

**108  
Cannon  
Street**

Space to work your way  
108 Cannon Street has  
been boldly reimagined  
with a stunning new  
reception, rooftop  
terrace and beautifully  
designed workspace.







# WELL-being workspace with a difference

108 Cannon Street boasts a stylish reception with feature lighting, greenery and a multi-purpose space for people to come together to work, catch up and relax. Plus, a coffee experience you'll never forget with Scanomat's TopBrewer.







### A host of benefits



Year round regular landlord managed indoor yoga/pilates for all tenants (with professional instructor)



Tenant/landlord managed pop-up events (product launches, art exhibition, interactive seminars)



Year round bookable event space (townhalls, socials, client meetings)



Be your own barista with our touchless coffee machine

**44**

Max capacity (number of people, seated & standing)



AV specifications (screen and conferencing facilities)



Booking system through tenant management software



# Mix it up

The reception at 108 Cannon Street flexes to fit you. Modular furniture is easily reconfigured to switch up the layout for events, working and more. Use the dedicated building app to book the space for company parties, watch the big game or stretch out with some lunchtime yoga.

## Lounge and Flexible Working



## Open Plan and Wellness Mode



## Open Plan and Event Space

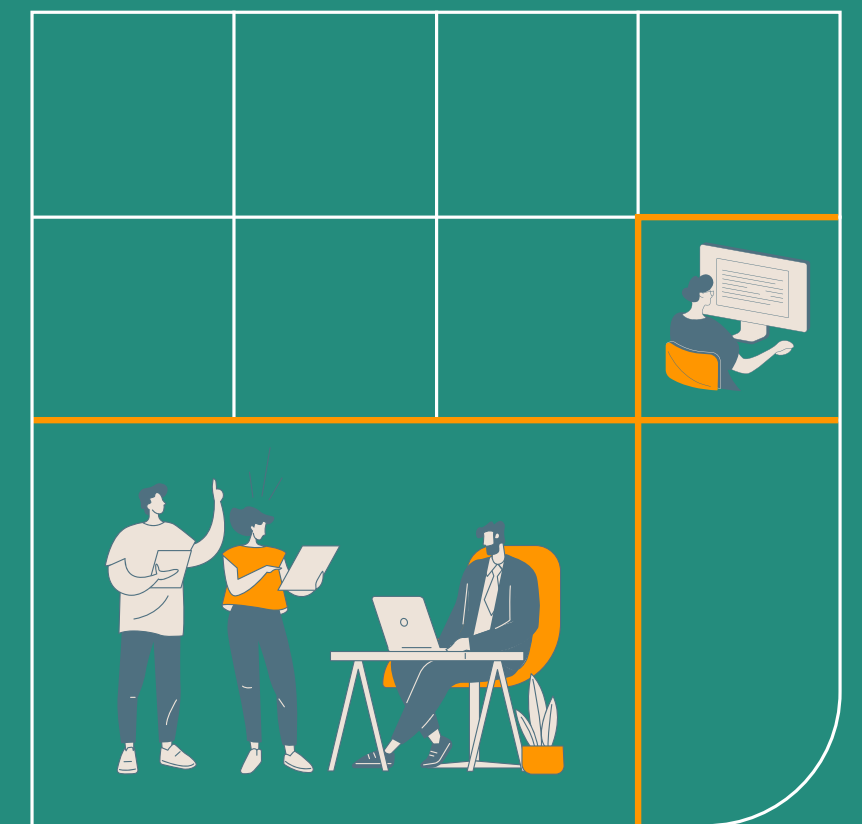




# Stay on-grid

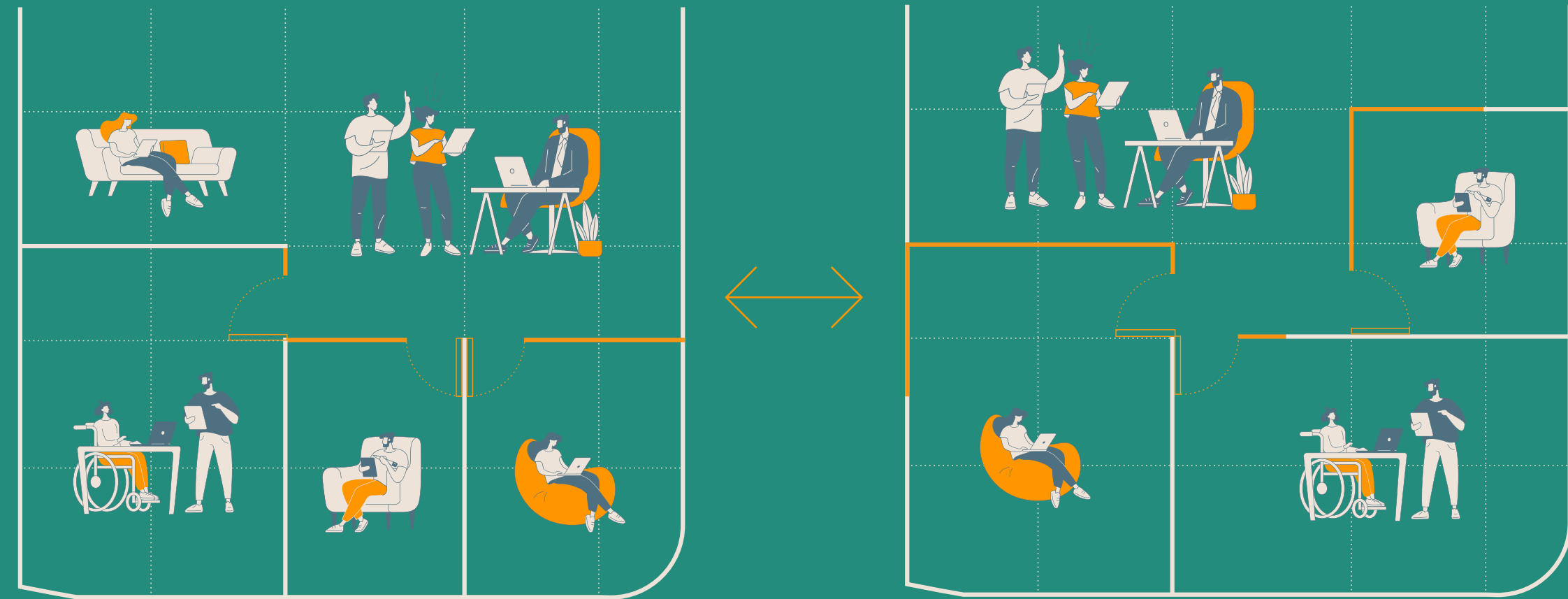


108 Cannon Street is not your typical office space. Designed with an innovative and efficient modular grid, it is fully adaptable. The smart system of solid and glazed partitioning can be easily reconfigured, meaning your workspace flexes to fit you now and in the future.





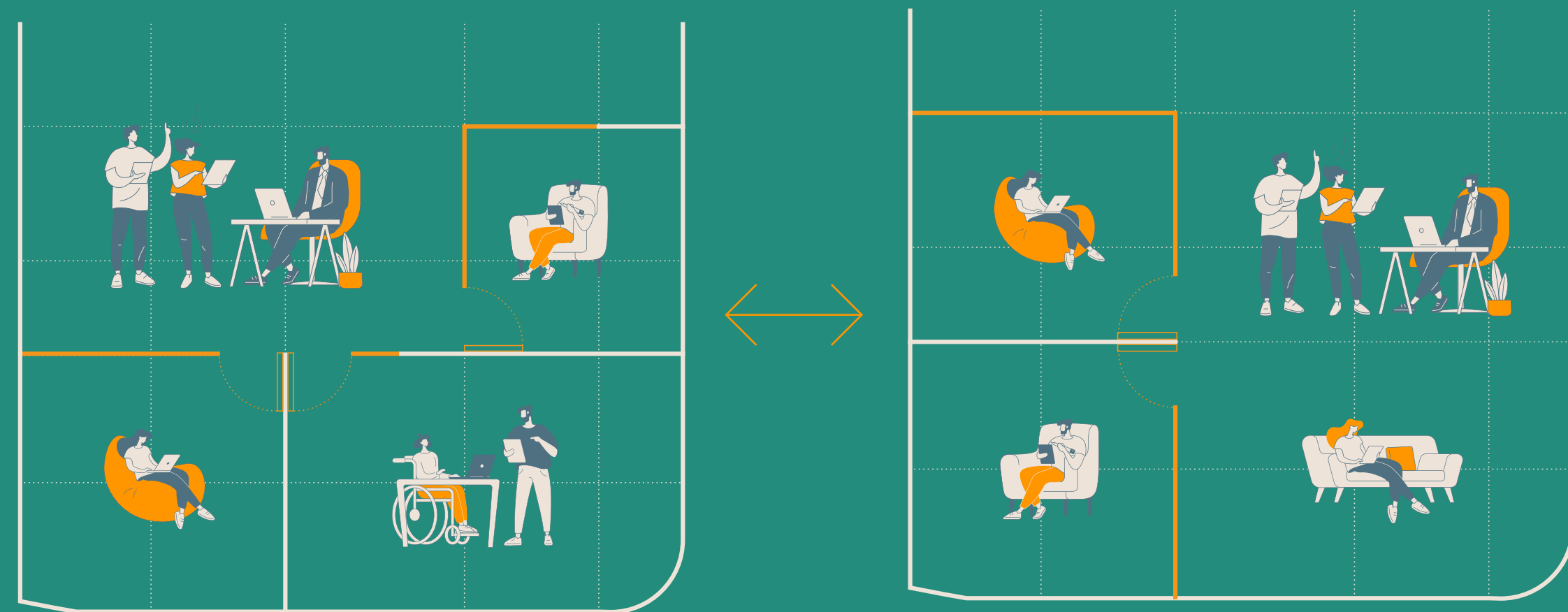
## 2nd floor indicative layout options



The use of the modular partitions is a key design strategy. The grid is defined by the ceiling design and accommodates workable spatial dimensions, services and existing window bays. Plasterboard downstands follow the grid layout and provides connections for the partition to be fixed. The system is designed to be quick to use, with the only 'making good' required after a move being the screw holes in the floor/ceiling being filled.

