



19 DACRE ST LONDON SW1H 0DJ





## Introduction

Comprehensively reinvented for modern business, The Dacre offers seven floors of exceptional, state-of-the-art workspace that embrace the highest standards of sustainability. Complete with terraces, and ground floor retail and restaurant offerings, The Dacre is custom made for your ambitious future.







## Your neighbourhood

Westminster Abbey. Buckingham Palace. The Houses of Parliament. The city's greatest landmarks are your new neighbours. But while Westminster is rich in history, it is also dynamic and ever-changing, with industries ranging from tech to fashion making the area their home.

The Dacre is situated only a few steps from the greenery of St James's Park and a short way from elegant Mayfair. Nova, one of London's premier shopping and dining destinations, is just around the corner, offering a tantalising menu of restaurants and cafés, boutiques and health facilities.









The Ivy Victoria



The Cinnamon Club



Chez Antoinette



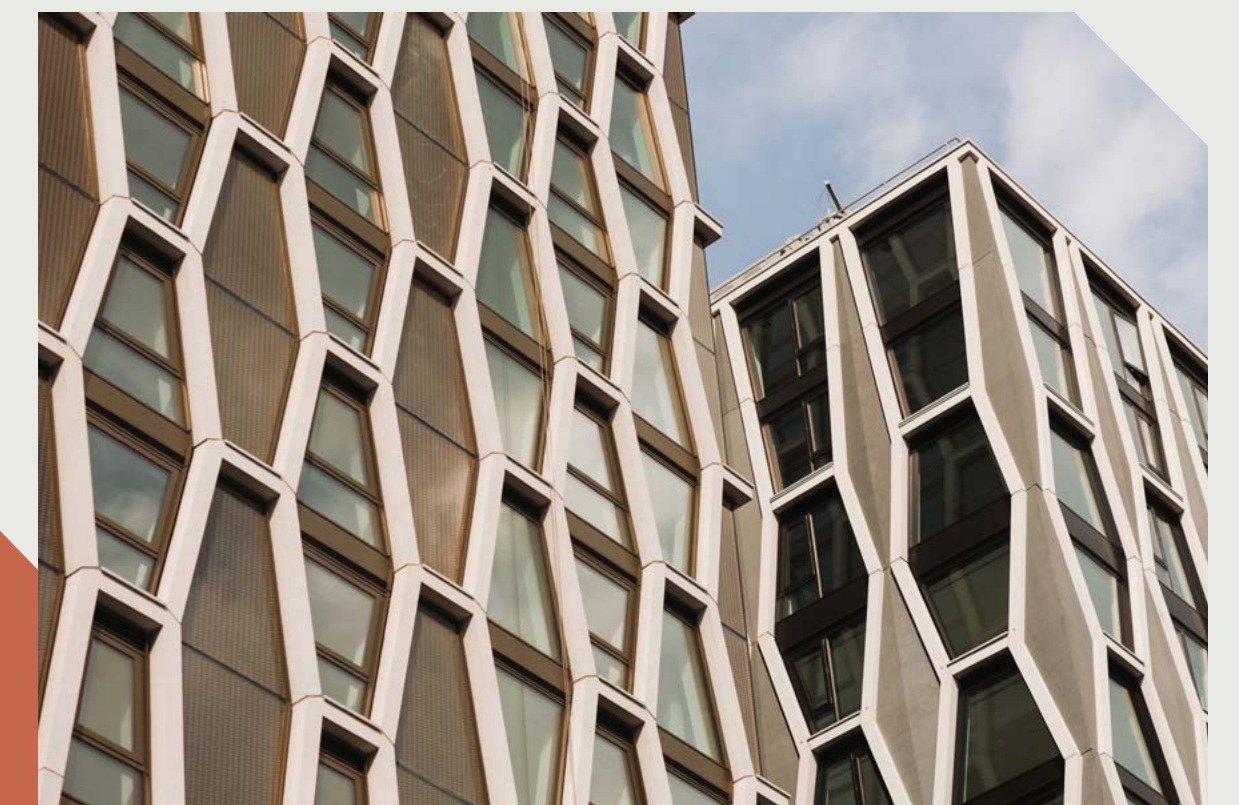
Conrad London St James



The Blue Boar



Strutton Ground Market



Orchard Place



## In the *heart* of London

Work from an office nestled in Central London. Located on a quiet side street, you are just moments away from the West End's best shops, restaurants and cultural venues. You might catch an intriguing exhibition at the Tate Britain, enjoy a long lunch at the Ivy, or work out at 1Rebel Victoria gym. From this calm yet central location, you can enjoy the best that a global city has to offer.







- 1 The American Bar
- 2 Cellarium Café & Terrace
- 3 Formative Coffee
- 4 Joe & The Juice
- 5 The Leopard Bar
- 6 Manetta's Bar
- 7 Rail House Café
- 8 Urban Greens
- 9 Ravello Coffee Co
- 10 Benugo
- 11 Pret A Manger

**THE DACRE**

10 minutes' walk

5 minutes' walk

HYDE PARK

GREEN PARK

ST JAMES'S PARK

WHITEHALL

BELGRAVIA

WESTMINSTER

TATE BRITAIN

Victoria

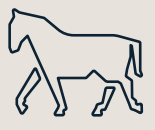
St. James's Park

Westminster

Hyde Park Corner

Knightsbridge

Embankment







- 1 The Blue Boar
- 2 The Cinnamon Club
- 3 Chez Antoinette
- 4 The Game Bird
- 5 The Ivy
- 6 Qulon
- 7 The Pem
- 8 Itsu

**THE DACRE**

10 minutes' walk

5 minutes' walk

GREEN PARK

ST JAMES'S PARK

WHITEHALL

BELGRAVIA

WESTMINSTER

TATE BRITAIN





**THE DACRE**

- 1 Conrad London St James
- 2 Corinthia London
- 3 Dukes London
- 4 The Goring
- 5 Hotel 41
- 6 The Rubens at the Palace
- 7 St Ermin's Hotel
- 8 St James's Court
- 9 The Stafford London



BUCKINGHAM PALACE



WESTMINSTER ABBEY



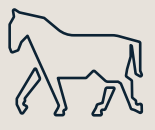
WESTMINSTER CATHEDRAL



TATE BRITAIN



THE RITZ LONDON



HORSE GUARDS PARADE



Embankment



Hyde Park Corner



Knightsbridge



Westminster

10 minutes' walk

5 minutes' walk

10  
10 DOWNING STREET

WHITEHALL

ST JAMES'S

ST JAMES'S PARK

WESTMINSTER

BELGRAVIA

HYDE PARK

GREEN PARK

BUCKINGHAM PALACE GARDENS

THE PALACE OF WESTMINSTER

VICTORIA TOWER GARDENS SOUTH

WESTMINSTER CATHEDRAL

TATE BRITAIN

BUCKINGHAM PALACE

WESTMINSTER ABBEY

WESTMINSTER CATHEDRAL

TATE BRITAIN

BUCKINGHAM PALACE

WESTMINSTER ABBEY

WESTMINSTER CATHEDRAL

TATE BRITAIN





- 1 Rebel
- 2 Barry's Bootcamp
- 3 City Athletic
- 4 E by Equinox St James's
- 5 Frame
- 6 Gymbox
- 7 SW1 Fitness

**THE DACRE**

10 minutes' walk

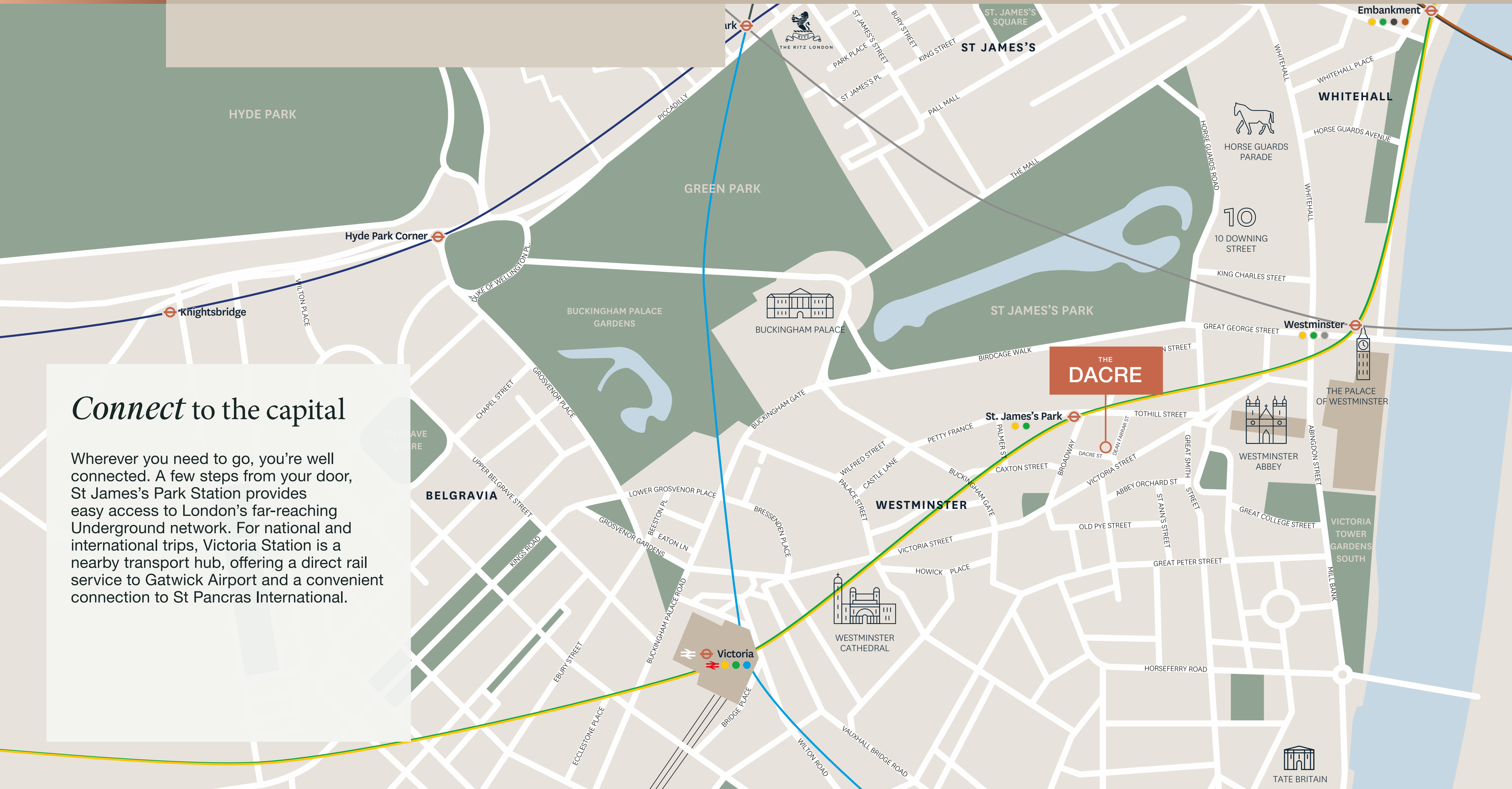
5 minutes' walk

10  
10 DOWNING STREET

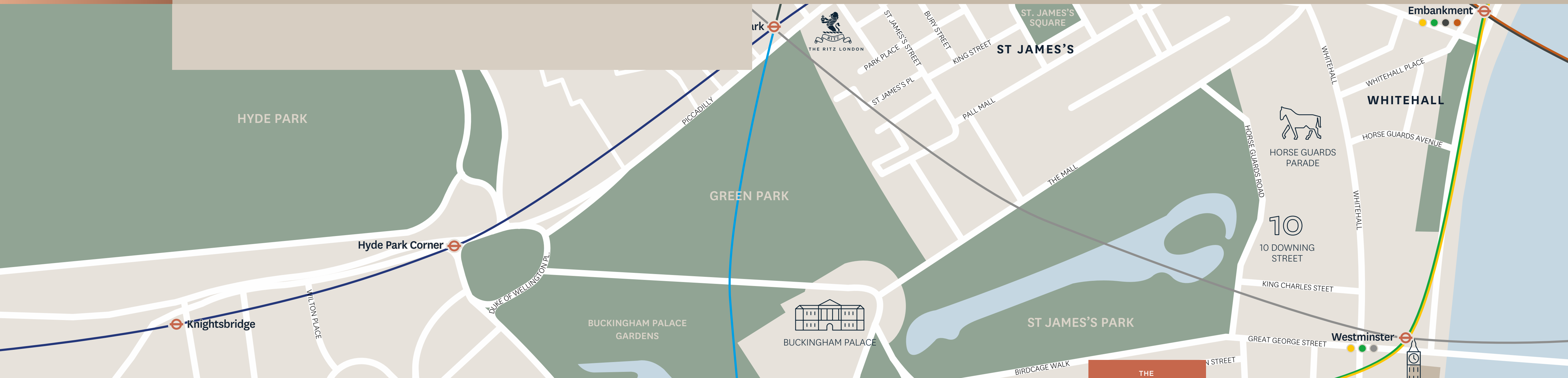


## Connect to the capital

Wherever you need to go, you're well connected. A few steps from your door, St James's Park Station provides easy access to London's far-reaching Underground network. For national and international trips, Victoria Station is a nearby transport hub, offering a direct rail service to Gatwick Airport and a convenient connection to St Pancras International.







