



75

FARRINGTON ROAD EC1



Exceptional corner building, comprehensively refurbished to a Buckley Gray Yeoman design.

Providing 24,632 sq ft of Grade A, flexible and contemporary office accommodation situated a 2 minute walk from Farringdon Station.

The existing building has been taken back to the frame and lovingly refurbished incorporating full height glazing with anodised bronze surrounds. A beautiful 7th floor & new terrace has also been added to the top of the building. All floors provide office accommodation of the highest quality.

Stunning terraces have been added to the 6th and 7th floors providing unparalleled views eastwards towards St Paul's and The City.

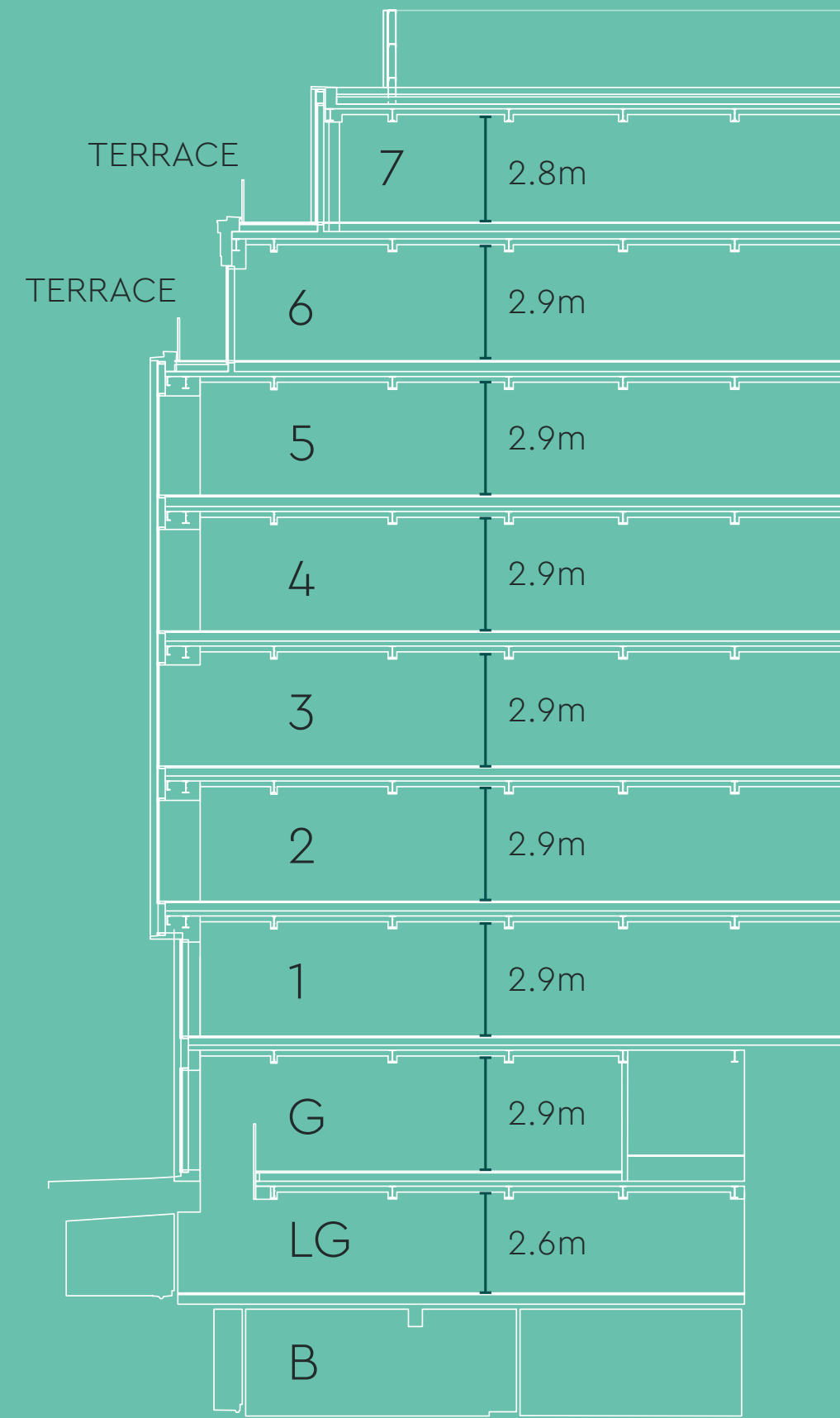




A dedicated ground floor entrance will allow the lower ground and ground floors to be taken as a self contained office/showroom.

