

SENATOR

85 QVS / EC4

FLOOR *PLANS*

# AVAILABLE

Level	Use	Sq Ft	Sq M
Roof	Communal Terrace*	3,003	279
2	Office	19,257	1,789
1	Office	20,817	1,934
0	Multi Use Private Terrace*	17,233 753	1,601 70
Atrium	Multi Use	11,733	1,090
<b>Available Space</b>		<b>69,040</b>	<b>6,414</b>

The areas are subject to remeasurement upon completion of the works

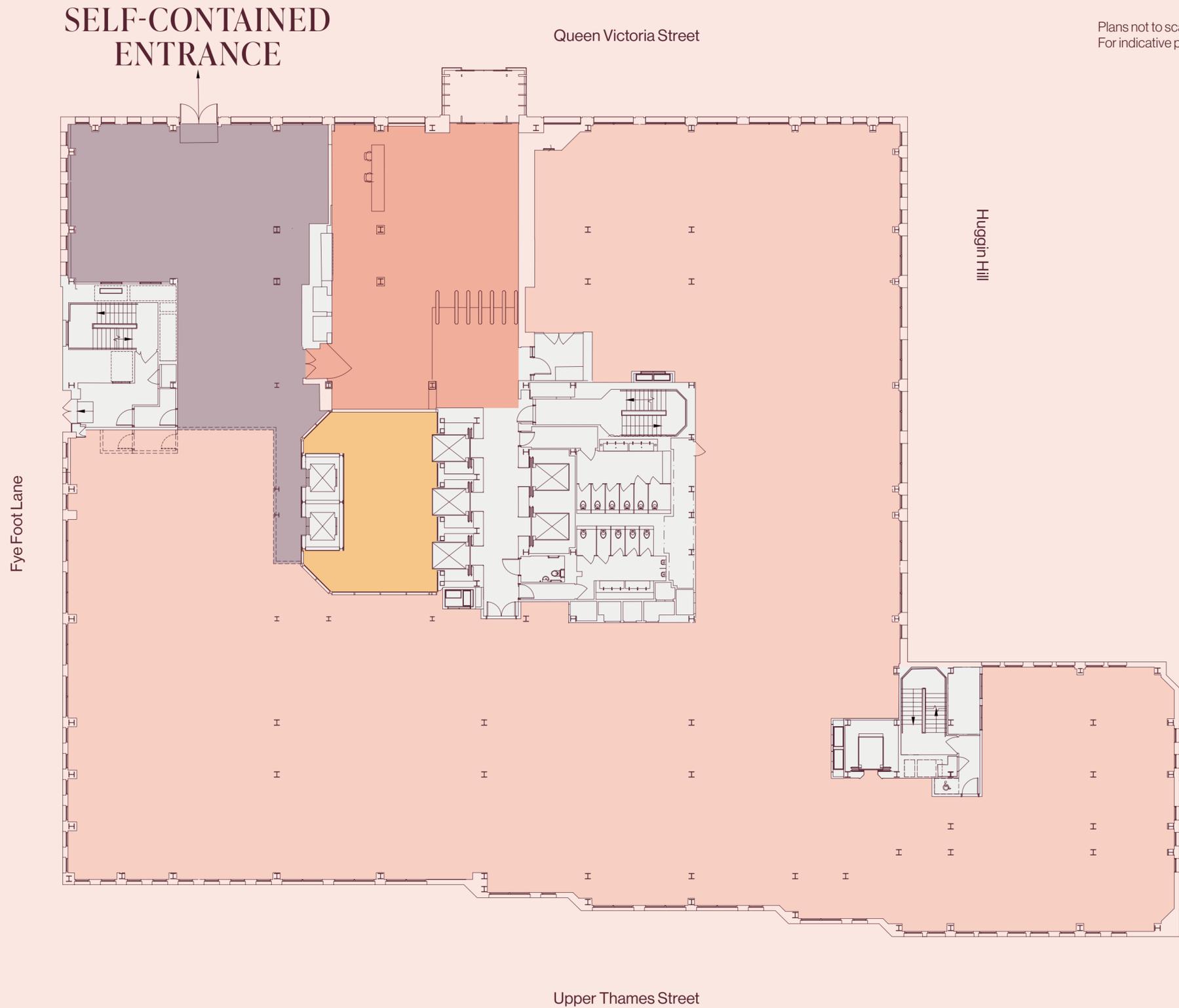
\*Areas excluded from total

# SPACE

# FLOOR PLANS

**LEVEL 2**  
**OFFICE**  
*19,257 sq ft / 1,789 sq m*

**SENATOR**



Plans not to scale.  
For indicative purposes only.