Walking times

- 1 min — St James's Park
- 7 mins — Westminster
- 10 mins — Victoria

Source: Citymapper

Tube and train journey times

- 1 min — Green Park
- 1 min — Waterloo
- 9 mins — King's Cross St Pancras
- 3 mins — Bond Street
- 4 mins — London Bridge
- 10 mins — Canary Wharf
- 9 mins — Bank via London Bridge
- 10 mins — Paddington via Baker Street
- 42 mins — Heathrow via Paddington





## A *suite* of amenities

Designed by award-winning architects Darling Associates, The Dacre has been thoughtfully planned to elevate the lives of those who work there. High-specification, flexible office layouts are combined with best-in-class air-conditioning for enhanced fresh air.

Building amenities include a specially commissioned reception area to street level, dedicated bicycle lift, secure cycle storage, and state-of-the-art changing facilities. Additionally, generous private terraces on each floor, along with a landscaped roof terrace, give tenants direct and plentiful access to the outdoors.

The Dacre is a building designed for modern life, with leading sustainability credentials.

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Private roof  
terraces

Concierge  
service

CAT A+ options  
available

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Full-height glazing  
and openable windows

Direct lift access from all  
floors to a landscaped,  
communal roof terrace,  
with integrated seating

Separate male  
and female shower  
and changing facilities,  
with heated lockers

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2 x eight person  
passenger lifts

Cycle parking with  
dedicated bike entrance

Best-in-class  
air conditioning

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- S 01
- MEDIA 02
- WG 03
- ART 04
- HALL 05
- AL 06
- UDIO 07

## *A light* welcome

The newly repositioned reception draws light from Victoria Street to cultivate a fresh convivial space. A layered wood-panel feature wall makes a striking first impression, while a simple front desk with white clean lines welcomes visitors. The reflective ceiling effect with well-placed lighting offers additional brightness, while the furnishings contribute pops of colour.

Minimally finished using natural materials, you have a calm arrival before the energy of the office.





01  
MEDIA 02  
NG 03  
ART 04  
ALL 05  
AL 06  
UDIO 07

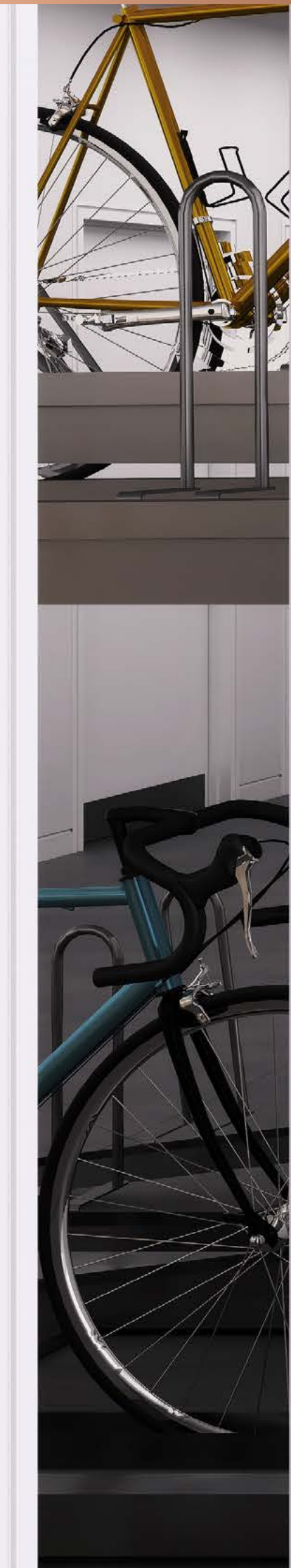




## An *easy* commute

State-of-the-art changing facilities make it easy to commute in comfort. The basement includes four showers, remodelled in warm tile and timber finishing. The amenities comprise wide mirrors, space for towel provision, and plug sockets for styling appliances, along with male and female changing rooms. Right next door, there are 30 cycle parking stations, for secure storage, and charging docks for electric bikes.









## *A premium workspace*

Move into offices designed to stimulate minds and spark ideas. The Dacre's high-quality workspaces invite productive collaboration and strategic contemplation. Bright, open offices make it easy to focus and deliver, while access to terraces and St James's exceptional amenities facilitate new partnerships and exchanges between colleagues.













## An *outdoor* haven

Private terraces on floors two and above offer the opportunity to take energising breaks outdoors or hold meetings al fresco.

A communal roof terrace, tastefully landscaped, is perfect for welcoming larger groups and enjoying views over the neighbourhood. For hosting catered events, there is an outdoor sink and fridge.











## Cutting edge sustainability

A combination of careful adaptive reuse and the best sustainable practices makes The Dacre more than a state-of-the-art regeneration project.

The building is also your future-proofed office and on track to achieve BREEAM 'Excellent' and EPC A ratings, significantly reducing operational energy requirements.



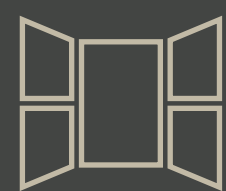
Retrofit rather than redevelopment to minimise carbon emissions



