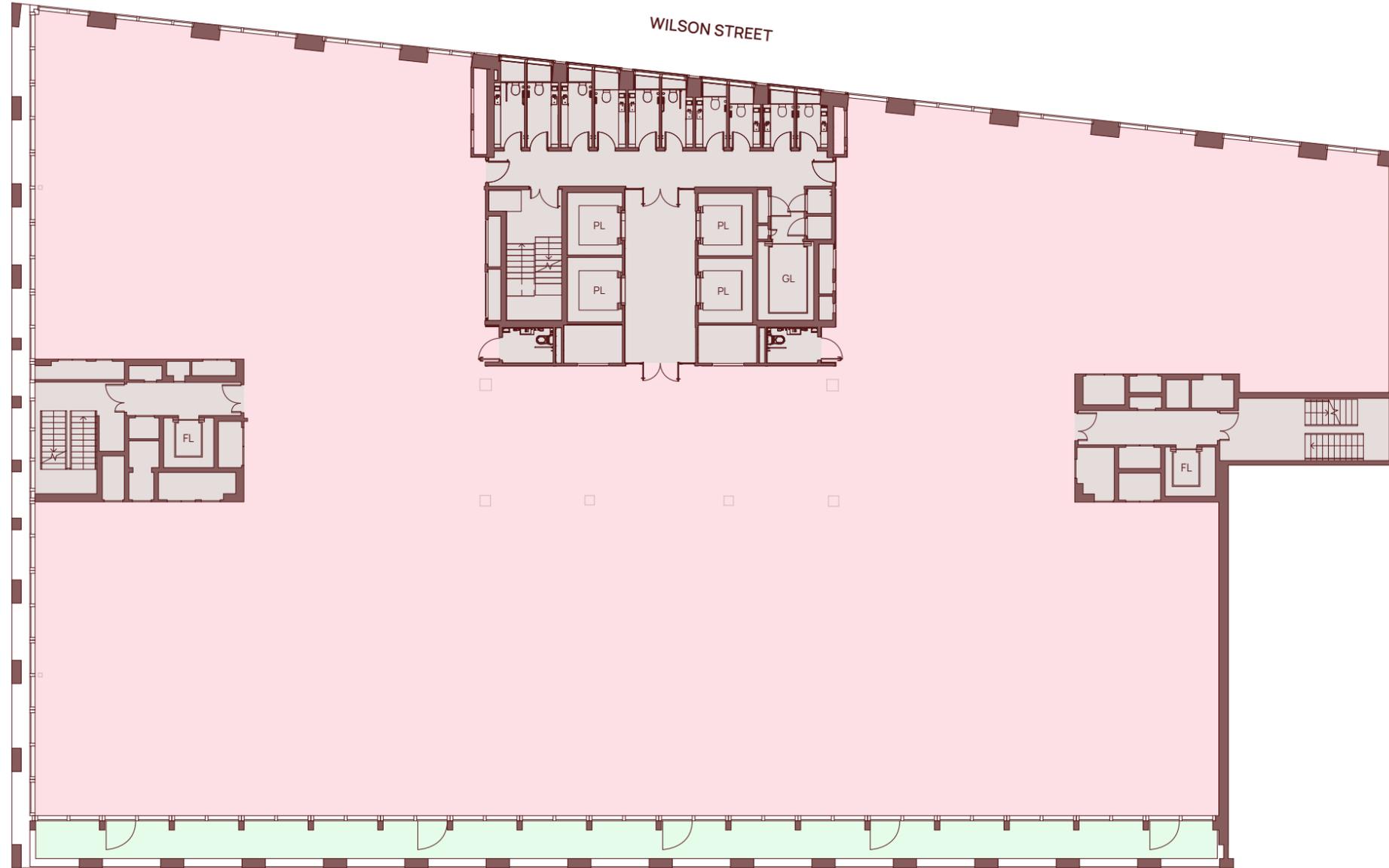
Private Terrace

1,012 SQ FT

All measurements are subject to
remeasurement upon completion
of works.



← N



- Office
- Core
- Private terrace
- PL Passenger lift
- GL Goods lift
- FL Fire lift

FINSBURY SQUARE

FLOOR 7

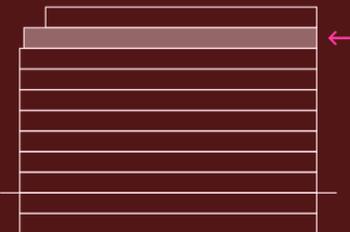
Office

13,242 SQ FT

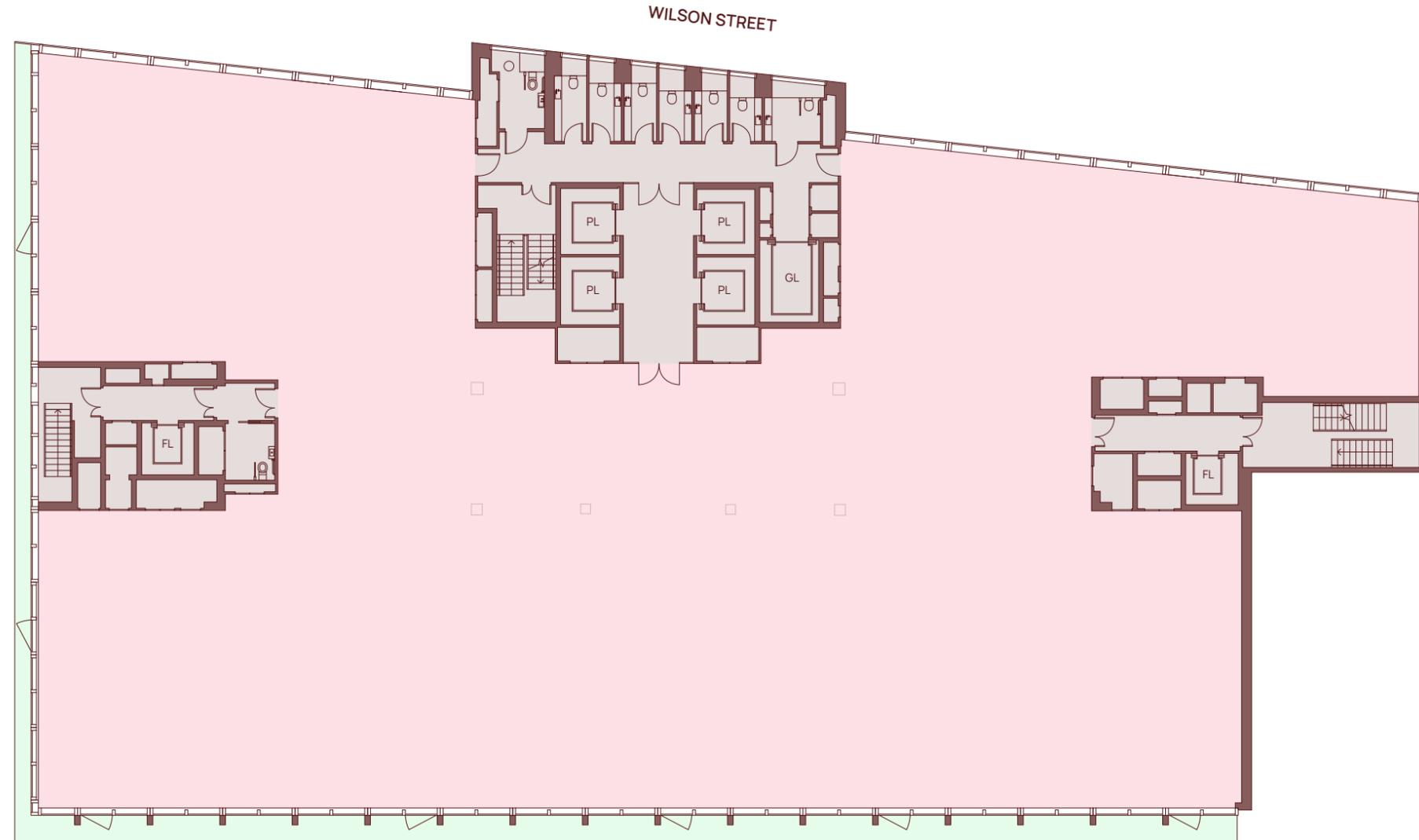
Private Terrace

1,830 SQ FT

All measurements are subject to
remeasurement upon completion
of works.



