

Workspace
Reimagined



Introducing
Building B1

DESIGN
DISTRICT





Keeping London Creative

London Bridge
9 mins

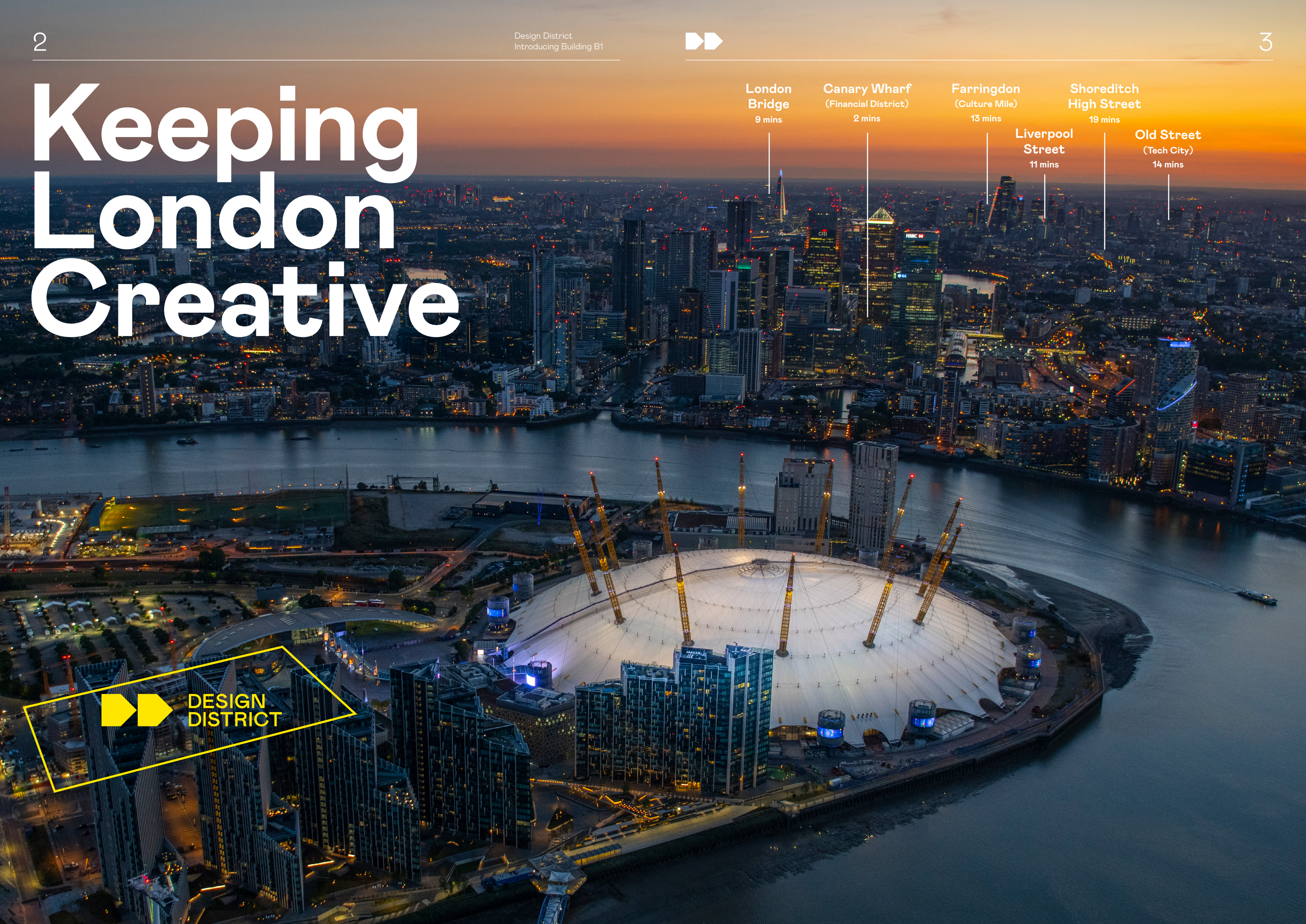
Canary Wharf
(Financial District)
2 mins

Farringdon
(Culture Mile)
13 mins

Shoreditch High Street
19 mins

Liverpool Street
11 mins

Old Street
(Tech City)
14 mins


























London's new creative hub

Design District sits at the heart of Greenwich Peninsula — a neighbourhood on the move. Everyday, multiple transport links bring visitors attracted by world-class art, dining and entertainment, including The O2, the world's busiest music arena. The Jubilee line, Uber Boat, IFS Cloud Cable Car and nearby London City Airport make Design District easily accessible from across London and beyond.



