

A DEVELOPMENT BY
Original Works

OFFICE

ST BRIDE'S

*54,000 sq ft
HQ Opportunity*

A
NEW
CHAPTER
FOR
ST BRIDE'S

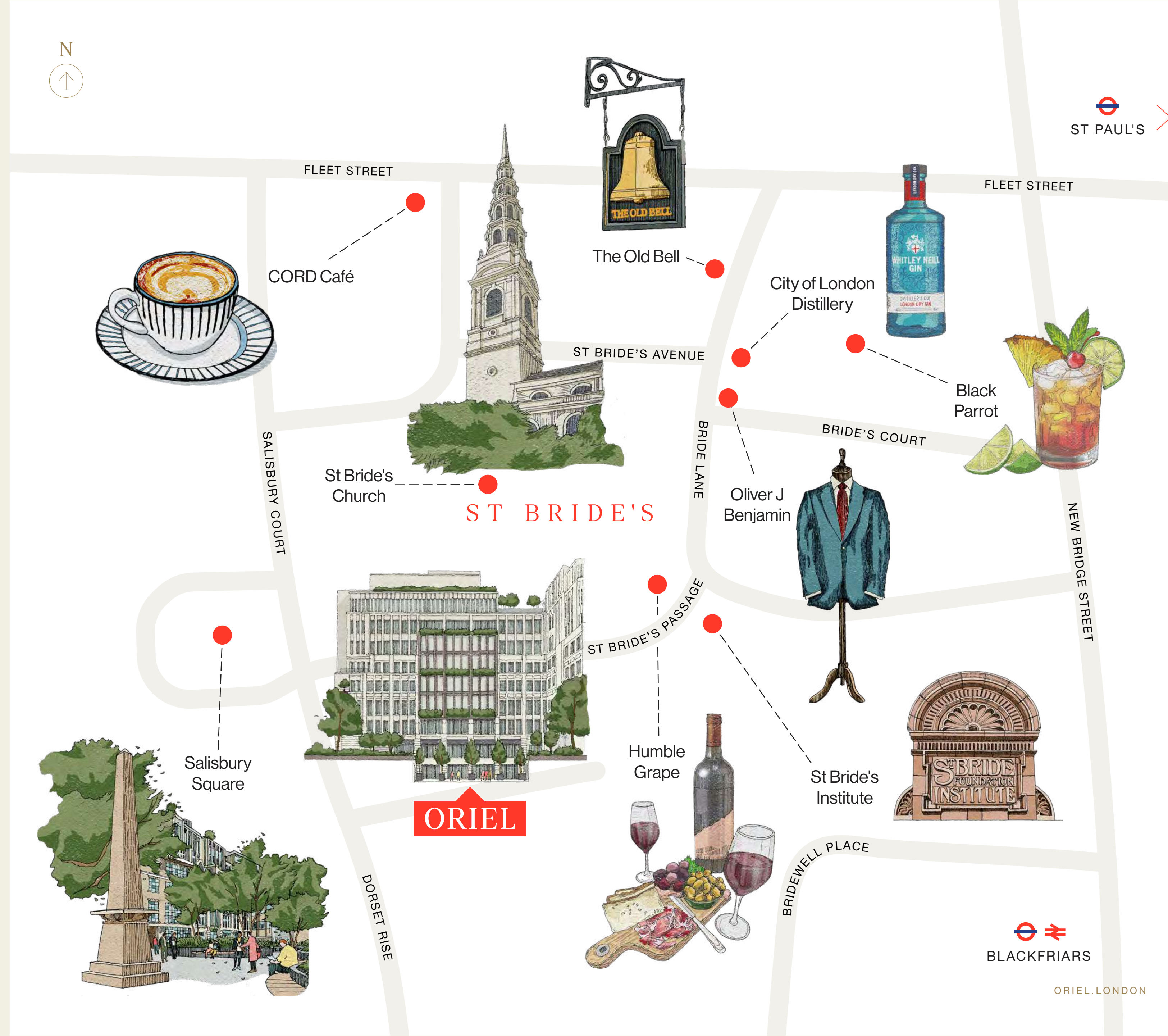
*Arriving
Autumn 2027*



*An Impressive
Arrival Experience*

ST BRIDE'S

A Quiet Pocket *in the Capital*



The Charm *of St Bride's*



INNER TEMPLE GARDEN



ST BRIDE'S CHURCH



THE BLACK PARROT



ST BRIDE'S INSTITUTE



THE HARROW



MIDDLE TEMPLE GARDEN



TEMPLE GARDEN



RESTAURANT PEGASUS



HUMBLE GRAPE



OLIVER J BENJAMIN



BRIDE COURT



OZONE COFFEE



ST PAUL'S CATHEDRAL



BLACKFRIARS STATION



VIEW OVER THAMES



FLEET STREET



FLEET STREET SUNDIAL



BAZALGETTE EMBANKMENT



THE BLACKFRIAR



CYCLE SUPERHIGHWAY



NEW STREET SQUARE

The Energy of Midtown

CONNECTIVITY

Central. Cultural. *Connected.*

			
City Thameslink		4 mins	
Blackfriars		5 mins	
St Paul's		8 mins	5 mins
Farringdon		11 mins	6 mins
Waterloo		22 mins	7 mins

Source: Google Maps.

KEYS:
CYCLE SUPERHIGHWAYS: - - -
UBER BOAT PIERS: 



A brand new *civic quarter*

London's new justice quarter

- 18-courtroom flagship facility that combines magistrates, civil, and crown courts.
- A state-of-the-art headquarters for the City of London Police.

A new public square

- Generous, landscaped, open space.
- Features green walking routes.

A vibrant retail offer

- New restaurants and cafes.
- Preserved Grade II listed building for a public house.



