



The  
Monument  
Building

Historic location. Future thinking.

Striking new development in the  
heart of the City of London.

94,000sqft over 10 floors.



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**Pictured:** Designed by Make Architects, The Monument Building sets new standards in terms of sustainability and design in the Square Mile.

# The Monument Building

## Historic location. Future thinking.

The main entrance to the building is next to the historic Monument to the Great Fire of London and opposite the underground station.

The reception area, with feature wall, provides tenants and visitors with a simple, yet visually stunning, welcome to the building.







## Elegant simplicity

One of the building's most striking features is the main façade, with its distinctive curtain of aluminium fins. The design, together with the materials used, is simple and restrained – helping to provide a stunning yet calm sculptural backdrop to The Monument.

The fins, with their rhythmic repeating pattern of twists, has been specially designed to maximise the amount of natural light, while at the same time providing shade.







The exterior of the building, with its mix of alternating Jura stone and glazed panels, has been carefully designed to fit in with the immediate surroundings.

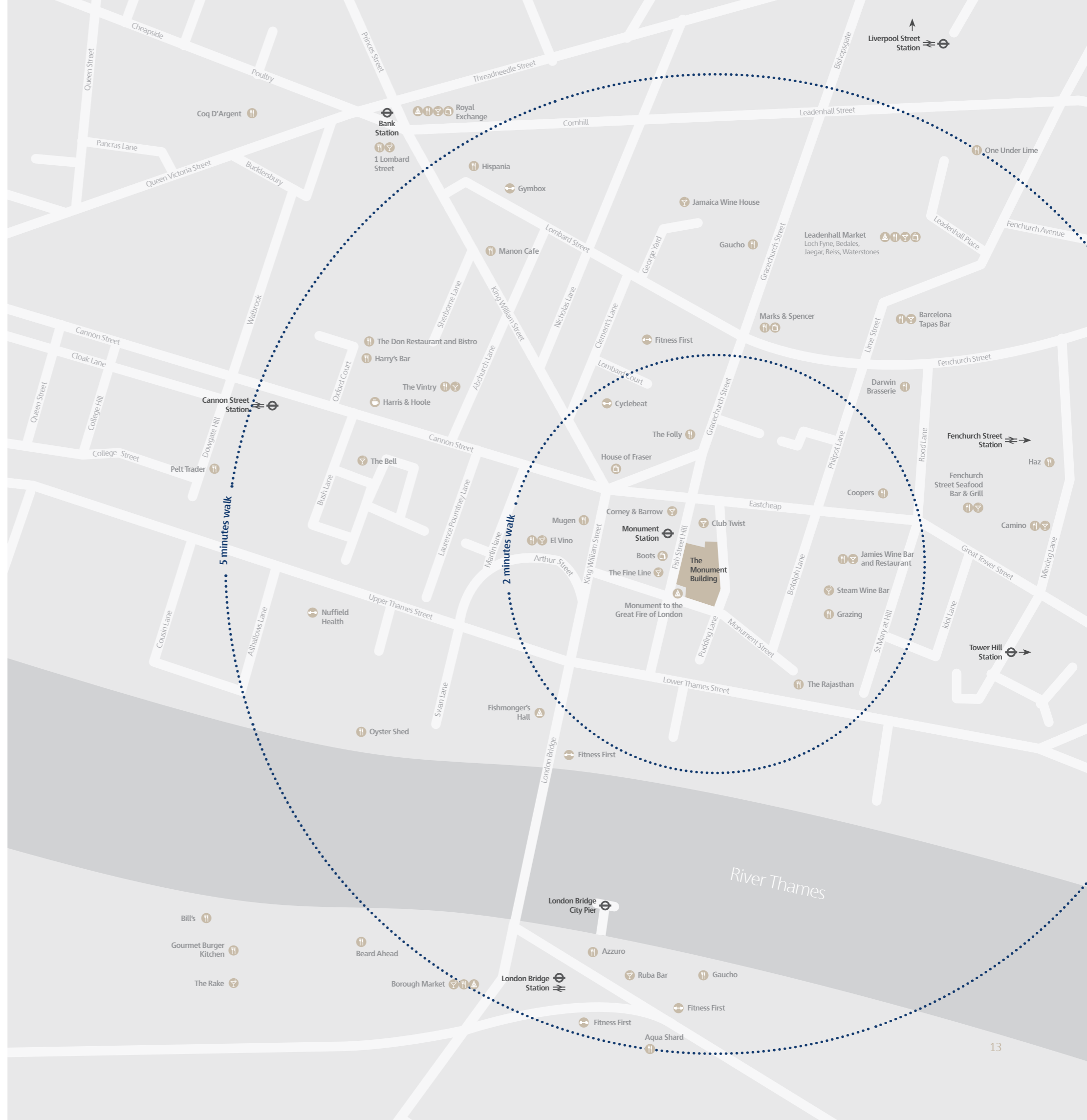


## Summary specification

- Four 17-person passenger lifts
- Four-pipe fan coil air-conditioning
- 2.75m floor to ceiling height
- Raised floors (150mm)
- Terraces on floors 4 and 5
- 91 secure bicycle racks with shower and locker facilities
- Occupational density of 1:10sqm with capacity to increase to 1:8sqm
- 900kVA back-up generator
- Green roof and photovoltaic panels
- Potential to connect floors

