

30 King Street London EC2
32,705 sq ft 3,041 sq m



Crowning glory

30 King Street is a new office building in the traditional core of the City of London – 32,706 sq ft (3,041 sq m) of highly specified, open and flexible Grade A space fit for the most demanding of sophisticated modern organisations.



Fit for a King

With an imposing corporate image, a prime location and light, open floor space – 30 King Street delivers.

The Guildhall was built in the 15th century on a site that had been used by the City Guilds since the time of Edward the Confessor. Improved by Wren after the Great Fire (which it survived) and reroofed after the Blitz it remains the centre of the City's civic life.



Sovereign values

The City's dominance of world commerce has developed from its traditional centre of The Royal Exchange and the Bank of England. King Street is not only part of this history but will be part of its future.

The Royal Exchange

Bank of England

The Royal Exchange was set up when Crown Agent Thomas Gresham decided that London should have its own bourse to rival Antwerp which, in the 16th century was the commercial centre of the world. He built it at his own expense and it was operational in record time. By the time he died in 1579 London was the commercial capital of the world.

Guildhall

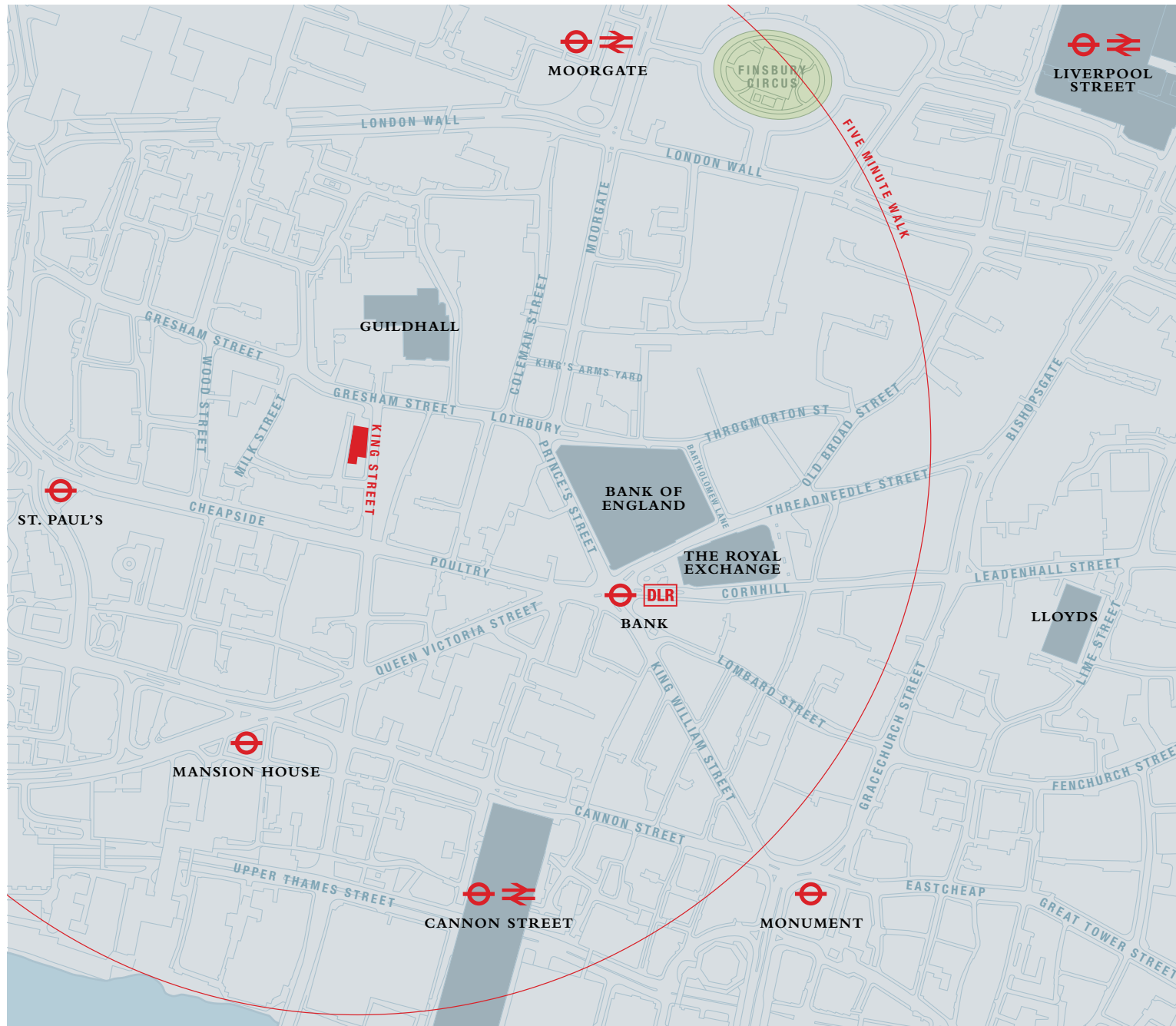
30 King Street



Royal Exchange

Within 5 minutes walk of 5 underground stations, 2 mainline stations and the DLR to City Airport and Canary Wharf – 30 King Street is ideally placed to attract and retain the best staff and to do business with clients worldwide.

Shops	Restaurants
