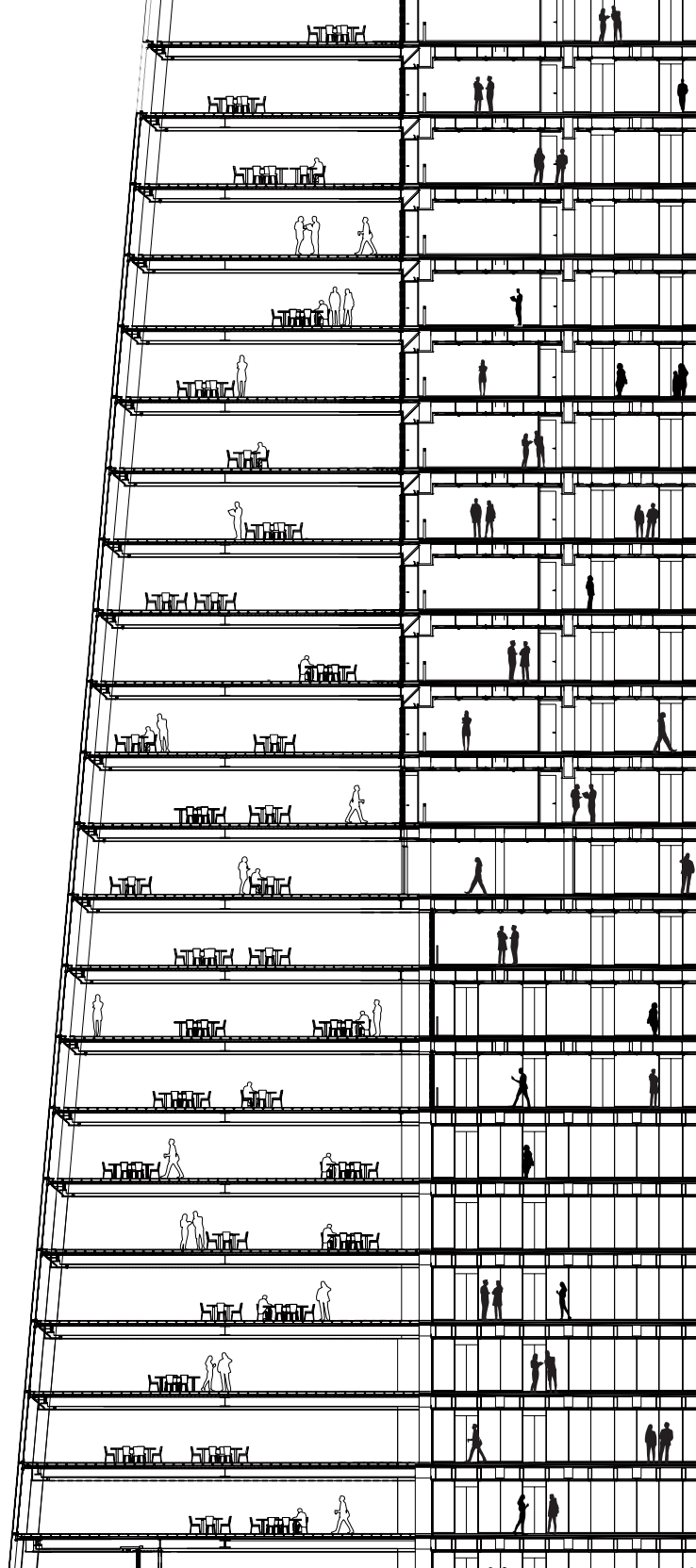


# THE SHARD

## PART LEVEL 26

15,912 SQ FT (1,478 SQ M)





INDICATIVE CAT A



"LONDON BRIDGE HAS REALLY GREAT MOMENTUM. THE LOCATION HAS SO MUCH PERSONALITY AND IT'S SO CENTRAL – 30 MINUTES FROM GATWICK AND JUST TWO UNDERGROUND STOPS TO SOHO AND THE WEST END."

