

125 OBS

125 OLD BROAD STREET, EC2N 1AR

Discover our

BROAD APPEAL



125OBS.COM

3,800—24,800 sq ft of premium office space available now in the heart of the City, minutes from Bank underground station.

A unique opportunity to pre-let 33,300 sq ft of contiguous space (21st—23rd floors) from Q4 2024, offering panoramic views and enhanced floor-to-ceiling heights.

VIEW THE TEASER VIDEO AT [125OBS.COM](https://www.125OBS.COM) 



DISCOVER A BUILDING WITH

BROAD APPEAL

IN THE HEART OF THE CITY



RETAIL & LIFESTYLE





FOOD & DRINK

A CITY LOCATION
WHERE YOUR CHOICES ARE

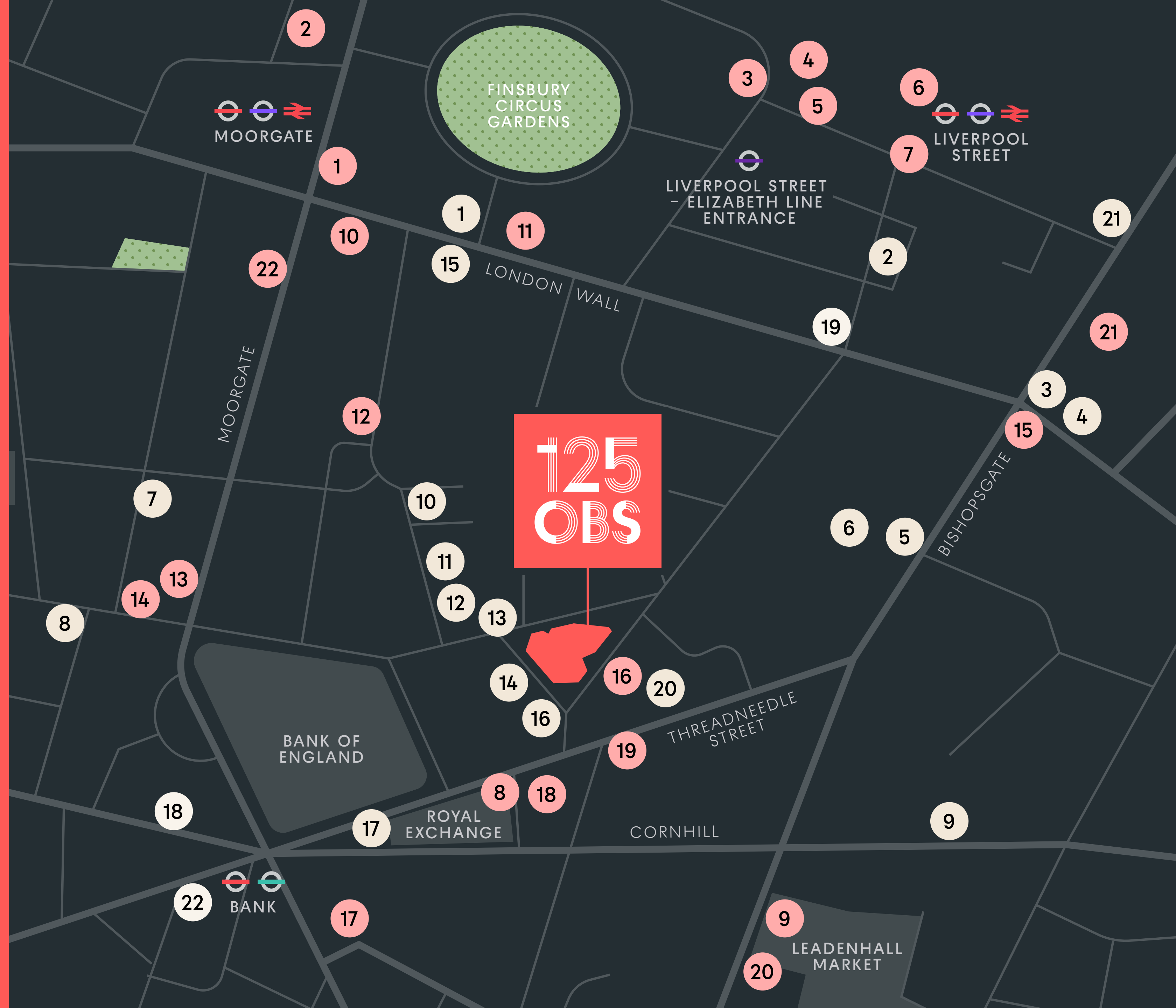
WIDE OPEN

RESTAURANTS & BARS

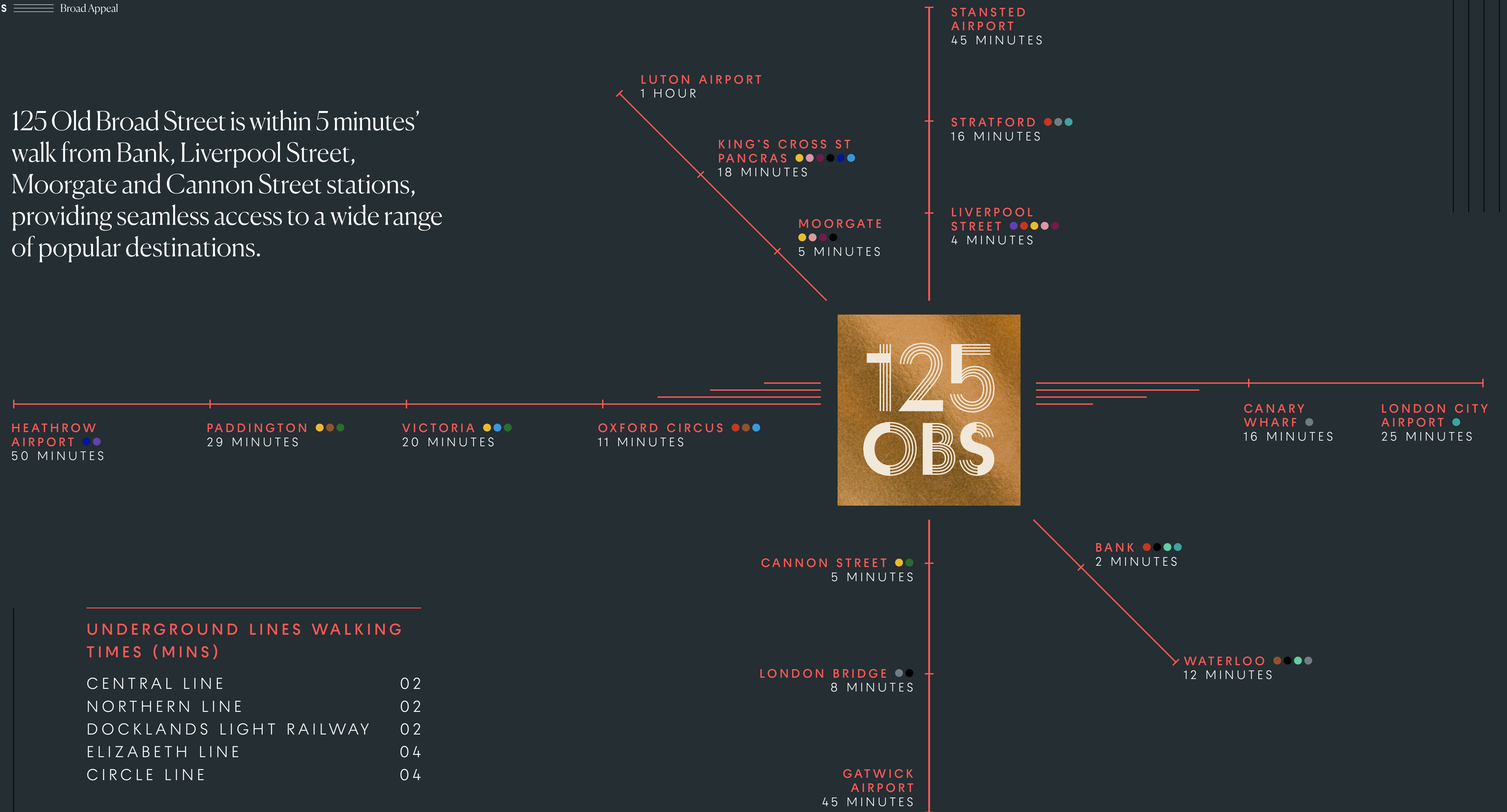
- 1 Crussh
- 2 Ivy City Garden
- 3 Duck and Waffle
- 4 Sushi Samba
- 5 Coca di Mama
- 6 City Social
- 7 Hawksmoor
- 8 The Anthologist
- 9 Bob Bob Ricard
- 10 Angel Kitchen
- 11 Notes
- 12 Temper
- 13 Coya
- 14 Le Relais de Venise
- 15 Ole & Steen
- 16 Brasserie Blanc
- 17 Grind
- 18 The Ned
- 19 Birley Sandwiches
- 20 Burger & Lobster
- 21 Eatly
- 22 1 Lombard Street

RETAIL, HOTELS & GYMS

- 1 Ted's Grooming Room
- 2 Hotel Chocolat
- 3 Molton Brown
- 4 Kiehl's
- 5 Tommy Hilfiger
- 6 Neal's Yard Remedies
- 7 Neom
- 8 Fortnum & Mason
- 9 Reiss
- 10 Pure Gym
- 11 Kobox
- 12 Apex Hotel
- 13 Blue Cow Yoga
- 14 Digma Fitness
- 15 Equinox
- 16 Virgin Active
- 17 Gymbox
- 18 Louis Vuitton
- 19 Threadneedles Hotel
- 20 F45 Training
- 21 Pan Pacific London Hotel
- 22 Clays



125 Old Broad Street is within 5 minutes' walk from Bank, Liverpool Street, Moorgate and Cannon Street stations, providing seamless access to a wide range of popular destinations.



