

GOAT YARD

LONDON SE1

2,497- 13,369 SQ FT OF REFURBISHED OFFICE SPACE

A DIFFERENT BREED OF OFFICE



A thoroughly modern office within a red-brick warehouse building, Goat Yard is being comprehensively redeveloped completing late November 2022, and will offer a refreshing take on today's workspace.

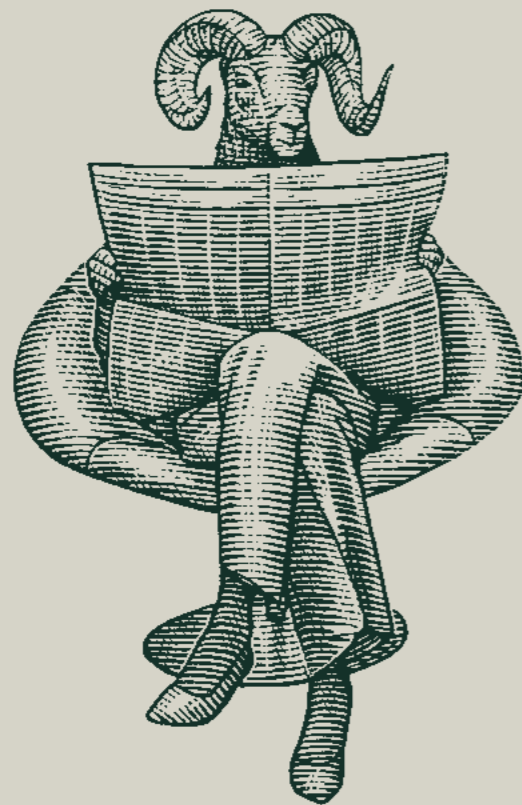
The ground floor has been remodelled and reconfigured to enhance the arrival experience and provides communal space for informal meetings.

The building also has exceptional outdoor space in the form of a courtyard and communal roof terrace.

New cycle storage and shower facilities have been installed for those who prefer their own two wheels when on the go.



Sophia
CLIENT SERVICES PARTNER



Location, design, well-being, connectivity, and sustainability - Goat Yard strikes the perfect balance for Sophia.

N° 1

Designed for the
discerning occupier

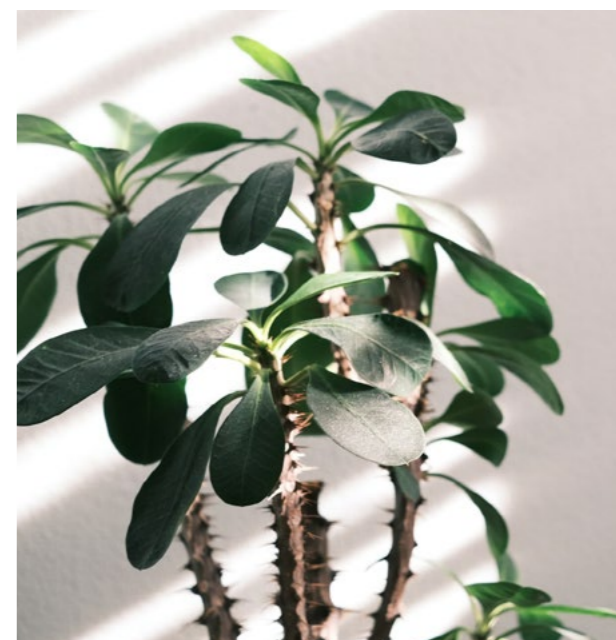


GOAT YARD

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The entrance off Queen Elizabeth Street leads to a dedicated reception for the building, where a welcoming atmosphere and plush seating areas await guests and clients.



Raheem
ARCHITECT

Nº 2



As an architect, Raheem appreciates the thinking behind the form and function of the flexibility offered within the building.

Welcome to the fold



Put your own stamp on the space

Goat Yard is a unique and contemporary Grade A office building that has been refurbished to the highest of standards, whilst also retaining some period Victorian features.

