

A scenic view of the London skyline at sunset. The Tower Bridge is the central focus, illuminated by the warm orange and yellow light of the setting sun. To the right, a modern glass skyscraper reflects the sky. In the foreground, a black lamppost with a spherical globe stands on the left, and a string of small lights stretches across the frame. The sky is filled with soft, colorful clouds.

2

MORE  
LONDON  
Make more of every day.

M



More London's view on the world is like no other. Its vista, iconic London; its playground, characterful enclaves of food, culture, history, frivolity and green space.



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We believe in striving for  
more. More choice. More  
freedom. More flexibility.  
More capability. More  
creativity. More productivity.  
More collaboration and  
participation. More space to  
dream, create and innovate.  
*This is More London.*

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# A new 2 More London

14,362 sq ft (1,334 sq m) of office space available.  
Surrounded by enclaves of food, culture and programmed events,  
enlivening and enriching its community. 2 More London signifies  
the start of a new chapter, with so much more yet to come.

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# London is at its best by the river.

Open green space, big skies and the River Thames is in abundance here. Fresh air, light and wide vistas capture iconic London in almost every direction.

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# Award winning venues, bars and restaurants in one of London's oldest neighbourhoods...



The Ivy



Shad Thames



London Bridge Grind



Vinegar Yard Flea Market



Vinegar Yard



Borough Market



Restaurant Story



Gaucha



Tom Simmons

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Run along the river or cycle into work. With luxury health club, Third Space on your doorstep, 2 More London has all the fitness facilities to supercharge those endorphins, or cycle into work using the good network of cycle paths in and around More London.



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# Connectivity

With London Bridge station on your doorstep, More London is brilliantly connected. Hire a bike in Tooley Street or walk into the city in 10 minutes. Or simply, stay close to the office to connect with amazing businesses and experts within the Estate.