# RADII.

## 3rd floor indicative layout options



KEY

Orange line Glass panel

White line Solid panel







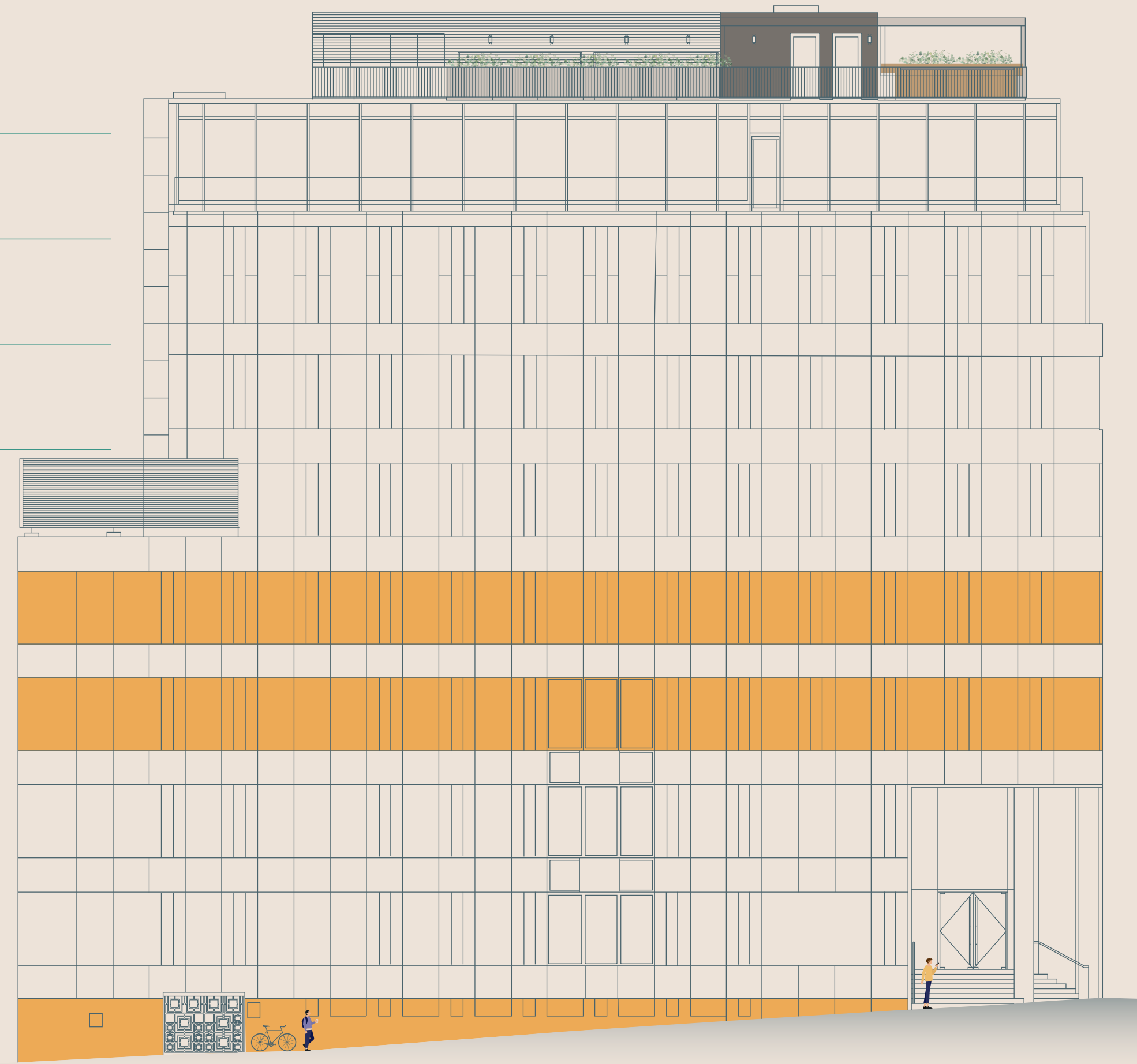






# Space for you

TERRACE	1,500 SQ FT 140 SQ M
SEVENTH	LET
SIXTH	LET
FIFTH	LET
FOURTH	LET
THIRD	UNDER OFFER
SECOND	UNDER OFFER
FIRST	LET
GROUND	RECEPTION
<b>LOWER GROUND</b>	<b>3,358 SQ FT</b> 312 SQ M
BASEMENT	END-OF-TRIP FACILITIES

