A DEVELOPMENT BY

Original Works



ST BRIDE'S

ORIEL

54,000 sq ft
HQ Opportunity

A NEW CHAPTER FOR ST BRIDE'S

Arriving
Autumn 2027

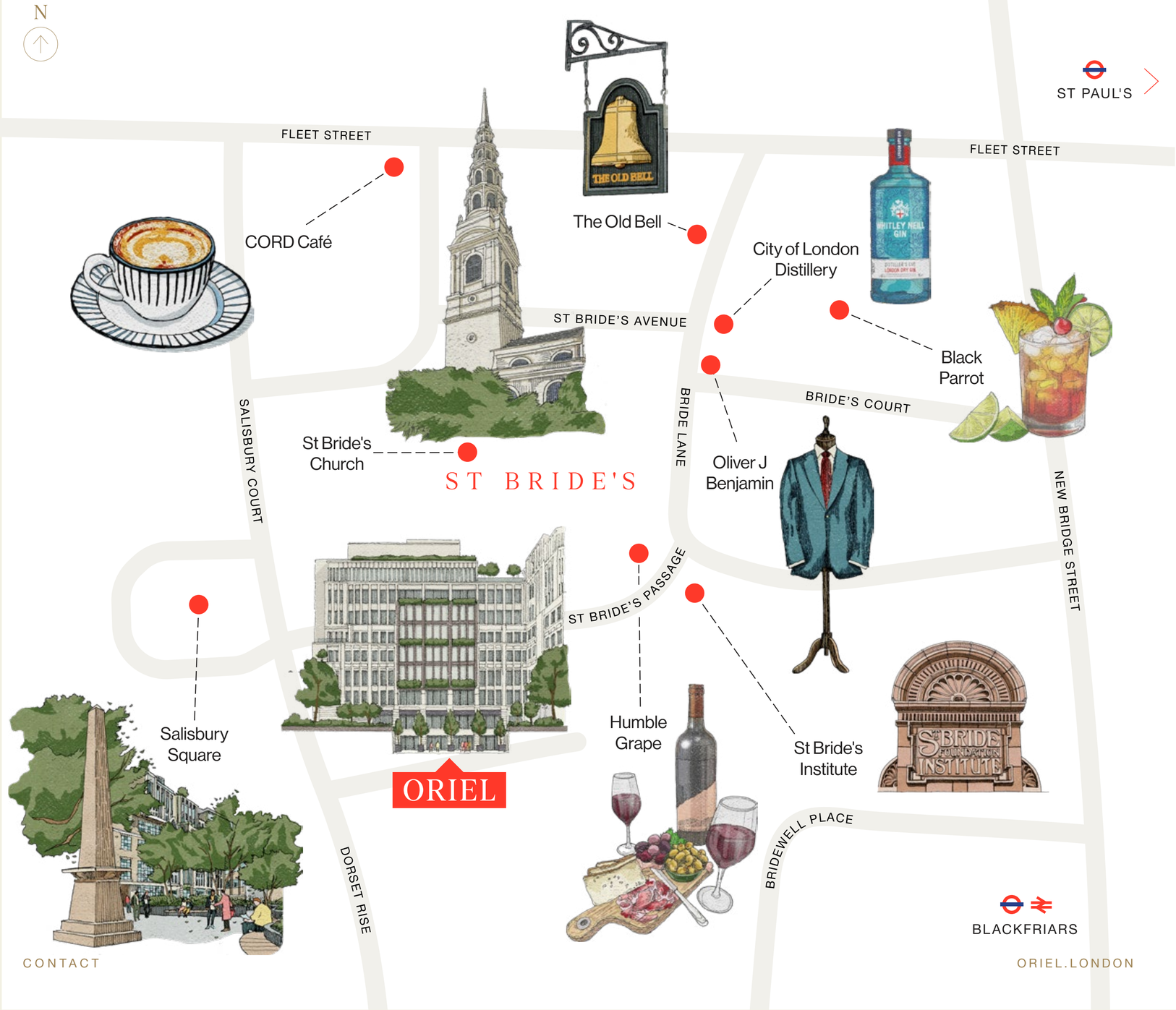
ORIEL.LONDON



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



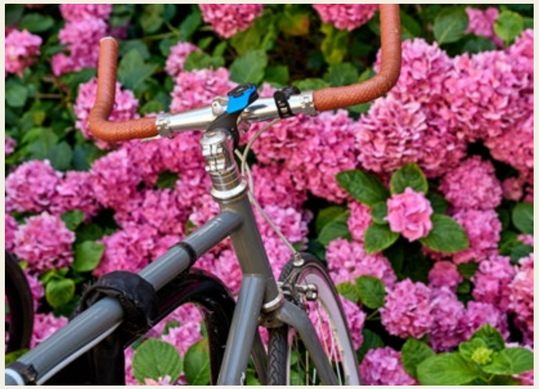
ST BRIDE'S INSTITUTE



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 ST SUNDIAL



BAZALGETTE EMBANKMENT

The Energy *of Midtown*



THE BLACKFRIAR



CYCLE SUPERHIGHWAY



NEW STREET SQUARE

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.







