

**ONE OLD JEWRY
*
AT BANK**

POV*

***Prime
Office
Venue**



COME OLD JEWRY
*
AT BANK

67,785 SQ FT OF PREMIUM OFFICE SPACE AT BANK DELIVERING Q2 2027

- * Rebuild delivering Q2 2027
- * 67,785 sq ft of office space, with typical floors of 6,346 sq ft to 8,901 sq ft
- * All electric heating and power
- * Private terraces on levels 5 and 7
- * The Pavilion roof terrace with 3,192 sq ft communal roof terrace
- * Sustainability – targeting EPC A, BREEAM ‘Outstanding’, WELL Gold and WiredScore Platinum

*Outside
Our
Office

000*

Connections

7 underground lines and 2 mainline rail stations are located within a 10-minute walk of One Old Jewry.



Moorgate



Liverpool St



Bank



Lifestyle

Close to One Old Jewry, you'll find plenty of culture, entertainment, and loads of great spots to eat or grab a coffee.



Brigadiers
Indian barbecue, beer, whisky, and live sport venue inspired by the army mess bars of India.

The Ned London is an Art Deco luxury hotel and members' club in a restored 1920's bank, featuring 250 rooms, 10 restaurants, bars, a rooftop pool, gym and spa.



Where's Fred's?
A small day-to-night café and wine bar on Frederick's Place, which feels like a best-kept secret.





Location

St. Paul's Cathedral
The Churchyard Gardens provide an iconic backdrop to a summer's lunchtime.



The Royal Exchange

A collection of restaurants, casual eateries and a wine bar, all set within the beautiful historic architecture of a Grade I listed building.



Paternoster Square
Public square with regular food markets.



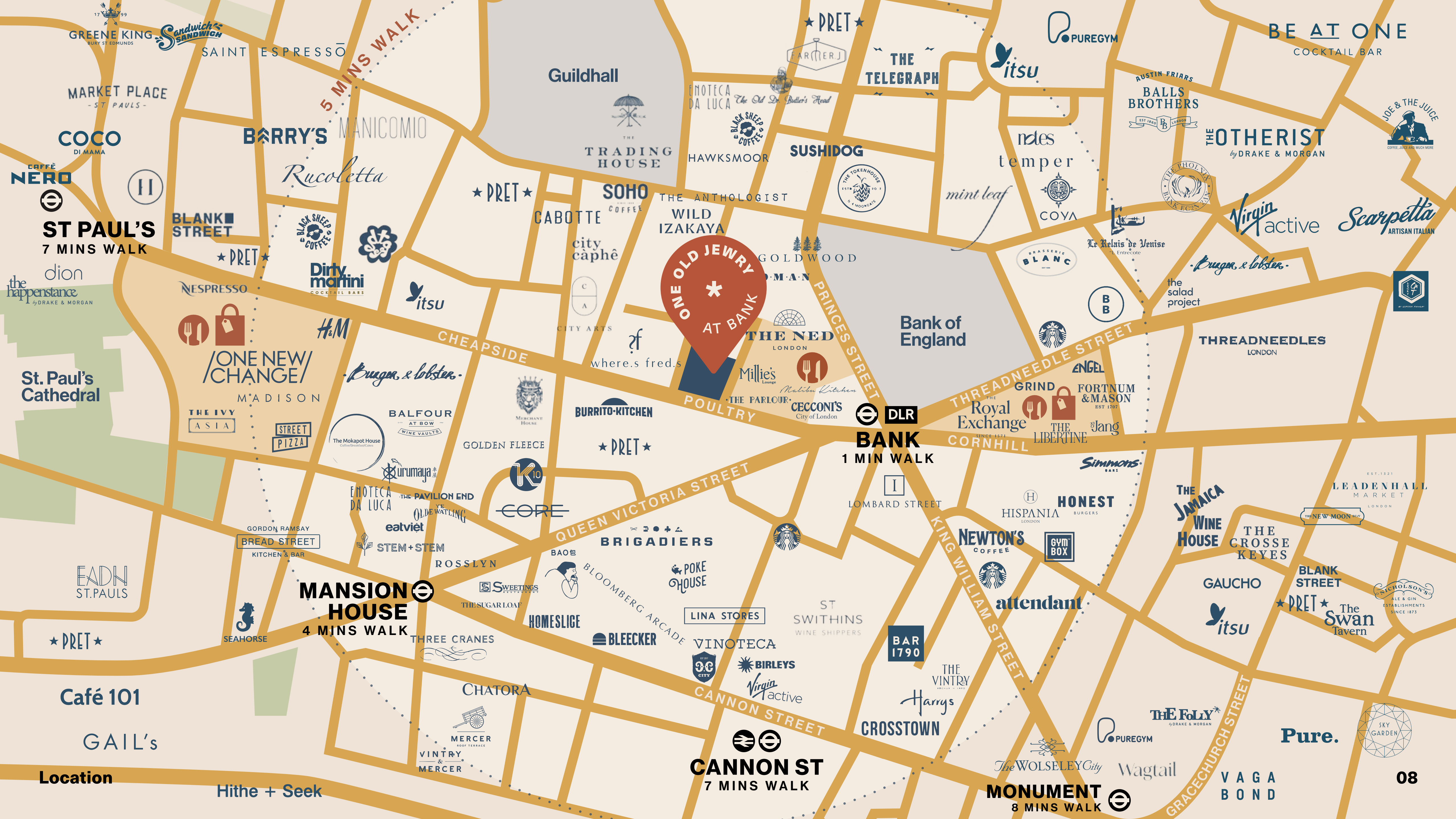
One New Change
Home to 60 premium retail, dining and lifestyle brands.