# Location

-  Food
-  Drink
-  Shopping
-  Landmark
-  Coffee shop
-  Gym



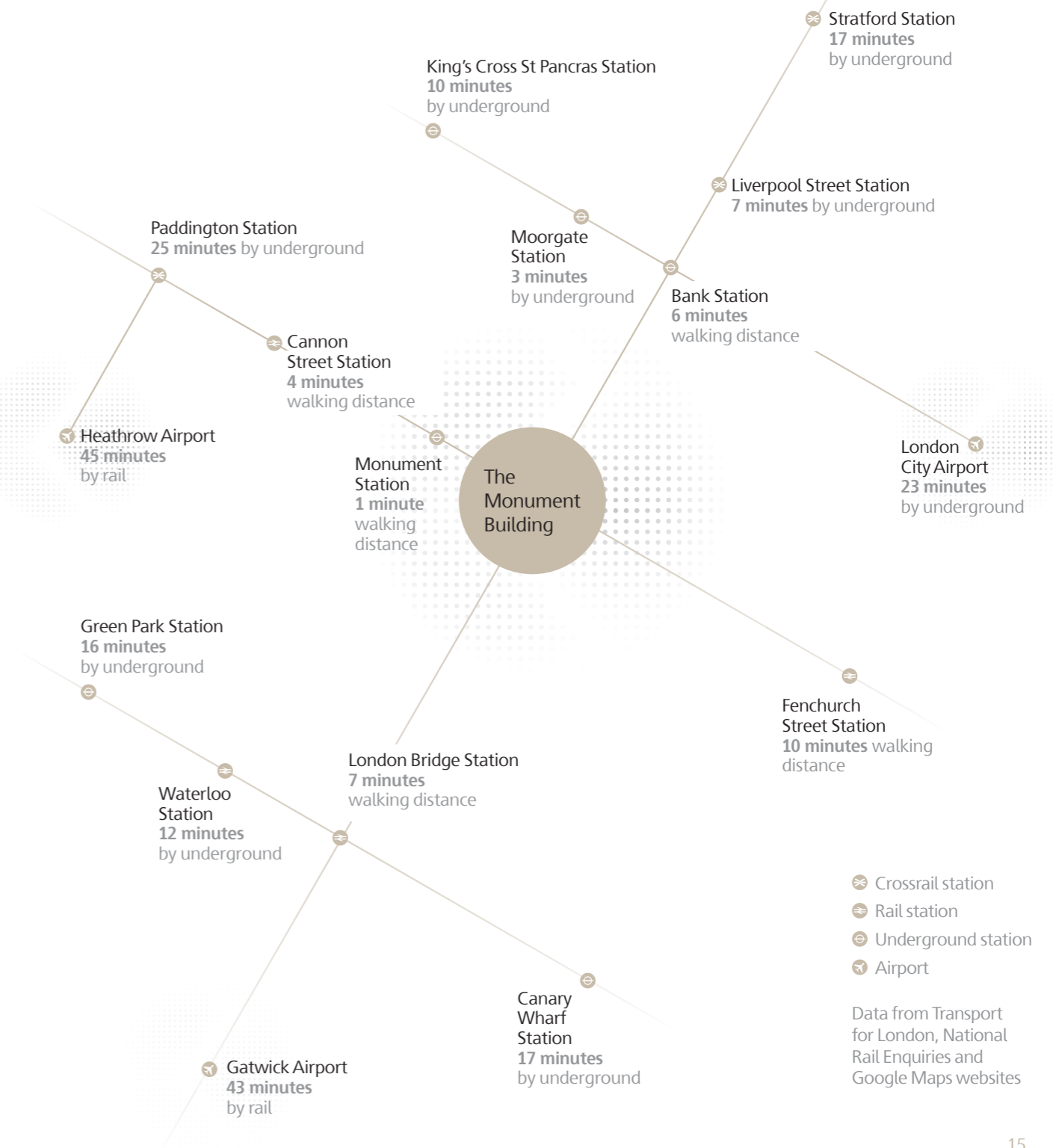




# Transport connections

The Monument Building is exceptionally well connected, situated on the doorstep of Monument Underground Station with numerous major transport hubs nearby, including Cannon Street, Bank, London Bridge, Fenchurch Street and Liverpool Street stations.

In 2018, Crossrail will also stop at Paddington, Bond Street, Tottenham Court Road, Farringdon, Liverpool Street and Canary Wharf stations.





## Accommodation schedule

The offset core ensures flexible, open-plan office space, with floor-to-ceiling windows, providing inspiring views towards the river and the City.

Level	sqft	sqm	
9*	Let	--	UnderwriteMe Technology Solutions Ltd
