

WORKSPACE
AND STUDIOS

COLOUR
HOUSE

—

BENTLEY ROAD, DALSTON

INDUSTRIAL STYLE WORKSPACES

PREVIOUSLY THE HOME OF THE OLD LEYLAND PAINTS HEADQUARTERS, COLOUR HOUSE IS PROMINENTLY LOCATED BETWEEN DE BEAUVOIR'S BALLS POND ROAD AND BENTLEY ROAD, OFFERING A UNIQUE MIX OF MODERN, INDUSTRIAL STYLE WORKSPACES AND STUDIOS IN ONE OF LONDON'S MOST VIBRANT NEIGHBOURHOODS.

<p>SANDWICHES</p> <p>GREEN GODDESS 0.50 CHEESE & CHIVE 0.50 SALT BEEF RUSSIAN 7.00 MON & CELERIAC REMOULADE 8.00 SQUASH & GORGONZOLA 7.00</p>	<p>TEA</p> <p>YORKSHIRE 2.00 EARL GREY 2.00 FRESH MINT 2.00 LEMON & HONEY 2.00</p>	<p>DUFFY CO. ROUGH DRINKS</p> <p>ALLPRESS REUSABLE CUP 11.00 CANISTER 5.50 KALITA CONE 21.00 KALITA CARAFE 16.00 KALITA PAPERS 4.80 GRINDER 35.00 PERFECT CUP CLASS 70.00</p>
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8



ALLPRESS ESPRESSO



20

THE DUSTY KNUCKLE



THE RAILWAY TAVERN

12

YOU'LL BE AMAZED AT WHAT YOU WILL FIND WHEN YOU MEANDER THROUGH THE STREETS OF DALSTON AND THE SURROUNDING AREA.

THE VORTEX JAZZ CLUB



14



22

RIO CINEMA

DISCOVER DALSTON

VOODOO RAY'S



STONEBRIDGE GARDENS



THE SCOLT HEAD



10

DALSTON EASTERN CURVE



RIDLEY ROAD MARKET



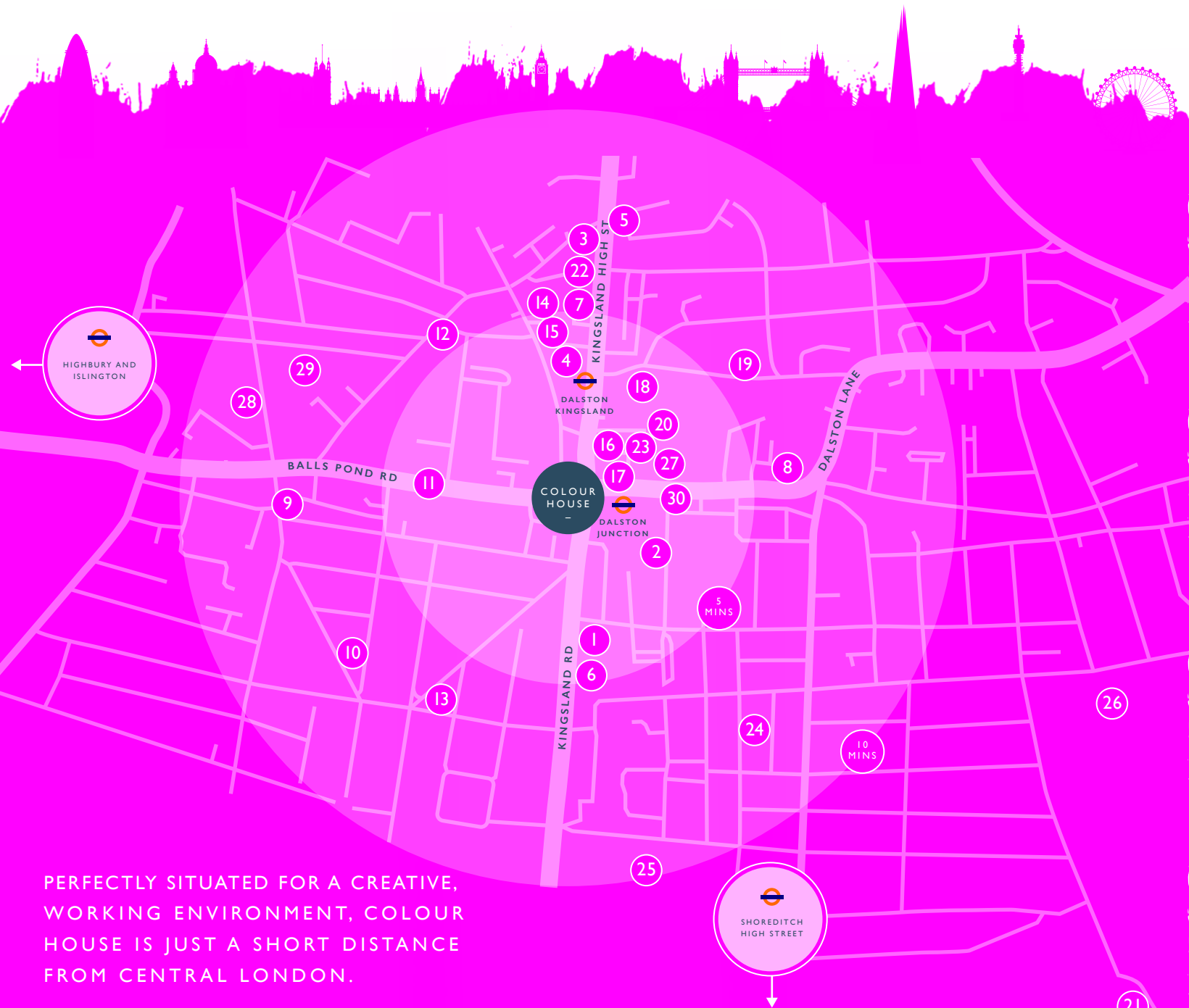
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LONDON FIELDS AND LIDO