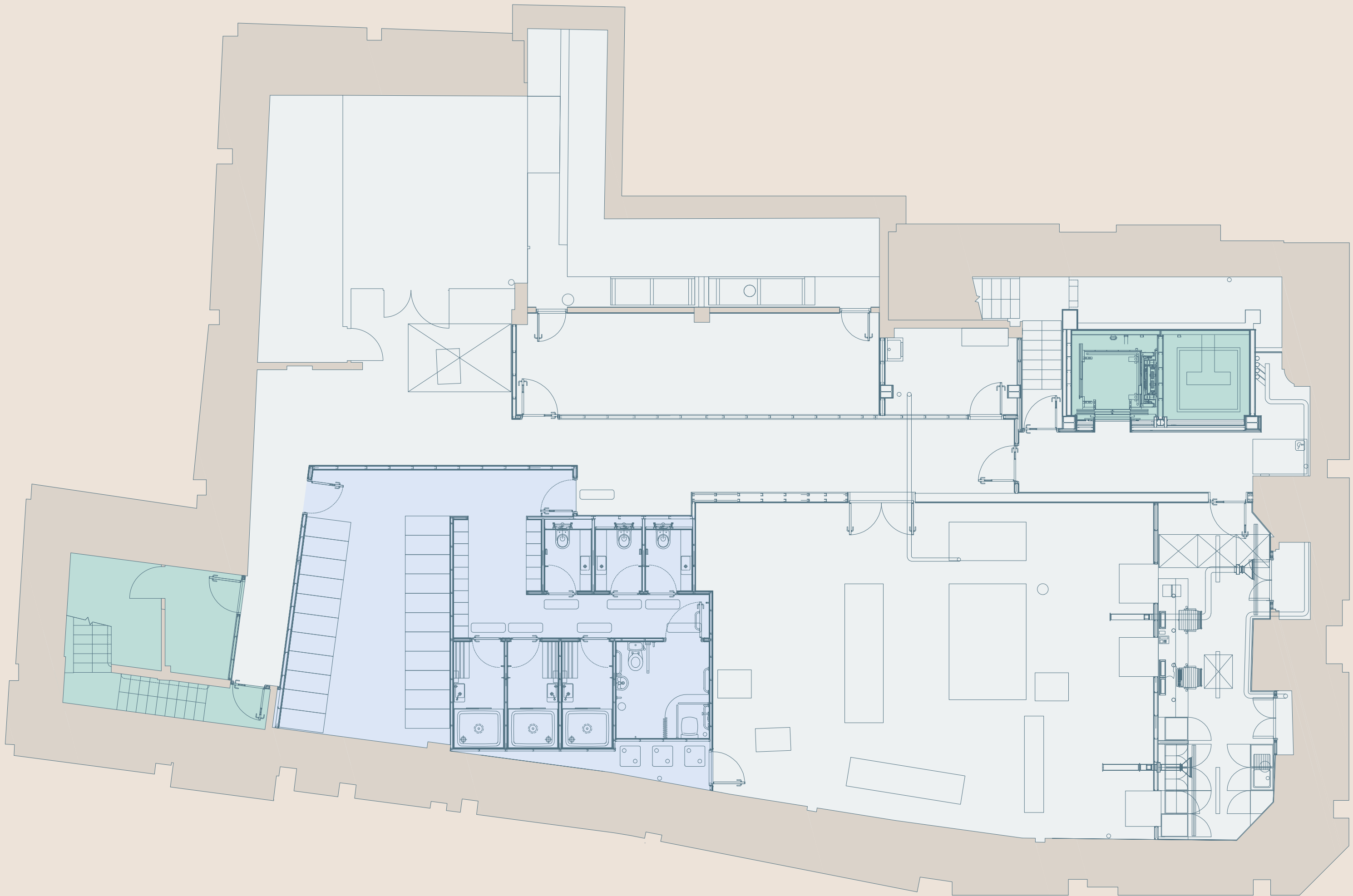


**TOTAL: 3,358 SQ FT**  
312 SQ M



6,103 SQ FT  
567 SQ M

# Basement



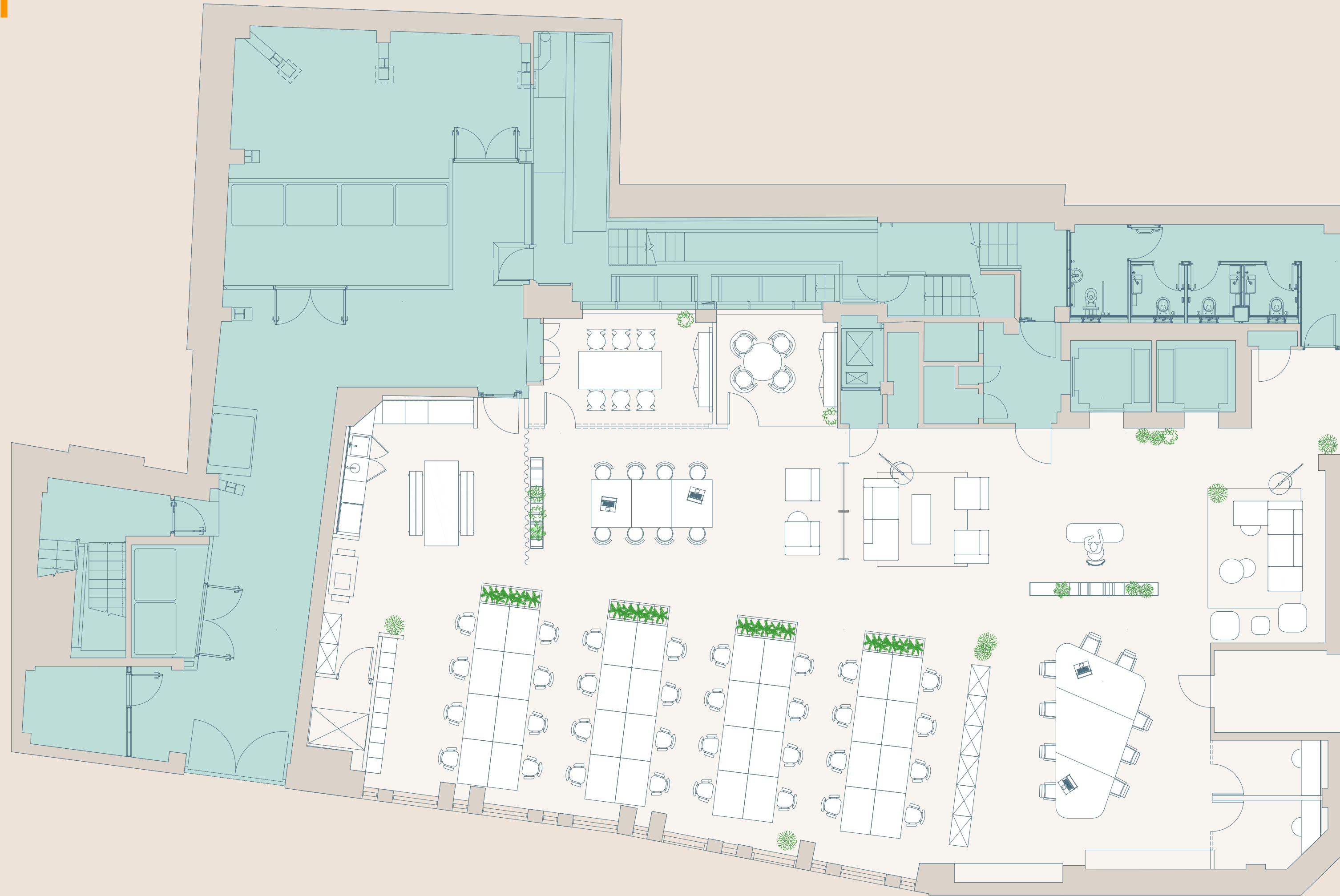
- KEY
- Showers/Lockers
  - Core
  - Plant/Storage

Floor plans not to scale. For identification purposes only.