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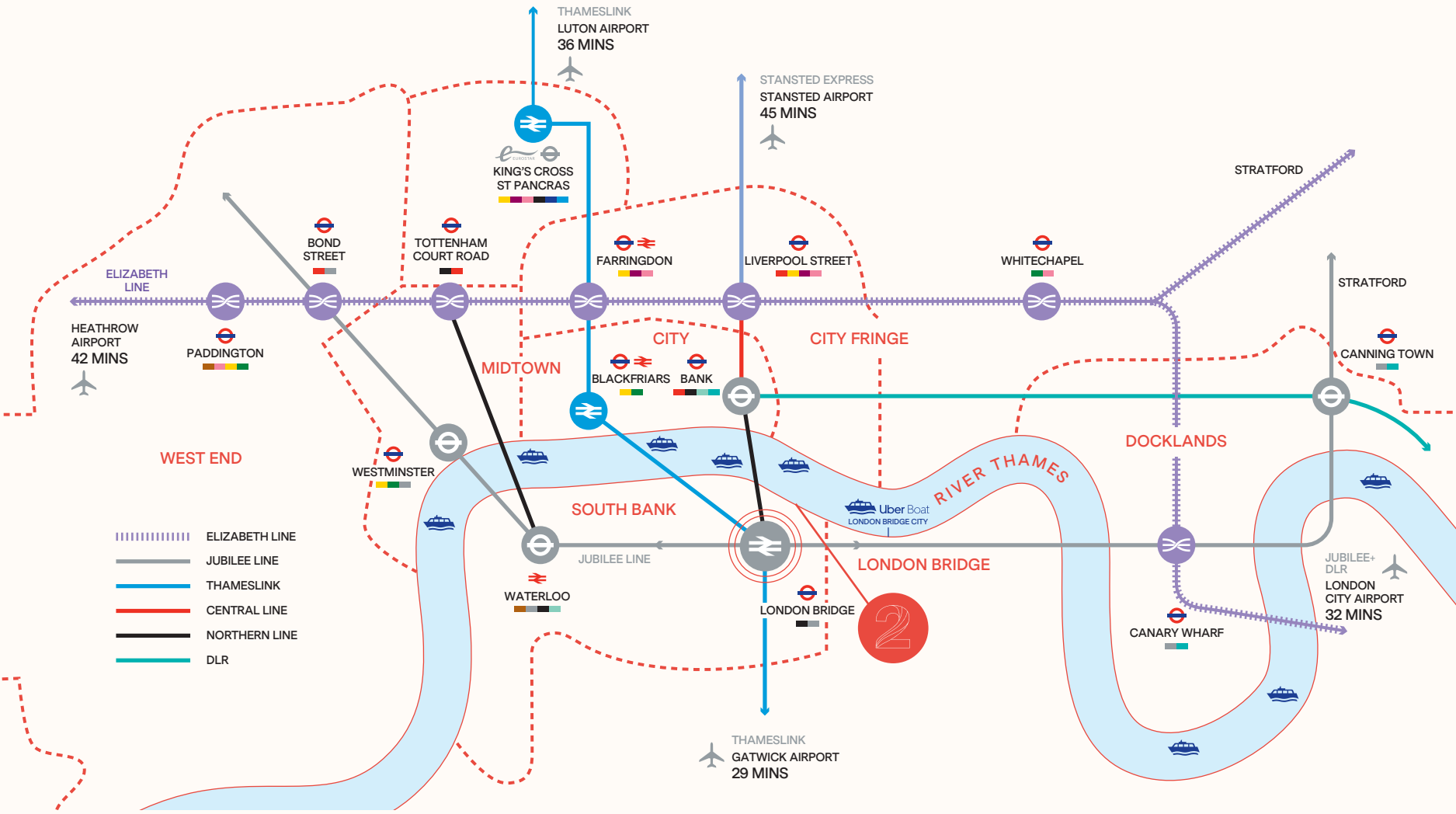
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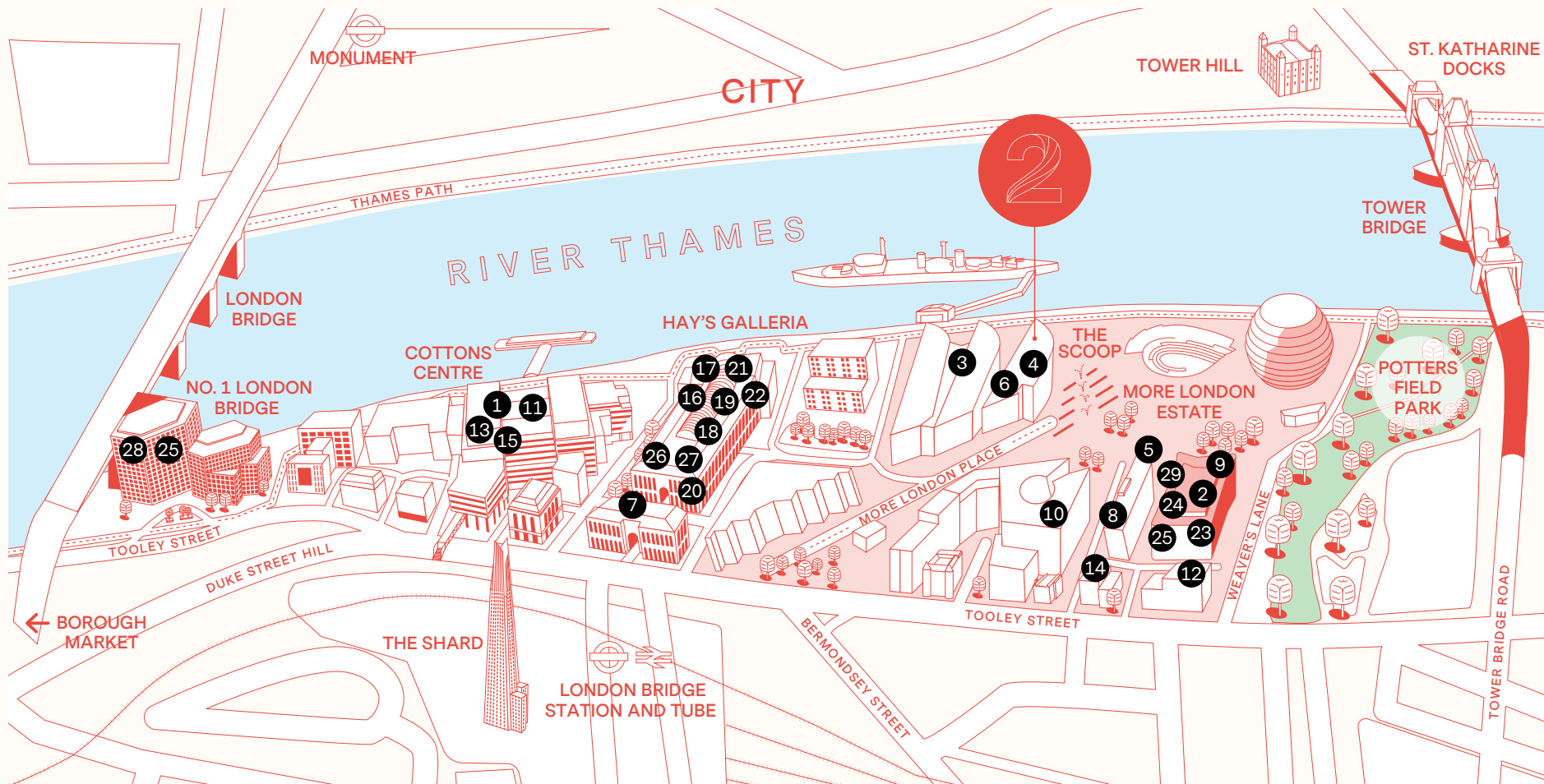
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The map says it all. Access to London Bridge Station means the daily commute couldn't be easier and traversing London, a pleasure.