UNDERGROUND LINES WALKING TIMES (MINS)

CENTRAL LINE	02
NORTHERN LINE	02
DOCKLANDS LIGHT RAILWAY	02
ELIZABETH LINE	04
CIRCLE LINE	04

A NEW FRONT DOOR

Make an entrance at 125 OBS

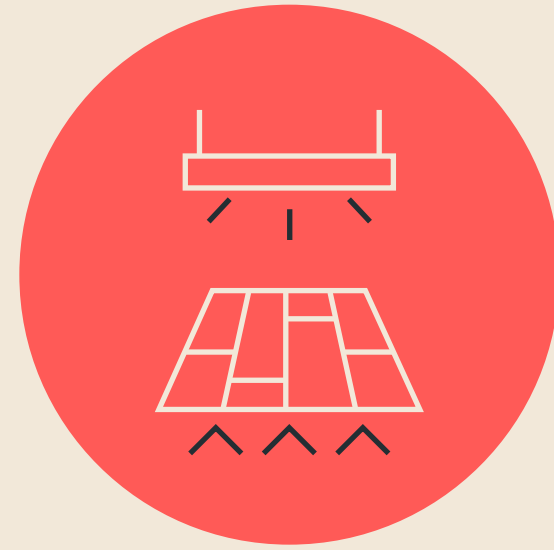
Tenant 01

Newly refurbished entrance
hall coming soon

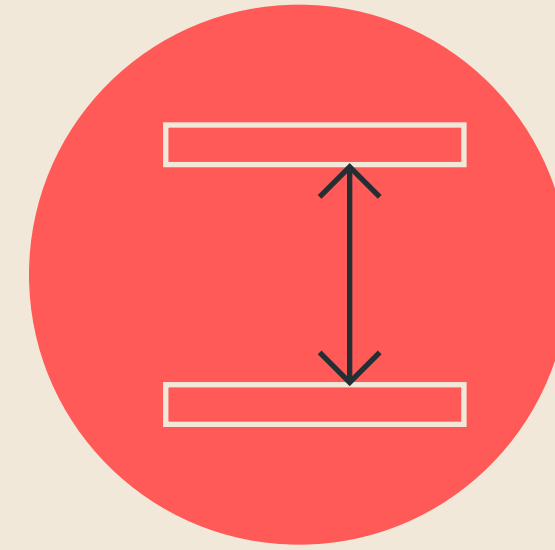


A brand new sense of arrival that provides a best-in-class experience and contemporary feel for occupiers and guests.

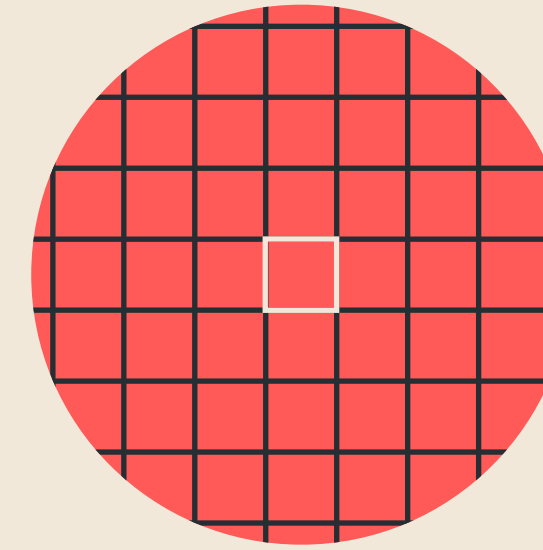
Communal business lounge



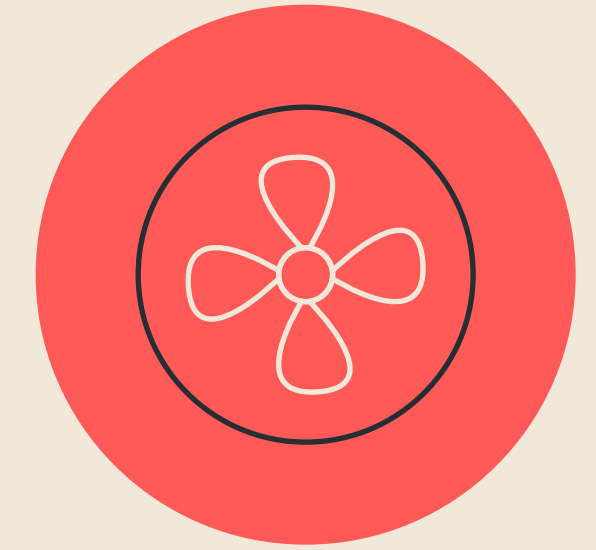
NEWLY REFURBISHED
CAT A SPACE INCLUDING
LED LIGHTING AND FULLY
ACCESSIBLE RAISED FLOORS



FLOOR TO CEILING HEIGHTS
OF UP TO 3M



2.05M PLANNING GRID
(TOWER FLOORS)