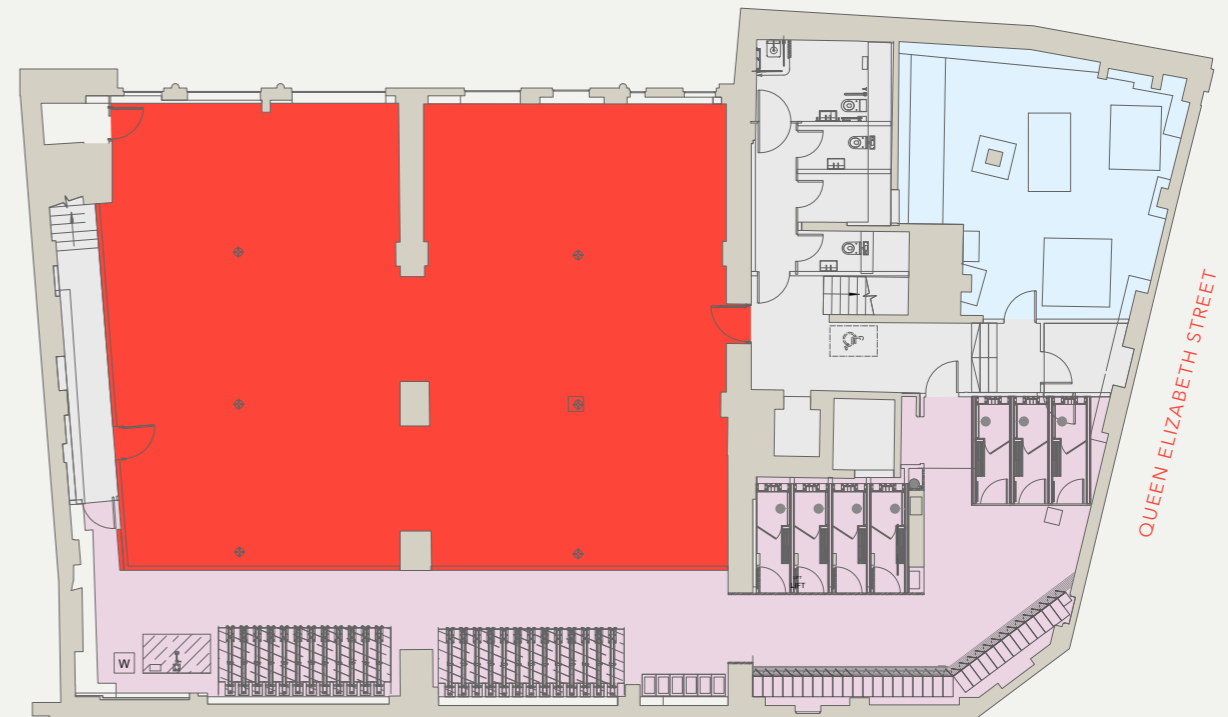
Each floor is approximately 5,400 sq ft and allows for easy customisation, so tenants can put a stamp on their space.

Schedule of areas

| Floor | Sq m | Sq ft |
|-------------------|--------------|---------------|
| Fifth: | LET | LET |
| Fourth: | LET | LET |
| Third: | 510 | 5,490 |
| Second: | 500 | 5,382 |
| First: | LET | LET |
| Ground: | | |
| Reception: | 80 | 861 |
| Office: | LET | LET |
| Lower ground: | 232 | 2,497 |
| Total NIA: | 1,322 | 14,230 |