- Bank **7 mins**
  - Waterloo **8 mins**
  - Tottenham Crt Rd **9 mins**
  - Green Park **11 mins**
- Liverpool Street **12 mins**
  - Farringdon **13 mins**
  - Canary Wharf **16 mins**



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# Occupiers

- |                           |                         |   |                            |
|---------------------------|-------------------------|---|----------------------------|
| ① AXS Europe              | ⑨ Norton Rose Fulbright | ⑰ Kobalt music  | ⑳ Grainger                 |
| ② IQEQ                    | ⑩ PWC                   | ⑱ Lightspeed POS  | ㉑ Vialto                   |
| ③ Ernst & Young           | ⑪ Jacobs Engineering    | ㉒ The Association of the British Pharmaceutical Industry (ABPI) | ㉓ Lombard Odier            |
| ④ Montague Private Equity | ⑫ The Body Shop HQ      | ㉔ East Alpha  | ㉕ Aesop                    |
| ⑤ Gowling WLG             | ⑬ Charles Tyrwhitt      | ㉖ Annington Homes   | ㉗ Howard Kennedy           |
| ⑥ HG Capital              | ⑭ Unicorn Theatre       | ㉘ Hilson Moran  | ㉙ Amber Infrastructure Ltd |
| ⑦ Investis Digital        | ⑮ Zopa                  |   |                            |
| ⑧ Iron Mountain           | ⑯ PRS for music         |   |                            |

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5 minutes walk  
gets you all this...