ACCOMMODATION SCHEDULE

Floor	SQ FT	SQ M
7 Milberg London	1,728	161
6 Blue Matter Consulting	2,590	241
5 Netstar UK	3,195	297
4 RN Clearpoint Learning Systems	3,208	298
3 AVAILABLE	3,204	298
2 AVAILABLE	3,202	298
1 Geotab	3,021	281
G Konig + Neurath	1,582	147
LG Konig + Neurath	2,902	270
TOTAL AVAILABLE	6,406	602



N.B The above are representative finished floor to ceiling heights



Designed to achieve a BREEAM "very good" rating, this building boasts new cycle storage, shower and changing facilities plus a drying room.



40 Bike Spaces



3 Showers



40 Lockers



THE LOCAL AREA

○ BARS/RESTAURANTS

01. TRENTS
02. THE FAMOUS ITALIAN WOP
03. DADDY DONKEY
04. KIN
05. CRAFT BEER CO
06. POLPO
07. PURFOCK COFFEE
08. BLEEDING HEART
09. IBERICA
10. BREWDOG
11. CLERKENWELL & SOCIAL
12. SMITHS OF SMITHFIELD
13. ST JOHN RESTAURANT
14. HIX
15. MODERN PANTRY
16. EXMOUTH ARMS
17. COIN LAUNDRY BAR

● OCCUPIERS

26. ADIDAS
27. LINKEDIN
28. STARCOM
29. ENNISMORE
30. UNILEVER
31. DELOITTE DIGITAL
32. SAINBURY'S
33. GOLDMAN SACHS
34. AMAZON
35. SAATCHI & SAATCHI
36. GREY LONDON
37. 38 DEGREES
38. KARMARAMA
39. KURT GEIGER
40. ALEXANDER McQUEEN
41. AGENT PROVOCATEUR
42. AKQA

● RETAIL/LEISURE

18. BOUNCE
19. BARBER STREISAND
20. PUREGYM
21. DRUNKEN BUTLER
22. MOB45
23. TEN HEALTH & FITNESS
24. THE QUALITY CHOP HOUSE SHOP
25. FOREST