8	Let	--	TwentyFour Asset Management LLP
7*	Let	--	Booking.com
6	10,428	969	
5*	10,409	967	
4*	11,046	1,026	
3	11,190	1,040	
2	10,872	1,010	
1	6,818	633	<b>Under offer</b>
Ground			
Office	1,619	150	<b>Under offer</b>
Retail (North)	Let	--	Olive & Squash
Retail (South)	2,695	250	
Reception	1,880	175	
Basement	330	31	

\*Terraces on levels 4, 5, 7 and 9



Floor plan  
Ground floor

6,928sqft  
643sqm

**Office**  
1,619sqft  
150sqm

**Retail**  
3,429sqft  
319sqm

**Reception**  
1,880sqft  
175sqm



Floor plan  
Second floor

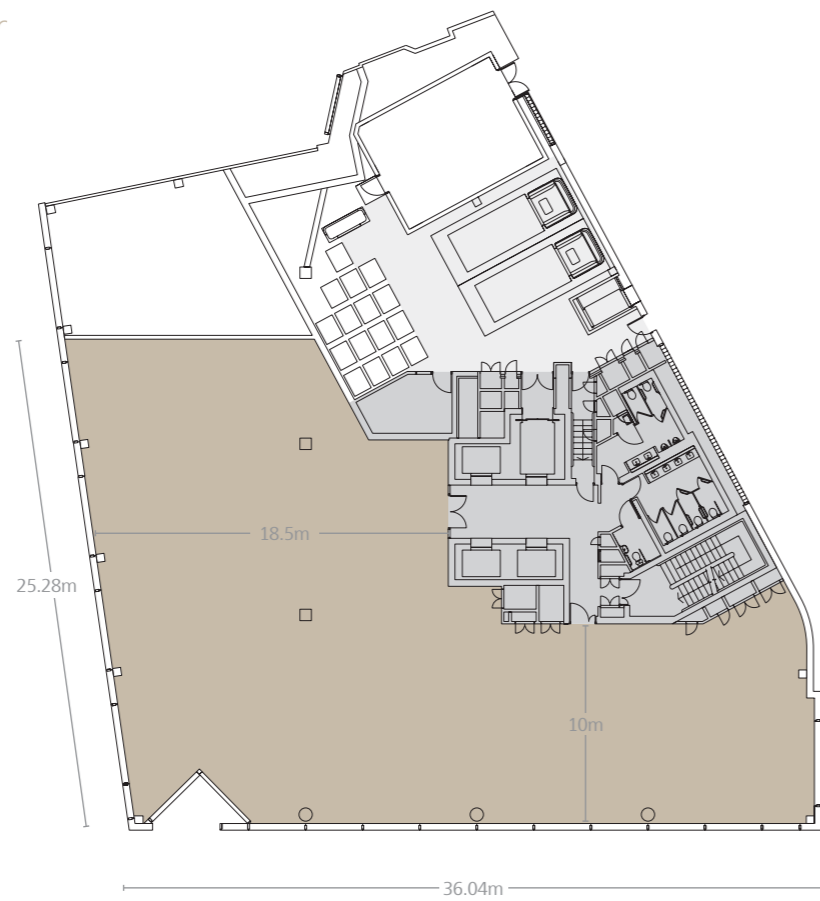
10,872sqft  
1,010sqm



Floor plan  
First floor

6,818sqft  
633sqm

- Office
- Retail
- Reception
- Core
- Deliveries



Floor plan  
Third floor

11,190sqft  
1,040sqm



Floor plans  
not to scale.  
For indicative  
purposes only.