Design District is a one minute walk from North Greenwich station from where the Jubilee line connects travellers with the entire TfL network.

| | | |
|---|---------------------------|----------------------|
|   | North Greenwich | 1 min walk |
|   | Canary Wharf | 2 mins |
|   | City Airport | 16 mins |
|   | Woolwich | 22 mins |
|  | Shoreditch High St | 19 mins |
|    | London Bridge | 9 mins |
|    | Farringdon | 13 mins |
|     | Liverpool Street | 11 mins |
|  | Goodge Street | 25 mins |
|    | Heathrow | 41 mins |

Travel times are based on Google Map directions to the nearest station.

Discover Greenwich Peninsula

Europe's largest single
regeneration project

Backed by £8.4bn
of investment

Seven new
neighbourhoods

3m+ visitors a year

2.4 miles of
river access

The O2

12.6 acres of open,
green space

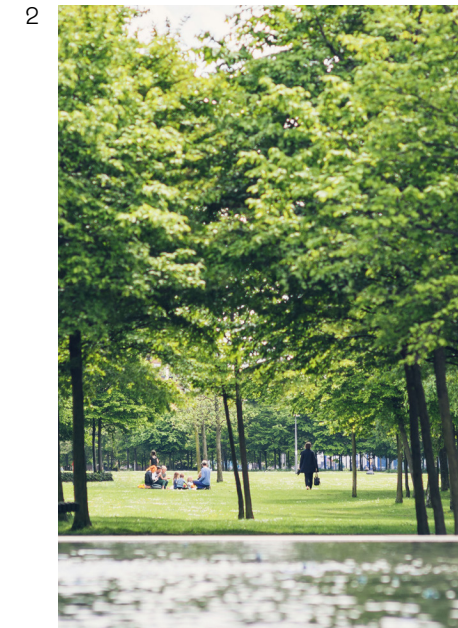
Design District is part of the transformation of Greenwich Peninsula, attracting global investors who recognise London's potential for growth and rejuvenation. This is the capital's most boldly modern landscape, including 15k+ new homes for 6000 residents, three schools and one university.

Every day, visitors are drawn to the area by world-class art, dining, recreation and entertainment, including the world's busiest arena with a year-round calendar of music and sporting events. Each year, Urban Village Fete — the highlight of the event calendar — can attract up to 30,000 visitors in a single day.

This is a place for recreation, relaxation and enjoying the outdoors too. London's ancient artery provides visitors, residents and those who work here with a connection to history and nature and Greenwich Peninsula Ecology Park, The Jetty and Central Park provide plenty of green space.



1



2



3



4



6



5



7

1 **The Tide**, London's first elevated linear park — a series of raised walkways and riverside

2 The Jetty and Greenwich Peninsula Ecology Park offers four acres of **green space**, tucked into the metropolis

3 **NOW Gallery**, A free exhibition space for art, fashion, photography and design

4 **Community events** including Turning Tides festival, Greenwich+Docklands International Festival, and Urban Village Fete

5 The world's busiest arena, **The O2** has a year-round calendar of world-class music and sports events

6 A dedicated **public art** walk takes in monumental sculptures like Studio Weave's 33, a towering, latticed wooden pavilion

7 A state-of-the-art 60 bay **golf driving range** and leisure facility, the only of its kind in central London



One of
‘The
World’s
Greatest
Places
of 2021’

— TIME



1

Design District: A thriving home for ideas

Design District is a complete ecosystem of workspace and facilities supporting a connected community of 1,800 creatives.

In addition to offices and studios spread across 16 landmark buildings by eight pioneering architects, our community of game changers and trailblazers enjoys access to workshops, printing facilities, a global food hall, Bureau (co-working space for creatives) and even a rooftop basketball court. Public squares, communal spaces and a dynamic events programme encourage peer-to-peer support, chance encounters and the exchange of ideas.



