

Over 91,000 sq ft HQ building  
in East London

# The Marker Building

E15

# Marking the start of something extraordinary.

An exceptional 91,000 sq ft HQ building in the heart of East London, with state of the art end of journey facilities, balconies and a large communal roof terrace.

Set within 12 acres of curated landscaping, served by exceptional transport links including the DLR, District, Hammersmith & City and Jubilee underground lines and C2C, just a minute walk from reception.

Designed by Buckley Gray Yeoman, the building benefits from a dramatic double height reception area, terraces and a plethora of retail and leisure amenities immediately on the doorstep.

A remarkable HQ building

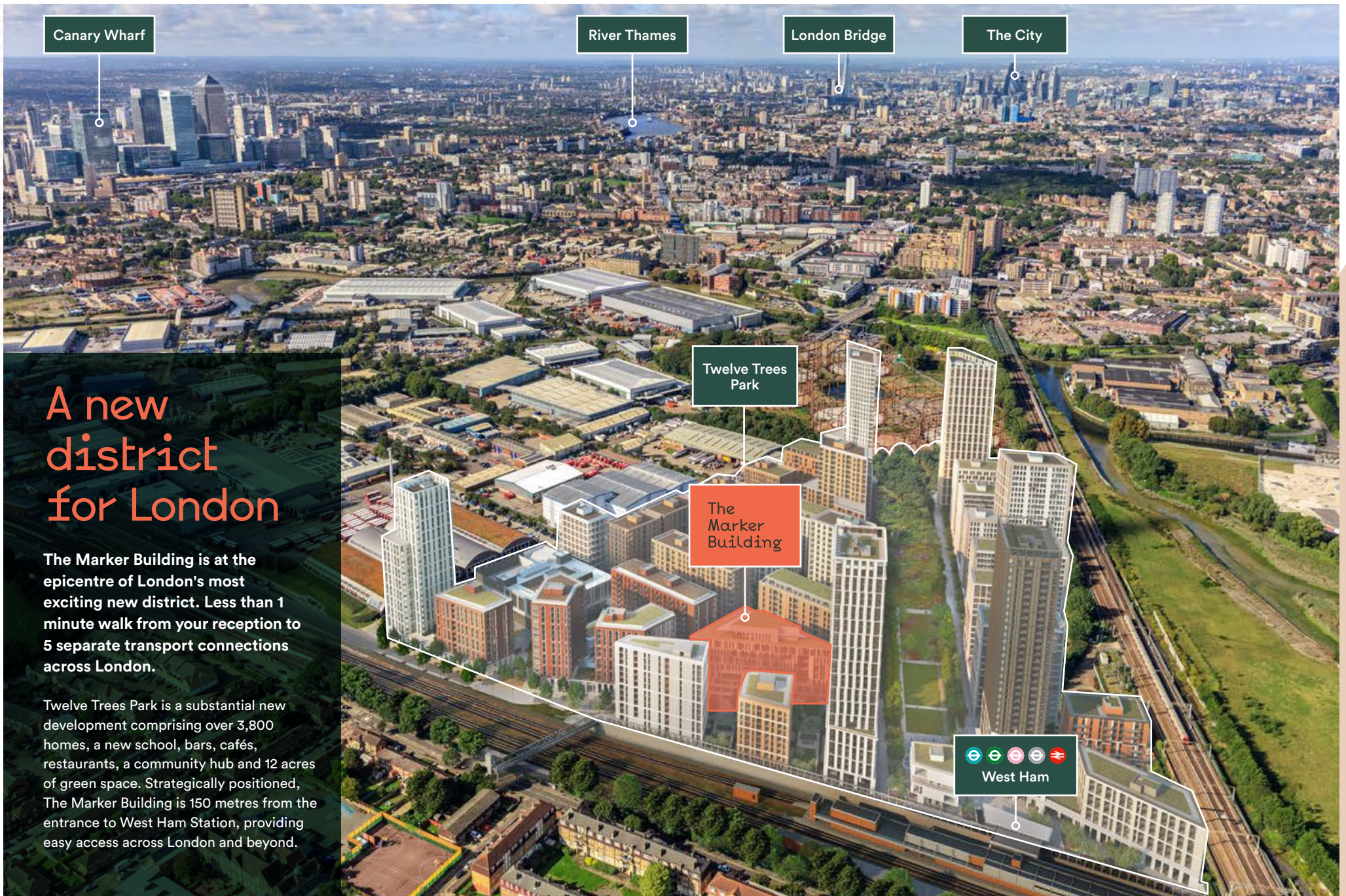
Extremely well connected

Surrounded by green spaces & amenities



Exterior CGI





## A new district for London

The Marker Building is at the epicentre of London's most exciting new district. Less than 1 minute walk from your reception to 5 separate transport connections across London.