← N



- Office
- Core
- Private terrace
- PL Passenger lift
- GL Goods lift
- FL Fire lift

FINSBURY SQUARE

FLOOR 8

Office

1,244 SQ FT

Private Terrace

1,830 SQ FT

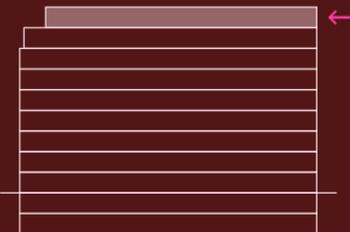
Winter Garden

646 SQ FT

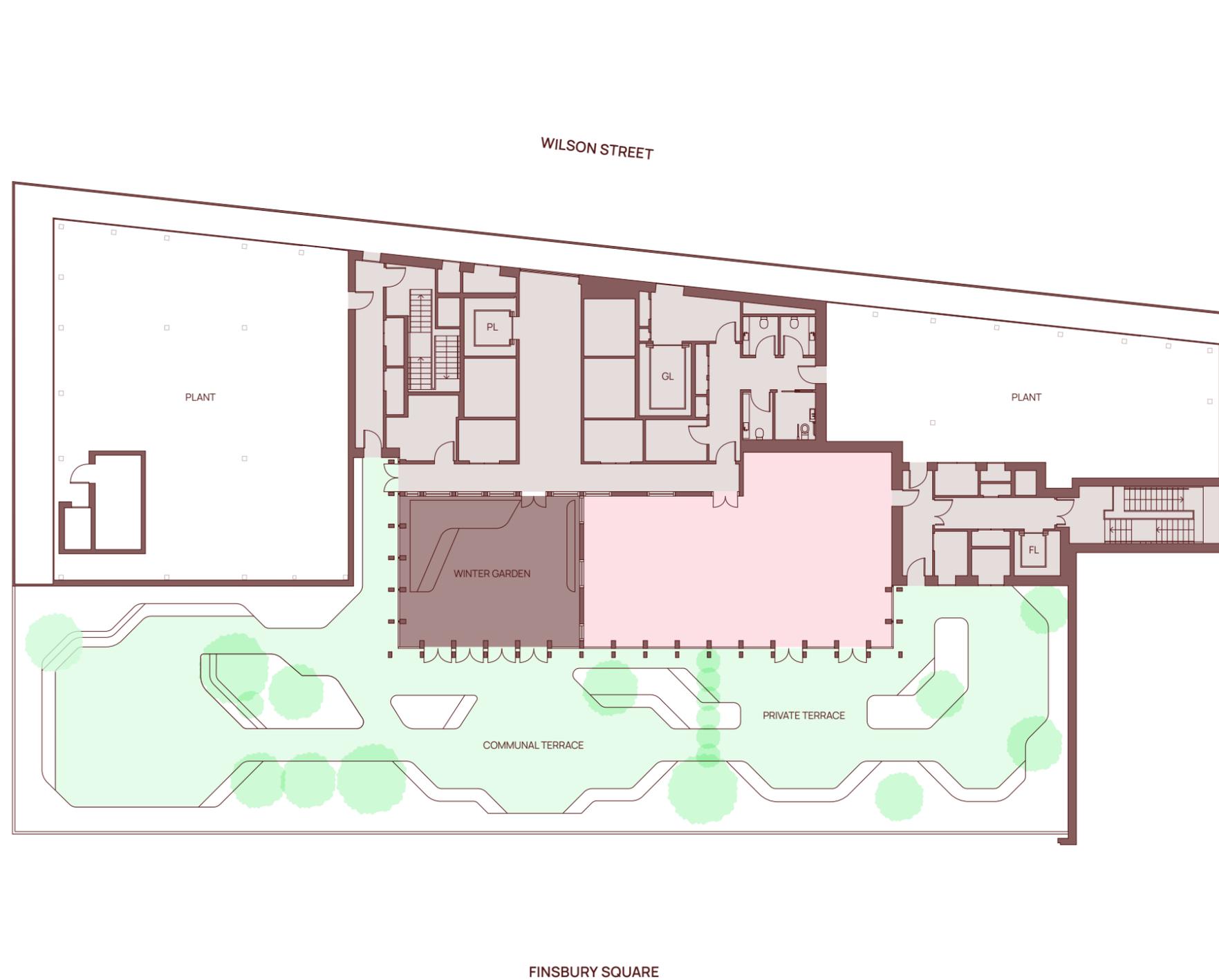
Communal Terrace

3,735 SQ FT

All measurements are subject to remeasurement upon completion of works.



← N



- Office
- Core
- Outdoor space
- Winter Garden
- PL Passenger lift
- GL Goods lift
- FL Fire lift

LOWER GROUND

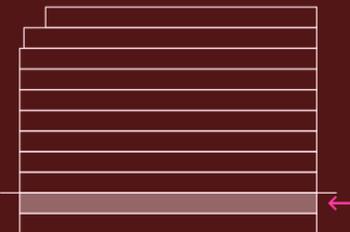
Office
7,400 SQ FT

Terrace
732 SQ FT

Wellness Area
398 SQ FT

End of Trip
5,823 SQ FT

All measurements are subject to
remeasurement upon completion
of works.



← N



- Office
- Core
- Facilities
- Wellness area
- Terrace
- PL Passenger lift
- GL Goods lift
- FL Fire lift

FINSBURY SQUARE

SPACE

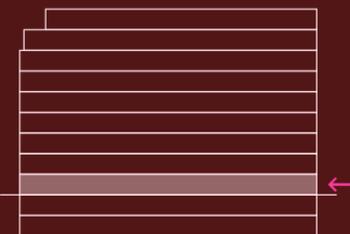
PLANS

CO-WORKING LAYOUT

GROUND FLOOR

OCCUPATIONAL DENSITY
1:16 SQ M / 181 SQ FT

Open plan workspaces	32
Medium meeting room (6-8 people)	2
Small meeting room (4-6 people)	1
Quiet room/phone booth	4



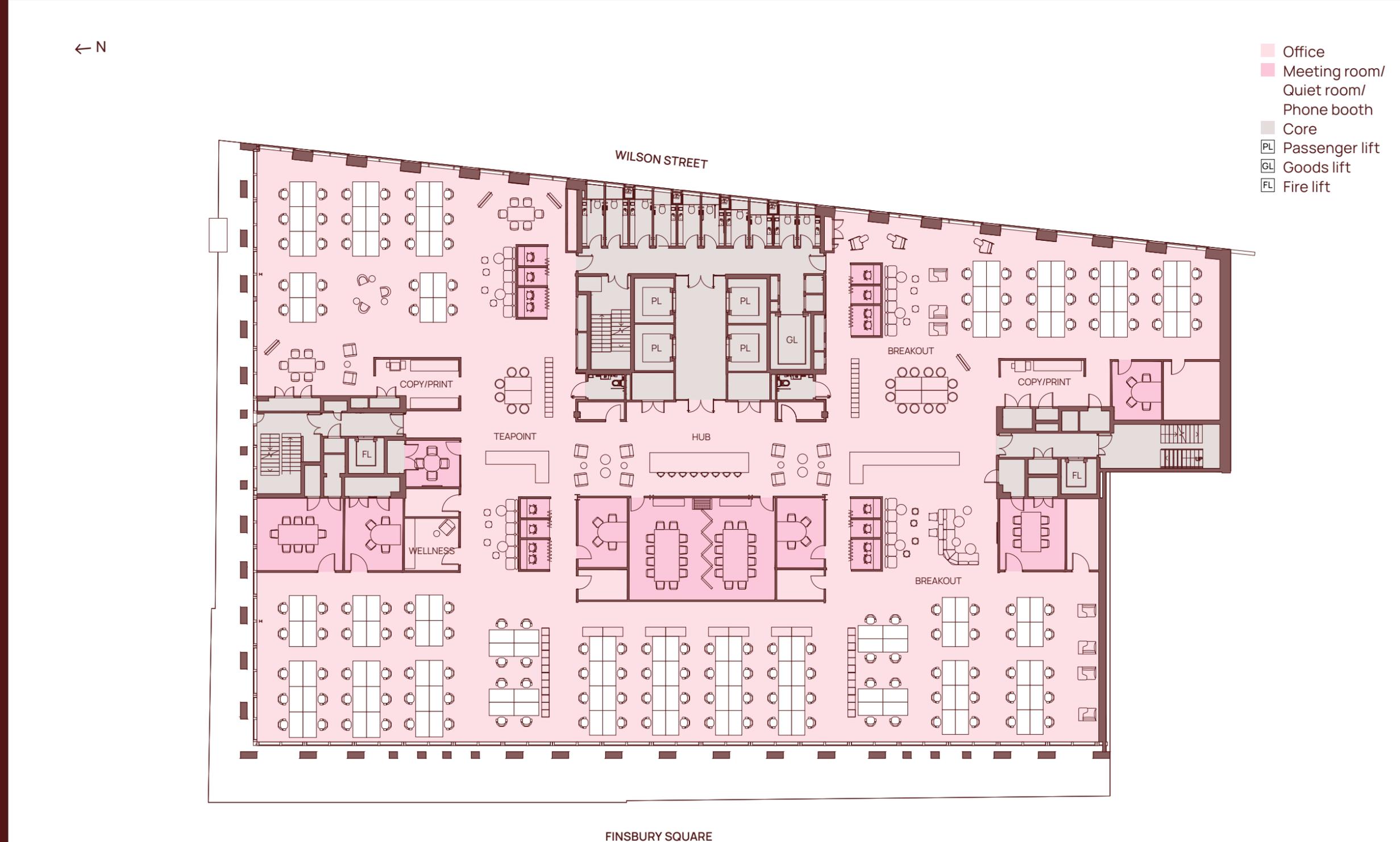
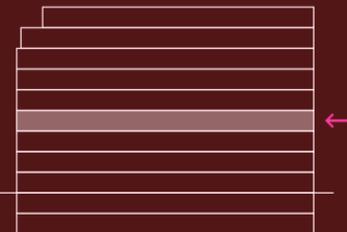
- Office
- Meeting room/
Quiet room/
Phone booth
- Reception
- Café/ Breakout
- Core
- PL Passenger lift
- GL Goods lift
- FL Fire lift
- CL Cycle lift