- Office
- Reception
- Atrium
- Dedicated Proposed Entrance
- Core

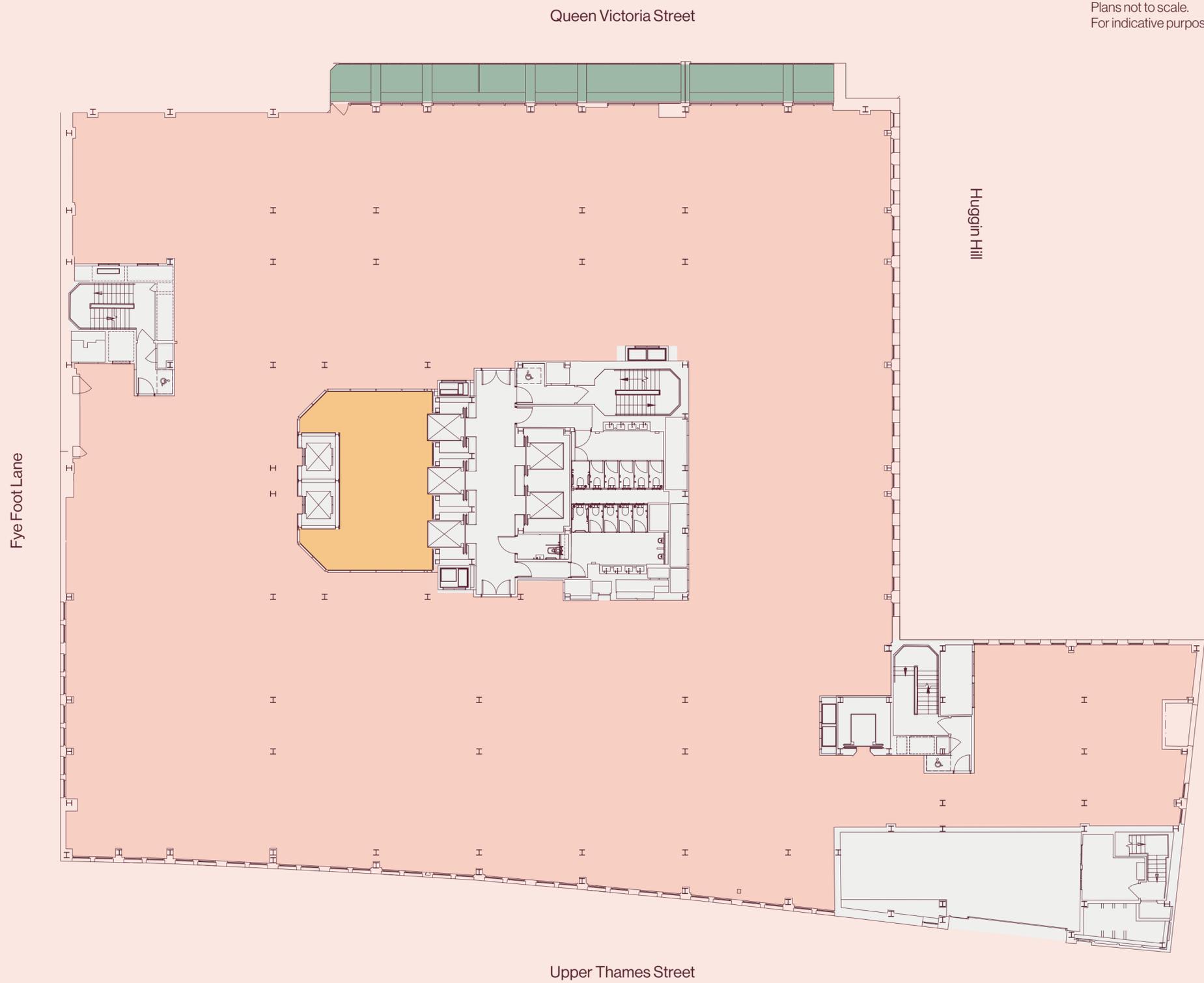
# FLOOR PLANS

**LEVEL 1**  
**OFFICE**  
*20,817 sq ft / 1,934 sq m*

Plans not to scale.  
For indicative purposes only.