In Great Company

GOLDMAN SACHS INTERNATIONAL

JUST EAT

THE OLD BAILEY

ST PAUL'S CATHEDRAL

AMAZON

HOGAN LOVELLS

MIZUHO INTERNATIONAL PLC

DELOITTE LLP

CHARLES RUSSELL SPEECHLYS

ICG

TENEO

BNY MELLON

BIRD & BIRD

TAYLOR WESSING

TRAVERS SMITH LLP

TRAINLINE

JUST GROUP

ST BRIDE'S CHURCH

STATE STREET

MORGAN LEWIS

ST BRIDE'S LIBRARY

CITY OF LONDON LAW COURTS

Oriel

SALISBURY SQUARE

UNILEVER

JPMORGAN

RWE

IRWIN MITCHELL SOLICITORS

DEBEVOISE & PLIMPTON

JONES DAY

TEMPLE CHAMBERS

HACHETTE UK

Born 1678

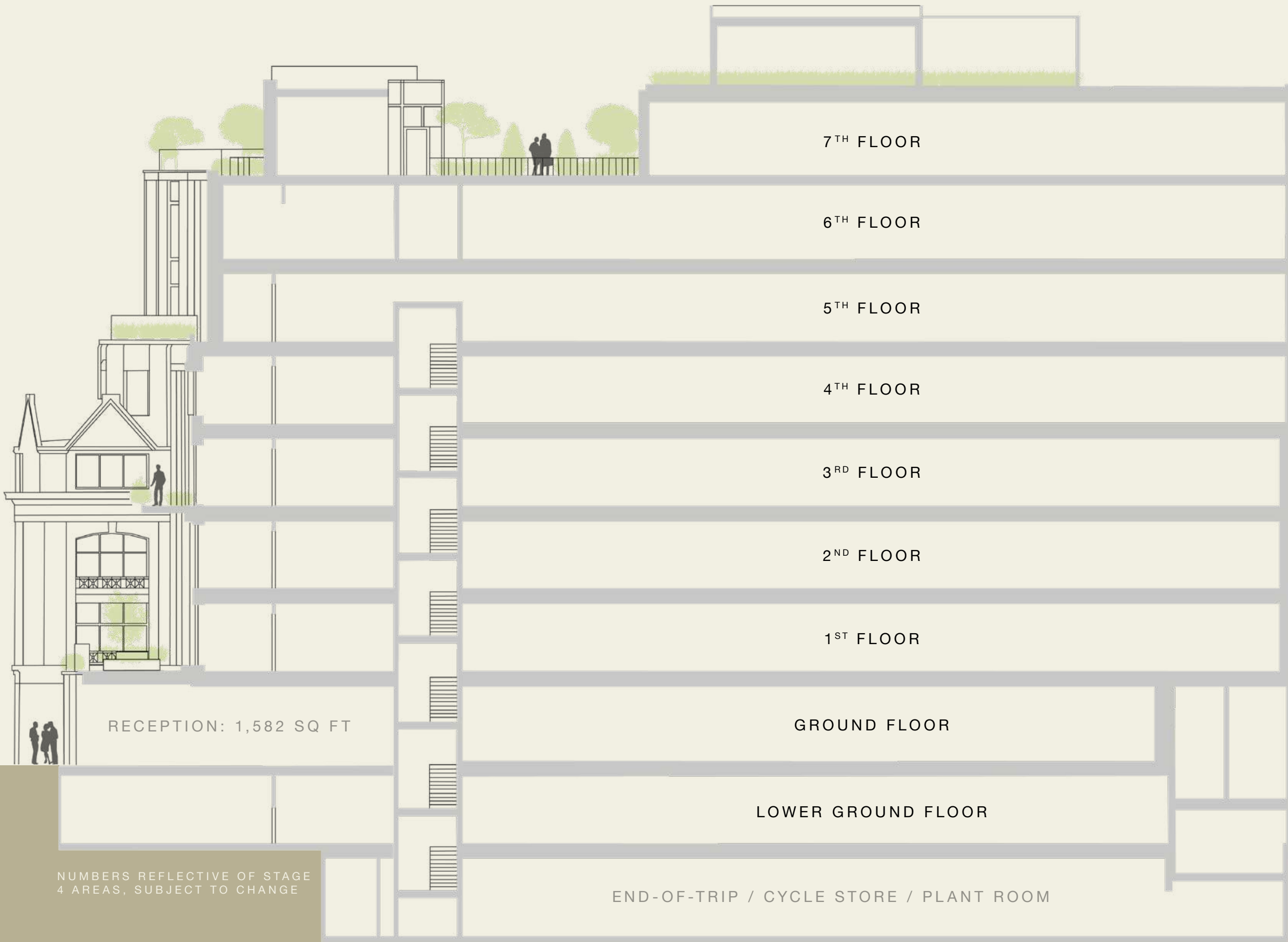
AN EVER EVOLVING STORY

Reborn 2027



Schedule *of* Areas

TOTAL OFFICE AREA: 54,411 SQ FT / 5,055 SQ M
TOTAL TERRACE AREA: 4,865 SQ FT / 452 SQ M

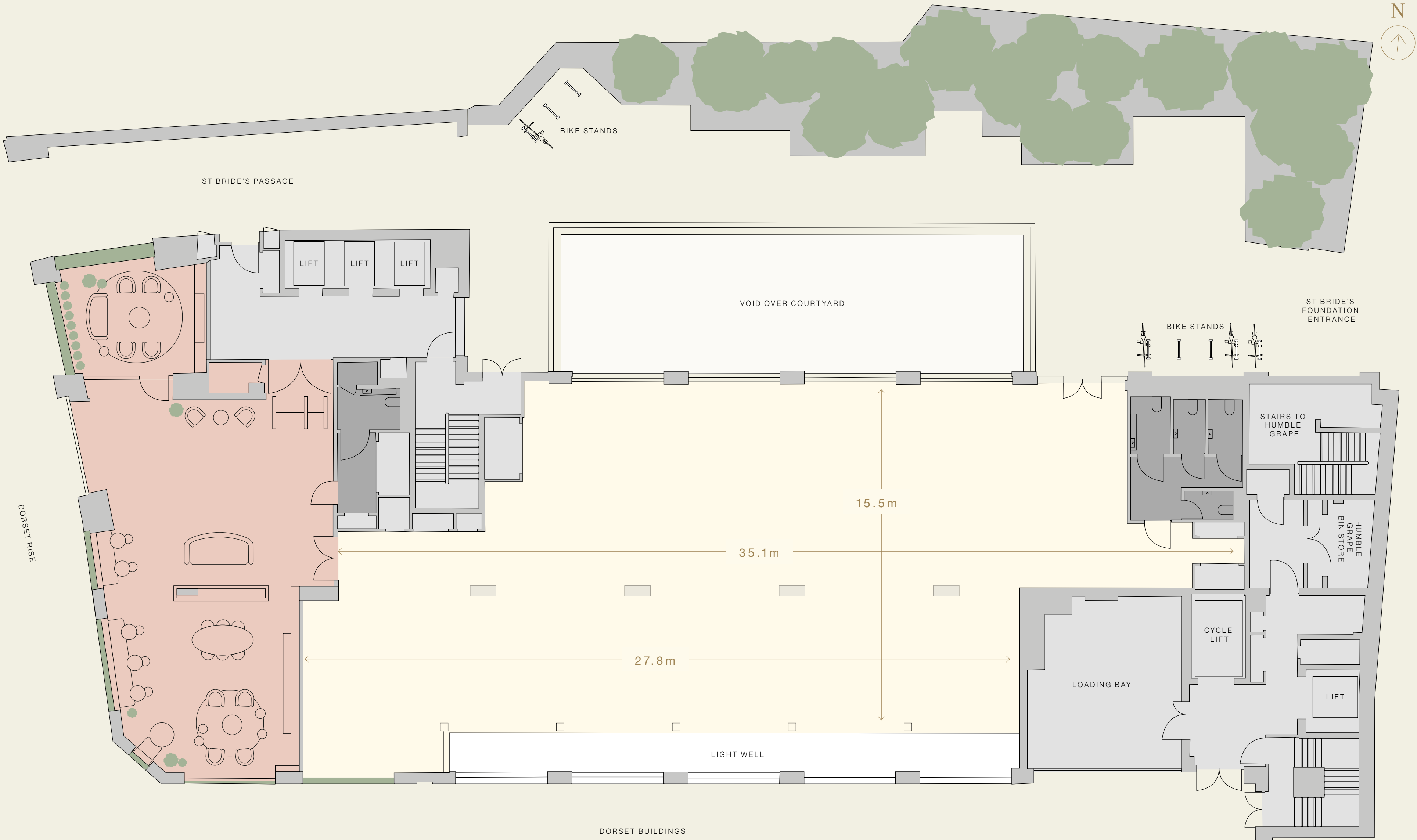
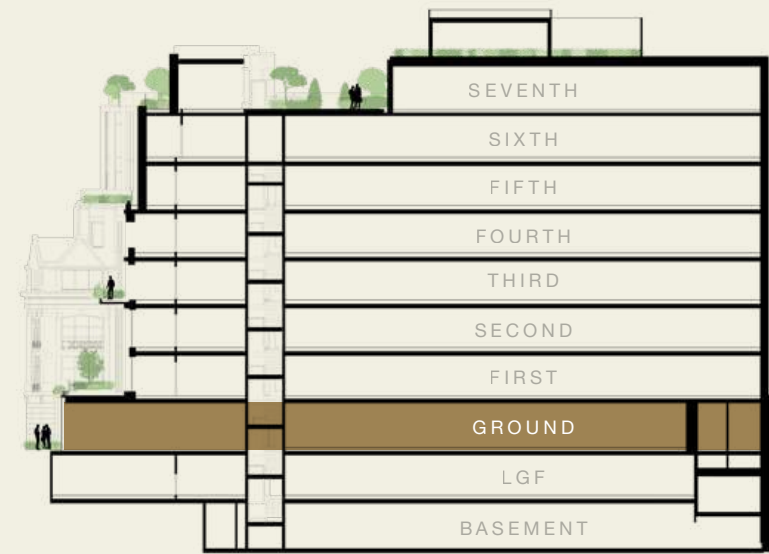


OFFICE	TERRACE
2,260 SQ FT	2,099 SQ FT
4,693 SQ FT	861 SQ FT
5,920 SQ FT	452 SQ FT
6,921 SQ FT	172 SQ FT
7,589 SQ FT	59 SQ FT
7,761 SQ FT	–
7,384 SQ FT	183 SQ FT
4,004 SQ FT	–
6,297 SQ FT	1,039 SQ FT