Floor plan  
Fourth floor  
11,046sqft  
1,026sqm



Floor plan  
Sixth floor  
10,428sqft  
969sqm



Floor plan  
Fifth floor  
10,409sqft  
967sqm



- Office
- Core
- Roof terraces

Space plan  
Corporate open plan layout



■ Office  
■ Core

**Net internal area**

11,190sqft / 1,040sqm

**Space planning**

- 87 Open-plan desks
- 5 One-person offices
- 1 Two-person office
- 1 Four-person office

**Total occupancy = 98 people**

- |                                 |   |
|---------------------------------|---|
| 1 Person per 112sqft / 10sqm    | 4 Printing zones                            |
| 1 16-person meeting room        | 1 Reception                                 |
| 2 10-person meeting rooms       | 1 Island kitchenette coffee making facility |
| 2 Eight-person meeting rooms    | 1 Kitchen/canteen                           |
| 8 Four-person meeting rooms     | 1 Comms room                                |
| Multiple informal meeting areas |   |

Space plan based on third floor. For indicative purposes only.



# Specification

## Planning module

9m x 9m structural grid including a 1.5m planning grid.

## Typical floor loading

The typical office floor slabs are designed to accommodate a uniform imposed load of 5.50kN/m<sup>2</sup>, broken down as follows:

Live load	3.50kN/m <sup>2</sup>
Partitions	1.00kN/m <sup>2</sup>
Raised floor, ceiling and services	1.00kN/m <sup>2</sup>
<b>Total</b>	<b>5.50kN/m<sup>2</sup></b>

Floor plates can accommodate connecting staircases.

## Ceiling heights

Floor-to-ceiling height of 2.75m. Raised floor of 150mm.

## Retail space

Ground-floor A1 and A3 retail units are shell and core with metered water, power/fire/comms infrastructure and a drainage connection, or the ability to connect to these systems in the future. A retail riser through the building to roof level is provided for a kitchen extractor.

## Fire exits

Escape widths are designed to accommodate office evacuation based upon one person per 8m<sup>2</sup> across the net internal area (NIA).

## Design conditions

Fins spaced at 500mm intervals, 500mm from the windows, to provide solar shading that reduces heat gain while maximising natural light.

External design conditions	
Summer	29°Cdb / 20°Cwb
Winter	-4°C saturated
Refrigeration plant ambient	35°C
Water cooled plant	20°Cwb
Infiltration	
Offices	Summer: 0.20 air changes per hour Winter: 0.25 air changes per hour
Entrance	2.0 air changes per hour
Comfort	
Outdoor air	1.61/sec/m <sup>2</sup>
Summer internal temperature (office areas) no humidity control	24°C +/- 2°C
Entrance areas	24°C +/- 2°C
Winter heating temperature (in heating mode)	20°C +/- 2°C
Toilet and circulation spaces	18°C (winter only)
Mechanical ventilation	
Toilets and showers	8 air changes per hour by extractor

## Noise

Office noise levels: NR40 (Leq), assuming open plan.

## Lifts

Four 17-person passenger lifts, based on a building population density of one per 10m<sup>2</sup> for normal floors. Lifts have a maximum average waiting time of 25 seconds at the main entrance lobby, based on a handling capacity of 15 per cent of the tenant population in a five-minute period.

## Bicycles/showers

Secure storage for 91 bicycles with high-specification shower, changing and locker facilities.

## Vehicular access

For deliveries and refuse collection only, via the first floor.

## Thermal properties

Detailing of the façade and high construction standards, including enhanced insulation and reduced infiltration, cut thermal bridging, minimising building leakage and reducing energy usage.

## Telecoms

External doors have contacts and access control solutions connected to a central system. The system is capable of future expansion to support a tenant's requirements.