Ye Olde Watling
Local favourite, standing since the Great Fire of London.



Bloomberg Arcade
Independent restaurants and public art with food, coffee, wine and culture.



ONE OLD JEWRY
AT BANK

Location

Hithe + Seek

CANNON ST
7 MINS WALK

MONUMENT
8 MINS WALK

08

*Inspired
Modern
Offices

IMO*

Your arrival experience



Ground Floor

Reception 2,573 sq ft

A new larger and lighter reception area will create an enhanced arrival experience.

A dedicated cycle entrance leads directly to the end-of-journey facilities on the lower ground.

- RECEPTION AREA
- END-OF-JOURNEY
- RETAIL 3,733 SQ FT

For indicative purposes only
Plans available on request



Reception



Schedule of Areas



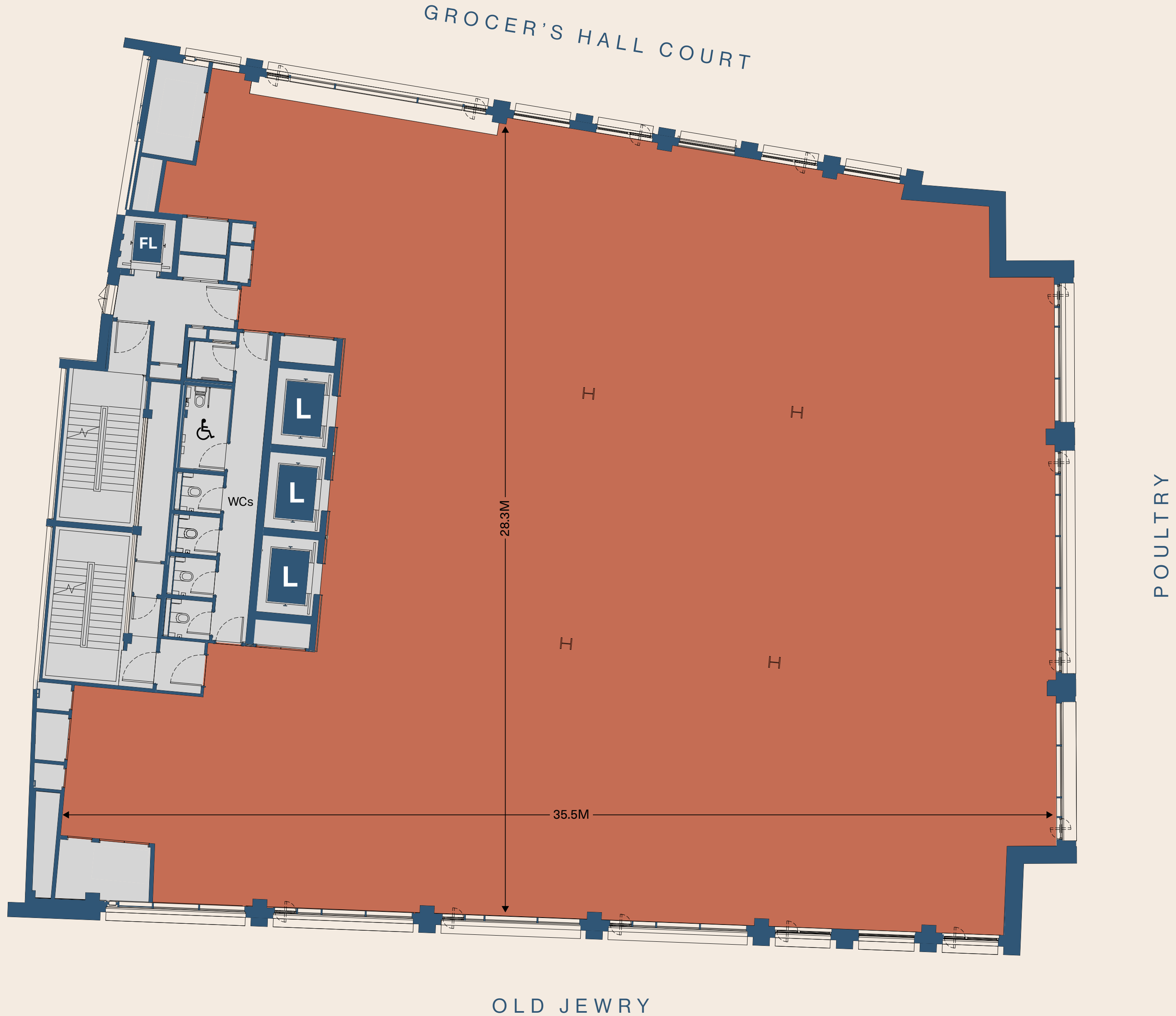
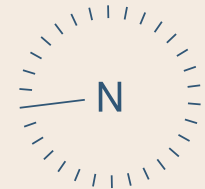
Retail (G & LG) 4,868 sq ft