MILDREDS





PERFECTLY SITUATED FOR A CREATIVE, WORKING ENVIRONMENT, COLOUR HOUSE IS JUST A SHORT DISTANCE FROM CENTRAL LONDON.

RESTAURANTS

- 1 MADAME PIGG
- 2 MILDREDS VEGETARIAN
- 3 STONE CAVE DALSTON

CHEAP EATS

- 4 HONEST BURGERS
- 5 NANDOS
- 6 BEER AND BURGER STORE DALSTON
- 7 VOODOO RAY'S PIZZA

COFFEE SHOPS

- 8 ALLPRESS ESPRESSO

GASTROPUB / PUBS

- 9 THE HUNTER S
- 10 THE SCOLT HEAD
- 11 THE DUKE OF WELLINGTON
- 12 THE RAILWAY TAVERN
- 13 THE TALBOT

MUSIC BARS

- 14 THE VORTEX JAZZ AND MUSIC BAR
- 15 SERVANT JAZZ QUARTERS
- 16 CAFE OTO
- 17 SPEAKEASY

SHOPS

- 18 KINGSLAND SHOPPING CENTRE
- 19 RIDLEY ROAD MARKET
- 20 THE DUSTY KNUCKLE
- 21 BROADWAY MARKET

CINEMA AND THEATRE

- 22 RIO CINEMA
- 23 ARCOLA THEATRE

SPORTS AND PARKS

- 24 QUEENSBRIDGE SPORTS AND COMMUNITY CENTRE
- 25 STONEBRIDGE GARDENS