3,358 SQ FT  
312 SQ M

# Lower ground



KEY

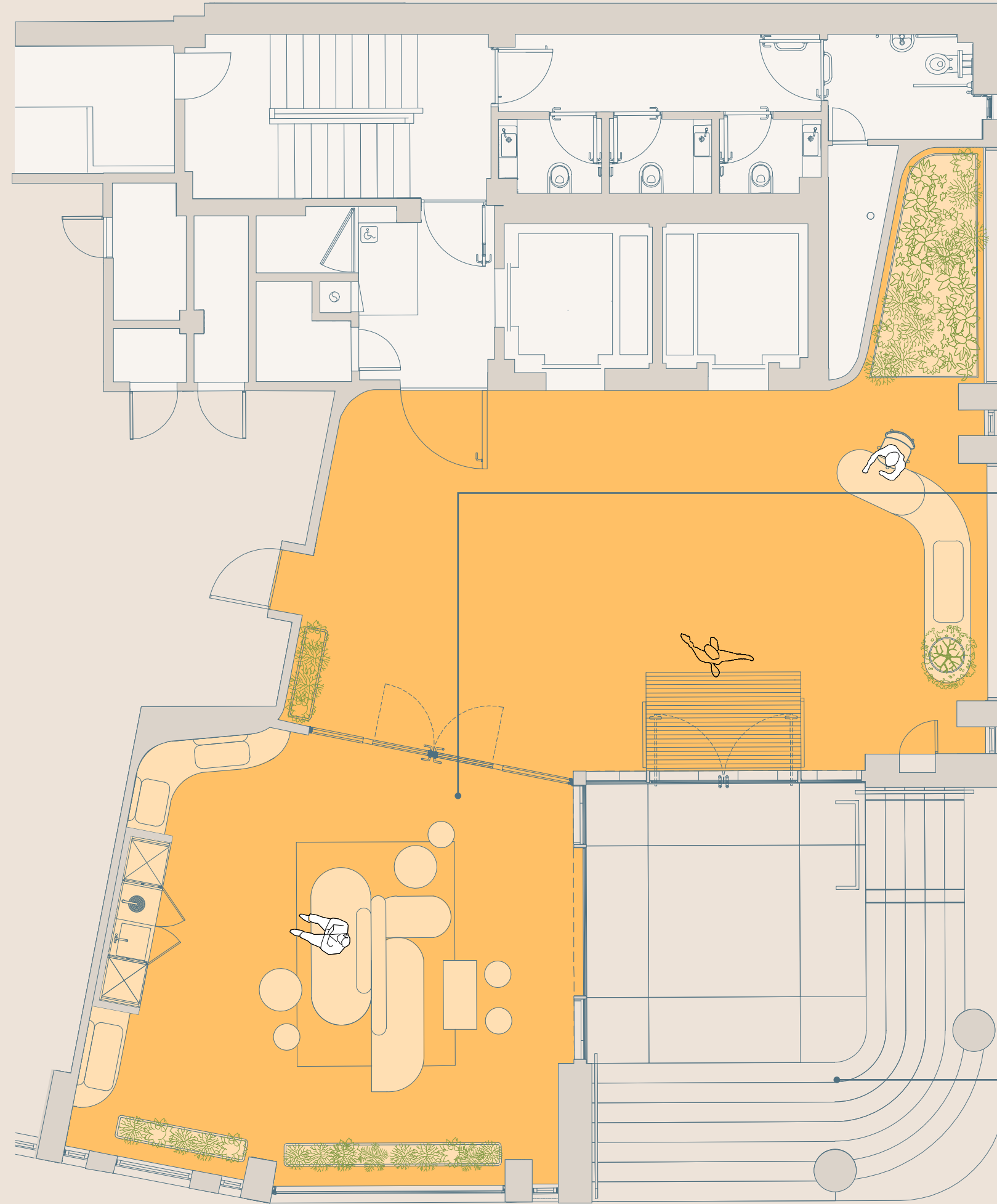
- Office
- Core

Floor plans not to scale. For identification purposes only.



1,169 SQ FT  
108 SQ M

# Ground (reception)



Floor plans not to scale. For identification purposes only.



4,887 SQ FT  
454 SQ M



# Second



KEY

- Office
- Core

Floor plans not to scale. For identification purposes only.



4,749 SQ FT  
441 SQ M



# Third



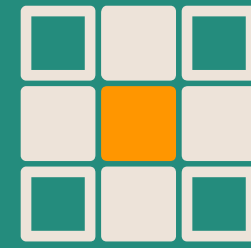
KEY

- Office
- Core

Floor plans not to scale. For identification purposes only.