Demand-driven technology, acting on real-time data



Completely electric



Openable windows to all levels



Waste water heat recovery

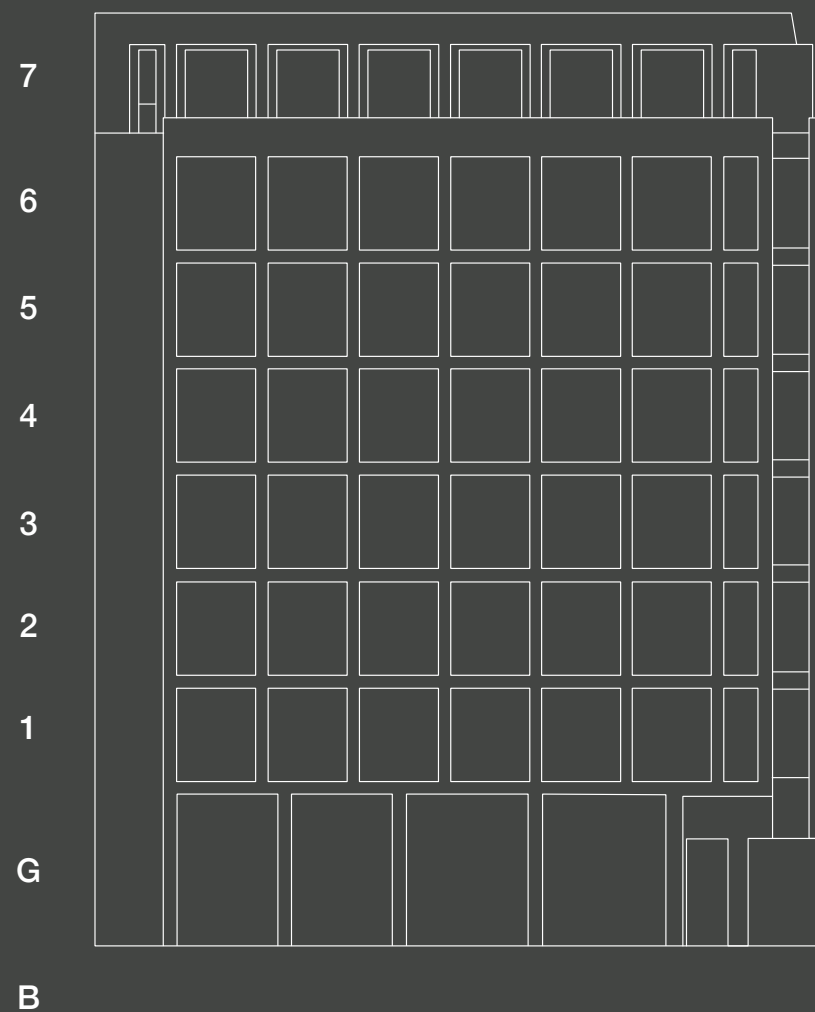


Air source heat pump





20,500 sq ft of prime floor space to take your business to the next level



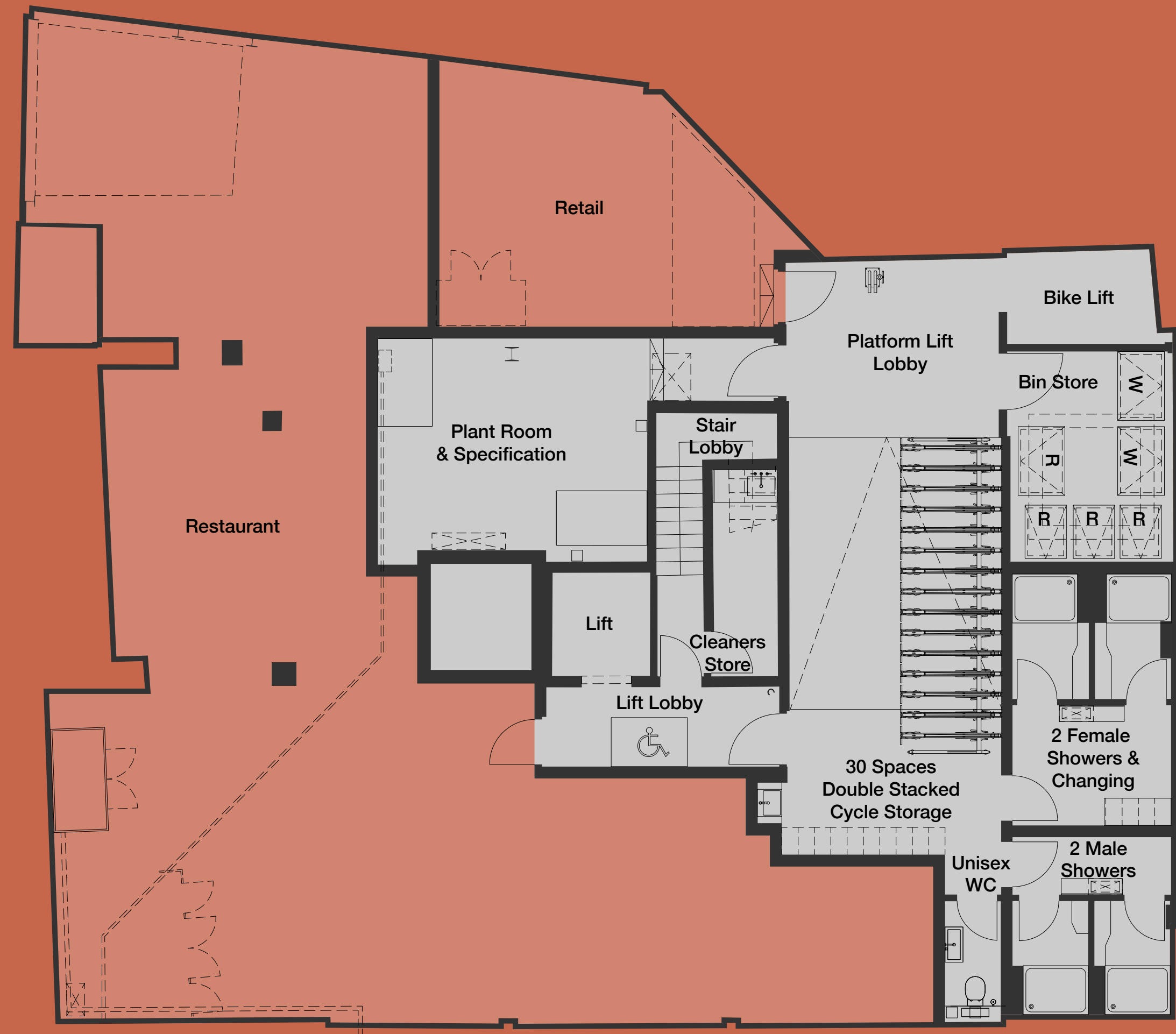
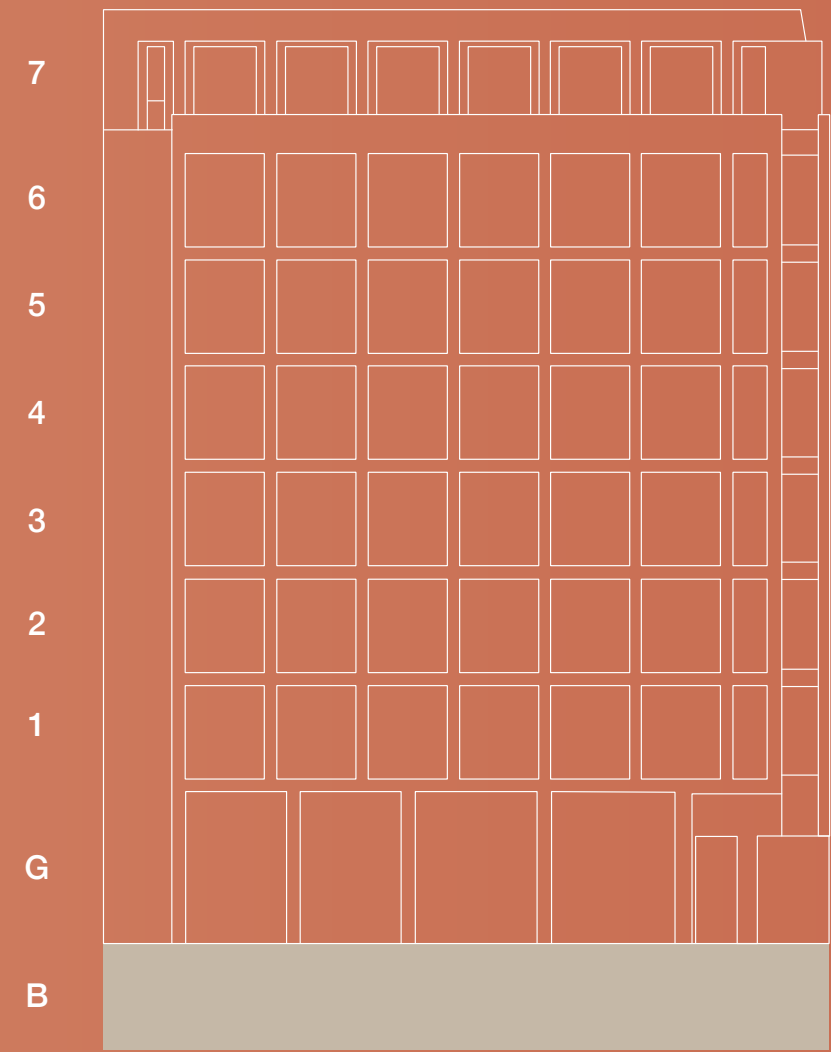
FLOOR	USE	SIZE (SQ FT)	SIZE (SQ M)	TERRACE (SQ FT)
ROOF	COMMUNAL			807
SEVENTH	OFFICES	1,948	181	301
SIXTH	OFFICES	2,433	226	409
FIFTH	OFFICES	2,928	272	129
FOURTH	OFFICES	3,068	285	32
THIRD	OFFICES	3,143	292	54
SECOND	OFFICES	3,272	304	75
FIRST	OFFICES	3,229	300	
GROUND	RECEPTION	539	50	
<b>TOTAL</b>		<b>20,560</b>	<b>1,910</b>	<b>1,807</b>

All areas subject to final verification upon completion of building works



# Basement

## FLOOR PLAN



DEAN FARRER STREET

DACRE STREET

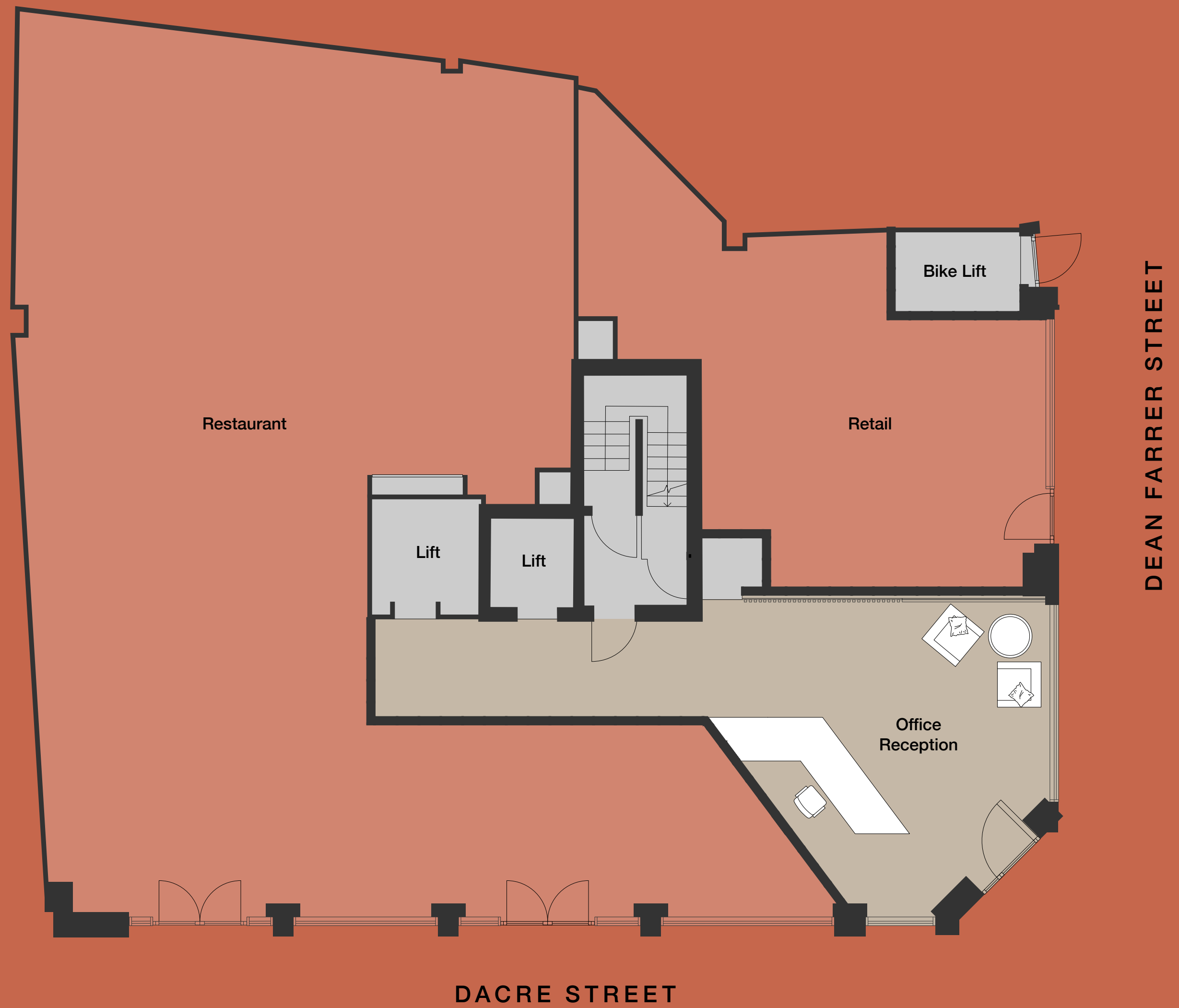
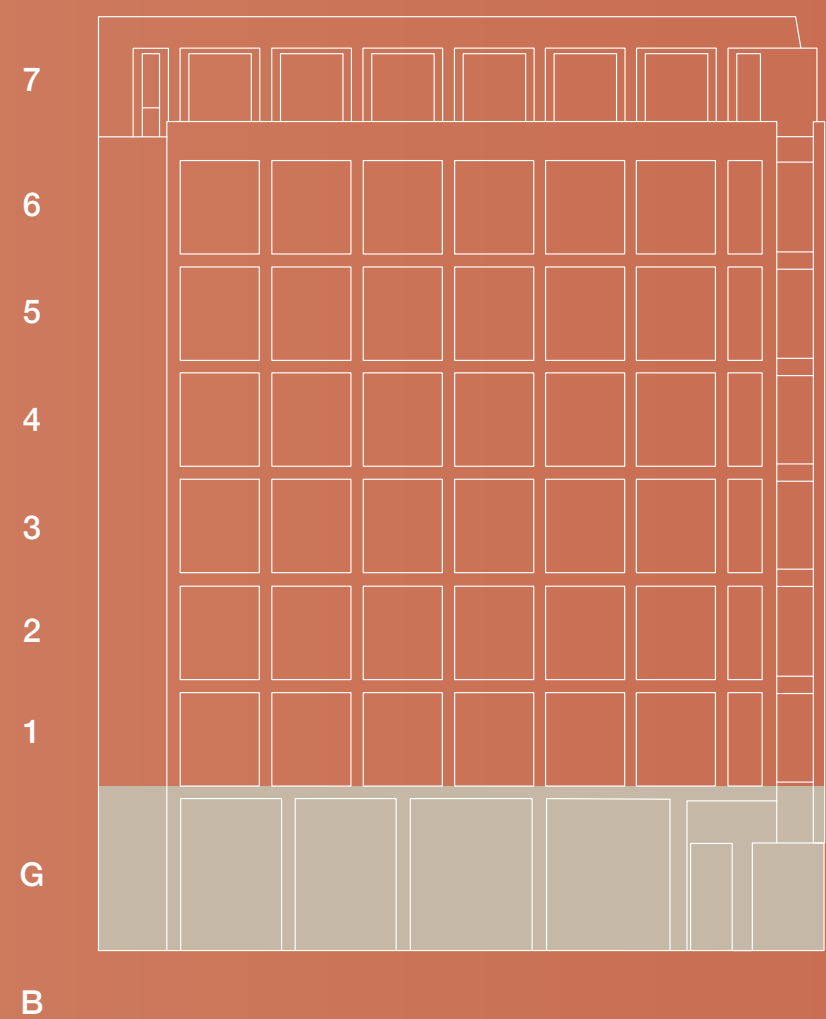