CURRENT OCCUPIERS

In Great *Company*



Born 1678

AN EVER EVOLVING STORY

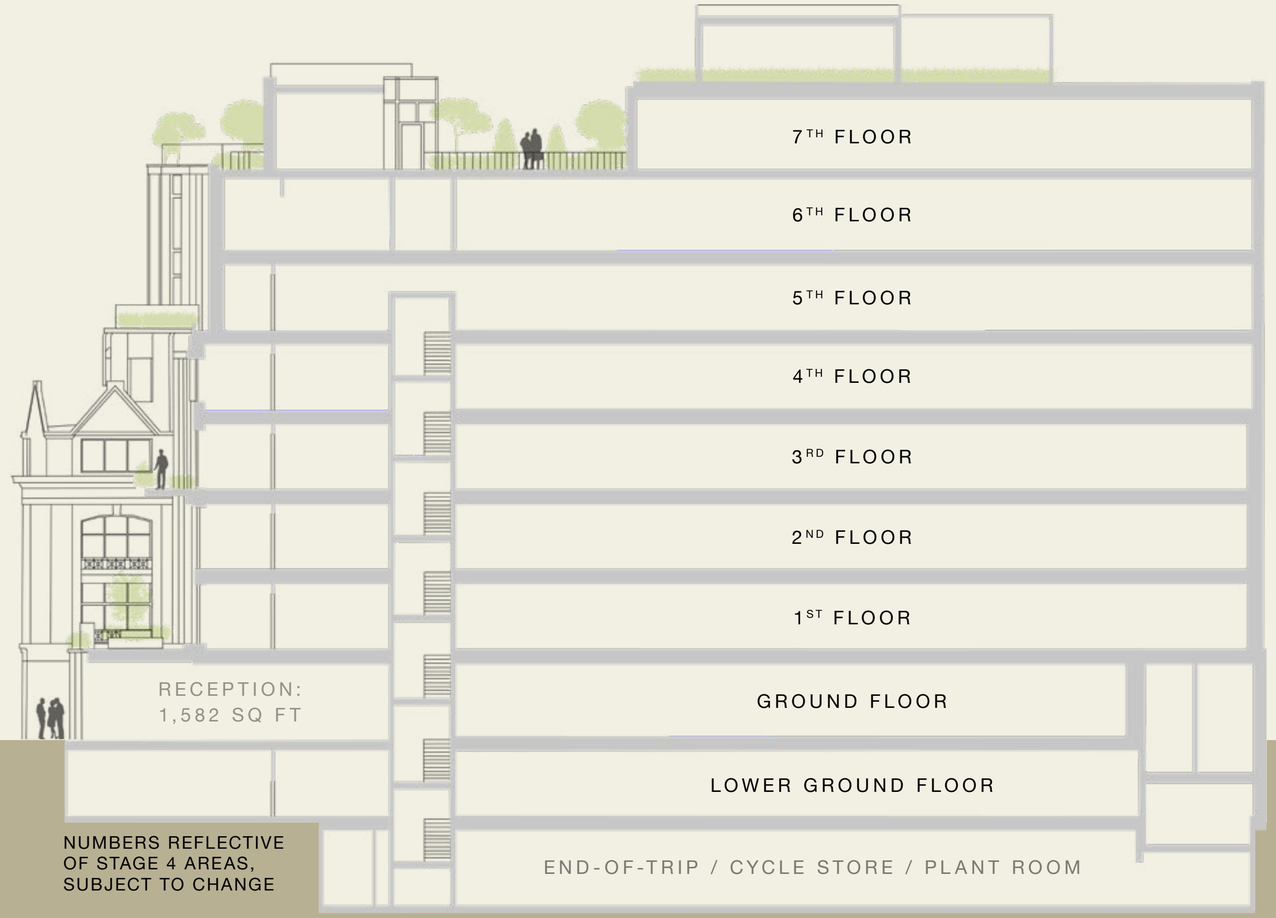
Reborn 2027

Oriel Window



Schedule *of* Areas

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



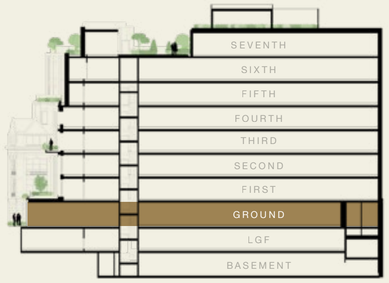
	OFFICE	TERRACE
7TH FLOOR	2,260 SQ FT	2,099 SQ FT
6TH FLOOR	4,693 SQ FT	861 SQ FT
5TH FLOOR	5,920 SQ FT	452 SQ FT
4TH FLOOR	6,921 SQ FT	172 SQ FT
3RD FLOOR	7,589 SQ FT	59 SQ FT
2ND FLOOR	7,761 SQ FT	–
1ST FLOOR	7,384 SQ FT	183 SQ FT
GROUND FLOOR	4,004 SQ FT	–
LOWER GROUND FLOOR	6,297 SQ FT	1,039 SQ FT