**KURT MACHER**  
General Manager, Shangri-La Hotel

# PART LEVEL 26

15,912 SQ FT (1,478 SQ M)

- Full floor plate
- Unspoilt 360° views over London
- Unique opportunity on high floor
- Three winter gardens

## ✓ OCCUPIER BENEFITS

- Occupier management platform that offers access to a comprehensive suite of building, lifestyle services and information
- On site serviced office space with meeting rooms for hire
- Medical centre on site
- Seasonal events
- Award winning local amenity, including Borough Market
- Concierge services
- Car parking
- Shard Members card giving exclusive discounts to restaurants, bars and local retailers

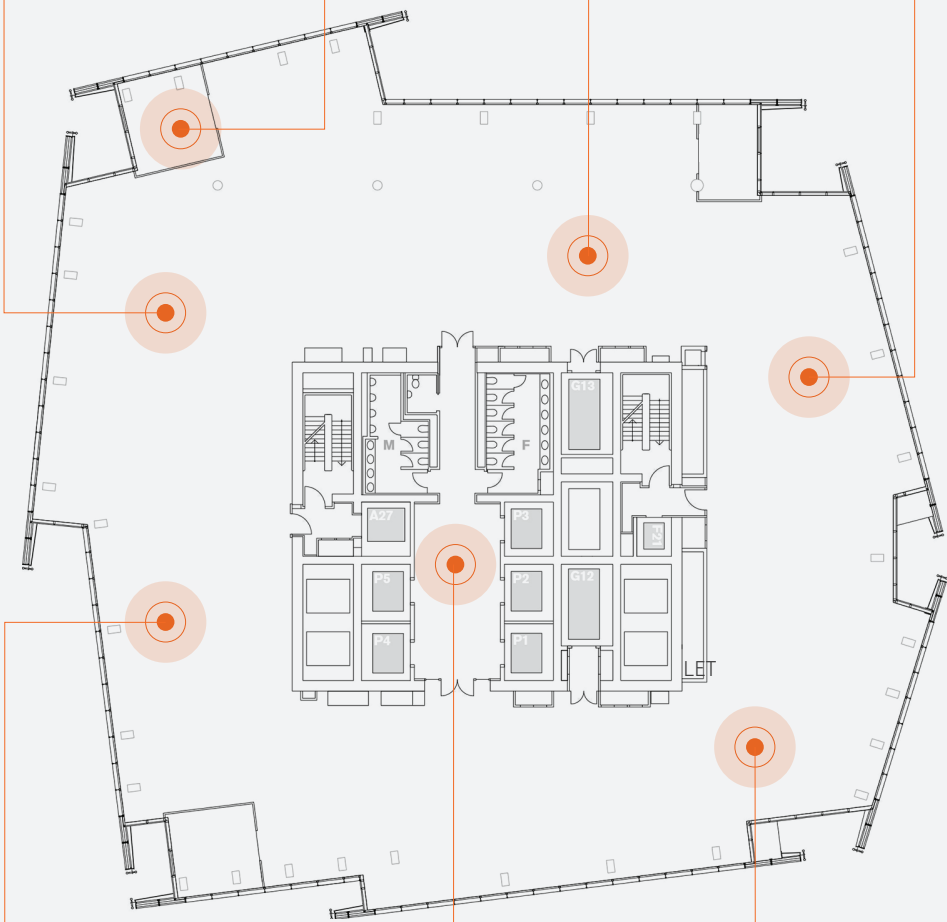


**BRAND NEW CAT A OFFICE SPACE**  
15,912 SQ FT (1,478 SQ M)

**EXPRESS LIFTS**  
Four express lifts leading to a shared lobby

**CONNECTIVITY**  
Pre-wired fibre connections installed for Colt, BT and Luminet

**SHADING**  
Integrated and automated internal shading



**NATURAL LIGHT**  
2.7m floor to ceiling height, allowing excellent natural light. Triple glazed façade with low iron glass