Twelve Trees Park is a substantial new development comprising over 3,800 homes, a new school, bars, cafés, restaurants, a community hub and 12 acres of green space. Strategically positioned, The Marker Building is 150 metres from the entrance to West Ham Station, providing easy access across London and beyond.



# Set amongst 12 acres of tranquil green space.



**The Marker Building will be an integral part of Twelve Trees Park, set to become East London's most exciting new lifestyle development.**

Attractive landscaped gardens and open parkland will be complemented by buzzing cafés, bars and restaurants, providing a tranquil environment for tenants to meet, collaborate or simply unwind.

Twelve Trees green space.

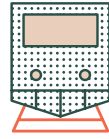
Twelve Trees green space.



# The ideal place for business.

Positioned just minutes from the City, Canary Wharf, Stratford and the West End – The Marker Building is exceptionally well connected.

The building is located almost adjacent to West Ham Station, which offers easy access to the Underground, DLR and National Rail networks.



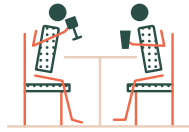
5 major transport lines within 1 minute walk of your new office



Westfield Stratford City is just 3 minutes away

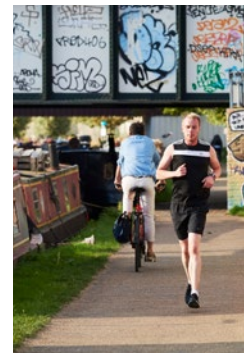
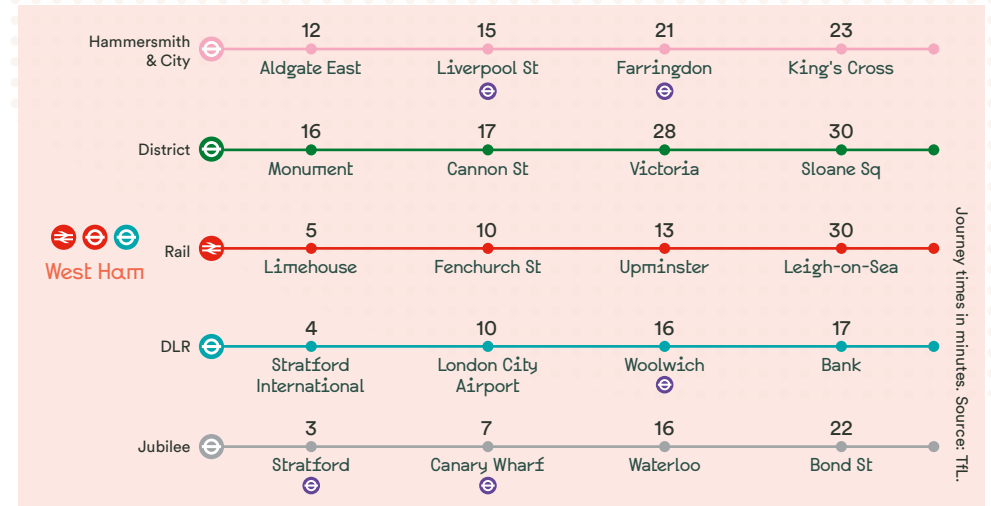