2

1 Urban Village Fete, image by Kris Humphreys

2 Urban Village Fete, image by Kris Humphreys



Creativity is a broad spectrum*

At Design District we bring together everyone from architects to marketing consultants, beauty technicians to game developers, and fashion stylists to UX designers. This is a place built to inspire collaboration, where connections are forged and networks are strengthened.

*So we've expanded Creative Industries Federation's definition of 'creative industries' to include beauty, wellness and food & beverage.



Advertising and Marketing



Architecture



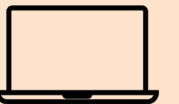
Craft



Design (Product, Graphic, Fashion)



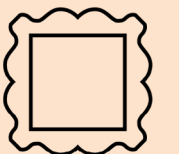
Film, TV, Video, Radio & Photography



IT, Software & Computer Services ('Creative tech')



Publishing



Museums, Galleries & Libraries



Music, Performing & Visual Arts



Animation & VFX



Video Games



Heritage



↑
Tudinh Duong, ON
A digital technology partner
www.madebyon.com

"At ON, we take a collaborative and design-minded approach to our work when bringing technology to life. As such, Design District is a natural choice for us, because it's a place for creating, connecting and supporting other creative businesses. And we're growing quickly, so it's great to be in such a flexible space that can support this growth."

Six independent vendors
One lively bar
Global street food
Fresh, innovative menus
A unique destination

Canteen



2

A fresh hub for Greenwich Peninsula: a stunning transparent food hall and bar serving up irresistible treats from the world's streets. A gathering spot for tenants, local residents and visitors alike. Take it to go, or make time to dine on the terrace or mezzanine oasis.



1



Restaurant and bar
Salon: a relaxed lounge
Meeting rooms and pods
Forum: invite an audience
Flexible workspace

Bureau



3



4

Creative coworking space designed to bring people together, spark ideas and forge connections. Based in two buildings neighbouring D4, Bureau provides alternative spaces for meetings, focused work, entertaining clients and celebrating milestones.



5



6

- 1 Design District Canteen, image by JWH Photography
- 2 Design District Canteen food and drink, image by JWH Photography
- 3 Forum at Bureau, image by JWH Photography
- 4 Salon at Bureau, image by JWH Photography
- 5 Bureau members club workspace, image by JWH Photography
- 6 Bureau phone booths, image by JWH Photography

B1

Workspace Reimagined

A visually spectacular building, B1 sits prominently in the district, facing both the street and central square. Its spacious, open-plan workspace offers views of the winter garden from one end and across Design District from the other, including SelgasCano's second building: Canteen, the district's global food hall.

In creating B1, SelgasCano has drawn on many of the principles of biophilic design, providing its occupants with an opportunity to create a connection to the natural world. The inclusion of a verdant four-storey winter garden means workspaces connected via a series of platforms and stairways have the potential to be filled with plant life — making them ideal for company socials or focused work. Bringing greenery to the space wouldn't just be aesthetic — recent research has found that the presence of plants inside a building increases occupants' feelings of well-being by 40 percent.



1



2

1 B1 front elevation,
Image by Taran Wilku

2 B1 winter garden,
Image by Taran Wilku

3 Aerial view of Design
District, image by
Taran Wilku

4 Lucía Cano and José
Selgas, image shared
by SelgasCano



3



4

Meet the architects **SelgasCano**

Since founding SelgasCano in 1998, architect couple Lucía Cano and José Selgas have been celebrated internationally for their joyful, exuberant designs. Whether designing a coworking space in Los Angeles or a school in Nairobi, the architects bring playfulness and uninhibited imagination to their spaces. Bold colour, curves, a fascination with luminosity and an abundance of vegetation are recurring motifs — all of which contribute to building B1's singular presence.



