



COLEMAN

LONDON EC2

4 COLEMAN COMPLETES Q4 2025.

**A DYNAMIC NEW WORKSPACE,
APPROACHED THROUGH A REFINED
RECEPTION AREA, PROVIDING A
RANGE OF OFFICES FROM 3,430 –
31,227 SQ FT, ACROSS FITTED AND
CAT A FLOORS, SUPPORTED BY
FITNESS STUDIOS AND EXCELLENT
END-OF-TRIP FACILITIES.**

**JUST A TWO MINUTE WALK
FROM MOORGATE STATION,
IT'S SET IN A CENTRAL LOCATION
RICH IN BARS, RESTAURANTS
AND THE CITY'S OPEN SPACES.**

**4 COLEMAN HAS BEEN DESIGNED
TO SUPPORT YOUR ORGANISATION
AND PROMOTE WELL-BEING AND
PRODUCTIVITY.**



OVERVIEW



3,430 SQ FT TO
31,227 SQ FT



CAT A
22,437 SQ FT



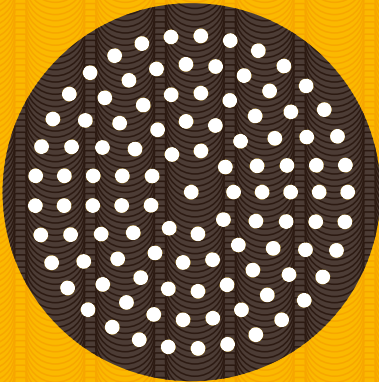
FITTED
8,790 SQ FT



EXCELLENT
NATURAL LIGHT



RECEPTION AND
COMMUNAL ZONE



END-OF-TRIP
FACILITIES



MULTIPLE
FITNESS STUDIOS



MOORGATE STATION