Level	Function	Net Internal Area* sq ft	Terraces sq ft
9	Pavilion	2,443	3,192
8	Office	6,346	
7	Office	6,232	1,000
6	Office	7,427	
5	Office	7,427	1,235
4	Office	8,848	
3	Office	8,848	
2	Office	8,901	
1	Office	8,740	
G	Reception	2,573	
Total NIA		67,785	5,427

* the above net internal areas have been estimated and will be verified on practical completion

Levels 1-4

8,740-8,901 sq ft



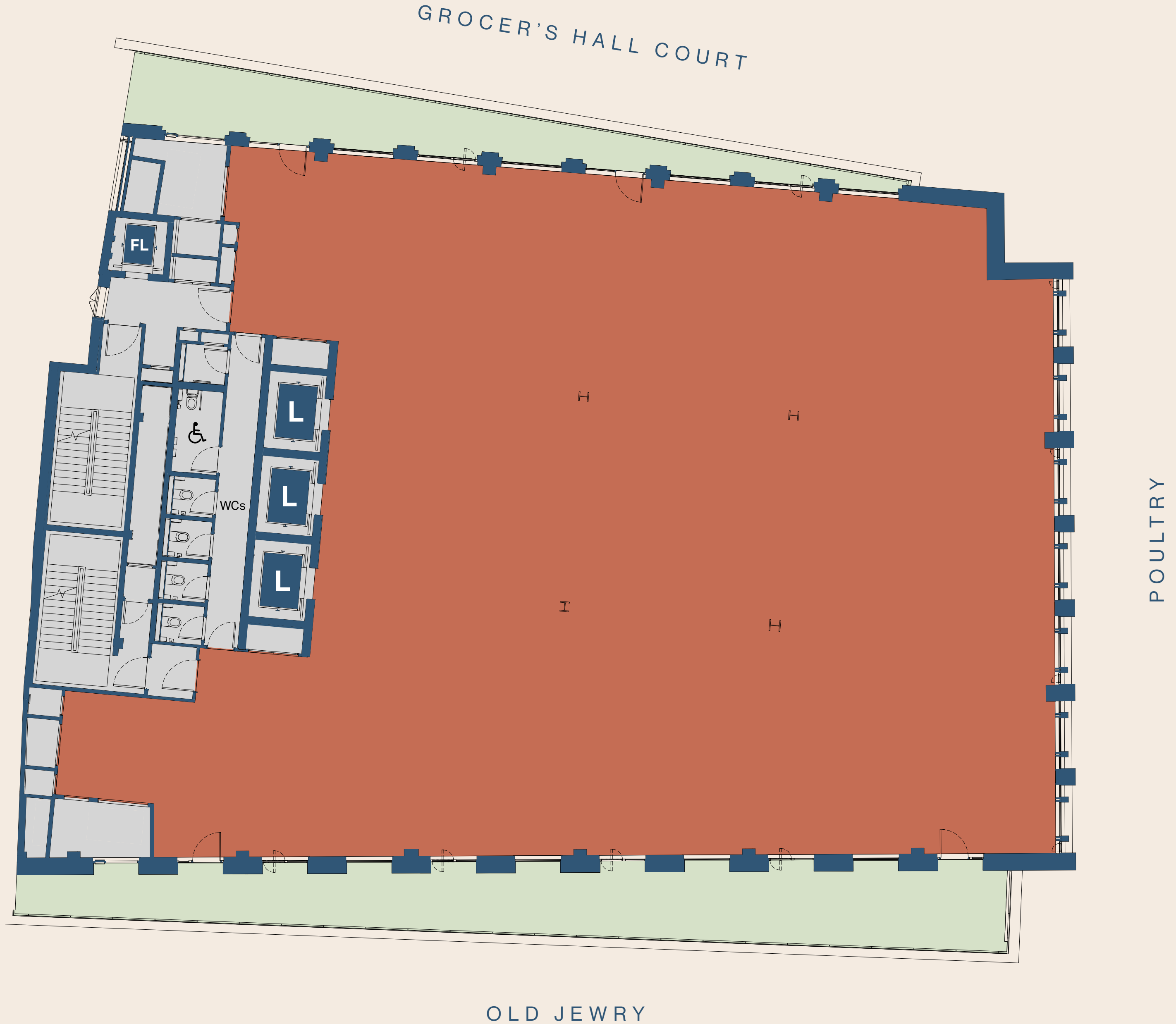
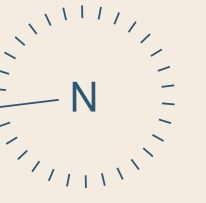
OFFICE

