

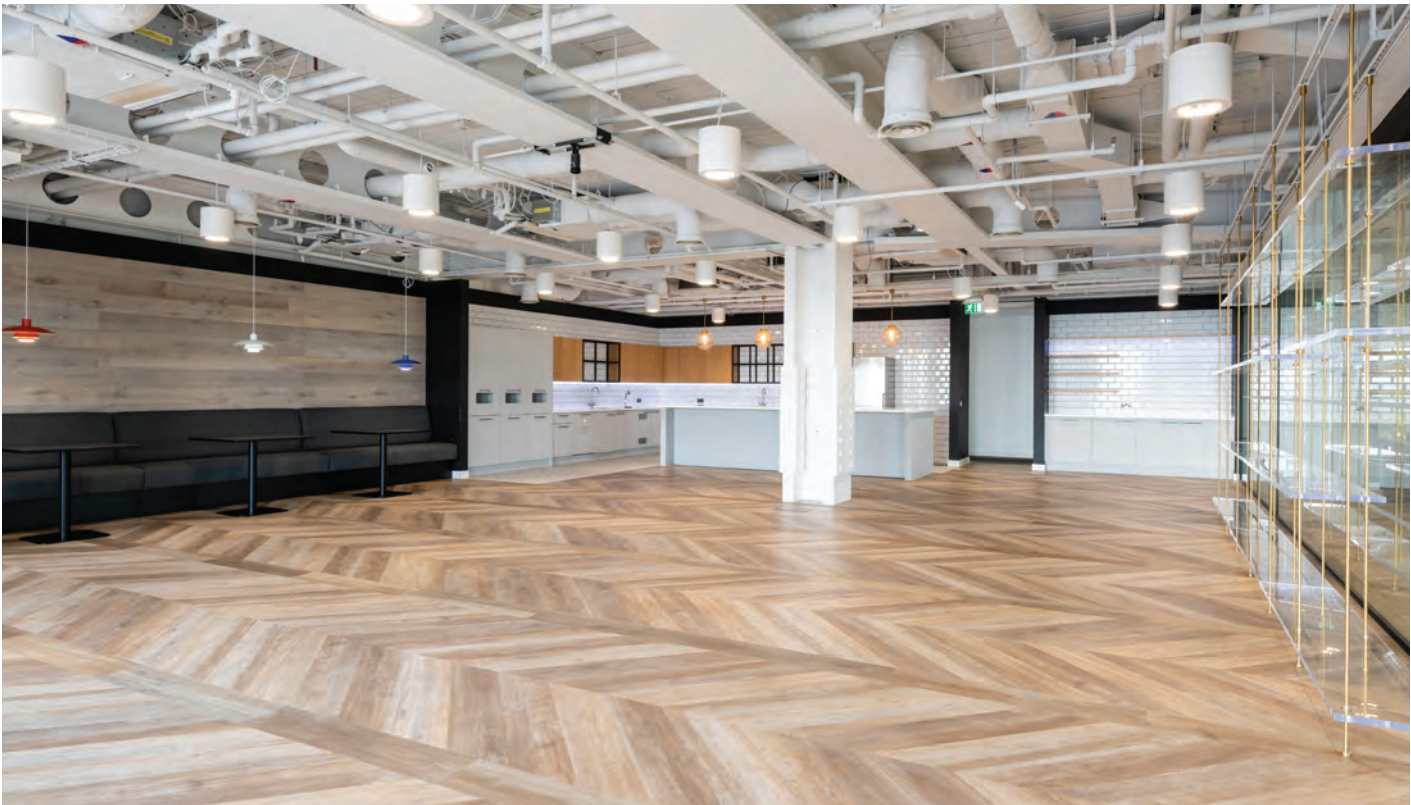
THE SHARD

PART LEVEL 11 (NORTH)

13,153 SQ FT (1,222 SQ M)



PART LEVEL 11
(NORTH)



*Images shown are those of the existing fit out in place.

FLOOR PLANS

PART LEVEL 11 (NORTH)

AVAILABLE

13,153 sq ft (1,222 sq m)

Rent: POA

Business Rates (payable): £25.75 per sq ft p.a.

Service Charge: £16.88 per sq ft p.a.

Energy Performance Certificate (EPC): B

EXISTING FIT-OUT

Flexible open plan layout

122 desks

3 meeting rooms

Reception

Large kitchen and breakout

2 winter gardens

Total occupancy:

122 based on existing layout



KEY

- Open plan office space
- Meeting rooms
- Winter gardens
- Kitchen & breakout area
- Reception
- Let to Merit Group (Dods)



OFFICES



OCCUPIERS

AVAILABILITY

28	South Hook Gas/Jellyfish	
27	Arma Partners	
26	CoStar	
25	The Office Group	
24	The Office Group	
23	Foresight	
22	Jellyfish	
21	Kraft Heinz	
20	Kraft Heinz	
19	Medical Protection Society	
18	Foresight/Gallup	
17	Warwick Business School/Sage	
16	Al Jazeera Media Network	
15	Mathys & Squire	
14	Kroll	
13	Sage/Warwick Business School/CoStar	
12	Mitie	
11	Merit Group (Dods) /VACANT	13,153 sq ft available
10	Robert Half/Protiviti/REM	
9	Sapphire Systems/Siteimprove/VACANT	
8	Greenberg Traurig	
7	Tiffany & Co./MATCHESFASHION	
6	HCA Healthcare UK	
5	HCA Healthcare UK	
4	HCA Healthcare UK	
3	Shard Quarter Management Suite	
2	Office Reception	