2 MINUTES



EPC
RATING B



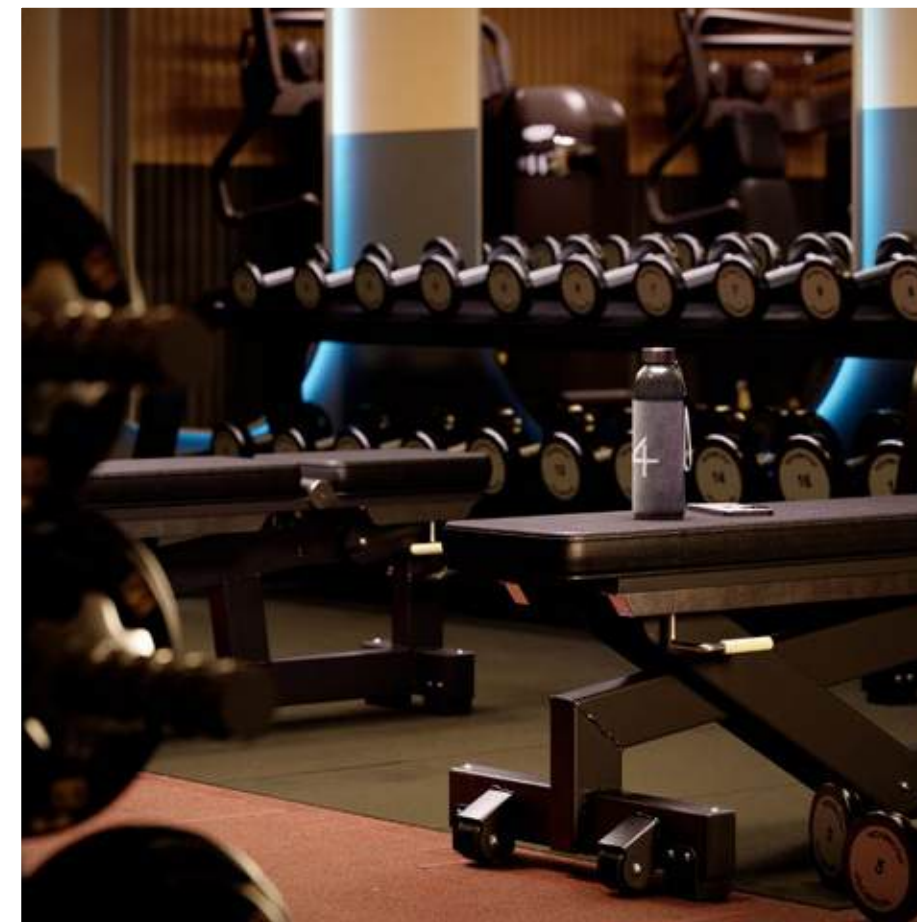
BREEAM TARGET
EXCELLENT



WELL
ENABLED



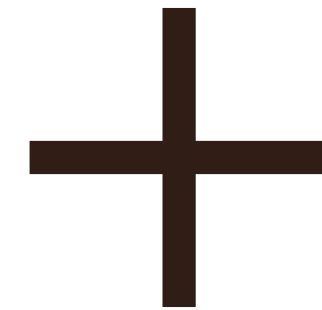
TECH
ENABLED



4 COLEMAN, LONDON



NOURISH



FLOURISH

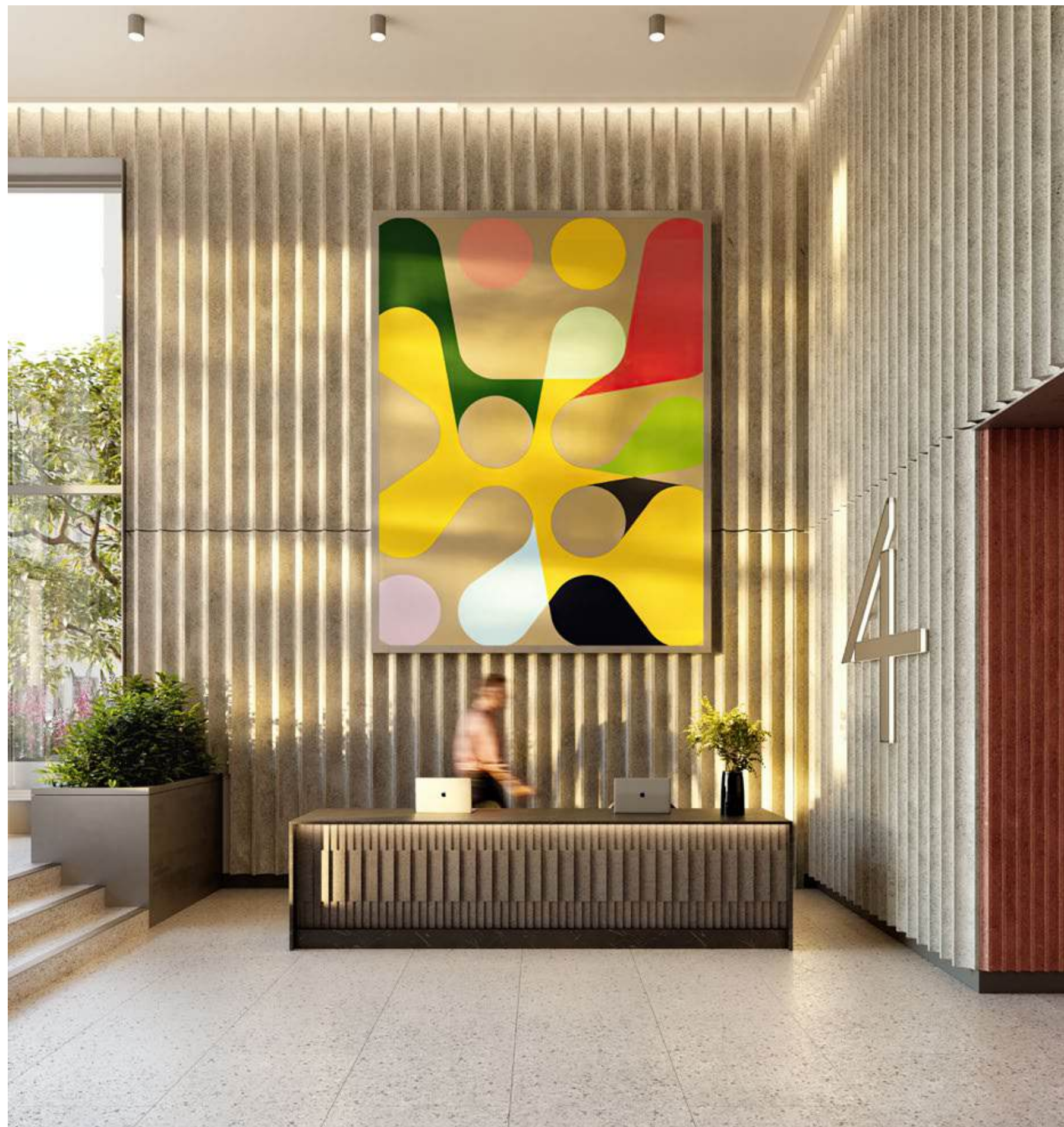
31,227 SQ FT OF INSPIRATIONAL WORKSPACE
SET OVER GROUND AND FOUR UPPER LEVELS THAT SUPPORT
THE MENTAL AND PHYSICAL WELL-BEING OF ALL.
AN ENVIRONMENT TO ACHIEVE YOUR BEST.

ACCOMMODATION

WITH WORKSPACES RANGING FROM 3,430 TO 31,227 SQ FT, THIS BUILDING IS IDEAL FOR BUSINESSES SEEKING EFFICIENT, FLEXIBLE AND EXPRESSIVE ENVIRONMENTS.

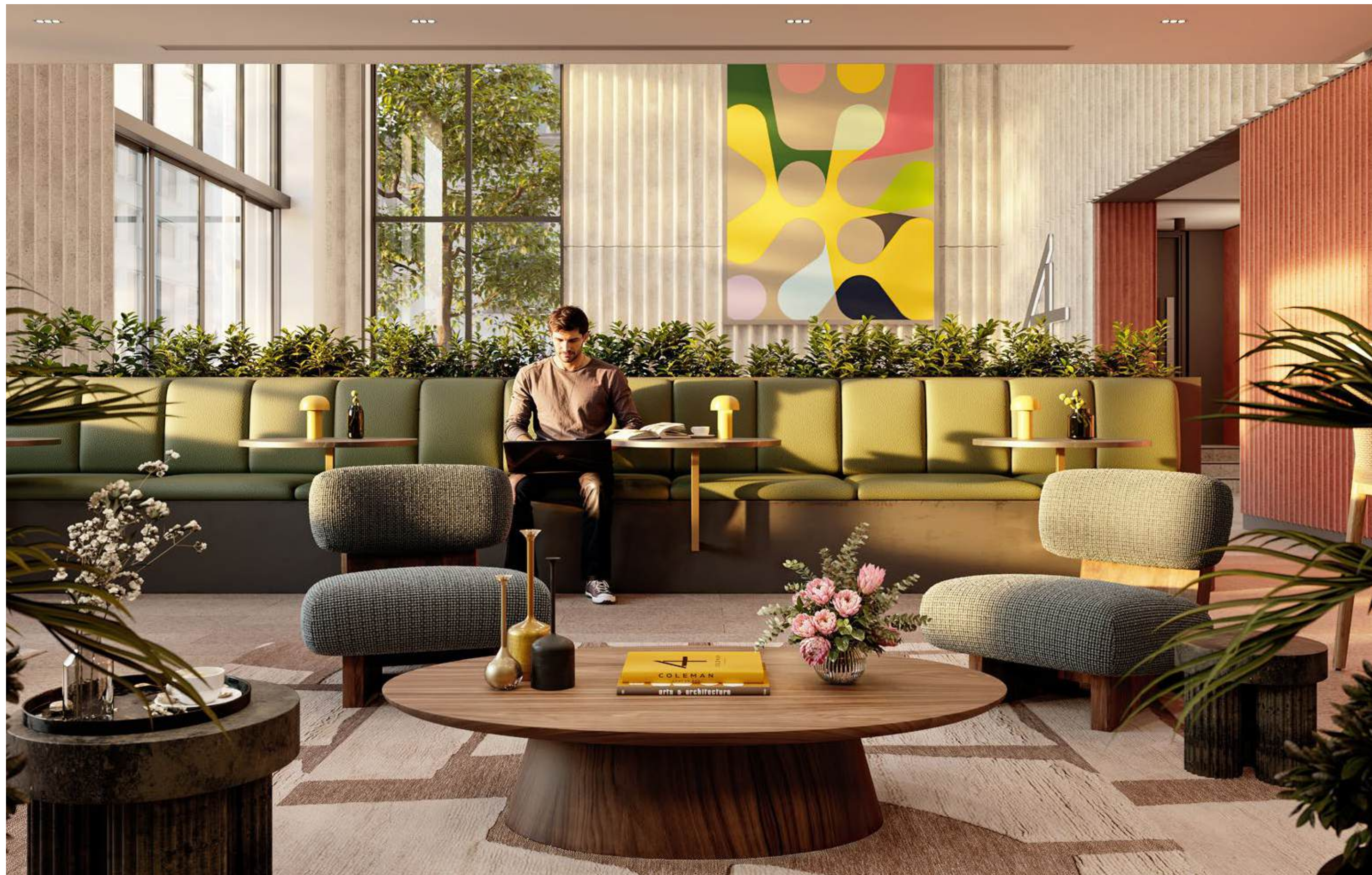
FLOORS	SQ FT (NIA)	CATEGORY
FOURTH (TERRACE)	230	
FOURTH	7,367	CAT A
THIRD	7,672	CAT A
SECOND	7,398	CAT A
FIRST	5,360	FITTED
GROUND	3,430	FITTED
TOTAL	31,227	