Austin Reed	Browns
Boots	The Don
Bulgari	Coq d'Argent
Chanel	Chez Gerard
De Beers	Eat
GAP	Fishmarket
Gucci	Fuzzy Grubs
Hermès	Gaucho Grill
HMV	1 Lombard Street
Jo Malone	Pizza Express
L K Bennett	Pret a Manger
Louis Vuitton	Rhodes 24
Molton Brown	Strada
Mont Blanc	Wagga Mammias
Next	
Orange	Bars
Paul Smith	Balls Brothers
Tesco	Corney & Barrow
Tiffany & Co	The Gable
T M Lewin	The Golden Fleece
	Harry's Bar
	Jamies
	Pitcher & Piano
	Rocket
	Royal Exchange
	Grand Café & Bar
	Telegraph
	Vertigo 42
	The Watling



Ruling passions

A limestone and granite entrance welcomes staff, clients and visitors to 30 King Street. Recruiting and retaining the best staff requires an inspirational work place. 30 King Street is surrounded by an array of bars and restaurants and is central to the City's three retail destinations at the Royal Exchange, Cheapside and Bow Lane.

Before Lloyd's of London was the centre of international insurance it was Edward Lloyd's coffee shop - at the centre of the City's social life. Then, as now, coffee and gossip fuel the world of business.



King size

30 King Street has regular and efficient 5,000 sq ft floor plates, excellent natural light (with floor-to-ceiling glazing) and great space-planning flexibility. It meets the most rigorous demands of international corporations, professional services firms and financial organisations. Seems clear enough.

Sixth	4,219 sq ft	392 sq m
Fifth	4,828 sq ft	449 sq m
Fourth	4,838 sq ft	450 sq m
Third	4,838 sq ft	450 sq m
Second	4,838 sq ft	450 sq m
First	4,731 sq ft	440 sq m
Ground	3,767 sq ft	350 sq m
Entrance	646 sq ft	60 sq m
Total	32,705 sq ft	3,041 sq m