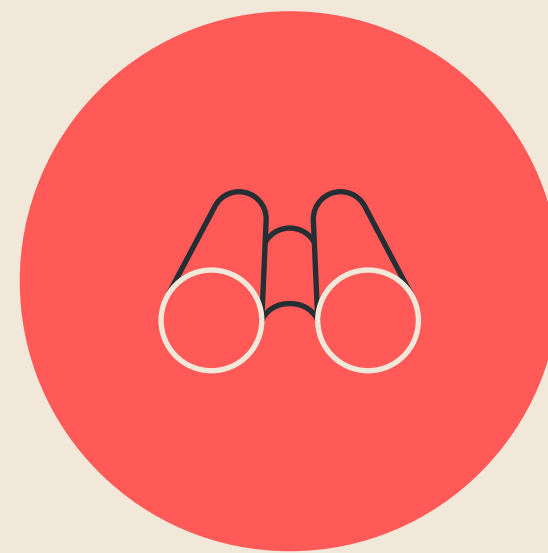


TWO PIPE FAN COIL
AIR CONDITIONING SYSTEM
WITH ELECTRIC RE-HEAT

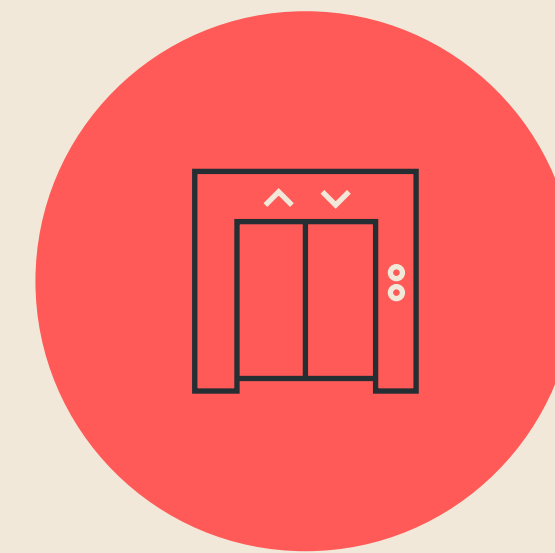
WELL SPECIFIED



MALE, FEMALE AND DISABLED
WC FACILITIES ON ALL FLOORS



PANORAMIC VIEWS OVER
THE CITY OF LONDON



11 PASSENGER LIFTS,
4 GOODS LIFTS
AND 2 FIREFIGHTER LIFTS



OCCUPATIONAL DENSITY
OF 1 PERSON PER 10 SQ M



NEW END OF TRIP FACILITIES
— 244 CYCLE SPACES,
192 LOCKERS AND SHOWERS





You are in great company



Existing occupier
fit-outs

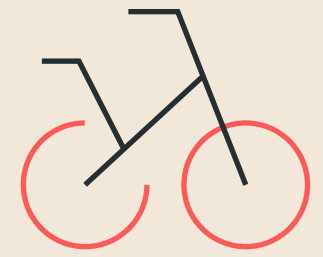
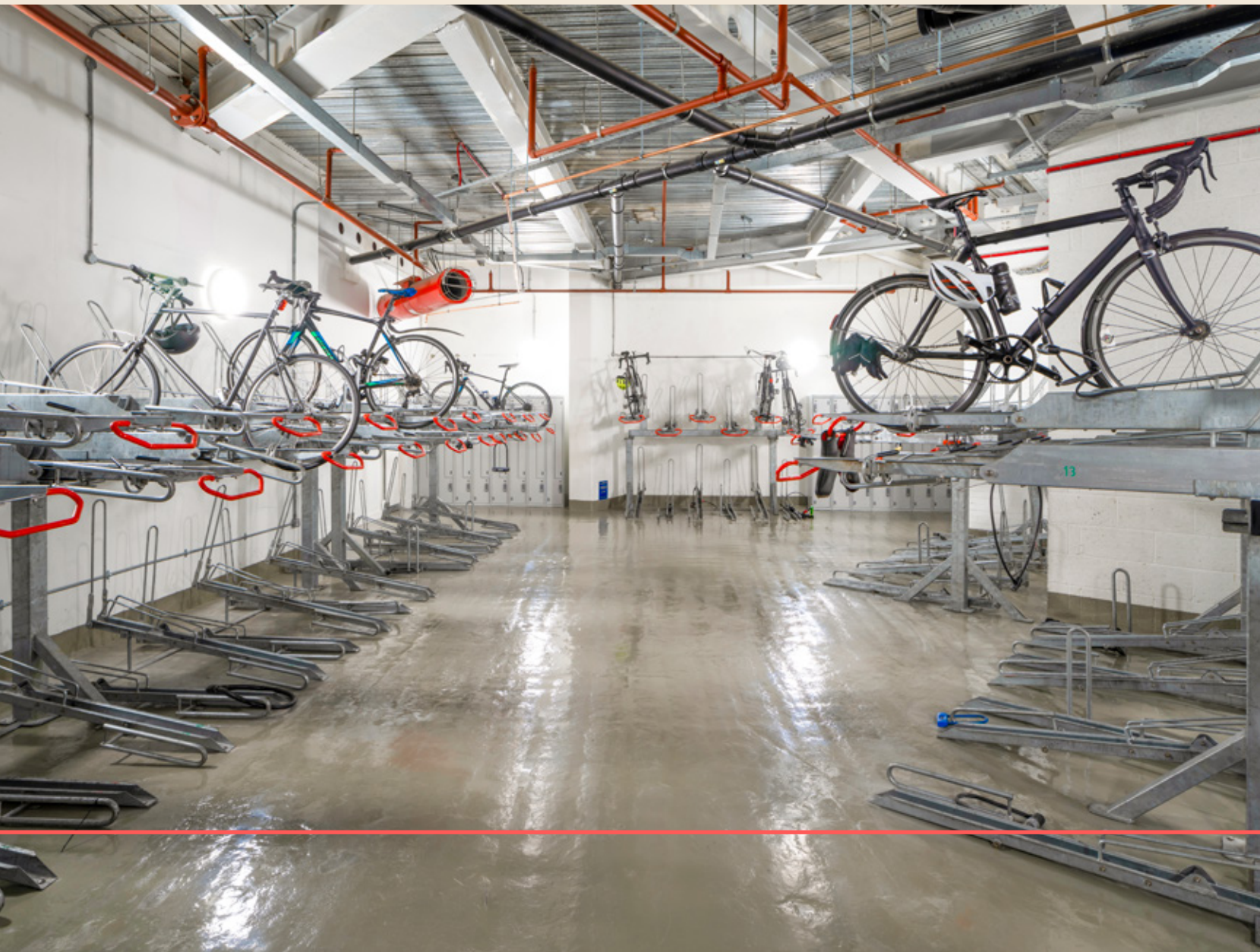


Existing occupier
fit-outs



From The Shard in the distance, to Bank station
at your feet, all of London is yours to view

View from 26th floor –
stunning panoramas over Central London



START YOUR DAY IN STYLE

Exceptional new end-of-trip facilities that are designed to cater for every need.



AVAILABLE NOW

PART 26TH FLOOR (EAST)	3,838 SQ FT
PART 12TH FLOOR (EAST)	4,961 SQ FT
11TH FLOOR	11,113 SQ FT
PART 9TH FLOOR (EAST)	4,929 SQ FT
TOTAL	24,841 SQ FT

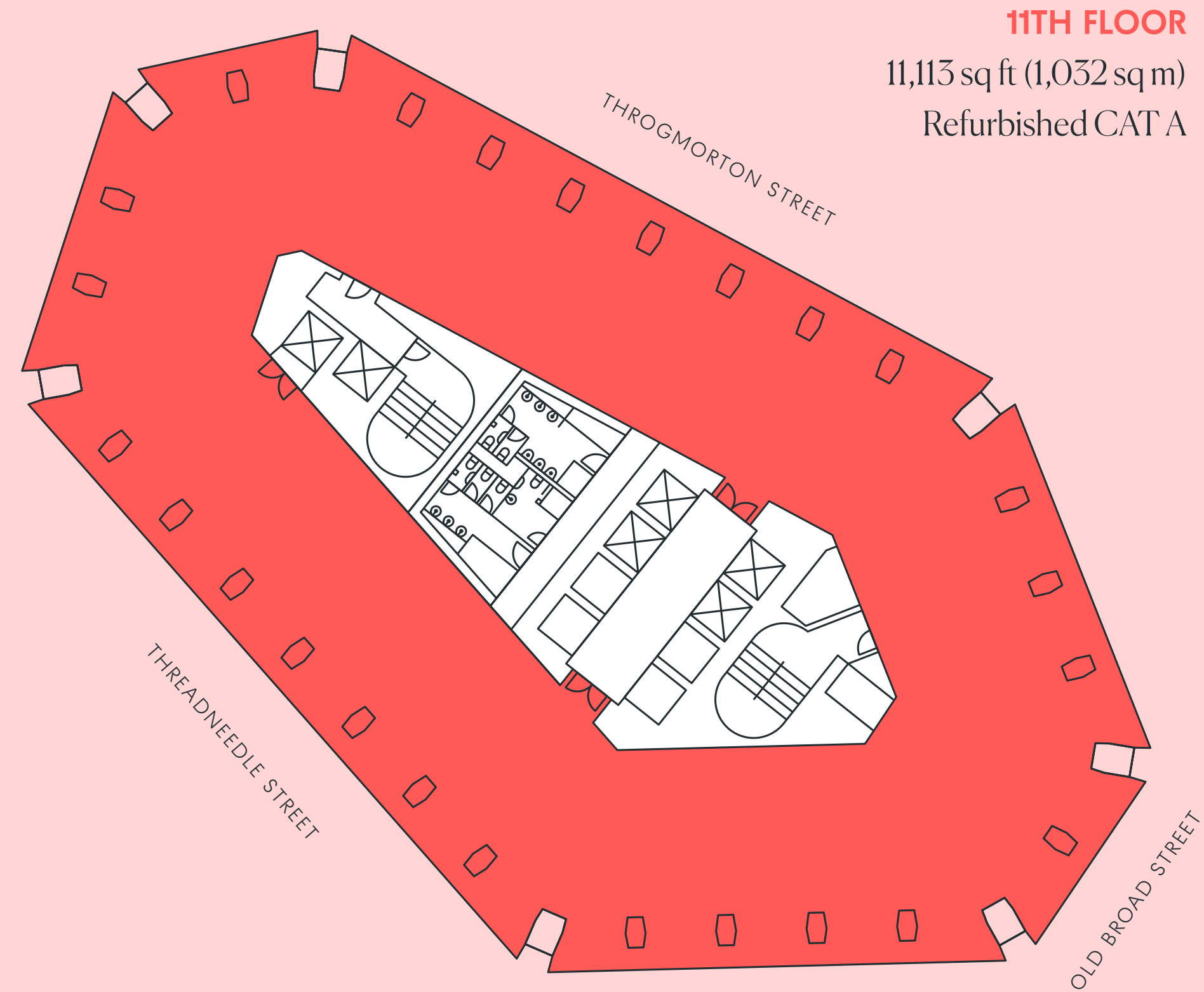
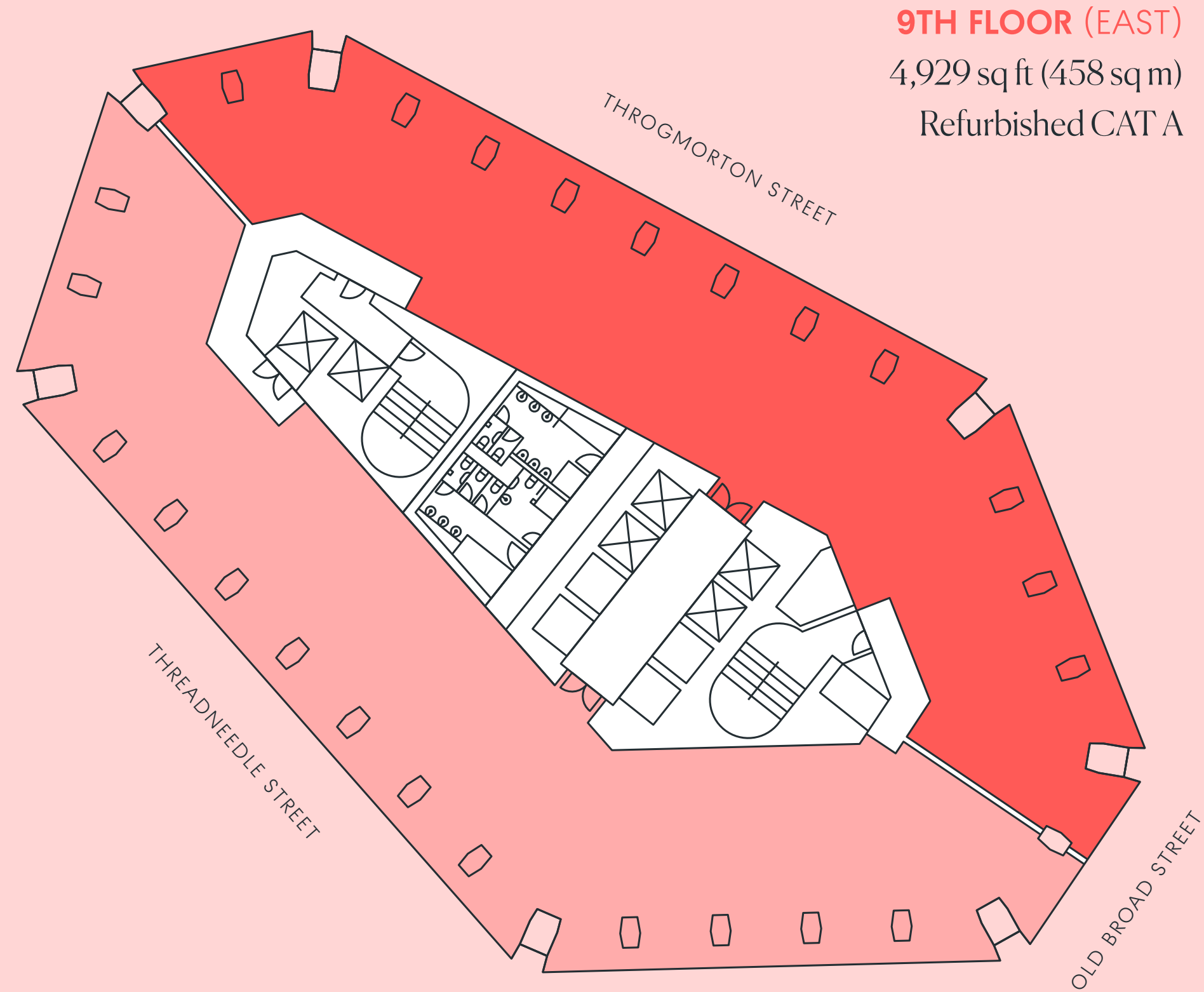
COMING SOON (Q4 2024)