Ground Floor

RECEPTION: 1,582 SQ FT / 147 SQ M
OFFICE: 4,004 SQ FT / 372 SQ M

- Office
- Reception
- Core
- WCs



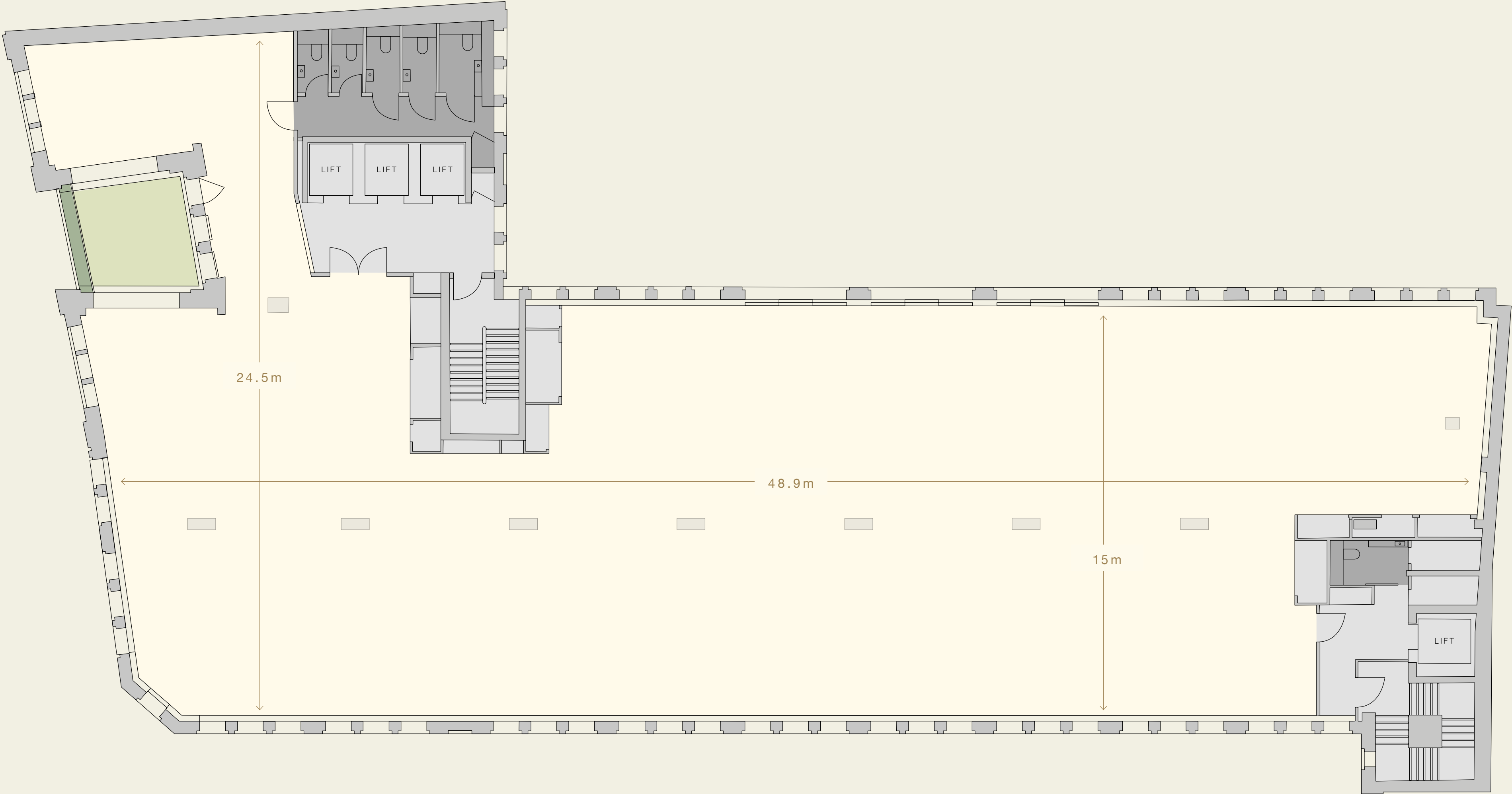
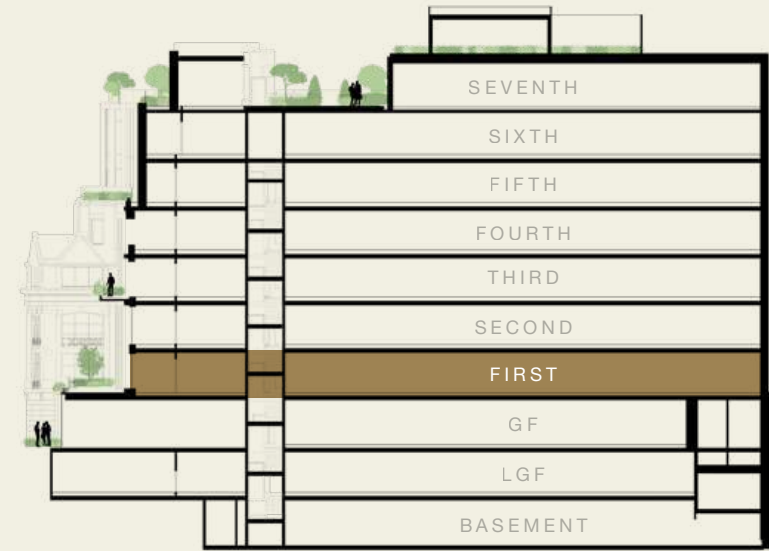


10	
06_07	TENANT G
05	TENANT F
04	TENANT E
03	TENANT D
02	TENANT C
01	TENANT B
GF	TENANT A
LG	TENANT Z

First Floor

OFFICE: 7,384 SQ FT / 686 SQM
TERRACE: 183 SQ FT / 17 SQ M

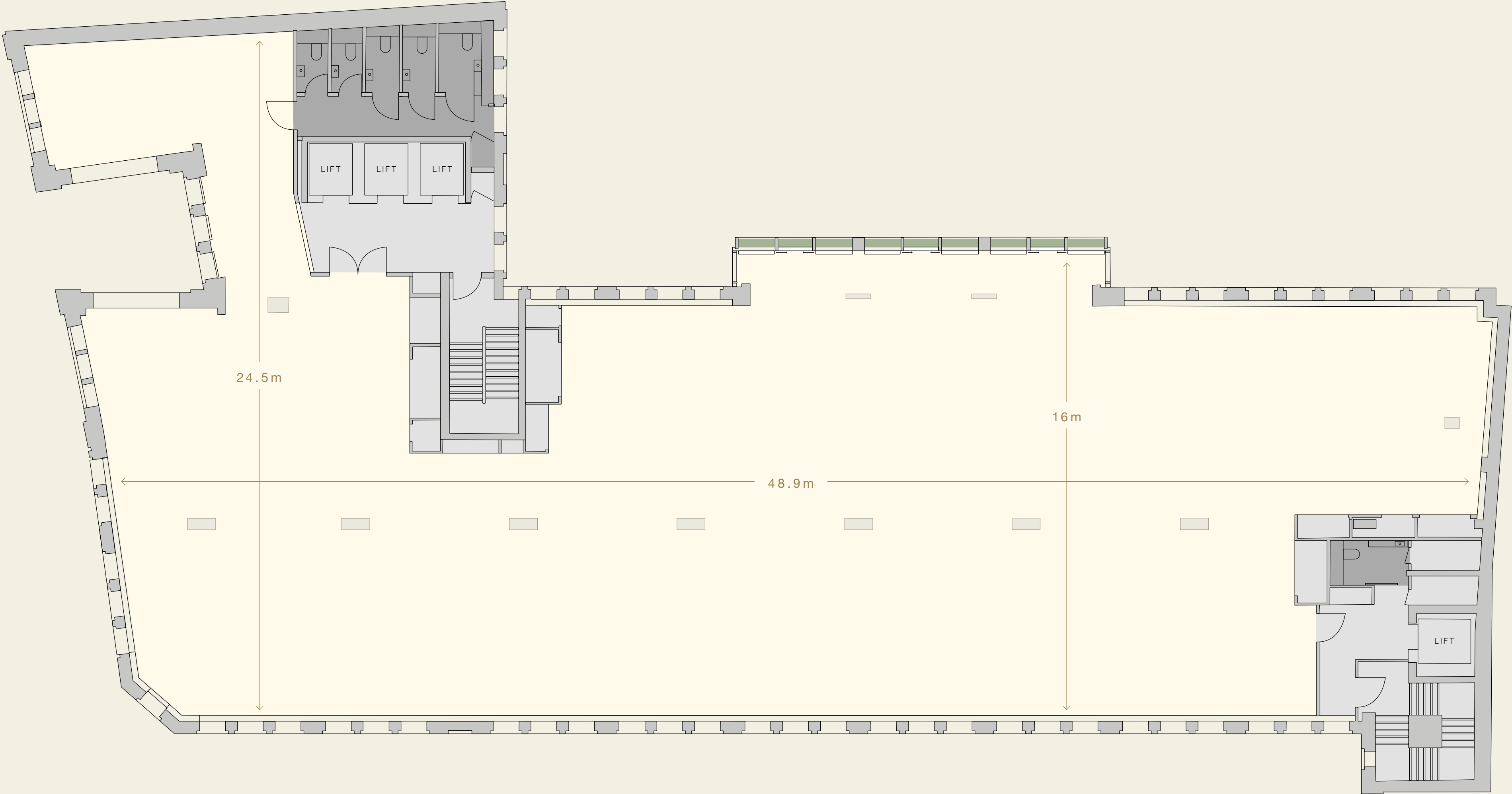
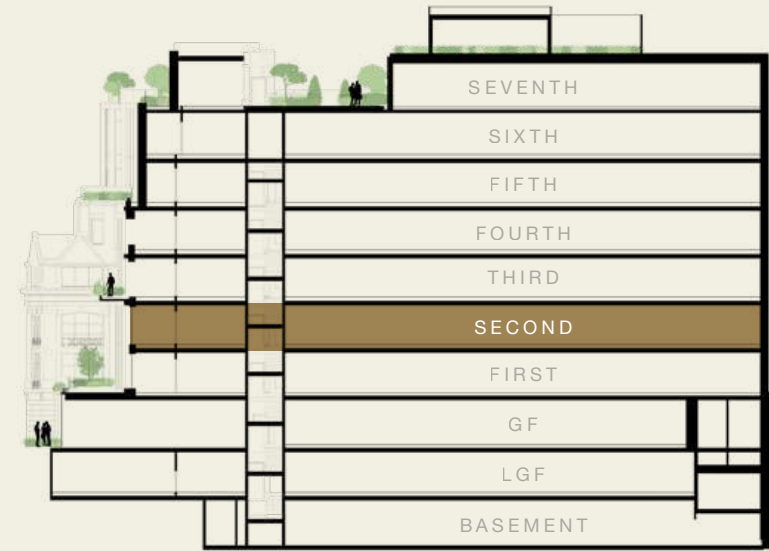
- Office
- Terrace
- Core
- WCs