ALL AREAS WILL BE VERIFIED UPON COMPLETION IN ACCORDANCE WITH RICS 'CODE OF MEASURING PRACTICE.



A PROMINENT ENTRANCE
DEFINES THE THRESHOLD OF THIS
OUTSTANDING BUILDING, LEADING
TO A STRIKING 1,500 SQ FT,
DOUBLE-HEIGHT RECEPTION.





HERE, CONTEMPORARY DESIGN
MEETS BOLD, DYNAMIC CAST
CONCRETE WALLS. THIS
VIBRANT, WELCOMING SPACE
IS AN ENVIRONMENT IN WHICH
PEOPLE CAN CONNECT,
TOUCHDOWN AND RELAX.

OCCUPANCY DATA

ON FLOOR OCCUPANCY (SEATS)

OPEN PLAN DESKS	24
RECEPTION	2

COLLABORATION + SOCIAL

SOFT BREAKOUT	7
COLLABORATION AREAS	8
OPEN FOCUS BOOTHS	12

MEETING ROOMS

INTERNAL ZOOM MEETING ROOM	1
X3 CLIENT MEETING ROOMS	18

TOTAL SEATS	72
TOTAL HEADCOUNT	26
OCCUPANCY DENSITY	1 : 12.2 SQ M



GROUND

RECEPTION 1,480 SQ FT // 137 SQ M
OFFICE 3,430 SQ FT // 319 SQ M

- OFFICE
- COMMON
- WCS
- STORAGE / PLANT

NOT TO SCALE. FOR IDENTIFICATION PURPOSES ONLY. (N) →

BOTH THE GROUND AND FIRST
FLOORS ARE OFFERED AS FITTED
SPACES, WITH LAYOUTS CURATED
TO DELIVER PLEASANT AND
PRODUCTIVE WORK EXPERIENCES.
THIS ENVIRONMENT FOSTERS A
HEALTHY WORKFORCE AND HELPS
SUPPORT THEIR WELL-BEING.



OCCUPANCY DATA

ON FLOOR OCCUPANCY (SEATS)