- 26 LONDON FIELDS AND LIDO

COMMUNITY

- 27 DALSTON EASTERN CURVE GARDEN
- 28 MILD MAY LIBRARY
- 29 KING HENRY'S WALK GARDEN
- 30 HACKNEY ARCHIVE

22 MINS

OXFORD CIRCUS



FARRINGTON



29 MINS

LIVERPOOL STREET



19 MINS

STRATFORD

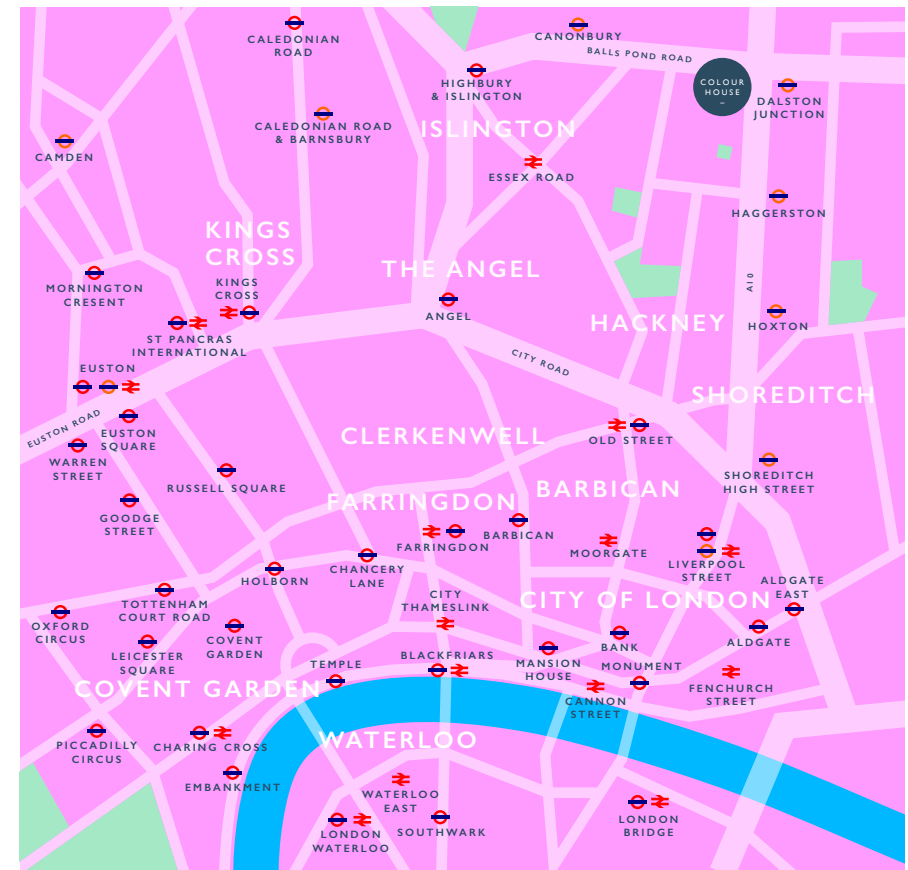


21 MINS

VICTORIA



29 MINS



OLD STREET



22 MINS

COVENT GARDEN



35 MINS

CANARY WHARF



29 MINS

KING'S CROSS

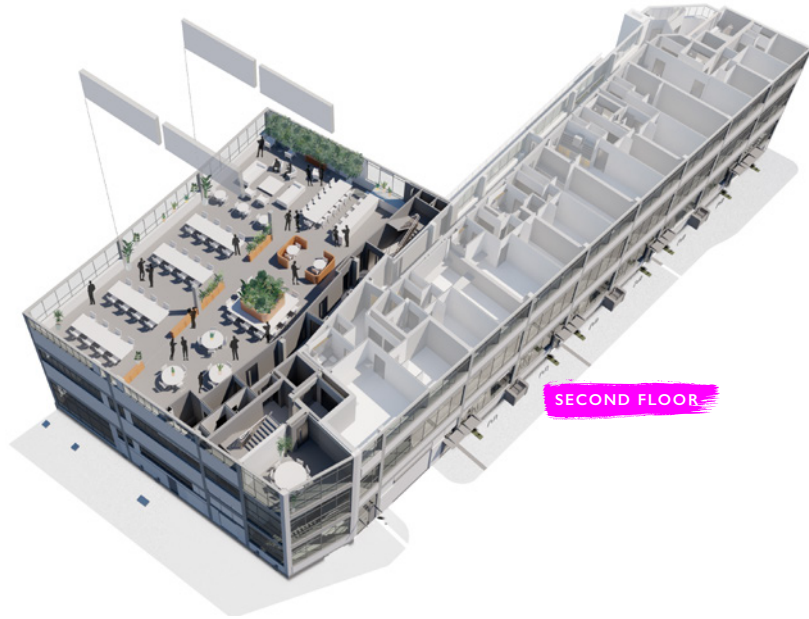


21 MINS

GETTING AROUND

OPPOSITE DALSTON JUNCTION AND A FOUR MINUTE WALK TO DALSTON KINGSLAND STATION, COLOUR HOUSE HAS GREAT CONNECTIONS INTO THE CITY OF LONDON AND THE WEST END.

INDUSTRIAL STYLE INTERIORS



DESIGNED FOR MODERN WORKING

COLOUR HOUSE CELEBRATES DALSTON'S
INDUSTRIOUSNESS AND COLOURFUL HISTORY
WITH THIS MODERNIST COLLECTION OF
INDUSTRIAL WORKSPACES.

