

**ASTICUS**

SW1



INTRODUCING  
**63,000 SQ FT OF  
RE-IMAGINED  
WORKSPACE**

AVAILABLE Q4 2023







CITY OF LONDON

WATERLOO

ST JAMES'S PARK

CHARING CROSS

WESTMINSTER

BUCKINGHAM GREEN

ST JAMES'S SQUARE

ASTICUS

ST JAMES'S PARK

VICTORIA  
Cardinal Place

VICTORIA

BUCKINGHAM PALACE

NOVA FOOD QUARTER

GREEN PARK



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Brand new, architecturally designed reception



New state of the art  
end-of-trip facilities





New state of the art  
end-of-trip facilities

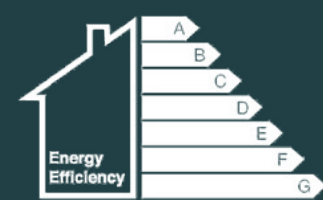
# A FUTURE FOR SUSTAINABLE WELLBEING

BREEAM®

BREEAM Excellent



Well Enabled

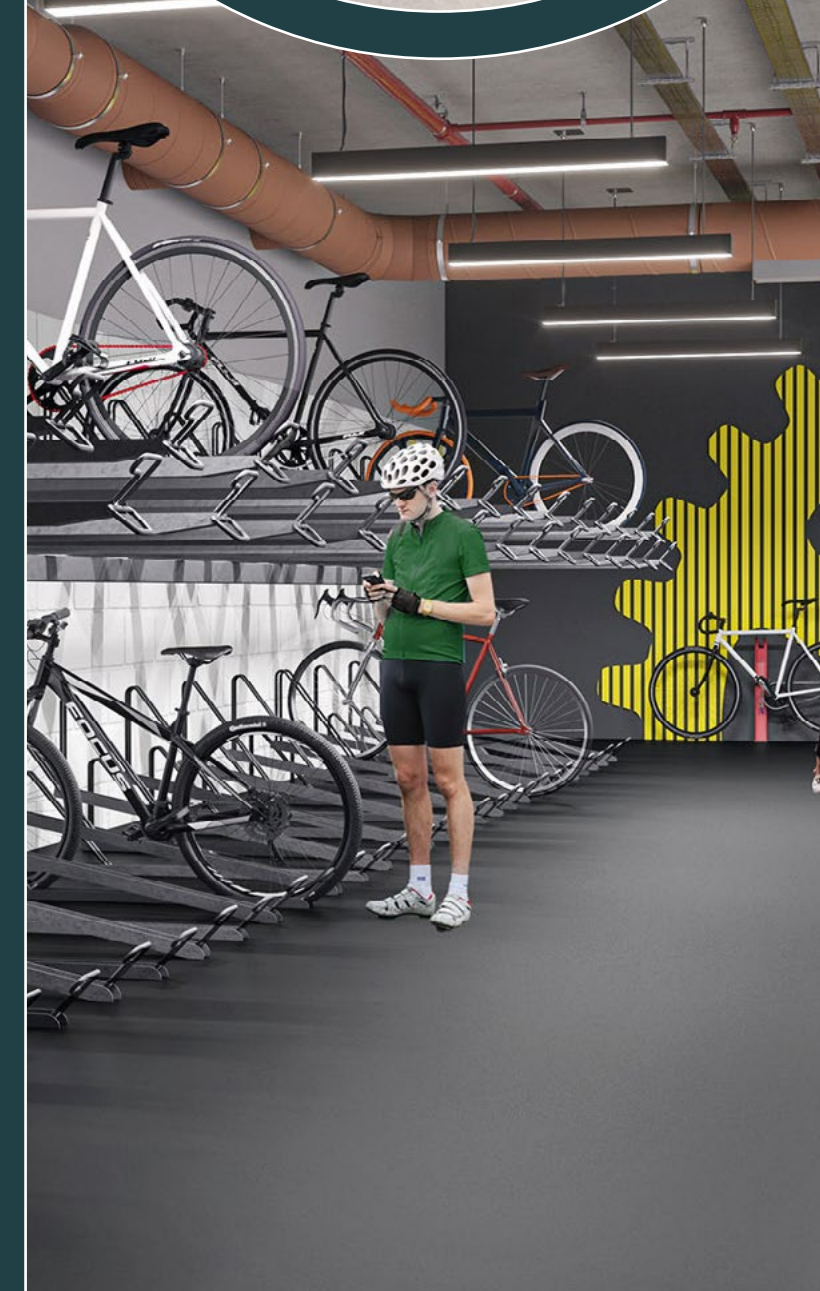


EPC B



All electric

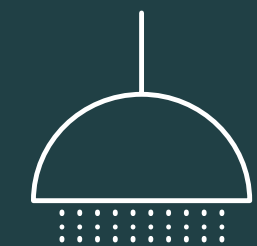
Environmental, social and governance (ESG) factors are fully integrated into AXA's investment activities across asset classes. AXA's ESG targets include a 25% reduction in energy consumption by 2025 along with various green initiatives in collaboration with tenants.