# Ground Floor - Reception

*539 sq ft / 50 sq m*

FLOOR PLAN

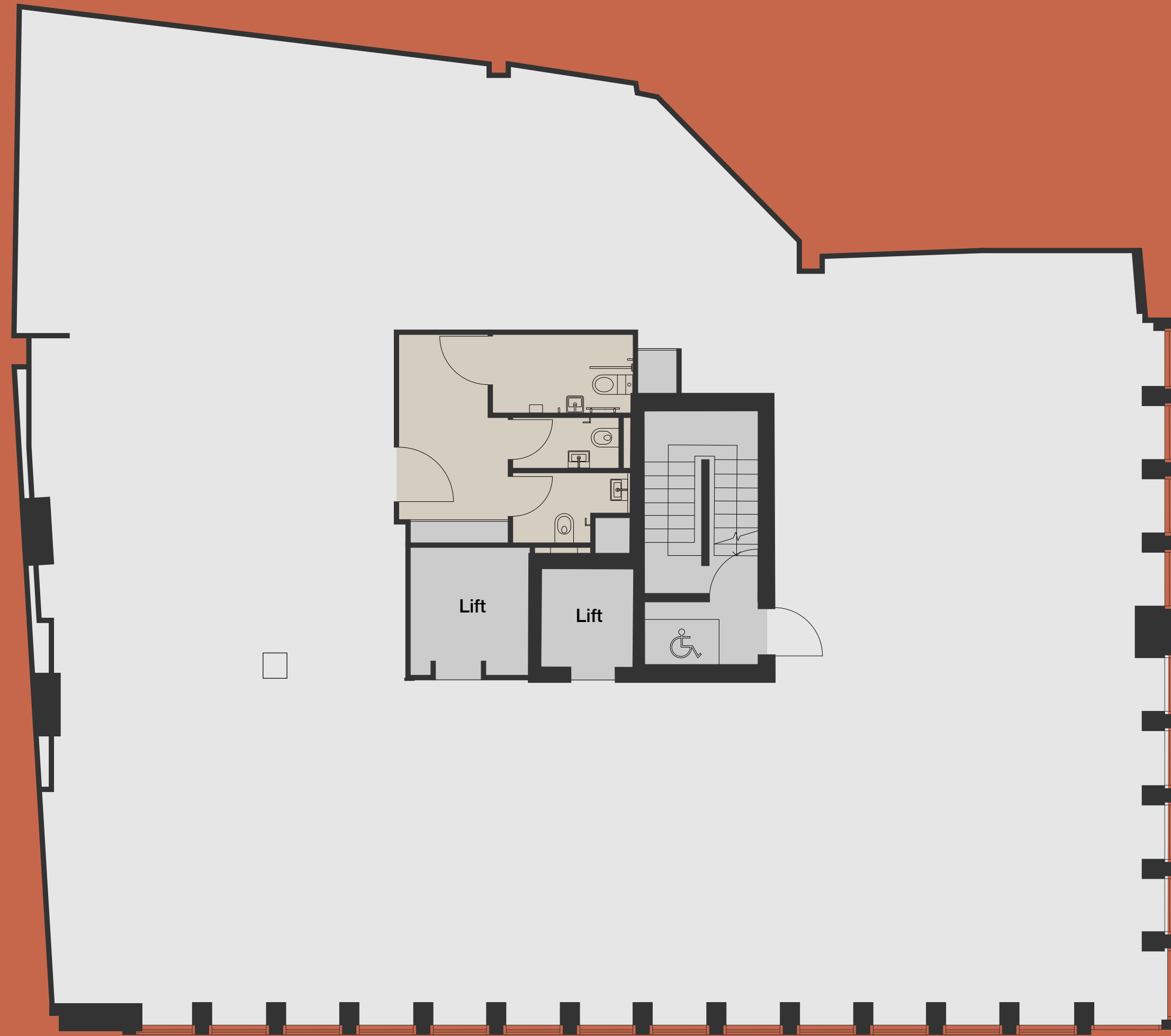




# First Floor

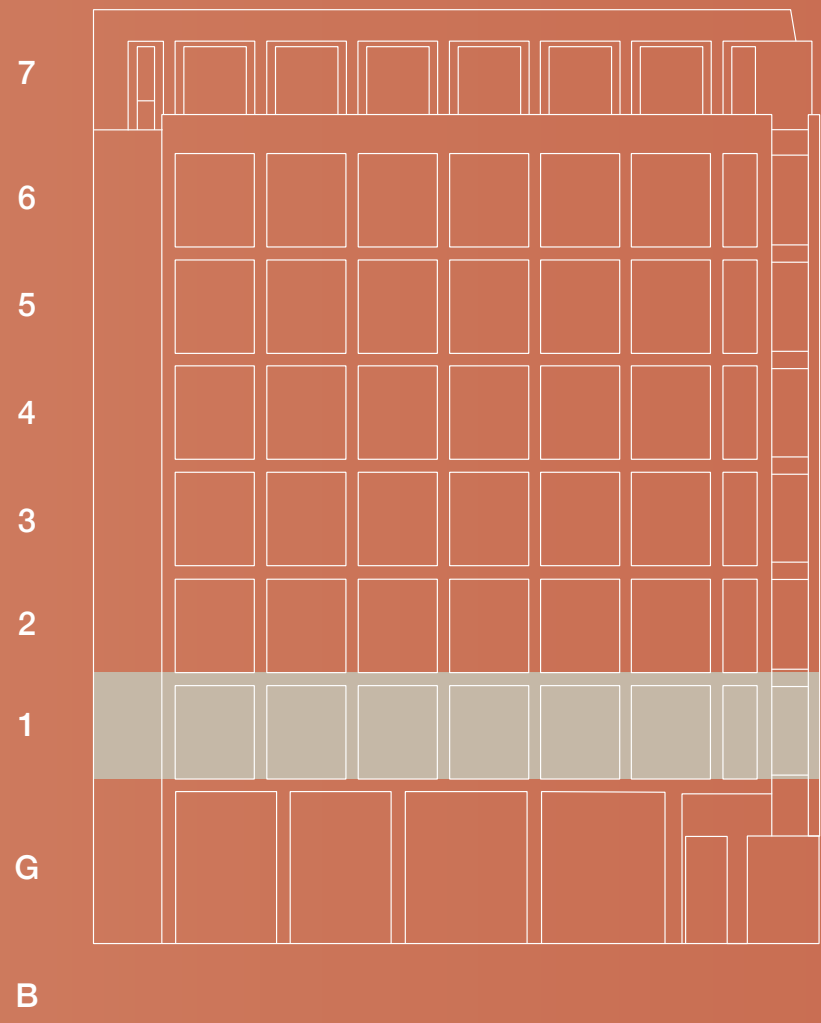
*3,229 sq ft / 300 sq m*

FLOOR PLAN



DEAN FARRER STREET

DACRE STREET

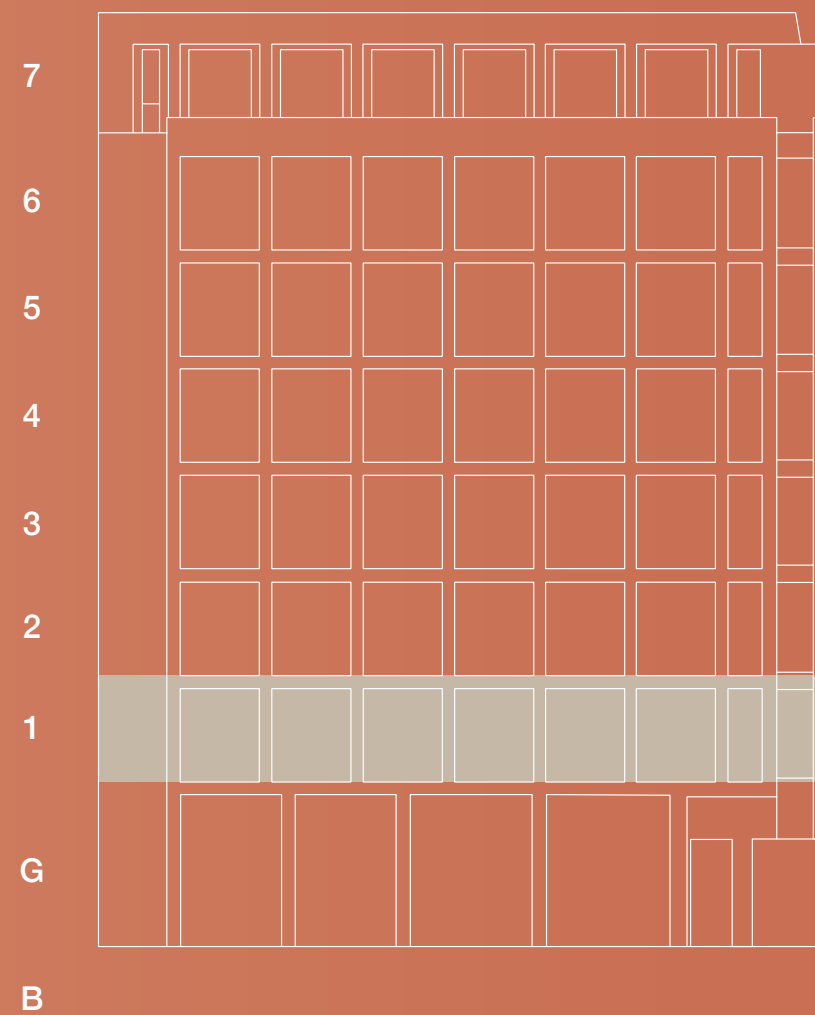




# First Floor

3,229 sq ft / 300 sq m

SPACE PLAN



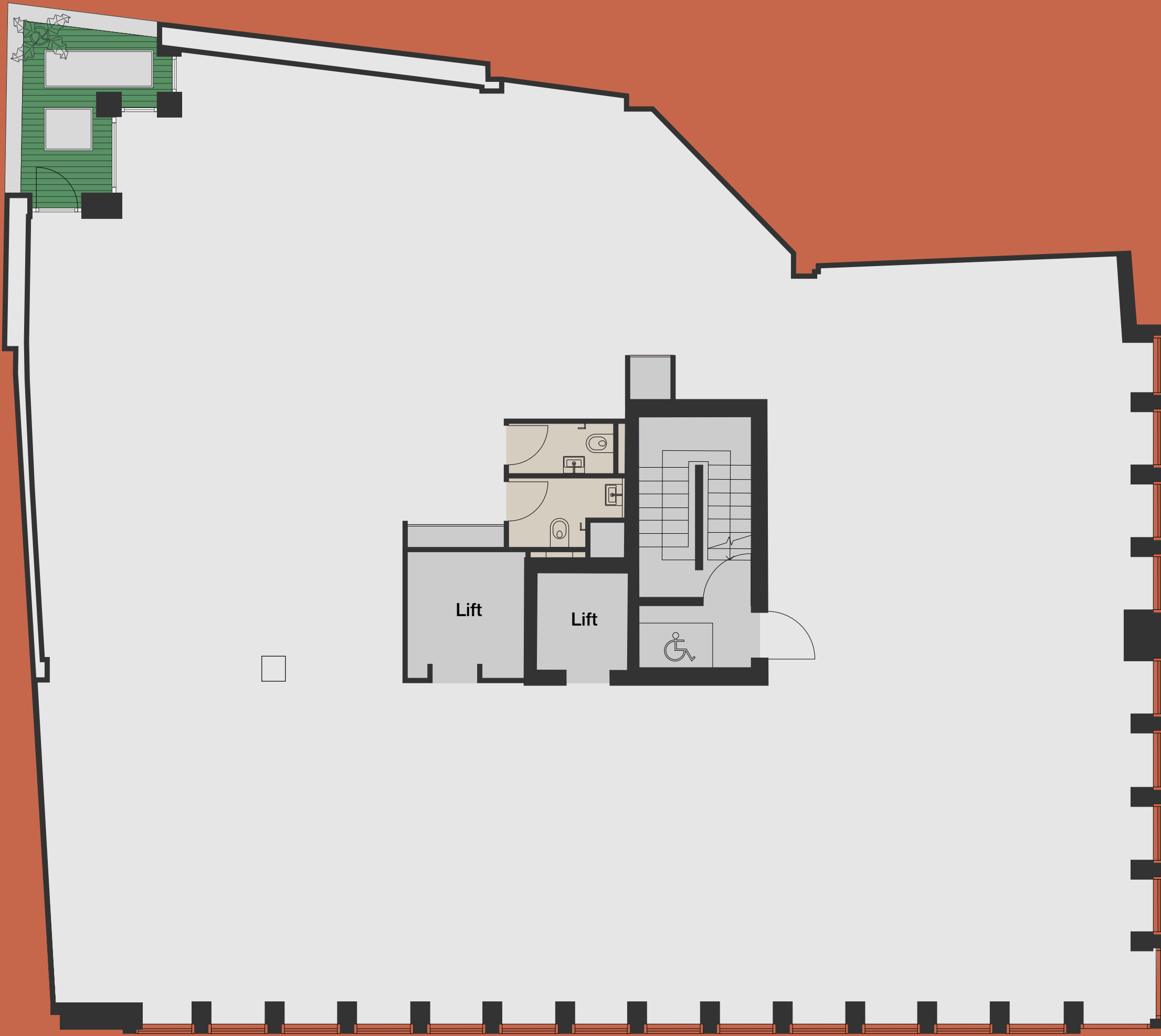
DEAN FARRER STREET