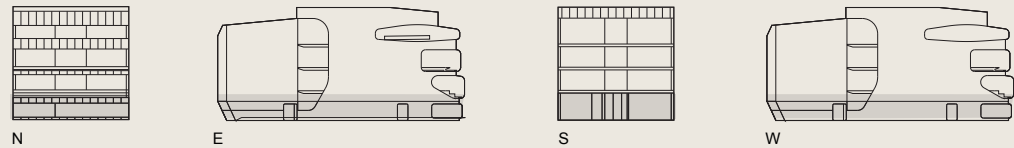
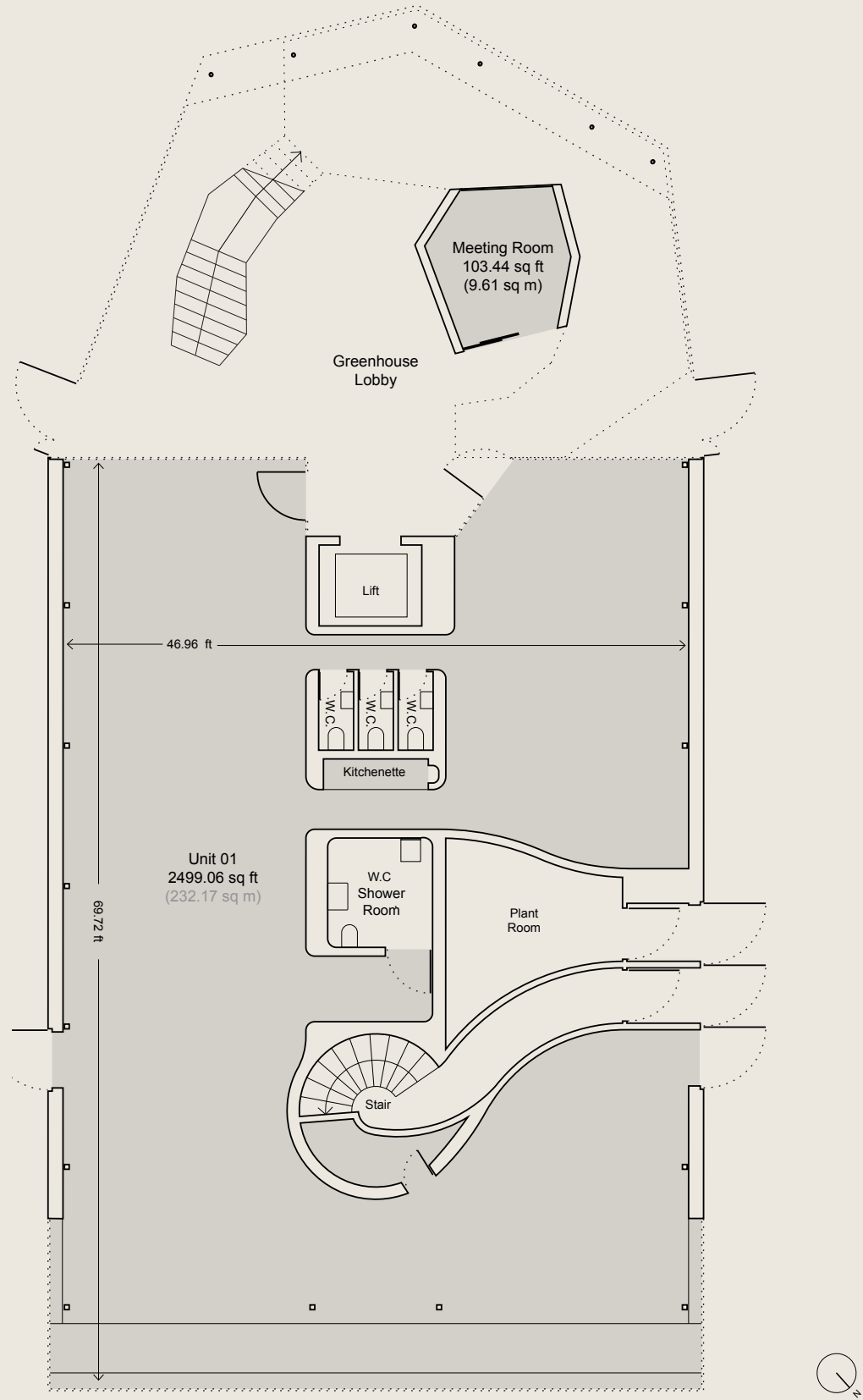
Floorplans and technical information

| Floors | SQ FT | SQ M |
|--------------|---------------|--------------|
| Ground | 2,603 | 242 |
| First | 2,966 | 276 |
| Second | 3,043 | 282 |
| Third | 2,978 | 277 |
| Total | 11,590 | 1,078 |

Floor areas subject to final measurement.