OPEN PLAN DESKS	42
RECEPTION	1
ARRIVAL LOUNGE	4

COLLABORATION + SOCIAL

SOFT BREAKOUT	6
COLLABORATION AREAS	8
OPEN FOCUS BOOTHS	8
LUNCH AREA	8

MEETING ROOMS

QUIET BOOTHS	3
PHONE / ZOOM BOOTH	1
X4 CLIENT MEETING ROOMS	24

TOTAL SEATS	105
TOTAL HEADCOUNT	42
OCCUPANCY DENSITY	1 : 11.6 SQ M



FIRST

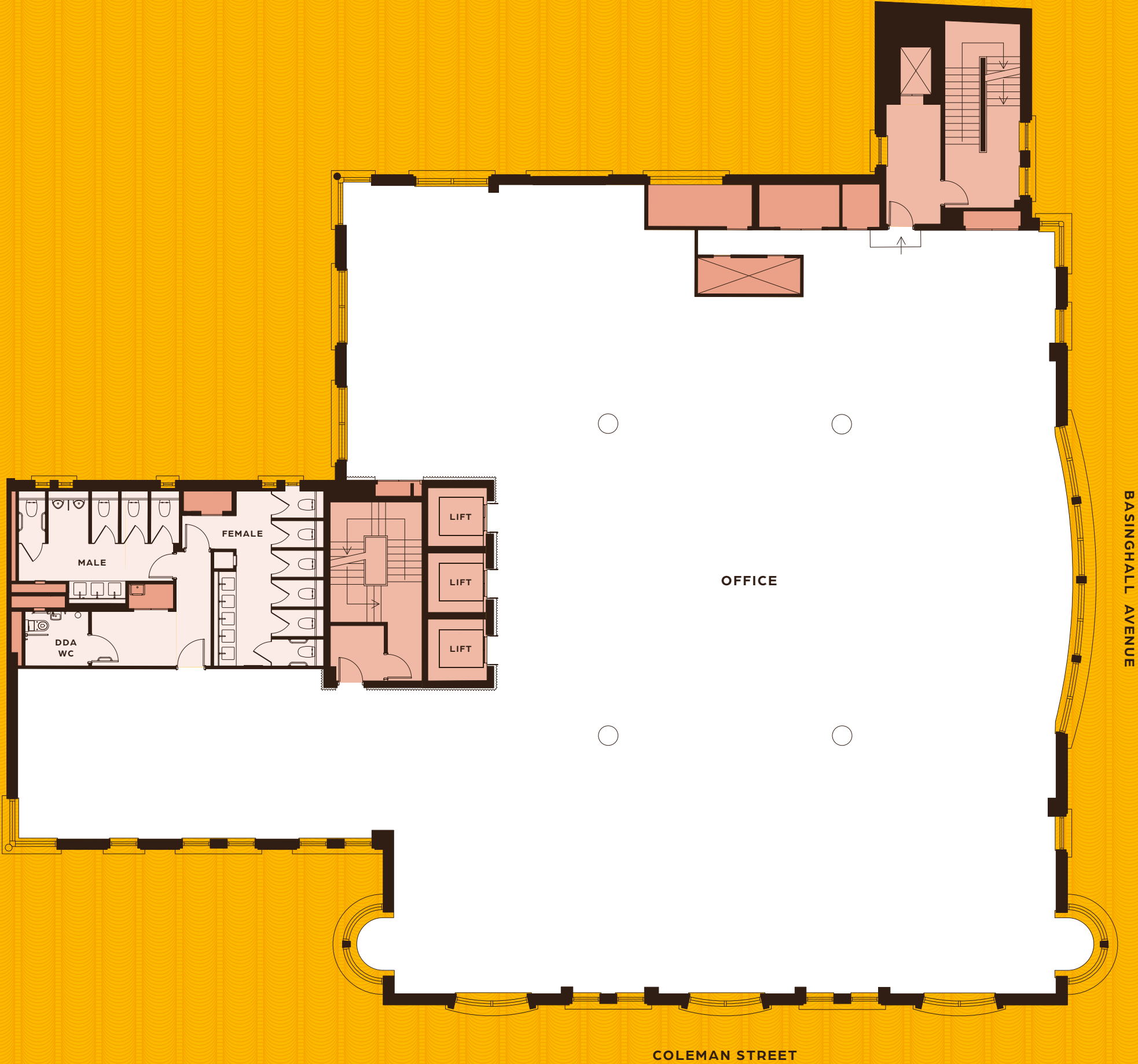
OFFICE 5,360 SQ FT // 498 SQ M

- OFFICE
- COMMON
- WCS
- STORAGE / PLANT

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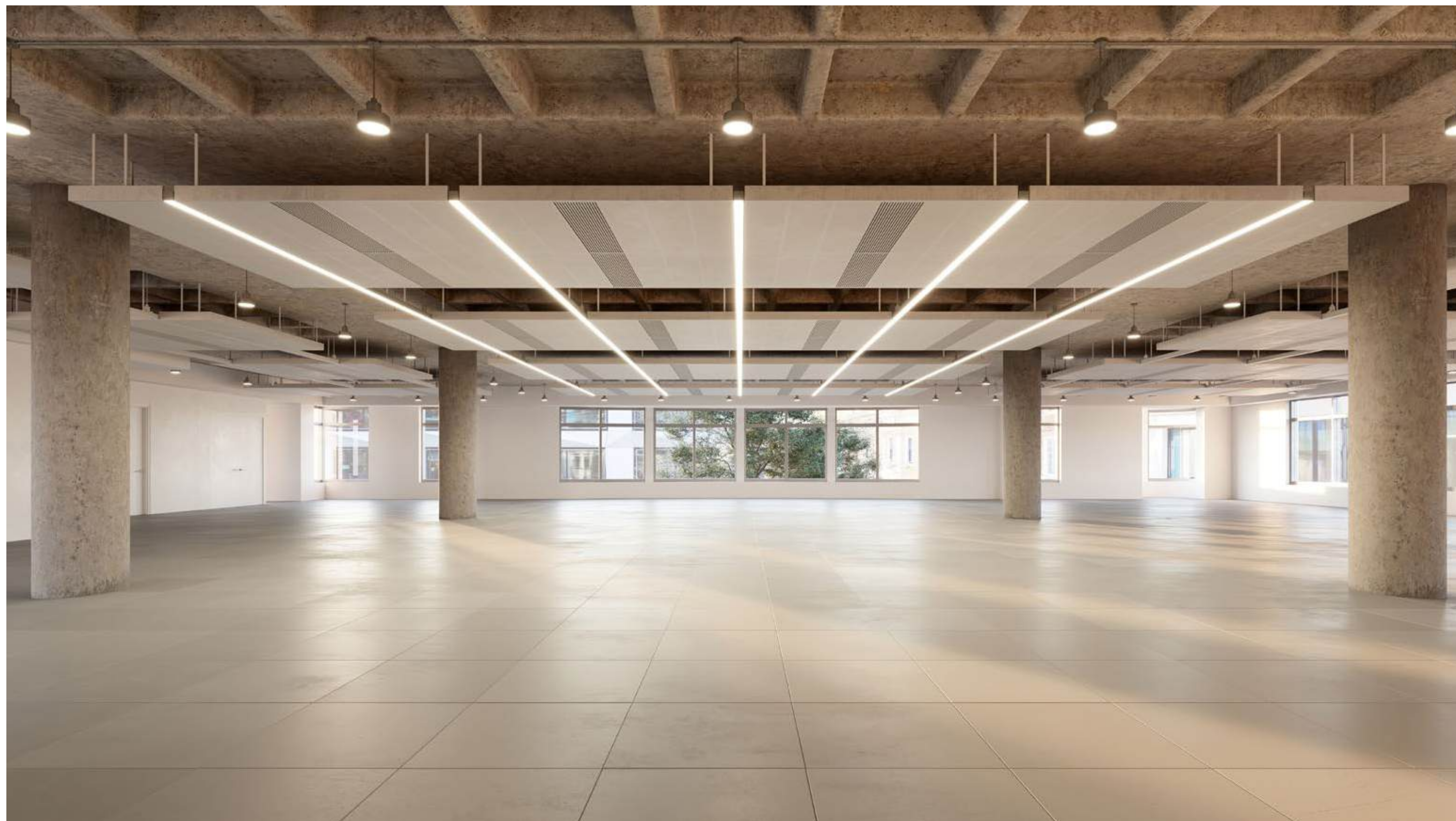
SECOND

