



1,047, 2,245 OR 3,292 SQ FT OF OFFICES TO LET

Finished to a high specification to provide a modern heritage feel, celebrating the history of 1 College Hill



A carefully, well designed arrival experience

LOCATION



1 College Hill is located in the heart of the City of London's financial district. Landmarks such as the Bank of England, Guildhall and St Paul's Cathedral are all within 400 meters.

The property occupies a prominent corner at the junction of College Hill and Cloak Lane, just south of Bloomberg's 1.1 million sq ft European Headquarters on Cannon Street.



The area offers a vibrant mix of bars, restaurants, and cafés including the Bloomberg Arcade and The Ned, a 5-star hotel and members' club. Nearby, One New Change and the Royal Exchange provide top-tier retail options.

LOCATION AND CONNECTIVITY



The building benefits from outstanding connectivity, providing quick and easy access to the London Underground, Thameslink, National Rail, Crossrail "The Elizabeth Line" and DLR.

Mansion House

1 mins



Blackfriars
1 mins



Westminster
6 mins



Victoria
9 mins

Cannon Street

1 mins



London Bridge
3 mins



Whitechapel
7 mins



Gatwick
Airport
36 mins

Bank

3 mins



Waterloo
3 mins



King's Cross
7 mins



Bond
Street
9 mins

Moorgate

12 mins



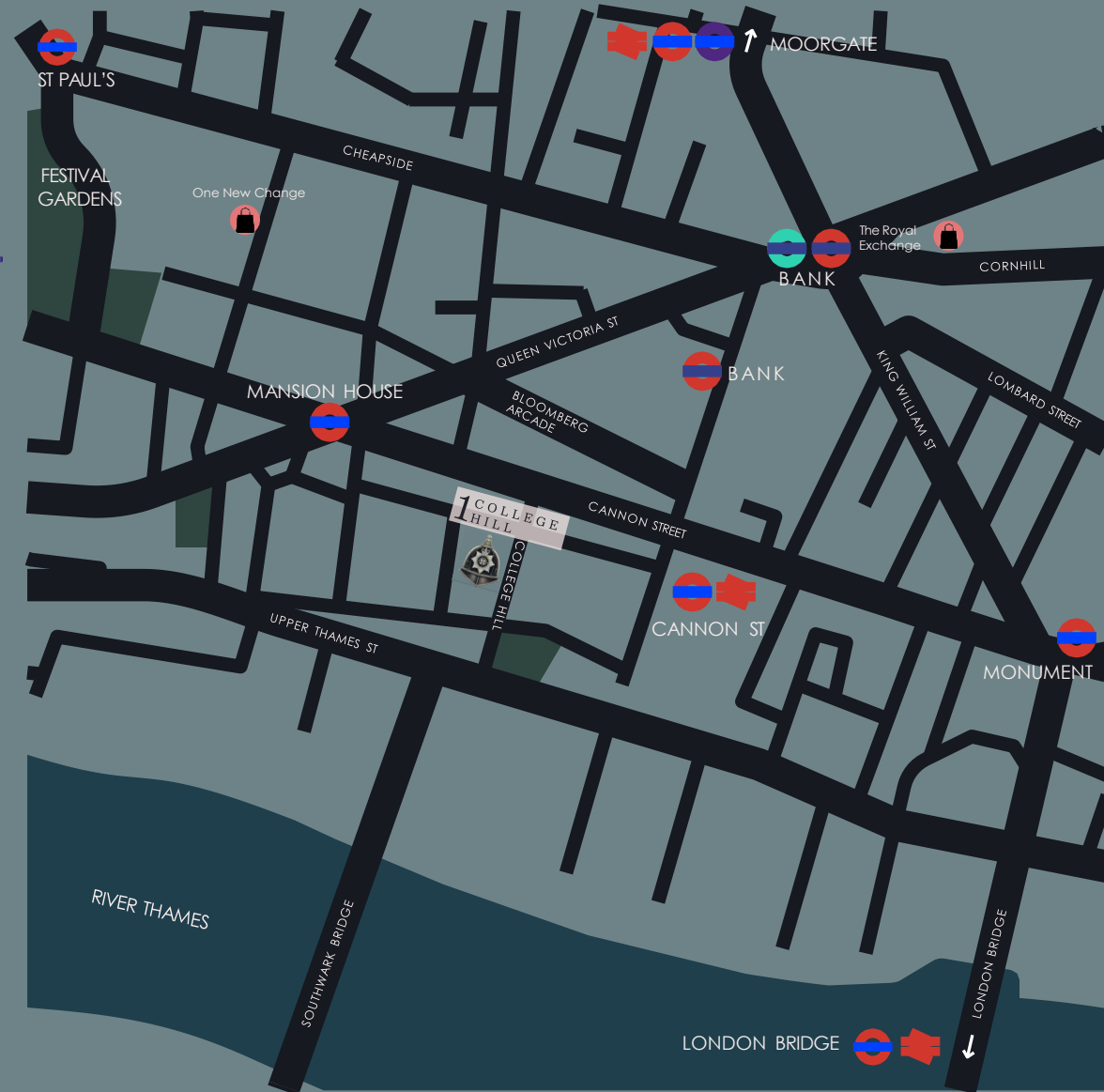
Canary Wharf
6 mins



Paddington
11 mins



Heathrow
Airport
39 mins



BUILDING



1 College Hill is a Grade A office building with a rich heritage, being formerly one of six City of London Police Stations from the Victorian era. It features a manned reception, end-of-trip facilities, and is arranged over lower ground, ground, and five upper floors.