Second Floor

OFFICE: 7,761 SQ FT / 721 SQ M

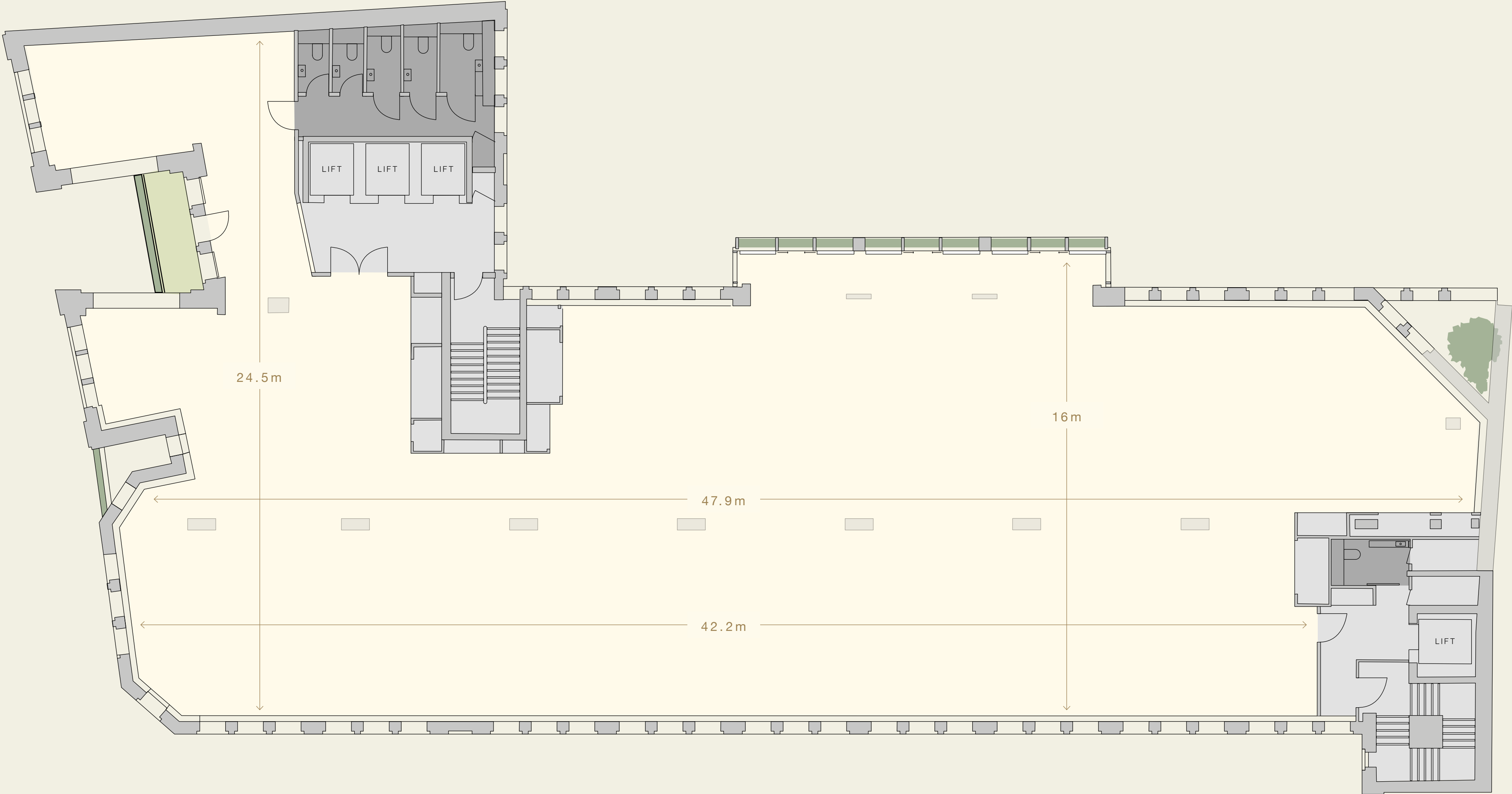
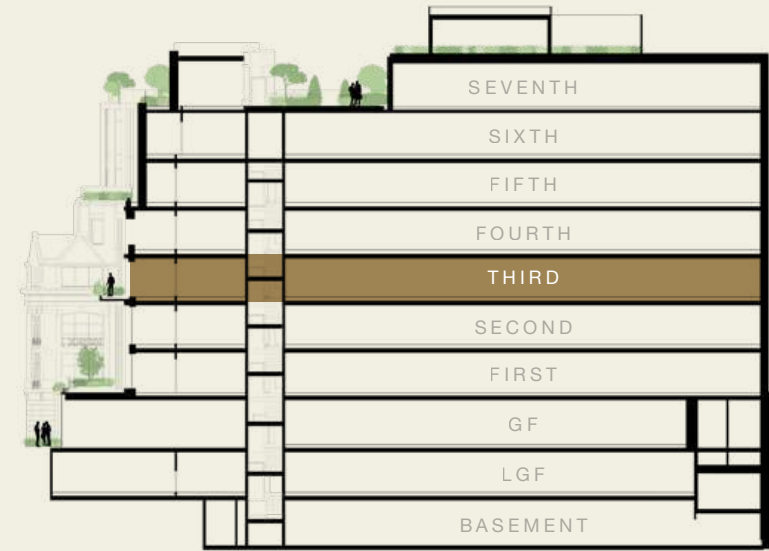
- Office
- Core
- WCs