23RD FLOOR	11,097 SQ FT
22ND FLOOR	11,107 SQ FT
21ST FLOOR	11,107 SQ FT
PART 16TH FLOOR (WEST)	5,739 SQ FT
TOTAL	39,050 SQ FT

AMPLE OPPORTUNITY



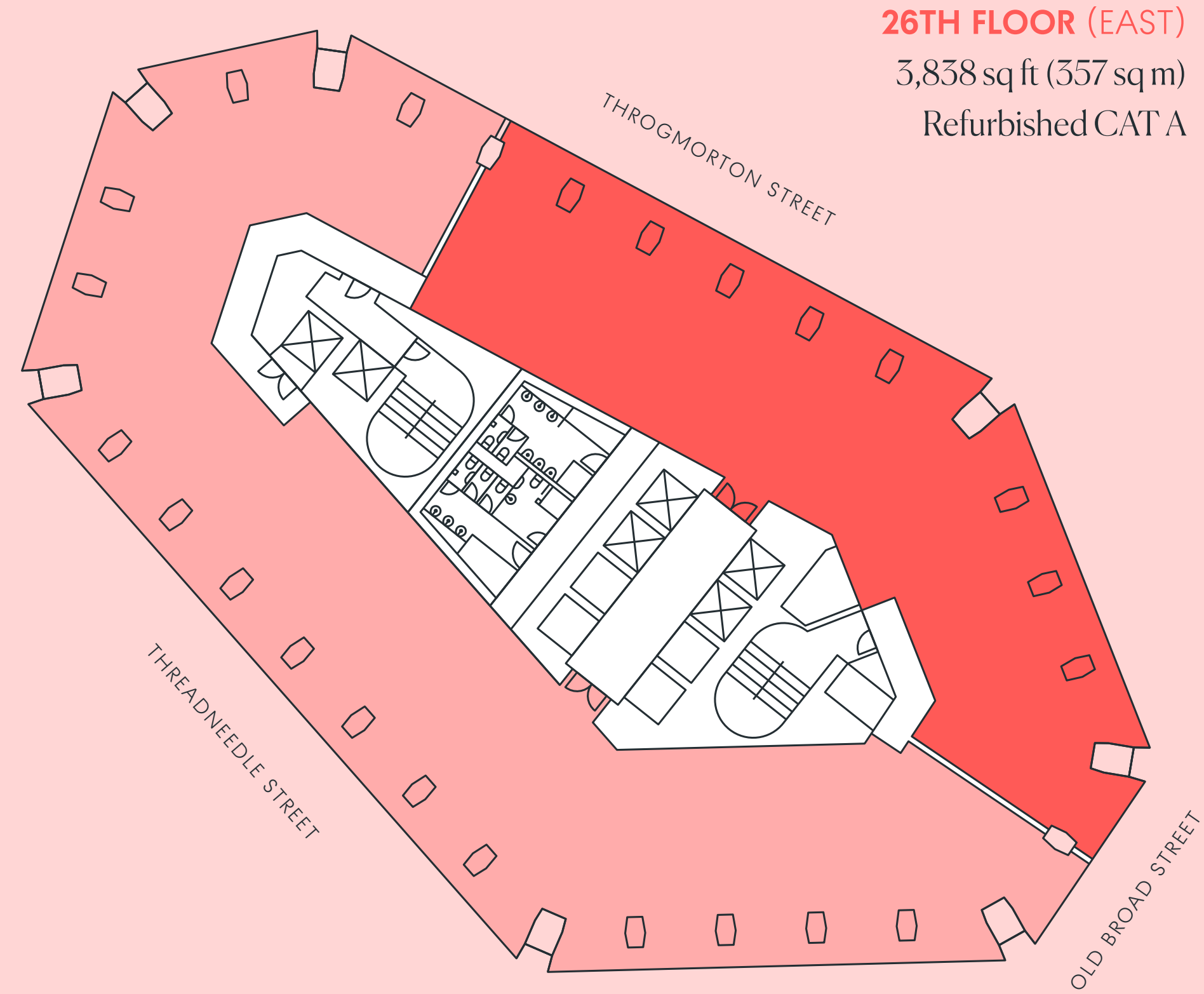
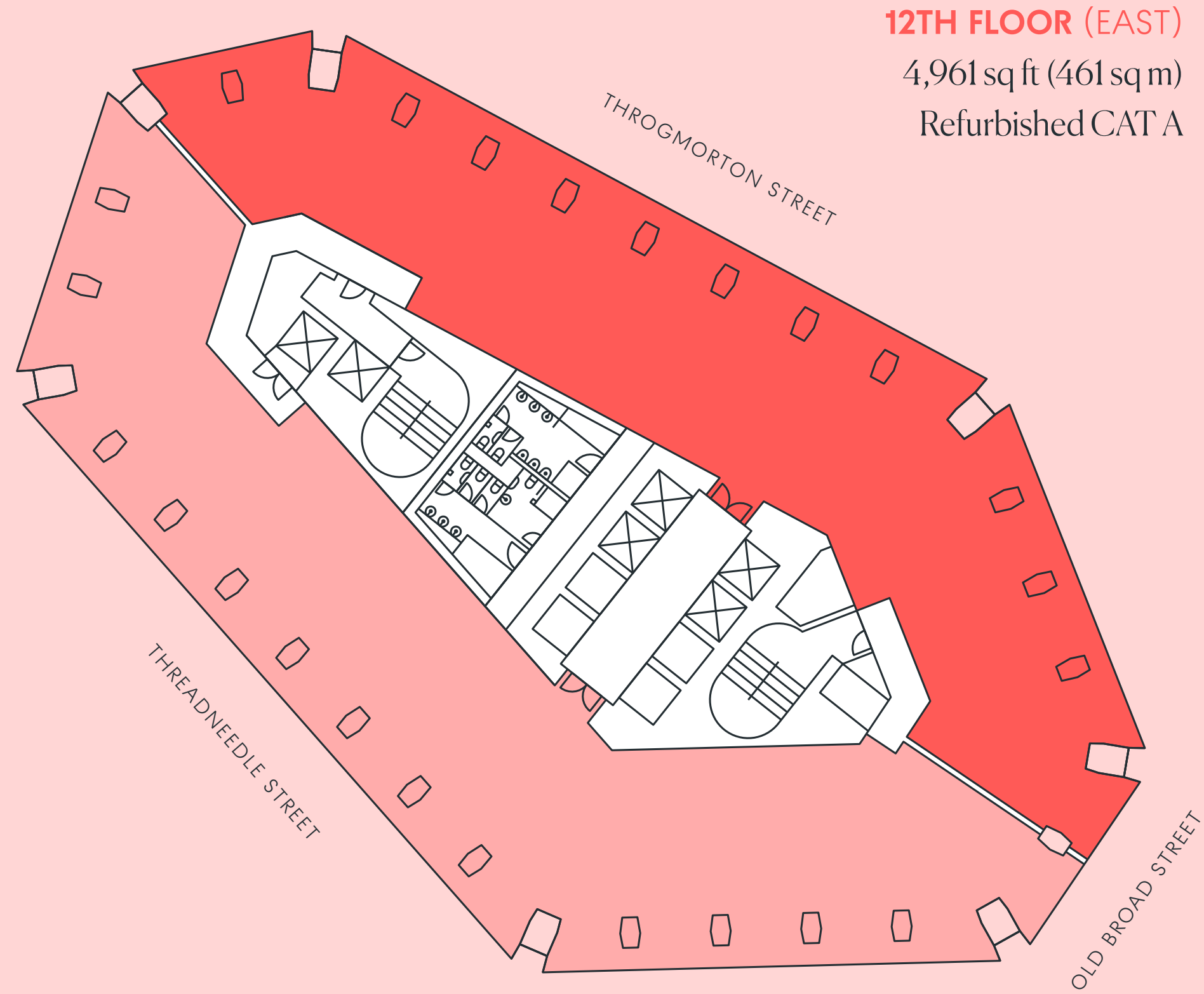
■ AVAILABLE NOW
■ FUTURE AVAILABILITY