OFFICE 7,398 SQ FT // 687 SQ M



- OFFICE
- COMMON
- WCS
- STORAGE / PLANT

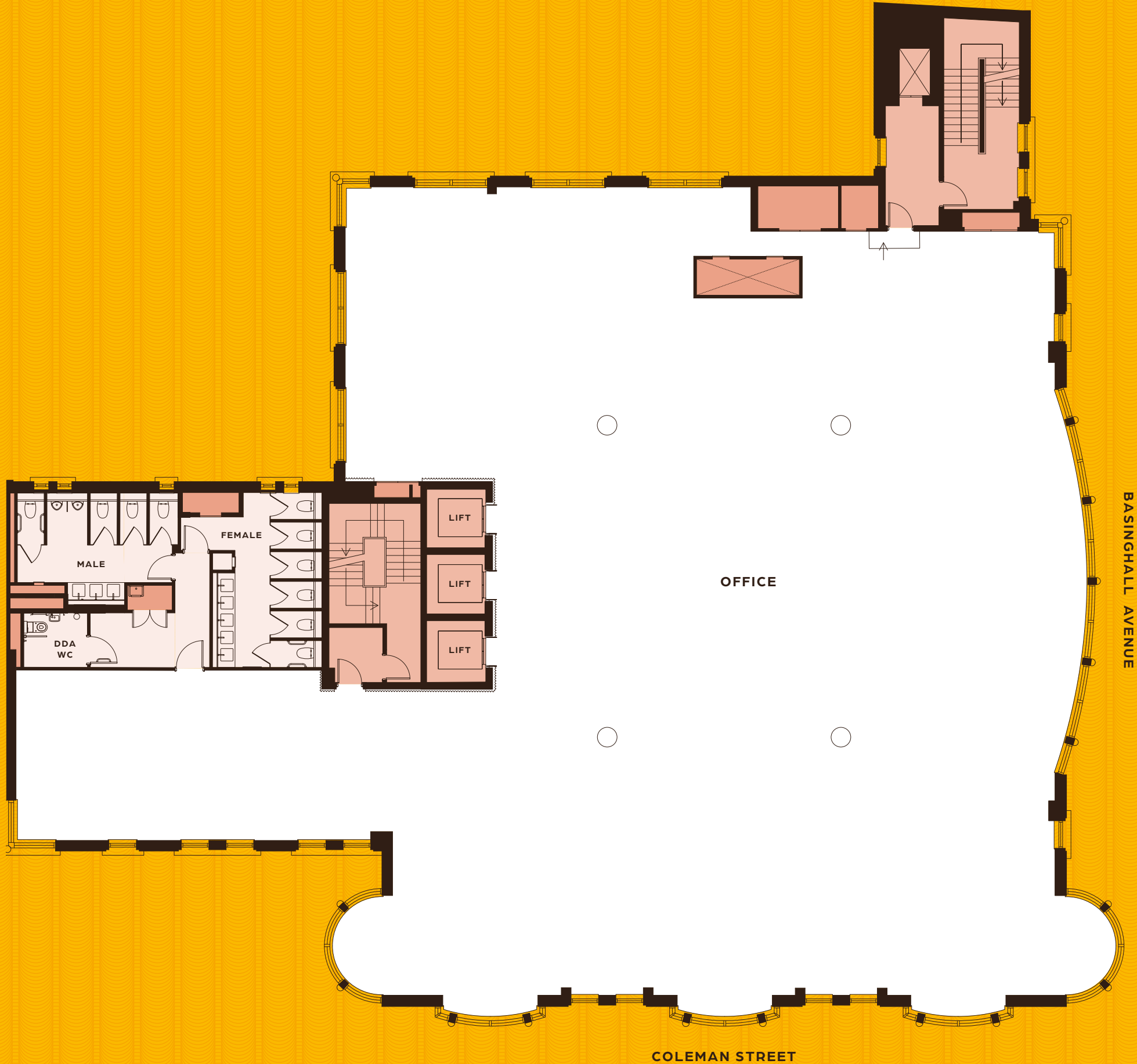
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PERIMETER GLAZING PROVIDES
EXCELLENT NATURAL LIGHT.
THESE CAT A FLOORS ALLOW FOR
VERSATILE LAYOUTS THAT CAN
CATER TO THE DIVERSE NEEDS
OF A VARIETY OF AUDIENCES.

