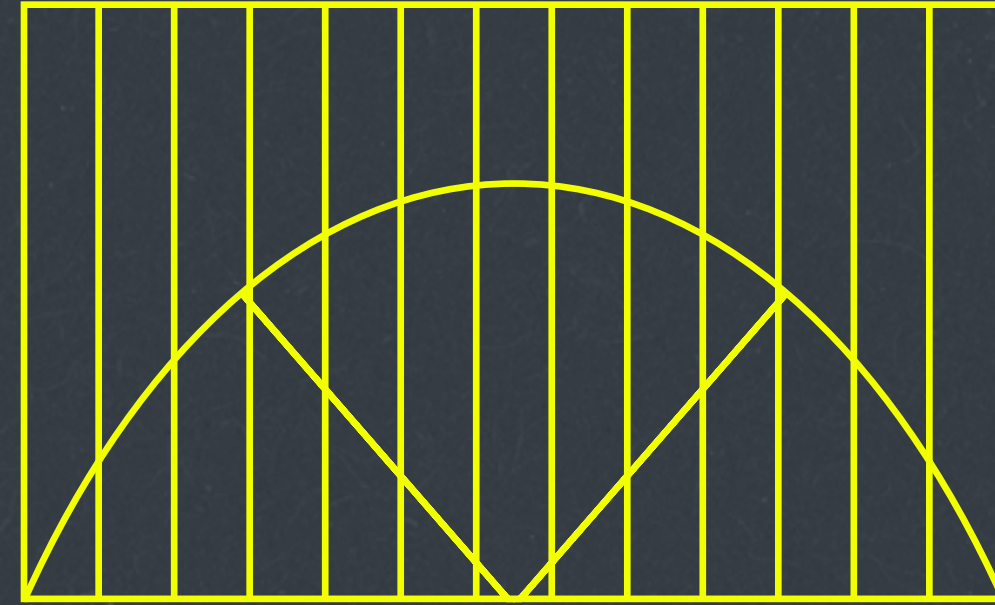


12 Primrose Street

London EC2



# EXCHANGEHOUSE

17,934 - 52,063 sq ft offices to let



# PRIME BROADGATE OPPORTUNITY



Exchange Square offers a 1.5 acre public realm

Newly refurbished reception by Piercy & Co

## OVERVIEW

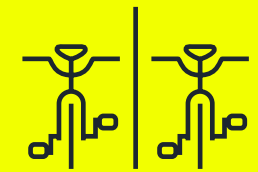
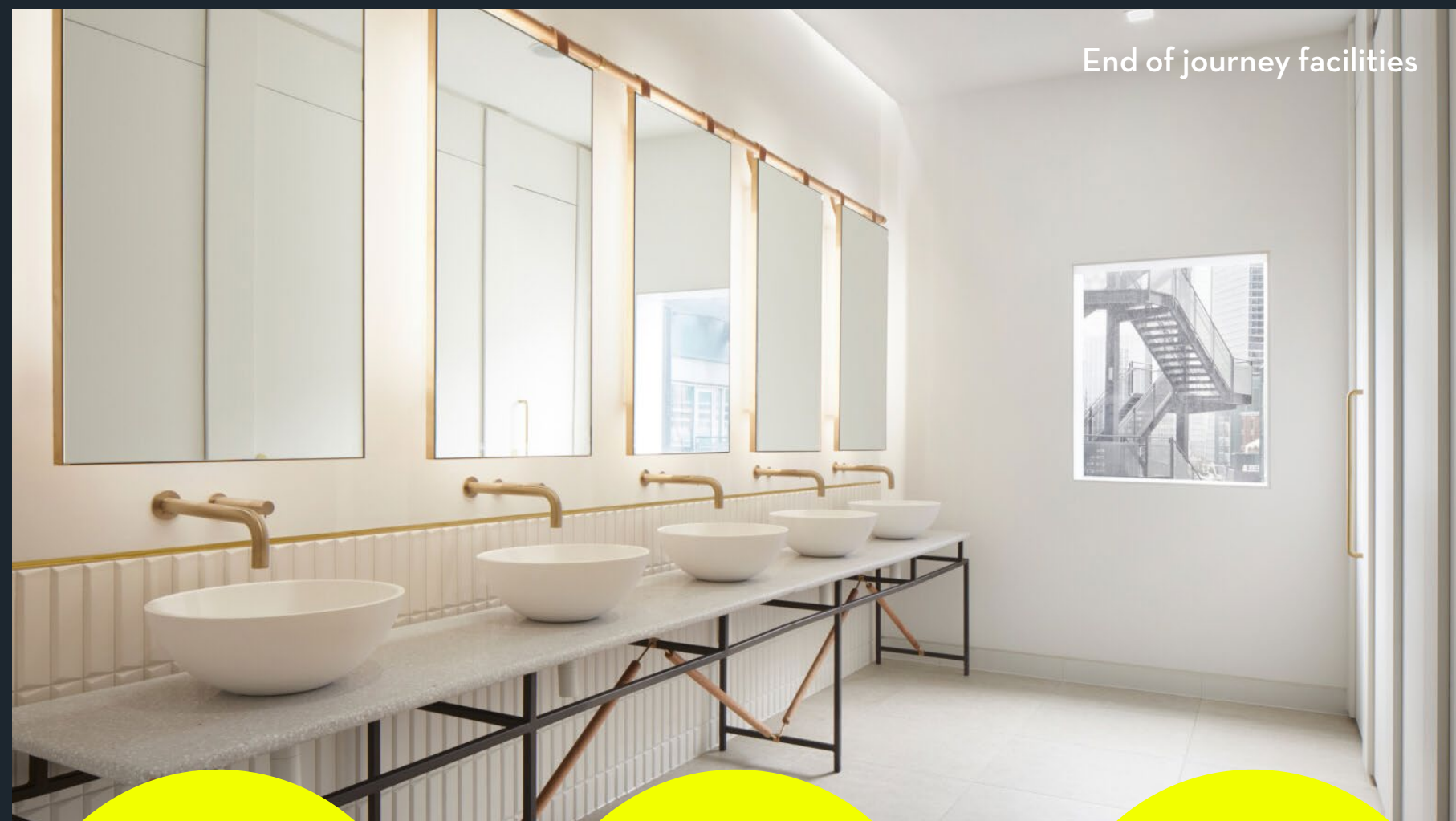
Exchange House currently offers 52,063 sq ft of premium office space on the part 7th floor and the 8th floor.

The building overlooks Exchange Square and benefits from the amenity offering and travel connections in the immediate surroundings.





# THE PERFECT WORK-LIFE BALANCE



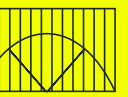
Bicycle storage



Excellent end-of-journey facilities



Comfortable reception breakout areas





## SUMMARY SPECIFICATION



Clear, efficient floorplate



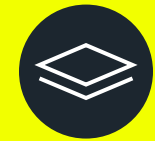
Showers, lockers & bicycle storage



Dual power supply



8x passenger lifts



200mm raised access floor



Excellent floor to ceiling heights



Meeting rooms



Kitchen breakout space



Open plan desks

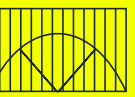


High quality workspace

## ACCOMMODATION

The large, open-plan floorplates offer a bright and flexible workspace opportunity ready for an occupier to add their own finishing touches.