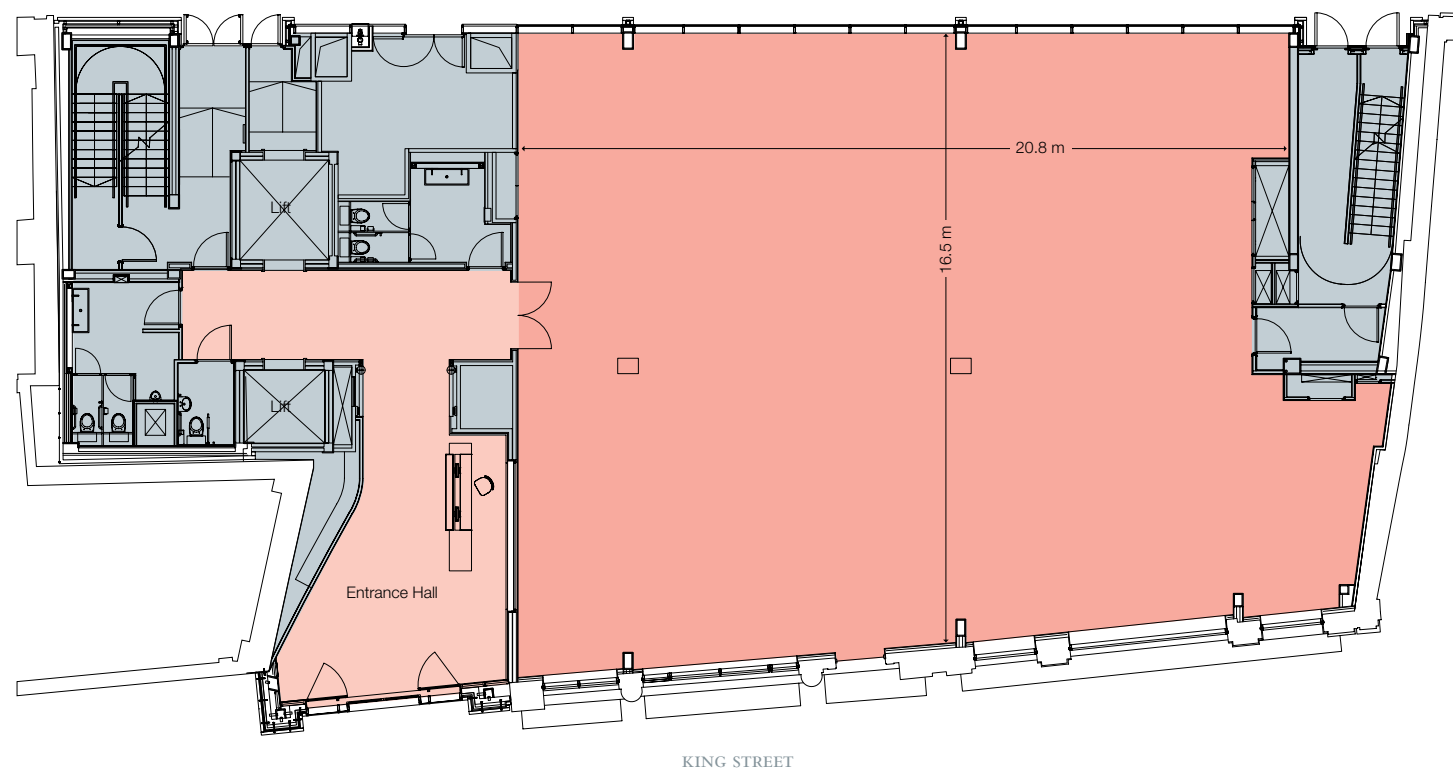


“The quality of office space has a direct impact on the extent to which employees enjoy working and on productivity levels.”
(National Audit Office)