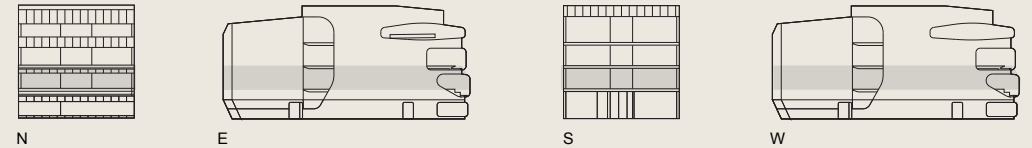
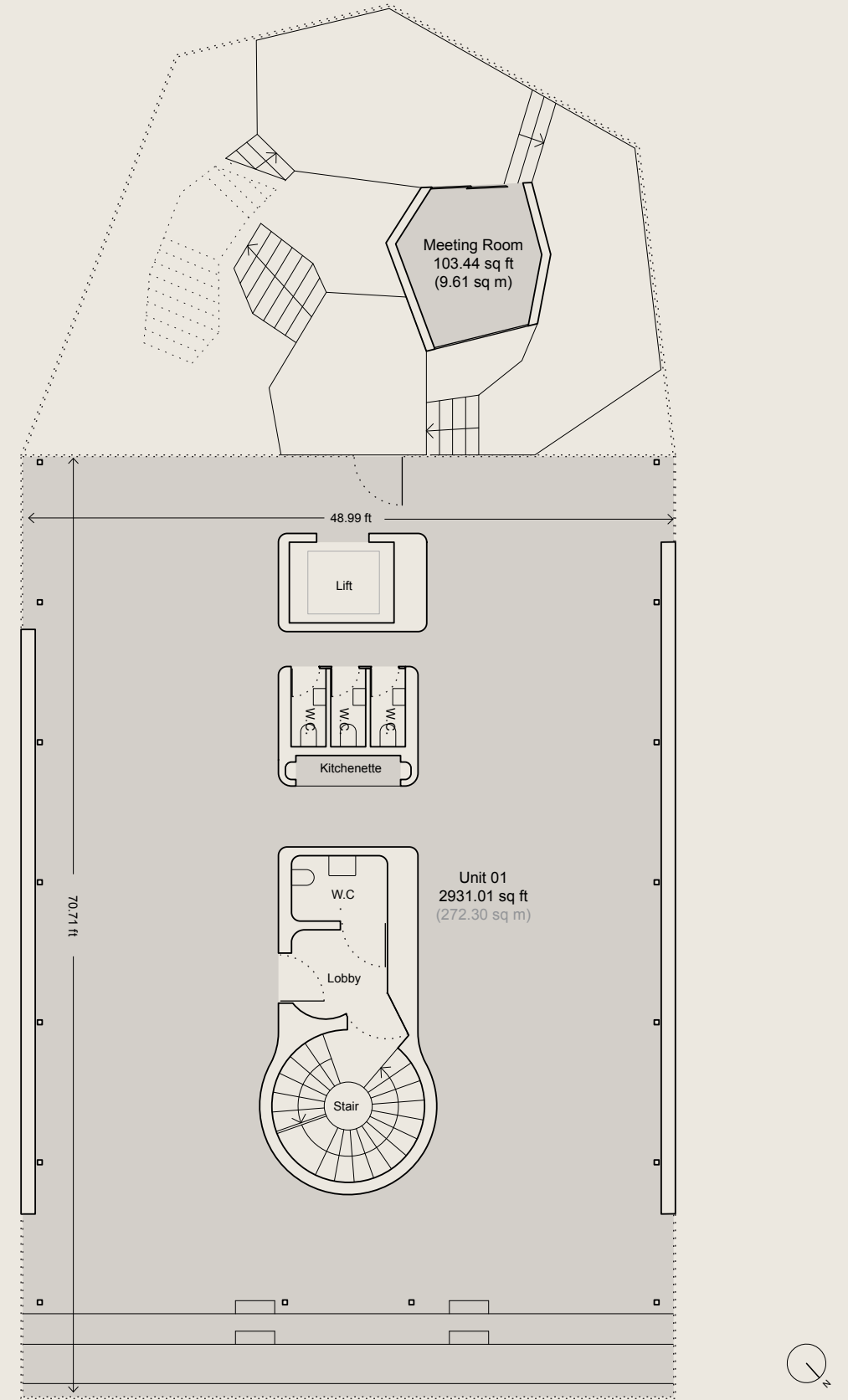
Ground Floor