CORPORATE LAYOUT

FLOOR 3

OCCUPATIONAL DENSITY
1:10 SQ M / 108 SQ FT

Open plan workspaces	148
Large meeting room (10+ people)	2
Medium meeting room (6-8 people)	2
Small meeting room (4-6 people)	5
Quiet room/Phone booth	6

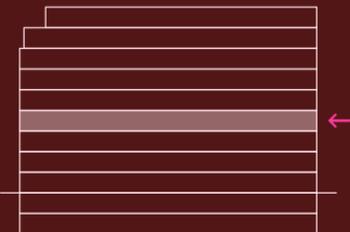


FINANCIAL LAYOUT

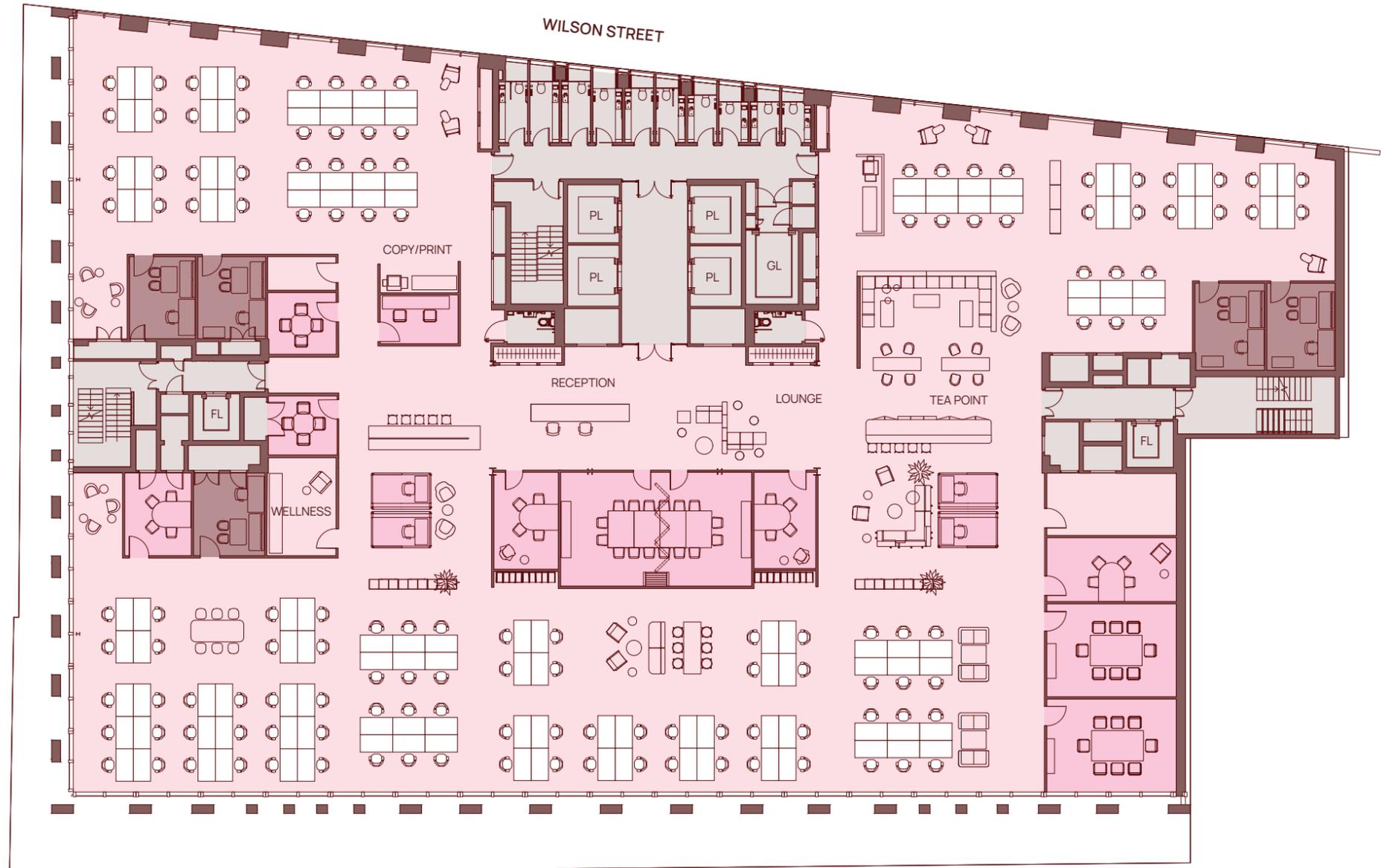
FLOOR 3

OCCUPATIONAL DENSITY
1:11 SQ M / 120 SQ FT

Open plan workspaces	128
Offices	5
Large meeting room (10+ people)	1
Medium meeting room (6-8 people)	2
Small meeting room (4-6 people)	6
Quiet room/Phone booth	5



← N



- Office
- Meeting room/
Quiet room/
Phone booth
- Offices
- Core
- PL Passenger lift
- GL Goods lift
- FL Fire lift