DACRE STREET



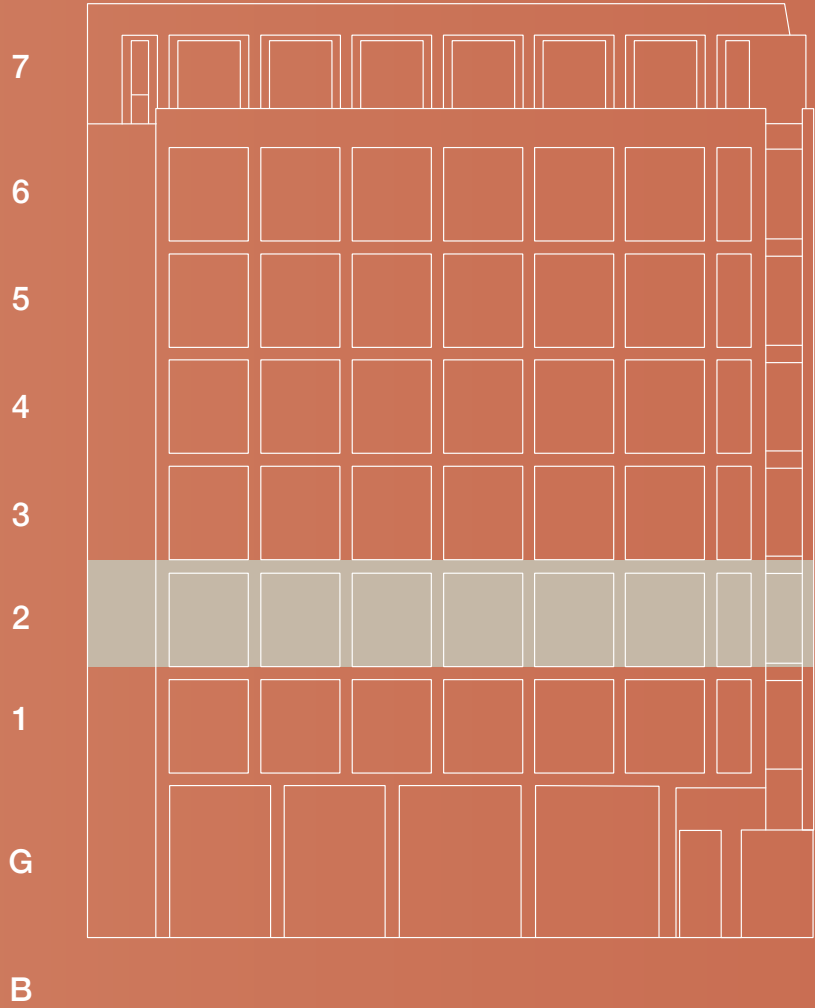


Second Floor  
*3,272 sq ft / 304 sq m*



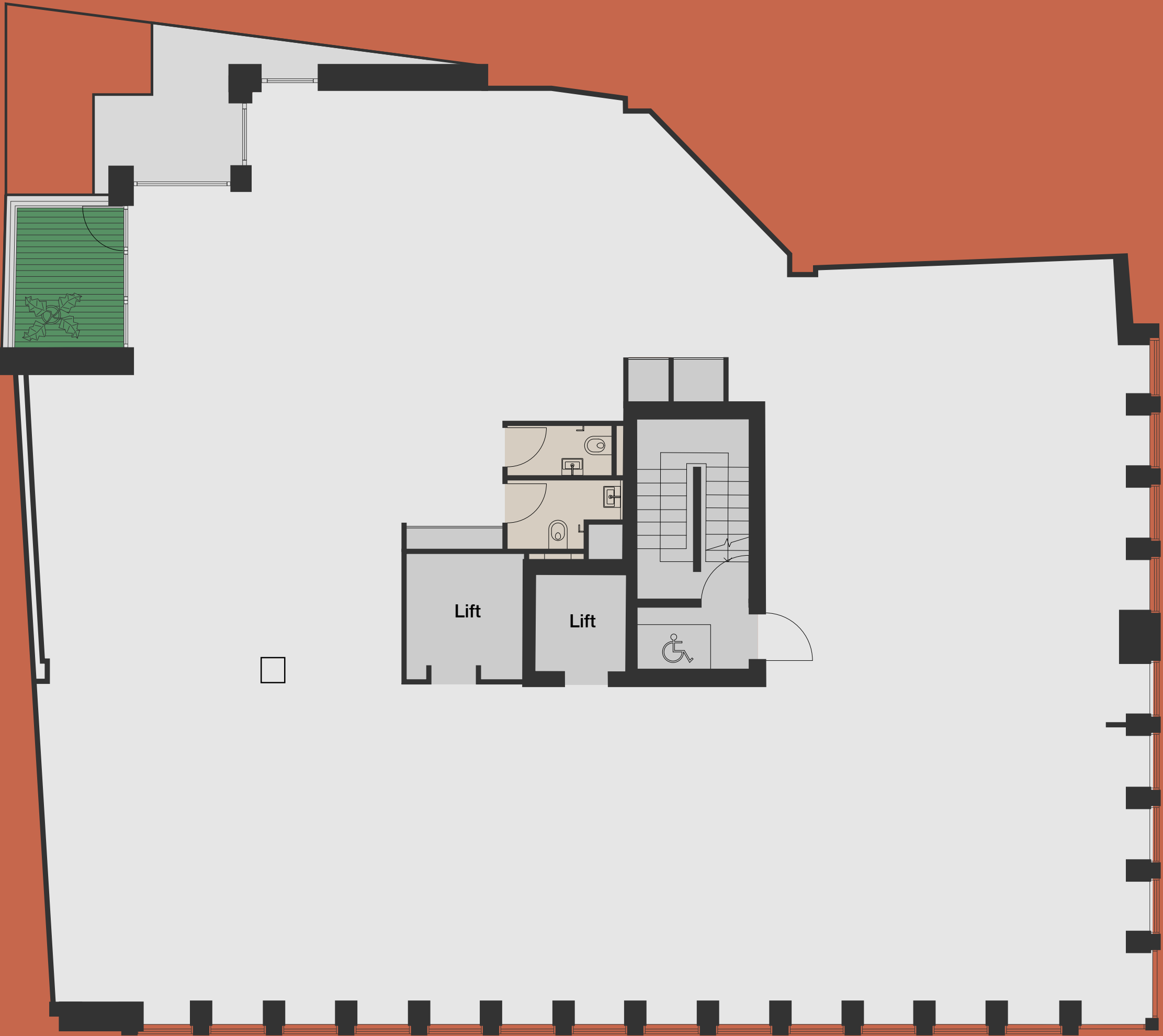
DEAN FARRER STREET

DACRE STREET



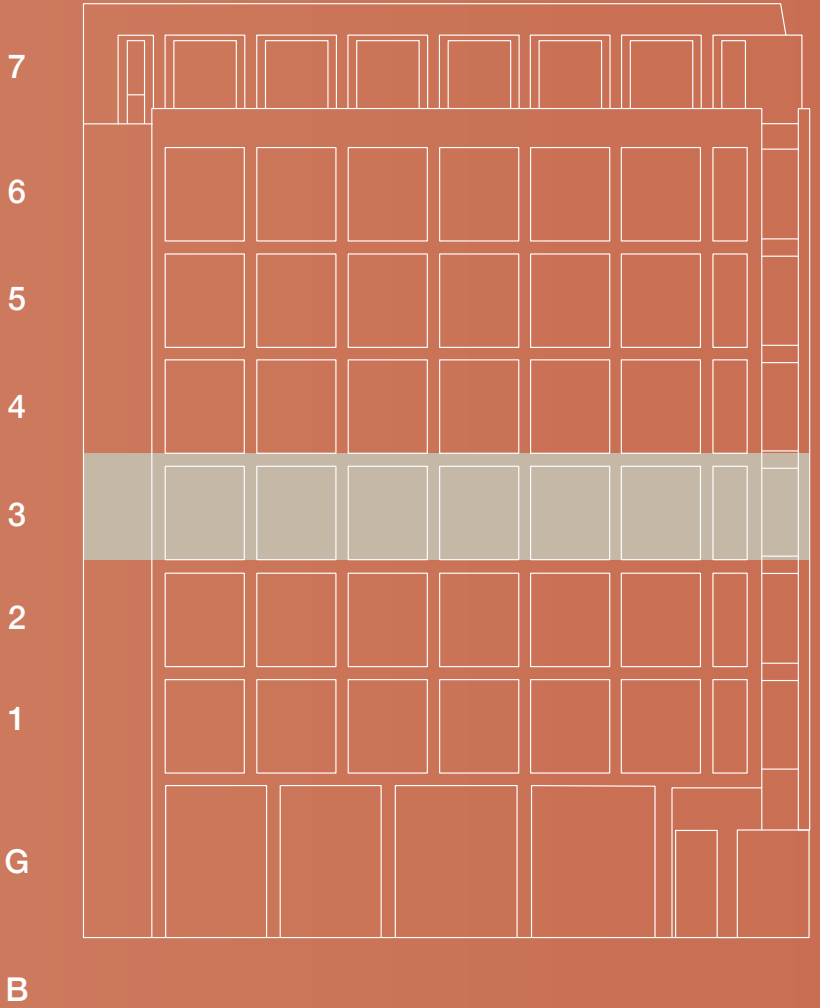


**Third Floor**  
*3,143 sq ft / 292 sq m*



DEAN FARRER STREET

DACRE STREET

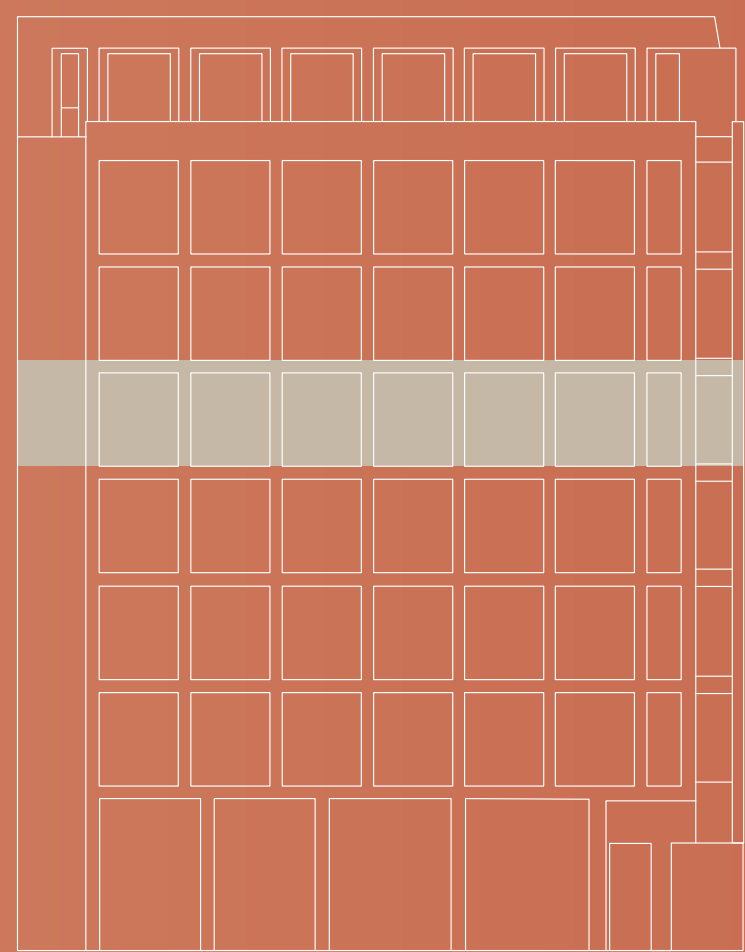
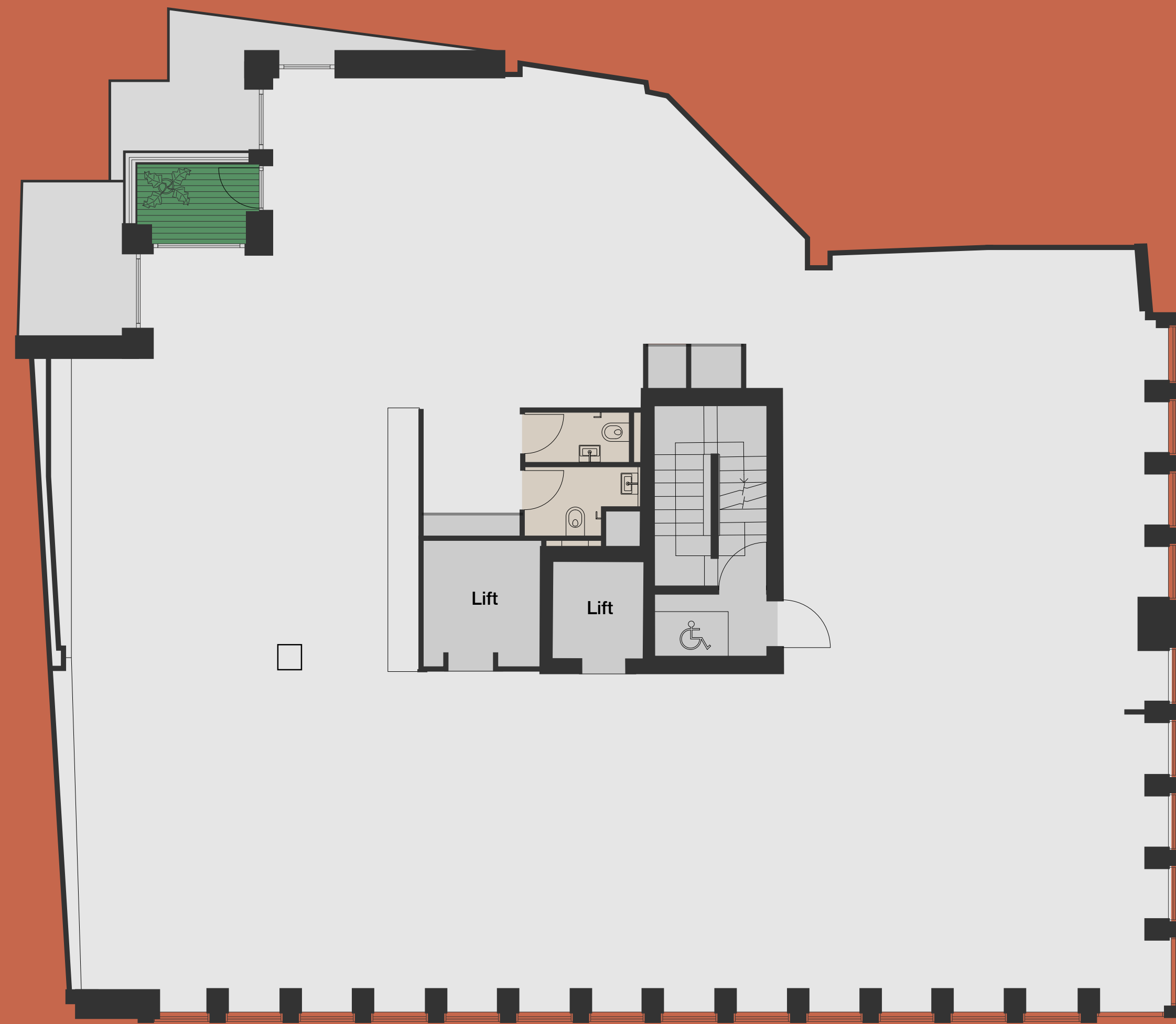