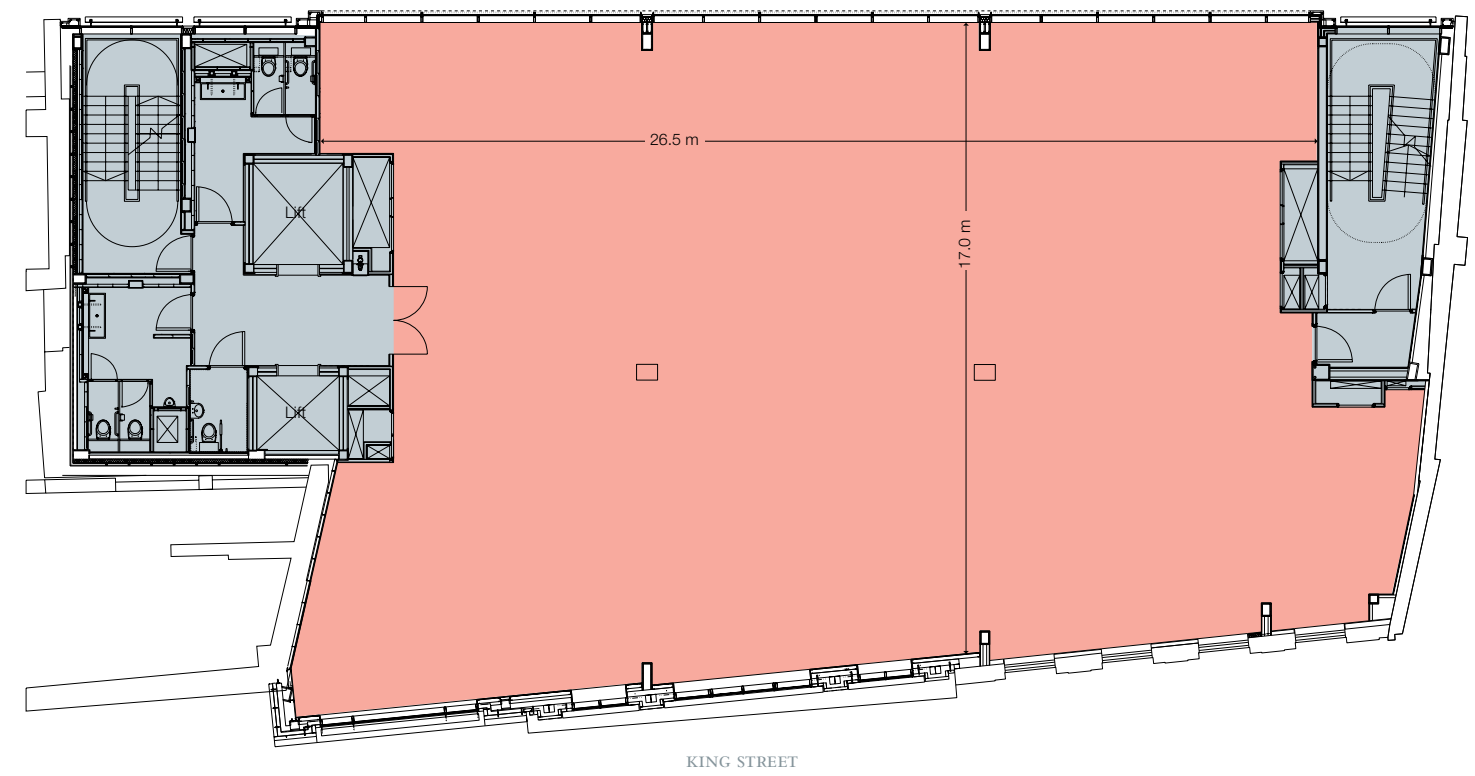
Ground floor

3,767 sq ft / 350 sq m



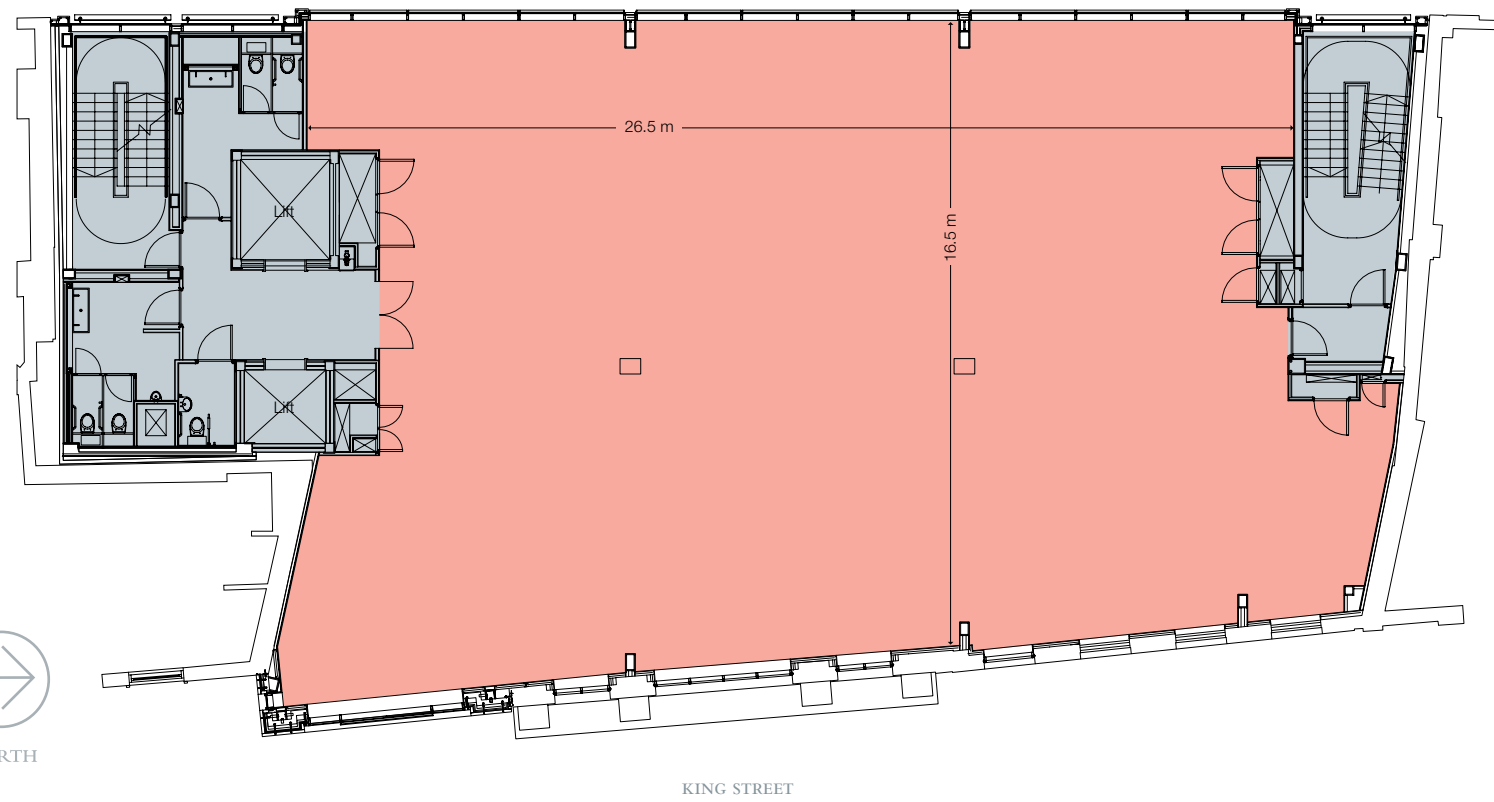
Second – Fourth floor

4,838 sq ft / 450 sq m