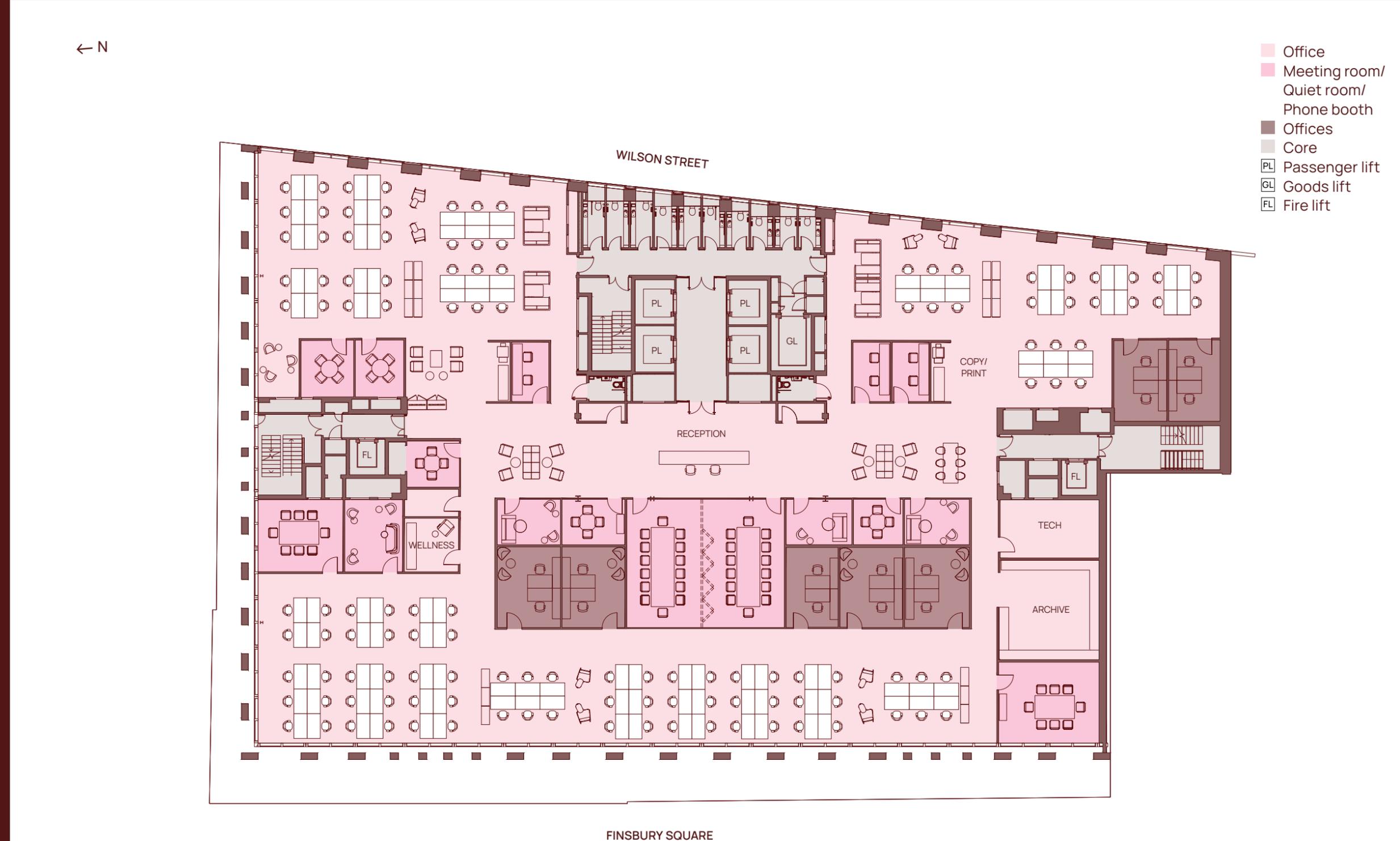
FINSBURY SQUARE

UK LEGAL LAYOUT

FLOOR 3

OCCUPATIONAL DENSITY
1:11 SQ M / 118 SQ FT

Open plan workspaces	122
2-person Offices	7
Large meeting room (10+ people)	2
Medium meeting room (6-8 people)	2
Small meeting room (4-6 people)	8
Quiet room/Phone booth	3



UK LEGAL TRADITIONAL LAYOUT

FLOOR 3

OCCUPATIONAL DENSITY
1:45 SQ M / 485 SQ FT

2-person Offices	22
1-person offices	1
Open plan workspaces	10
Large meeting room (10+ people)	4
Medium meeting room (6-8 people)	2
Small meeting room (4-6 people)	5
Quiet room/Phone booth	3



← N



- Office
- Meeting room/
Quiet room/
Phone booth
- Offices
- Core
- PL Passenger lift
- GL Goods lift
- FL Fire lift

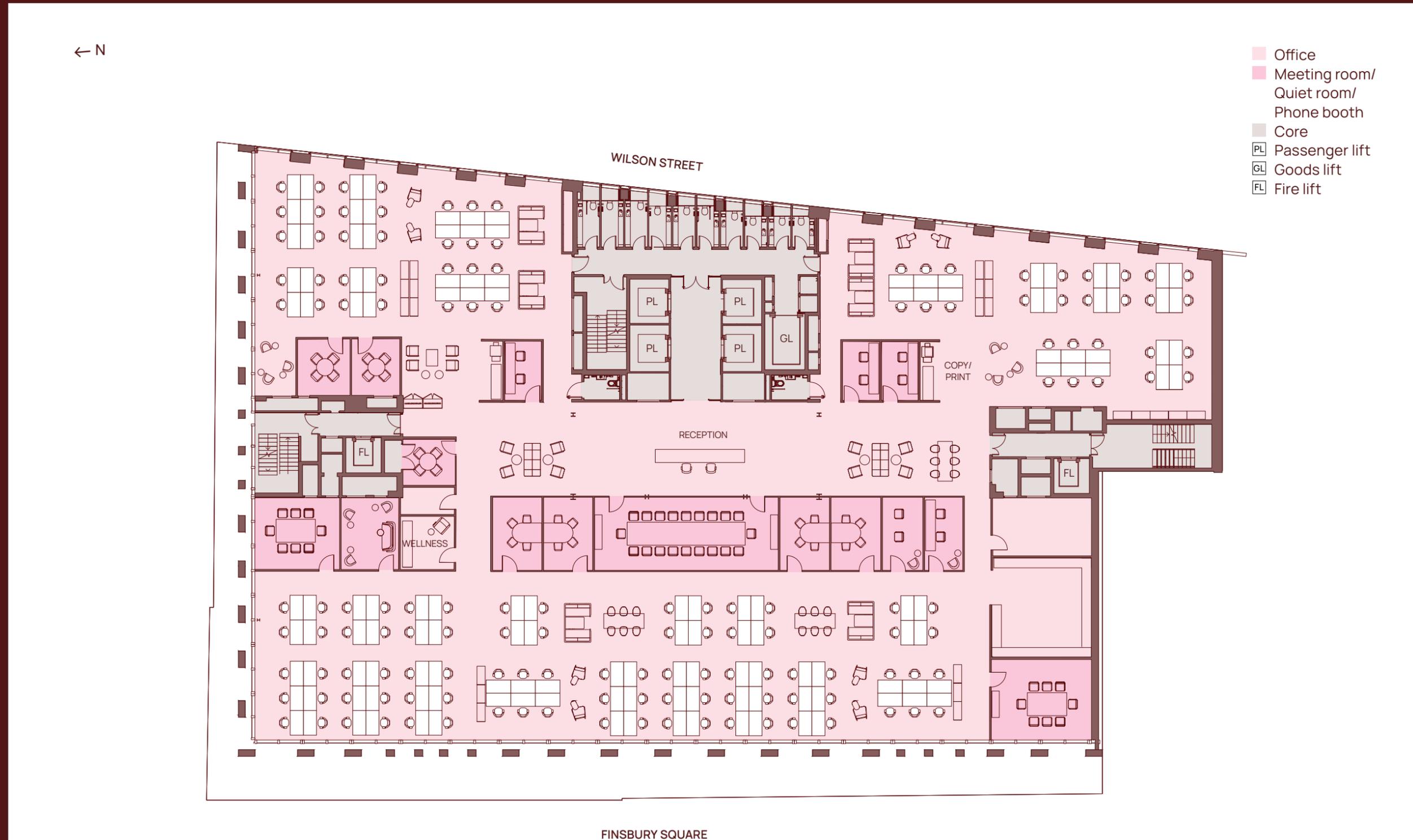
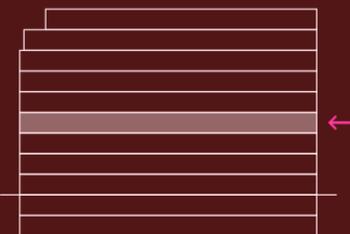
FINSBURY SQUARE

UK LEGAL PROGRESSIVE LAYOUT

FLOOR 3

OCCUPATIONAL DENSITY
1:11 SQ M / 113 SQ FT

Open plan workspaces	142
Large meeting room (10+ people)	1
Medium meeting room (6-8 people)	2
Small meeting room (4-6 people)	8
Quiet room/Phone booth	5

