

# BROKEN WHARF HOUSE

LONDON EC4



# BROKEN WHARF HOUSE



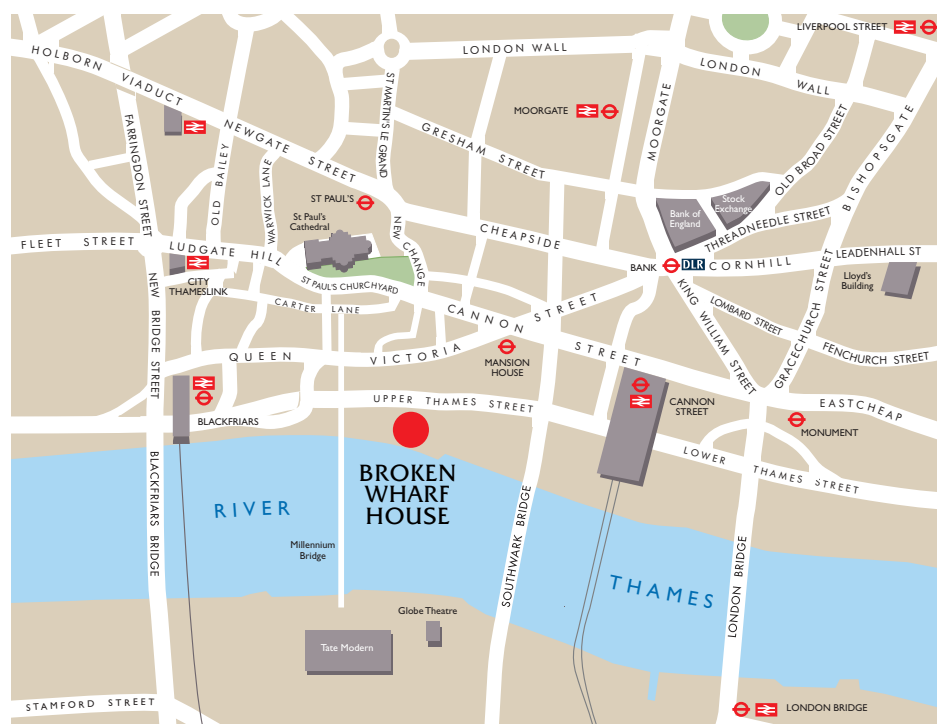
## LOCAL AMENITIES

### Restaurants

- The Bridge Restaurant
- Samuel Pepys Public House
- All Bar One
- Corney & Barrow
- O'Neills Public House
- Balls Brothers
- Prêt à Manger
- Coq d'Argent
- Slug & Lettuce
- Livebait2

### Shops

- Thomas Pink Shirts
- Tesco Metro
- Books Etc
- Church's Shoes
- Oasis
- Boots
- Toni & Guy
- Gap
- Austin Reed



## LOCAL OCCUPIERS

- Fidelity Investments
- LIFFE
- Legal & General
- Allen Overy
- Industrial Bank of Japan
- Swiss Bank
- Old Mutual
- Royal Bank of Canada



The Globe Theatre



Tate Modern

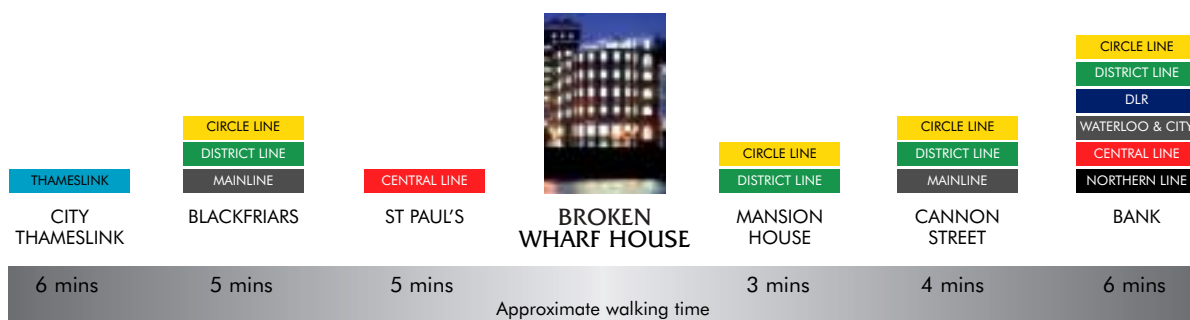


St Paul's from the building

## INTRODUCTION

Broken Wharf House has been comprehensively refurbished to provide high quality air conditioned offices in an excellent position overlooking the River Thames.

The building is situated immediately south of Upper Thames Street and is within one minutes' walk of the new Millennium Bridge which affords easy access to the Southbank with its mix of cultural and culinary amenities.