Lower ground floor

2,497 SQ FT / 232 SQ M



KEY

- Office
- End of trip facilities
- Plant
- Core

Floor plans not to scale, for identification purposes only

Courtyard floor

OFFICE: 4,478 SQ FT / 416 SQ M

Fifth floor

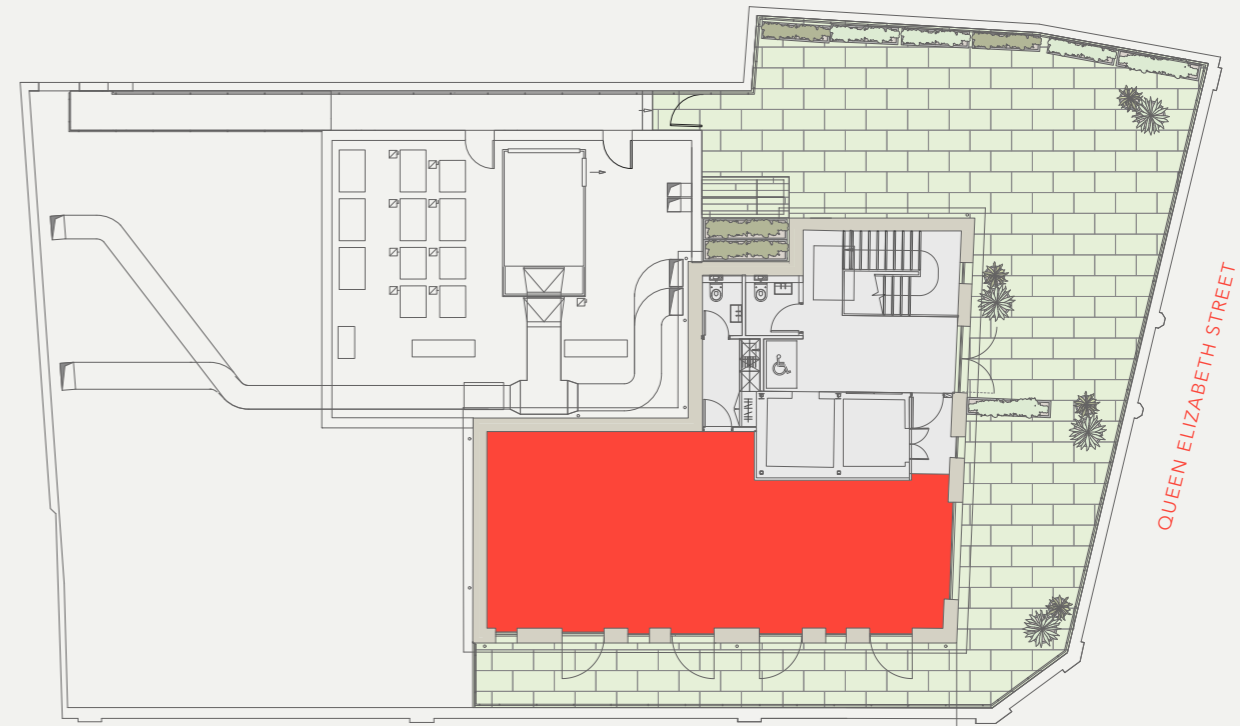
861 SQ FT / 80 SQ M



GOAT YARD



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KEY

- Reception
- Office
- Terrace
- Core

Floor plans not to scale, for identification purposes only



GOAT YARD

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Ready to move in

The 2nd and 3rd floors will benefit from new fit-outs which will allow any business the ability to move straight in, easily and efficiently.