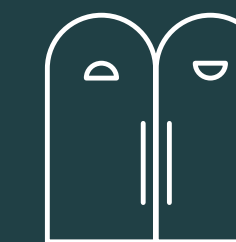
## STATE OF THE ART END OF TRIP FACILITIES



Five at Heart equipped end of trip facilities



7 new showers



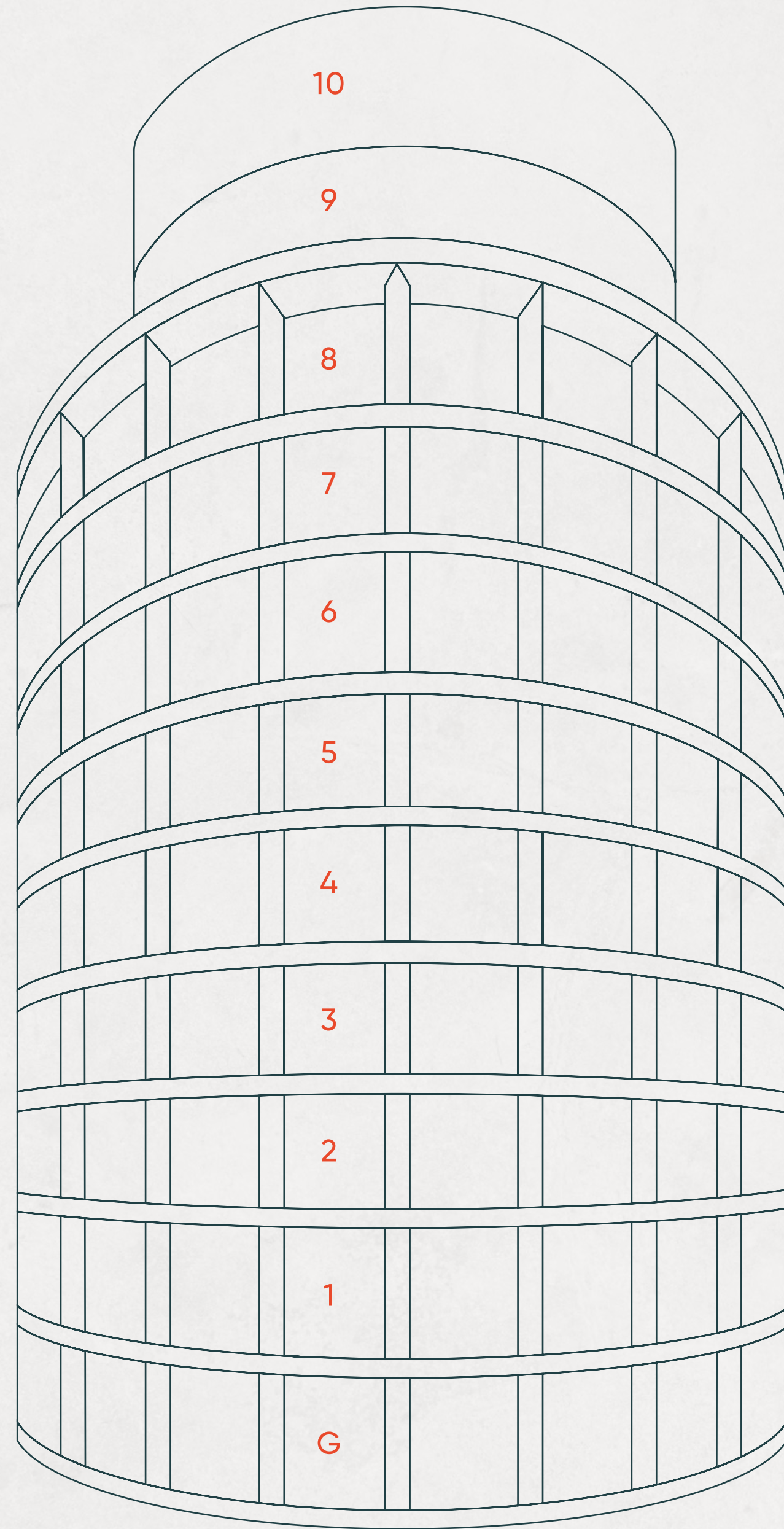
Male & female changing rooms



Cycle store



Panoramic view  
from 10th Floor



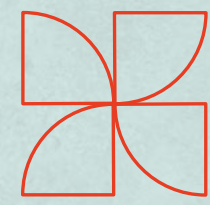
## SCHEDULE OF AREAS

FLOOR	WORKSPACE		TERRACE	
	Sq ft	Sq m	Sq ft	Sq m
<b>10</b>	4,188	389	-	-
<b>09</b>	4,111	381	1,421	132
<b>08</b>	6,404	595	-	-
<b>07</b>	6,404	595	-	-
<b>06</b>	6,404	595	-	-
<b>05</b>	6,404	595	-	-
<b>04</b>	6,404	595	-	-
<b>03</b>	6,404	595	-	-
<b>02</b>	6,404	595	-	-
<b>01</b>	6,404	595	-	-
<b>GROUND</b>	3,267	304	-	-
<b>TOTAL</b>	<b>62,789</b>	<b>5,834</b>	<b>1,421</b>	<b>132</b>