# STUNNING RIVER

## SPECIFICATION

- Ceiling mounted air conditioning system
- Suspended metal tiled suspended ceiling with integral Category II lighting
- Double glazed windows to all elevations
- Typical floor to ceiling height 2.45 metres
- Fully accessible raised floor (minimum 60mm void)
- Three 8 person passenger lifts
- Goods lift
- Impressive glazed entrance hall
- 6 car parking spaces
- Roof terrace

(NB: The specification of the sixth floor varies from the above)

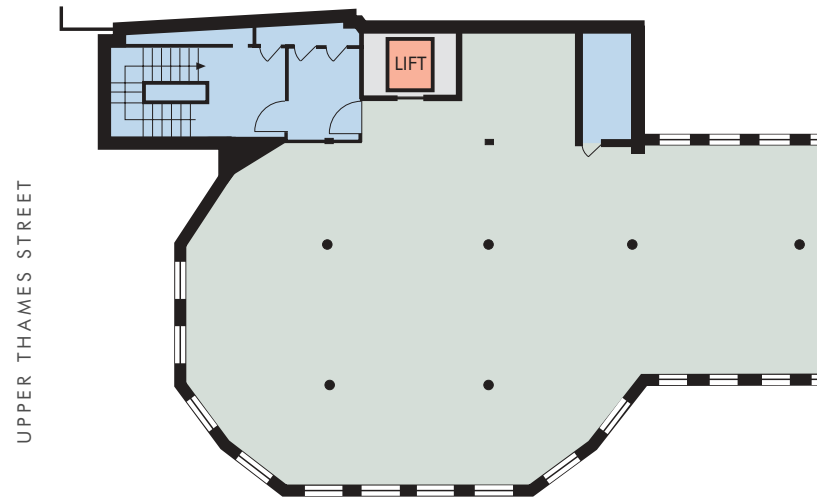
# ERSIDE OFFICES



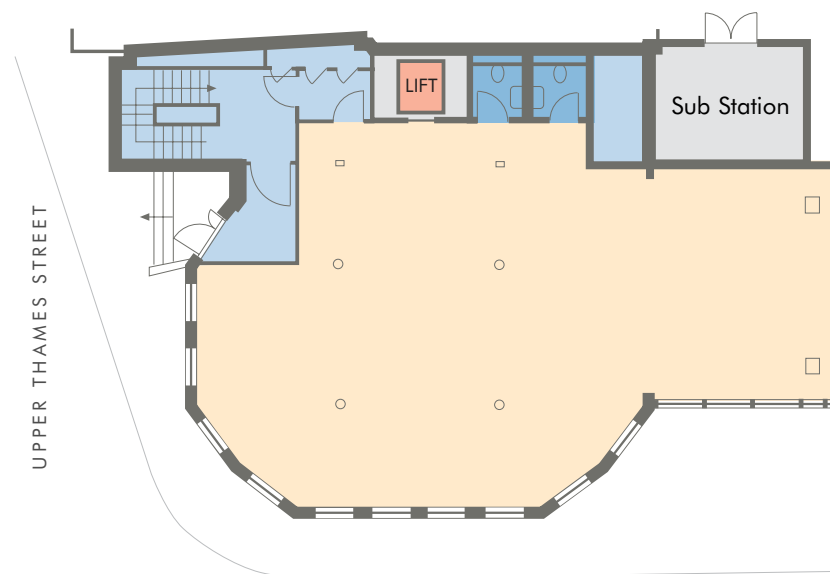


## ACCOMMODATION

The top floor of Broken Wharf House differs from the remainder of the office floors. It is finished with a timber floor reflecting the external timber decked roof terrace which runs along the Western and South faces of the sixth floor.



The typical floors provide flexible accommodation suitable for either open plan or cellular layout. The space benefits from excellent natural light and panoramic river views.