THIRD

OFFICE 7,672 SQ FT // 713 SQ M



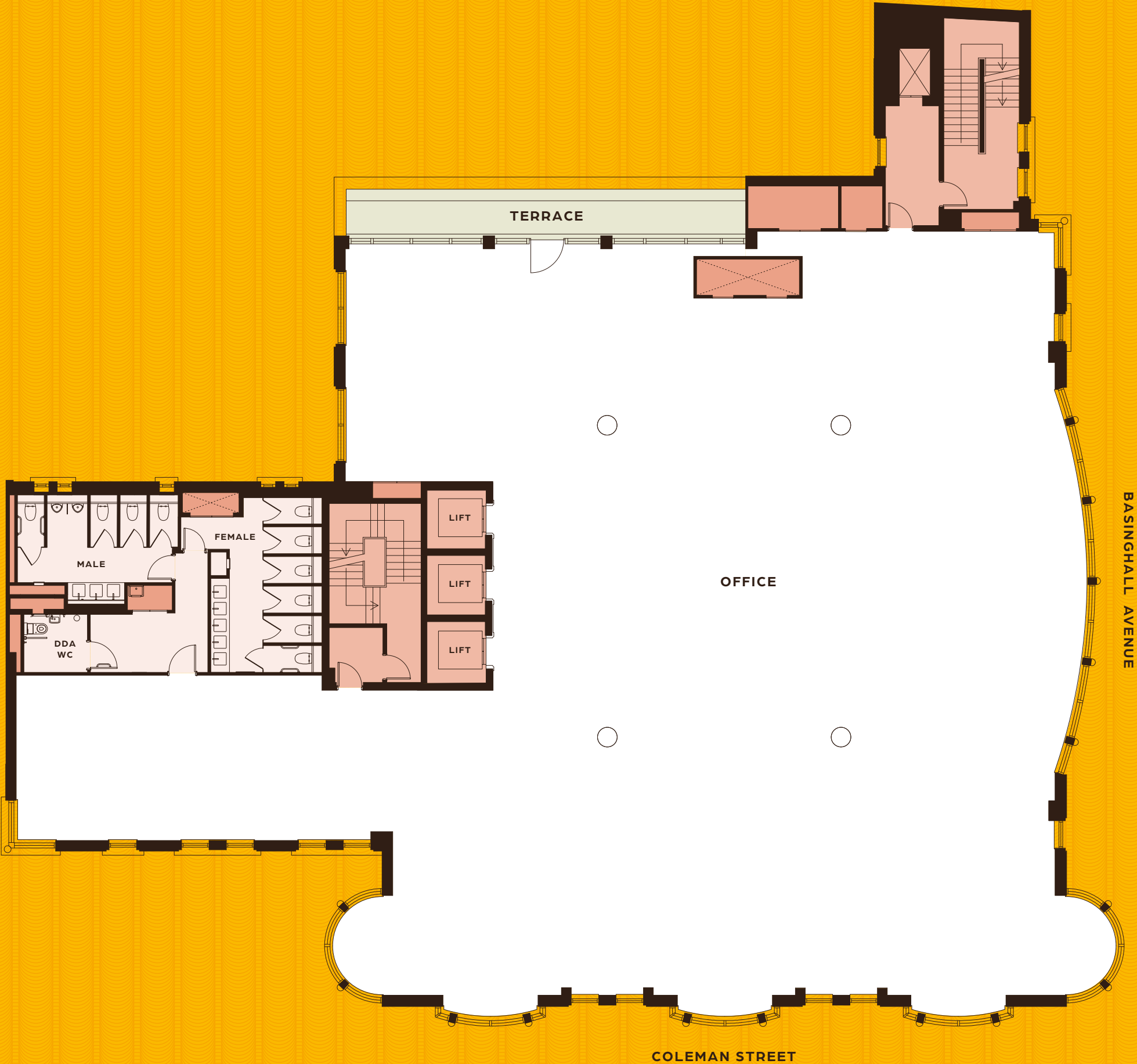
- OFFICE
- COMMON
- WCS
- STORAGE / PLANT

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FOURTH

OFFICE 7,367 SQ FT // 684 SQ M

TERRACE 230 SQ FT // 21 SQ M



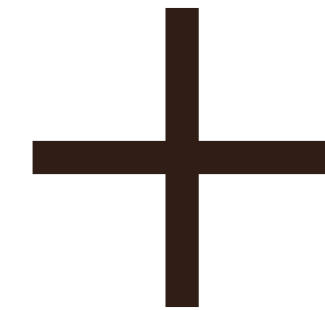
- OFFICE
- COMMON
- TERRACE
- WCS
- STORAGE / PLANT

NOT TO SCALE. FOR IDENTIFICATION PURPOSES ONLY. (N) →

4 COLEMAN, LONDON



P O W E R



S H O W E R



A PLACE TO THRIVE. WITH CLUB-STYLE
END-OF-TRIP FACILITIES AND PREMIUM
FITNESS STUDIOS IN THE LOWER GROUND,
IDEAL FOR THE ACTIVE COMMUTER.



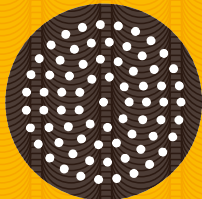
THE LOWER GROUND PROVIDES
A FULLY FITTED, STATE-OF-
THE-ART FITNESS CENTRE WITH
THREE STUDIOS FOR CARDIO,
FREE WEIGHTS OR GENERAL
FITNESS CLASSES.

CLUB-STYLE, END-OF-TRIP
AMENITIES HAVE BEEN DESIGNED
FOR ACTIVE COMMUTERS AND
FITNESS ENTHUSIASTS. THESE
EXCEPTIONAL FACILITIES ENSURE
THAT OCCUPIERS ARE REFRESHED
AND READY TO TACKLE THEIR DAY.