CORE

For indicative purposes only
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Level 5
7,427 sq ft

Terrace
1,235 sq ft



- OFFICE
- TERRACE
- CORE

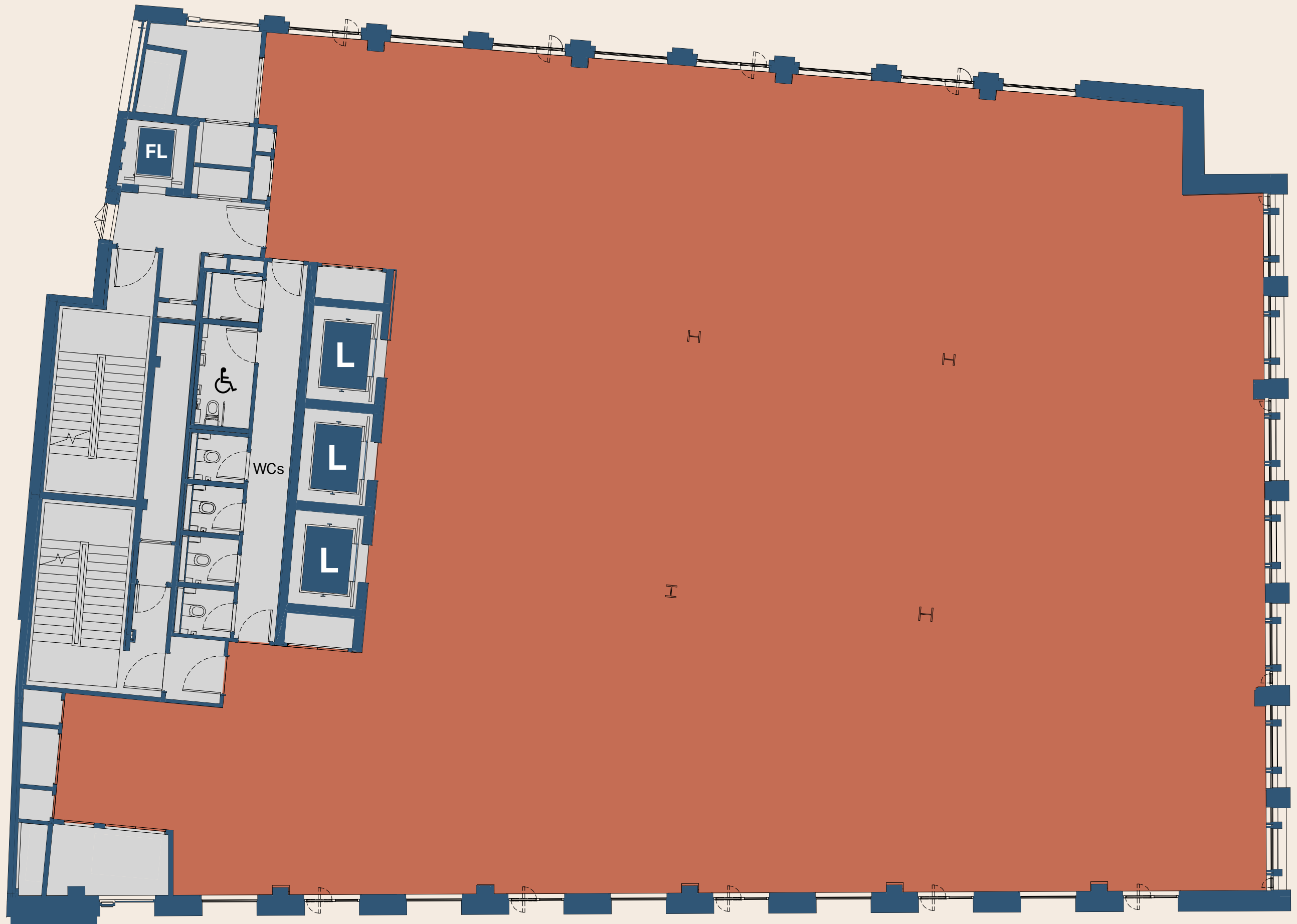
For indicative purposes only
Plans available on request