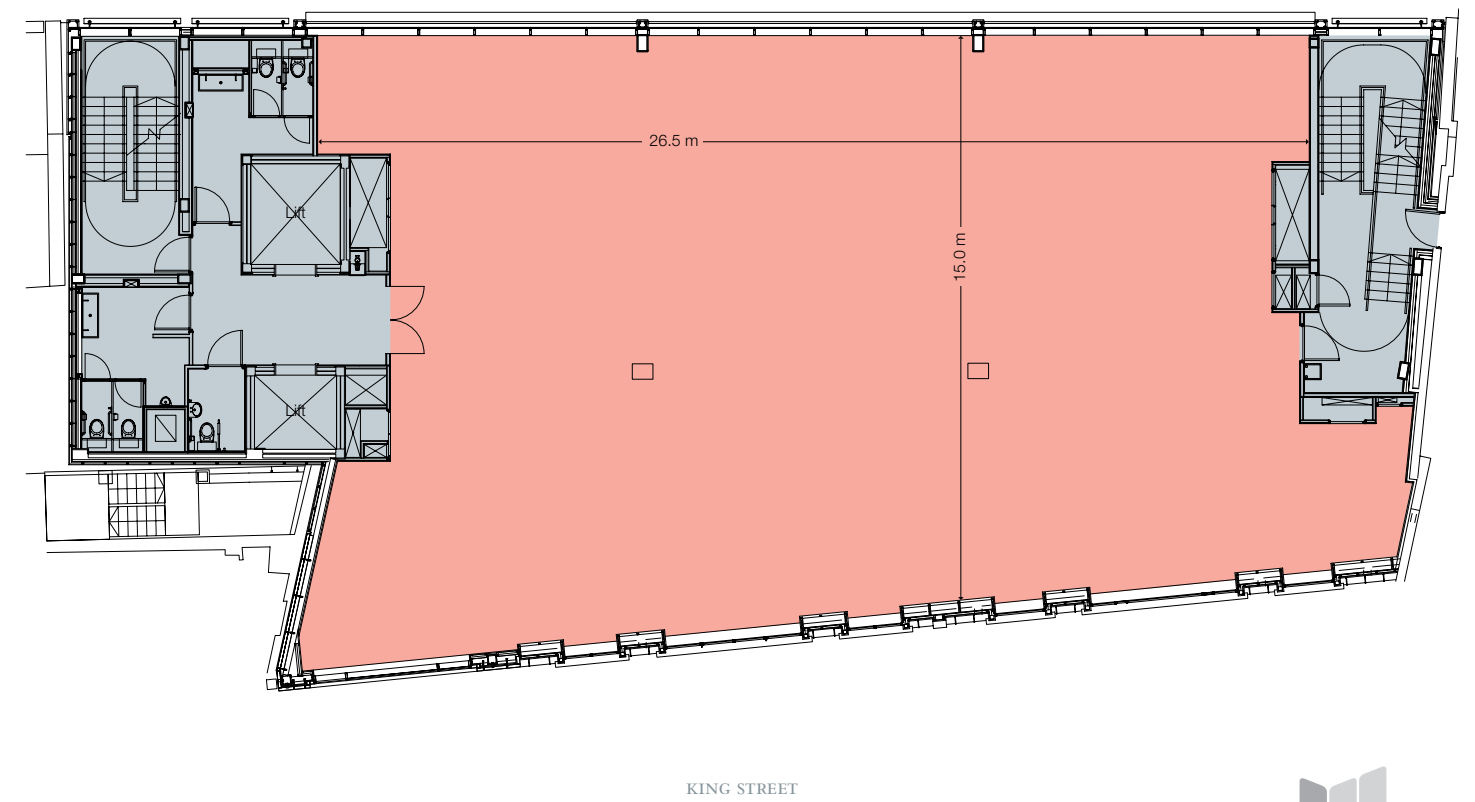
First floor

4,731 sq ft / 440 sq m



Sixth floor

4,219 sq ft / 392 sq m



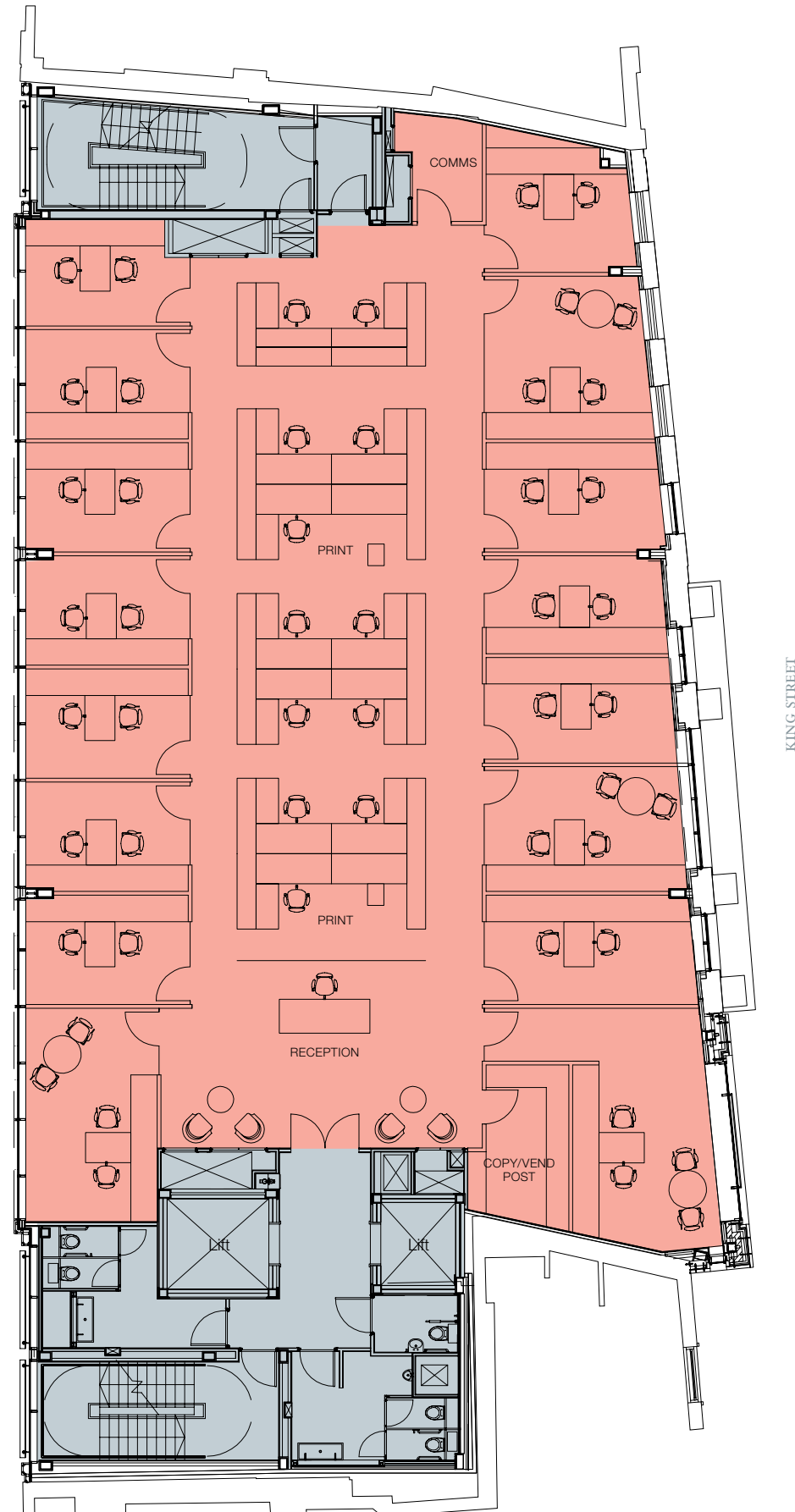
Cellular layout - Fourth floor

4,838 sq ft / 450 sq m

Density information

Net Internal Area	4,838 sq ft / 450 sq m
Single Offices	16
Open Plan Workstations	12
Total Headcount	29
IPR per person	167 sq ft / 15.5 sq m