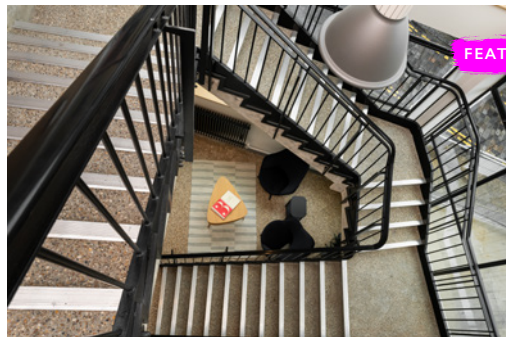




ART OF
WORKING



WORKSPACE



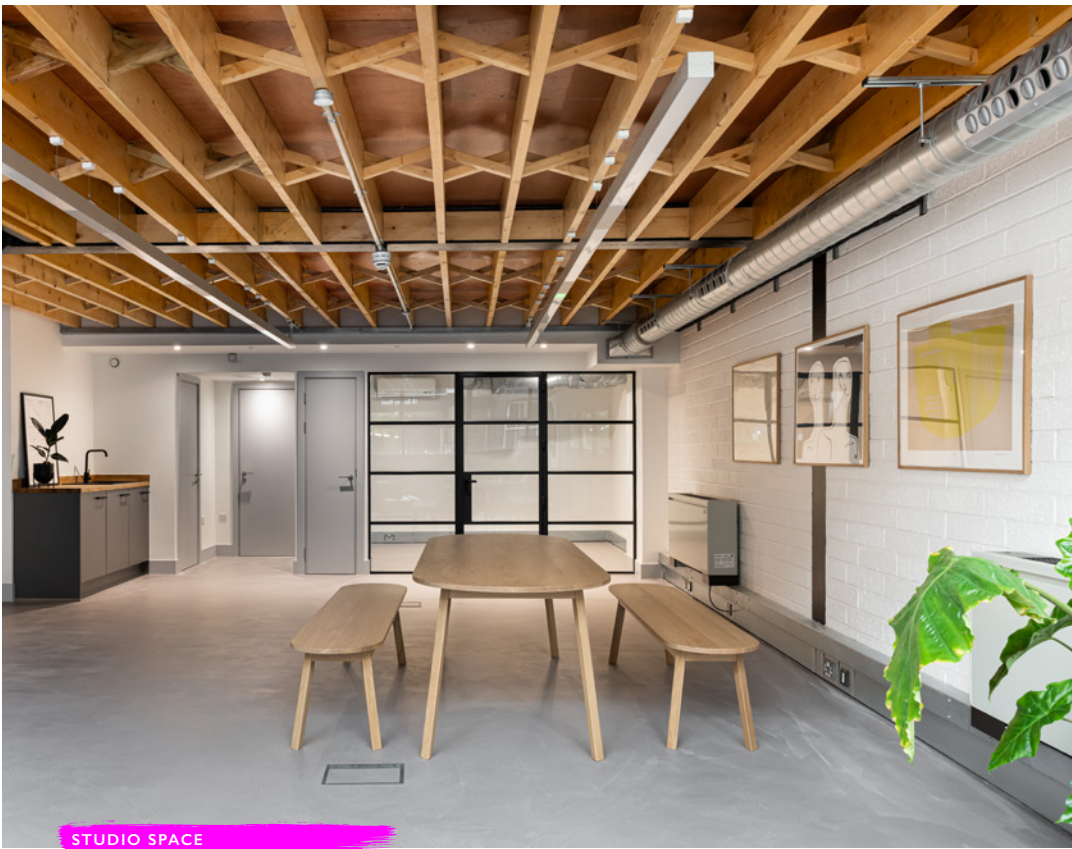
FEATURE STAIRS



ROOF TERRACE



MEETING ROOM



STUDIO SPACE



MEZZANINE

STUDIO SOLUTIONS

INDIVIDUAL STUDIO SPACES WITH MEZZANINES, DEDICATED MEETING SPACES, COMMON AREAS AND KITCHENS. DESIGNED FOR CREATIVITY, COMFORT AND PRODUCTIVITY.





