



FIFTY BROADWAY

69,000 sq ft Grade A refurbished offices
to let in the heart of St James's Park

FIFTY BROADWAY

STEEPED IN HISTORY

50 Broadway was originally constructed in the 1920s as the headquarters of MI6 and was occupied under the guise of the "Minimax Fire Extinguisher Company" to maintain its secrecy.

The building has now undergone a complete refurbishment and partial redevelopment to provide high-quality, Grade A office space, which is available as either a self-contained, headquarters building, or on a floor by floor basis.

ST JAMES'S PARK



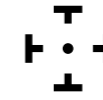


FIFTY BROADWAY

SPECIFICATION



Comprehensively refurbished and partially redeveloped



Designed for occupancy of 1:8m²



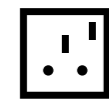
Remodelled reception



3 automatic passenger lifts



4 pipe fan coil air conditioning



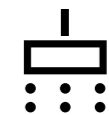
Raised floors



Metal tile suspended ceilings



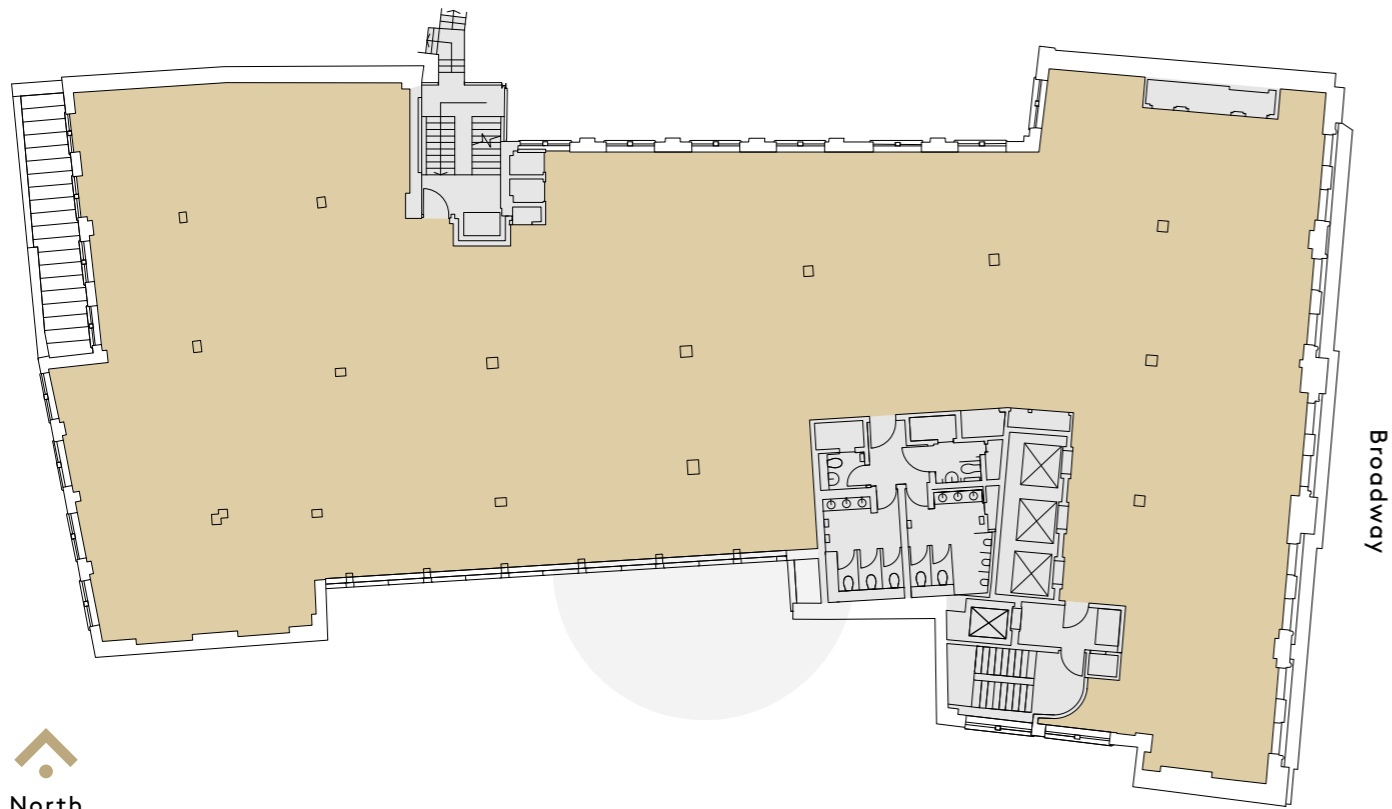
85 cycle racks and lockers



9 showers in basement



TYPICAL MID-LEVEL FLOOR PLAN



FIFTY BROADWAY
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PENTHOUSE FLOORS

Upper floors with terraces
and superb views







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AVAILABILITY

Floor	sq ft	sq m
Ninth	1,800	167.23
Eighth	4,445	412.95
Seventh	5,264	489.04
Sixth	6,266	582.13
Fifth	7,102	659.80
Fourth	7,694	714.80
Third	8,311	772.12
Second	8,744	812.34
First	8,663	804.82
Ground	8,520	791.53
Lower ground	2,300	213.68
Total	69,109	6420.44

Approximate net internal floor areas

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LONDON'S POWER HUB

50 Broadway is located in St James's Park in Westminster, an important historical area and centre of business. It benefits from all that Victoria has to offer, including a great cultural scene with a range of well-regarded hotels, eateries and cafes.