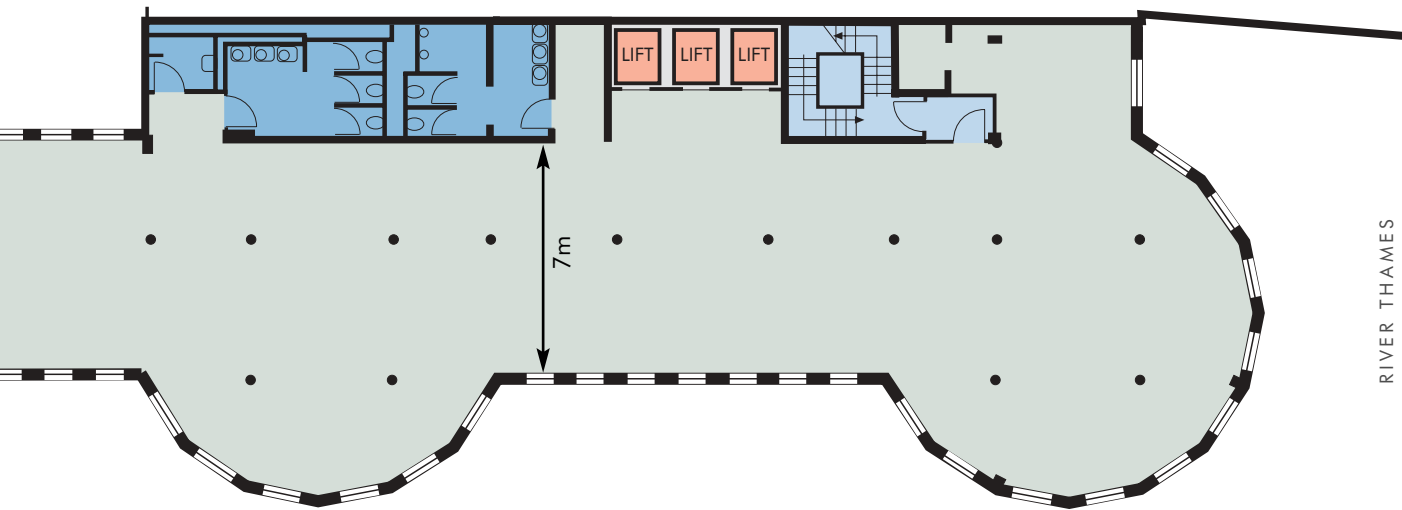


A new glazed entrance feature highlights the entrance hall with its high quality stone and timber finishes.

	SQ M	SQ FT
Sixth Floor	302.7	3,258
Fifth Floor	544.3	5,859
Fourth Floor	541.9	5,833
Third Floor	544.7	5,863
Second Floor	544.9	5,865
First Floor	483.4	5,204
Ground Floor	391.3	4,212
*Ground Floor	10.9	117
*Basement 1	139.8	1,505
*Basement 2	455.3	4,901

**Total (NIA) 3,959.2 42,617**

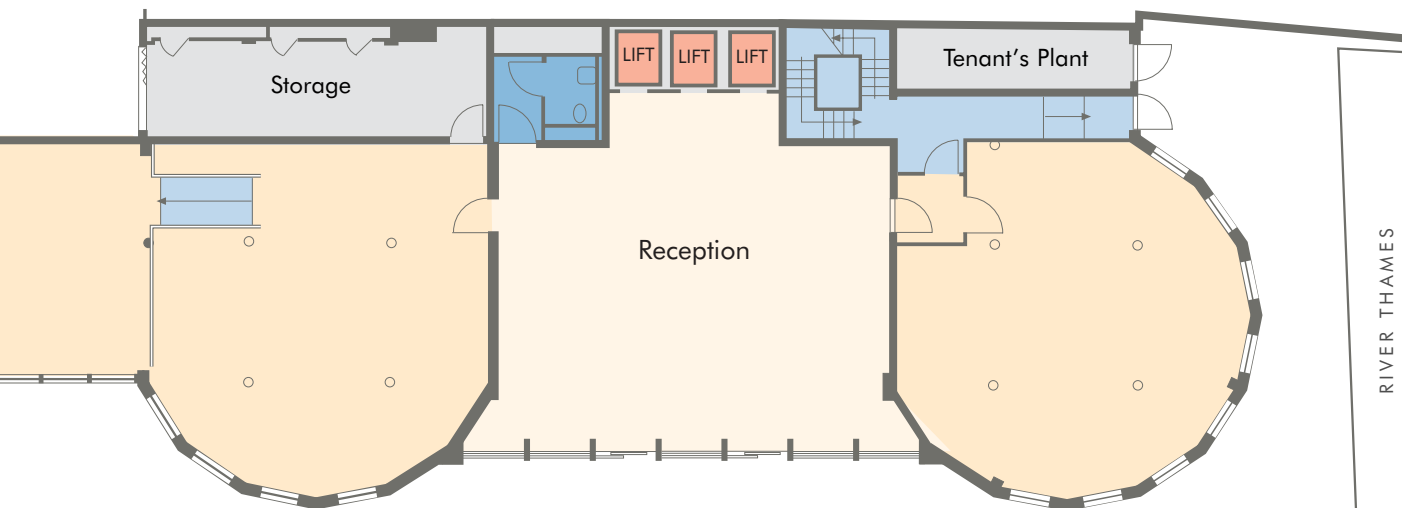
\*Storage



BROKEN WHARF

RIVER THAMES

Typical Upper Floor



BROKEN WHARF

RIVER THAMES

Ground Floor

Plans are not to scale. for identification purposes only.





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