CLERKENWELL & SOCIAL



BOUNCE



KIN



THE MODERN PANTRY



DADDY DONKEY



SMITHS OF SMITHFIELD



THE BLEEDING HEART



COIN LAUNDRY BAR



LEATHER LANE MARKET



TRENTS



PRUFROCK COFFEE



EXMOUTH ARMS



CRAFT BEER CO



BARBER STREISAND



A GENTLE STROLL

FARRINGDON
2 min

CHANCERY LANE
7 min

BARBICAN
10 min

Farringdon is served by the Circle, Hammersmith & City and Metropolitan Lines



FROM FARRINGDON STATION



MOORGATE
1 min

LIVERPOOL STREET
2 mins

**KING'S CROSS
ST PANCRAS INTL**
FOR EUROSTAR
4 mins



LONDON BRIDGE
10 mins

GATWICK AIRPORT
40 mins

CAMBRIDGE
1 hr 14 mins

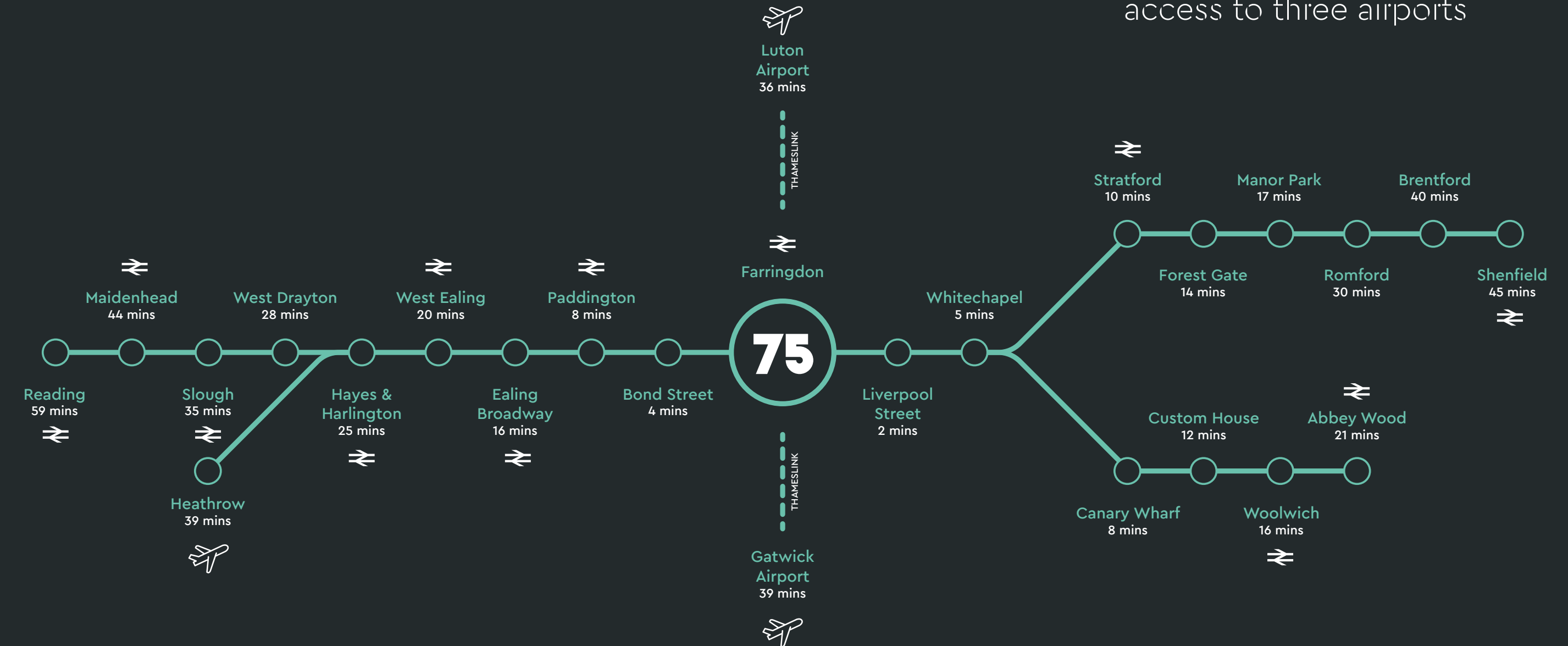


BOND STREET
4 mins

PADDINGTON
8 mins

HEATHROW
39 mins

CONNECT THE DOTS



Farringdon will be the only Central London station with direct access to three airports



Upon completion, the Elizabeth line will provide a new high speed train service, giving thousands of commuters quick access into and across London.



SPECIFICATION

- Flexible floorplates flooded with natural light
- Exposed VRF air conditioning
- Fully accessible raised floors
- Exposed ceiling with pendant LED lighting
- Full height glazing
- 2 x passenger lifts
- Remodelled reception
- 40 Bike racks and lockers
- 3 showers
- Terraces on 6th & 7th floors
- Ceiling heights of 2.9m on typical floors
- BREEAM – Very Good



SEVENTH FLOOR

Office		Terrace
1,728	SQ FT	680 SQ FT
161	SQ M	63 SQ M



Indicative only. Not to scale.

SIXTH FLOOR

Office		Terrace
2,590	SQ_FT	438 SQ_FT
241	SQ_M	41 SQ_M



Indicative only. Not to scale.