Third Floor

OFFICE: 7,589 SQ FT / 705 SQ M
TERRACE: 59 SQ FT / 5.5 SQ M

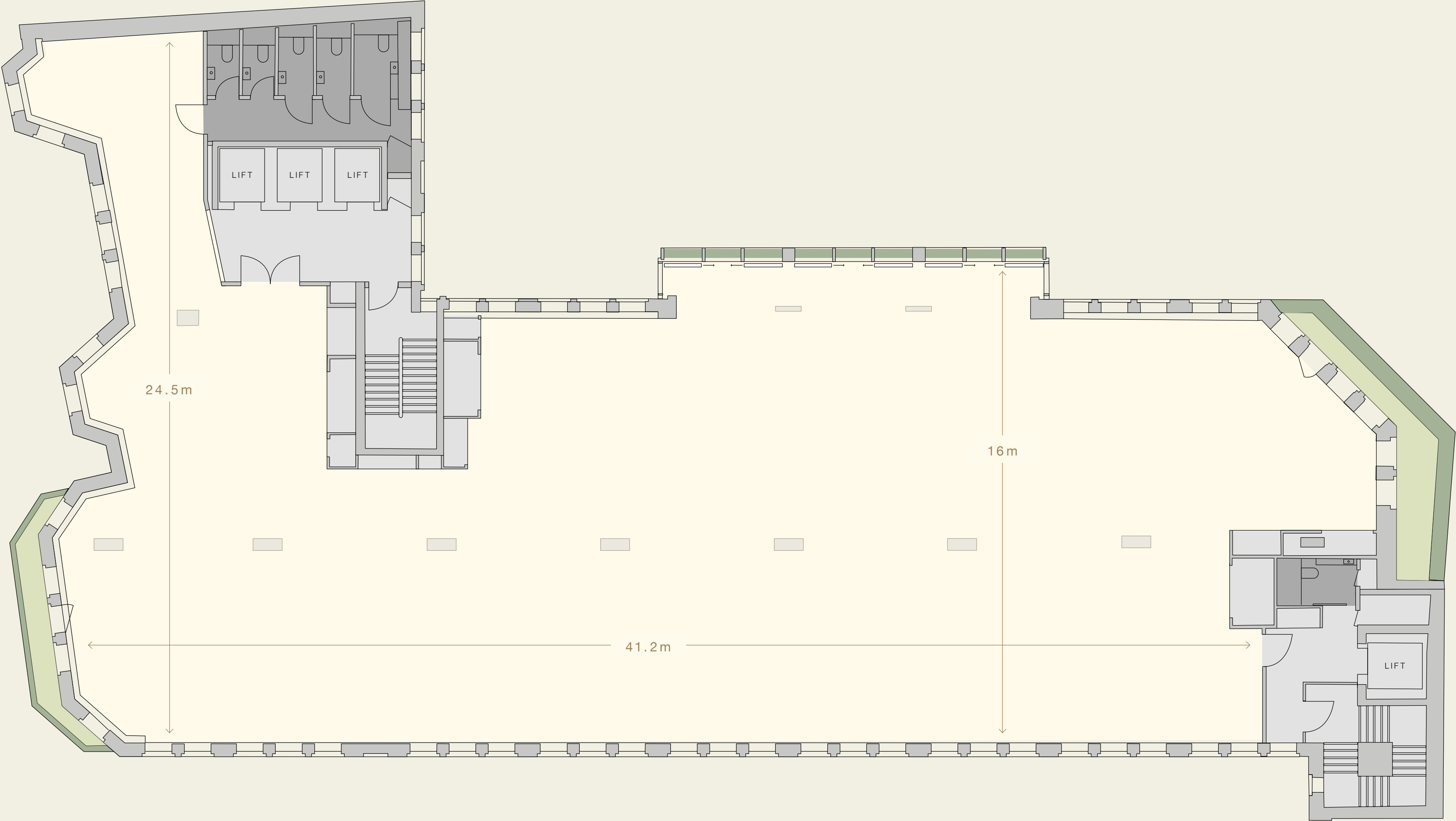
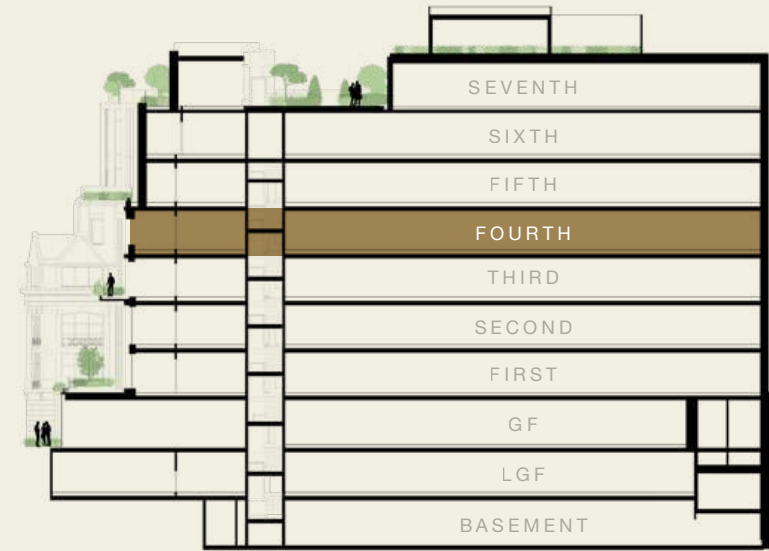
- Office
- Terrace
- Core
- WCs



Fourth Floor

OFFICE: 6,921 SQ FT / 643 SQ M
TERRACES: 172 SQ FT / 16 SQ M

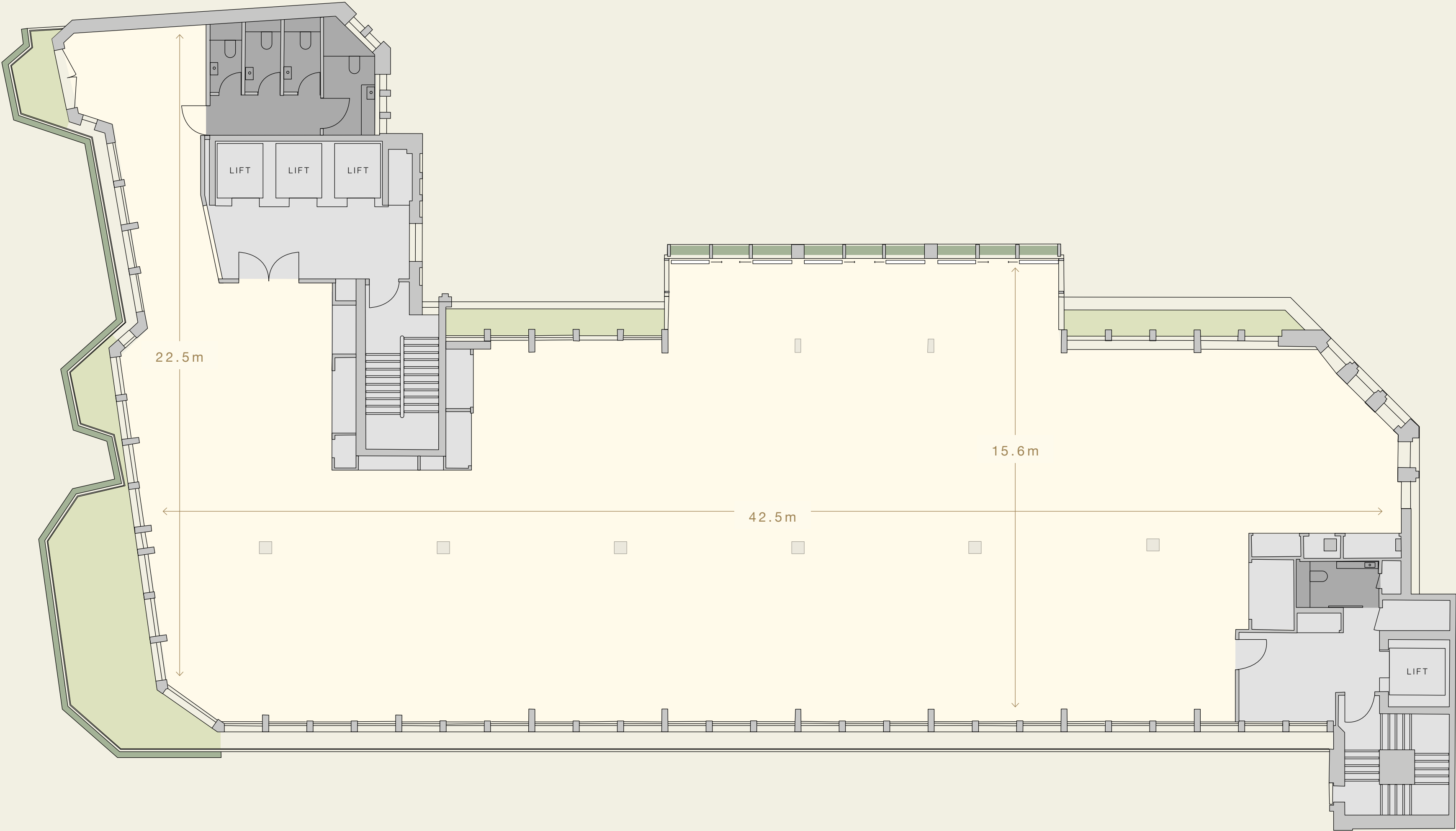
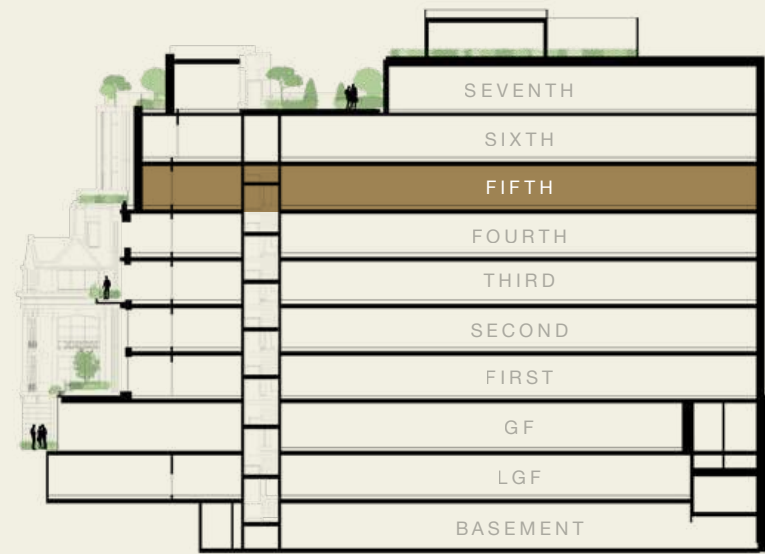
- Office
- Terraces
- Core
- WCs