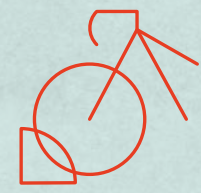
# SPECIFICATION



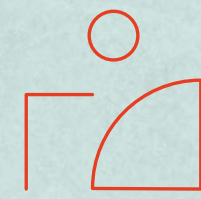
Fibre backbone connectivity



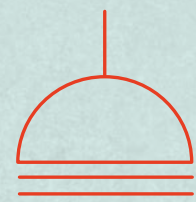
New VRF air conditioning



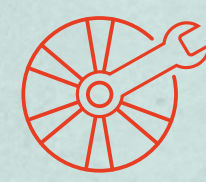
Five at Heart equipped end of trip



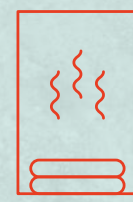
Business lounge and coffee station



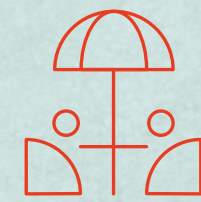
New LED lighting



Cycle maintenance



Drying cupboard



9th floor private terrace

10

New 10th floor with panoramic views

7

Showers

114

Bike racks

94

Lockers

1:8

Occupational density

1,421<sub>sq ft</sub>

Private landscaped terrace

2.65<sub>m</sub>

Floor to ceiling heights