# Specification for mind, body and soul



Bespoke modular partitioning layout provides flexible & easily adaptable space



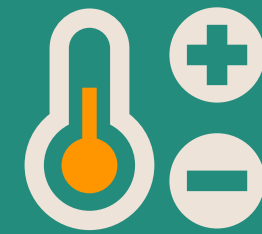
Upgraded end of trip & cyclist facilities



High efficiency LED lighting with integral dimming & presence detection



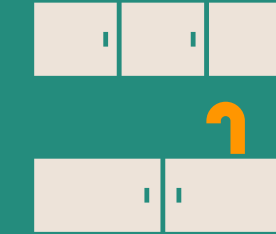
Air quality monitors throughout the building to monitor indoor air quality



High efficiency Air Source Heat Pumps provide heating and cooling to each floor



Flexible track lighting allowing fittings to be adapted or repositioned



On floor tea points including drinking water stations

# 1:8

Designed for 1:8 occupancy



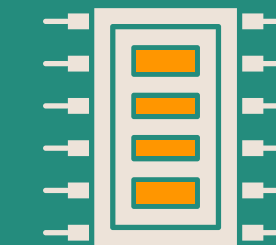
A tenant app to make you feel in control of your environment



Ground floor coffee provision with Scanomat's TopBrewer



70/30 mix of work stations & flexible collaborative spaces



Dedicated comms rooms on each floor



Ceilings with exposed services & acoustic rafts plus high quality fabric over meeting rooms





# Meet up and unwind

The roof terrace has a bar and kitchen perfect for team celebrations, launch events and summer parties. No matter what you're planning, you can easily book the terrace with our building app.







Sneak in a downward dog, do a 5-minute meditation or take your coffee outside and catch some rays.



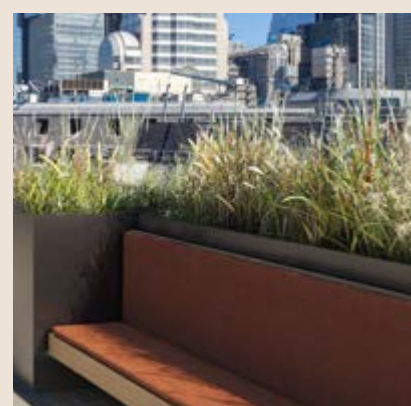


1,500 SQ FT  
140 SQ M

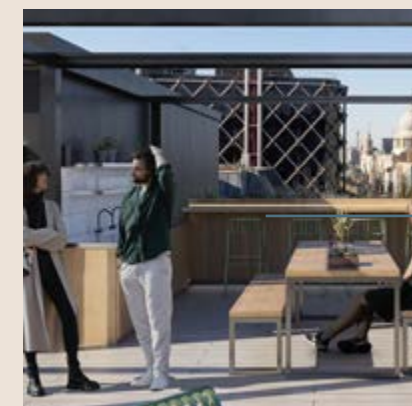
# Roof terrace



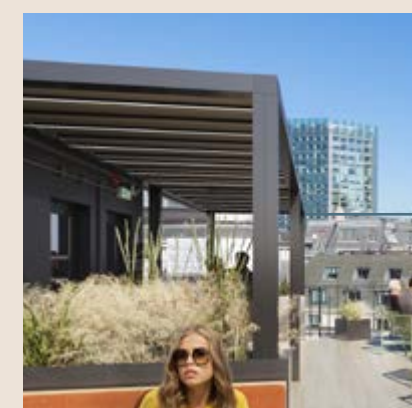
New re-cycled decking with floor lights



New built-in planter/benches



New bar/kitchen unit



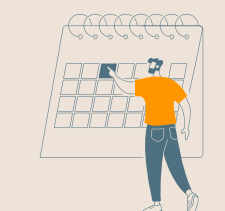
New pergola with retractable fabric awning



Seasonal regular landlord managed outdoor wellness activities for all tenants (with professional Instructor)



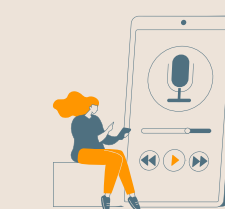
Seasonal regular landlord organized happy hour socials for all tenants (with landlord-provided beverages/light snacks)



Year-round bookable semi-outdoor/outdoor event space (townhalls, socials, client meetings)

60

Max capacity (number of people, seated & standing)



Wifi enabled



Outdoor kitchenette specifications (fridge, sink, storage)



Retractable shading & enclosure system (semi-open space)



External lighting for night use



# Super-sustainable solutions

We're serious about sustainability – in the design, day-to-day management and innovative materials featured throughout the building.

## BREEAM

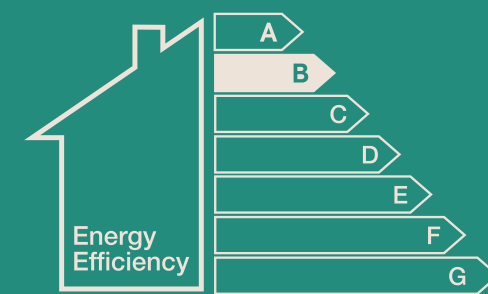
BREEAM  
'Very Good'



Targeting  
'Gold' certification

## Net Zero Embodied Carbon

Net Zero enabled with remaining carbon emissions offset



EPC  
'B' rating

### Feel-good materials

#### Bolon flooring

Made from recycled waste material. Free from toxins. Low emissions and efficient energy use.

#### Linoleum-lined kitchen cabinets

Made from organic materials. Biodegradable and recyclable.

#### EchoPanel acoustic wall panels

Made using 60% post-consumer recycled PET plastic bottles. 100% recyclable.