Ideally placed for access to Canary Wharf and The City



Parks, gardens, lively cafés and restaurants all on your doorstep

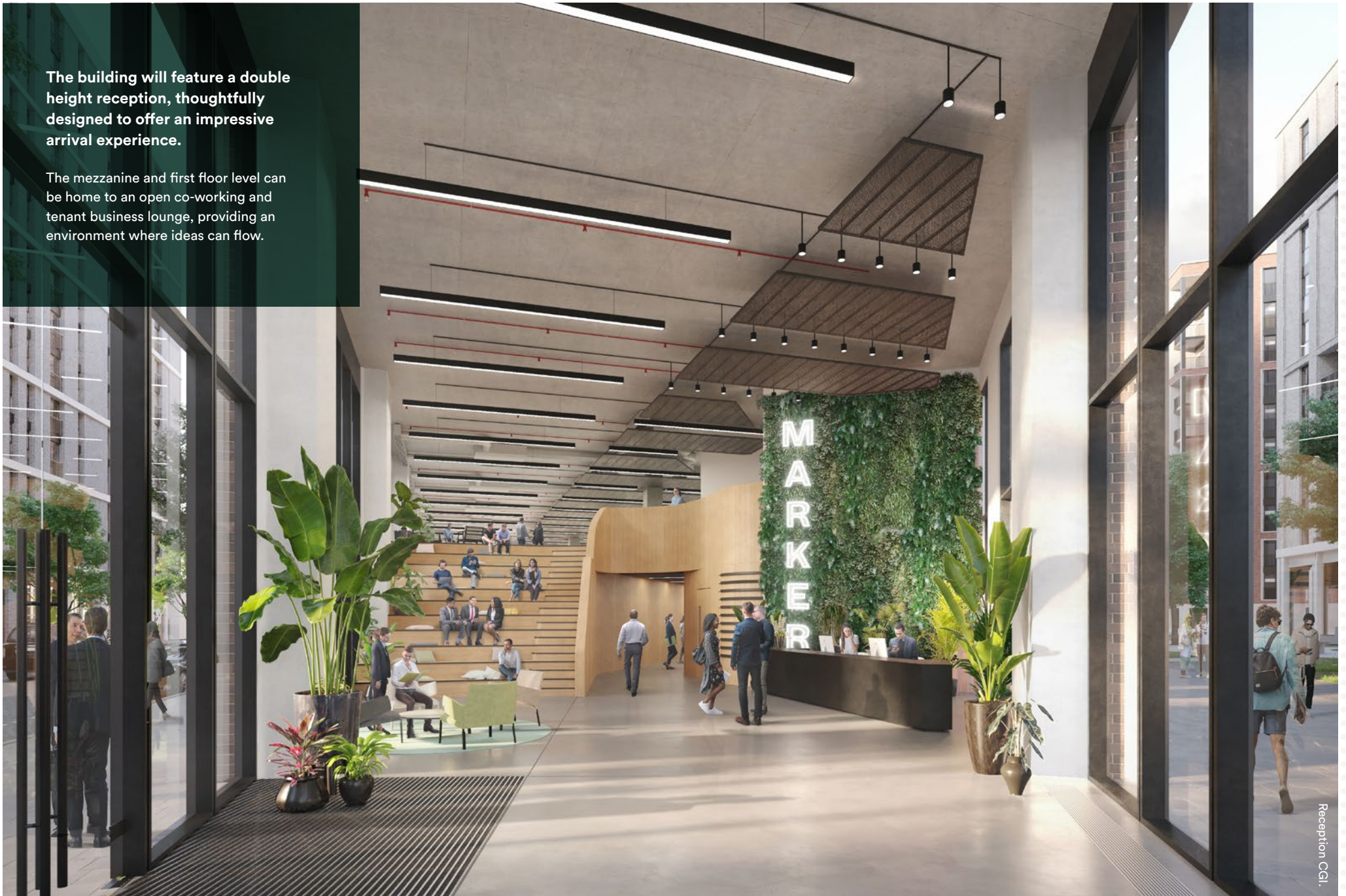
## Unrivalled connectivity





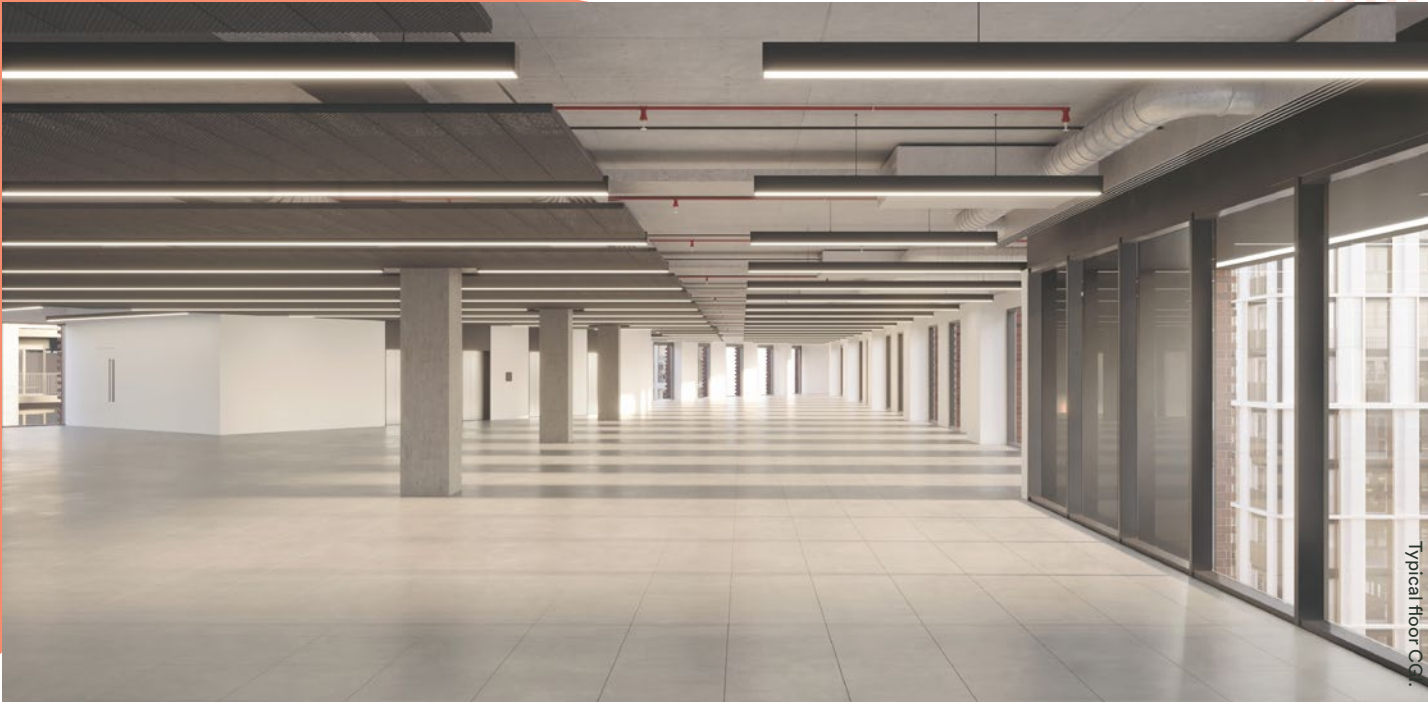
The building will feature a double height reception, thoughtfully designed to offer an impressive arrival experience.

The mezzanine and first floor level can be home to an open co-working and tenant business lounge, providing an environment where ideas can flow.

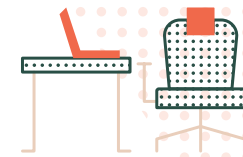


Reception CGI.





Typical floor CGL

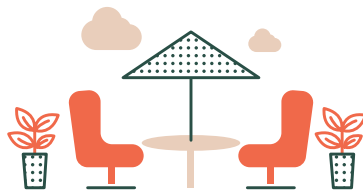


With the future occupier in mind, the space provides efficient floorplates to suit all work environments.