The office floorplates are rectangular and split into two around a central core. Western suites provide over 2,000 sq ft, while eastern suites provide approximately 1,000 sq ft, and offer attractive views along College Hill and Cloak Lane.



SPECIFICATION



All floors fully fitted and furnished



VRF air conditioning



Flexible floorplates flooded with natural light



Manned reception



Metal tile suspended ceilings



Newly refurbished workspaces



Fibre connectivity



EPC - C



Showers



External bicycle racks



Passenger lift



Male and female WCs on all floors

FLOOR	SQ FT	SQ M	AVAILABILITY
FIRST WEST	2,246	208.7	AVAILABLE
SECOND WEST	2,245	208.6	AVAILABLE
SECOND EAST	1,047	97.3	AVAILABLE
TOTAL AVAILABLE	5,538	514.6	



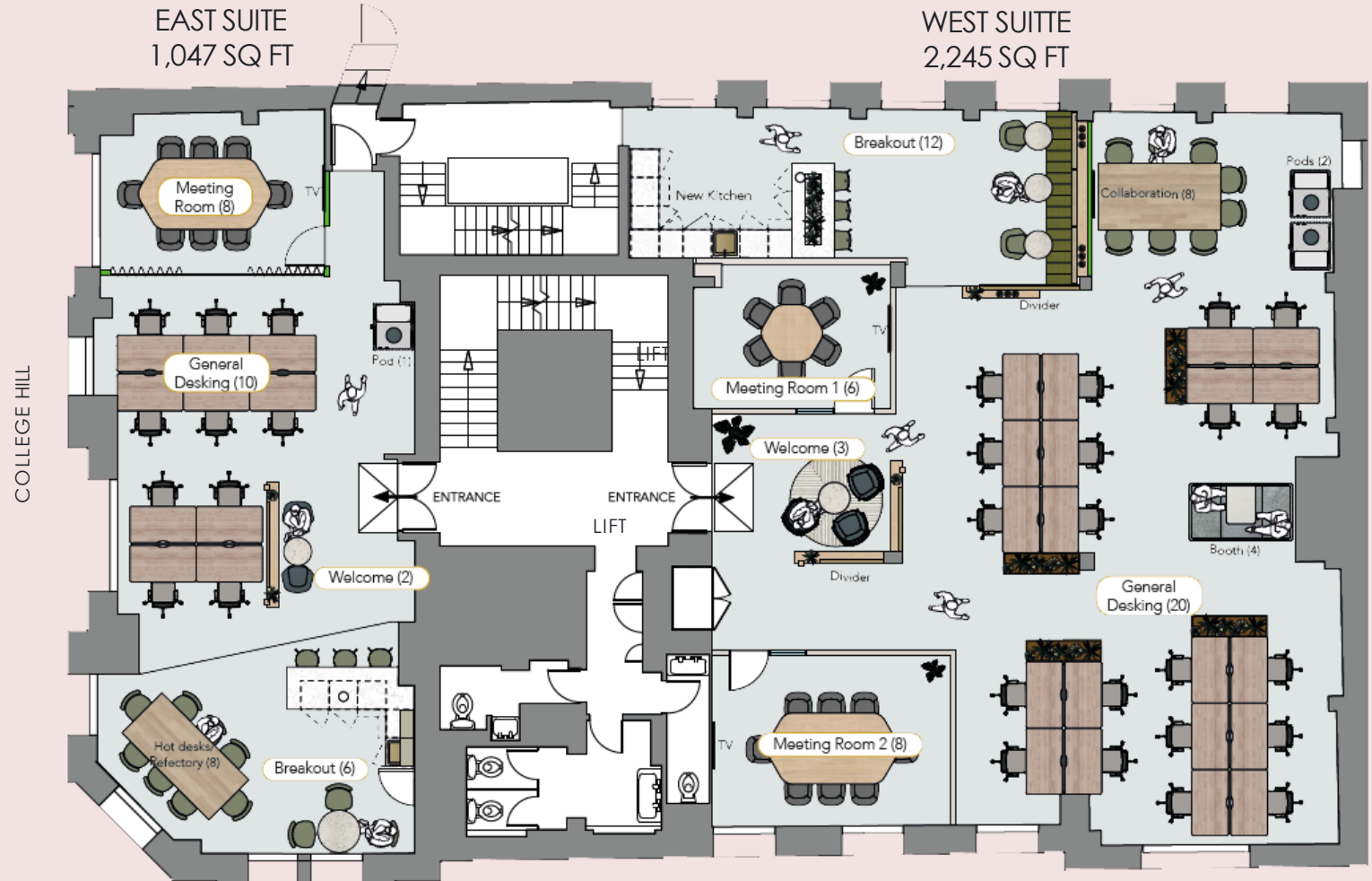
FLOOR PLAN



SECOND (TYPICAL UPPER FLOOR)

3,292 SQ FT
305.1 SQ M

EAST SUITE – 1,047 SQ FT
WEST SUITE – 2,245 SQ FT



Key

- Office
- Core

Plan not to scale.
For indicative purposes only.

CLOAK LANE





FOR MORE INFORMATION, GET IN TOUCH

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