#### Durat worktops

Made with recycled post-industrial plastics. Free from toxins.

#### Autex acoustic ceiling baffles

Made from 60% previously recycled polyester fibre (from PET bottle flake). 100% recyclable.

#### Mater terrace furniture

Made from recycled ocean plastic, fishing nets and discarded beer kegs.

#### Terrace decking

Made from a mix of wood and recycled plastics.

### Benefits of biophilia

We're bringing nature into the workplace. Planting and natural elements lead to improved health, enhanced mood, reduced stress and a sense of well-being.





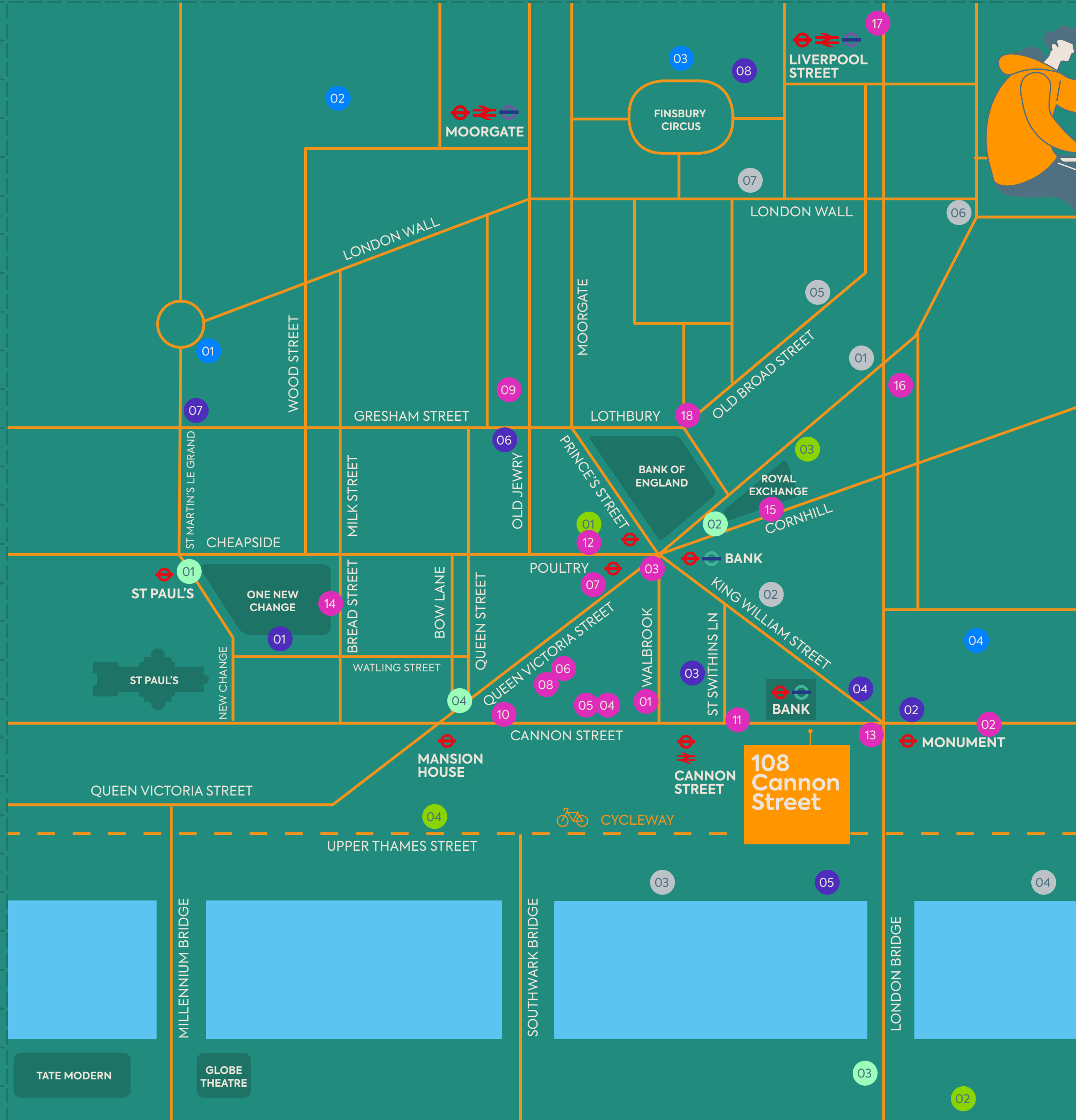


# Super-connected

At the centre of London's financial district, surrounded by global names in banking and commerce, you're just moments away from the iconic St Paul's Cathedral with the Tate Modern across the Thames. Cannon Street and Bank stations are all less than a five-minute stroll away with the Circle, District, Northern and Central lines, plus access to mainline services from Cannon Street.