## Expansive floors designed for productivity.

The accommodation is arranged over eleven levels, with an impressive roof terrace on the top floor.

The office space is to be finished to a high specification, with full height glazing, LED lighting and a partially exposed air conditioning system.



Terrace CGL

# Accommodation Schedule

The Marker Building will provide the following Net Internal measurements:

| Floor         | Office        |              | Terrace      |            |
|---------------|---------------|--------------|--------------|------------|
|               | sq ft         | sq m         | sq ft        | sq m       |
| 9th**         | 8,050         | 748          | 1,345        | 125        |
| 8th           | 9,310         | 865          | -            | -          |
| 7th           | 9,125         | 848          | 150          | 14         |
| 6th           | 9,125         | 848          | 150          | 14         |
| 5th           | 9,125         | 848          | 150          | 14         |
| 4th           | 9,310         | 865          | 150          | 14         |
| 3rd           | 9,505         | 883          | 150          | 14         |
| 2nd           | 9,505         | 883          | -            | -          |
| 1st           | 7,535         | 700          | -            | -          |
| Ground        | 6,435         | 598          | -            | -          |
| Lower Ground* | 4,850         | 450          | -            | -          |
| <b>Total</b>  | <b>91,875</b> | <b>8,545</b> | <b>2,095</b> | <b>195</b> |

- Office
- Terrace
- Reception
- Core
- End of journey facilities

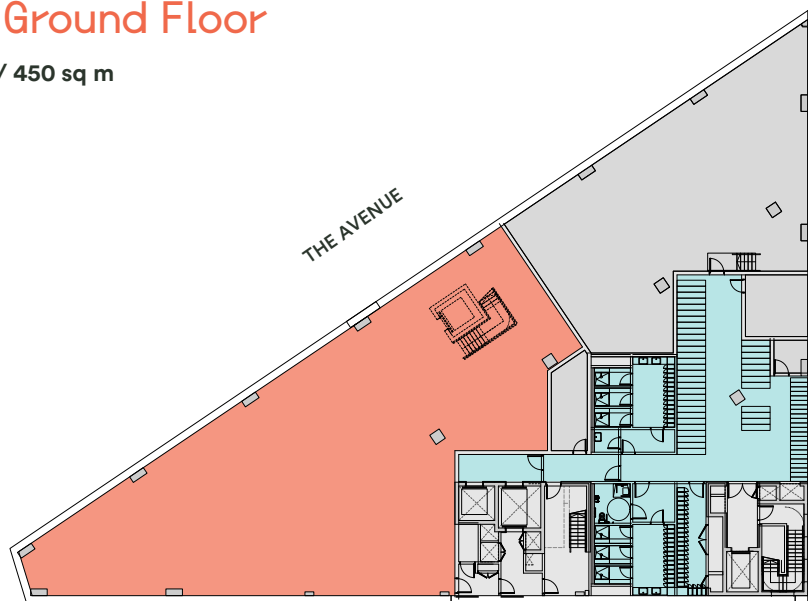
The Ground and Lower Ground floor can be connected by an interlinking staircase.