**WINTER GARDEN**  
Openable windows and fresh air to winter garden

**LIGHTING**  
High efficiency LED lighting

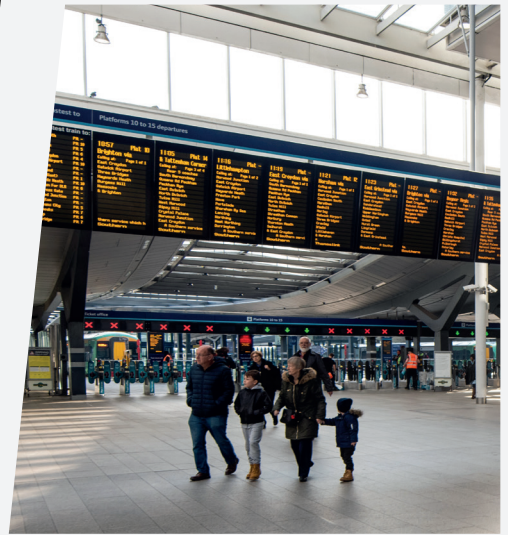
## SUSTAINABILITY

- BREEAM excellent
- EPC B
- Fully renewable electricity supplier
- Located adjacent to major London public transport hub
- 95% of waste generated was recycled. 20% of all steelwork originated from recycled sources
- Extensive recycling carried out and tenant education programme

## CONNECTIVITY



- WiredScore Certified Platinum
- Fully distributed fibre
- Fast provision
- High resiliency
- Dual meet-me rooms
- Multiple connectivity providers
- Future proof installation
- Backup electricity
- Redundancy backup

ACCESS TO WINTER GARDEN  
PROVIDING FRESH AIR





## TRANSPORT



### 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



WiredScore  
PLATINUM

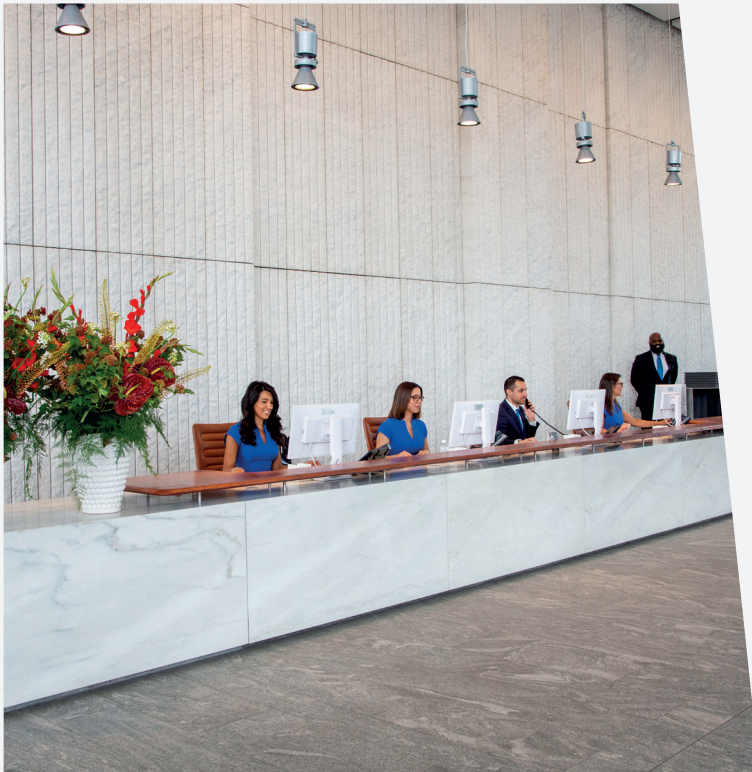


VIEW ONLINE



"YOU JUST HAVE TO SAY 'THE SHARD'  
AND EVERYBODY KNOWS WHERE  
YOU ARE. YOUR BRAND SUDDENLY  
GETS ASSOCIATED WITH THE ICONIC  
NATURE OF THE BUILDING WITH ALL  
THE EMOTION AND PRESTIGE."

**ROB PIERRE**  
Co-Founder, Jellyfish



SERVICED BY DOUBLE DECKER  
HIGH SPEED LIFTS



WELCOMING RECEPTION  
AND CONCIERGE

## BARS AND RESTAURANTS

The Shard's seven award-winning bars and restaurants offer the best views of London. Here you can relax in style at the pinnacle of one of London's finest dining experiences.



## THE SHARD OCCUPIERS

## LEASING ENQUIRIES



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