Borough Market	London Bridge	More London	Vinegar Yard	Bermondsey Street	One Tower Bridge	Tooley Street	Butler's Wharf
 5 Mins	 4 Mins	 1 Min	 5 Mins	 5 Mins	 2 Mins	 3 Mins	 3 Mins
Brindisa Bao Borough Flor Juma Kitchen KUBBA	Honest Burger London Bridge Grind Aqua Shard Shangri-La Hotel Hutong	Coco Di mama Gauchó Five Guys The Scoop Tavolino	Baba Gs Nanny Bills The Gentlemen Baristas Sugo UK Nik's Kitchen	The Woolpack The Garrison Hakata Ramen Comptoir Gourmand Pizarro	The Ivy Gunpowder The Coal Shed Vapiano Tom Simmons	The Brigade Flat Iron Unicorn Theatre Restaurant Story Comptoir Libanais	Le Pont de la Tour Legare The Watchouse Tower Chophouse Browns

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# 2 MORE LONDON



A brilliant reception and entrance to 2 More London sets the bar for the newly revitalised floor space.

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# Set for the future.



100% Green Energy Supply  
to the Estate (REGO)



One of London's best  
connected rail terminals.



0% pesticides instead  
favouring natural solutions  
such as ladybirds and  
fly larvae.



Connecting to nature  
is easy. With Potters Field  
Park, walkable spaces  
and the natural beauty  
of the Thames.



New solar powered recycling  
bins to help reduce general  
waste streams.

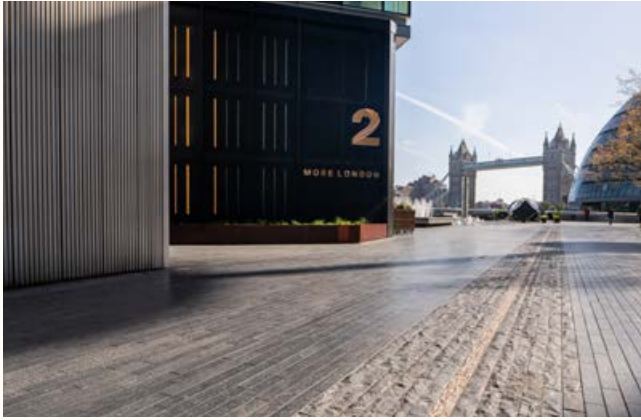
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**Sometimes** less is more.  
**Less** working hard.  
**More** working smart.  
**Less** limitations. **More**  
**freedom.**

24 hour concierge on hand to meet and greet staff and clients alike with informal break out spaces in the newly imagined reception.



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A modern reception area with a long wooden desk in the foreground, featuring two Apple iMac computers. The desk is set against a wall of vertical wooden slats. In the background, there's a large window with a black frame, and a seating area with orange armchairs and a floor lamp. The ceiling has a long, illuminated rectangular light fixture. The left wall is covered in a textured, perforated metal panel.

A modern reception  
designed by Barr Gazetas.

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# More flexibility More capability

Be inspired by views over the City and River Thames and make more of every day.