Space planning by KKS Space Planning Strategy



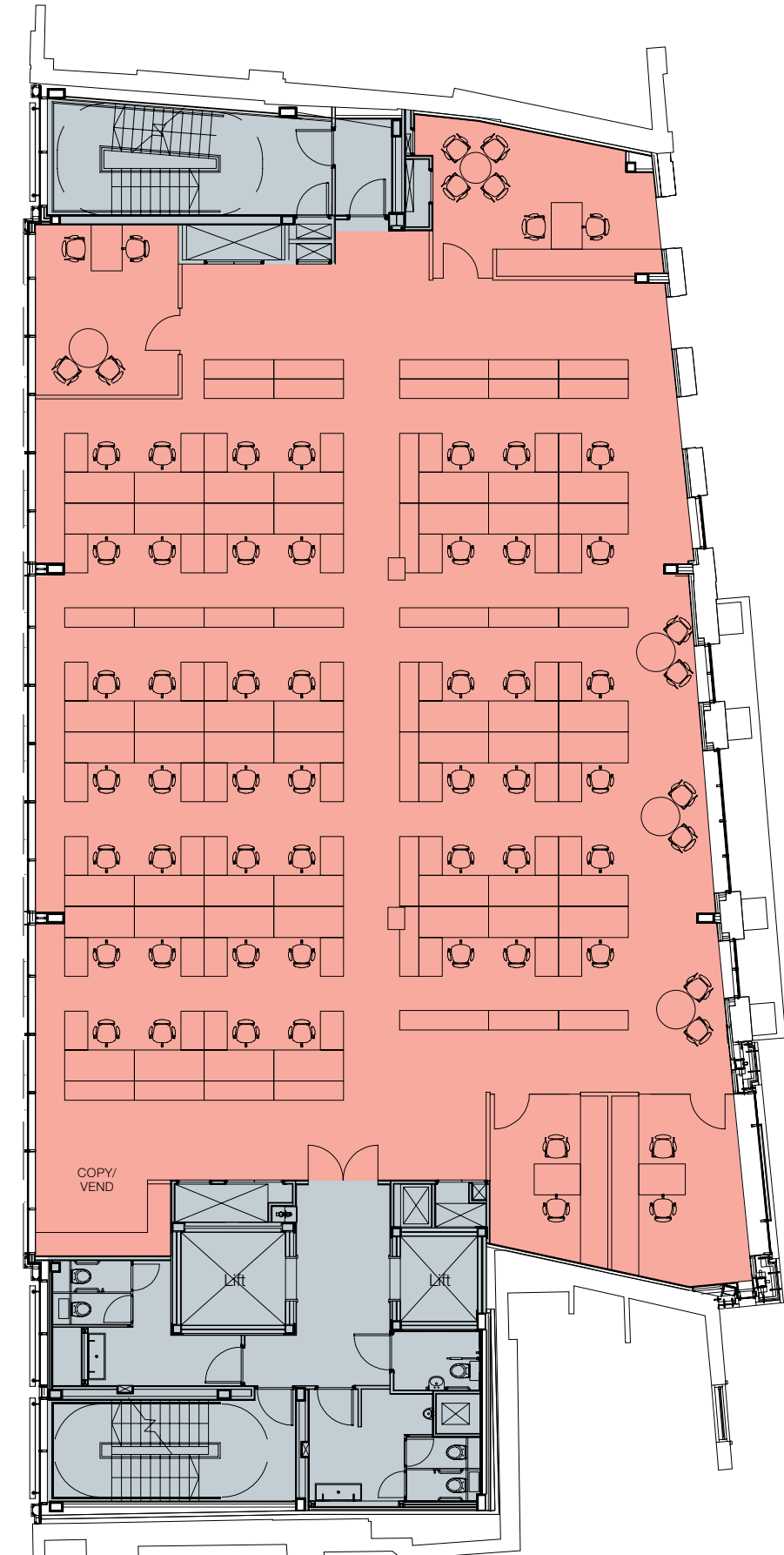
Corporate layout - Fourth floor

4,838 sq ft / 450 sq m

Density information

Net Internal Area	4,838 sq ft / 450 sq m
Single Offices	4
Open Plan Workstations	46
Total Headcount	50
IPR per person	98 sq ft / 9.1 sq m

Space planning by KKS Space Planning Strategy



NORTH



Specification

General description

New office building developed behind retained Portland stone façades to King Street and a new contemporary elevation to Lawrence Lane. The building is arranged over lower ground, ground and six upper floors plus 7th floor plant space.