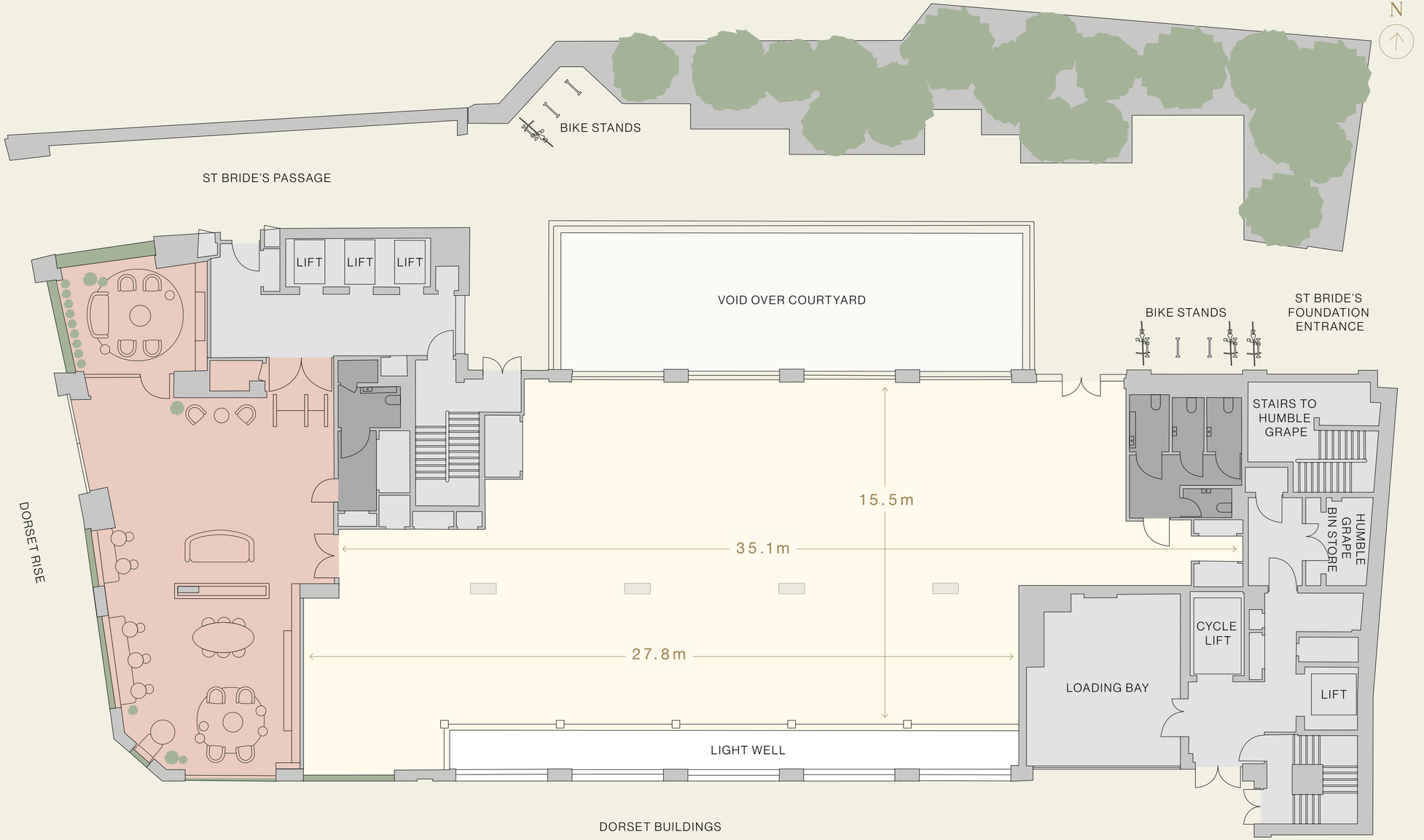
NUMBERS REFLECTIVE OF STAGE 4 AREAS, SUBJECT TO CHANGE

Ground Floor

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

- Office
- Reception
- Core
- WCs





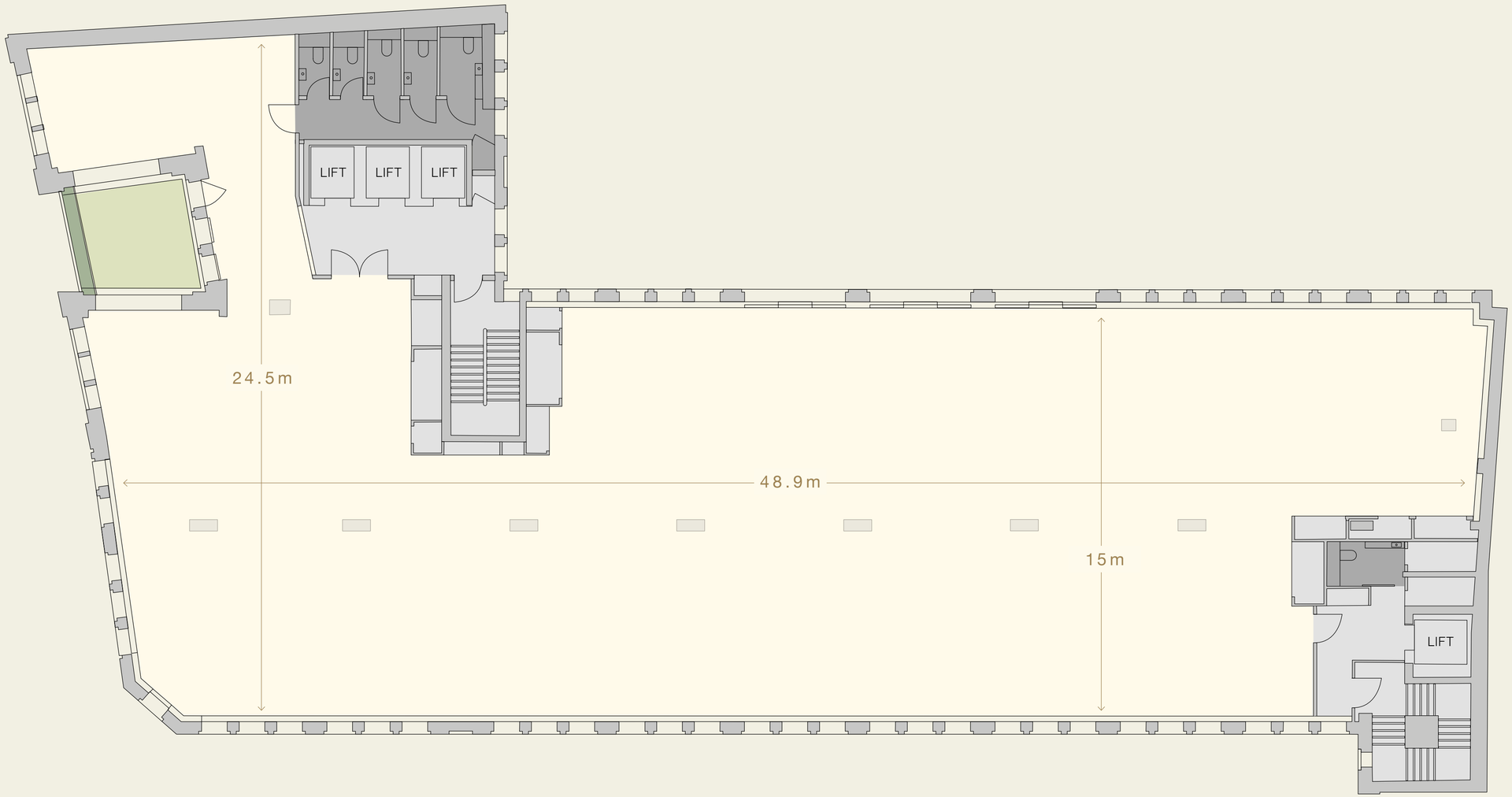
Reception

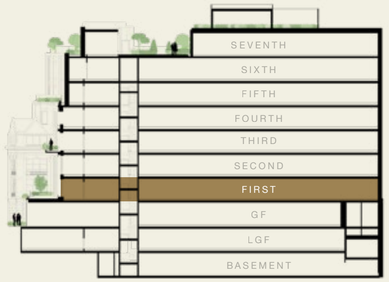

10
06_07 TENANT G
05 TENANT F
04 TENANT E
03 TENANT D
02 TENANT C
01 TENANT B
GF
LG

First Floor

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

- Office
- Terrace
- Core
- WCs

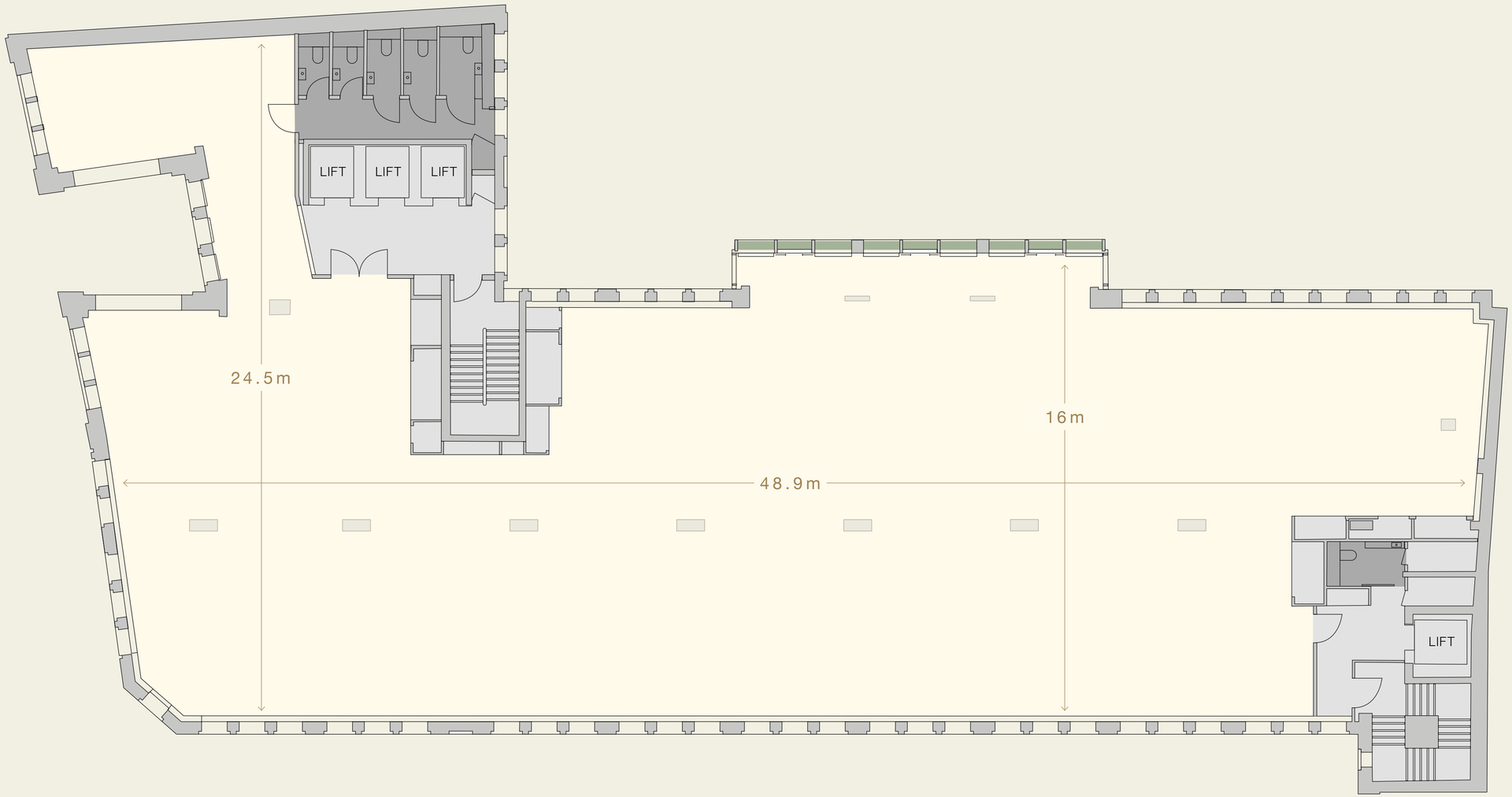