TYPICAL FLOOR 2-5

Office	
3,200	SQ_FT
297	SQ_M



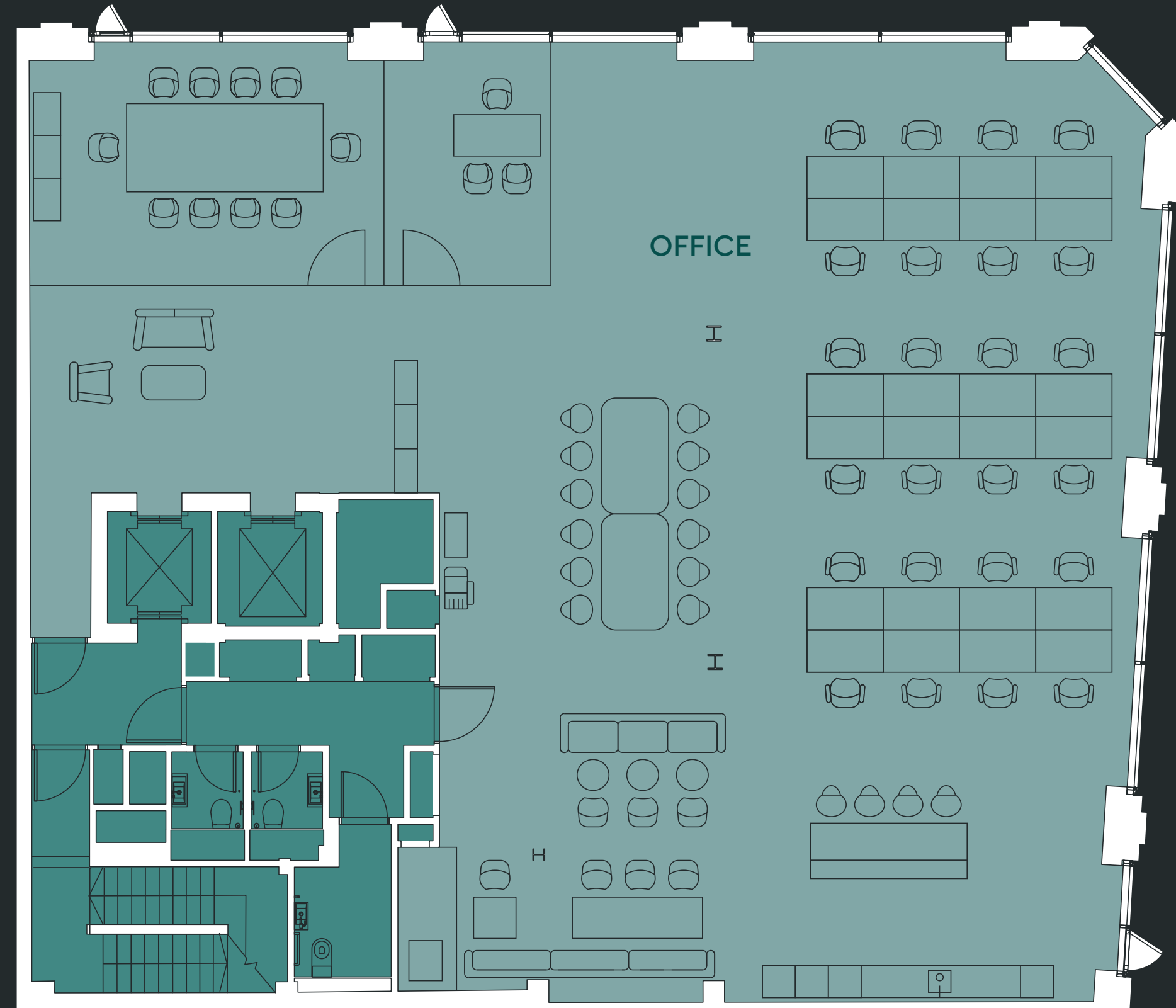
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FIRST FLOOR

Office
3,021 SQ_FT
281 SQ_M

- 24 Workstations
- 1 Executive office / Small meeting room
- 1 10-person meeting room
- 12 Hot desks

- Kitchen / Breakout area
- Reception
- Bike Racks
- Shower / Changing facilities



Indicative only. Not to scale.



GROUND FLOOR

Office
 1,582 SQ.FT
 147 SQ.M



Indicative only. Not to scale.

LOWER GROUND FLOOR

Office
 2,902 SQ.FT
 270 SQ.M



Indicative only. Not to scale.