Occupancy

The offices are designed to an occupancy level of 1 person per 10m². An increased occupancy of 1 person per 8m² can be accommodated within the existing means of escape and primary plant installations.

Structural grid / planning grid

The building is a steel frame with composite deck construction on a 9m structural grid to the open plan office. A 750mm planning grid has been aligned to the existing retained façade.

Floor loadings

Office floors	3.0 + 1.0 kN/m ²
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A dedicated area, adjacent to the fire escape staircase of each office floor plate, is provided at 7.5 kN/m² for storage.

Roof	0.6 kN/m ²
Plant areas	7.5 kN/m ²

Floor-to-ceiling heights / raised floors

Typical office floor	2.65m
Ground & first floor offices	3.10m
Lower ground floor	2.50m min
Raised floor 1st-6th	100mm overall
Ground & first floors	150mm overall

External envelope

Originally three individual buildings, the King Street façade incorporates a retained façade, a stretched rebuilt façade and new entrance façade retaining the original character of this historic streetscape in Portland stone.

Lawrence Lane comprises a new modern curtain walled façade, consisting of natural lime stone and high performance double glazed units.

Office areas

High quality office accommodation completed to Category A specification. Modern glass entrance doors from each lift lobby. Ceilings are perforated metal tiles with plasterboard margins with inset modular luminaires. Raised access floors, painted wall finishes, hardwood veneer doors, solid timber frames & stainless steel ironmongery.

WC accommodation

Separate male, female and disabled WCs are located on each floor finished to a high standard with timber cubicles, feature glass walls and high quality ceramic floors. Additional WC and shower/ changing facilities are located on the lower ground floor, finished to the same high quality standard.

Tenant storage and cyclist changing and drying facilities are located in the lower ground floor.

Main reception

A high quality entrance incorporating natural stone flooring and feature stone wall with inset lighting. Painted plasterboard ceilings with illuminated feature coffers and recessed downlights. Bespoke reception desk and tenant's signage board.

Mechanical services

The offices are provided with heating and cooling via a ceiling mounted four pipe fan coil installation where fresh air is also introduced. An automatic Building Management System is provided with a BMS monitoring station to intelligently control items of plant.

Design parameters

Temperature	22° +/- 2° Summer/Winter
Reception	25° max/20° min
Ventilation	12 litre/sec/person

Power and lighting provisions

Electrical power is provided to all office areas by means of a rising busbar, tap off units and distribution boards provided at each floor level.

The power supply design is based on the following:

Power	20 W/m ²
Lighting	12 W/m ²
Supplementary requirement	10 W/m ²

The lighting level design will provide an average of 400 lux based on open plan arrangement.

Standby generator

The building is provided with a life safety generator providing an alternative power source to the life safety equipment. An area is provided for future tenant's standby generation at roof level within the open plant enclosure (7th floor).

Fire protection

An analogue/addressable fire detection system will be provided throughout the building to category L3+M.

Lifts

The building is served by 2 lifts. A 17 person passenger/goods lift, serving all floors except roof plant areas. This lift also provides safe transfer of cycles to the cycling facilities and storage located in the lower ground. The lift also has a 2nd entrance into the lift car at ground floor only. A 10 person passenger/fire fighting lift serving all floors except basement and roof plant areas.

Security

A colour video intercom system has been installed for visitors to contact reception and for cyclists accessing the Lawrence Lane entrance. Both entrances also have proximity access controls fitted. The proximity system is capable of being extended to cover all doors leading to the office accommodation and both lifts.

All ground floor doors are fitted with door contacts points which are linked to the security alarm installation. Spare conduits have been installed at the entry and exit locations to the tenant areas for future installation of access control, if required.

Sustainability

The building is predicted to achieve a BREEAM rating of 'Very Good'.

Development team

Developer
Cornerstone City Developments

Development Managers
F&C Investments

Architect
EPR Architects

Structural Engineers
Clark Smith Partnership

Building Services Engineers
Norman Disney Young

Contractor
Kier London



A development by

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