Indicative floor space

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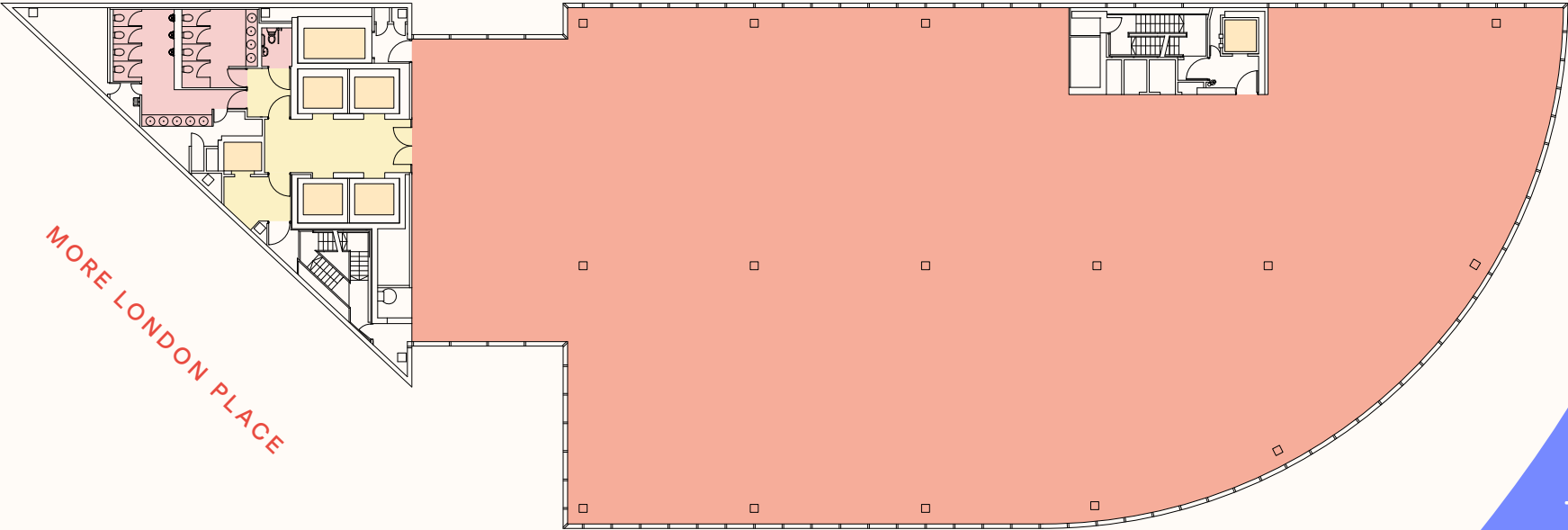
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# 3<sup>rd</sup> Floor



- OFFICE
- CIRCULATION
- WC
- LIFT

3<sup>rd</sup> Floor: 14,362 sq ft (1,334 sq m) NIA

Subject to check measurement

Plans not to scale. For indicative purposes only.

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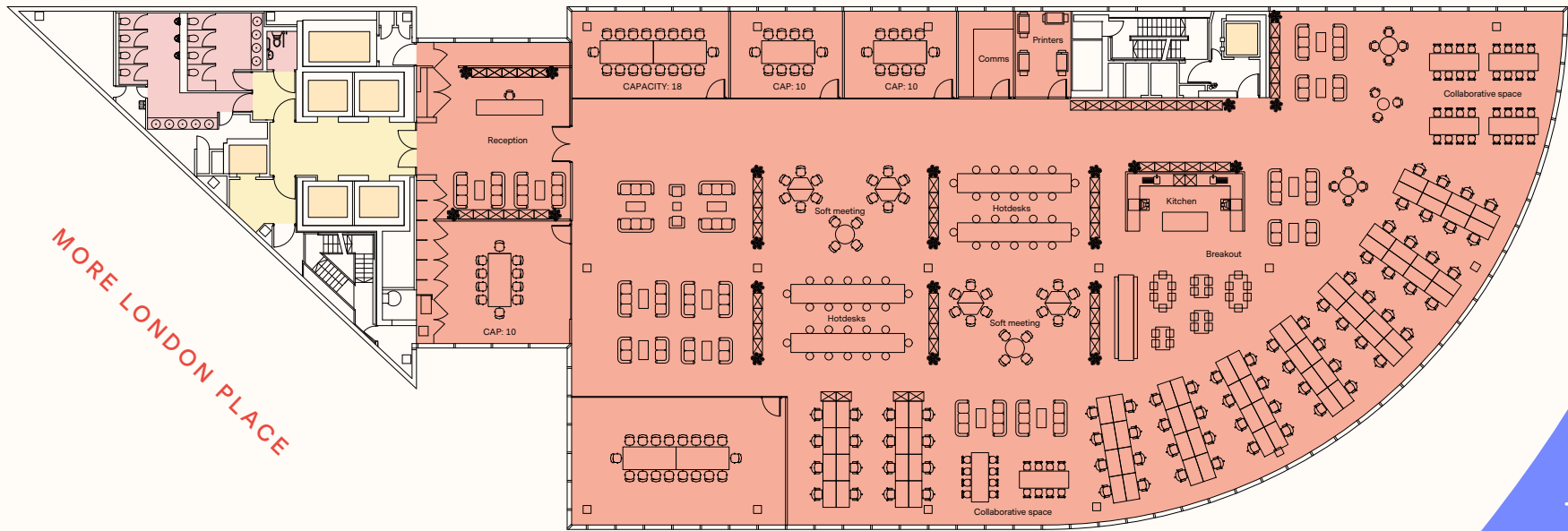
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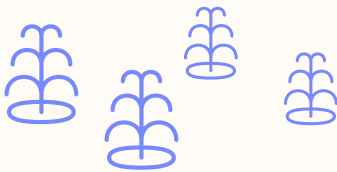
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# Open Space Plan