3,300<sub>sq ft</sub>

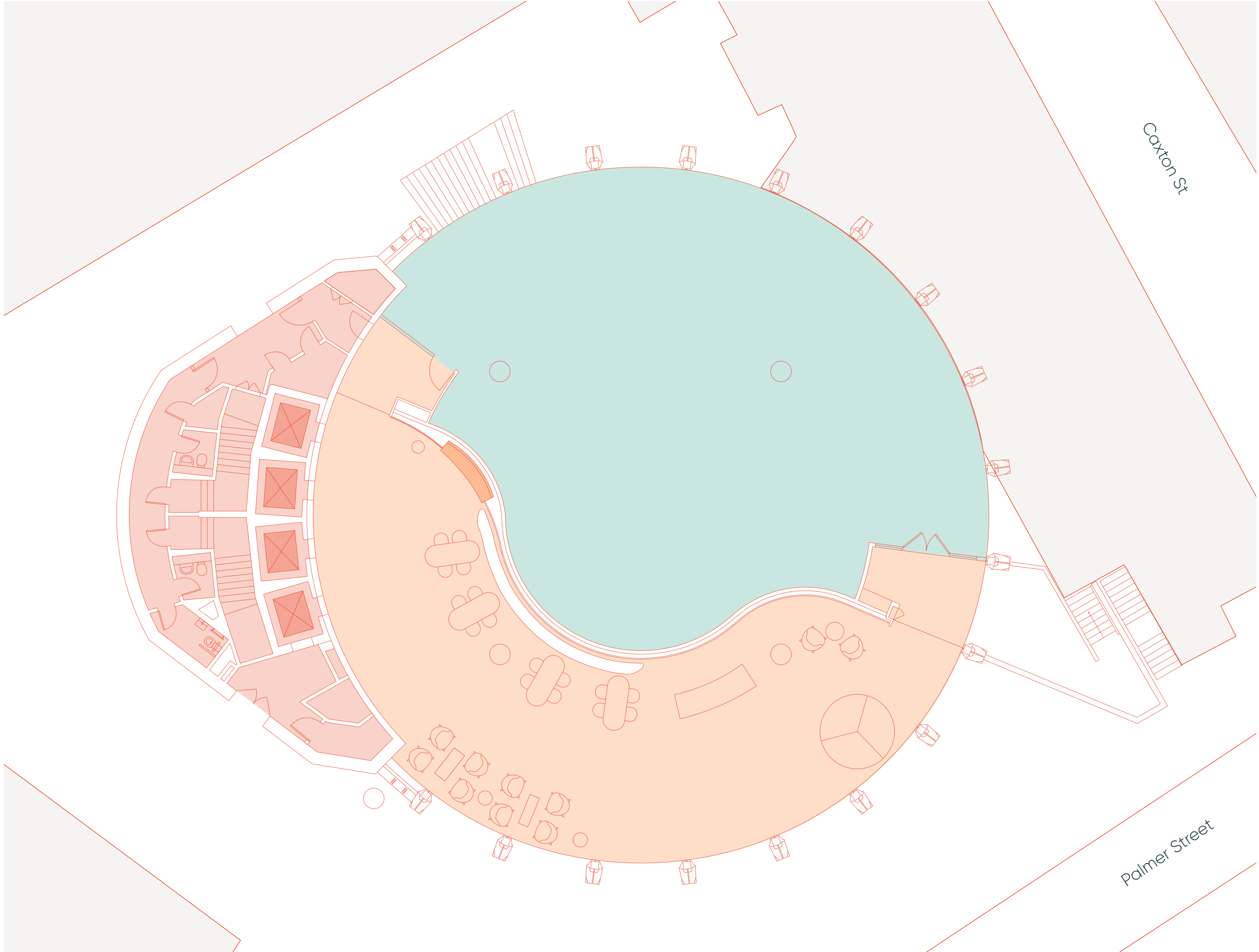
New reception

120-190<sub>mm</sub>

Raised floor void

3

Passenger lifts

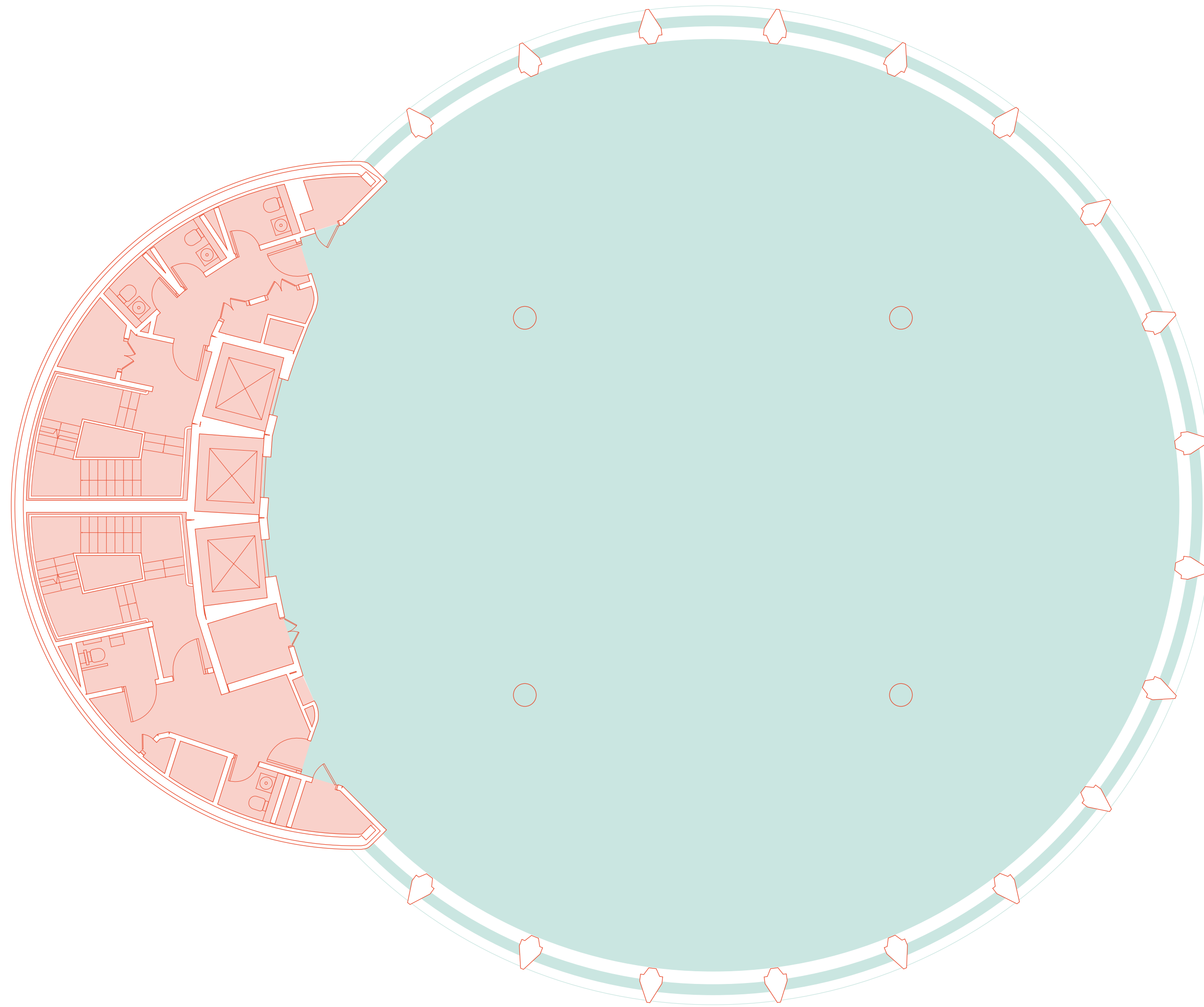


# GROUND FLOOR

OFFICE: 3,267 SQ FT • 304 SQ M



- Core
- Office
- Reception and business lounge
- Coffee stall



Palmer Street

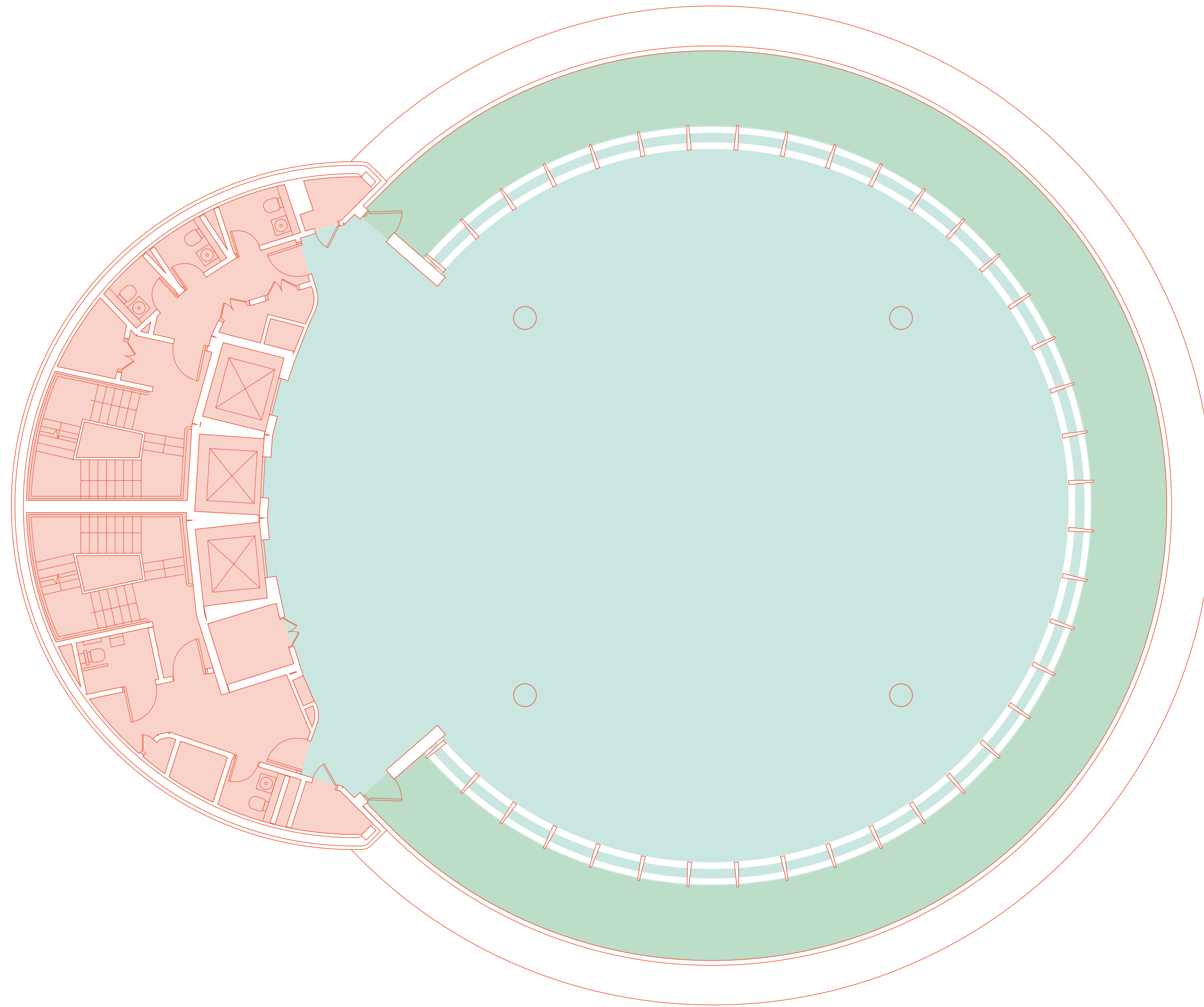
# TYPICAL FLOOR

FIRST - EIGHTH

OFFICE: 6,404 SQ FT • 595 SQ M



-  Core
-  Office



Palmer Street

# NINTH FLOOR

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OFFICE: 4,111 SQ FT • 381 SQ M

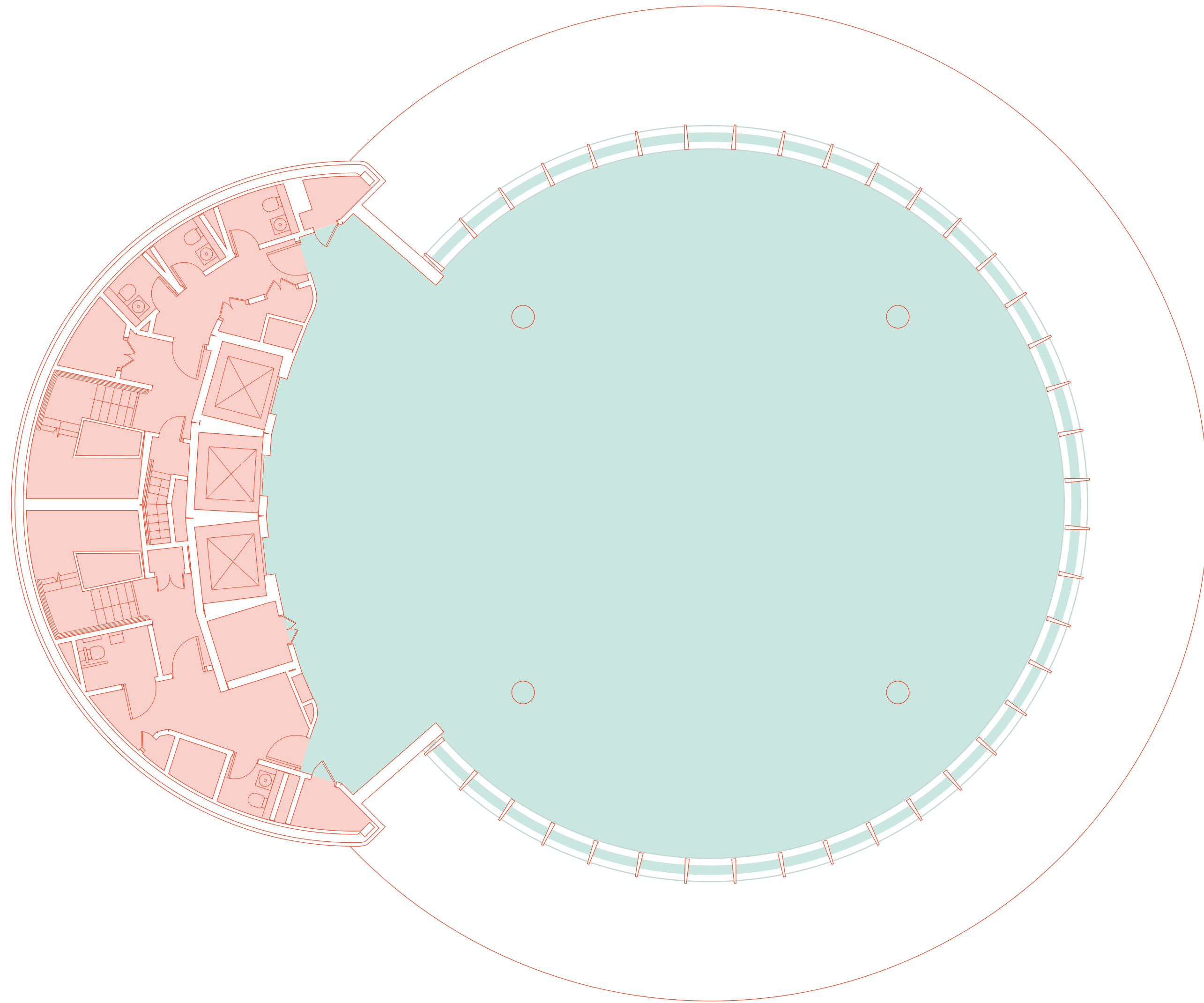
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TERRACE: 1,421 SQ FT • 132 SQ M