FLOOR	SQ FT	SQ M
8TH	34,129	3,171
PART 7TH	17,934	1,666
<b>TOTAL</b>	<b>52,063</b>	<b>4,837</b>





# FITTED & READY TO GO



Open plan desks

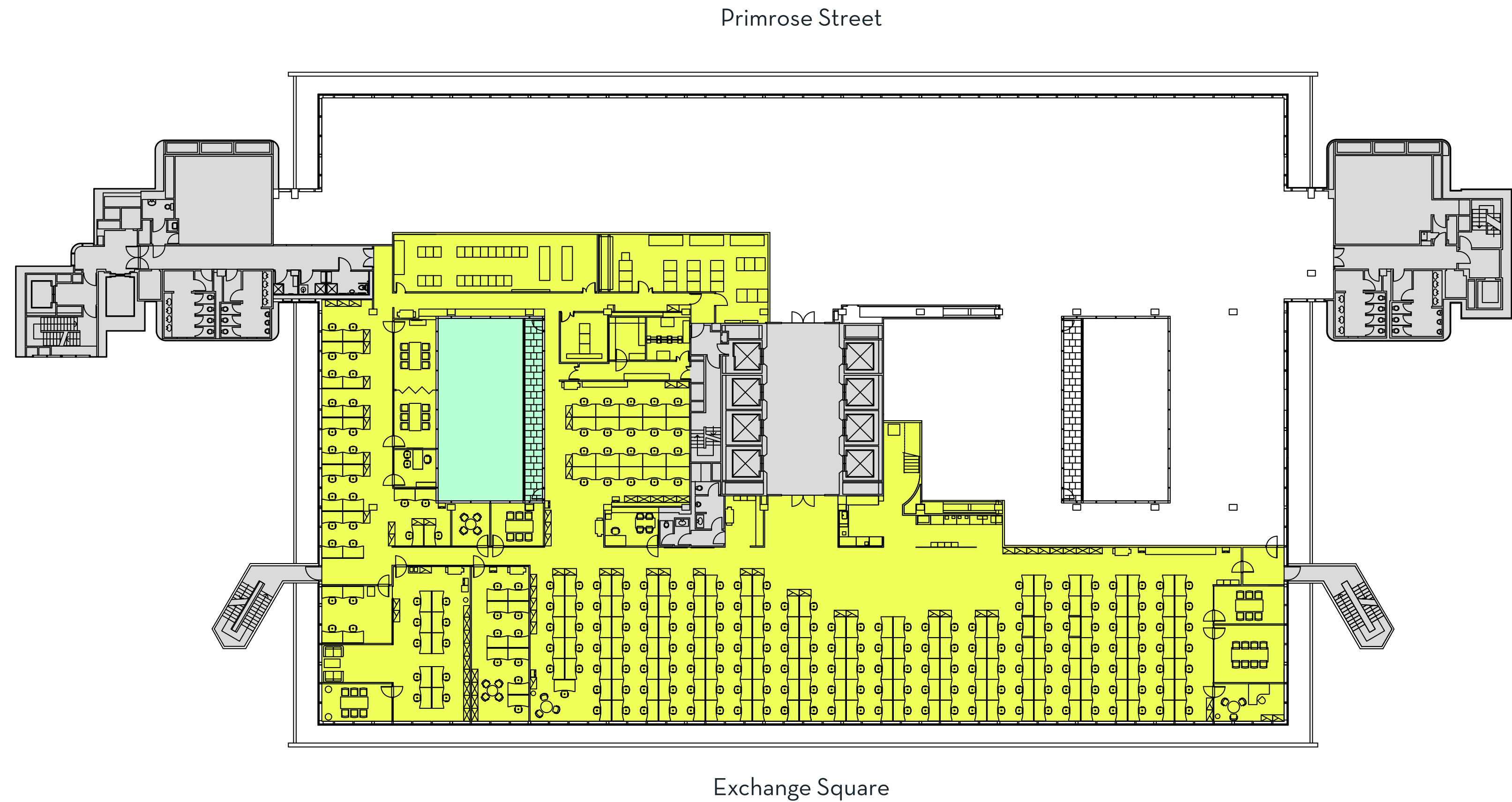




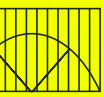
# PART 7TH FLOOR 17,934 SQ FT

● Office ● Atrium ● Core

Workstations	244
8 person meeting room	01
6 person meeting rooms	05
4 person meeting room	01
Executive offices	03
Tea point	01



Floorplans not to scale.  
For indicative purposes only.