1.0 Description of the Works

The building has been stripped back to frame and rebuilt behind full height glazing with anodized bronze surrounds to provide a high quality Grade A office building

A new 7th floor has been added which along with new private terraces on the 6th & 7th floors provide unparalleled views eastwards towards St Paul's Cathedral and the City

A dedicated ground floor corner entrance will allow the lower ground and ground floors to be taken as a self-contained unit for either office or showroom occupiers and creates a highly prominent offering

Generous new cycle storage, changing and shower facilities are located at basement level

There is a dedicated access to these facilities via an independent stair located on St Cross Street

This outline specification should be read in conjunction with the full specification document

1.1 Project Team

Client: Orchard Street Investment Management on behalf of St James's Place Property Unit Trust

Development Manager: Hanover Cube

Architect: Buckley Gray Yeoman

Structural Engineer: Davies Maguire

Services Consultant: Hilson Moran

Quantity Surveyor: Academy Consulting

Contractor: 21 Construction

2.0 Key Design Criteria

2.1 Occupancy Criteria

The following criteria are measured against net internal floor areas:

- WCs – 1 person per 8m² floor area, assuming 80% utilization factor
- Means of Escape – 1 person per 6m²
- HVAC – ventilation, cooling and heating systems are designed based on an occupancy of 1 person per 8m², with ventilation rates of 12 litres/second/person

Ceiling Heights	Lower Ground	Ground-6th Floor	7th Floor
Height to plasterboard soffit	2600 mm	2900 mm	2800 mm

NOTE: all levels are indicative

Raised floor zones	Lower Ground	Ground – 6th	7th Floor
Clear Void	200 mm	250 mm	200 mm

2.4 Kitchen, Teapoint area

Provision on each floor for future tenant fit-out

2.5 Bicycle Storage & Showers

Spaces for 36 bicycles in the basement

Spaces for 4 bicycles at ground floor (Visitor cycle store)

40 Lockers

3 Unisex Showers in the basement

2.6 BREEAM

The base building achieved a Refurbishment and Fit-out 'Very Good' BREEAM rating and future tenant fit-out works will be required to maintain this rating

3.0 External Fabric

3.1 External Fabric

3.2 Cladding

- On ground to 7th floor – new capped curtain walling comprising full height glazing with vertical profiled spandrel panels at the first floor slab edge & at high level on the 7th floor
- On 2nd to 5th floors – new projecting feature curtain walling comprising full height glazing with vertical profiled spandrel panels at slab edges, with projecting anodised bronze surrounds encompassing the glazing

- A bronze anodized canopy is provided over the main entrance

- 2 no. outwards opening doors are provided to the terrace on 6th & 7th floors

3.6 External Lighting

- Reception Canopy – recessed downlights to the underside of the projecting canopy
- LED strip lighting is concealed under the edge of the parapet around the perimeter of the terraces on 6th & 7th floors

4.0 Internal Spaces

4.1 Reception

- Feature blackened steel vertical metalwork
- Feature free standing blackened steel metalwork in front of lift entrances
- Existing brickwork to be painted white
- Bespoke PPC metal cladding to entrance door reveals and concealed services
- Polished concrete flooring with blackened steel trim
- High quality entrance matt well to threshold
- Suspended coffered plasterboard ceiling with suspended linear light fittings
- Stainless steel tenant signage board with integrated tenant post boxes

4.2 Cores & Circulation

4.2.1 Core Lobbies

- High quality large format ceramic tiled floor with plywood substrate on raised floor
- Factory sprayed lacquered solid core doors with stainless steel ironmongery
- High quality recessed downlights set into plasterboard soffit

4.2.1 Staircases

4.2.2.1 Stair 1 (Lower Ground to Roof)

High quality broadloom carpet from first floor up to roof level & large format ceramic tiled floor from lower ground to first floor landing level

Proprietary aluminium stair nosings throughout

Recessed downlight on plasterboard soffit at landing level & wall mounted light fittings to half landings

4.2.2.3 Stair 2 (Basement to Ground)

Existing concrete stair from basement to ground to be refurbished as required, with painted contrast nosings, cycle wheel ramp & soffit mounted downlights

4.2.3 Passenger Lift

- Black & white PPC aluminium panels
- Half height mirrors
- Stained oak handrail
- Black PPC aluminium skirting
- Black PPC car operating panel
- High quality large format polished concrete tiled floor on ply substrate