## Open Space Plan

MEETING ROOM CAPACITY	WORKSPACE CAPACITY
Soft meeting: 36	Open plan: 72
Meeting room: 48	Collaborative space: 48
Board room: 18	Workspace: 48
TOTAL: 102	TOTAL: 168



Plans not to scale. For indicative purposes only.

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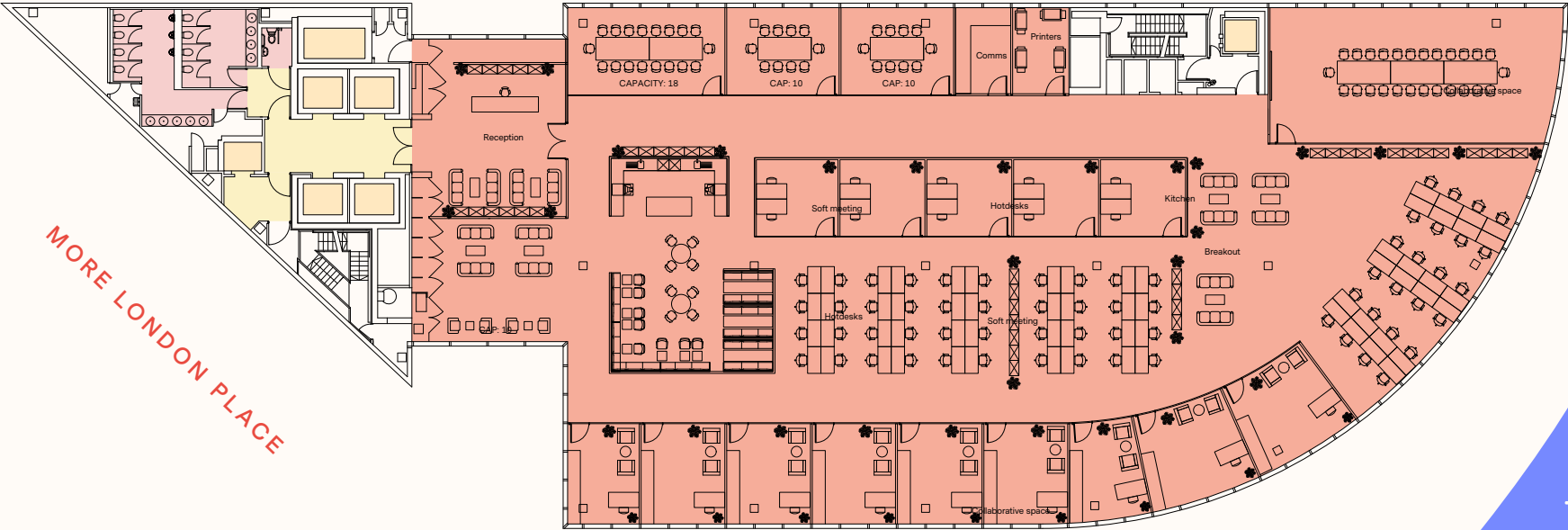
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# Cellular Space Plan



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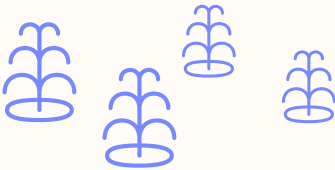
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## Cellular Space Plan

MEETING ROOM CAPACITY	WORKSPACE CAPACITY
Meeting room: 38	Open plan: 64
Board room: 26	Office space: 19
TOTAL: 64	TOTAL: 83



Plans not to scale. For indicative purposes only.