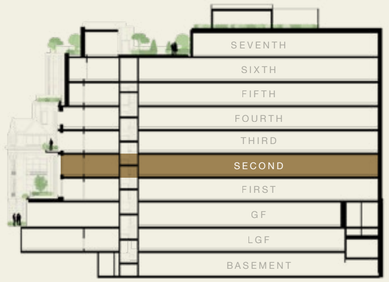


Second Floor

OFFICE: 7,761 SQ FT / 721 SQ M

- Office
- Core
- WCs



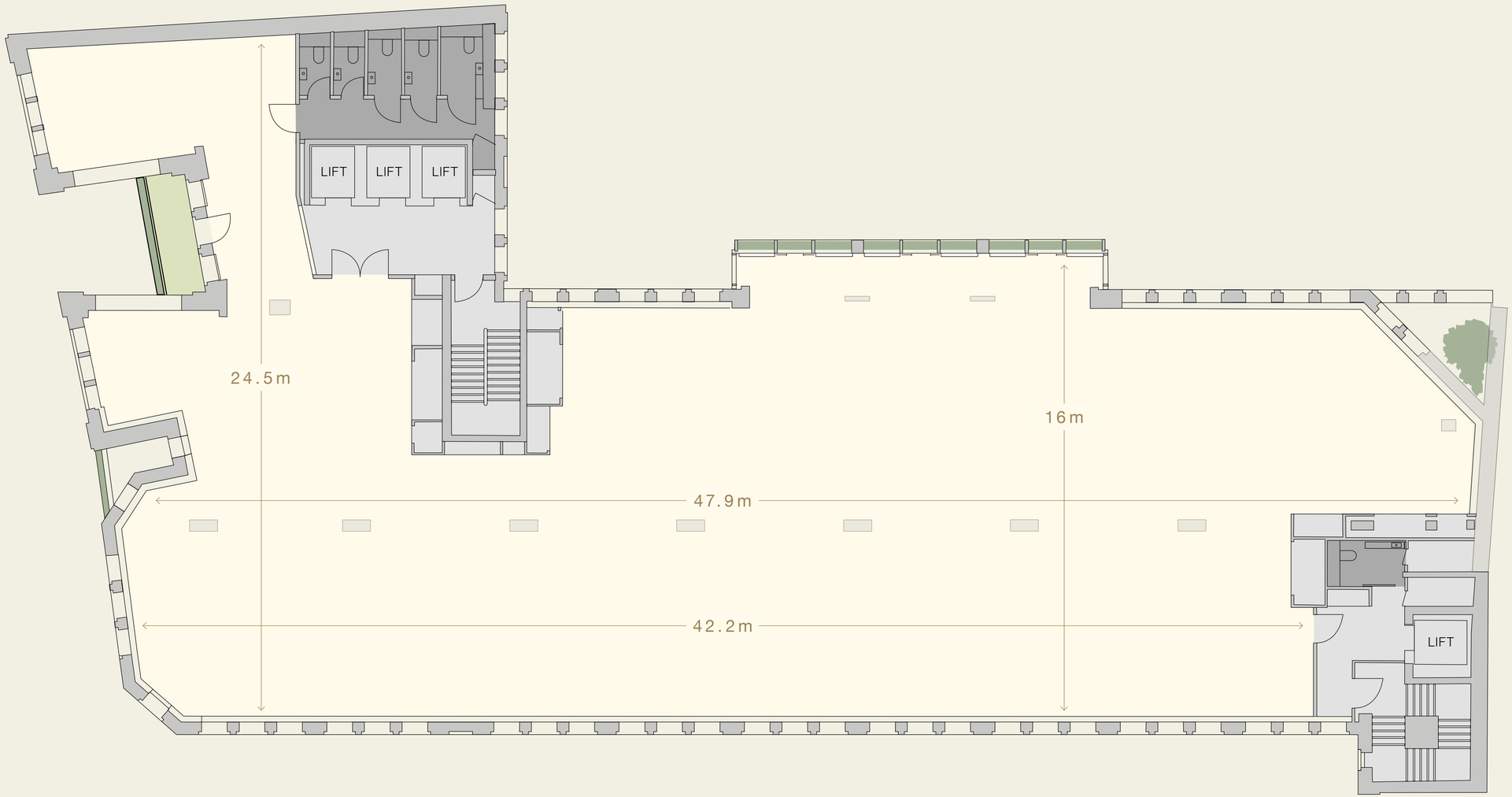


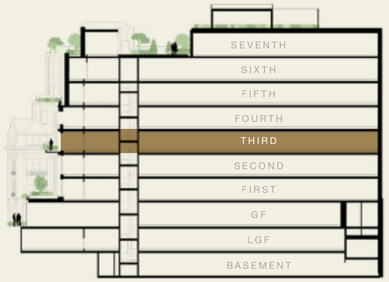
N

Third Floor

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

- Office
- Terrace
- Core
- WCs

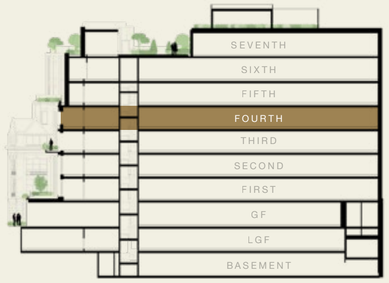


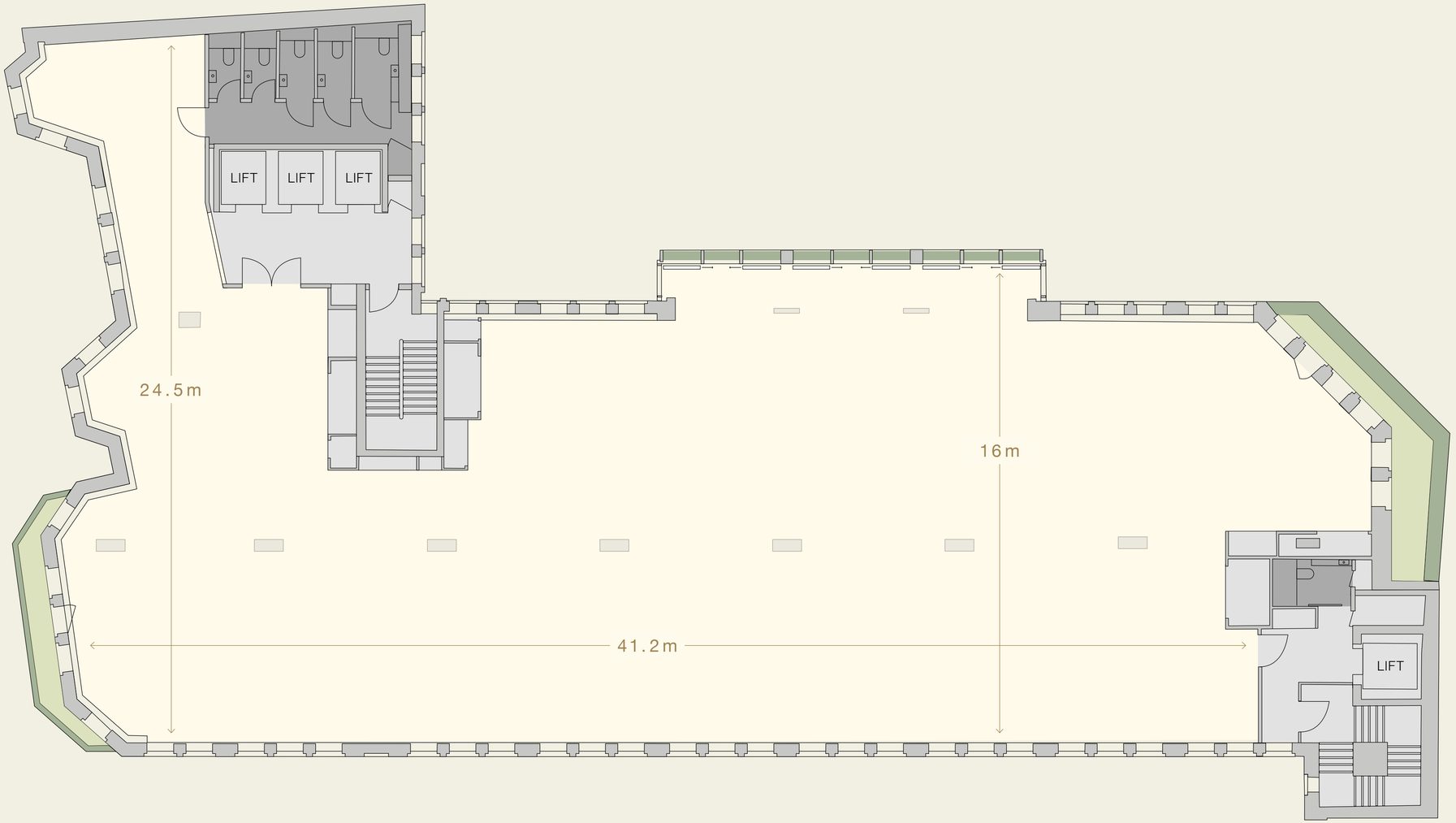


Fourth Floor

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

- Office
- Terraces
- Core
- WCs



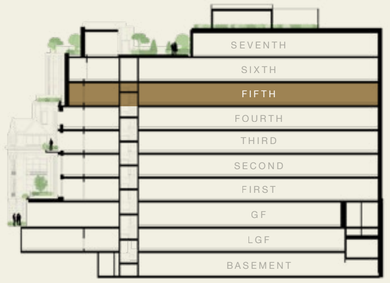


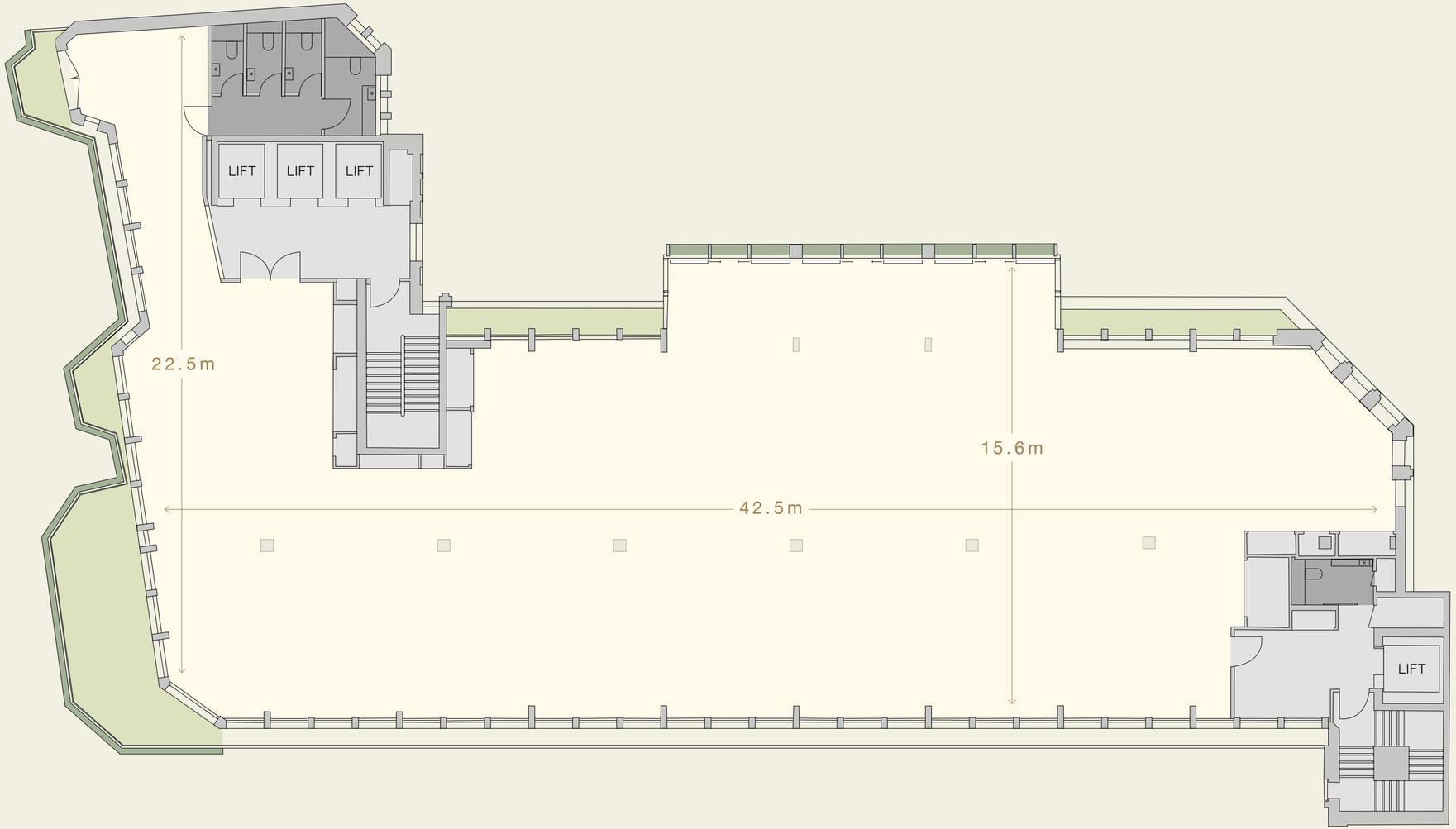