- Core
- Office
- Terrace





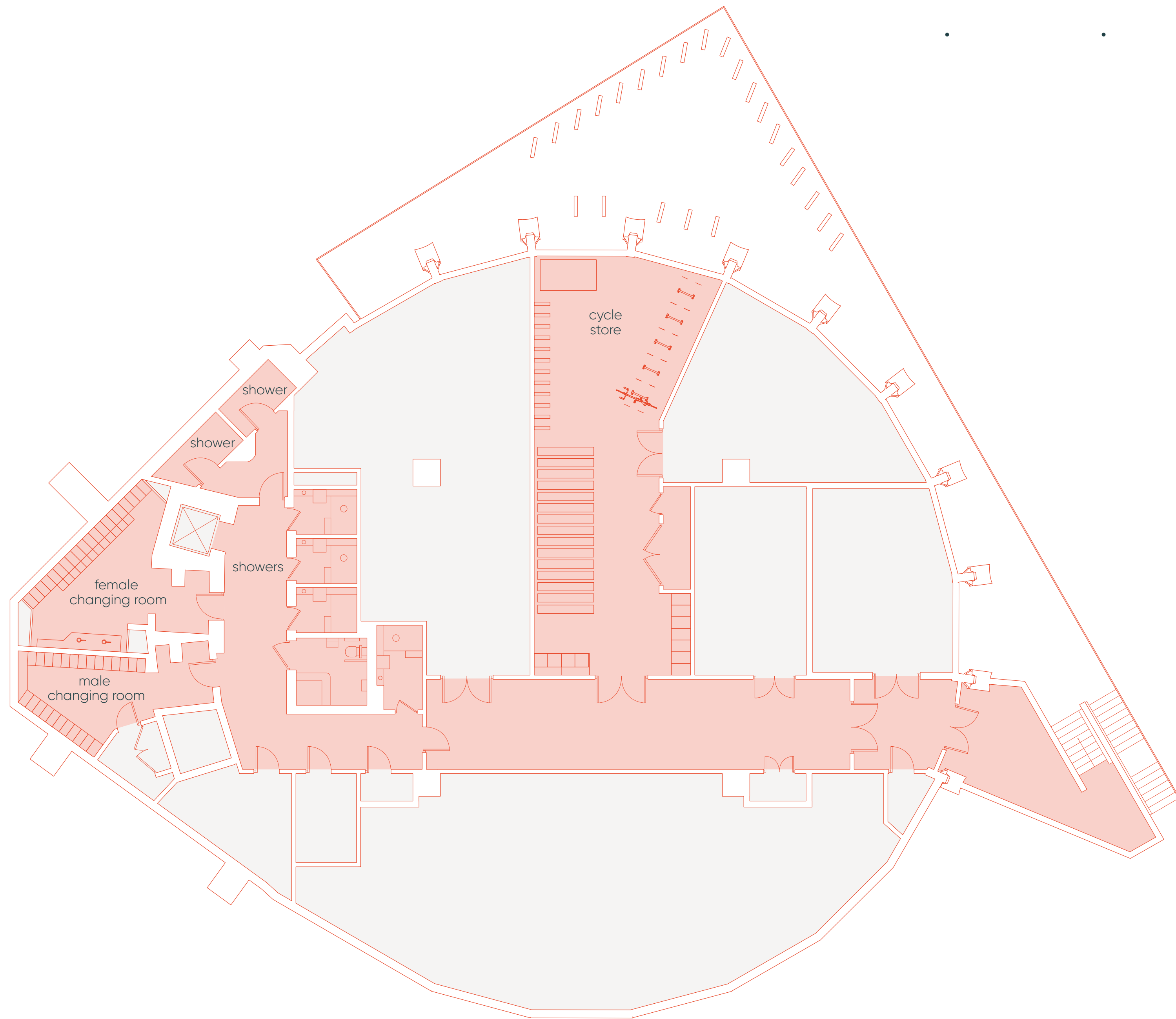
Palmer Street

# TENTH FLOOR

OFFICE: 4,188 SQ FT • 389 SQ M



- Core
- Office



Palmer Street

# LOWER GROUND

## FACILITIES

7

Showers

12