2,603 SQFT
242 SQM



First Floor

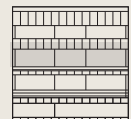
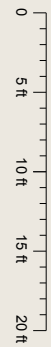
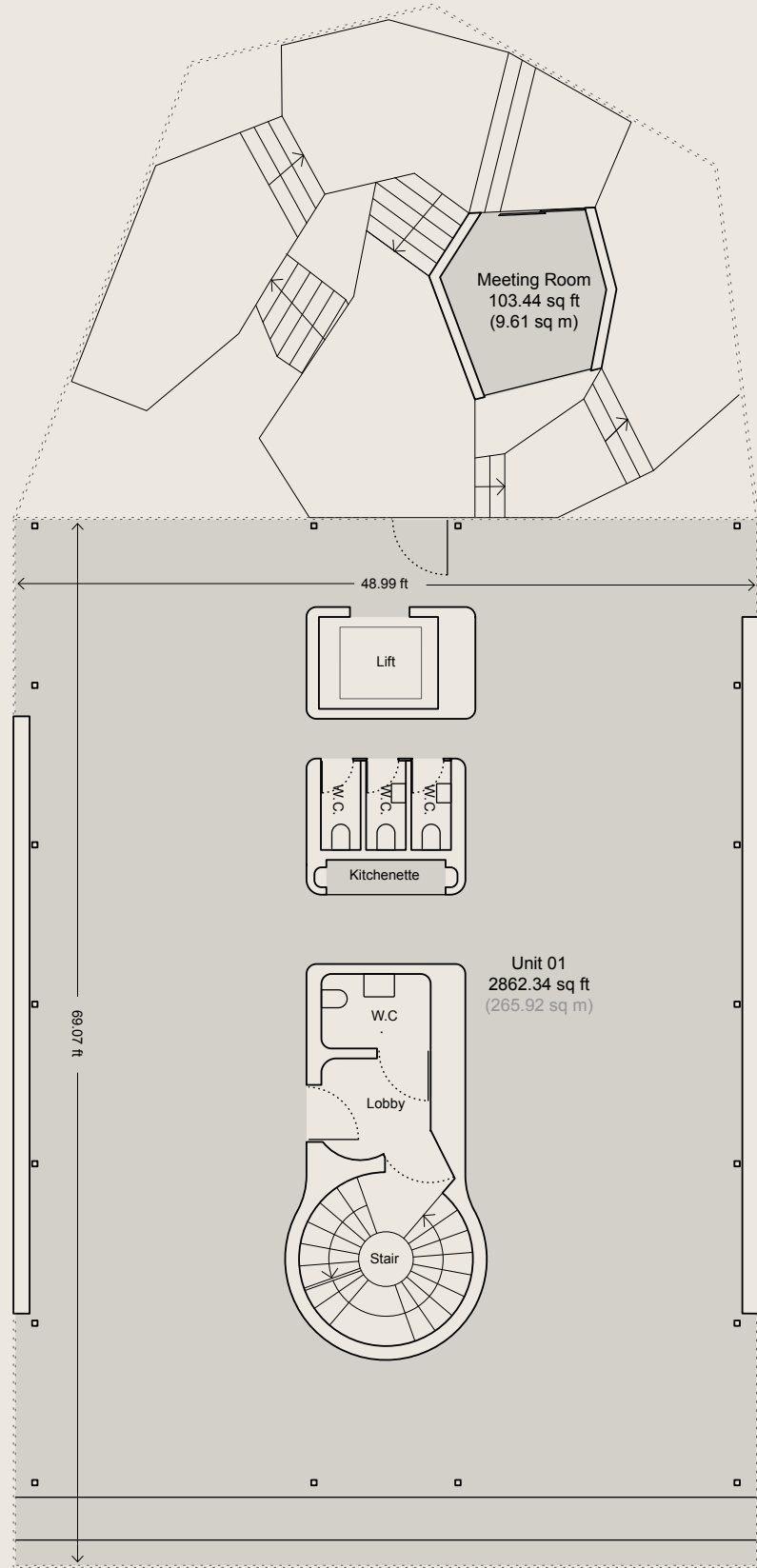
3,034 SQFT
282 SQM