LOWER GROUND

FITNESS CENTRE 1,500 SQ FT // 140 SQ M



SHOWERS
5 FEMALE, 4 MALE
+1 ACCESSIBLE



96 LOCKERS
48 MALE + 48 FEMALE



1 DRYING ROOM



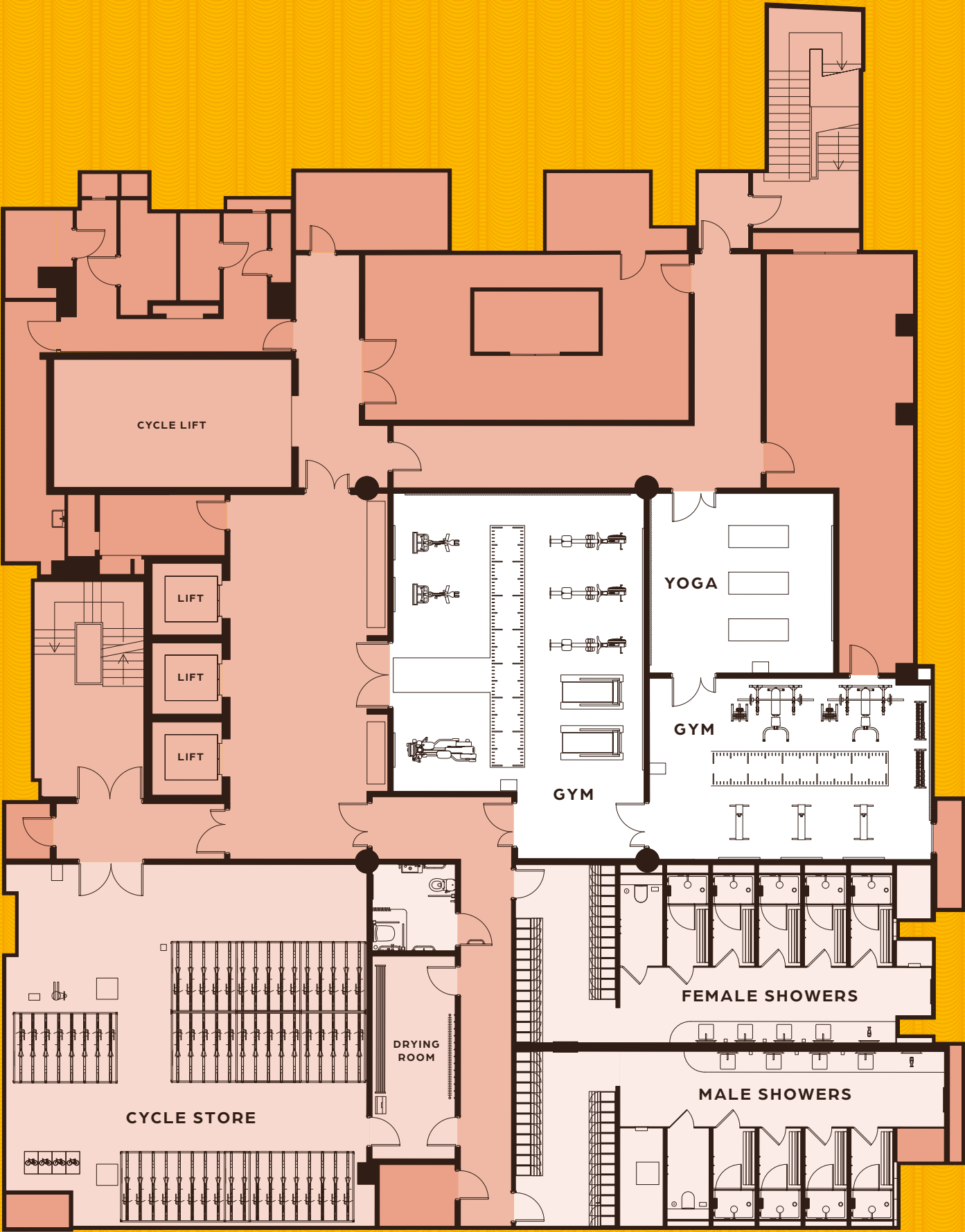
112 CYCLE RACKS



**12 FOLDABLE
CYCLE LOCKERS**



**1 CYCLE
REPAIR STATION**

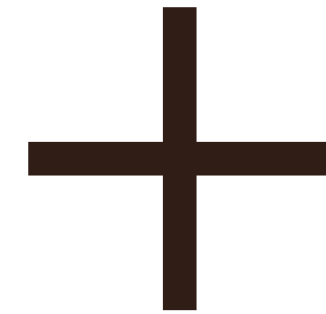


- COMMON
- FITNESS STUDIOS
- CHANGING ROOMS
- CYCLE STORE
- STORAGE / PLANT

4 COLEMAN, LONDON



LIZZY



BUSY

JUST 2 MINUTES WALK FROM MOORGATE STATION
AND THE ELIZABETH LINE, PROVIDING SUPERB
CONNECTIONS AND CONVENIENCE.
STAY COOL, CAFFEINATED AND ON TIME.

ACCESS

10 MAINLINE STATIONS WITHIN
10 MINUTES TRAVEL TIME AND
5 INTERNATIONAL AIRPORTS
IN UNDER 60 MINUTES.



FROM MOORGATE (MINS)

- LIVERPOOL STREET 1
- FARRINGDON 2
- TOTTENHAM COURT ROAD 5
- CANARY WHARF 6
- BOND STREET 8
- STRATFORD 8
- PADDINGTON 11
- HEATHROW 38



WITHIN 10 MINS

- LIVERPOOL STREET 1
- FARRINGDON 2
- LONDON BRIDGE 3
- KING'S CROSS/ST PANCRAS 5
- CANNON STREET 6
- BLACKFRIARS 6
- FENCHURCH STREET 7
- EUSTON 7
- CHARING CROSS 7
- STRATFORD 8