Indoor wall hanger spaces

1

Accessible shower & WC

94

Indoor secure lockers

52

Indoor cycle spaces

14

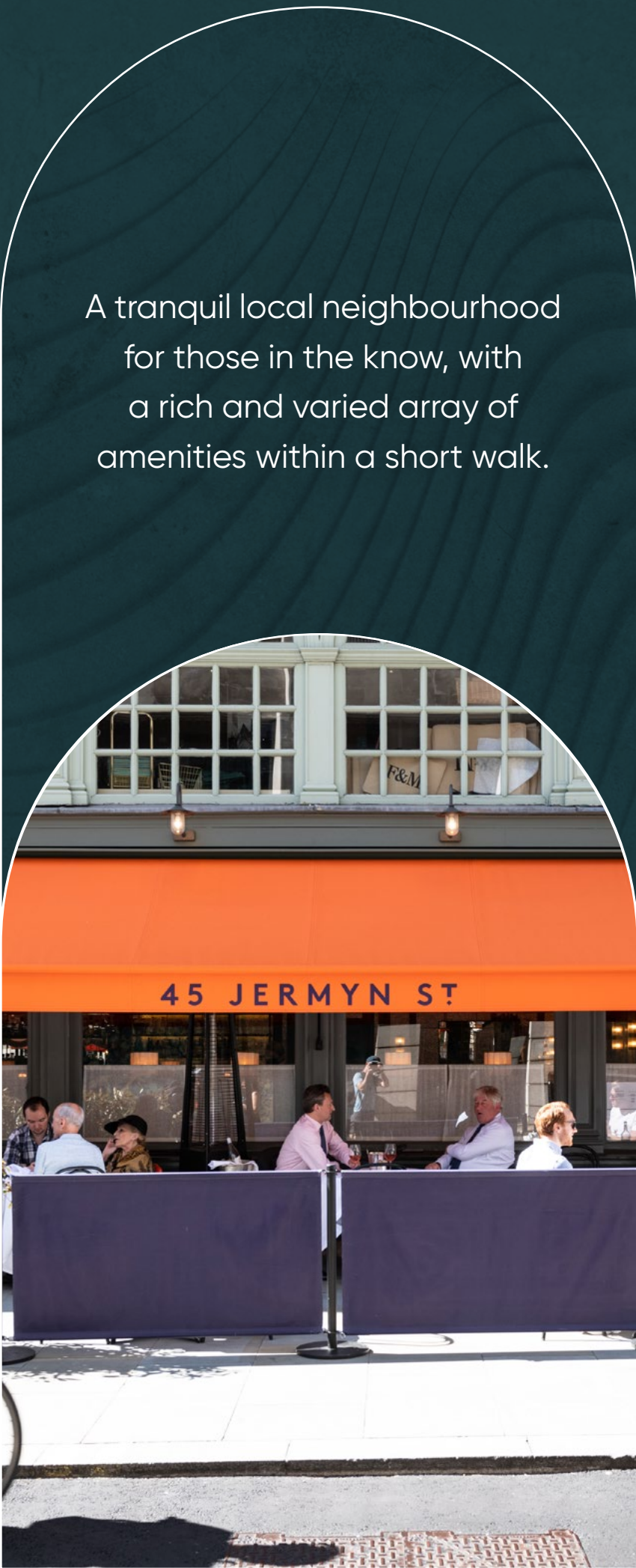
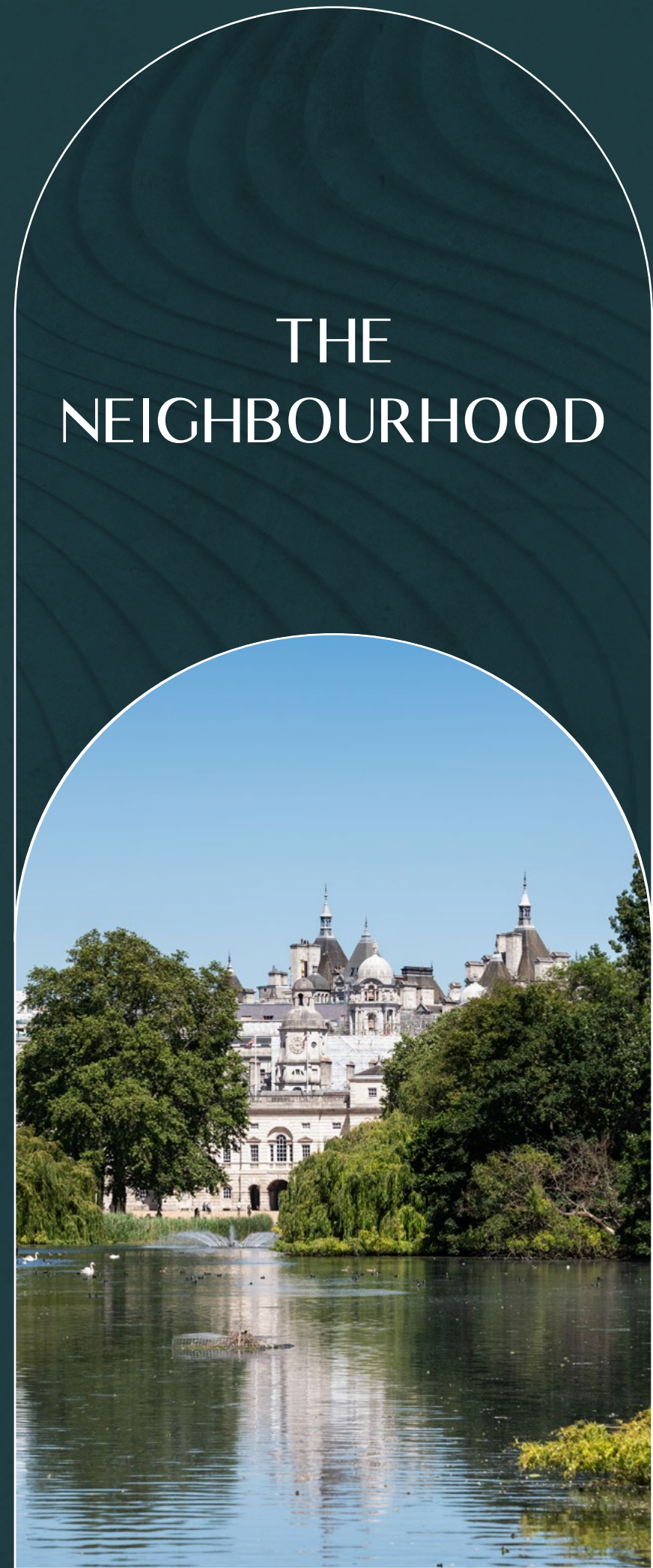
Indoor folding cycle lockers