CURRENT AVAILABILITY

- KEY**
- Available
 - Let
 - Core

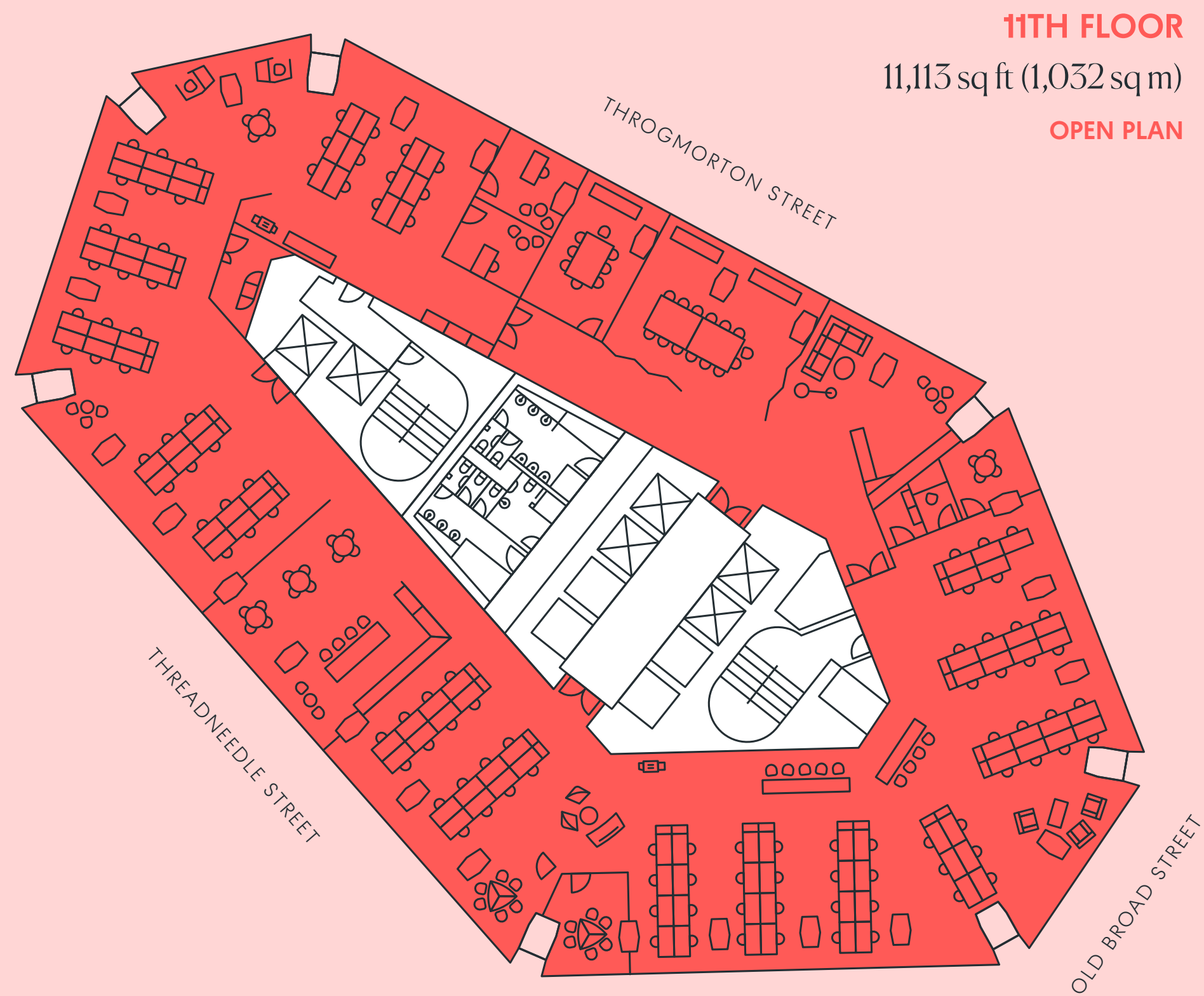
Whether a mover, shaker or financial trade-maker you'll find your choice of spaces are wide open at 125 OBS.