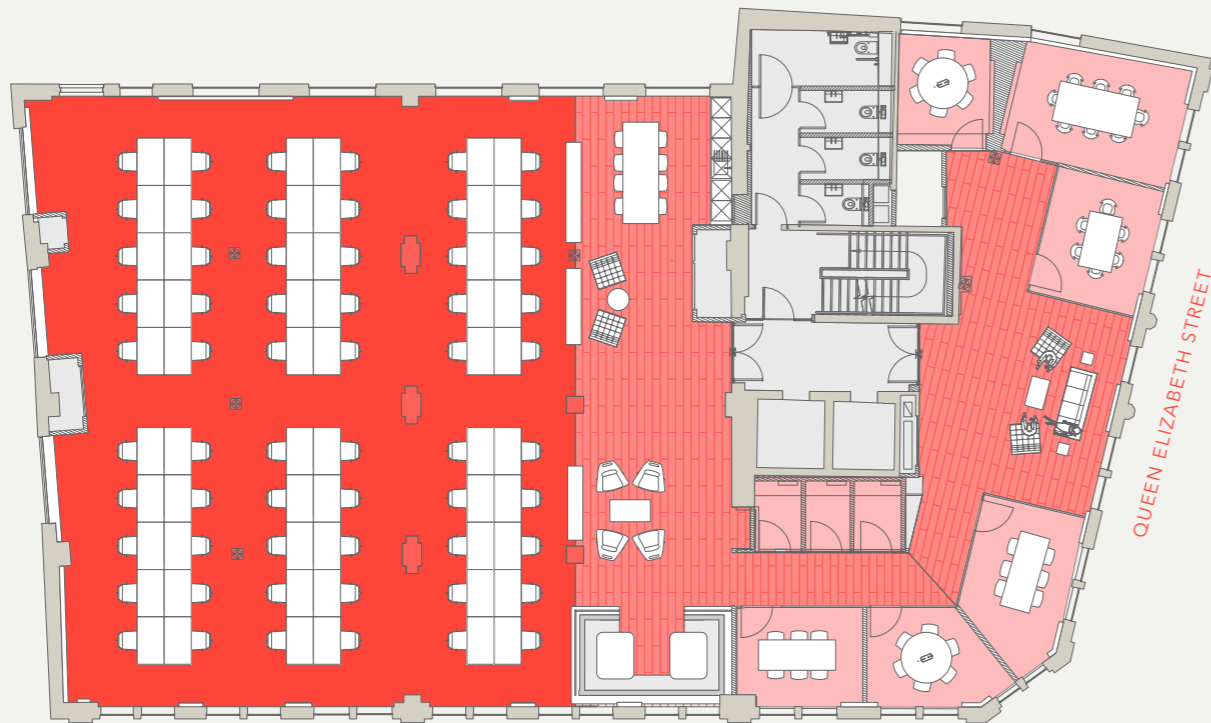
Each floor provides an invigorative workspace, with ample meeting space for the ability to collaborate in break-out areas and also meet privately.

Second floor

5,382 SQ FT / 500 SQ M



GOAT YARD



QUEEN ELIZABETH STREET

KEY

- Open plan desking
- ▨ Communal area
- Meeting rooms
- Core

- 1 x Reception / welcome area
- 6 x Meeting rooms
- 1 x Kitchen / breakout area
- 1 x Collaboration zone
- 1 x Snug
- 3 x Call booths
- 60 x Desks

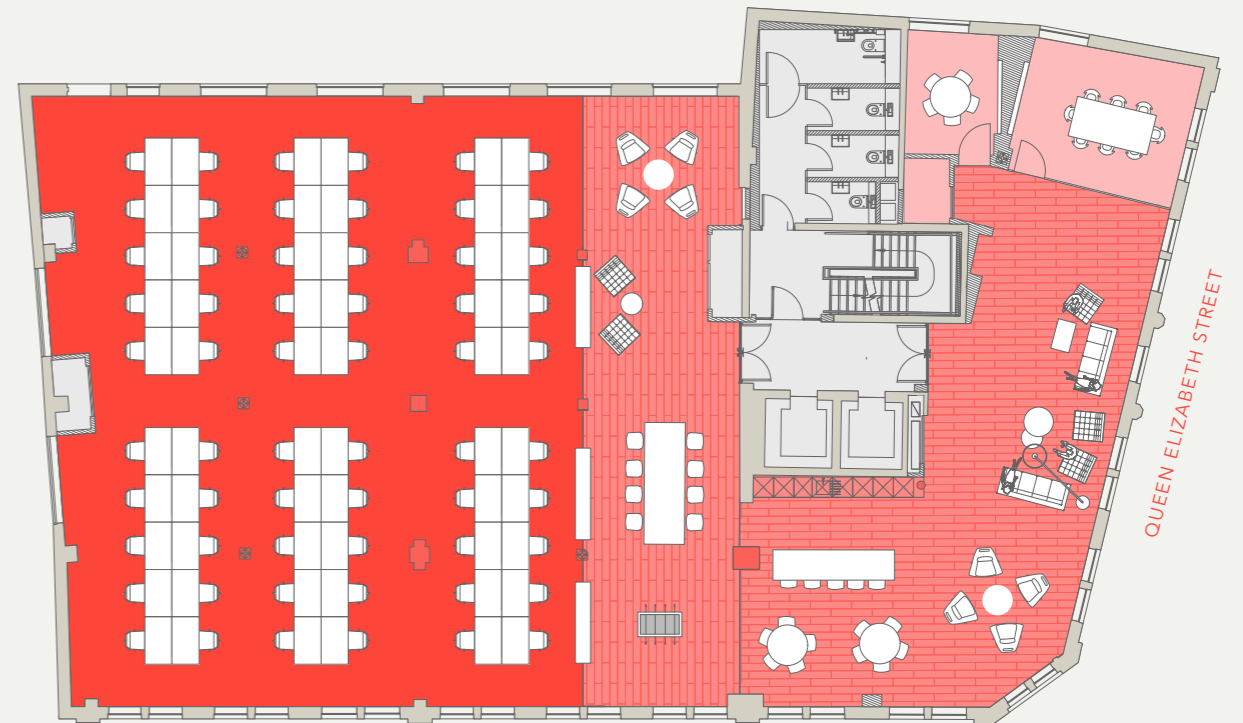
Floor plans not to scale, for identification purposes only