The park is a 2-minute walk away, offering a leafy haven from the city. The building is opposite St James's Park underground station, with Westminster and Victoria stations a short walk away.

ST JAMES'S PARK



St James's Park





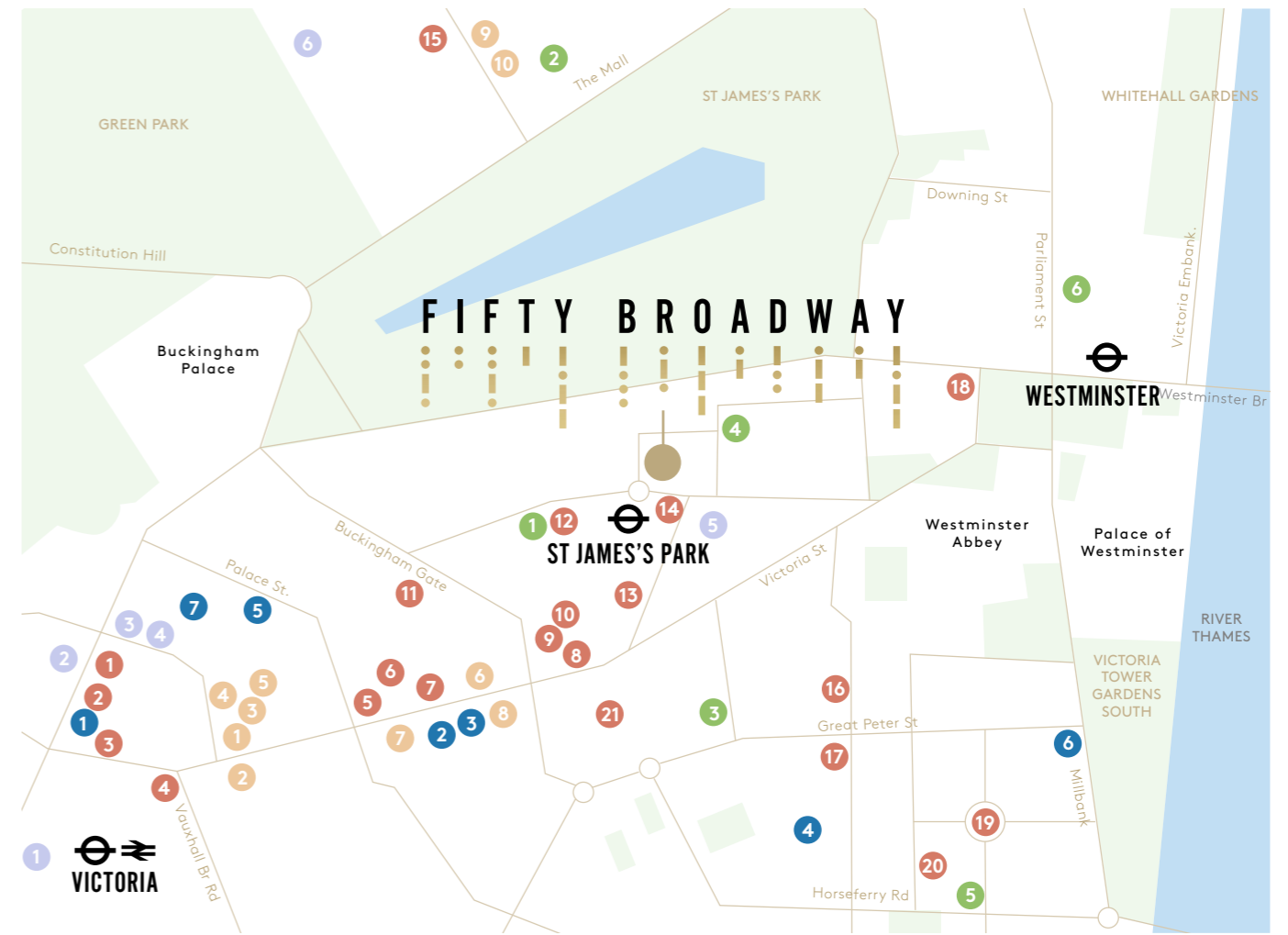
Cardinal Place, Victoria



Green Park



Strutton Ground Market



RESTAURANTS & CAFÉS

1. Ahi Poké
2. Bone Daddies
3. Sticks 'n' Sushi
4. Black Sheep Coffee
5. M Victoria Street
6. Ibérica
7. The Ivy
8. Formative Coffee
9. Chez Antoinette
10. Urban Greens
11. Quilon
12. Royal Artisan Bakery
13. Caxton Grill
14. The Pem
15. Chutney Mary
16. Cinnamon Club
17. Ma La Sichuan
18. Roux at Parliament Square
19. St John's Smith's Square
20. Osteria dell'Angelo
21. Strutton Ground Market