SENATOR



- Office
- Atrium
- Lightwell
- Core

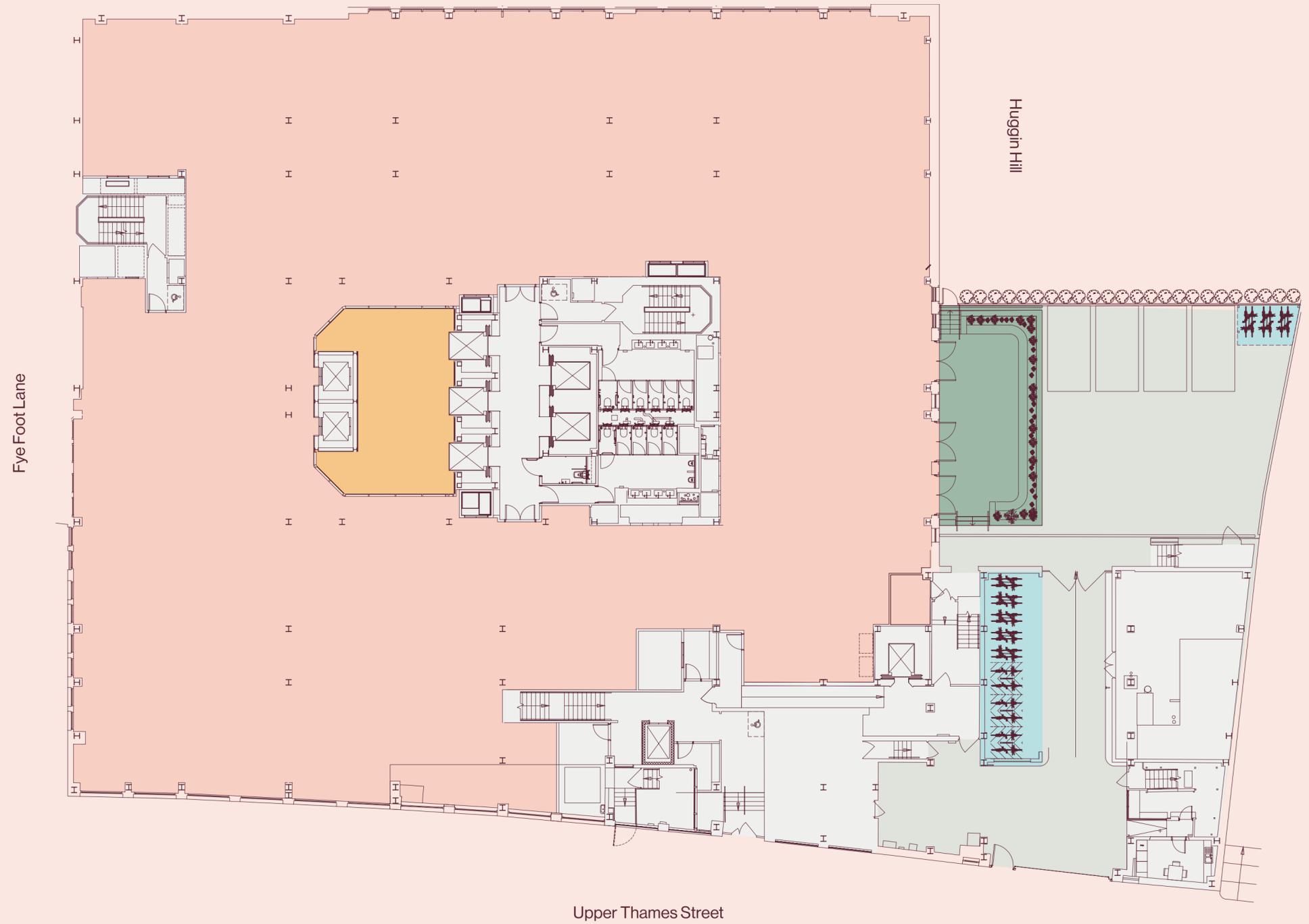
# FLOOR PLANS

**LEVEL 0**  
**OFFICE/MULTI-USE**  
*17,233 sq ft / 1,601 sq m*  