\* This floor can be used as offices or an alternative amenity use

\*\* Communal terrace on 9th floor

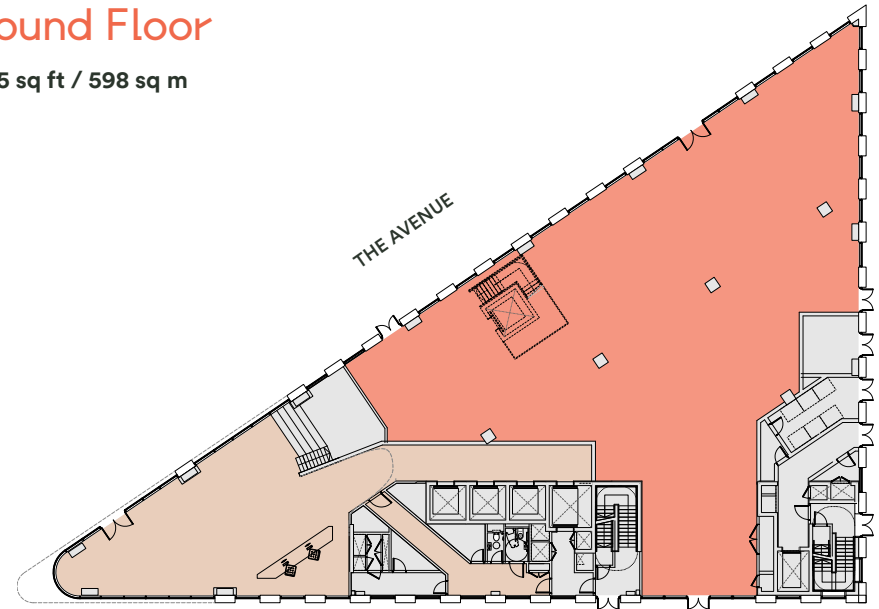
## Lower Ground Floor

4,850 sq ft / 450 sq m



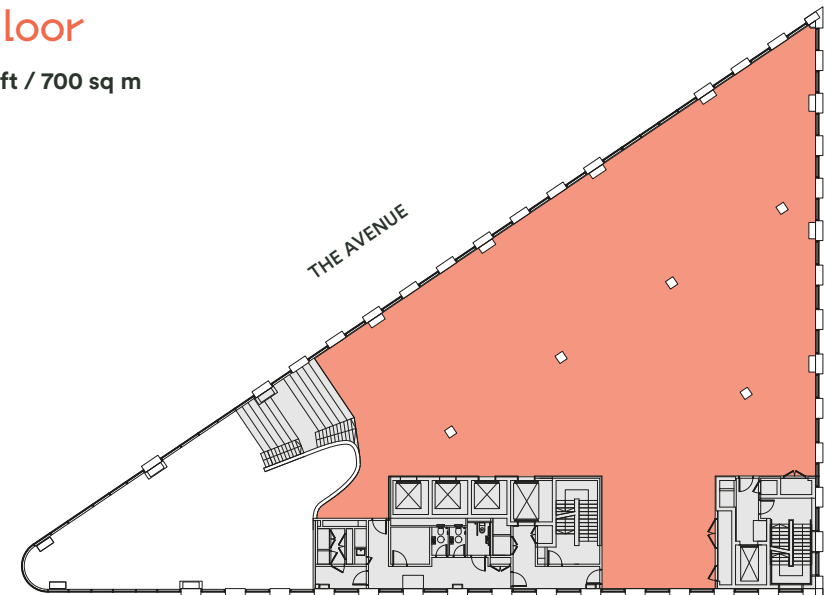