N

Fifth Floor

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

- Office
- Terraces
- Core
- WCs





N

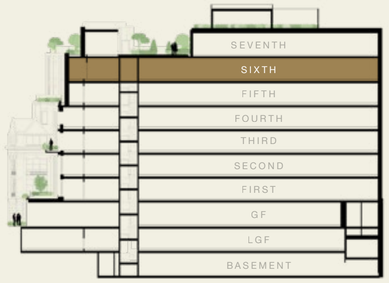
Typical Office Floor

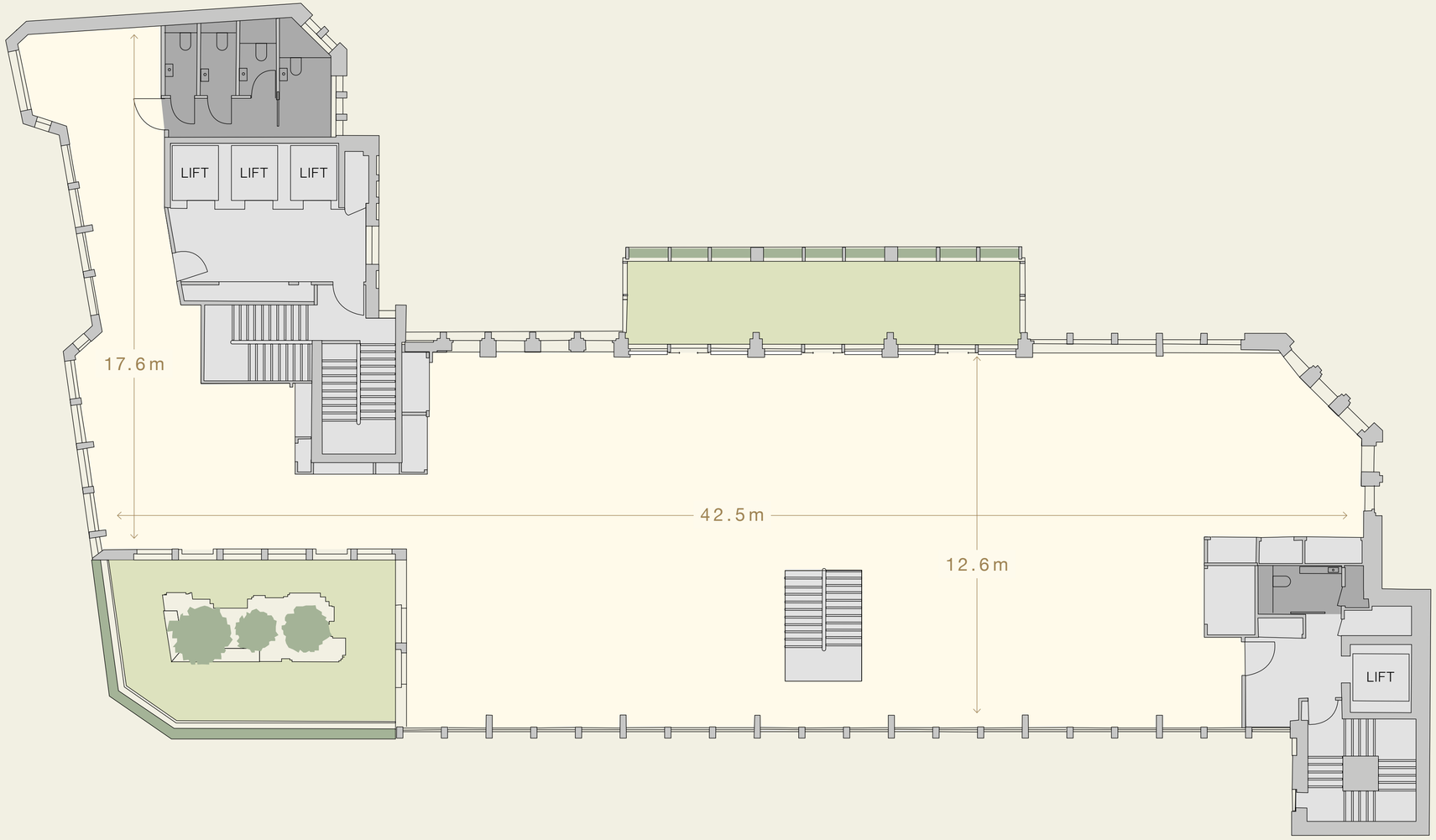


Sixth Floor

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

- Office
- Terraces
- Core
- WCs

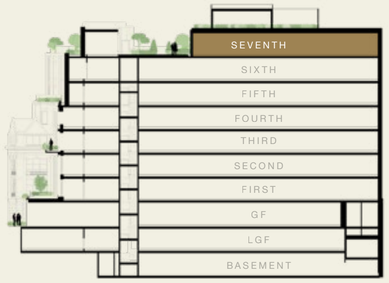


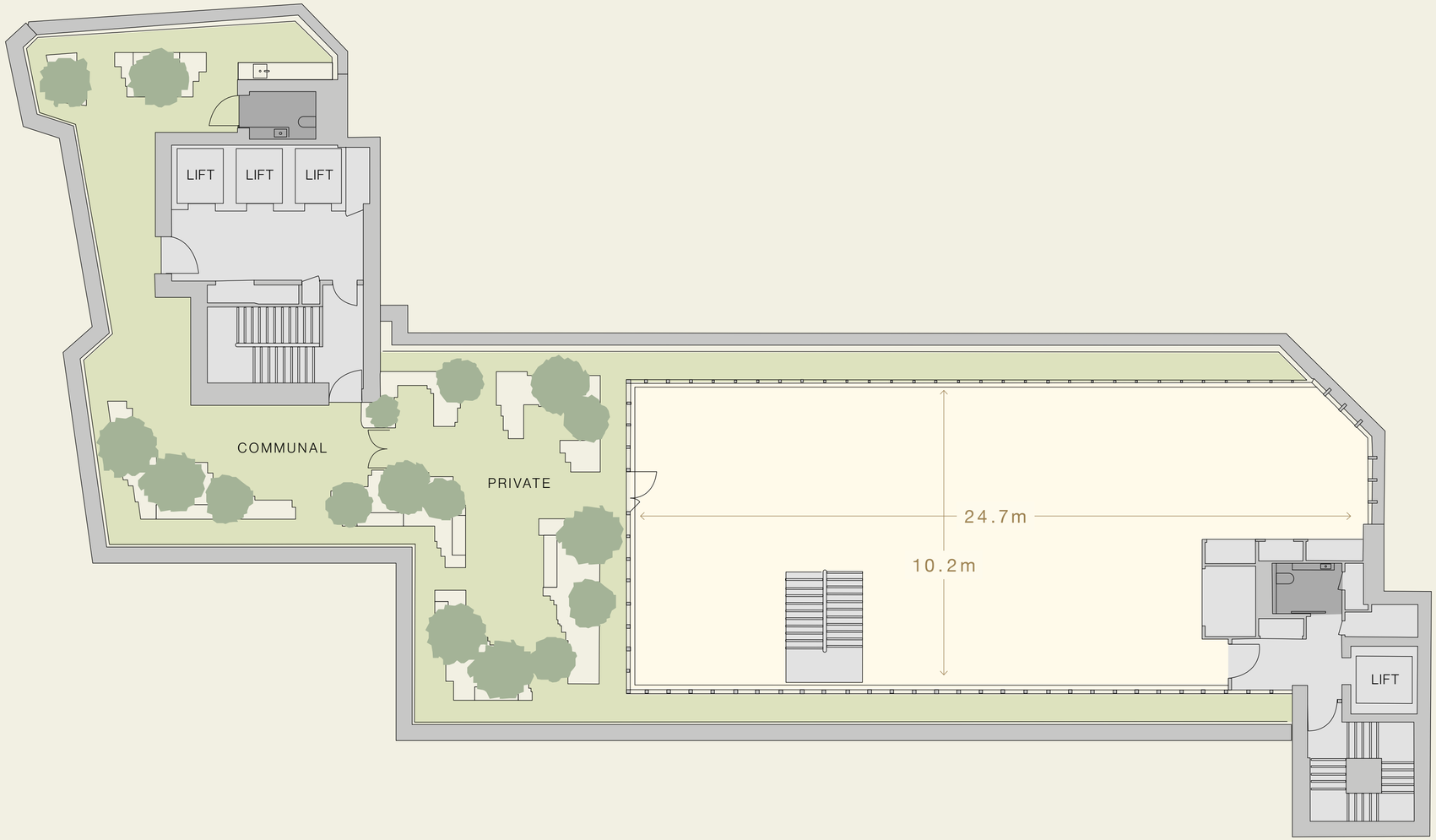


Seventh Floor

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

- Office
- Terrace
- Core
- WCs





N

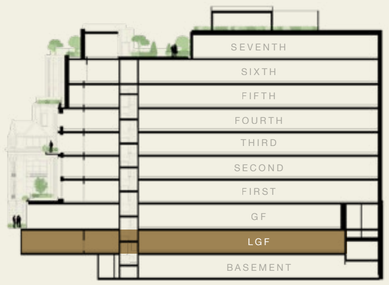