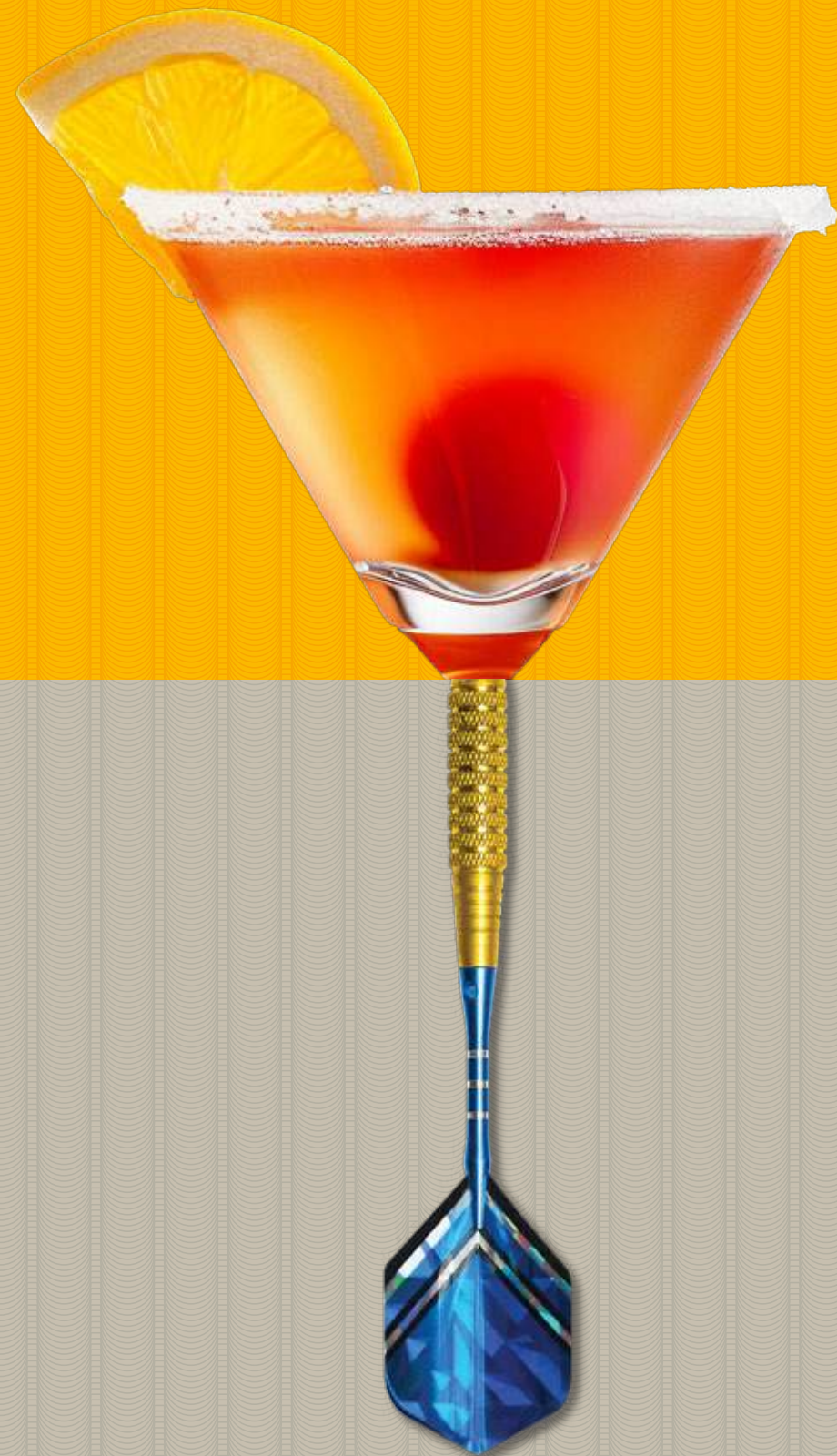


AIRPORTS (MINS)

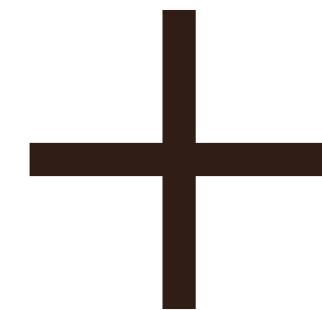
- GATWICK 43
- HEATHROW 38
- LUTON 48
- STANSTED 60
- CITY AIRPORT 25



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CHILL



THRILL

THIS CITY NEIGHBOURHOOD HAS AN
IMPRESSIVE RANGE OF AMENITIES, WITH A
WIDE CHOICE OF BUZZY MEETING PLACES.



THE GUILDHALL



BARBIE GREEN



IVY ASIA



THE NED



ROSSLYN



THE ANTHOLOGIST



FINSBURY CIRCUS

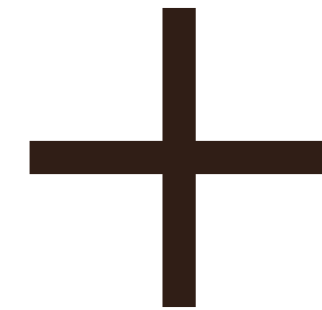


ROYAL EXCHANGE



4 COLEMAN, LONDON

TECH



SPEC

TARGETING A BREEAM 'EXCELLENT' RATING,
THE BUILDING'S TECHNICAL DESIGN IS
ENGINEERED FOR EXCEPTIONAL PERFORMANCE
AND SUSTAINABILITY.

SPECIFICATION

OFFICE FLOORS

Floor to ceiling

3,250mm (to exposed slab)

Floor to ceiling

2,700mm (to underside of raft)

Raised floor void

150 – 190mm

Occupancy level

1 person/10 sq m

Loadings

4.0 kN/sq m

(+1.0 kN/sq m for partitions)

M & E

8 person lifts

3

Lift speed

1.6 m/sec

Acoustic levels

NR 38

Landlord’s standby

Power to all safety systems

Heating & Cooling

4 pipe fan coil air conditioning

COMMUNAL FACILITIES

Showers

5 female, 4 male, 1 accessible

Lockers

96 (48 male + 48 female)

Drying room

1

Cycle racks

112

Foldable cycle lockers

12

Cycle repair station

1

Multi studio fitness centre

1,500 sq ft

Reception

1,480 sq ft double height with collaboration zone

ACCREDITATIONS

EPC

Rating B

BREEAM target

Excellent

WELL

Enabled

SMART systems

Ensuring efficiency

DEVELOPMENT TEAM

DEVELOPER RAILPEN

ARCHITECT BARR GAZETAS

STRUCTURAL ENGINEER EVOLVE

M&E CONSULTANT CUNDALL

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LEASING ADVISORS



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RAILPEN

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