4.3 WCs

4.3.1 Unisex WC Cubicles

- Floor to ceiling small format ceramic tiles to all new partitions, white to three no. walls with green tiles to sink/mirror wall
- High quality large format ceramic tiled floor with plywood substrate on raised floor
- Factory sprayed lacquered solid-core doors with stainless steel ironmongery
- High quality recessed downlights centered on metal ceiling panels
- Wall mounted vanity unit & mirror with brass trim
- White ceramic hand basin mounted to vanity unit, with wall mounted mixer taps
- Wall mounted WCs with concealed cisterns & brushed chrome flush plate
- Wall mounted hand dryer, double toilet roll holder, door stops, coat hooks & soap dispenser

4.4 Office Space

- Fully accessible, steel encapsulated, sealed raised floor – to act as an air distribution plenum
- Existing and new soffits in the office spaces are drylined, skimmed and painted with nominal 100mm void provided for services distribution
- All conduits, cables, refrigerant pipework are located above plasterboard soffit
- Factory sprayed lacquered solid core doors onto office floor with stainless steel ironmongery
- Suspended circular luminaires
- Soffit mounted FCUs concealed within architectural galvanised cladding. Galvanised spiral oval ductwork and air distribution grilles
- All exposed within the office space
- Wall mounted FCUs to be concealed within PPC casings

5.0 Structures

5.5 Loading Criteria

Table 5.5 – 2 – Table of imposed loads

Area	UDL (kN/m ²)	Point Load (kN)
Plant space	5.0	4.5
Roof (maintenance only)	0.75	0.9
Offices floors	2.5 +1.0	2.7
Terraces (accessible)	3.0	4.5

to BS 6399-1

6.0 Mechanical Services

Design Temperatures

- External Temperature
29°C db/20°C wb Summertime
(although all plant rated
up to 35°C ambient temp)
- 40C Saturated Winter
- Internal Temperatures
24°C ± 2°C db uncontrolled RH (Cooling)
(BCO Design Standard)
20°C ± 2°C db uncontrolled RH (Heating)
(BCO Design Standard)

Cooling Load Gains

- Lighting 10 w/m²
- Tenants small power 25 w/m²
- People 80W (sensible); 60W (latent)

There is an area for tenant plant on the roof

Ventilation Rates

- Occupation density 1 person/8m²
floor area per person
- A minimum fresh air quantity of 12l/s/person
- 8 air changes/hour toilet make up air
- 10 air changes/hour toilet extract air
- 2 air changes/hour through natural
ventilation of reception

6.1 Air-conditioning

The reception & offices are air conditioned via energy efficient Mitsubishi 2 pipe VRF system with full heat recovery to enable simultaneous heating and cooling

Internal terminal units are zoned taking into account BCO Guide to Specification 2014, with fan coil type units at high level discharging secondary air to linear diffusers

Fresh air ventilation for the reception is provided via the main entrance doors, with electric over door curtain to prevent cold air penetrating the reception at peak hours supplemented with Mitsubishi 2 pipe DX split system

6.1 Building Management System

The system is controlled via Trend BMS

6.2 General Ventilation

New air handling unit is located at roof level incorporating supply & extract fan assemblies, DX heating & cooling coil, filtration, electrical frost protection coil and heat recovery thermal wheel

7.0 Electrical Services

The LV distribution has been designed for a 400/230 Volts. 50 Hz AC supply with a variation of +10% -6% in voltage and +1% in frequency with power factor correction to 0.95 lagging

Lighting	10 W/m ²
Small power	25 W/m ² + 10%
HVAC plant	8 W/m ²
Small Power Additional Capacity	10 W/m ²

7.2 Lighting

The lighting installation has been designed to provide the following lux levels:

- Office Areas: 400 lux at desktop height
(0.8m AFFL)
- Toilets: 200 lux

The office areas are illuminated using suspended circular LED luminaires mounted in to the soffit and circular surface/recessed LED downlighters to perimeter margins and plasterboard margins

Emergency lighting is installed in accordance with BS 5266

7.3 Fire Alarms

A new analogue addressable fire alarm system has been installed covering the whole the building, in compliance with BS 5839 part 1: 2002

Fire telephone and refuge intercom system is provided within firefighting lobby and WC refuge location at every floor