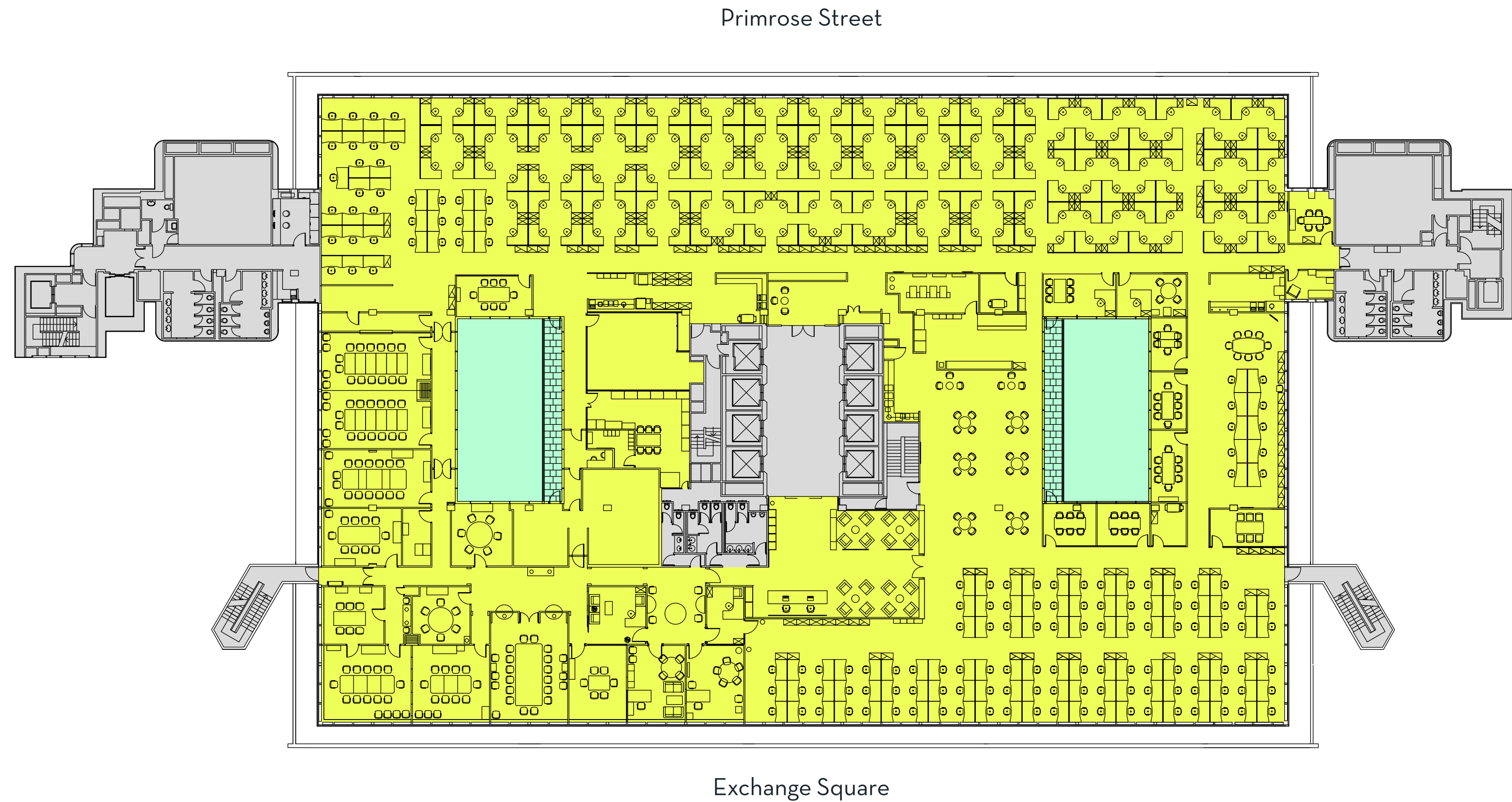




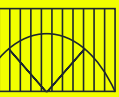
# 8TH FLOOR 34,129 SQ FT

● Office ● Atrium ● Core

Workstations	313
16 person boardrooms	04
12 person boardroom	01
10 person boardrooms	02
8 person meeting rooms	03
6 person meeting rooms	09
Executive offices	04
Tea point / breakout area	01
Reception / welcome area	01



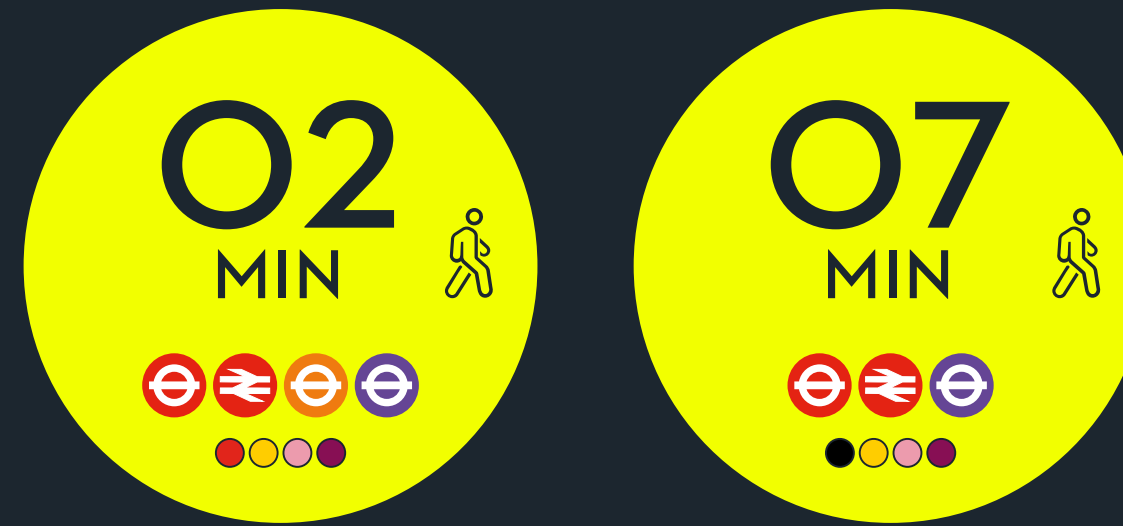
Floorplans not to scale.  
For indicative purposes only.





# SURROUNDED BY IT ALL

## CONNECTIVITY



LIVERPOOL ST

MOORGATE

Walk times from the building in minutes. Source: TfL.

## LOCAL OCCUPIERS



## LOCATION

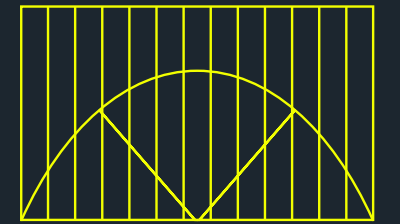
Exchange House occupies a prominent City location amongst the creative, cultural and financial districts. The surrounding amenity offer is plentiful with Broadgate Circle and Spitafields Market both on your doorstep.

Liverpool Street Station backs onto Exchange Square providing Underground, Overground, National Rail and Elizabeth Line services.





**exchangehouse.london**



**Terms**

Upon application.

**Viewings**

Strictly through the  
sole letting agents:

**Alex Novelli**

**M** 07860 594 752

**E** alex.novelli@cushwake.com

**George Homer**

**M** 07574 118 298

**E** george.homer@cushwake.com



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