Level 6

7,427 sq ft



GROCCER'S HALL COURT



- OFFICE
- CORE

For indicative purposes only
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OLD JEWRY

POULTRY

Working in the best light



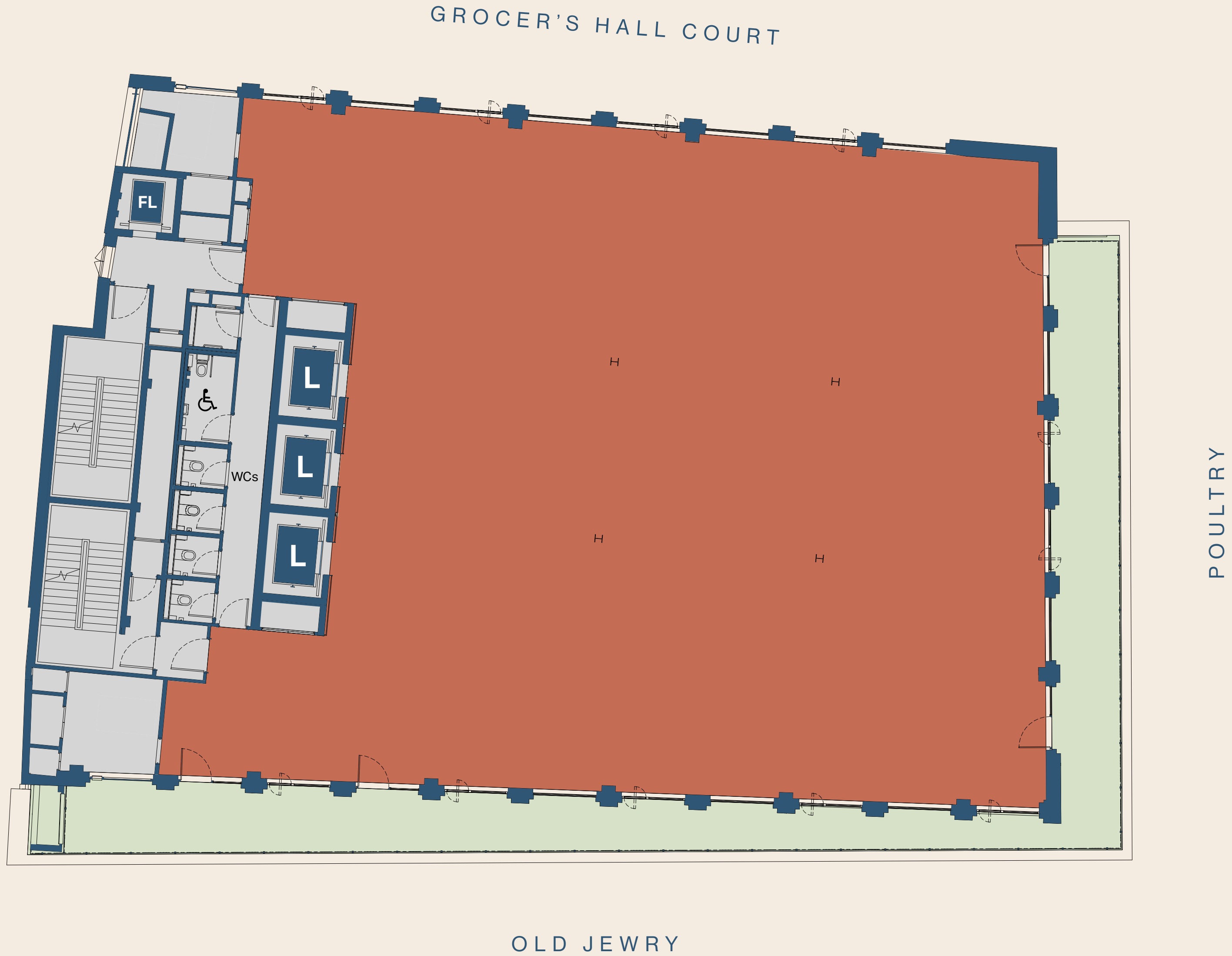
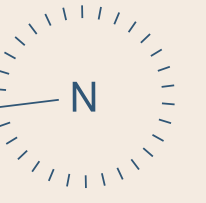
The Building