## Air conditioning

Four-pipe fan coil air-conditioning systems allow formation of perimeter and internal zones, each with independent control. Perimeter zones are typically 6,000mm x 4,500mm, with scope for tenants to add further terminal units at 3,000mm intervals. Internal zones range between 50m<sup>2</sup> and 70m<sup>2</sup>.

## Fresh air

Fresh air supply plant, cooling coils and associated cooling plant to dehumidify the air supply. Space is provided within associated ductwork for any future installation and enhancements by a tenant.

## Lighting

All floors are fitted with a full LED lighting system, targeting better than 10W/m<sup>2</sup>. This high-efficiency system is automated and digitally controlled with presence detection, time programmable group control, and automatic dim control in response to external light levels.

## Illumination levels

Office areas: 300 to 400 lux is achieved at desktop height, 0.8m above fixed floor level (AFFL) and 100 to 300 lux at perimeters.

## Security

CCTV covers the perimeter at ground level, reception area and loading bay.

## Sustainability

The offices are set to achieve BREEAM 'Excellent' rating.

Green and brown roofs further reduce solar gain, improve biodiversity and attenuate peak surface water drainage.

## Energy Performance Certificate (EPC)

EPC A.

## Substations

UK Power Networks Standard.

## Generator

A 900kVA back-up generator is provided.

**Pictured next spread (clockwise from left):**

Fifth floor terrace, changing facilities and toilets





## The architect

Make is an award-winning international architectural practice with a reputation for design excellence.

It was founded by Ken Shuttleworth in 2004 and has established itself as one of the UK's foremost architectural firms, with studios in London, Beijing and Hong Kong.

Projects include commercial developments such as 48 Leicester Square and 40 Leadenhall Street in London, as well as the Cube in Birmingham and the Hiscox Building in York. Other iconic buildings include the Copper Box for the Olympic Delivery Authority.





## Workplaces by Skanska

Skanska develops working environments where businesses and tenants can thrive. With a global portfolio, we bring together finance, construction expertise and development knowledge to create inspiring and sustainable properties that make a positive contribution to society.

### We focus on

#### **Place making**

Creating positive additions to the urban environment that connect people, places and communities.

#### **Tenant profitability**

Modern and innovative workplaces are more flexible, support greater productivity and minimise running costs.

#### **Green**

Buildings that are more resource efficient, comfortable and healthy, contributing to the development of sustainable cities.

#### **The right working environment**

Building creative healthy and inspiring workplaces that attract the best employees.



**Pictured (clock-wise from top):** Skanska Czech Republic's headquarters, Corso Court in Prague; 66 Queen Square in Bristol; office workers; Capitol Tower in Houston, USA.

## Sustainable solutions

Energy-efficient solutions that don't cost the Earth

Healthier, happier people are more productive. At Skanska we ensure that they occupy high-quality, sustainable workplaces by applying healthy building design principles that incorporate green building design.

Our life-cycle approach creates spaces where the relationship between building, energy, occupant satisfaction and wellbeing is reviewed continually. We analyse post-occupancy health and wellbeing metrics to understand the relationship between the building's design and its operation. In this way, we can optimise the spaces and help building owners to create more valuable assets and occupiers to enjoy a better place to work.

At Skanska, we understand the WELL Building Standard and we have WELL Accredited Professional credentials, to help our customers move beyond green buildings to healthy buildings.

Through our involvement in the World Green Building Council report 'Health, Wellbeing and Productivity in Offices',

and the Better Places for People research programme, we are leaders in designing and operating buildings that support good health and wellbeing for occupants. Our proven track record in delivering first-class sustainable solutions blends natural and mechanical services in our buildings, delivering healthy indoor environments that optimise energy-efficiency and sustainability.

The Skanska approach can enhance employees' satisfaction with, and the performance of, workspaces and our projects reflect the evolving nature of sustainability while delivering greater economic returns for building owners.

Read the 'Health, Wellbeing and Productivity in Offices' report at [worldgbc.org/activities/business-case](http://worldgbc.org/activities/business-case)

**Right:** Skanska's head office, Entré Lindhagen in Stockholm, is one of the greenest office buildings in the Nordic region. Built by Skanska, it has a LEED Platinum rating and has achieved the requirements for GreenBuilding certification.





THE  
MAGNETISM  
BUILDING

boq



# The Monument Building

Historic location. Future thinking.

**Developer:** Skanska

**Construction:** Skanska

**Architect:** Make

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



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