Third floor

5,490 SQ FT / 510 SQ M



GOAT YARD



QUEEN ELIZABETH STREET

- 1 x Reception / welcome area
- 2 x Meeting rooms
- 1 x Kitchen / breakout area
- 1 x Collaboration zone
- 60 x Desks

Michael
ACCOUNTANT



When Michael isn't working on the numbers,
he's on the terrace working on his tan.

N° 3

Free range space

Outdoor spaces

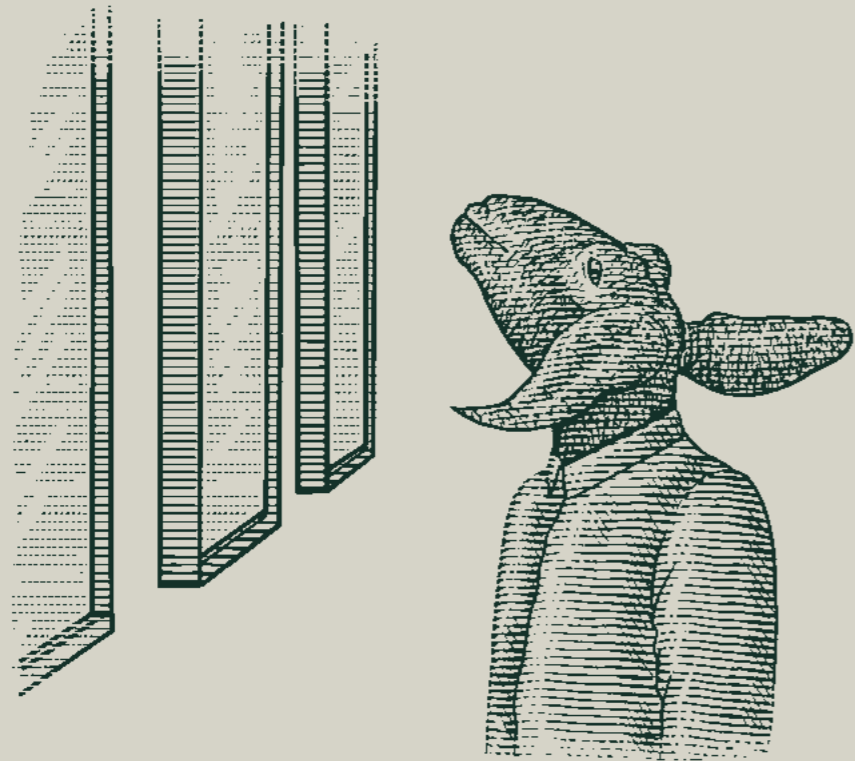
Goat Yard offers flexible space on the ground floor including a courtyard, providing a pleasant environment perfect for meetings, functions, private parties or simply a place to relax. It is the literal and figurative heart of life at Goat Yard.