Artists' impression: Level 7 office interior

Level 7
6,232 sq ft

Terrace
1,000 sq ft



- OFFICE
- TERRACE
- CORE

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Level 8

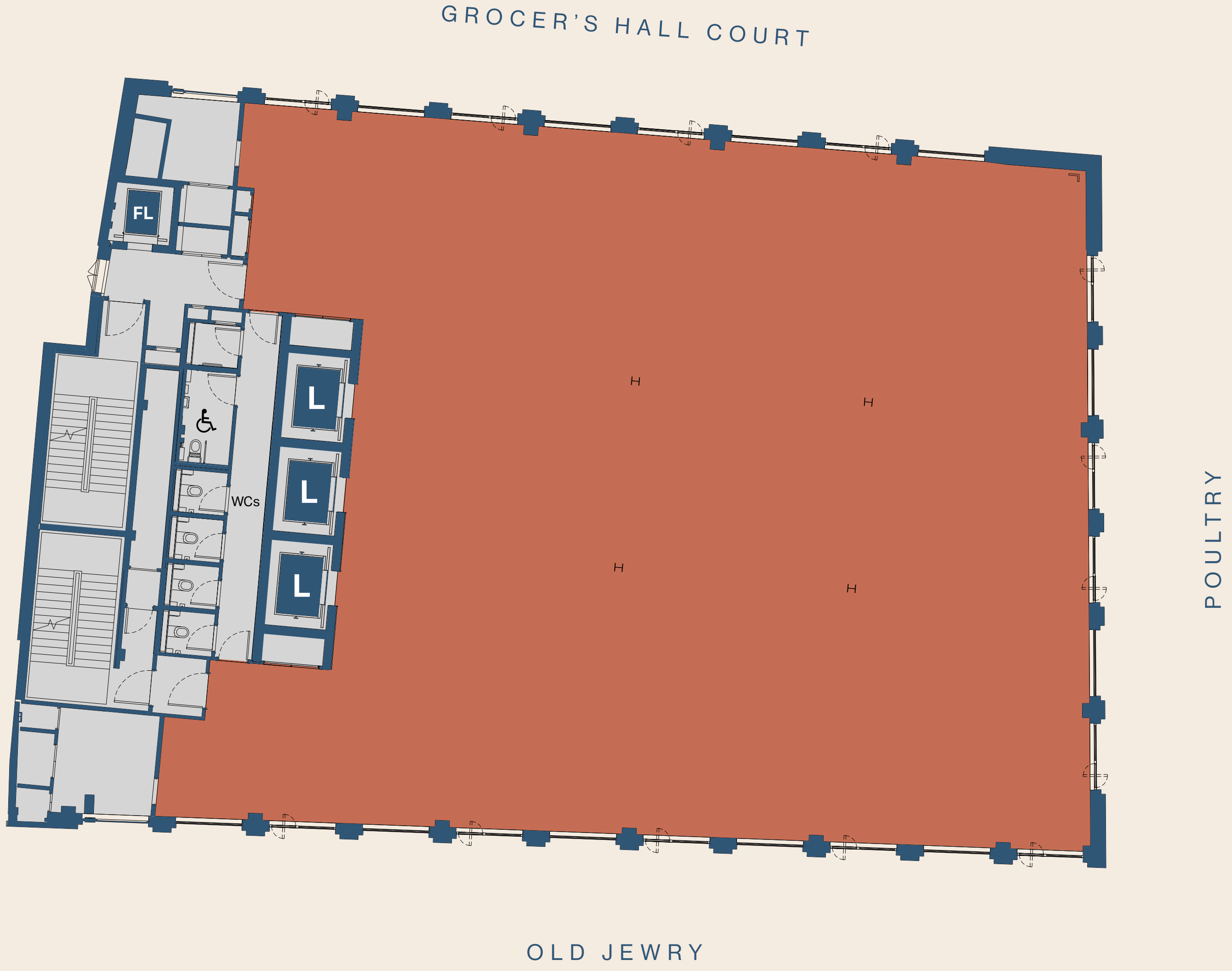
6,346 sq ft



OFFICE

CORE

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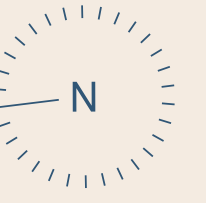
*Elevated Tenant Amenities