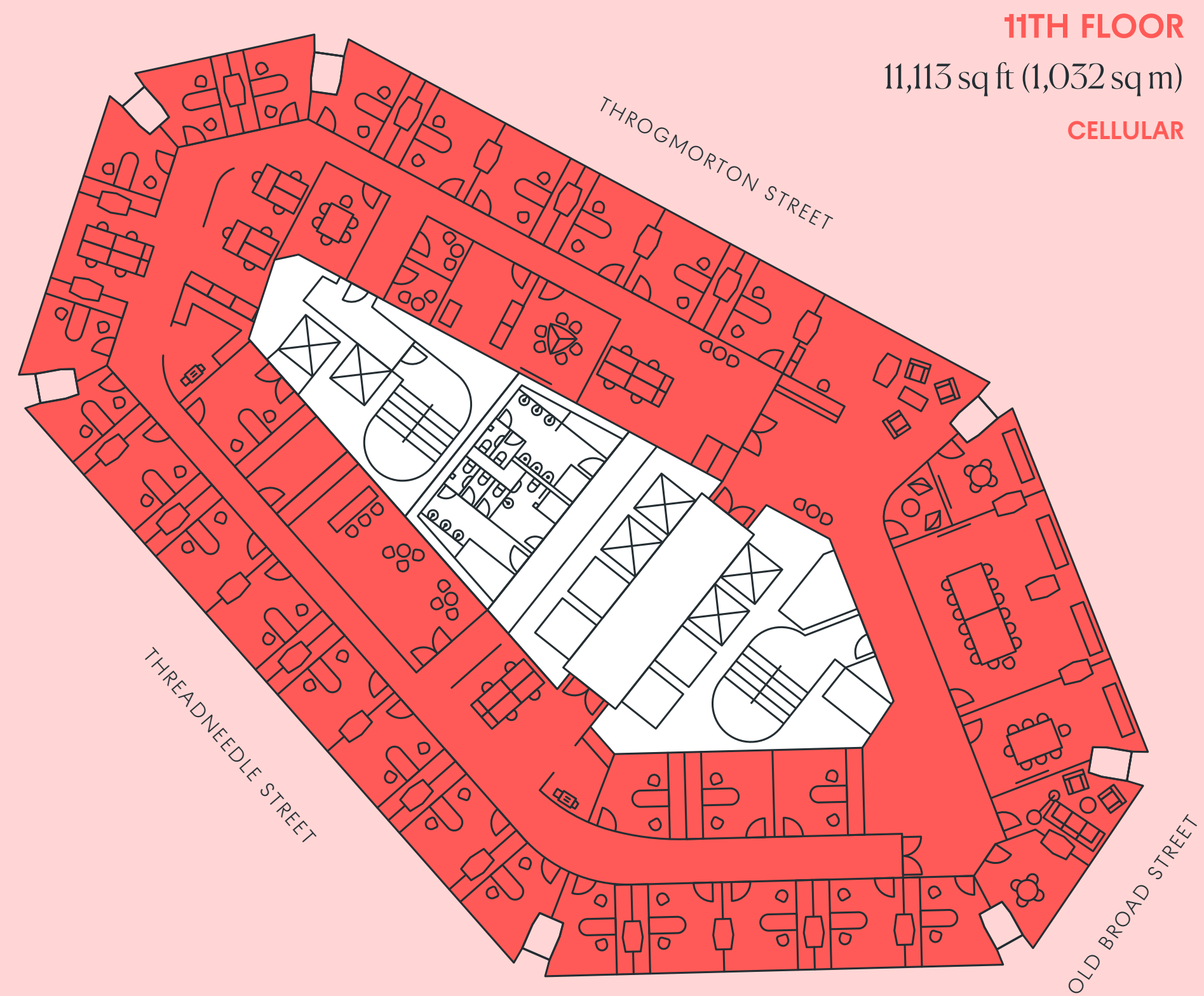
CURRENT AVAILABILITY

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11TH FLOOR
11,113 sq ft (1,032 sq m)
OPEN PLAN

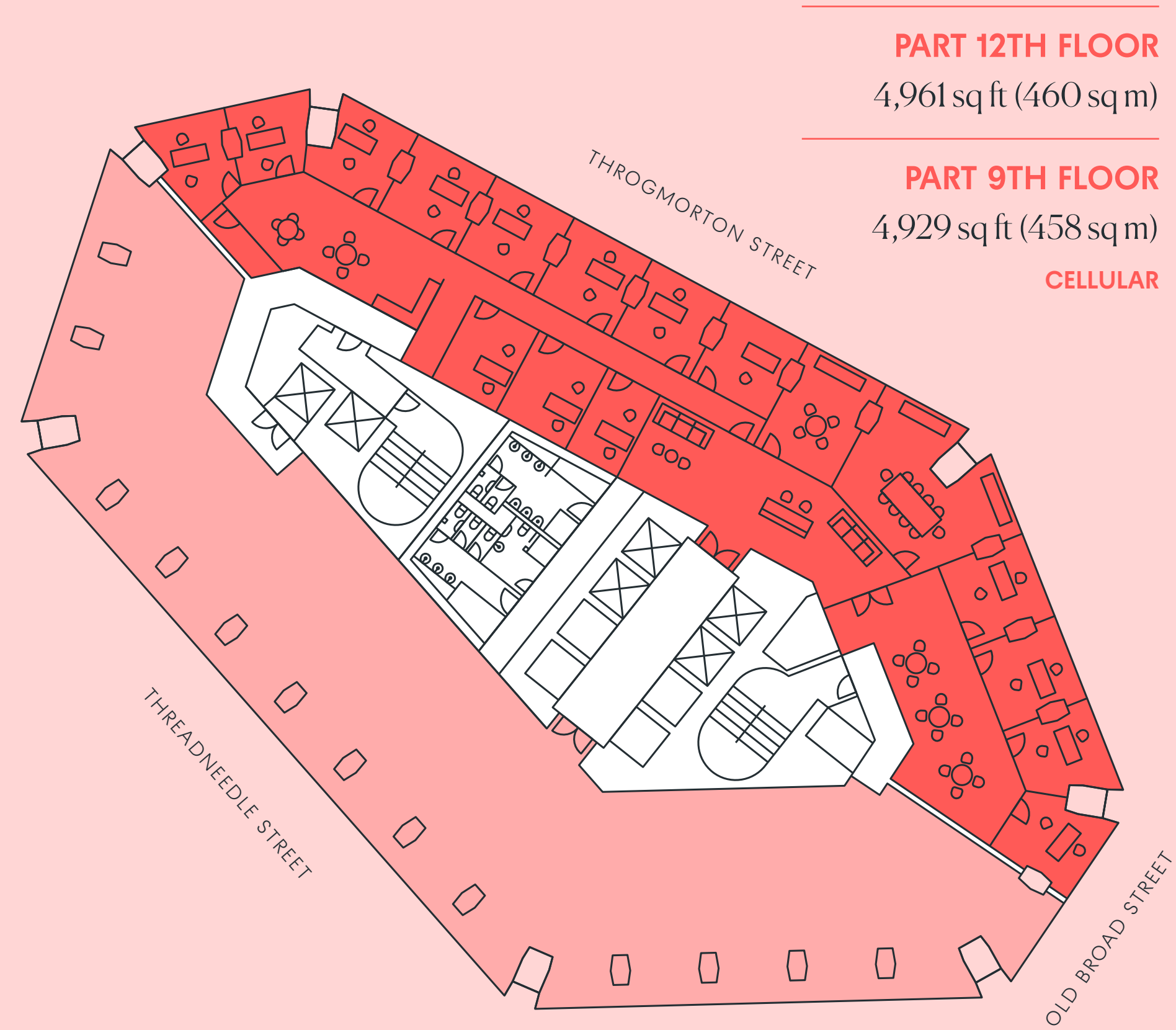
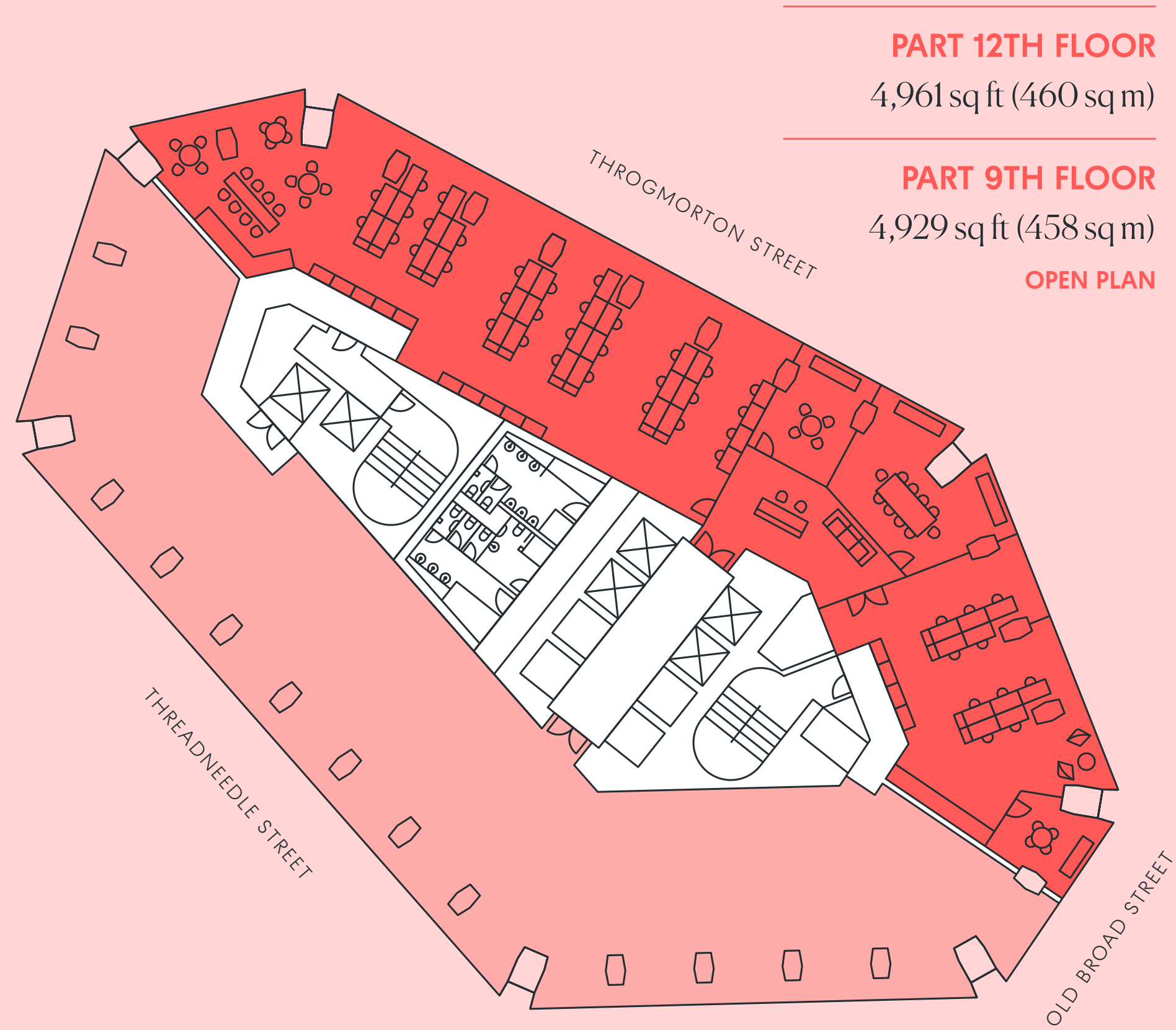