RESIDENTIAL

NET INTERNAL AREAS

	SQ FT	SQ M
FIRST	3,751	348.50
SECOND	3,744	347.80
THIRD	2,535	235.50
TOTAL	10,030	931.80

	SQ FT	SQ M
FIRST	3,751	348.50

FIRST FLOOR





RESIDENTIAL

STAFF/
MEETING ROOM

WC

WC

WC

	SQ FT	SQ M
SECOND	3,744	347.80

SECOND FLOOR





RESIDENTIAL

EXTERNAL
TERRACE

WC
WC

WC

THIRD

SQ FT

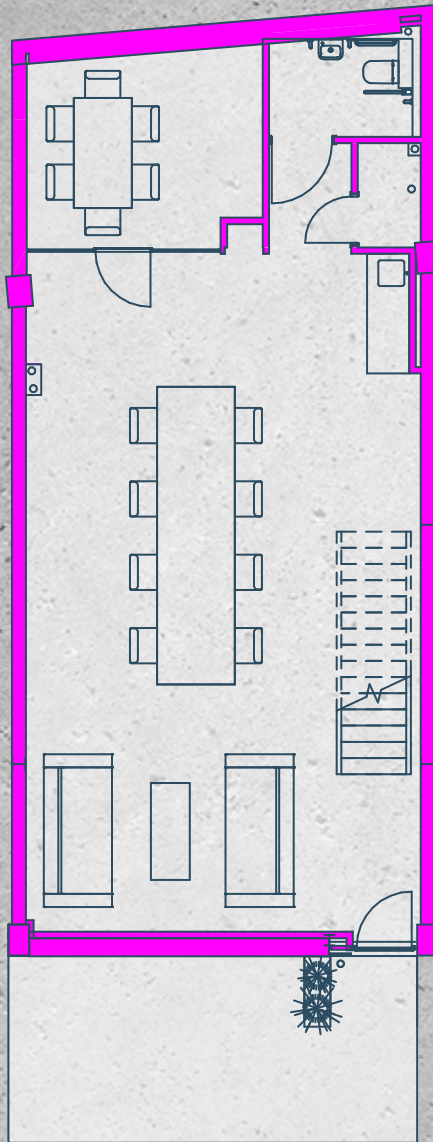
2,535

SQ M

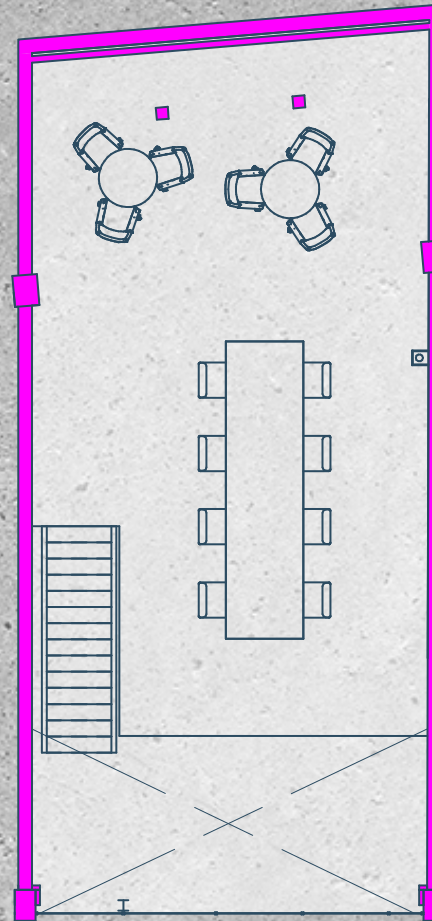
235.50

THIRD FLOOR





TYPICAL
GROUND FLOOR



TYPICAL
MEZZANINE

UNIT 2	SQ FT	SQ M
GROUND	608	56.50
MEZZANINE	629	58.40
TOTAL	1,237	114.90

UNIT 3	SQ FT	SQ M
GROUND	942	87.50
MEZZANINE	624	58.00
TOTAL	1,566	145.50

UNIT 4	SQ FT	SQ M
GROUND	893	83.00
MEZZANINE	579	53.80
TOTAL	1,472	136.80

UNIT 5	SQ FT	SQ M
GROUND	859	79.80
MEZZANINE	581	54.00
TOTAL	1,440	133.80

UNIT 6	SQ FT	SQ M
GROUND	827	76.80
MEZZANINE	484	45.00
TOTAL	1,311	121.80

UNIT 7	SQ FT	SQ M
GROUND	732	68.00
MEZZANINE	355	33.00
TOTAL	1,087	101.00



STUDIOS

IT'S ALL IN THE DETAIL

A COMPREHENSIVE OFFICE WORKSPACE REDEVELOPMENT OVER 3 FLOORS, WITH 6 SELF-CONTAINED GROUND FLOOR STUDIO UNITS (AND PENTHOUSE APARTMENTS ABOVE).