**PRIVATE TERRACE**  
*753 sq ft / 70 sq m*

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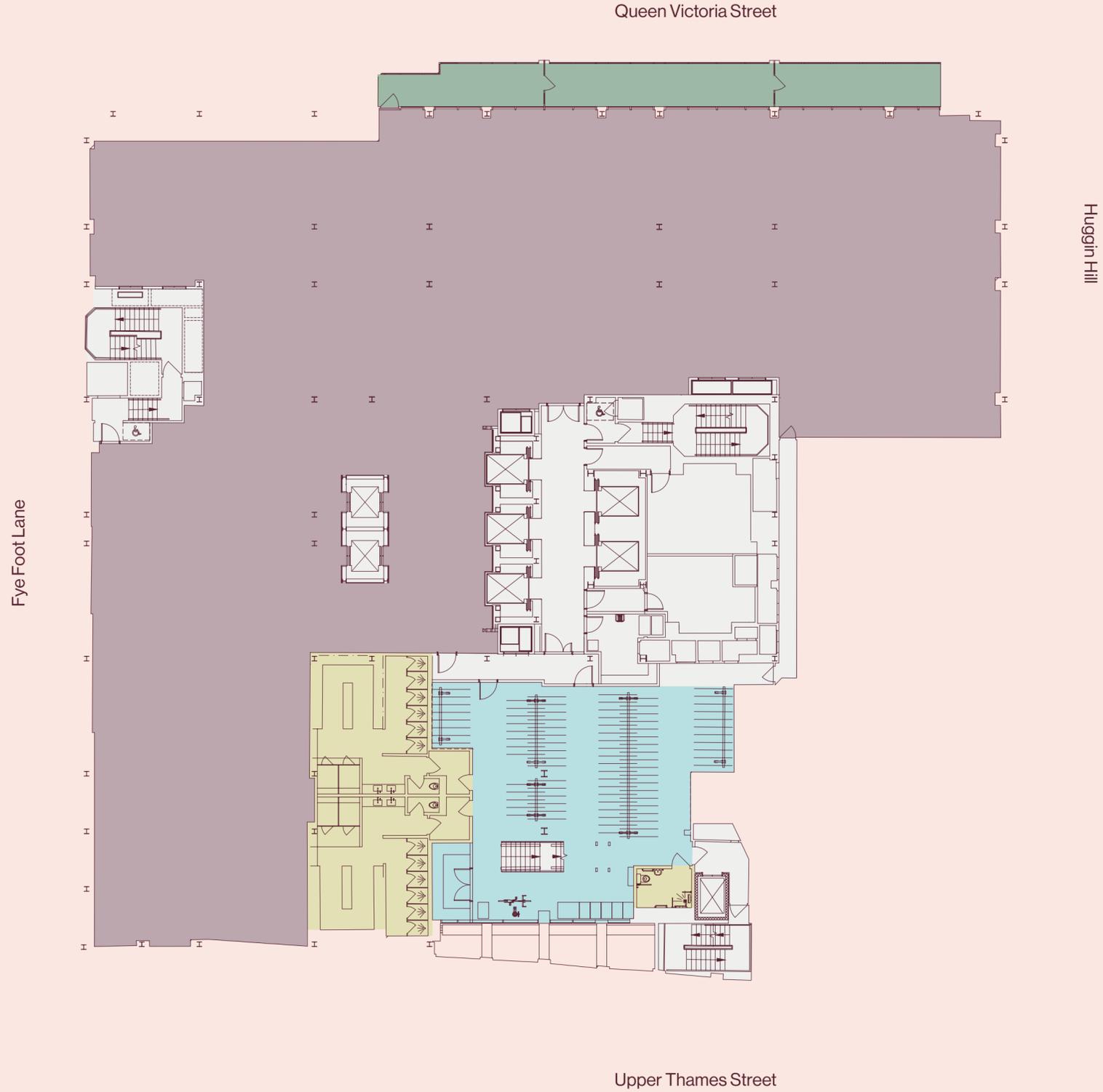
- Office
- Atrium
- Courtyard Garden
- Bike parking
- Core