11TH FLOOR
11,113 sq ft (1,032 sq m)
CELLULAR

CURRENT AVAILABILITY

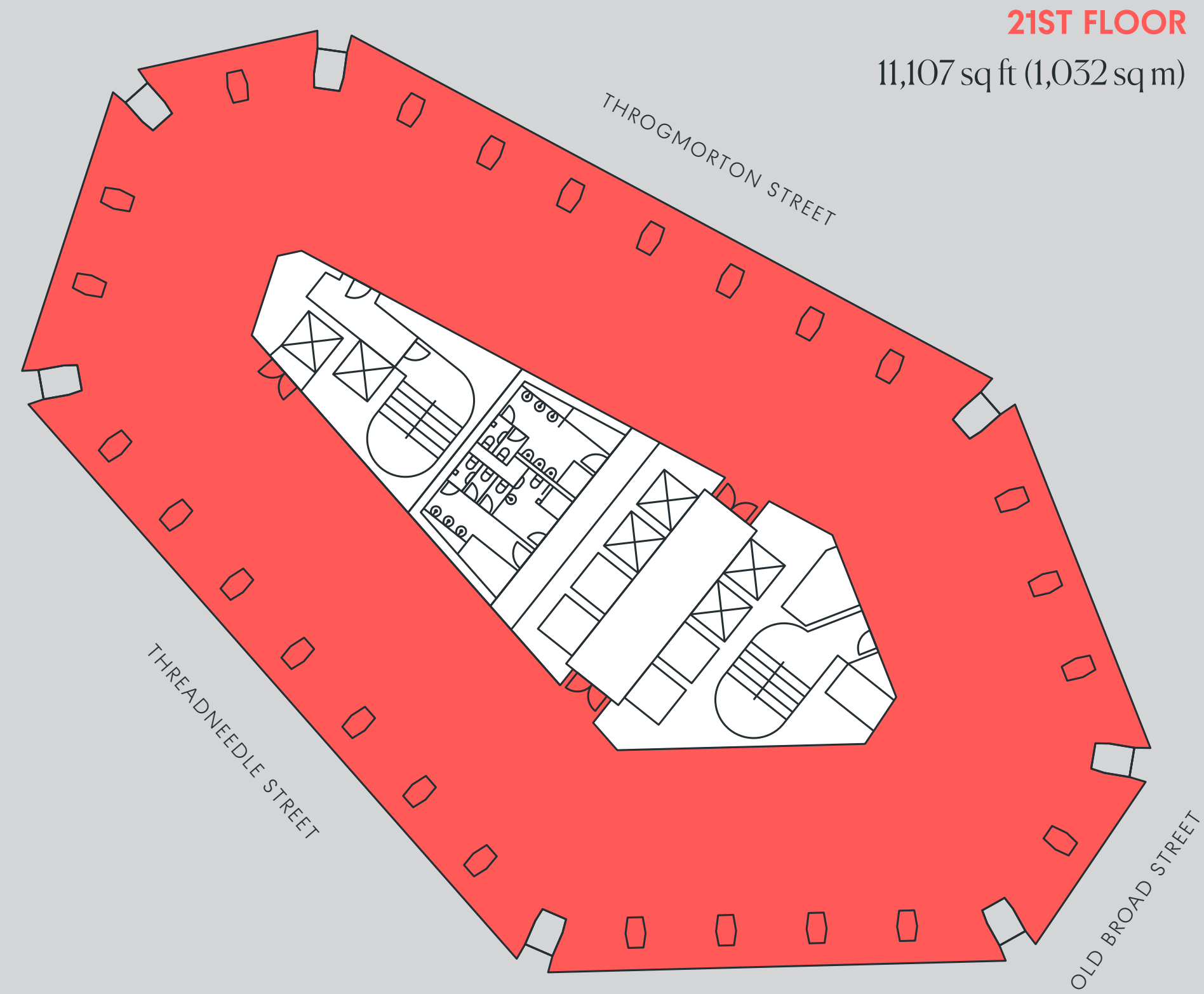
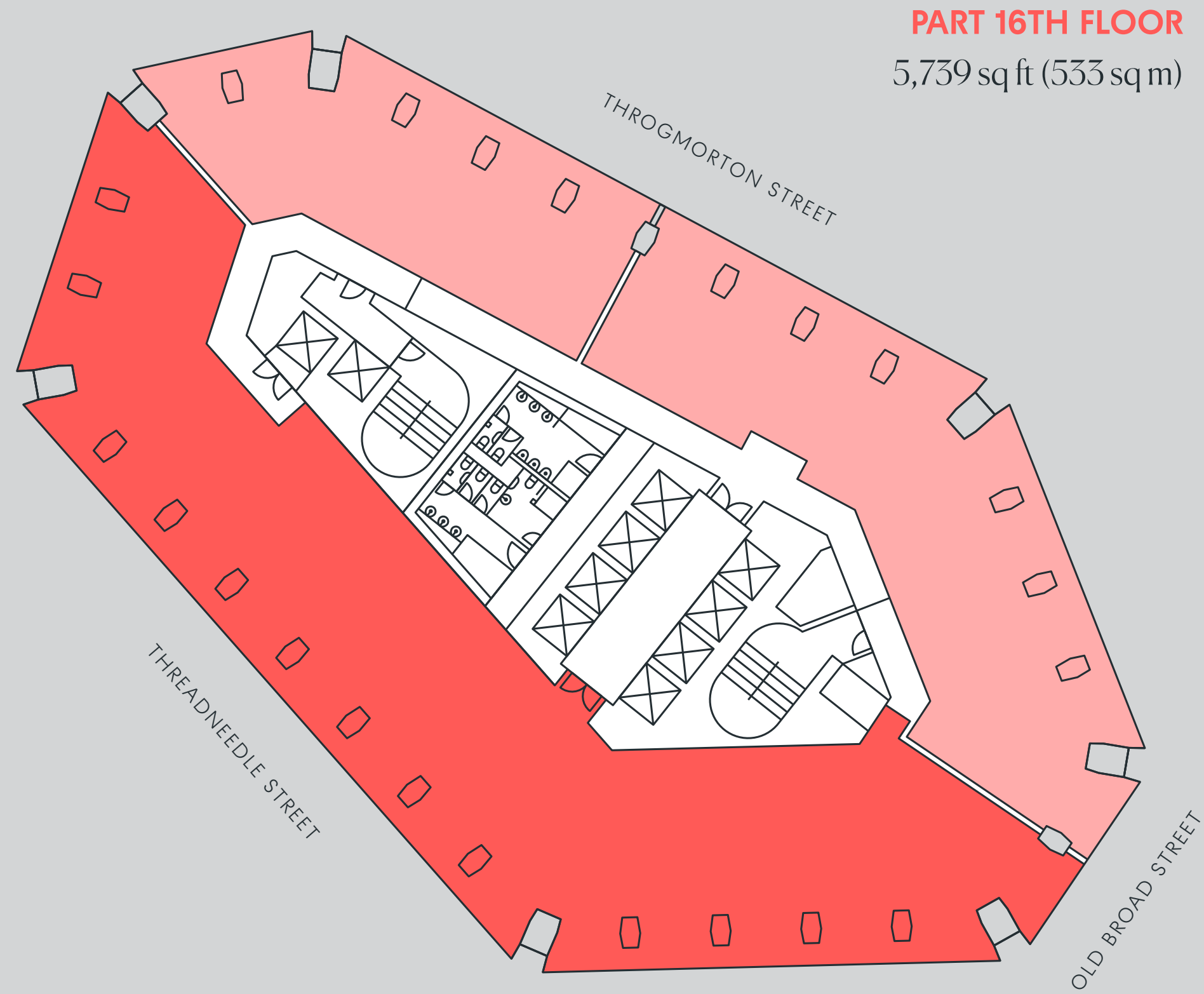
- KEY**
- Available
 - Let ■ Core