SPECIFICATION

WORKSPACE

- EXPOSED CONCRETE FRAME/COLUMNS WITH INDUSTRIAL FINISHES
- DOUBLE HEIGHT ENTRANCE LOBBY WITH CONCRETE FEATURE STAIRS ABOVE
- NEW VRF AIR CONDITIONING PROVIDING HEATING AND COOLING
- AHU PROVIDING FRESH AIR
- FULL ACCESS METAL RAISED FLOOR
- CONTEMPORARY FAGERHULT LED STRIP LIGHTING
- DESIGN DENSITY FOR OCCUPATION OF 1:8
- MALE & FEMALE SUPERLOOS ON EACH FLOOR
- COMMUNAL ROOF TERRACE ON 3RD FLOOR
- STANDALONE FEATURE MEETING ROOM ON 2ND FLOOR
- NEW HIGH PERFORMANCE DOUBLE GLAZED CRITTALL WINDOWS
- FLOOR TO CEILING HEIGHTS (TOP OF RAISED FLOOR TO UNDERSIDE OF SOFFIT):
 - 1ST FLOOR CIRCA 2.7M
 - 2ND FLOOR CIRCA 2.9M
 - 3RD FLOOR CIRCA 2.5M
- SHARED SHOWER FACILITIES ON GROUND FLOOR
- CYCLE STORAGE FACILITIES
- FLOOD WIRED WITH COMMS AND DATA CABLE DISTRIBUTION ON EVERY FLOOR
- THREE INDEPENDENT NETWORK ZONES PER FLOOR EACH WITH OWN DEDICATED SERVER RACKS
- HIGH SPEED INTERNET (PROVIDER – TBC)
- EXCEPTIONAL NATURAL LIGHT
- PIR CONTROLLED INTELLIGENT LOW ENERGY OUTPUT MODERATED LIGHTING SYSTEM
- PIR SECURITY ALARM SYSTEM LINKED WITH DOOR CONTACT ALARMS AT EACH LEVEL

STUDIO UNITS

EACH OVER GROUND AND MEZZANINE

- PERIMETER VRF AIR CONDITIONING PROVIDING HEATING AND COOLING ON BOTH LEVELS
- AHU PROVIDED FRESH AIR
- PIR CONTROLLED INTELLIGENT LOW ENERGY OUTPUT MODERATED LIGHTING SYSTEM
- LARGE DOUBLE HEIGHT ENTRANCE SPACE
- MEZZANINE WORKSPACE WITH BESPOKE STEEL STAIRCASE WITH OAK TREADS
- SELF-CONTAINED KITCHENS AND BATHROOMS
- NEW HIGH PERFORMANCE DOUBLE GLAZED CRITTALL WINDOWS
- CONTEMPORARY FAGERHULT LED STRIP LIGHTING DESIGN DENSITY FOR OCCUPATION OF 1:8
- INDUSTRIAL STYLE FINISHES
- POLISHED CONCRETE FLOOR TO GROUND FLOOR
- TIMBER FLOORBOARDS TO MEZZANINE
- EXPOSED TIMBER JOISTS
- PRIVATE CYCLE RACKS OUTSIDE EACH UNIT
- FLOOR TO CEILING CIRCA 2.4M
- INDIVIDUAL SUPERLOOS (WITH POTENTIAL TO ADD SHOWER FACILITY)
- STORAGE SPACE
- EXCEPTIONAL NATURAL LIGHT
- HIGH SPEED INTERNET (PROVIDER – TBC)



RENT AND LEASE TERMS
UPON APPLICATION

INSPECTIONS
STRICTLY BY APPOINTMENT
THROUGH SOLE AGENT
BRAY FOX SMITH LONDON

TIMING
PRACTICAL COMPLETION
DUE NOVEMBER 2020

EPC
TBC

BREEM
TBC

PROFESSIONAL TEAM

CONTRACTOR
ROOFF

**PROJECT MANAGER
AND ARCHITECT**
MAP ARCHITECTURE

STRUCTURAL ENGINEER
THE MORTON PARTNERSHIP

QUANTITY SURVEYORS
BRACK MEEKINS PARTNERSHIP

M&E CONSULTANTS
BOX TWENTY

COLOUR HOUSE



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