Fifth Floor

OFFICE: 5,920 SQ FT / 550 SQ M
TERRACES: 452 SQ FT / 42 SQ M

- Office
- Terraces
- Core
- WCs

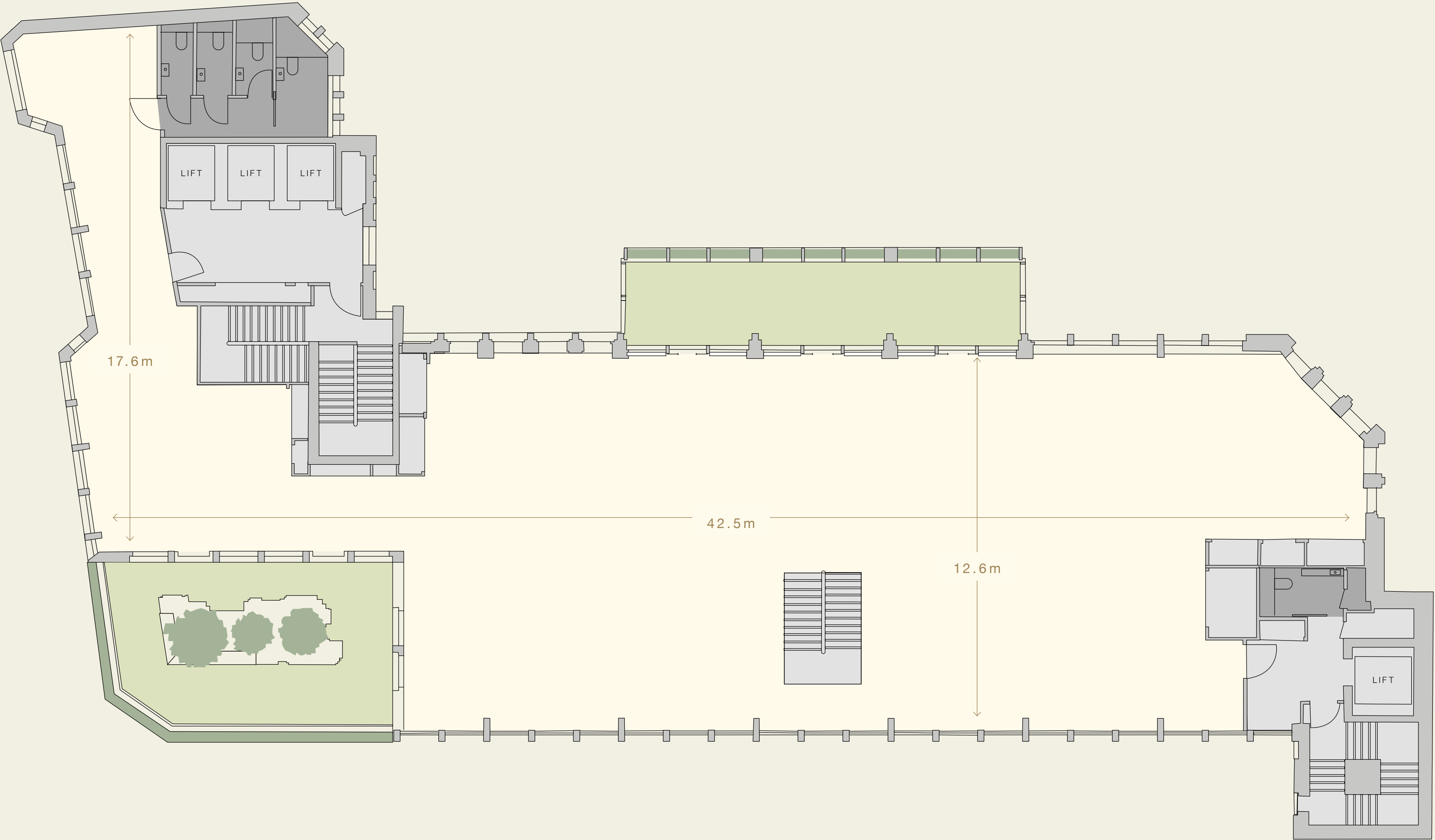
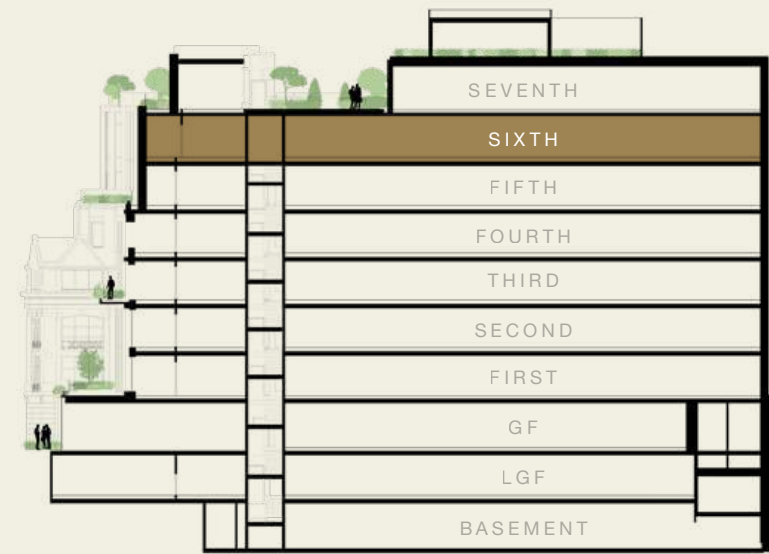




Sixth Floor

OFFICE: 4,693 SQ FT / 436 SQ M
TERRACES: 861 SQ FT / 80 SQ M

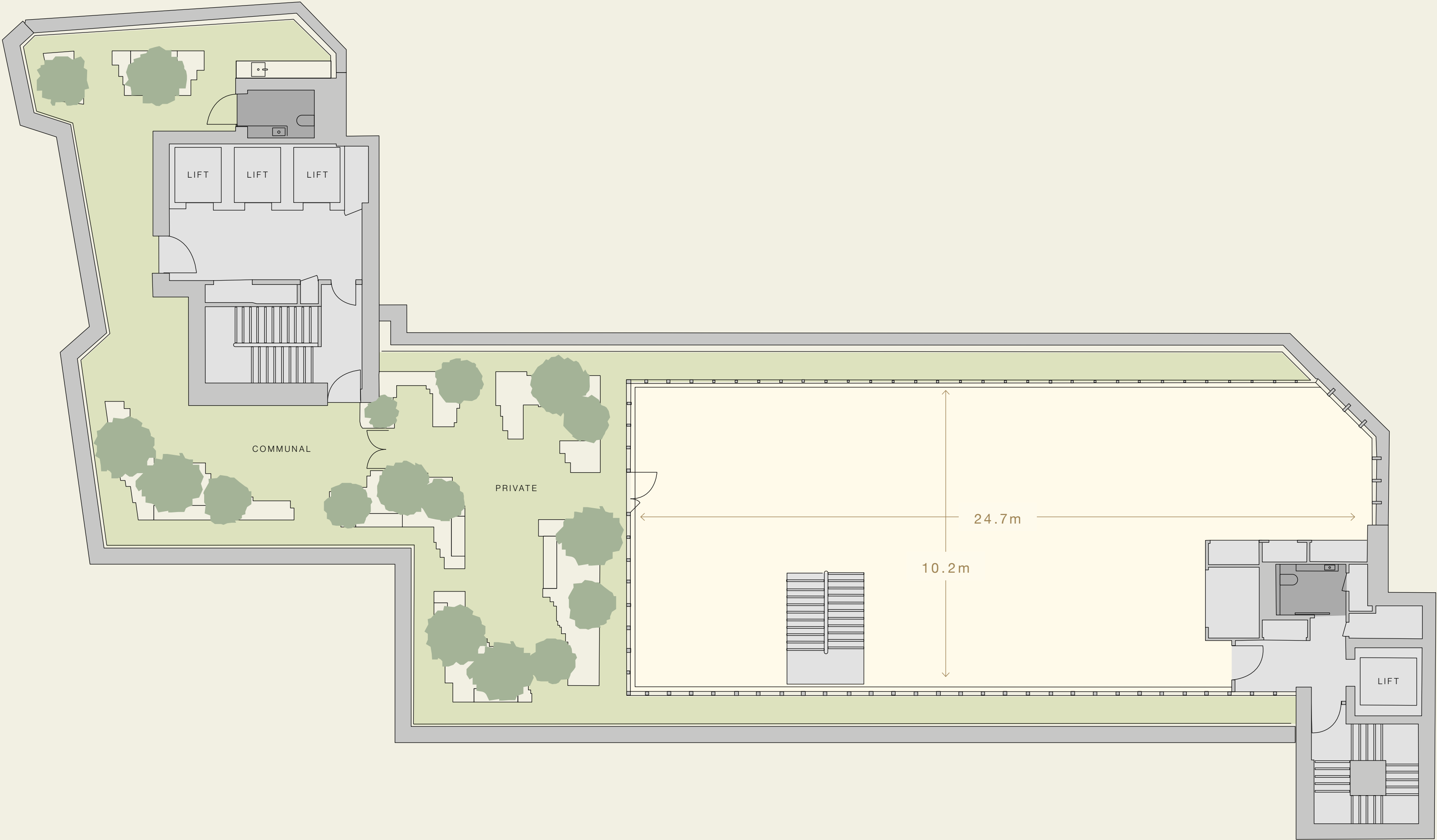
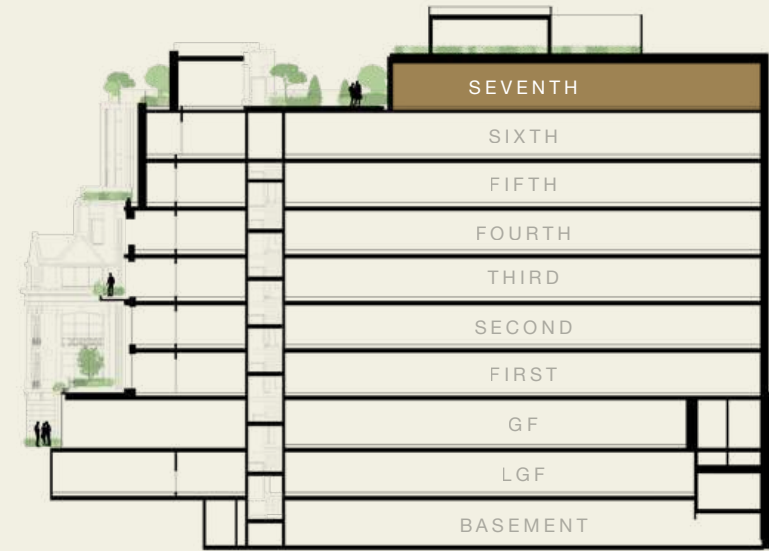
- Office
- Terraces
- Core
- WCs