The communal fifth floor terrace offers unencumbered views towards Tower Bridge and the City skyline. It is an area ideal for informal meetings, or simply a space to get some fresh air and focus time.



Claire
HR DIRECTOR



N° 4



With such a light, airy and eco-friendly building that sustains both the spirit and the planet, Claire finds it easy to attract top talent.

A greener building

Specification

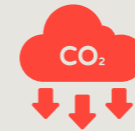
| | | | |
|---|---|---|--|
|  | Re-use of existing materials and architectural features |  | Landscaped courtyard New rooftop terrace with impressive views |
|  | Remodelled reception lobby with breakout space |  | 11 x short stay cycle spaces 50 x cycle spaces in the double stacked stands in bike store |
|  | VRF fan coil unit heating & cooling |  | 7 x showers 1 x accessible shower |
|  | 2 x 8 person passenger lifts |  | 91 x lockers Towel storage facility |
|  | Options to acquire blank canvas or fully fitted Cat A+ spaces |  | 15 x folding bike lockers |
|  | Brand new WCs |  | 15 x car parking spaces |

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How sustainable is Goat Yard?

CARBON



Gas fired boilers and chiller replaced for low carbon technologies
Fully electrified building
Air quality: Heat Recovery ventilation system

ENERGY



Target EPC rating improvement from E to B
High efficiency lighting and lighting controls

CIRCULAR ECONOMY



At least 74% of floor finishes with confirmed recycled content
Re-use 62 sq m of existing ceiling tiles, as feature panelling
2,767 sq m of refurbished/re-conditioned raised floor tiles

HEALTH AND WELLBEING



Flexible work spaces with outstanding communal areas that promotes health and wellbeing
There is a 105 sq m new shared terrace space with views overlooking the city and 57 sq m private terrace space for the fifth-floor tenant. This will be filled with planters

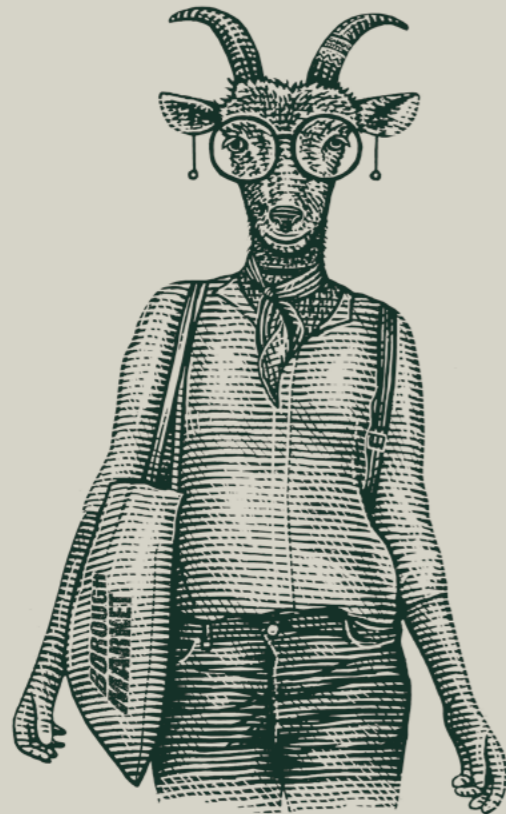
SUSTAINABLE TRANSPORT



Excellent access by public transport
Cycle Route 4 (a continuous route between Tower Bridge and Greenwich)

Lauren

CREATIVE



A passionate foodie, Lauren revels in the proximity of Borough Market for picking up the finest, freshest ingredients for her latest creations.