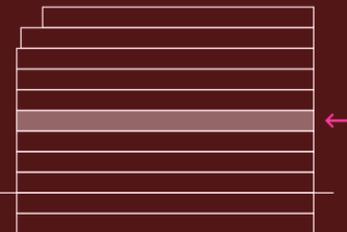


US LEGAL LAYOUT

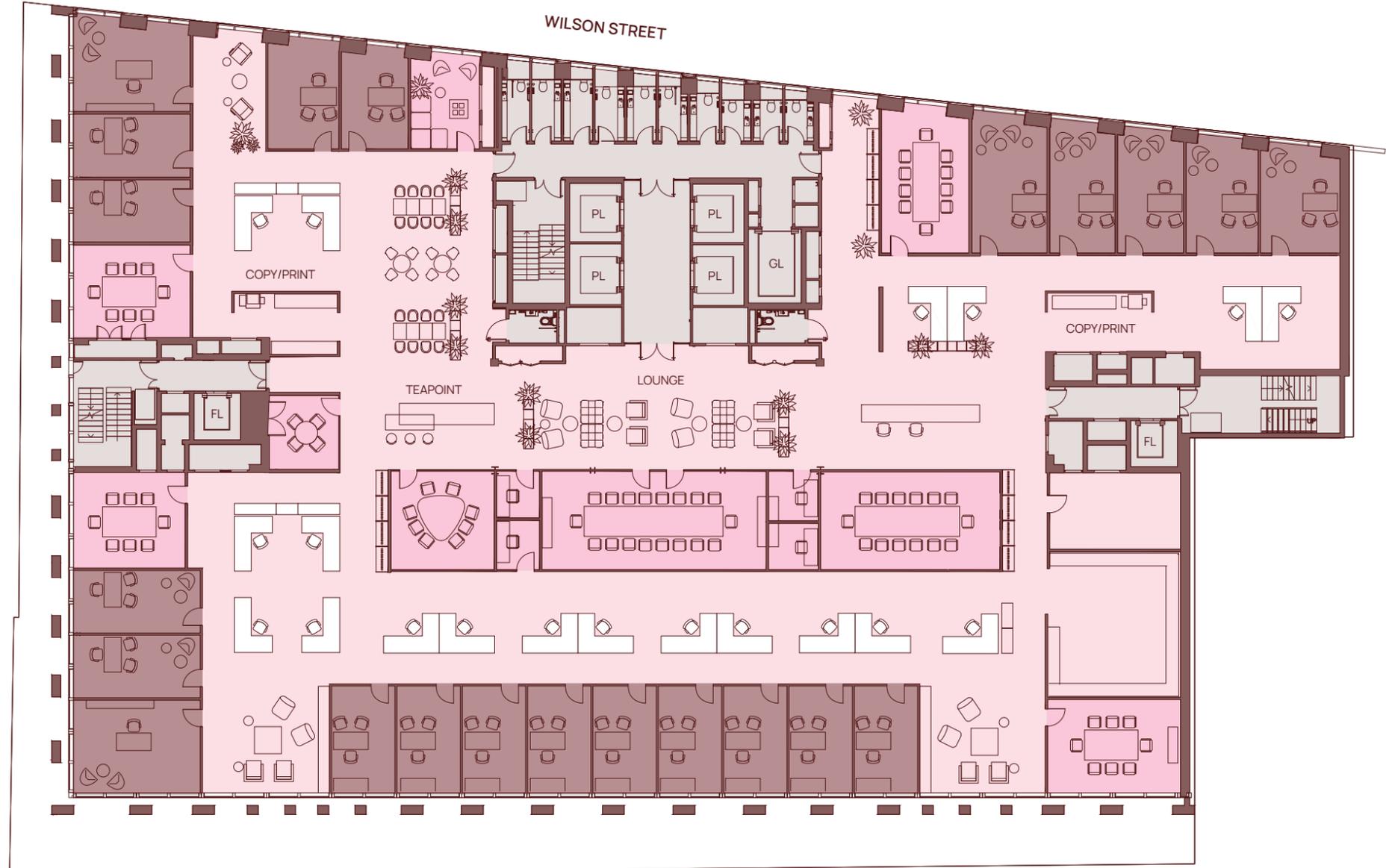
FLOOR 3

OCCUPATIONAL DENSITY
1:36 SQ M / 391 SQ FT

1-person Office	22
Open plan workspaces	19
Large meeting room (10+ people)	3
Medium meeting room (6-8 people)	4
Small meeting room (4-6 people)	2
Quiet room/Phone booth	4



← N



- Office
- Meeting room/
Quiet room/
Phone booth
- Offices
- Core
- PL Passenger lift
- GL Goods lift
- FL Fire lift

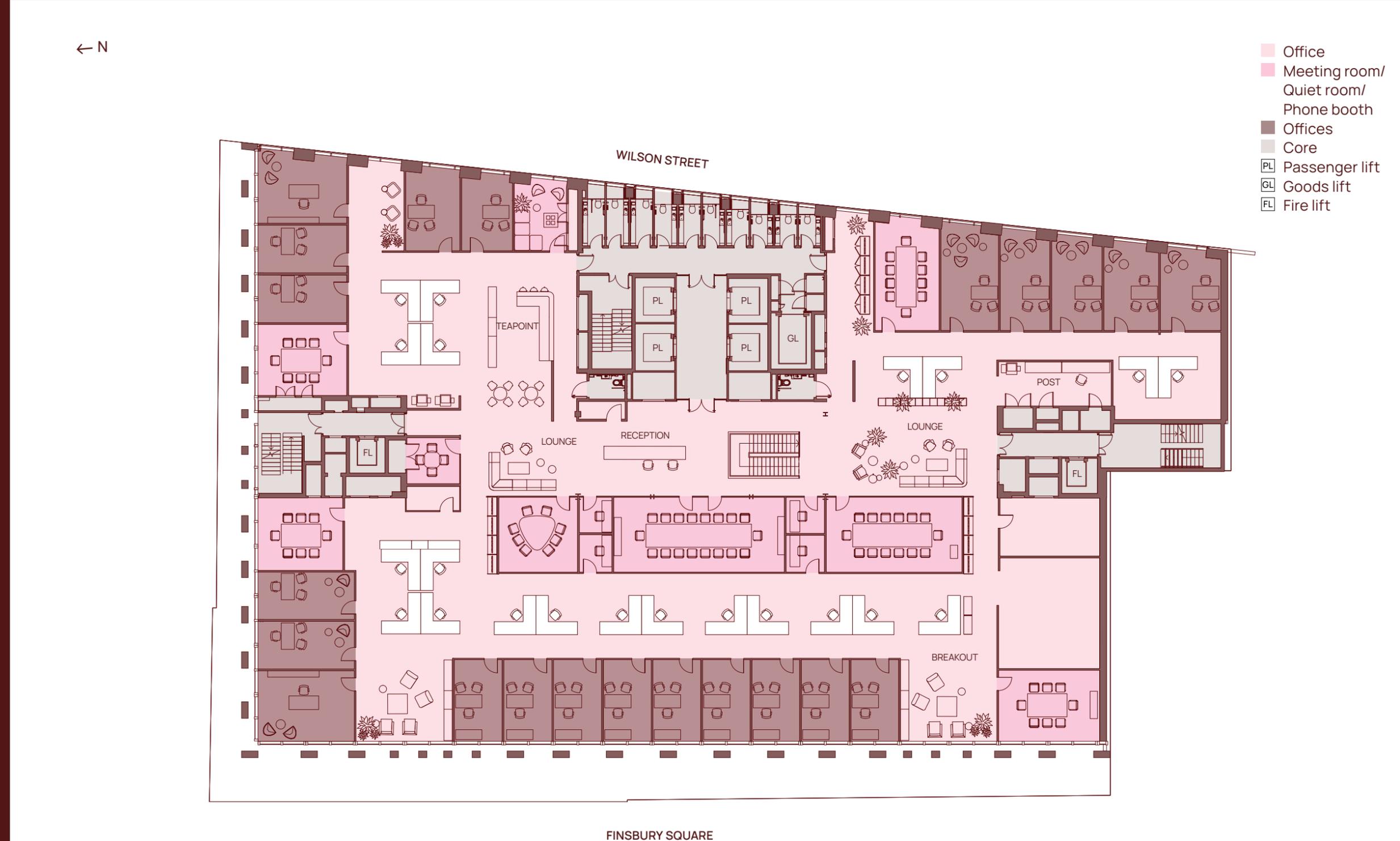
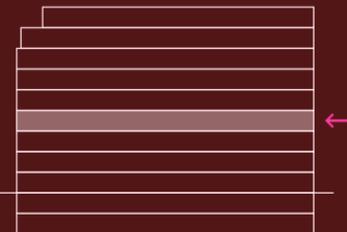
FINSBURY SQUARE

US LEGAL STACKED LAYOUT

FLOOR 3

OCCUPATIONAL DENSITY
1:35 SQ M / 373 SQ FT

1-person Office	22
Open plan workspaces	21
Large meeting room (10+ people)	3
Medium meeting room (6-8 people)	4
Small meeting room (4-6 people)	2
Quiet room/Phone booth	4



- Office
- Meeting room/
Quiet room/
Phone booth
- Offices
- Core
- PL Passenger lift
- GL Goods lift
- FL Fire lift

US LEGAL STACKED 2 LAYOUT

FLOOR 4

OCCUPATIONAL DENSITY
1:45 SQ M / 485 SQ FT

1-person Office	22
Open plan workspaces	21
Large meeting room (10+ people)	2
Medium meeting room (6-8 people)	5
Small meeting room (4-6 people)	4
Quiet room/Phone booth	6