BARS, CLUBS & PUBS

1. Adam & Eve
2. 67 Pall Mall
3. Speaker Victoria
4. Two Chairmen
5. The Marquis of Granby
6. The Red Lion, Parliament St

RETAIL

1. Nespresso
2. Moss Bros.
3. Molton Brown
4. Space NK
5. L'Occitane
6. Curzon Victoria
7. Hotel Chocolat
8. House of Fraser
9. Lock & Co. Hatters
10. Berry Bros. & Rudd

GYMS

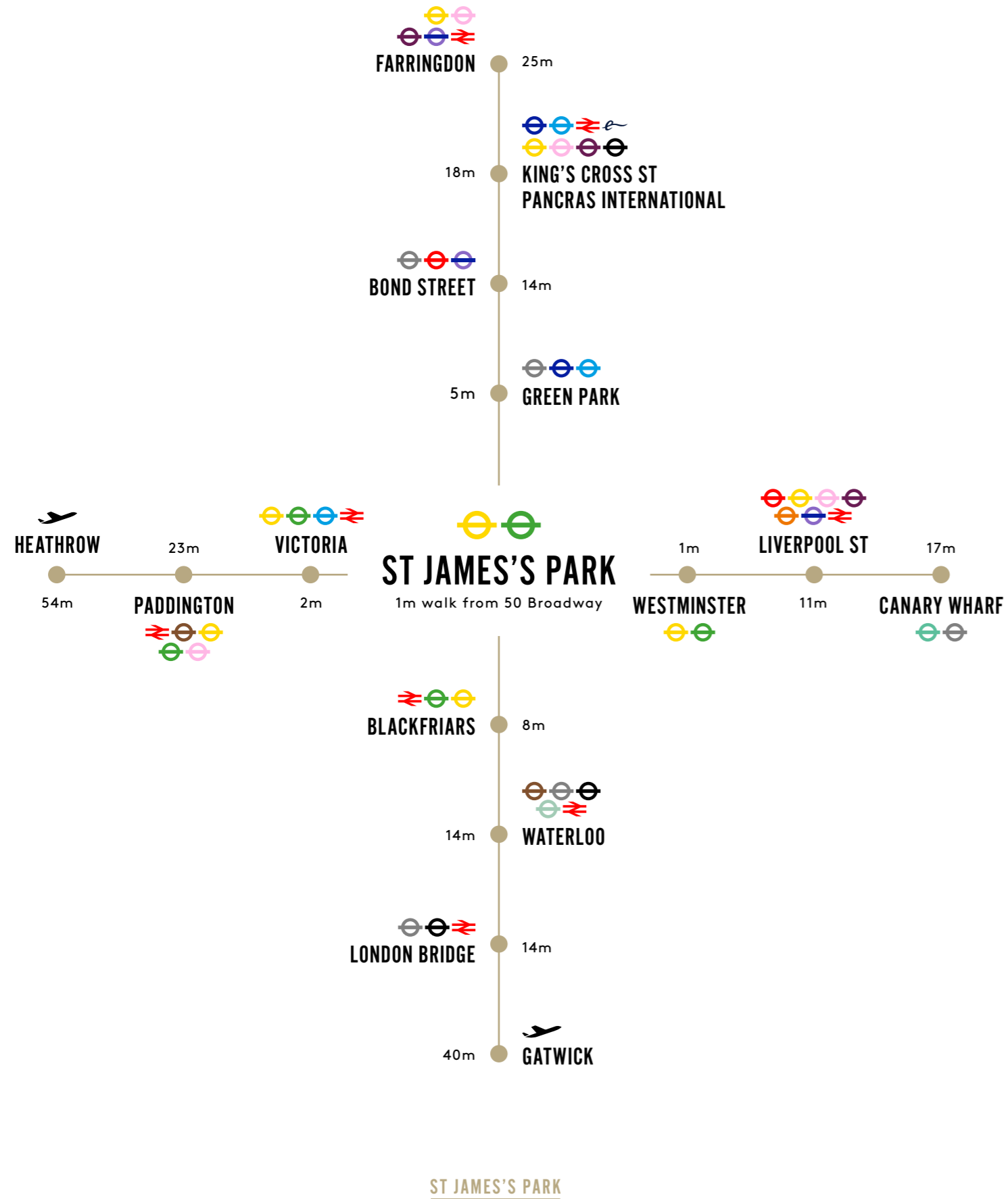
1. 1Rebel
2. Gymbox
3. Crossfit
4. Vive Fitness
5. City Athletic
6. Bannatyne Health Club
7. H2 Clubs Victoria

HOTELS

1. The Clermont
2. The Goring
3. The Rubens at the Palace
4. Hotel 41
5. Conrad London St James
6. The Stafford Hotel

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Terms: On application

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YOUNG**

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