# FLOOR PLANS

**ATRIUM**  
**MULTI-USE**  
*11,733 sq ft / 1,090 sq m*

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Plans not to scale.  
 For indicative purposes only.



- Multi-Use Space
- Lightwell
- Changing / Showers
- Bike store / lockers / drying room
- Core

# SPACE PLANS

**LEVEL 2**  
**LEGAL**  
*19,257 sq ft / 1,789 sq m*

Open plan desks	70
Hot desks	23
Private offices	33
20 person boardrooms	02
Meeting rooms	05
Phone booths	03
Wellness room	01
Breakout area	01
Teapoint	01
Reception	01
<b>Total Occupancy</b>	<b>112</b>
<b>Occupancy Ratio</b>	<b>1:14</b>

SENATOR

SELF-CONTAINED  
ENTRANCE

Queen Victoria Street

Plans not to scale.  
For indicative purposes only.



Upper Thames Street

- Office
- Reception
- Atrium
- Dedicated Proposed Entrance
- Core

# SPACE PLANS

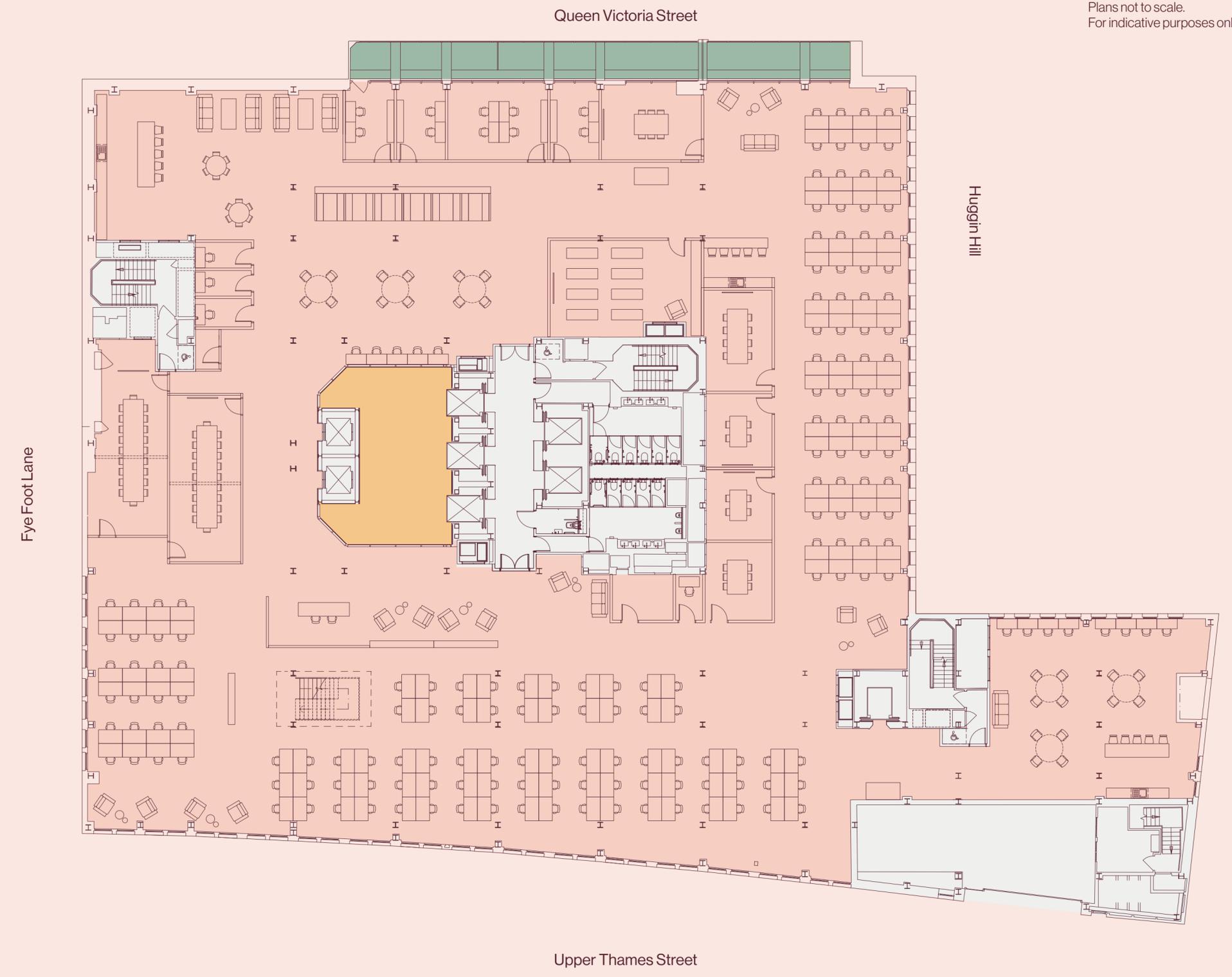
## LEVEL 1 CORPORATE 20,817 sq ft / 1,934 sq m

Open plan desks	162
Hot desks	37
Private offices	04
20 person boardrooms	02
Meeting rooms	05
Meeting booths	05
Phone booths	05
Wellness room	01
Breakout area	01
Teapoints	02
Reception	01
<b>Total Occupancy</b>	<b>194</b>
<b>Occupancy Ratio</b>	<b>1:10</b>

SENATOR

- Office
- Atrium
- Lightwell
- Core

Plans not to scale.  
For indicative purposes only.



# SPACE PLANS

Plans not to scale.  
For indicative purposes only.



**LEVEL 0**  
**HIGH DENSITY**  
*17,233 sq ft / 1,601 sq m*  
**PRIVATE TERRACE**  
*753 sq ft / 70 sq m*

Open plan desks	162
Hot desks	33
Private offices	03
20 person boardrooms	02
Meeting rooms	04
Meeting booths	06
Phone booths	04
Wellness room	01
Breakout area	01
Teapoint	01
Reception	01
<b>Total Occupancy</b>	<b>200</b>
<b>Occupancy Ratio</b>	<b>1:8</b>

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- Office
- Atrium
- Courtyard Garden
- Bike parking
- Core