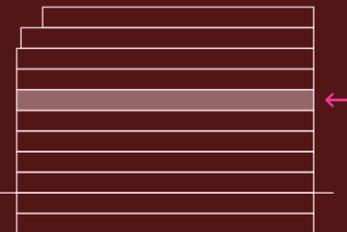


US LEGAL STACKED REV LAYOUT

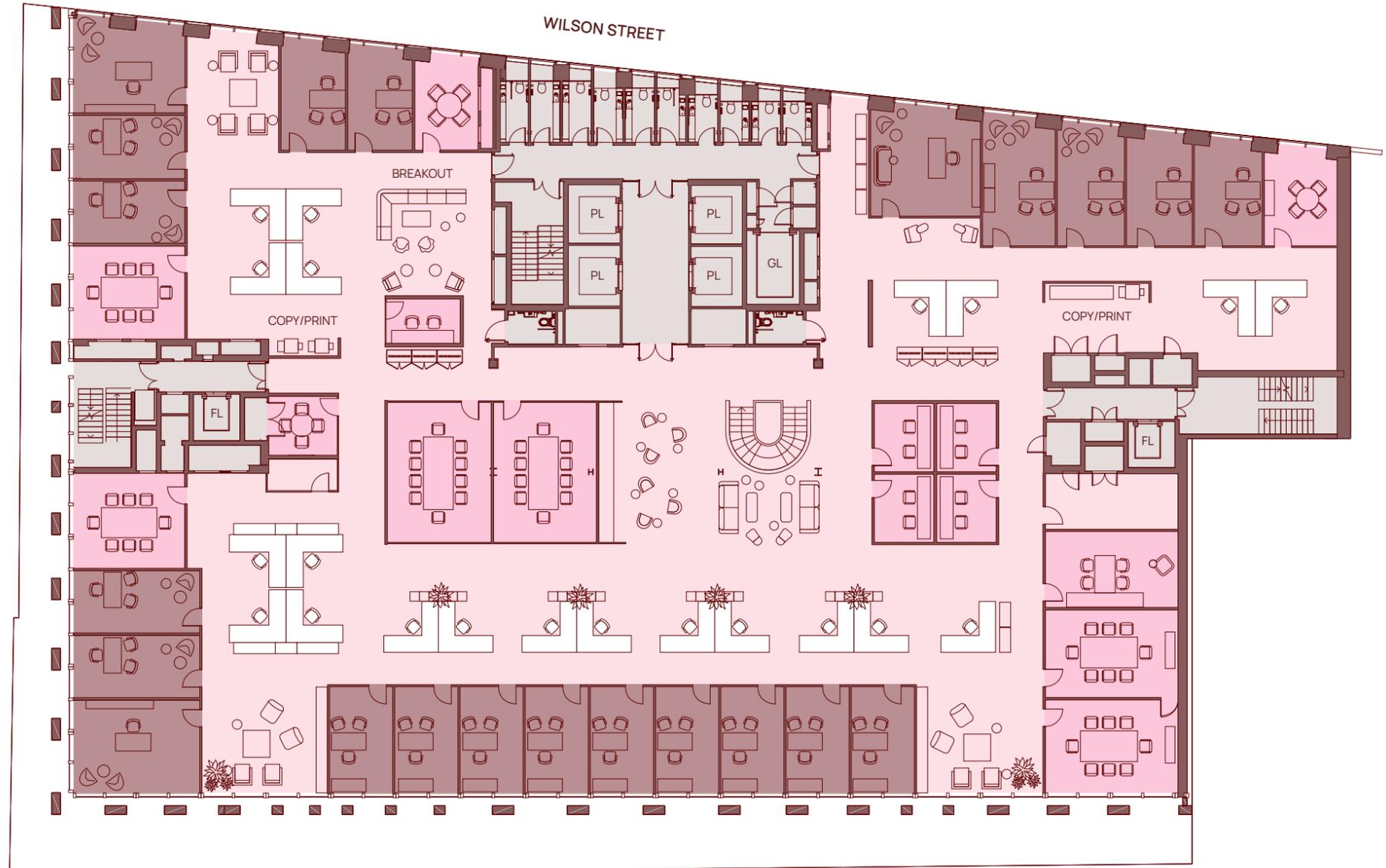
FLOOR 4

OCCUPATIONAL DENSITY
1:45 SQ M / 485 SQ FT

1-person Office	22
Open plan workspaces	21
Large meeting room (10+ people)	2
Medium meeting room (6-8 people)	4
Small meeting room (4-6 people)	4
Quiet room/Phone booth	5



← N



- Office
- Meeting room/
Quiet room/
Phone booth
- Offices
- Core
- PL Passenger lift
- GL Goods lift
- FL Fire lift

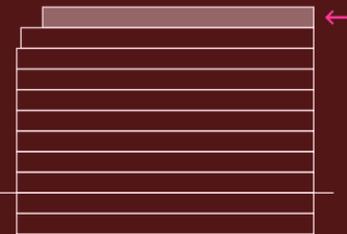
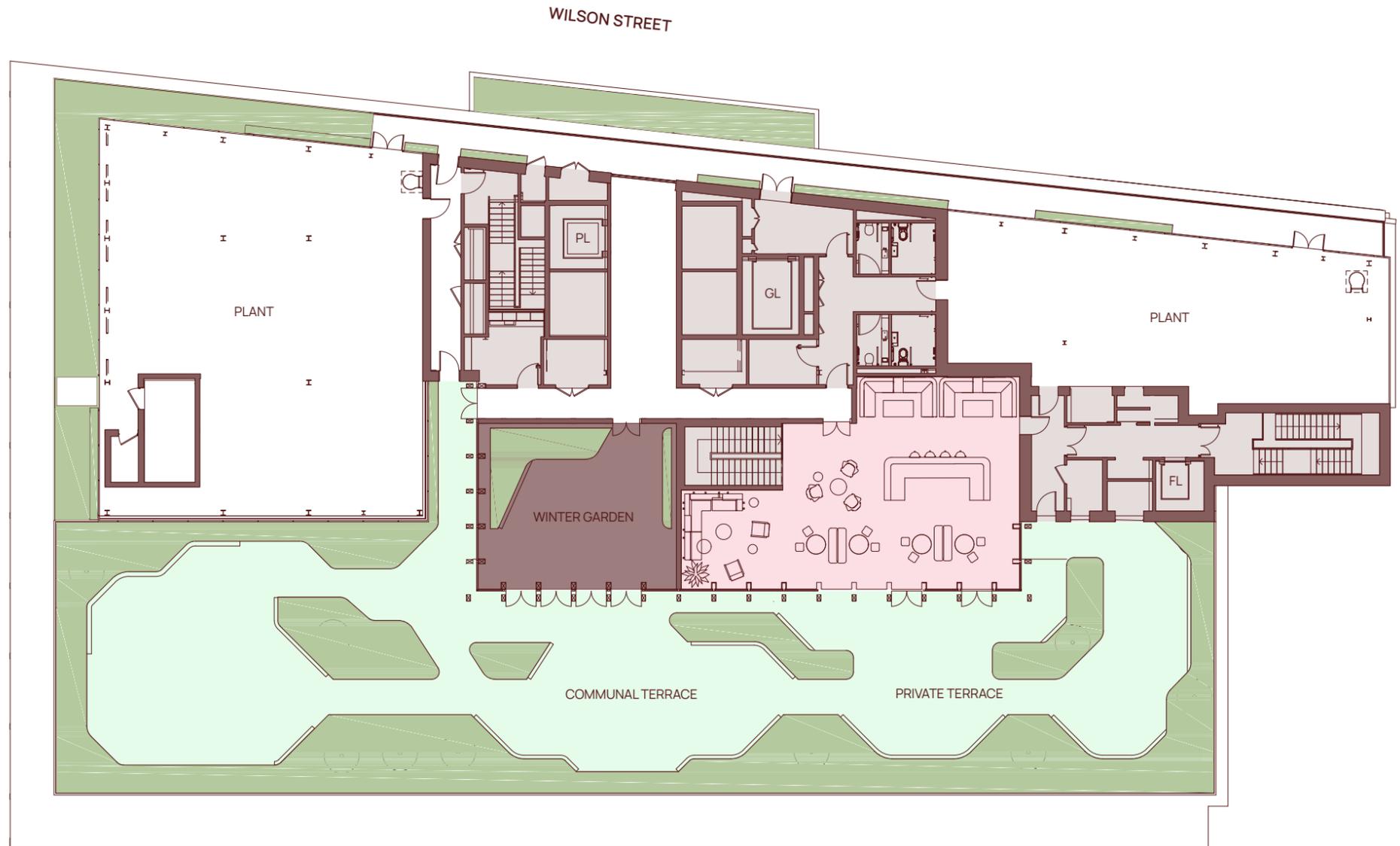
FINSBURY SQUARE

LOUNGE LAYOUT

FLOOR 8

← N

- Lounge
- Core
- Plant
- Outdoor space
- Winter garden
- PL Passenger lift
- GL Goods lift
- FL Fire lift