## Ground Floor

6,435 sq ft / 598 sq m



## 1st Floor

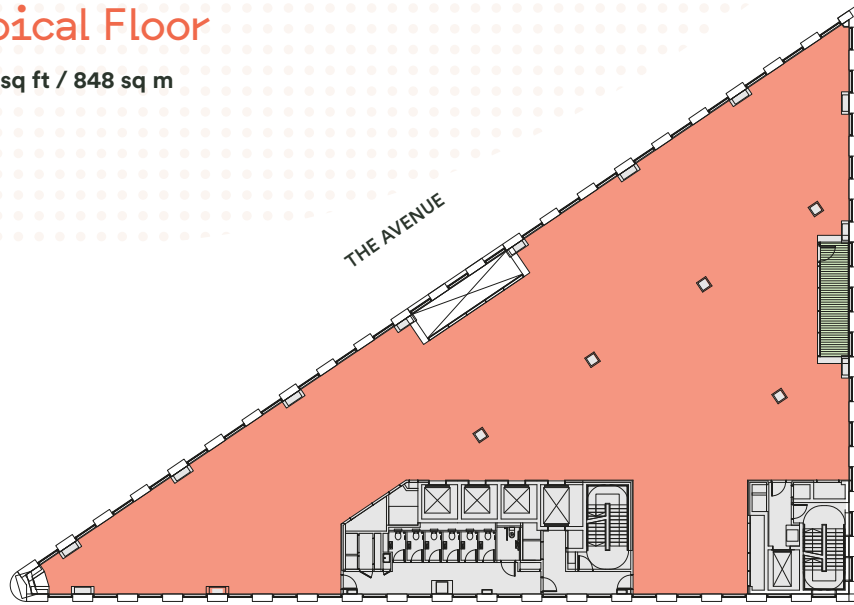
7,535 sq ft / 700 sq m





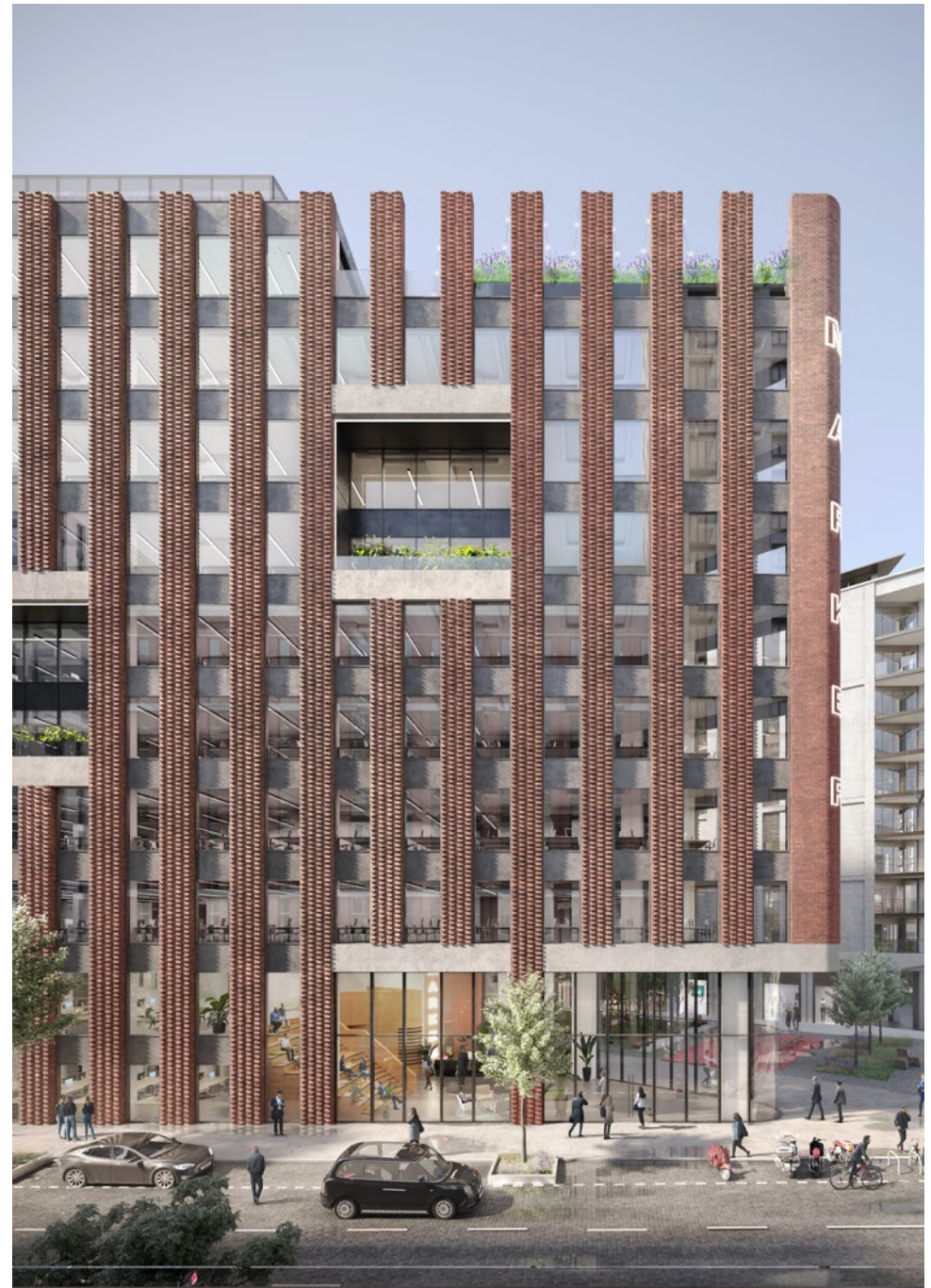
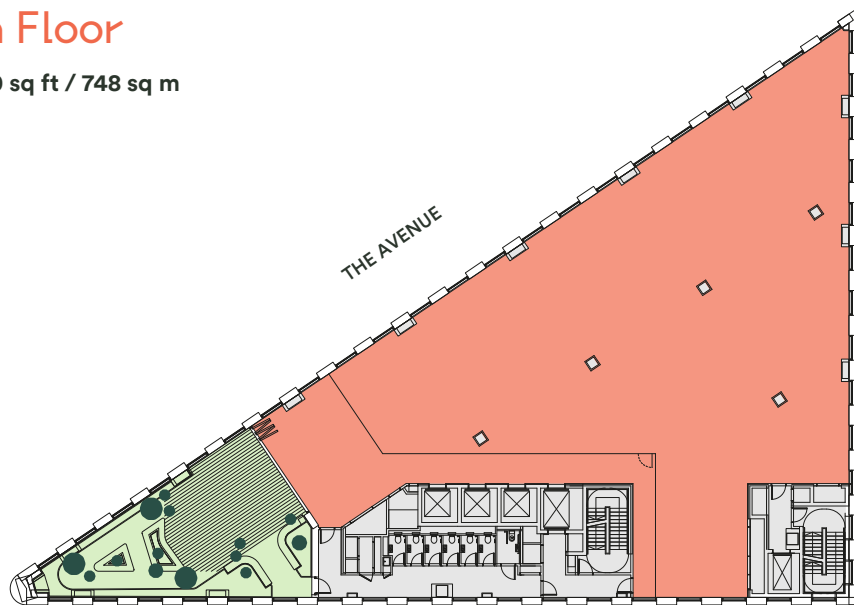
# Typical Floor