N° 5

Location is everything

On your doorstep



WALKING DISTANCES



| | |
|-------------------|--------|
| Butlers Wharf: | 4 mins |
| Tower Bridge: | 5 mins |
| Maltby St Market: | 5 mins |
| More London: | 6 Mins |

LONDON BRIDGE CONNECTIONS

UNDERGROUND



| | |
|---------------|--------|
| Bond Street: | 9 mins |
| Canary Wharf: | 6 mins |
| Bank: | 3 mins |

INTERNATIONAL

| | |
|---|---------|
| ✈ Gatwick Airport: | 30 mins |
| ⊕ Direct line to St Pancras International with Eurostar routes to mainland Europe | |

NATIONAL RAIL



Direct routes to Brighton and the South

DINING OUT

- 01 Maltby Street Market
- 02 Jensen's Gin Distillery
- 03 Marquis of Wellington
- 04 The Woolpack
- 05 Vinegar Yard
- 06 Casse Croute
- 07 Butlers Wharf Chop House
- 08 Le Pont de la Tour
- 09 Flat Iron
- 10 Restaurant Story
- 11 Jose
- 12 Flour & Grape
- 13 Dean Swift Pub
- 14 The Ivy
- 15 The Coal Shed
- 16 Gunpowder
- 17 Provisioners
- 18 The Tower Bridge Arms
- 19 Baluchi

COFFEE SHOPS

- 20 The Watchhouse
- 21 Fuckoffee

GYMS

- 22 The Circle Gym and Spa
- 23 Thirdspace

OPEN SPACES

- 24 Leathermarket Gardens
- 25 Tanner Street Park

CULTURE

- 26 White Cube Gallery



From Vinegar Yard to Maltby Street Market, The Fashion & Textiles Museum to Tate Modern, there's plenty to browse and graze on whether feeding your inspiration or satiating your appetite for the new and innovative. This area is renowned for its food culture, bars and cafés, which set the standard for London. The South Bank provides art, theatre, and cinema surrounded by the landmarks of London's skyline.



G.O.A.T lifestyle

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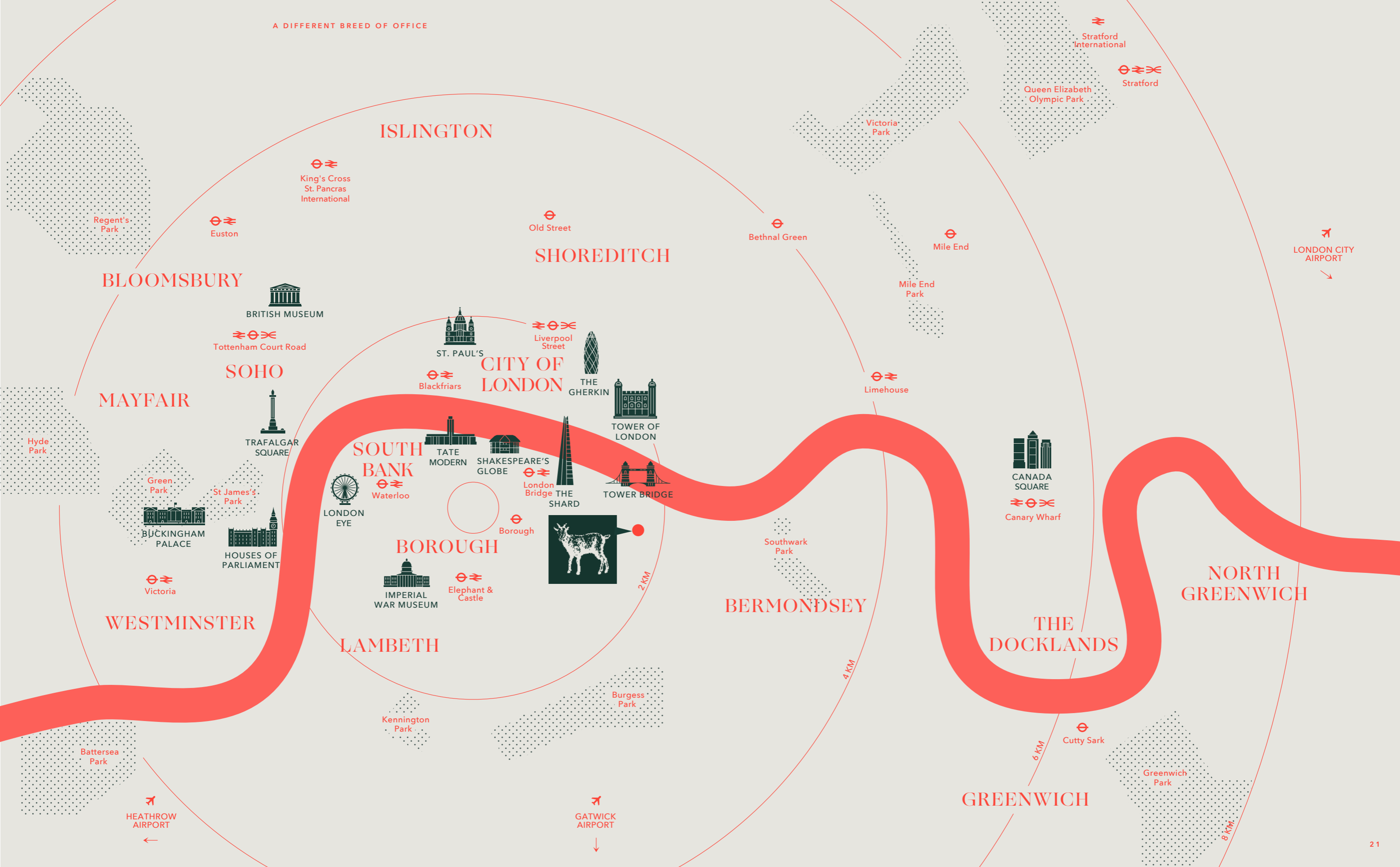
Ahmad
ACCOUNT HANDLER