6th & 7th Floor Terraces

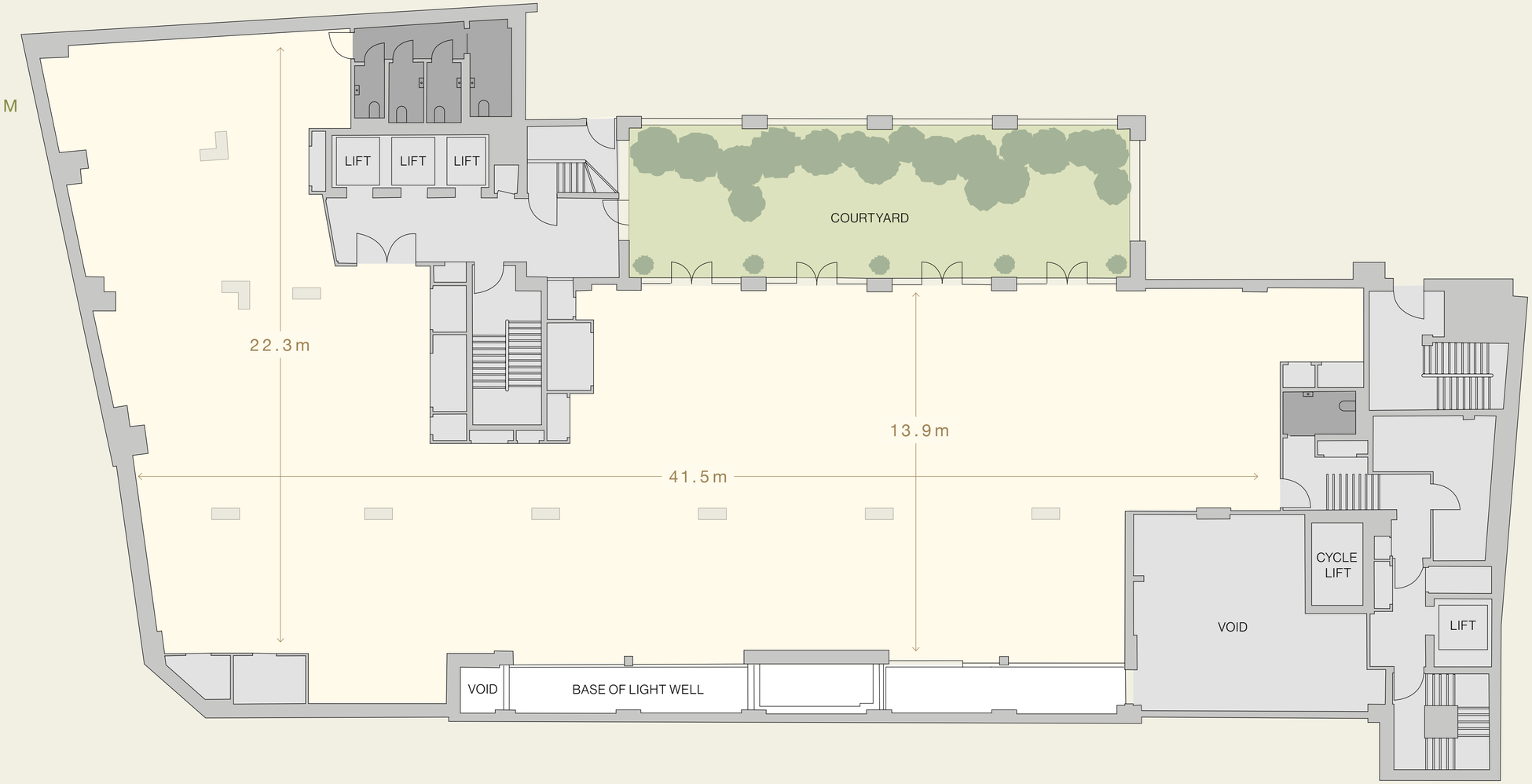


Lower Ground Floor

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

- Office
- Courtyard
- Core
- WCs



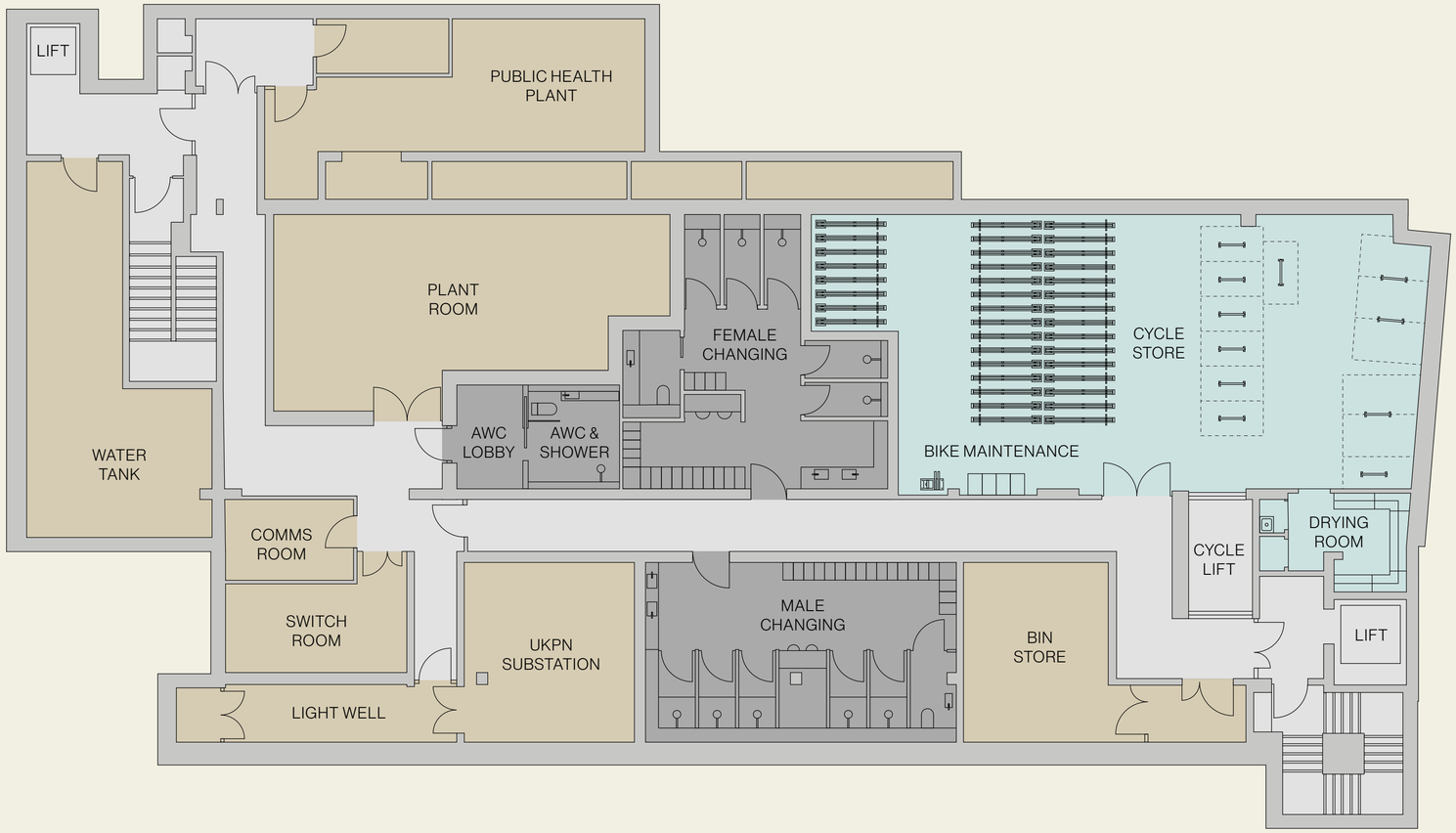


Basement (End-of-trip)

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

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



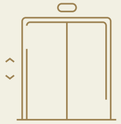
UNDERFLOOR AC SYSTEM

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

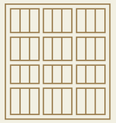