# Specification



## Finished Ceiling Heights

Typical Floor (to suspended ceiling) 2.85m  
Typical Floor (to exposed soffit) 3.74m

## Raised Floors

150mm overall.

## Occupational Densities

Occupancy ratio = WCs 1:8m2 NIA.

## Vertical Transportation

4no newly refurbished 8 persons lifts.  
1no goods lift.  
2no firefighting lifts.

## Cycle and End of Trip Facilities

82 secure cycle spaces.  
21 Basement showers +3 associated WCs.  
Basement changing room and lockers.

## CAT A Office Floor Services Provision

The following provisions are made for tenants:  
Additional Office Cooling – 10w/m<sup>2</sup>  
Small power Capacity – 25w/m<sup>2</sup>  
Lighting Capacity – 12w/m<sup>2</sup>  
Communications reliance via two comms intake rooms with diverse routes and 2 x Tenant comms riser per floor.  
Space for additional tap of provision in tenant electrical riser per floor.  
Additional BMS points.  
Future tenant riser space.  
IP linked DALI lighting control system – BMS/TCP/IP BACnet and Trend compatible.  
Riser provision for on floor tea point stations and kitchens – capped water, drainage and vent connection in Tenants on floor PH riser.  
A minimum water storage allocation of 50 litres per day per person is provided in the domestic water tanks based on a population density of 1:10<sup>2</sup> NIA.

## Mechanical

2-pipe Fan Coil Units complete with electric heater batteries are provided throughout to suit the British Council for Office (BCO) zoning as best possible whilst staying within the footprint of the ceiling rafts. FCUs are sized to allow for BCO zoning for future CAT B installations. FCUs are provided with pressure independent control valves (PICVs).  
Fresh air is via centralised AHUs located on the roof ducted to the on floor FCUs.  
External summer period – 29°C dry bulb/20°C wet bulb  
External winter period – -4°C dry bulb (100% relative humidity)  
Internal summer period – 22°C dry bulb  
Internal winter period – 22°C dry bulb  
Occupational density – 1 person/10 m<sup>2</sup>  
Outside air supply rates – 12 litres/sec/person minimum.

## BMS

Open protocol on floor BMS is provided.  
Niagara 4 riser controller per tenancy for easy integration and cloud connection.  
Connection to a converged Building Network.  
Controls and mechanical services arranged for tenant demand controlled ventilation.  
Variable speed Fan Coil Units (FCUs) for increased efficiency.

## Electrical and Lighting

Electrical Load Allowance.  
· Small Power – 25w/m<sup>2</sup>  
· Lighting – 12w/m<sup>2</sup>  
Offices average luminance of 400 lux @ 750mm AFFL with minimum average uniformity of 0.4.  
WC's average 150 lux.  
Reception & Lift Lobbies average 200 lux.  
IP linked DALI lighting control system with fault and emergency monitoring.

## Fire

Analogue addressable Fire detection and voice alarm system, two-stage, multi-zone, electrically monitored multiplex transmission system providing coverage to category L2 as defined in BS 5839: Part 1.

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# Who to call.



A scheme by

**ST  
MARTINS**

**Nick Codling**  
nick.codling@knightfrank.com  
+44 7917 593 469

**Rob Macnab**  
rob.macnab@knightfrank.com  
+44 7905 300 160

**Oliver Watkins**  
oliver.watkins@knightfrank.com  
+44 7976 577 325

**Abby Dwan**  
Abby.Dwan@knightfrank.com  
+44 7976 084 158

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[www.morelondon.com](http://www.morelondon.com)

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