N° 6



With Cycle Route 4 on the doorstep, London Bridge station for tube and rail options, buses galore, and even a Thames Clipper pier close by, all of London is at Ahmad's feet.

The well-connected office



ISLINGTON

SHOREDITCH

BLOOMSBURY

SOHO

MAYFAIR

CITY OF LONDON

SOUTH BANK

BOROUGH

BERMONDSEY

THE DOCKLANDS

NORTH GREENWICH

WESTMINSTER

LAMBETH

GREENWICH

BRITISH MUSEUM

Tottenham Court Road

TRAFALGAR SQUARE

BUCKINGHAM PALACE

HOUSES OF PARLIAMENT

TATE MODERN

SHAKESPEARE'S GLOBE

IMPERIAL WAR MUSEUM

Elephant & Castle

Liverpool Street

THE GHERKIN

TOWER OF LONDON

THE SHARD

TOWER BRIDGE

CANADA SQUARE

Canary Wharf

LONDON EYE

Borough

Southwark Park

Burgess Park

Kennington Park

Victoria Park

Mile End Park

Queen Elizabeth Olympic Park

Regent's Park

Hyde Park

Green Park

St James's Park

Battersea Park

Greenwich Park

King's Cross St. Pancras International

Euston

Old Street

Bethnal Green

Mile End

Stratford International

Stratford

LONDON CITY AIRPORT

HEATHROW AIRPORT

GATWICK AIRPORT

Cutty Sark

2 KM

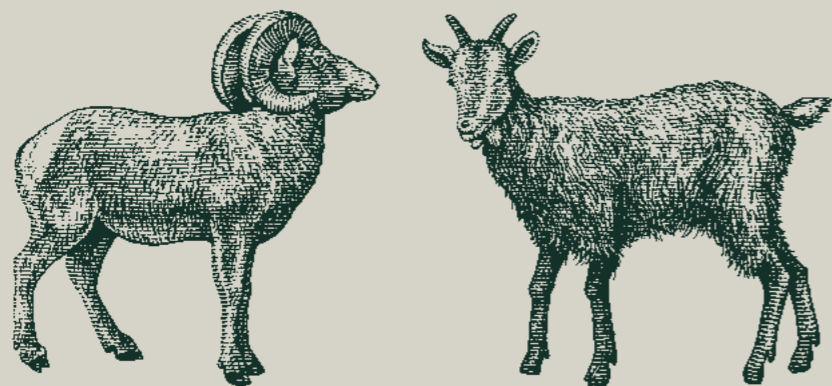
4 KM

6 KM

8 KM

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A development by

RECAPITAL

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