10m² per person (BCO 2023), designed to put occupier wellbeing first

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 supports 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

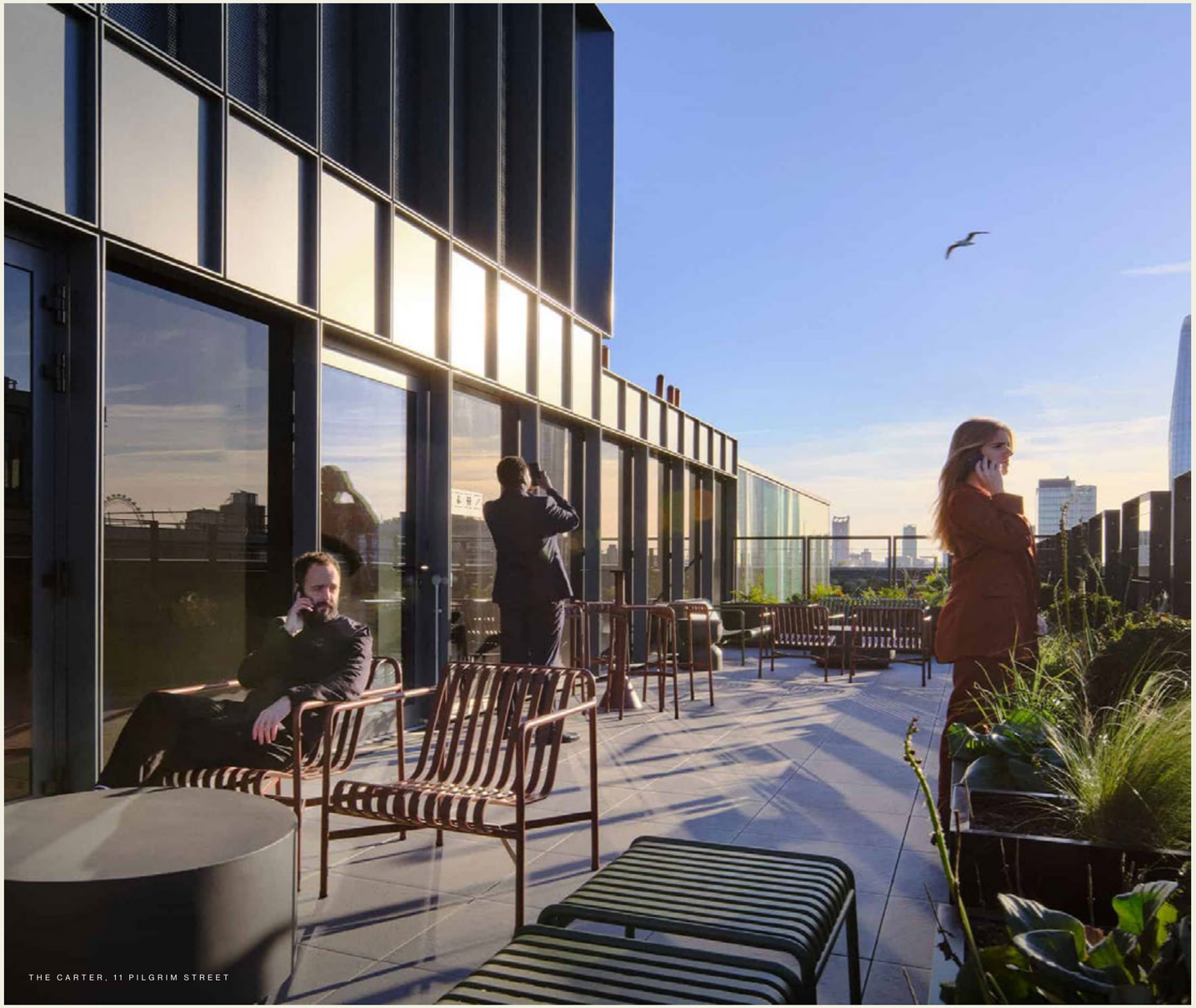
LONDON, EC3

MEP ENGINEER

GDM

STRUCTURAL ENGINEER

HEYNE TILLETT STEEL



THE CARTER, 11 PILGRIM STREET

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

RX LONDON

FRANKIE WARNER LACEY
frankie.warnerlacey@rx.london
07775 895 661

HELIE PRYCE
helie.pryce@rx.london
07720 070 438

iT. INGLEBY TRICE.

JAMES HEYWORTH-DUNNE
jhd@inglebytrice.co.uk
07779 327 071

FRANCIS CUNDELL
f.cundell@inglebytrice.co.uk
07939 598 545

A DEVELOPMENT BY

Original Works

FOR MORE INFORMATION, PLEASE VISIT

ORIEL.LONDON

Disclaimer: All computer-generated images (CGIs), floorplans, and maps included in this presenter are provided for illustrative purposes only, are not to scale and are subject to change. While all information was believed to be correct at the time of publication, it is intended as a general guide only and does not constitute a contract or warranty. (August 2026)