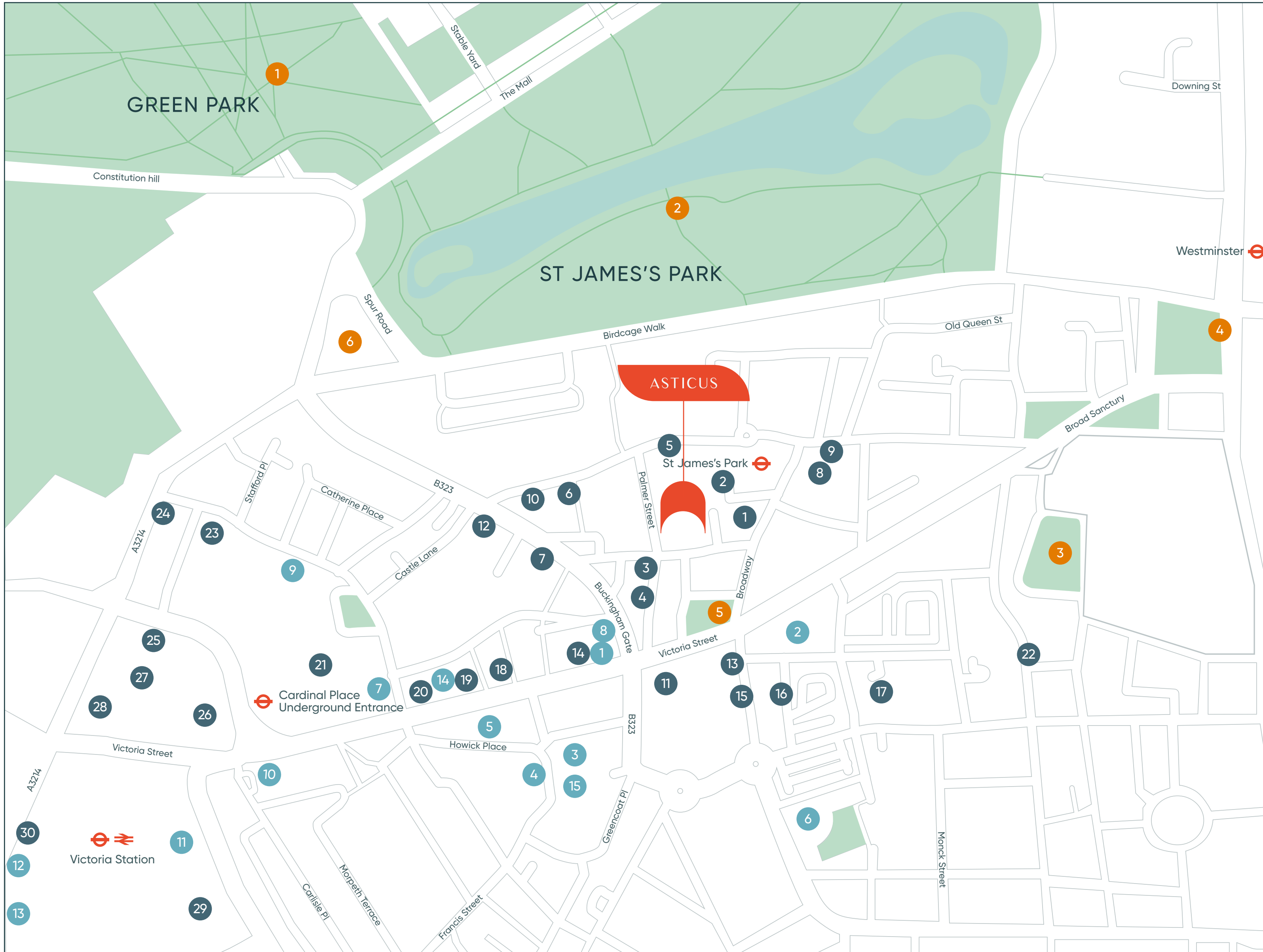
48

Outdoor cycle spaces



 Core





## FOOD, DRINK & LEISURE

- |                                    |                                |
|------------------------------------|--------------------------------|
| 1 Caxton Grill                     | 17 The Speaker                 |
| 2 St Ermin's Hotel                 | 18 The Ivy                     |
| 3 Urban Greens                     | 19 Iberica                     |
| 4 Chez Antoinette                  | 20 M Restaurant                |
| 5 Royal Artisan Bakery             | 21 Cardinal Place Food Quarter |
| 6 Buckingham Arms                  | 22 Cinnamon Club               |
| 7 Bistro                           | 23 Phoenix                     |
| 8 The Feathers                     | 24 The Resident Hotel          |
| 9 Conrad London                    | 25 Flight Club                 |
| 10 Royal Quarter Natural Food Hall | 26 Victoria Palace Theatre     |
| 11 Pret A Manger                   | 27 Sticks'n'Sushi              |
| 12 Quilon                          | 28 Nova Food Court             |
| 13 Ravello Coffee                  | 29 Park Plaza                  |
| 14 Curzon Victoria                 | 30 The Clermont Hotel          |
| 15 Strutton Ground Market          |                                |
| 16 Blanche Eatery                  |                                |

## PARKS

- |                   |                            |
|-------------------|----------------------------|
| 1 Green Park      | 4 Parliament Square Garden |
| 2 St James's Park | 5 Christchurch Gardens     |
| 3 Dean's Yard     | 6 Victoria Memorial        |

## OCCUPIERS

- |                         |                        |
|-------------------------|------------------------|
| 1 Gates Foundation      | 9 3i Group             |
| 2 Boeing UK             | 10 John Lewis          |
| 3 Jimmy Choo            | 11 Guggenheim Partners |
| 4 Tom Ford              | 12 The Telegraph       |
| 5 CDC Group             | 13 Google              |
| 6 Channel 4             | 14 Neuberger Berman    |
| 7 Wellington Management | 15 Edelman             |
| 8 Cambridge Associates  |                        |



# RAIL

## FROM ST JAMES'S PARK

● ● BLACKFRIARS  
7 mins

● ● CANNON STREET  
10 mins

● ● MONUMENT (BANK)  
11 mins

● ● EARL'S COURT  
11 mins

## FROM VICTORIA

● ● ● KING'S CROSS  
9 mins

● ● ● OXFORD CIRCUS  
10 mins

✈ GATWICK AIRPORT  
30 mins

## FROM WESTMINSTER

● ● ● BOND STREET  
2 mins

● ● ● WATERLOO  
4 mins

● ● LONDON BRIDGE  
4 mins

● ● CANARY WHARF  
7 mins



# CYCLING

ON CYCLE  
SUPERHIGHWAY 3 (CS3)



# WALKING

● ● ST JAMES'S PARK  
1 minute

● ● ● VICTORIA  
7 minutes

● ● ● WESTMINSTER  
10 minutes



## OVERVIEW

The Asticus building has been extended with a new tenth floor, comprehensively refurbished with new cat A finishes, end of trip facilities and wholesale building services renewal to provide significantly improved energy efficiency.

BREEAM Excellent and EPC B rating target. WELL Enabled.

## DESIGN CRITERA

Means of escape 1 per 6m<sup>2</sup> NIA

Environmental comfort 1:8m<sup>2</sup>

WC provision: 1 person per 10m<sup>2</sup> with 50:50 male/female ratio as WCs are unisex superloos.

## VERTICAL ZONING

LEVEL	FLOOR TO FLOOR mm	TYPICAL FLOOR TO CEILING mm	OVERALL RAISED FLOOR ZONE mm	OVERALL CEILING ZONE mm
<b>BASEMENT</b>	4,130	2,400	-	Varies
<b>GROUND FLOOR</b>	4,585	3,600	190	500
<b>FIRST TO SIXTH FLOORS</b>	3,620	2,650	150	500
<b>SEVENTH FLOOR</b>	3,675	2,650	150	500
<b>EIGHTH FLOOR</b>	3,620	2,650	190	435
<b>NINTH FLOOR</b>	3,620	2,650	190	500
<b>TENTH FLOOR</b>	-	2,650	120	500



## END OF TRIP FACILITIES

- > Cycle parking store
- > Showers
- > WC
- > Dedicated male and female locker rooms

Found in the basement with access via external steps, with a side ramp for cycles.

### 114 cycle parking spaces

- > 48 external Sheffield cycle stands in the lower ground floor courtyard
- > 30 internal double stacked cycle stands
- > 10 internal Sheffield cycle stands
- > 12 internal wall hanging cycle stands
- > 14 internal folding bicycle lockers

### Cycle stores

- > Clothing airing/drying cupboard
- > Cycle maintenance stand and pump

### Showers

7 showers with changing space, vanity and hairdryer included, (one in combined accessible shower and WC).

### Lockers

52 double tier lockers in the male changing room and 40 double tier lockers in the female changing room.

Both male and female changing rooms have a towel storage cupboard and station. With the female changing room also having a vanity with two hairdryers.

The showers and locker rooms include high quality finishes. With bespoke terrazzo feature walls in the shower with timber accent features. Matching timber finishes can be found in the lockers and vanities.

Chilled water cooler adjacent to the locker rooms.

## TOILET ACCOMODATION

### 5 WCs on each upper floor

- > 4 unisex "superloo" cubicles with WC, wash handbasin and bespoke mirror cabinet incorporating a hand drier
- > 1 accessible WC per floor

Each WC has porcelain tile flooring, tiled walls with a bespoke feature wall combining the WC, sink, timber mirror box and shelf.

The feature wall is formed from terrazzo and includes bespoke linear vertical grooves and recessed integral LED linear lighting.

## OFFICE AREA FINISHES

The office areas are finished to a Cat A standard with finishes as follows.

Full raised access floor to MOB PF PS/SPU Medium grade specification.

Ceilings are SAS system 330 linear plank ceilings, finished in white RAL 9010 and set within a plasterboard margin at the perimeter and around column heads.

The ceiling is fully demountable. Access tiles include a micro perforation which has acoustic function but also allows discreet air supply through Kranz grilles above supply tiles.

Office walls and perimeter column linings are finished in white RAL 9010 painted taped and jointed plasterboard.

Lift doors have full depth stainless steel architraves with engraved level numerals.

Doors are finished in light grey laminate with stainless steel ironmongery from D-Line.

Tenants can fix blinds to the plasterboard margin inside the window heads.



## STAIRCASES

The stairs are finished robust rubber flooring, associated system trims and step nosings, with balustrades and handrails painted in mild steel.

There are two fire escape staircases in the core, with one serving as a fire brigade access stair.