# Fourth Floor

*3,068 sq ft / 285 sq m*

FLOOR PLAN



DEAN FARRER STREET

DACRE STREET



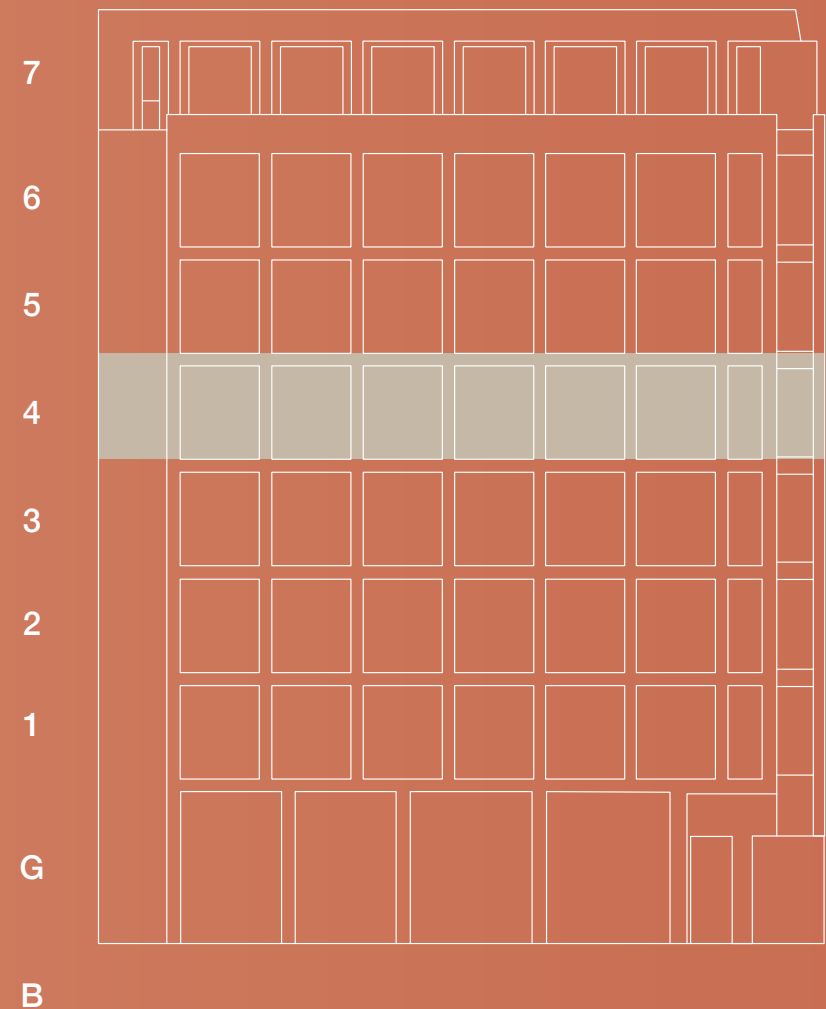


# Fourth Floor

3,068 sq ft / 285 sq m

FLOOR PLAN

SPACE PLAN



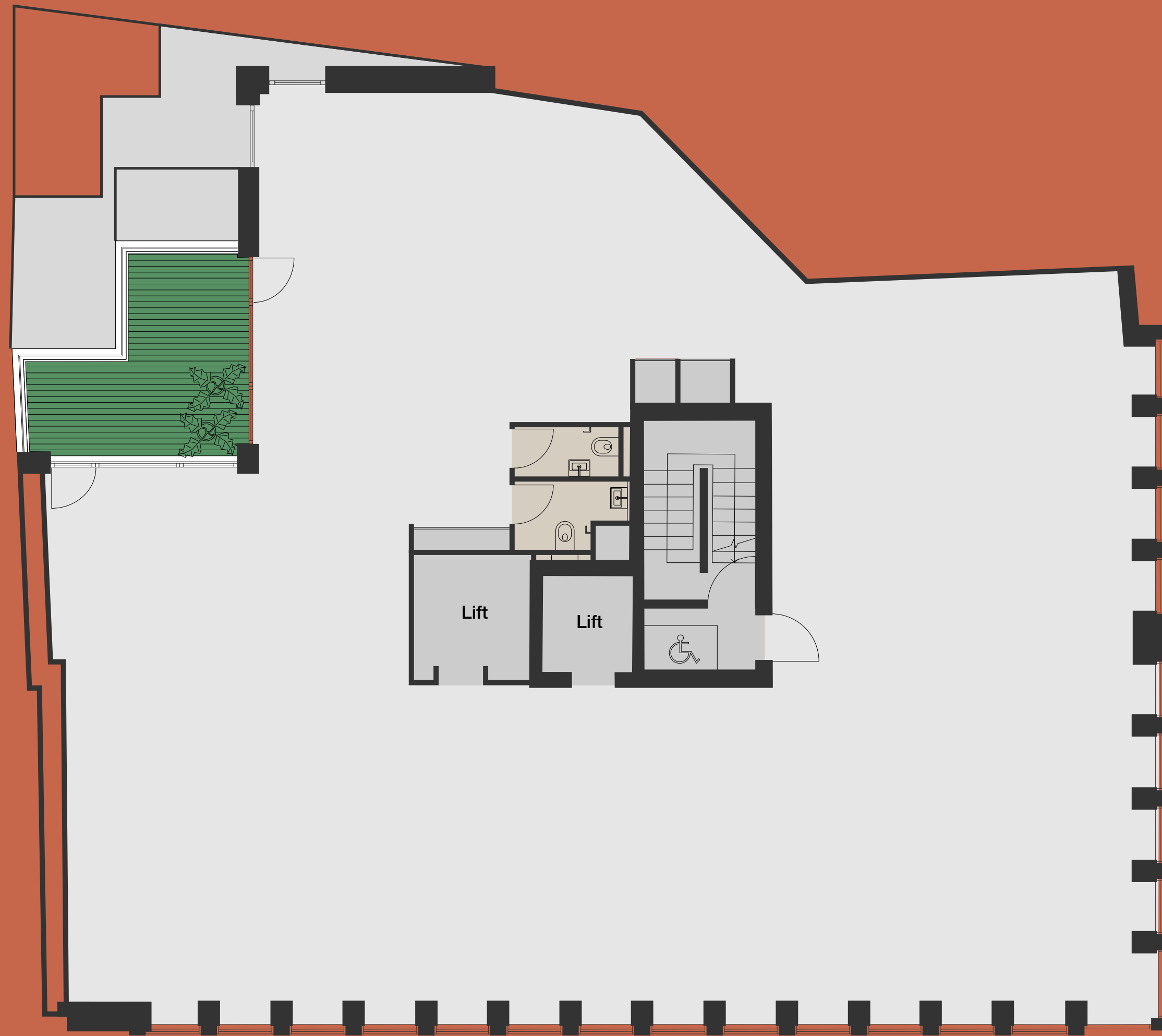
DEAN FARRER STREET

DACRE STREET



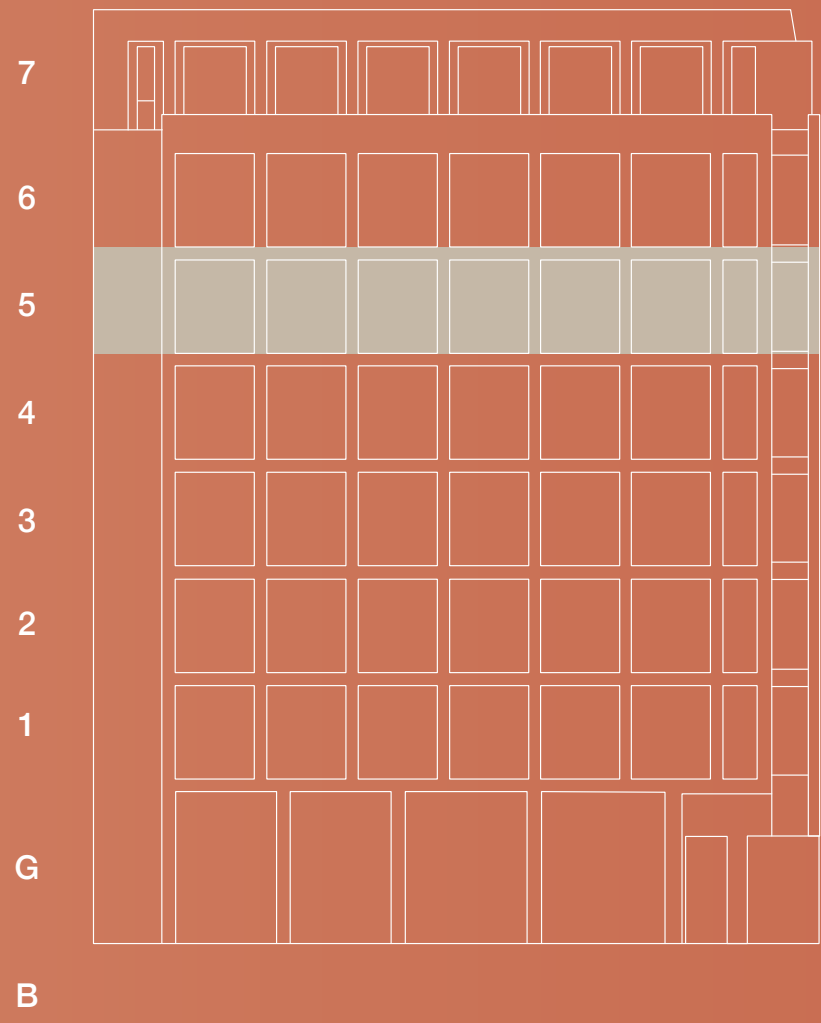