OCCUPIER BENEFITS

SEASONAL EVENTS	CONCIERGE SERVICES
SUPERB LOCAL AMENITY	ACCESS TO EXCLUSIVE OCCUPIER COMMUNITY
SHOWER FACILITIES	CYCLE FACILITIES
FANTASTIC VIEWS ACROSS LONDON	WINTER GARDENS

TRAVEL CONNECTIONS

LONDON UNDERGROUND

- Jubilee Line : Bond Street (9 mins) and Canary Wharf Stations (6 mins)
- Northern Line : Bank and Moorgate Stations (3 mins)

INTERNATIONAL

- Gatwick Airport (30 mins)
- Direct line to St Pancras International with Eurostar routes to mainland Europe

NATIONAL RAIL

- Direct routes to Cambridge, Bedford and Peterborough
- Direct routes to Brighton and the South

COMMERCIAL CONNECTIVITY FIT OUT

FULLY DISTRIBUTED FIBRE	HIGH RESILIENCY	MULTIPLE PROVIDERS	REDUNDANCY AND DIVERSITY
FAST PROVISION	DUAL MEET-ME ROOMS	FUTURE-PROOF	BACKUP ELECTRICITY

SCHEDULE OF USES



THE VIEW FROM THE SHARD

Levels 68 – 72



SHANGRI-LA HOTEL

Levels 34 – 52

GÖNG – 52 / TİNG – 35 / Bar 31 – Ground

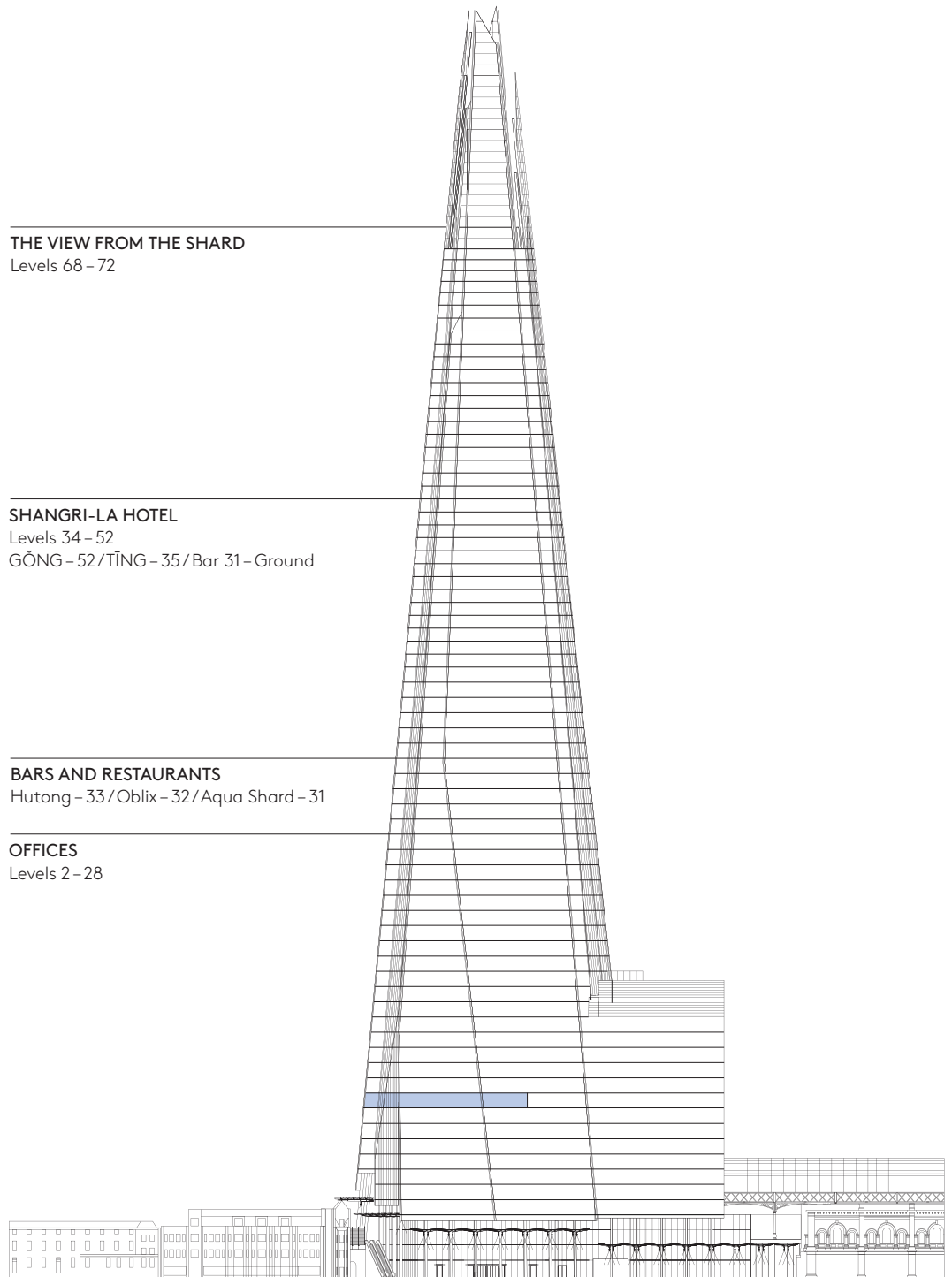


BARS AND RESTAURANTS

Hutong – 33 / Oblix – 32 / Aqua Shard – 31

OFFICES

Levels 2 – 28



LEASING ENQUIRIES



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