ETA*

Level 9

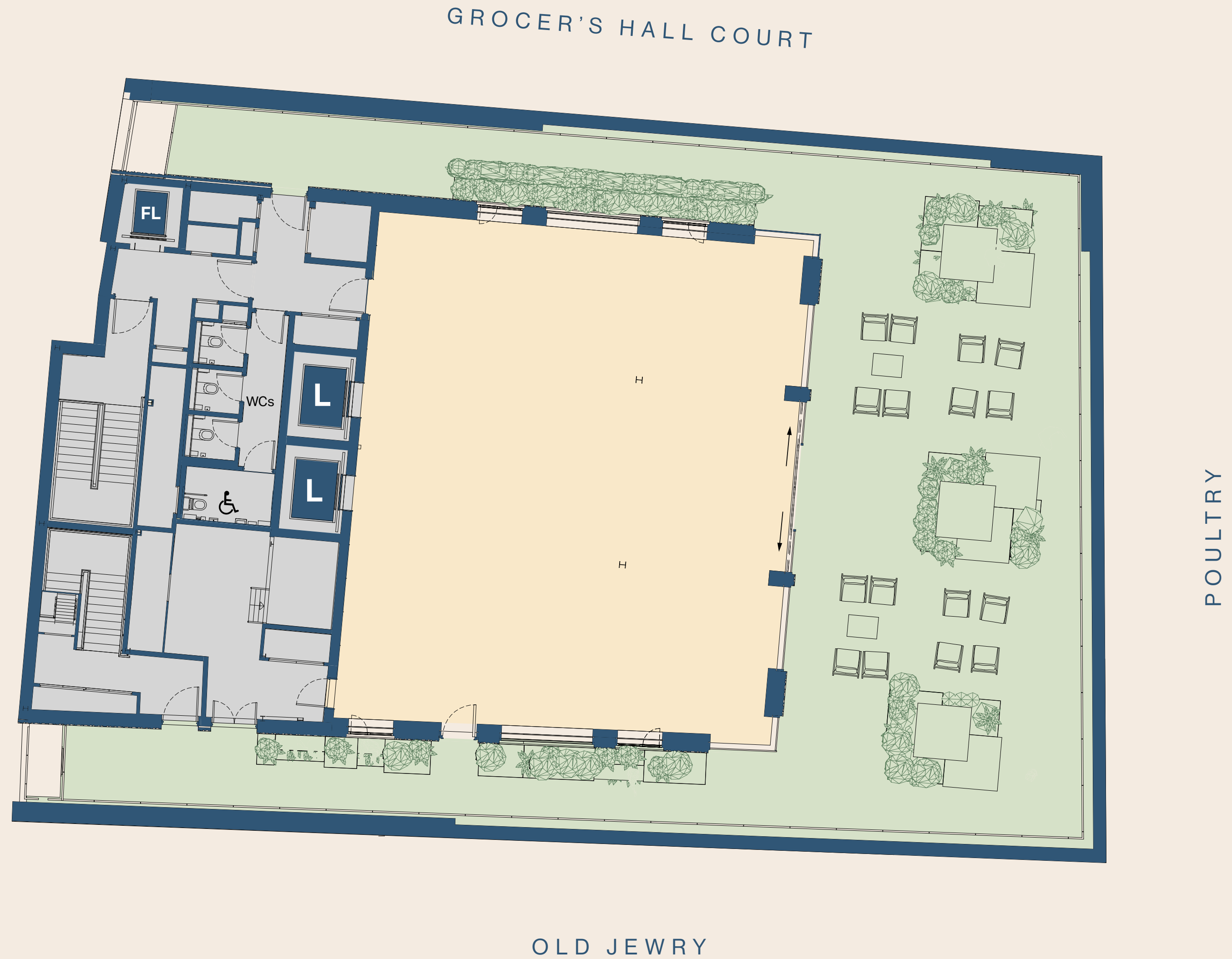
Pavilion
2,443 sq ft

Terrace
3,192 sq ft



- PAVILION
- TERRACE
- CORE

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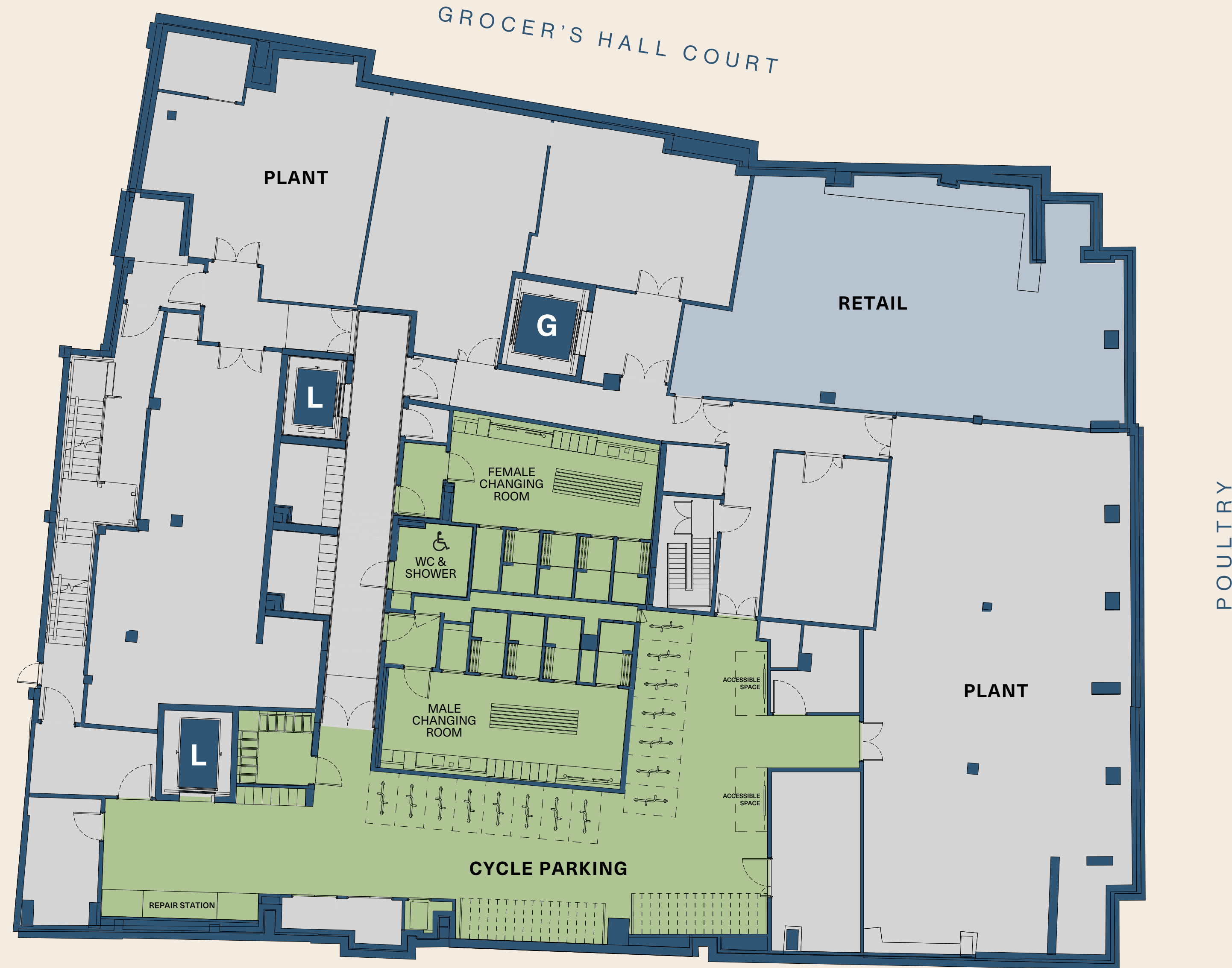
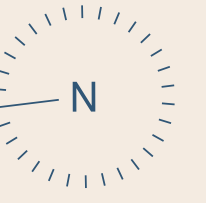


The Pavilion

Not only exquisitely designed and thoughtfully positioned, the building's Terrace and Pavilion deliver elevated views above the City.



Lower Ground



- END-OF-JOURNEY**
- RETAIL 1,135 SQ FT**

For indicative purposes only
Plans available on request

End-of-journey Facilities



9 showers



100 lockers



81 cycle spaces



Dedicated cycle entrance



Artists' impression: Lower ground male changing rooms



Artists' impression: Dedicated cycle entrance

***Built
To
Work**

BTW*

Specification

- * 4-pipe fan coil air conditioning
- * All electric in operation
- * Raised floors 150mm (overall)
- * Hybrid exposed ceiling system
- * Private terraces on floors 5 and 7
- * The Pavilion roof terrace on floor 9
- * 3x 17 person passenger lifts, 1x 8 person firefighting lift and 1x 2,000kg goods lift
- * New end-of-journey facilities with 81 cycle spaces and 9 showers

TARGETED ACCREDITATIONS



OUTSTANDING



GOLD



WiredScore
PLATINUM



Energy
Efficiency

EPC A

Technically Advanced

Heating & cooling generation using all electric, high efficiency heat pumps

Dynamic variable pumping circuits supplying heating and chilled water to meet demand