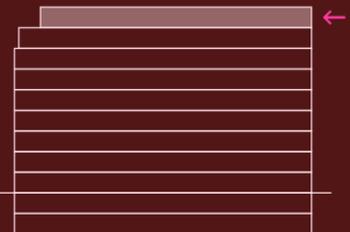
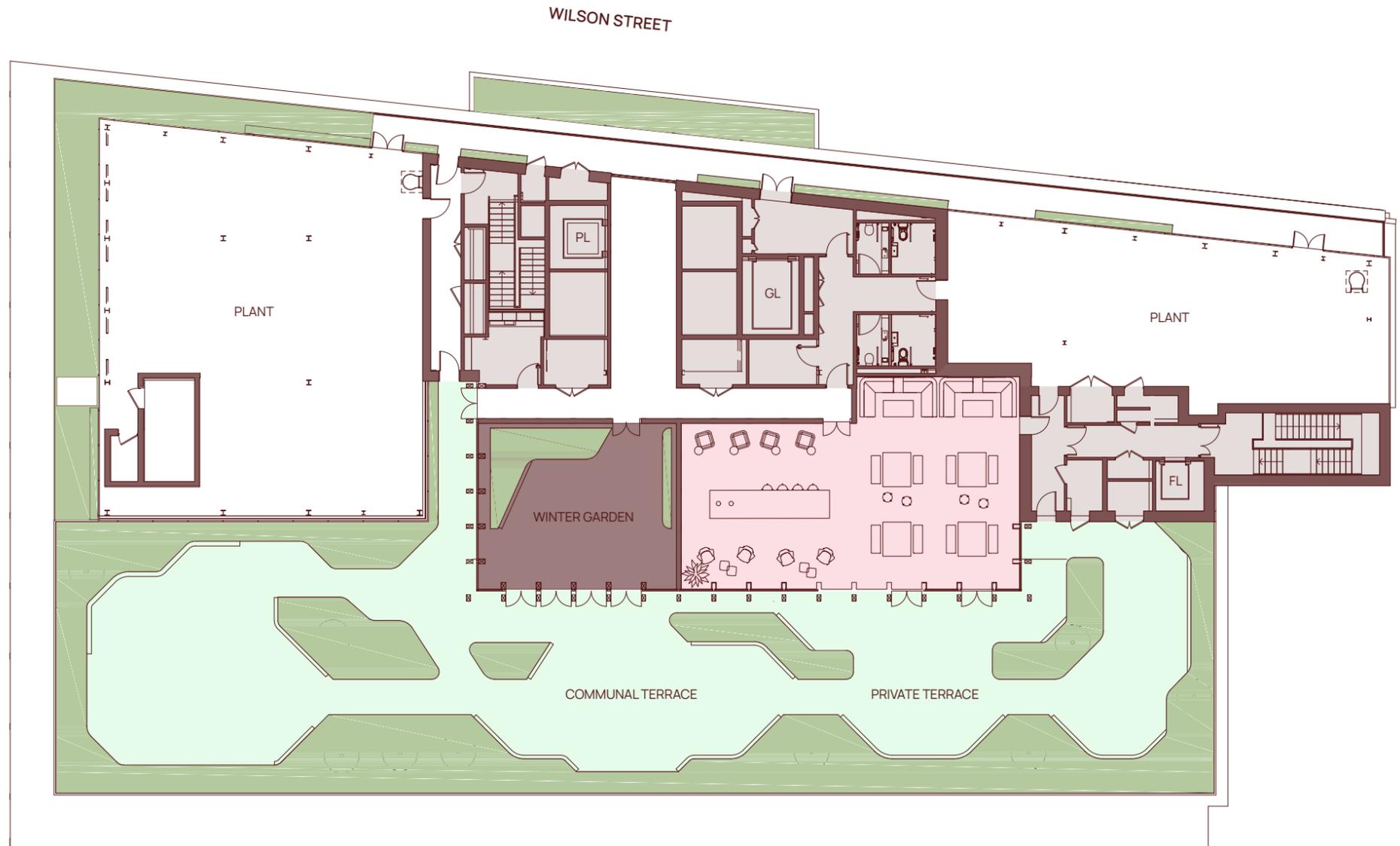


LOUNGE NO STAIRS LAYOUT

FLOOR 8



- Lounge
- Core
- Plant
- Outdoor space
- Winter garden
- PL Passenger lift
- GL Goods lift
- FL Fire lift



TECHNICAL DETAILS

OCCUPANCY

Workplace density (NIA per workspace)	1 person / 10m ²
Means of escape (NIA per person)	1 person / 6m ²
Lift provision (NIA per person)	1 person / 10m ²
WC provisions 1 person / 10m ²	1 person / 10m ²

GRIDS

Planning grid	1.5m x 1.5m
Structural grid	Varies
General floor plate column free as existing. New columns around atrium infill.	

FLOOR PLAN DIMENSIONS

Window to window	Varies
approx. 35m max. (L0-L5) approx. 33m max. (L6) approx. 30m max. (L7) Approx 58m wide floor plate	
Window to core	Varies
15m approx. (north and south core) (L2-L7) 23m approx. max (central core) (L2-L7)	

FLOOR HEIGHTS

Ceiling height (office)

2700mm typical level (with an assumed CAT A ceiling or acoustic rafts).

3300m (exposed soffit height, levels typical floor).

3975mm 8th floor.

Typical ceiling services zone

500mm including 100mm (within services zone, air diffusers are level with finished ceiling level).

Reception height

6580mm (FFL to FCL) (max.).

SHELL AND CORE PROVISION

Floors

Sealed concrete with (ideally a recycled) metal raised access floor.

Walls

Painted plasterboard walls to core with white painted flush metal doors to risers.

Ceilings

Exposed services to office floor plates or exposed soffit.

Core

Doors to North and South core. Solid core painted timber doors with glazed vision panels to cores and lobbies;

Painted metal doors to service areas and plant rooms;

MEP fit out to all floors.

Good quality black ironmongery to all doors.

WC PROVISION

Lower ground

WCs are contained within the showering facilities for male, female and gender neutral or accessible shower.

Finishes

Finishes as office floor.

Ground

There is a dedicated accessible WC for reception and a further accessible WC and two superloos for the café (that can also be used by reception depending on the configuration of the café).

Finishes

Hard and wall finishes, vanity with integrated sink, feature lighting, mirror. Sensor taps. Painted plasterboard ceiling. Timber door.

Office floor and eighth floor

Self-contained superloos.

Ability to designate as Unisex or separate Male & Female superloos through additional signage.

Two accessible unisex WCs on each floor and a unisex ambulant WC.

Finishes

Hard and wall finishes, vanity with integrated sink, feature lighting, mirror. Sensor taps. Painted plasterboard ceiling. Timber door.

PVB interlayer to windows to floors 1-7.

RAISED FLOORS

Typical floors

150mm to top of tile (as existing).
Recycled metal raised access floor.

8th floor

490mm 8th floor (max. varies) 150mm (min).
Recycled metal raised access floor.

CYCLING & SHOWER PROVISION

Secure cycle spaces (265 min. London plan requirement)	269
Two-tier stand	184
Cycle lockers	30
Sheffield stand, accessible	13
Sheffield stand, standard	42

Finishes

Painted concrete floor with painted graphics, painted blockwork walls, feature stair with metal cladding.
Feature lighting.

Provision

Cycle repair station.
Water bottle refill.
Hand washing facilities.

Shower facilities

Male showers	12
Female showers	12
Gender neutral showers	2
Accessible showers	1

General finishes

Hard floor and wall finishes, timber doors, moisture resistant plasterboard ceilings, lighting.

Shower cubicle finishes

Hard floor and wall finishes, bench, glass shower doors, moisture resistance plasterboard ceiling, lighting.

Provision

Vanity units with integrated sinks, towel pick up and drop off, ironing stations, drying cupboards, drying room.

Secure lockers

Lockers 269
Double and triple heightlockers.

Finishes

Timber finish to doors.

VERTICAL TRANSPORTATION

Lift serving office floor plates

4 x 18-person 1350kg passenger lifts at a contract speed 1.6m/s with a destination group control system.

3 serve B1-7 and 1 serves B1-8.

Finishes

Smoked mirror, wall panels, hard flooring with metal skirting, handrail. Ceiling light. Car height 2600mm.

Service lifts

1 x 26-person 2000kg goods passenger lift at a contract speed of 1.6m/s with a full collective control system.

Serves B1 – 8.

Finishes

Manufacturer's standard satin stainless steel, floor, wall and ceiling mirror.

2 x 10-person 800kg firefighting / evacuation lifts (North & South cores), at a contract speed of 1.6m/s with a full collective control system.

North core serves LG -7

South core serves LG-8

Finishes

Manufacturer's standard satin stainless steel, floor, wall and ceiling. Mirror

1 x 17-person 1250kg cycle lift at a contract speed of 1.0m/s with a full collective control system.

Serves LG -G

Finishes

Manufacturer's standard satin stainless steel, floor, wall and ceiling and buffer rails. Mirror.

1 x 400kg DDA platform lift hidden in floor at a contract speed of 0.15m/s with a 'press and hold' run operation. Serves G (reception).

Finishes

Hard floor to match reception area, satin stainless steel guard rails.

BCO compliance

≤ 30 seconds average waiting time to destination is less than 80 seconds.

Lift lobby

Approx. 2.94m wide.