It's all happening here

**Dining**

- 01 Vinoteca
- 02 Blacklock
- 03 1 Lombard Street
- 04 Bleeker Street
- 05 Caravan
- 06 Brigadiers
- 07 Coq D'Argent
- 08 Ekte
- 09 Hawksmoor
- 10 Homeslice
- 11 Joe & The Juice
- 12 The Ned
- 13 Scarpetta
- 14 Bread Street Kitchen
- 15 Fortnum & Mason
- 16 Leadenhall Market
- 17 Eataly
- 18 Coya

**Drinks**

- 01 Madison
- 02 Sky Pod Bar
- 03 St Swithins
- 04 The Folly
- 05 The Oyster Shed
- 06 The Anthologist
- 07 Piccolo Bar
- 08 The Botanist

**Cafes**

- 01 Black Sheep Coffee
- 02 Grind
- 03 Roasting Plant Coffee
- 04 Rosslyn

**Hotels**

- 01 The Ned
- 02 Shangri-La
- 03 Threadneedles
- 04 Vintry & Mercer

**Entertainment**

- 01 Museum of London
- 02 Barbican
- 03 Everyman Cinema
- 04 Sky Garden

**Gyms**

- 01 Fitness First
- 02 Gymbox
- 03 Nuffield Health
- 04 The Gym
- 05 Virgin Active
- 06 1 Rebel
- 07 Kobox





# Heart of The City

It's all happening. Hit the streets to find Michelin-starred restaurants, noodle bars, burger joints, cafés, pop-up breweries and cocktail bars. And if you're looking to sweat it out, there are plenty of gyms and yoga studios just a few minutes away. No matter what you're seeking, it's all here waiting for you.

108 Cannon Street



## The Ned

6 mins walk

- British Ned's Feast
- Malibu Kitchen
- Kaia
- Millie's Lounge
- The Nickel Bar
- Cecconi's
- Zobler's Deli & Diner







## Bloomberg Arcade

5 mins walk

- Caravan
- Vinoteca
- Koya
- Bleeker
- Homeslice
- Ahi Poké
- Brigadiers



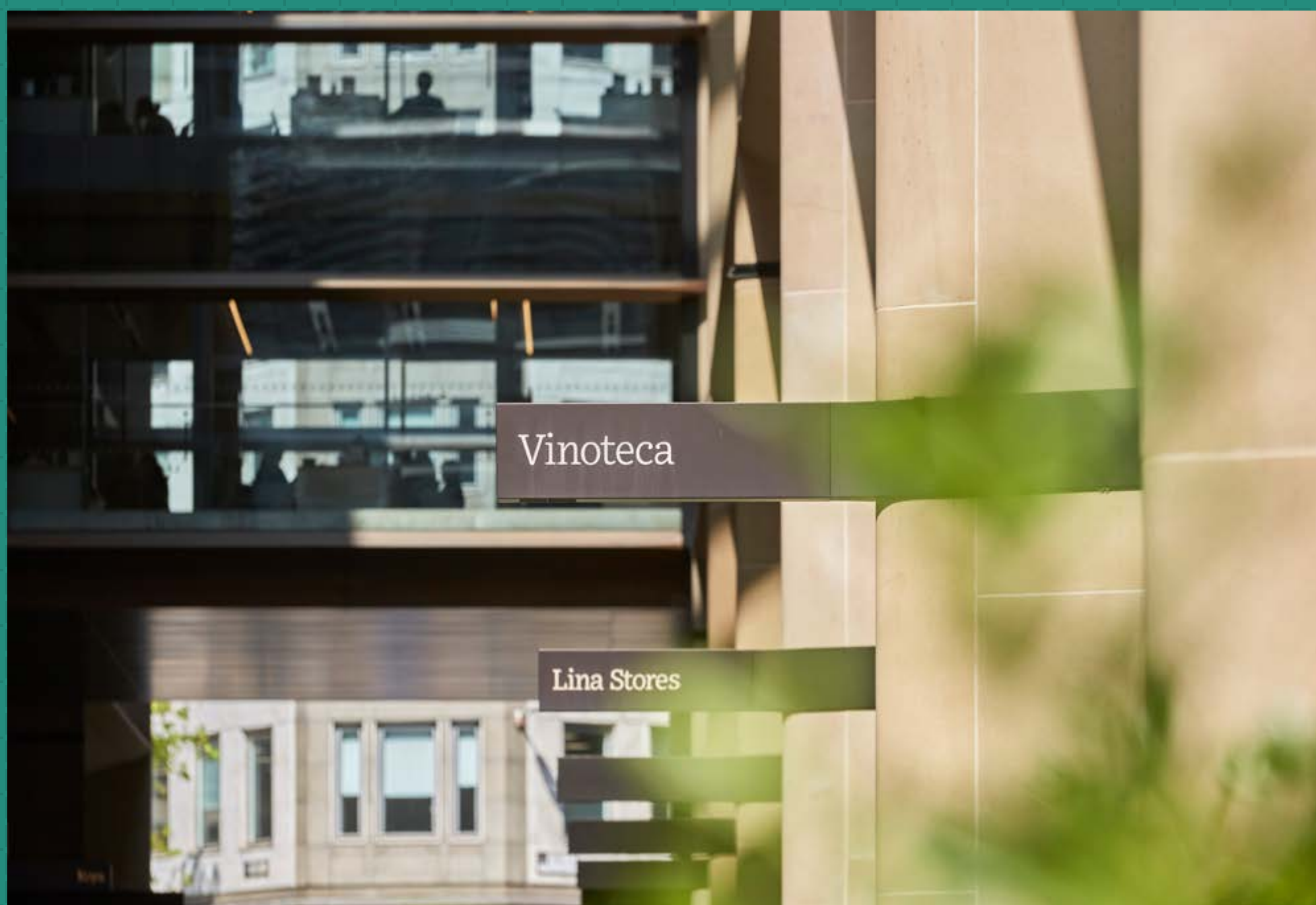
108 Cannon Street



## Gyms

All within 5 mins walk

- Virgin Active
- Gymbox
- Athlete LAB
- Nuffield Health Fitness & Wellbeing Gym





**108cannonstreet.com**



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**Client**



**Architect**

**BARR GAZETAS**

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