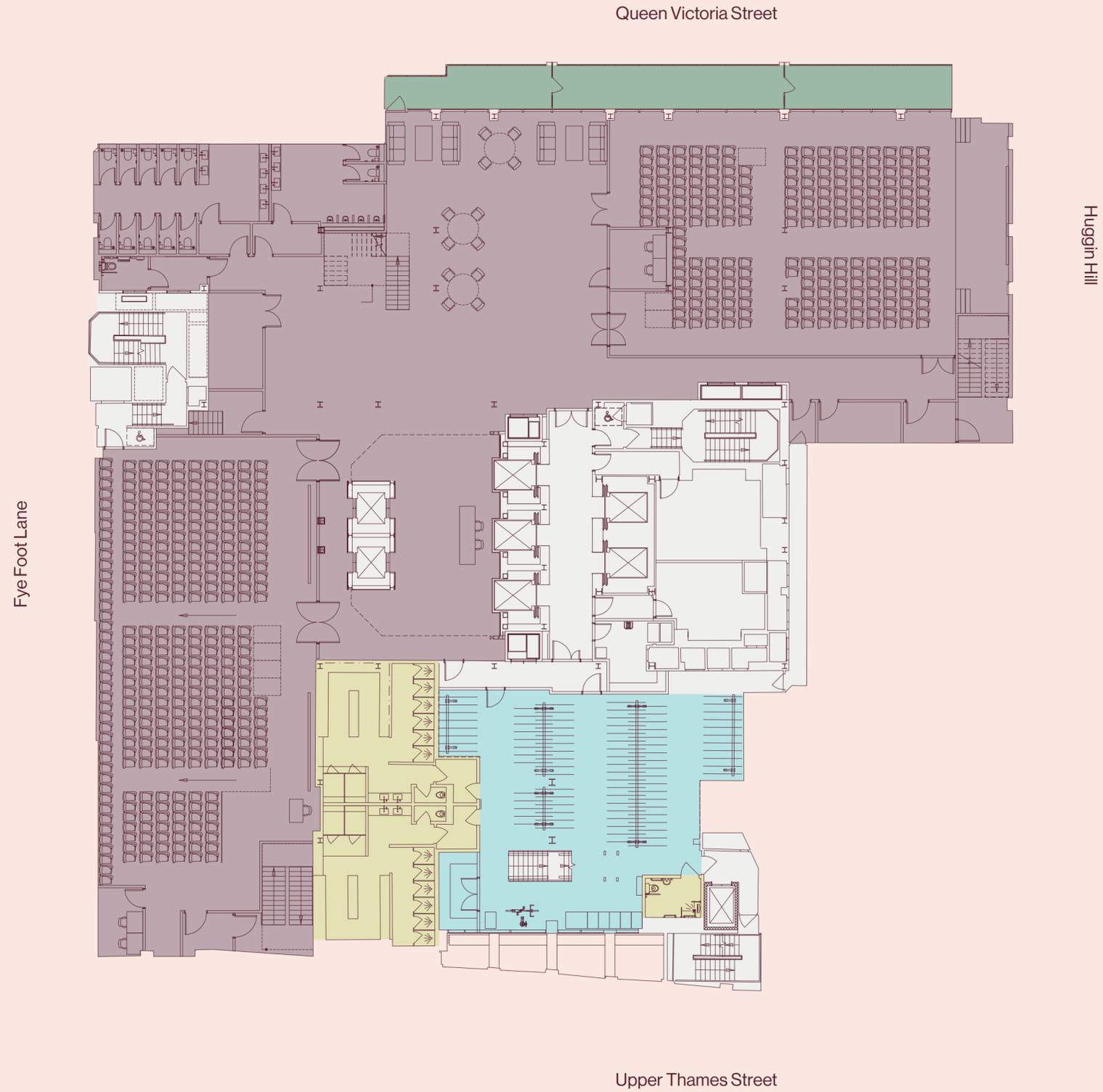
# SPACE PLANS

## ATRIUM EDUCATION *11,733 sq ft / 1,090 sq m*

**Total Occupancy** 616

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Plans not to scale.  
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- Multi-Use Space
- Lightwell
- Changing / Showers
- Bike store / lockers / drying room
- Core