Seventh Floor

OFFICE: 2,260 SQ FT / 210 SQ M
TERRACE: 2,099 SQ FT / 195 SQ M

- Office
- Terrace
- Core
- WCs

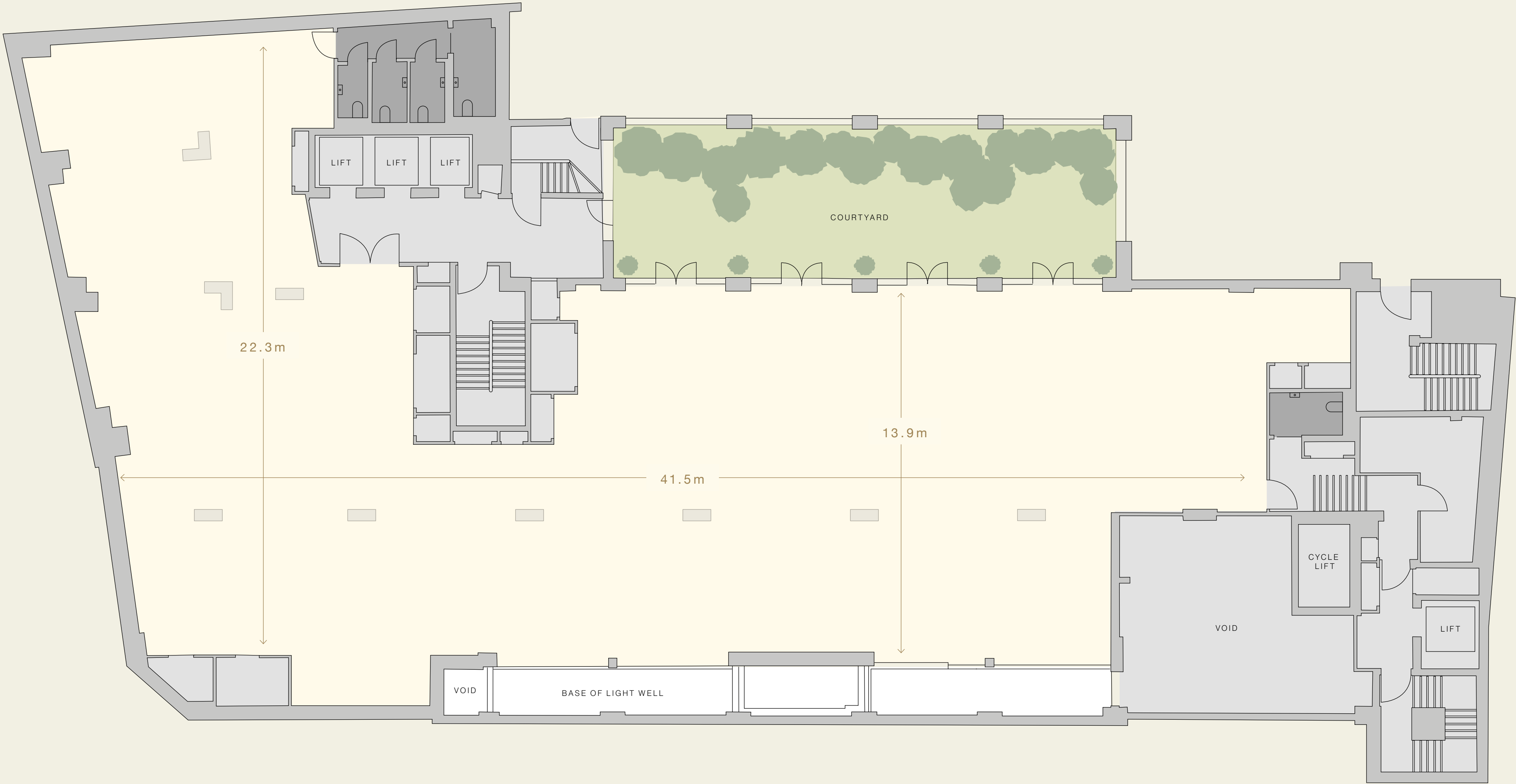
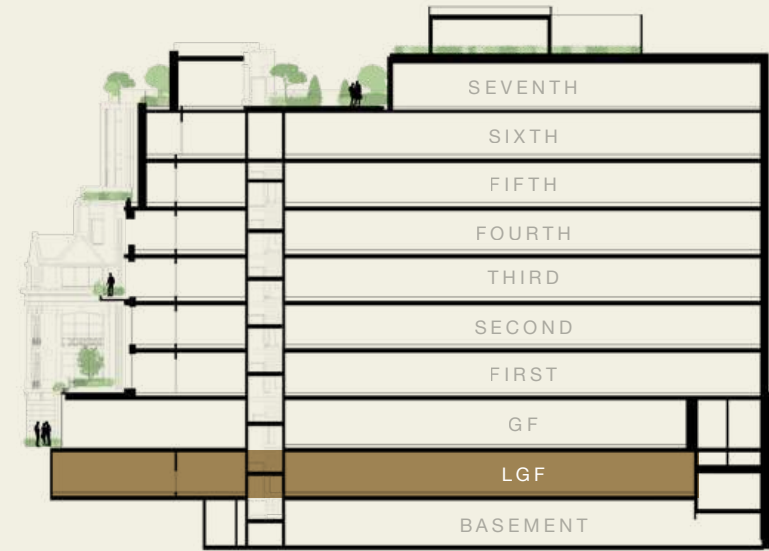