**Fifth Floor**  
*2,928 sq ft / 272 sq m*



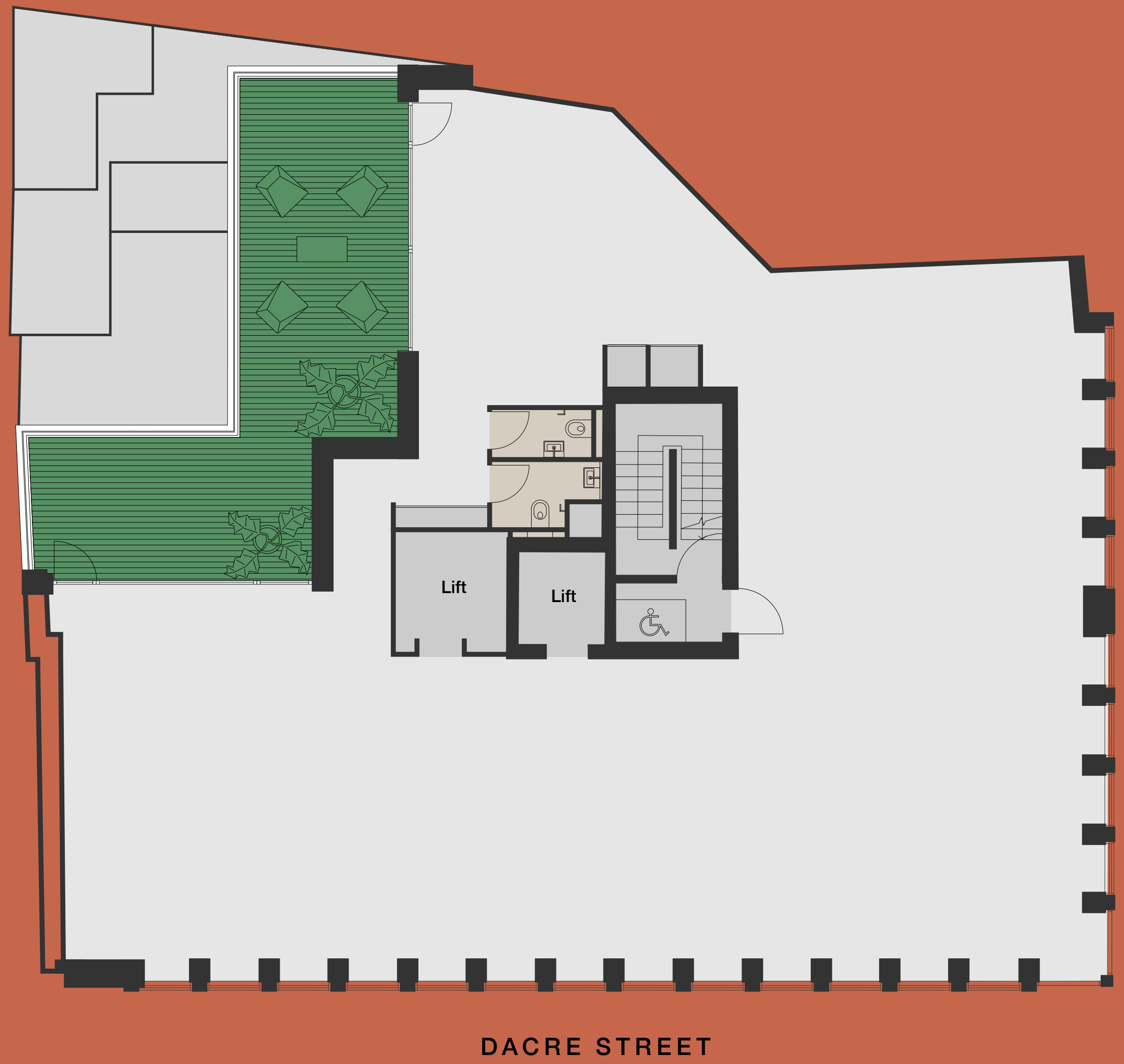
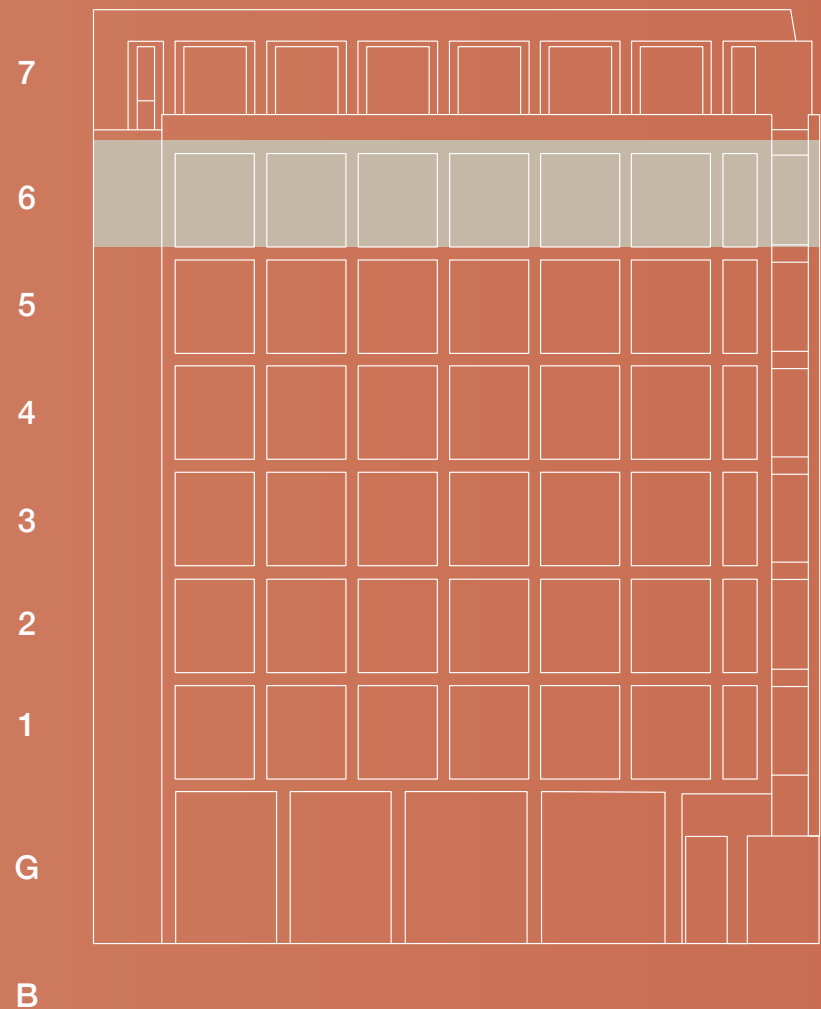
DEAN FARRER STREET

DACRE STREET





**Sixth Floor**  
*2,433 sq ft / 226 sq m*



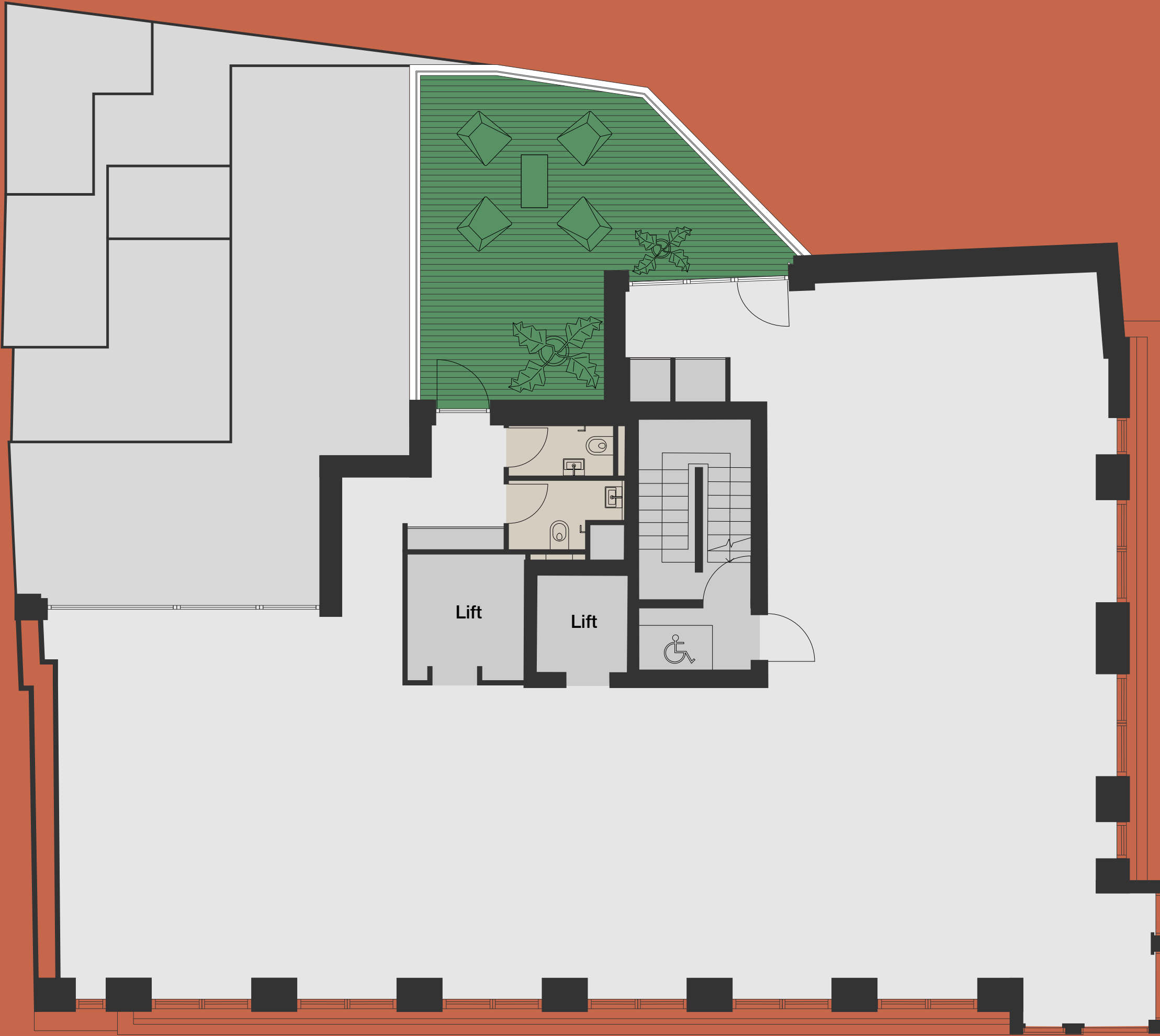
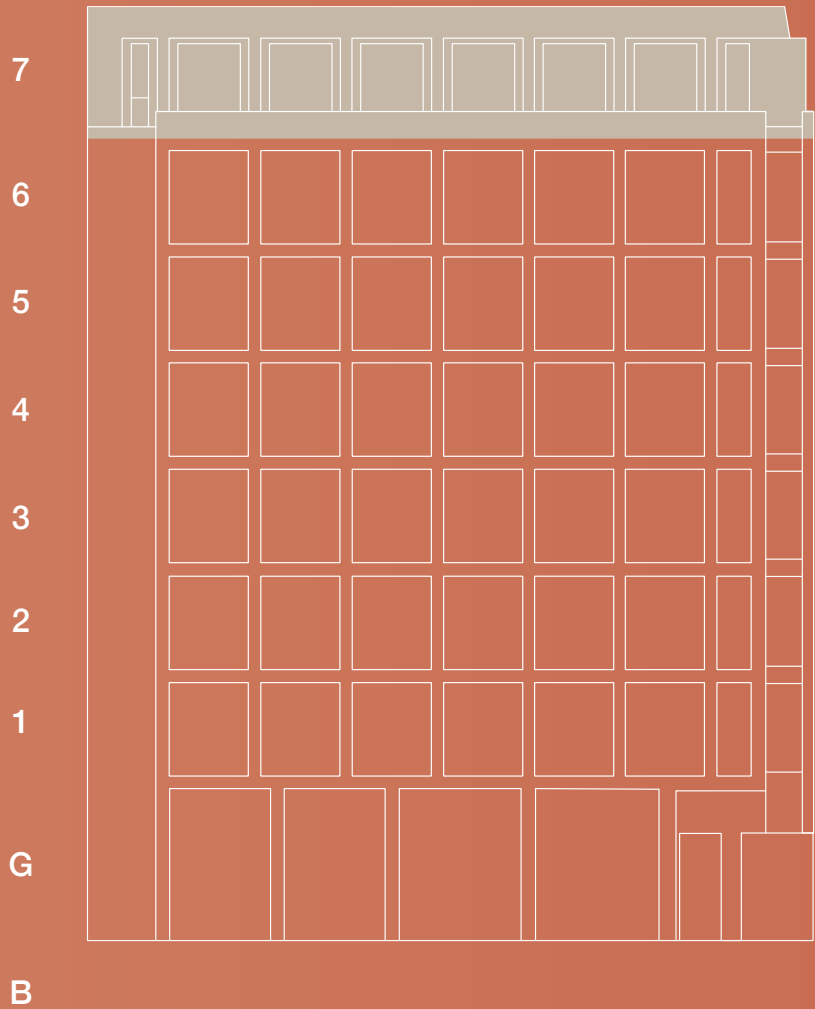
DEAN FARRER STREET