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CURRENT AVAILABILITY

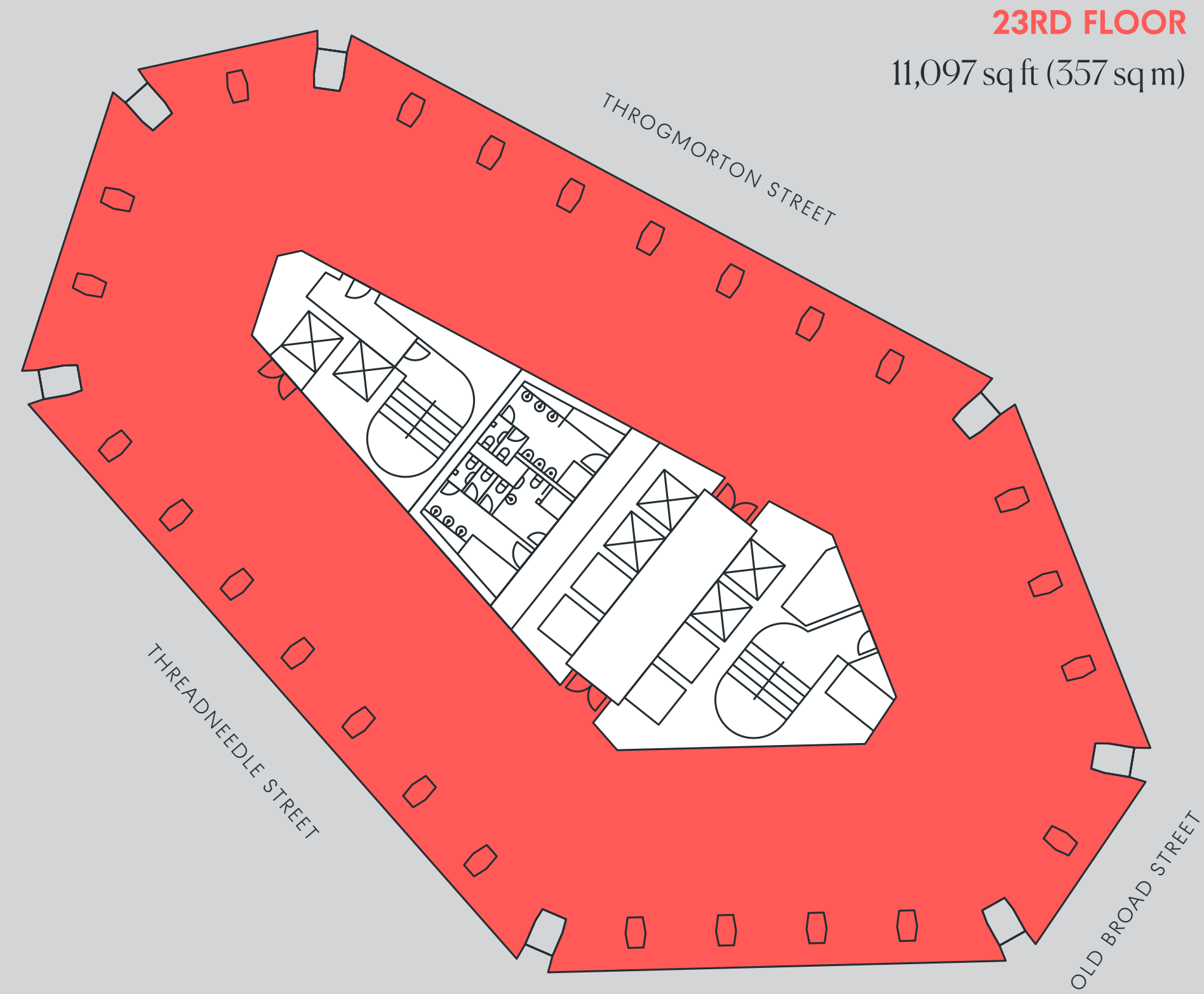
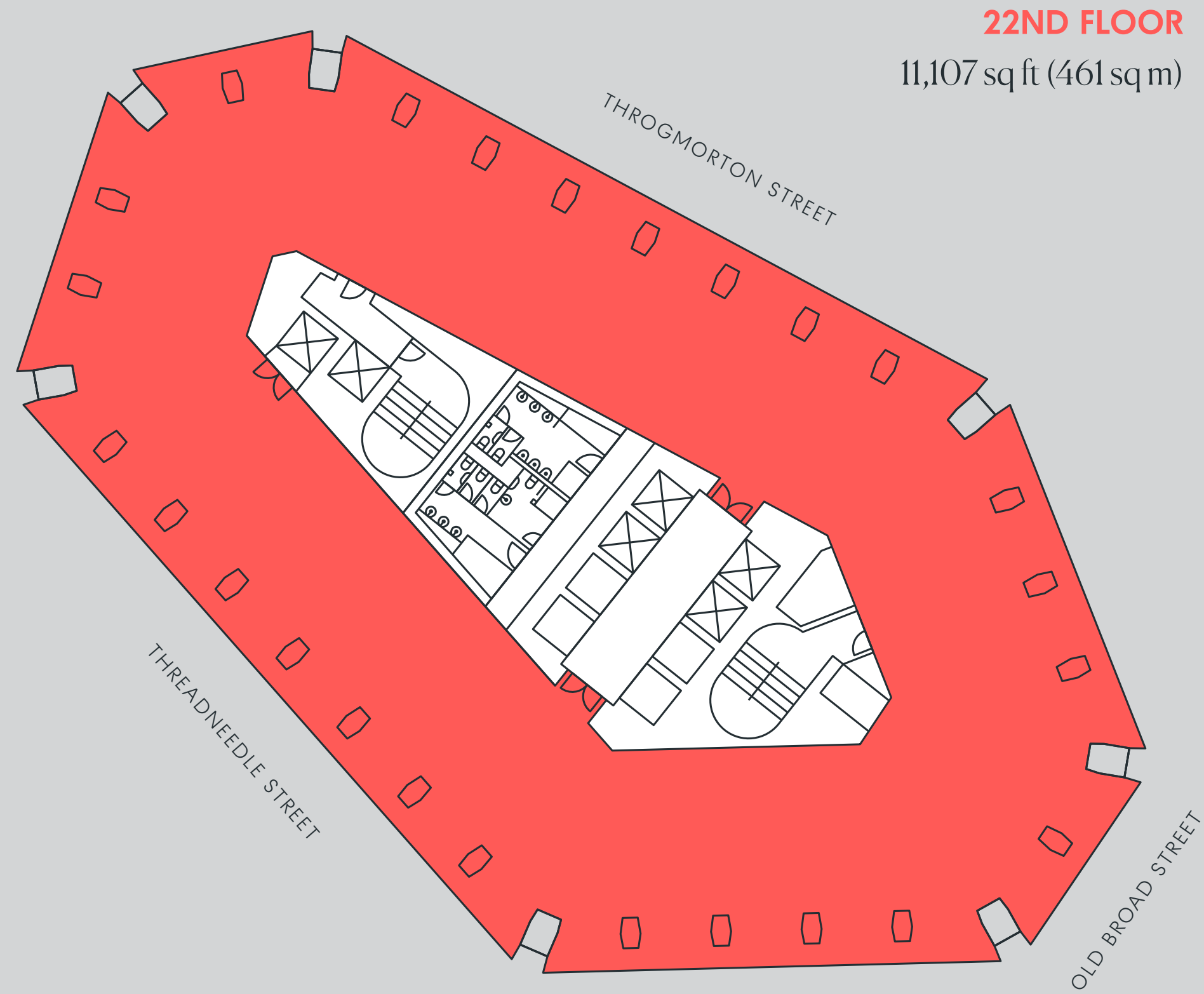
- KEY**
- Available
 - Let
 - Core



FUTURE AVAILABILITY

- KEY**
- Available
 - Let
 - Core

Opportunity to pre-let top floor tower space, with enhanced floor-to-ceiling heights and incredible views



FUTURE AVAILABILITY

- KEY**
- Available
 - Let
 - Core

Opportunity to pre-let top floor tower space, with enhanced floor-to-ceiling heights and incredible views



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