## RECEPTION AREA FINISHES

The reception area has been comprehensively refurbished with new amenities and finishes. Including:

- > Reception desk
- > Tenants post storage cubbyholes
- > Kitchenette niche with chilled water tap, coffee machine integrated refrigerator
- > Built in bespoke linear bench seat along feature wall
- > Variety of loose furniture and tables to facilitate waiting, ad-hoc meetings and work
- > Tenants' signboard
- > Polished monolithic concrete floors
- > Curved feature wall formed from metal angles fixed over a dark substrate, feature lighting at base and head
- > Timber and leather finish to built-in linear seat
- > Plasterboard ceiling with feature open area and linear suspended lights in radial array
- > Acoustic plaster treatment to ceiling recess, spray finished along with exposed services
- > Textured plaster finish to lift wall and column
- > Full depth stainless steel lift architraves and lift doors with laminate over panel incorporating signalisation

## VERTICAL TRANSPORTATION

Three passenger lifts, serving ground to tenth floor with one lift also serving the basement. The lifts are 1000kg, 13 person with a speed of 1.6m/sec.

One firefighting lift, serving the ground to ninth floor.

### Lift performance

- > HC5 Achieved 15.74%
- > Waiting time 15.51 seconds
- > Travel time 20.7 seconds
- > Destination time 40.31 seconds

## HEATING COOLING AND VENTILATION

The building services are all electric.

Heating and cooling will be provided by multiple VRF (*Variable Refrigerant Flow*) systems. The system is based on a two pipe Heat Recovered VRF system utilizing R410A refrigerant to provide simultaneous heating and cooling to the office space.

Fresh air is provided to all office floors by an air handling unit distributing air to the back of the fan coils through ductwork in the risers and through the ceiling void.

Main plant is in the basement and in a dedicated screened enclosure at roof level.

## SERVICES DESIGN CRITERIA

### Internal design temperature

- > Cat A offices and reception – 21°C+/- 2°C winter
- > 22°C summer maximum +/- 2°C
- > Toilets and circulation 18°C winters minimum (*heating only*)

### Ventilation rates

- > Cat A offices – 12 l/s/person at 1 person per 8m<sup>2</sup> plus 10%, extract at 95% of supply
- > Utility metered power to the building is provided at low voltage from a UKPN substation located in the basement
- > The capacity to the building is 660kVA and it is understood that up to 1.0 MVA is available at the substation
- > Lighting has been designed to CIBSE standards, in the offices 300-500 Lux at the working plane with a uniformity of 0.6 and a unified glare rating of 19 within task zones
- > Lighting: 8W/m<sup>2</sup>
- > Small power: 25W/m<sup>2</sup>





## COMMUNICATIONS & WIFI

The building has a secure room with installed fibre cables from there to each potential tenant demise, and riser space to allow tenants to install their own service provider connections if preferred.

Wireless access points will be provided in the reception, cycle facilities and common areas.

## BUILDING STRUCTURE & LOAD CAPACITY

The structure is a reinforced concrete frame with flat slab floors. The eighth floor slab is constructed from Bubbledeck reinforced concrete. The existing structure has been reinforced to accommodate the loads of the new tenth floor and enlarged eighth floor.

All load bearing elements of structure are protected to provide 90 minutes fire resistance.

### Load capacities

- > Office areas ground to tenth floor: Imposed load of 3.5kN/m<sup>2</sup> plus 1kN/m<sup>2</sup> for partitions
- > Ninth floor terrace: Imposed load 4kN/m<sup>2</sup>

### Roof plant slab

- > 320 deep concrete slab 7.68kN
- > Finishes 1.25kN
- > Plant imposed load 4kN

## EXTERNAL WORKS

The building is sited in a landscaped granite paved plaza with a drop off point and one accessible car parking space.

There is a waste and recycling area at the rear of the building, and cycle parking and basement access at a lower courtyard area to the south of the building.

## EXTERNAL ENVELOPE

Between ground and the eighth floor the external envelope to the office space comprises curtain walling windows set within acid etched precast concrete cladding to the columns and floors.

The envelope to the ninth and tenth office floors is more highly glazed but is provided with vertical external shading fins.

Glare control blinds are provided to the top tenth floor as part of the base build.

The core is clad in solid precast concrete panels.

## EXTERNAL TERRACE

The ninth floor external terrace wraps around the setback ninth and tenth floors providing panoramic views of the locality and across London. The terrace is:

- > Paved with concrete paviors and enclosed by a stainless steel and glass balustrade around the perimeter
- > Waterproofed with a robust hot melt inverted bituminous roofing system
- > Accessible for wheelchair users via level access.

## FIRE PROTECTION

The building is fully sprinkler protected across all floors. An L2 fire detection and alarm system is provided.

A fire fighting core is provided to facilitate fire brigade access. This comprises a fire fighting stair and lift, accessed via a firefighting lobby provided with natural smoke ventilation to the perimeter and a dry riser.

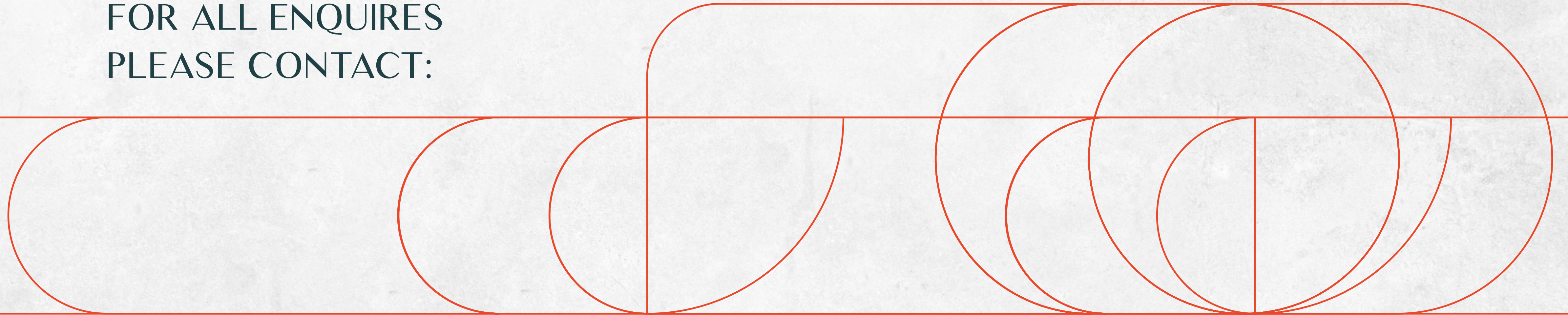
Building Control and the London Fire Brigade have approved that the firefighting lift does not serve the top tenth floor.

## FAÇADE CLEANING

The building has a Building Maintenance Unit mounted within the plant enclosure at roof level. This has an extendable arm and can rotate to provide cradle access to the entire glazed perimeter.



FOR ALL ENQUIRES  
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**INVESTMENT MANAGER**

AXA's investment strategies aim to meet the financial challenges of today as well as the environmental and social landscapes of the future, investing in opportunities that will provide long-term investment growth whilst seeking to minimise volatility.



**ARCHITECTURAL DESIGN**

An award-winning architecture and interior design practice, encompassing over 60 years of professional experience.