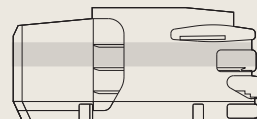


Second Floor

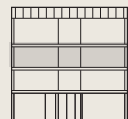
2,966 SQFT
276 SQM



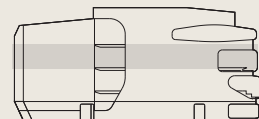
N



E



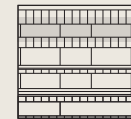
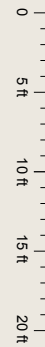
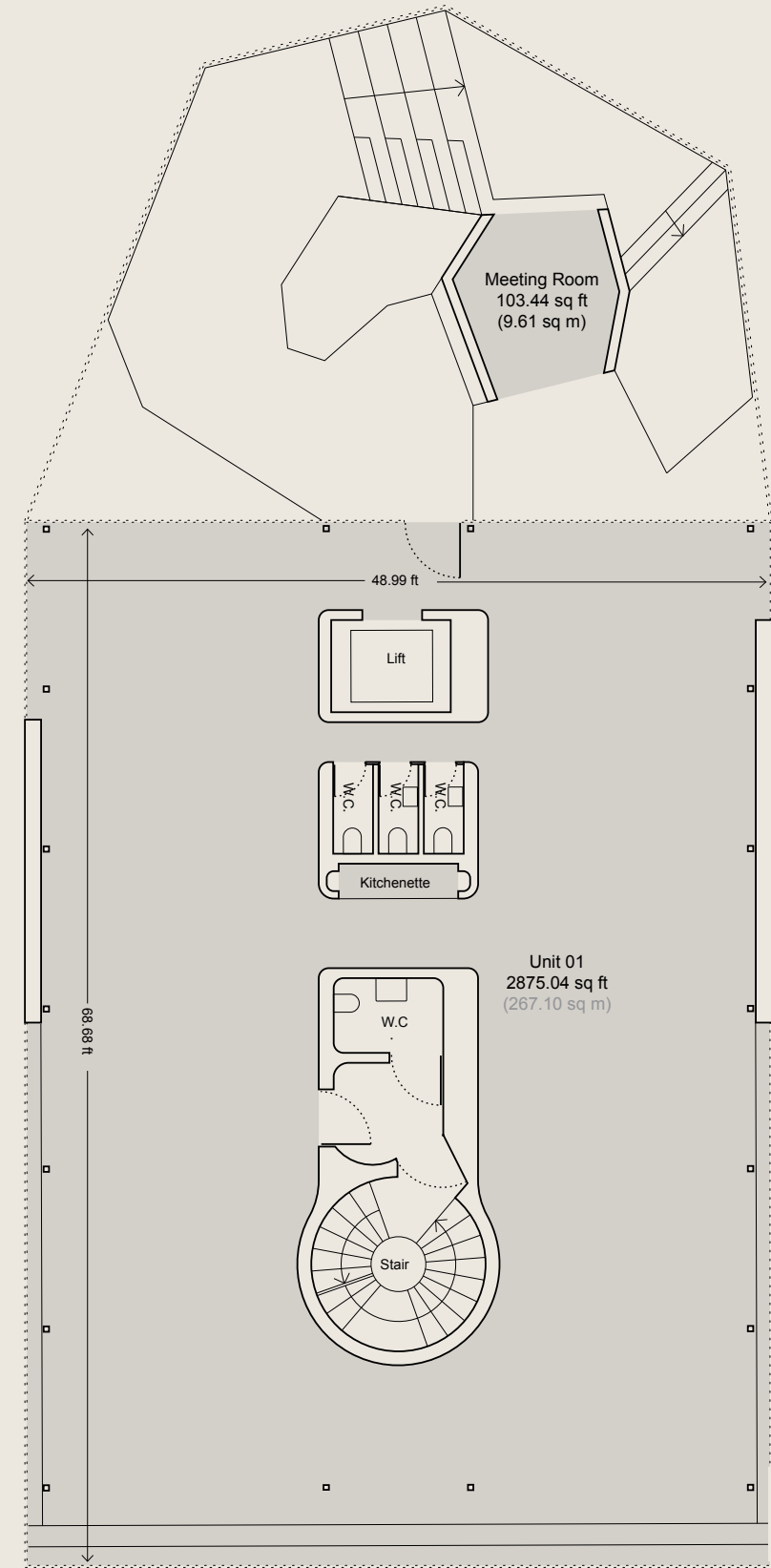
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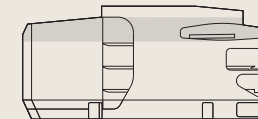
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Third Floor