Lower Ground Floor

OFFICE: 6,297 SQ FT / 585 SQ M
COURTYARD: 1,039 SQ FT / 96.5 SQ M

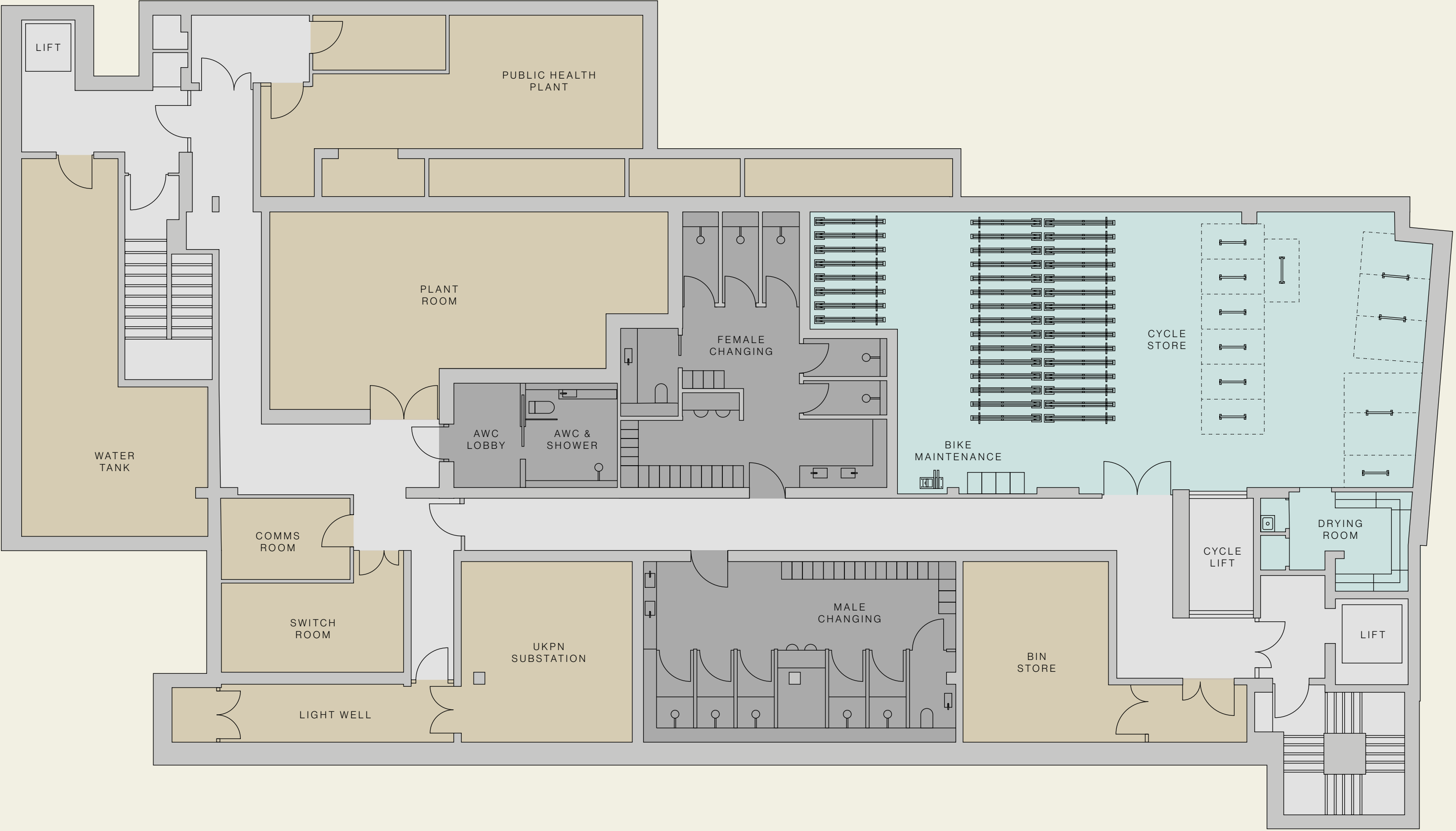
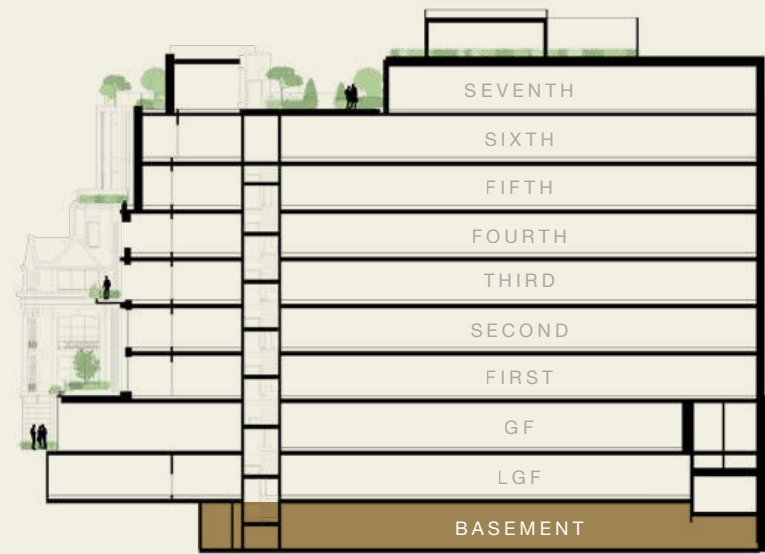
- Office
- Courtyard
- Core
- WCs



Basement (End-of-trip)

109 CYCLE SPACES
109 LOCKERS
11 SHOWERS

- Core
- Cycle Store
- Utilities
- Changing / WCs



*90% Retained**

MORE CHARACTER LESS CARBON

100% Committed

*Retaining 90% of the existing structure by volume

LOCATION

THE BUILDING

SPECIFICATION

PROJECT TEAM

CONTACT

Oriel.LONDON

Retained Past *Renewable Future*

ORIEL retains 90% of its original structure — a deliberate decision that dramatically reduces embodied carbon emissions whilst transforming the building. It's a more sustainable way to build, not by starting over, but by building on what's already here.



Brighter spaces, cleaner air,
lower running cost

BREEAM
TARGETING OUTSTANDING

BREEAM®
OUTSTANDING



Performance you
can measure

NABERS
TARGETING 5 STAR

5★
NABERS
ENERGY



Positive
transformation

EPC
TARGETING RATING A

EPC
A



Real *commitment*

WELL ENABLED
TARGETING PLATINUM

WELL
PLATINUM



Proudly part of the
net zero pilot case study

UK Net Zero Carbon
Buildings Standard

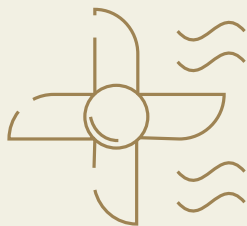


Improving green spaces

Biodiversity
Net
Gain

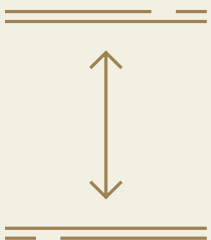
Summary Specification

BCO COMPLIANT SPECIFICATION



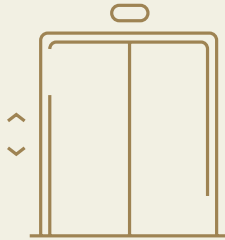
UNDERFLOOR AC SYSTEM

Fresh air rates to ensure a comfortable and productive environment (16l/s per person at 1:10m²)



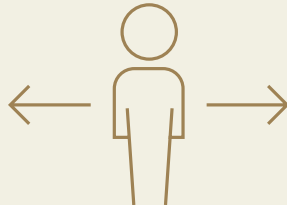
2.75M FLOOR TO CEILING HEIGHTS*

Generous ceiling heights create bright, airy workspaces that inspire and energise



4 X 8 PASSENGER LIFTS 1 X 21 PASSENGER CYCLE LIFT

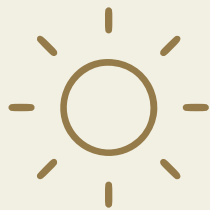
Efficient circulation and easy access across all floors



GENEROUS OCCUPATIONAL DENSITY

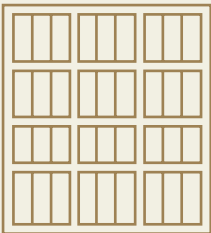
10m² per person (BCO 2023), designed to put occupier wellbeing first

MARKET LEADING AMENITY



GENEROUS NATURAL LIGHT

Maximises wellbeing and reduces reliance on artificial systems



ORIEL WINDOW OVER 4 FLOORS

Draws daylight deep into the building and striking views of St Bride’s Church



EXPANSIVE ROOF TERRACES

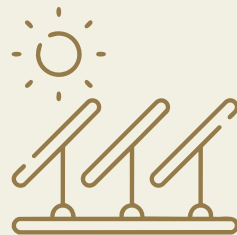
Space to relax among planted gardens and biodiverse greenery



END-OF-TRIP FACILITIES

To revive you at the end of your ride (109 cycle spaces, 109 lockers, 11 showers)

SUSTAINABILITY DESIGNED IN



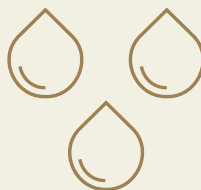
PHOTOVOLTAICS

Renewable energy generation to cut carbon footprint



90% OF STRUCTURE RETAINED

Reducing embodied carbon through reuse



RAINWATER HARVESTING SYSTEM

Reduces water consumption and support sustainable building operations

*to be confirmed on site

DEVELOPMENT MANAGER

SIMTEN



11 Pilgrim Street
LONDON, EC4



Edge London Bridge
LONDON, SE1

ARCHITECT

JRA



The Northcliffe
LONDON, EC4

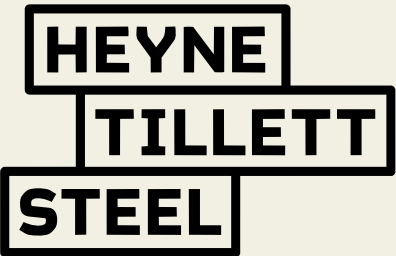


One Great St Helen's
LONDON, EC3

MEP ENGINEER



STRUCTURAL ENGINEER





A DEVELOPMENT BY

Original Works

Reviving spaces *for good*

Original Works is a property platform genuinely committed to driving lasting, sustainable transformation in London's office workspaces.

Oriel



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A DEVELOPMENT BY
Original Works

FOR MORE INFORMATION,
PLEASE VISIT
ORIEL.LONDON

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