Biophilia planted on roof and terraces, minimising heat island effect, heat induction and radiation into internal space

Roof photovoltaic array generating on-site clean energy

Underfloor air conditioning system serving the pavilion

Optimised external shading for pavilion with variable depths analysed using parametric modelling

Indoor air quality sensing demand control ventilation

High efficiency lighting controls with automated switching in perimeter, daylight dimming and presence detection

Natural ventilation openings reducing energy demand during spring and autumn seasons

Replacement with high efficiency solar control glass

BMS system monitoring and controlling systems to optimal operational efficiencies

REGO Scheme, Power Purchase Agreements.

AHU incorporating high efficiency thermal wheels recovering exhaust air heat energy for preheating incoming outside air with demand control strategy

- PASSIVE DESIGN
- SYSTEMS DESIGN
- CLEAN ENERGY STRATEGY
- SMART CONTROLS

Delivery & Team

A development by



Architects



Main contractor



Project manager & planning consultant



Services engineer, sustainability consultant, lifts, acoustic, transport & waste



ICT, AV and security consultant



Quantity surveyor



Structural engineer and facade access consultant



Lighting consultant



Fire consultant



Facade consultant



Landscape architect





Artists' impression: Main entrance

CTA*

TERMS

Leases: available direct from the owner, DEKA.
Rent upon application.

CBRE

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