Ground floor finishes

Timber wall panels, floor number signage, hard flooring, timber ceiling. Timber framed door with clear glass.

Typical floor finishes

Timber walls panels, floor number signage, hard flooring, plasterboard ceiling. Timber framed door with clear glass.

RECEPTION

Reception from Finsbury Square & reception from Wilson Street (new reception)

Can be opened up to the café or be separate through the use of moveable screens

Finishes

Flooring:
Entrance floor matting, hard flooring, inset rugs.

Wall:

Timber wall panels, feature tiled wall.

Ceiling:

Painted plasterboard ceiling with acoustic.

STAIRS

Reception (existing stair)

Existing stair retained LG - G

New Oak handrail with integrated LED lighting. New slip resistant glazing film. Stair deep cleaned, repaired and made good.

Cyclist stair

New stair LG - G

Metal antislip nosing, channel either side to allow cyclist to wheel bikes up and down, bespoke metal clad walls, stainless steel handrail.

Escape stairs

North core B1 – 7

Central core B1-8

South Core B1-8

Retained stairs and handrails (subject to testing).

Painted walls.

Floor number signage.

Non-slip vinyl flooring and nosing.

PLANT ROOMS

Internal

Finishes

Walls:

Emulsion paint on plaster, concrete and block walls.

Floors:

Concrete with dust proof epoxy paint finish & cove skirting where necessary.

Soffits:

Sealed or insulation board where required.

Metal fire doors.

STRUCTURAL LOADINGS

Live load

Refer to structural engineer's report and specification

Lobby	3.0 kN/m ²
Office / trading	3.5 kN/m ²
Terraces balconies / terraces:	2.5 kN/m ²
Roof	3.0 kN/m ²
Partitions	1.0 kN/m ²
Car parking / service area	2.5 kN/m ²
Plant room	7.5 kN/m ²
Retail space (café)	4.0 kN/m ²

Super-dead loads (finishes, ceilings and services)

Office / trading	0.85 kN/m ²
Plant	0.85 kN/m ²
Lobby	0.85 kN/m ²
Terraces	0.85 kN/m ²

COOLING AND SMALL POWERPOWER

Cooling loads

Solar loads (target not to exceed)

40 - 50 W/m² (average over 4.5m deep perimeter zone for each façade).

On floor equipment allowance per workplace

50W per workspace.

On floor equipment cooling loads

5 W/m² – Peak Floor Load.

10 W/m² – Capacity at the terminal device.

Central plant diversity of 80% at peak load

6kW Spot Load per 1,000m².

SER equipment

10kW SER Allowance per tenancy.

Based upon 2 tenancies per floor.

Lighting cooling loads

4.5 W/m² (CAT A office floors) + 1 W/m² allowance for CAT B enhancements.

Small power and lighting loads

Allowance per workplace, 60 W per work setting.

On floor equipment small power load

6W/m² at an occupancy of 1:10.

12kW Spot load allowance per 1000m² tenancy.

SER equipment

10kW per tenancy, based upon 2 tenancies per floor.

Lighting load allowance

4.5 W/m² (CAT A office floors) + 1 W/m² allowance for CAT B enhancements.

LIGHTING

Well daylight office space average daylight factor TBC

Target for shallow plan TBC

Target for deep plan TBC

Average maintained illuminance 350 lux average

Immediate surround >0.4

Task uniformity >0.6

Average luminaire target efficacy of 95 luminaire lumens per m²

Maximum unified glare rating (UGR) 19

Lighting energy use 7-11 kWh/m² per year

COMFORT

Airtightness

2 m³/hr/m² at 50 Pa test pressure differential.

Outdoor air

14 l/s fresh air (at 1 person per 10m²).

12 l/s fresh air (at 1 person per 8m²) for 2 No. floors.

80% diversity applied at the central plant 1.4 l/s/m² on floor.

In line with BCO 2023 and to meet Nabers operational energy requirements.

Indoor air quality CO2 Filtration

<800 ppmv at 1:10 occupancy.

Air conditioned space

Summer 24°C +/- 2°C

Winter 21°C +/- 2°C

Humidity

No humidity control on office floors.

Mixed mode / natural ventilation

No mixed mode/natural ventilation.

PUBLIC HEALTH

Water storage

15 l/per person per day – based on effective density. + 5 l/per person per day where a kitchen is expected.

NOISE CRITERIA

External noise intrusion

Open plan NR 40 (LeqT)

Speculative NR 38 (LeqT)

Cellular offices NR 35 (LeqT)

Building services

Open plan NR 40 (LeqT)

Speculative NR 38 (LeqT)

Cellular offices NR 35 (LeqT)

Reception areas/lift lobbies/circulation space NR 40 (LeqT)

Toilets NR 45 (LeqT)

Loading bay NR 55 (LeqT)

Underground car parks NR 55 (LeqT)

SUSTAINABILITY

BREEAM target rating for new & refurbished offices Minimum excellent; targeting outstanding

Nabers UK energy rating Target 5 + stars

WELL Minimum Gold, targeting platinum

Smart score Minimum gold, targeting platinum

Carbon Risk Real Estate Monitor No stranding of the asset before 2048. (CRREM) V2 compliance

Whole Life carbon 478kgCO₂e/m²*
(A-C excluding B6 & B7)
Total development kgCO₂e/m²

Upfront embodied carbon 213kg** CO₂e/m² (A1-A5)

* Based on stage 3 specification and current knowledge of the building – subject to change.

EXTERNAL SPACE FINISHES

LG

Pavers, timber benches, stainless steel PPC plantings with irrigated planting.

Ground and public realm

Natural Yorkstone flooring (reused), with 316 brushed stainless steel planters with irrigated planting. Glass skylights (existing) set in paving.

L6 95m²

(non-accessible due to existing levels not does not allow it to be DDA accessible space.)

Reused paving slabs, existing glass balustrade.

L7 169m²

(non-accessible due to existing levels not does not allow it to be DDA accessible space.)

Reused paving slabs, existing glass balustrade.

L8 Winter Garden (weather tight space)

Paver, timber benches, CLT structure, solar shading blinds. Stainless steel PPC planters with irrigated internal planting.

L8 350m² (incl planters) – shared roof terrace

Pavers, timber benches, stainless steel PPC planters with irrigated planting. Mesh.

L8 170m² (incl planters) - demised to level 8 office

Pavers, timber benches, stainless steel PPC planters with irrigated planting.

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&

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MEAG strive to exceed clients' demanding goals while supporting sustainability-related goals. MEAG considers sustainability aspects of investments in all relevant asset classes. To this end, MEAG has committed to the Principles for Responsible Investment (PRI), which Munich Re was one of the first companies in Germany to sign in 2006. To further strengthen the Group's commitment, MEAG has also signed the PRI in 2021. MEAG's integration concept also takes account of environmental, social and governance (ESG) criteria in all investment decisions.

↓ MEAG Munich Office



↑ MEAG Office Space

↑ MEAG Munich Office

MUNICH RE

Since it was established in 1880, Munich Re has grown to become one of the world's leading providers of reinsurance, primary insurance and insurance-related risk solutions. Today, Munich Re is driving the transformation of the insurance industry, digitally and sustainably, offering its clients coverage for risks of every type and complexity, and covering areas as diverse as renewable energies and cyber security.

CREATING SUSTAINABLE WORKPLACES

30 Finsbury Square is a partnership between MEAG and Munich Re, two teams who share a commitment to sustainable growth, and are putting their promises into action across the globe.



WATERFRONT BUILDING, STOCKHOLM

Located in Stockholm's new business district, the Waterfront Building utilises the local area's natural resources to create a healthier, greener and more sustainable workplace.

All 11 floors are climate controlled using unique technology. Inside the building, 250 tonnes of ice is stored with water from Lake Klara Sjö to regulate the temperature in the buildings, acting as a heat source in the winter, and cooling when the temperature in the water is sufficiently low. Waterfront Building is one of the most energy-efficient office spaces in Stockholm, with LEED Gold certification and a world-class energy solution for minimised carbon dioxide emissions.

↑ Waterfront Building



LDN:W, LONDON

Ideally located in the historic heart of the City of London, LDN:W is one of the latest building refurbishments undertaken by MEAG.

In addition to sustainability credentials being awarded BREEAM excellent, Fitwel One Star and Wired Score Platinum, LDN:W also provides amazing accessibility to wider London, top class end of trip facilities and impressive views over the City from the large shared rooftop terrace.

↑ LDN:W

P R O J E C T

T E A M

PROJECT

TEAM

MEAG

A Munich Re company

Developer

Munich RE



Landlord

Knight Frank

Leasing Agent



CUSHMAN & WAKEFIELD

Leasing Agent

fletcher priest architects
london + köln + riga

Architects

CBRE

Project Manager

Introba

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