9,125 sq ft / 848 sq m



# 9th Floor

8,050 sq ft / 748 sq m



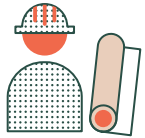
Plans not to scale. Indicative only.



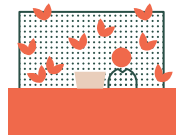


# Specification

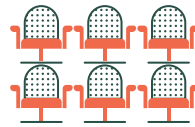
The Marker Building had been designed to meet current and future building and occupier sustainability requirements with the green agenda at the very heart of this exciting new development.



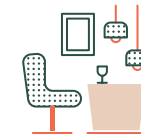
New office development by architects Buckley Gray Yeoman



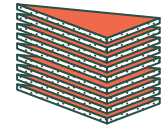
Double height reception with exposed soffit



Feature bleacher seating in main reception



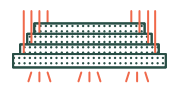
Informal co-working space in common areas



Building designed over 10 levels and lower ground floor



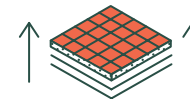
1:8 sq m occupancy density



LED suspended lighting throughout office spaces



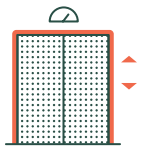
Partially exposed 4 pipe fan coil air-conditioning with hybrid raft solution



Fully accessible raised flooring & 9x9 column grid



Full height glazing to all office floors



4 passenger lifts serving all office floors



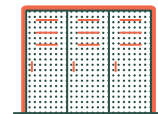
Unisex superloos & 7 showers



Double height private terraces on 3rd, 4th, 5th, 6th & 7th floors with communal roof terrace on top floor



70 cycle spaces with ability to expand to 105 spaces



108 lockers available



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