DACRE STREET





Seventh Floor  
*1,948 sq ft / 181 sq m*



DEAN FARRER STREET

DACRE STREET

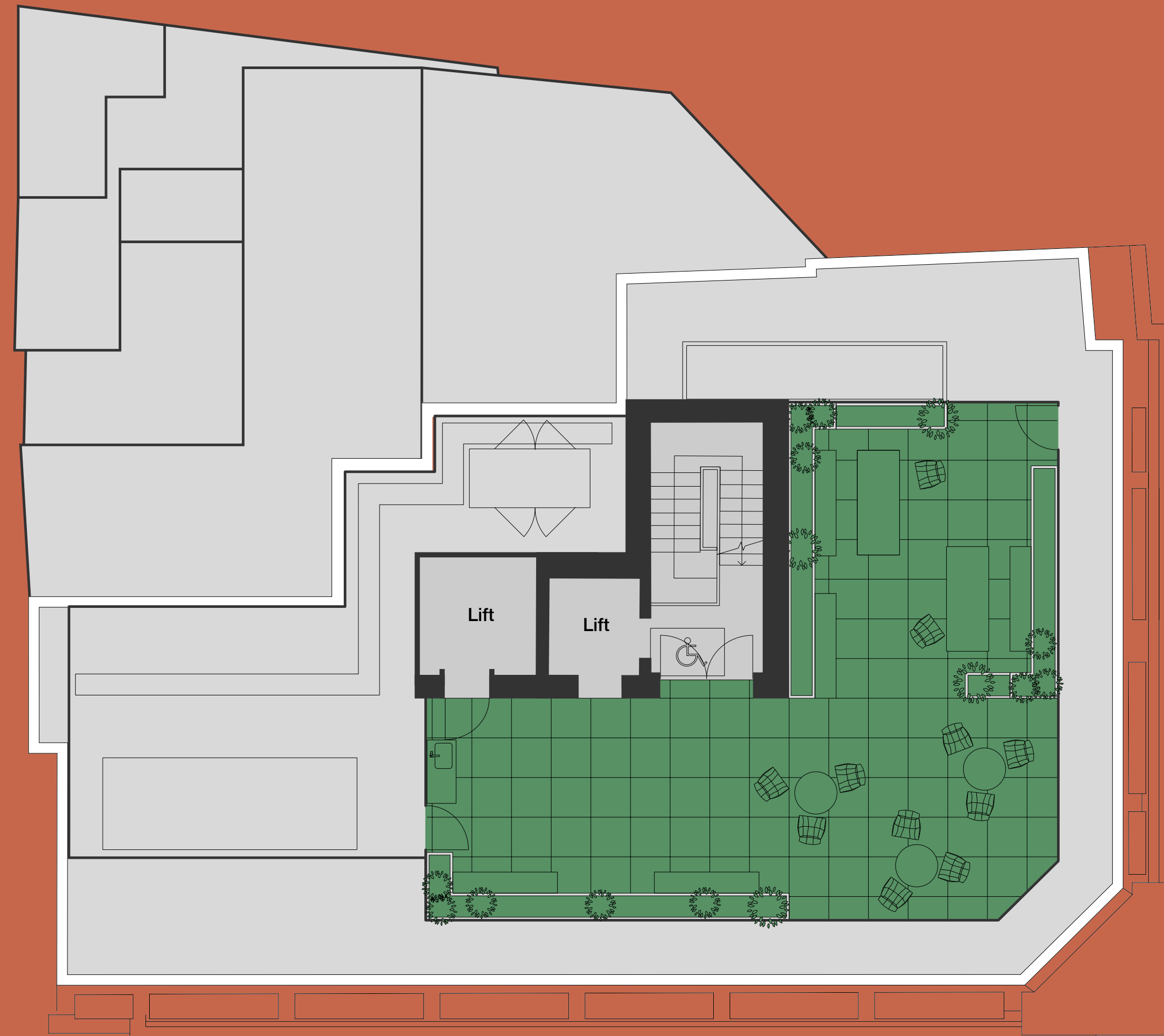
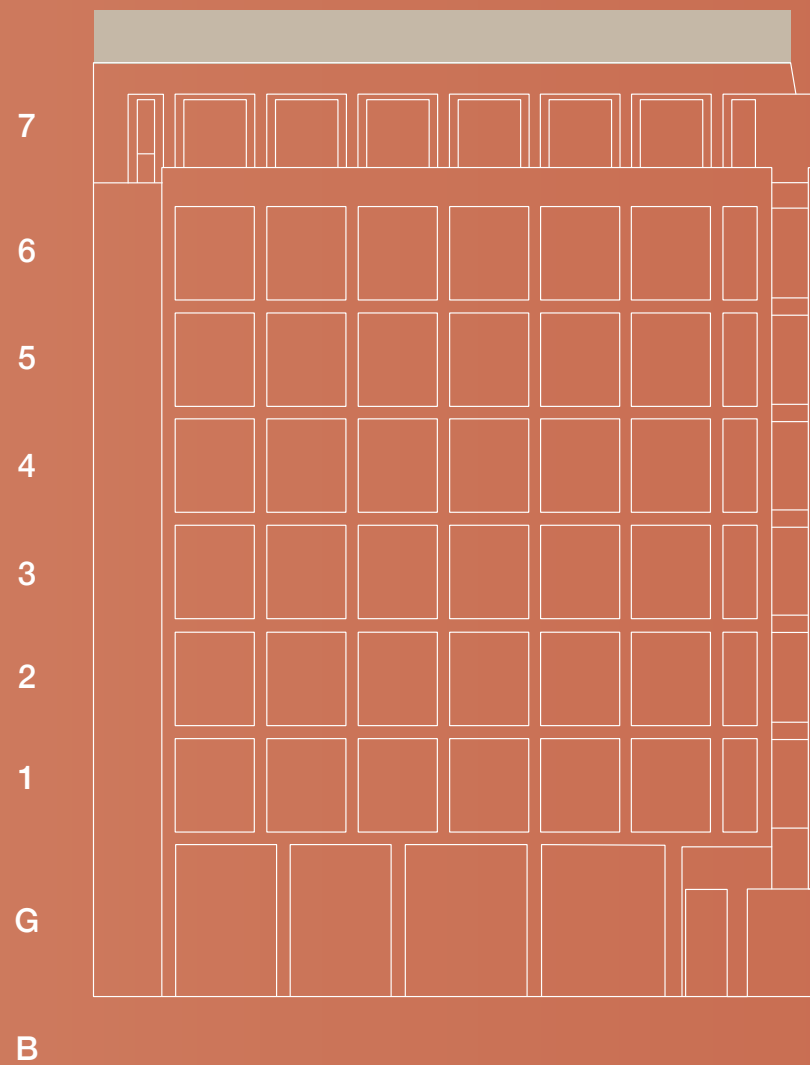




# Roof

*807 sq ft / 75 sq m*

FLOOR PLAN



DEAN FARRER STREET

DACRE STREET





# Summary specification

## OCCUPATIONAL DENSITIES

Means of Escape (NIA per person)	1:6 1 person / 6m <sup>2</sup>
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## FLOOR-TO-CEILING HEIGHTS

Ground Floor	4m in lift lobby and reception
Typical Office Floors	2.7m in open offices
WCs	2.4m

## RAISED FLOORS

Typical Floors	100mm (including raised floor panel)
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## CLIMATE CONTROL

Air Conditioning	1 person / 10m <sup>2</sup> on 2nd,3rd and 5th to 7th floors 1 person / 4.4m <sup>2</sup> on 4th floor 1 person / 4.2m <sup>2</sup> on 1st floor
Fresh (outside air)	18 l/s per person on 1st to 3rd floors and 5th to 7th floors
Per Person	10 l/s per person on 4th floor
Type of Air Conditioning	Low energy fan-coil unit system Part mixed mode with opening windows and terrace doors
Office Lighting	8 W/m <sup>2</sup> lighting
Small Power	25 W/m <sup>2</sup>

## COMFORT TEMPERATURES

External – Summer Period	30 degrees @ 50% humidity
External – Winter Period	-6 degrees saturated
Internal – Summer Period	23 degrees C +- 2 degrees C (no humidity control)
Internal – Winter Period	22 degrees C +- 2 degrees C (no humidity control)
Toilets	Minimum 18 degrees C winter
Staircase	Minimum 18 degrees C winter

## CYCLE PARKING

Cycle	30 secure double-stacked cycle parking facilities located in the basement Accessed via dedicated platform lift with entrance at ground floor Electrical charging provision and a cycle-maintenance stand for all cycles
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## SHOWER PROVISION

Showers	4 showers, split Male and Female (50/50) 1 shower per 8 cycle spaces Male and Female private changing areas with towel provision Vanity stand with electrical connection
Lockers	1 locker per cycle space with additional 12 lockers in female changing area

## ELECTRICAL

Load Allowance	25W / m <sup>2</sup>
Lighting Energy Use	12-22 KWhr/m <sup>2</sup> / year
Lighting Design Criteria CAT A offices	350-500 Lux average at working plane
Stairs	Average illuminance: 150 Lux
WC	Average illuminance: 150 Lux
Reception	350 – 500 Lux average at working plane

## LIFTS

Passenger Lifts	2 passenger lifts (including 1 combined passenger and fire fighting lift)
Capacity	2 No 8 person passenger lift (630Kg)
Car Size	1100W x 1400D x 2200H
Speed	1.6 m/s
Platform Lift for Bikes	1 No
Capacity	1 No 13 person passenger lift (1000Kg)
Car Size	1100W x 2100D
Speed	0.15 m/s



*Get in touch* to find out more

AGENTS



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