3,034 SQFT
282 SQM



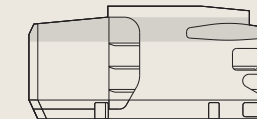
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E



S



W



Computer generated image by Uniform Studio



Building Specs

FAÇADE

Polycarbonate Façade Panels with backlighting.
Curved Glass window bays to Design District Square
Openable windows to North and South Elevations
Polycarbonate wintergarden with louvre ventilation

PERFORMANCE SPEC

Awaiting copy

GROUND FLOOR

| | |
|--------------------------------|-------------------|
| Commercial Area | 242 sq m |
| Winter Garden | 122m ² |
| Floor to Ceiling in Commercial | 3.48m |
| 1 Kitchenette | |
| 3 WC | |
| 1 DDA WC & Shower | |

FIRST FLOOR

| | |
|--------------------------------|-------------------|
| Commercial Area | 282 sq m |
| Winter Garden | 122m ² |
| Floor to Ceiling in Commercial | 2.64m |
| 1 Kitchenette | |
| 3 WC | |
| 1 DDA WC | |

SECOND FLOOR

| | |
|--------------------------------|-------------------|
| Commercial Area | 276 sq m |
| Winter Garden | 122m ² |
| Floor to Ceiling in Commercial | 2.64m |
| 1 Kitchenette | |
| 3 WC | |
| 1 DDA WC | |

THIRD FLOOR

| | |
|--------------------------------|-------------------|
| Commercial Area | 277 sq m |
| Winter Garden | 122m ² |
| Floor to Ceiling in Commercial | 3.50m |
| 1 Kitchenette | |
| 3 WC | |
| 1 DDA WC | |

STRUCTURE

Braced steel frame with concrete flooring
Winter Garden is braced steel frame with metal grill deck landings

LIFT SPECIFICATION

Kone Spec

VENTILATION

Commercial Spaces – Mechanical Ventilation
Winter Garden – Natural Ventilation

HEATING

Underfloor heating to all floors
Connected to District heating network

FIRE STRATEGY OCCUPANCY

| | |
|--------|----|
| Ground | 59 |
| First | 42 |
| Second | 42 |
| Third | 42 |

LIGHTING LEVELS

| | |
|--------------------|-----------------------|
| Lighting | 8 W / m ² |
| Office Small Power | 15 W / m ² |
| Diversified Load | 200A TPN |

NOISE LEVELS

Acoustic Criteria in line with BCO Guide to Specification 2014 & BS8233:2014

BREEAM

Excellent

REFUSE PROVISION

Courtyard refuse provision

CYCLE PARKING

District wide cycle parking provision



Design District image by Taran Wilku

Be part of something extraordinary

We believe we're building something extraordinary on Greenwich Peninsula. From the moment we first conceived the idea of a neighbourhood for London's creative industries, no decision has been taken for granted. At every turn, we've challenged ourselves and Design District's architects to eschew the obvious and imagine a more innovative solution, asking: what is it that creatives really need?

One building by a single architect might have sufficed, but instead we envisaged an eclectic and varied landscape, a place where unique visions and disparate styles coexist. We understood early on that space alone is not enough — creativity requires community and creative businesses need support.

At Design District we have built both into the very fabric of the project.

Perhaps most importantly, we recognised that the spaces where creatives work are often under-serviced, overpriced and temporary — vulnerable to demolition or redevelopment. For too long, London's artists, designers and makers have compromised out of necessity.

It's in all our interests to keep our city vibrant. That's why Design District is committed to providing permanent, affordable space for the long term. We've built something unique — a place where everything is designed to help your business flourish. We invite you to join us in being a part of London's creative future.

Get in touch

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 **Design District London**

 **@designdistrictlondon**

Misrepresentation Act 1967 & Property Misdescriptions Act 1991

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