The system is in compliance with BS 9999 and BS 5839

7.4 Security

There will be a landlord CCTV system to provide coverage to the reception and basement to Seventh floor lobby areas

Containment system with draw wires to allow for tenant installed access control

Interlink provided between main entrance intercom and each tenancy

8.0 Lifts

2 No. new lifts in accordance with BCO (2014) serving lower ground floor to level 7 consisting of:

1. Dual entry 675kg 9 person MRL passenger and firefighting lift – rated speed 1m/s
2. Single entry 825kg 11 person MRL passenger lift – rated speed 1m/s

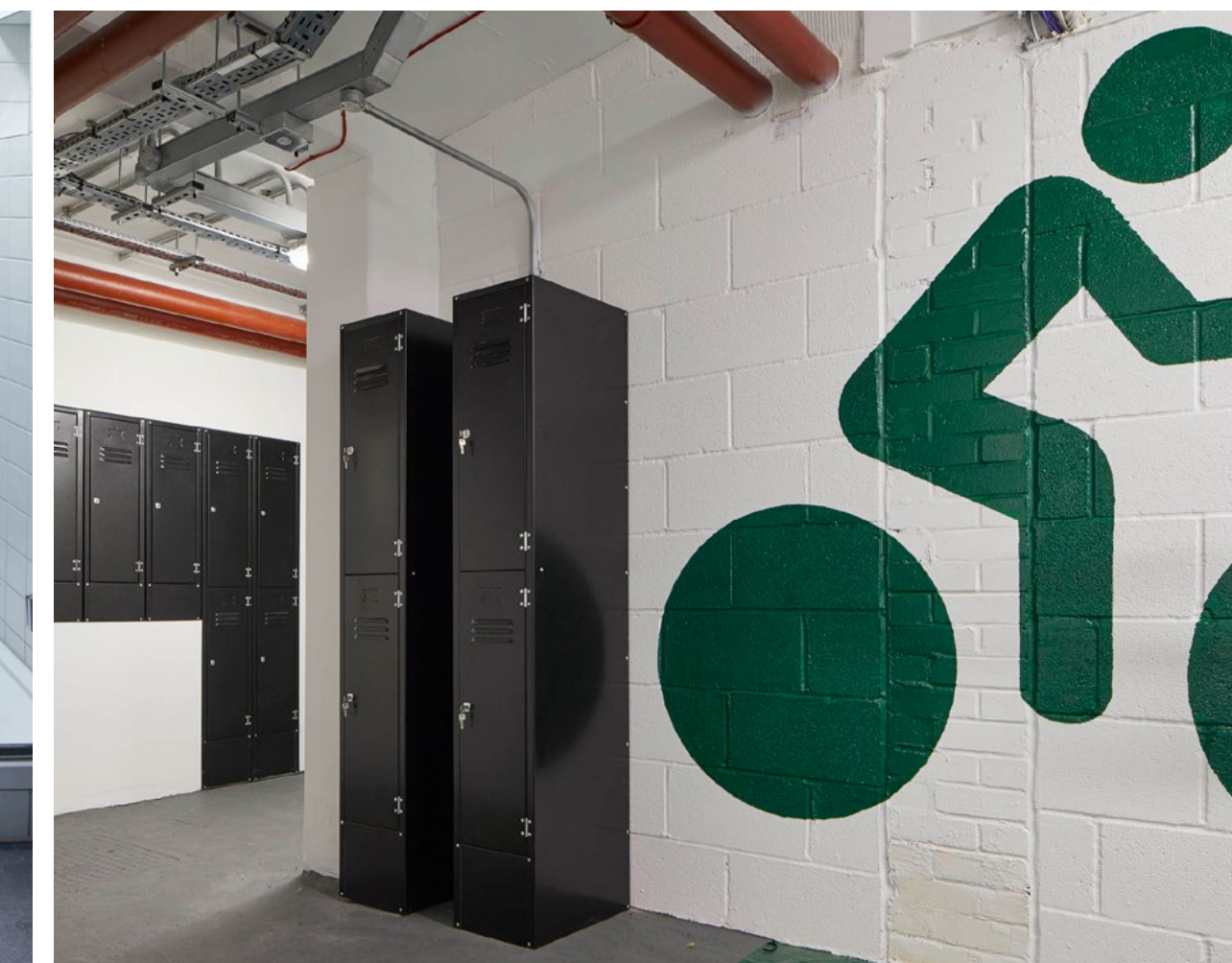
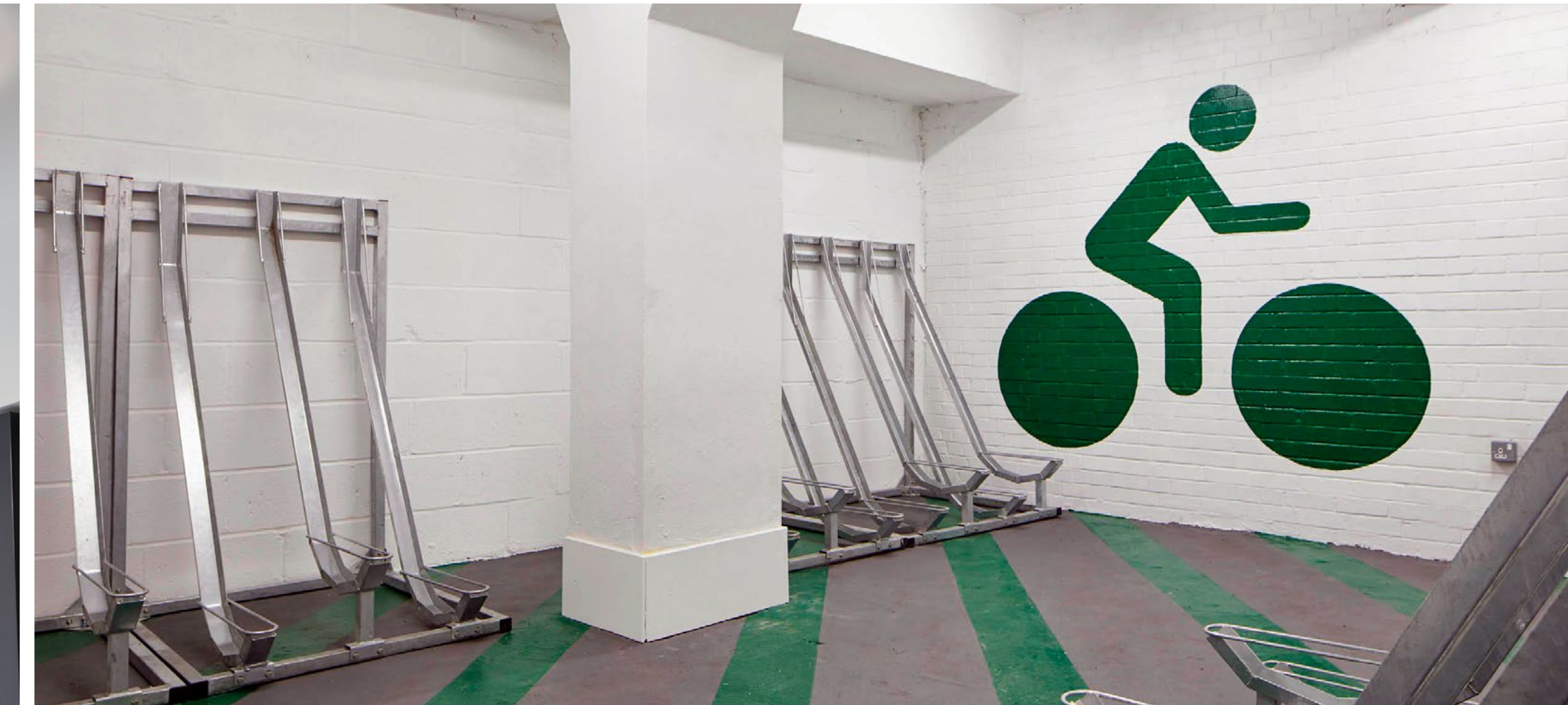
The lifts are designed to provide the following performance criteria:

Morning Peak

- Average waiting time ≤ 25 seconds
(across all floors)
- Average time to destination ≤ 90 seconds

Lunchtime Peak

- Average waiting time ≤ 40 seconds
(across all floors)





75FARRINGDON.COM

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A development by

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Architect

BuckleyGrayYeoman

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