



15 BERKELEY ST ^{W1}

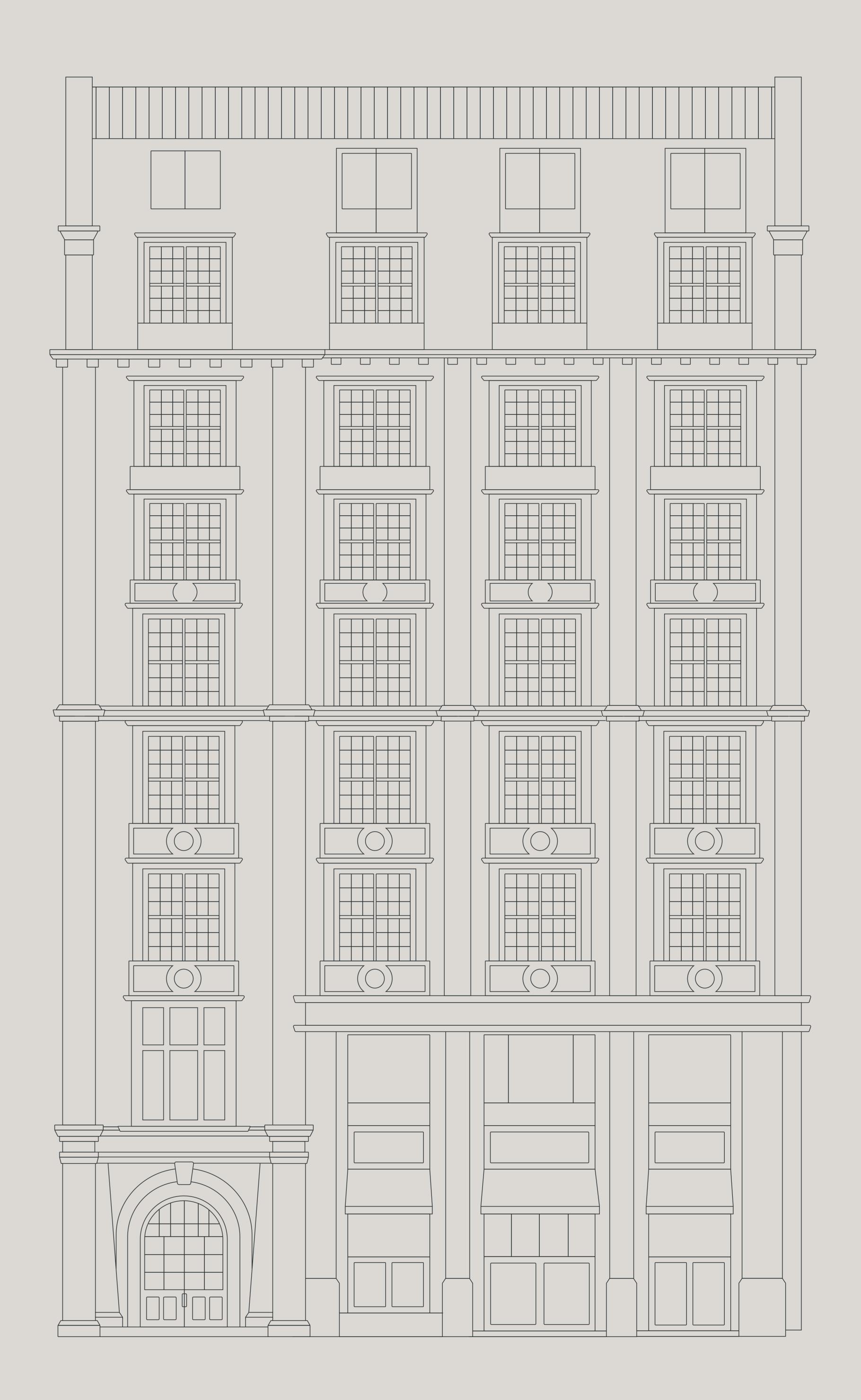
THE ADA BUILDING

WELCOME

Welcome to the

THE ADA BUILDING

Ada Building



15 Berkeley Street



An elegant reception

HISTORY

Building history

THE ADA BUILDING



VICTORIA

15 Berkeley Street is connected to the adjacent 35 Dover Street via the basement levels. The two buildings were historically home to the exclusive women-only Empress Club. Purpose built for the opening of the club in 1887 and inaugurated by Queen Victoria, the Empress Club marked a new era in the history of ladies' clubs. 35 Dover Street will be renamed Empress, a nod to its noble history.

Whilst 35 Dover Street has been named The Empress, this building will be renamed the Ada Building after one of the founding members of staff, a nod to its noble history, and motto, semper imperatrix, always an Empress. Perhaps a reference to all associated with the club, its members and staff.

READ MORE ABOUT THE HISTORY



ADA

Available floors

FLOOR	UNIT TYPE	SQ. METER
Eighth Floor	Office	89
Seventh Floor	Office	99
Sixth Floor	Office	116
Fifth Floor	Office	114
Fourth Floor	Office	110
Third Floor	Office	112
Total		640

*Rooftop terrace which is demised to the 8th floor occupier

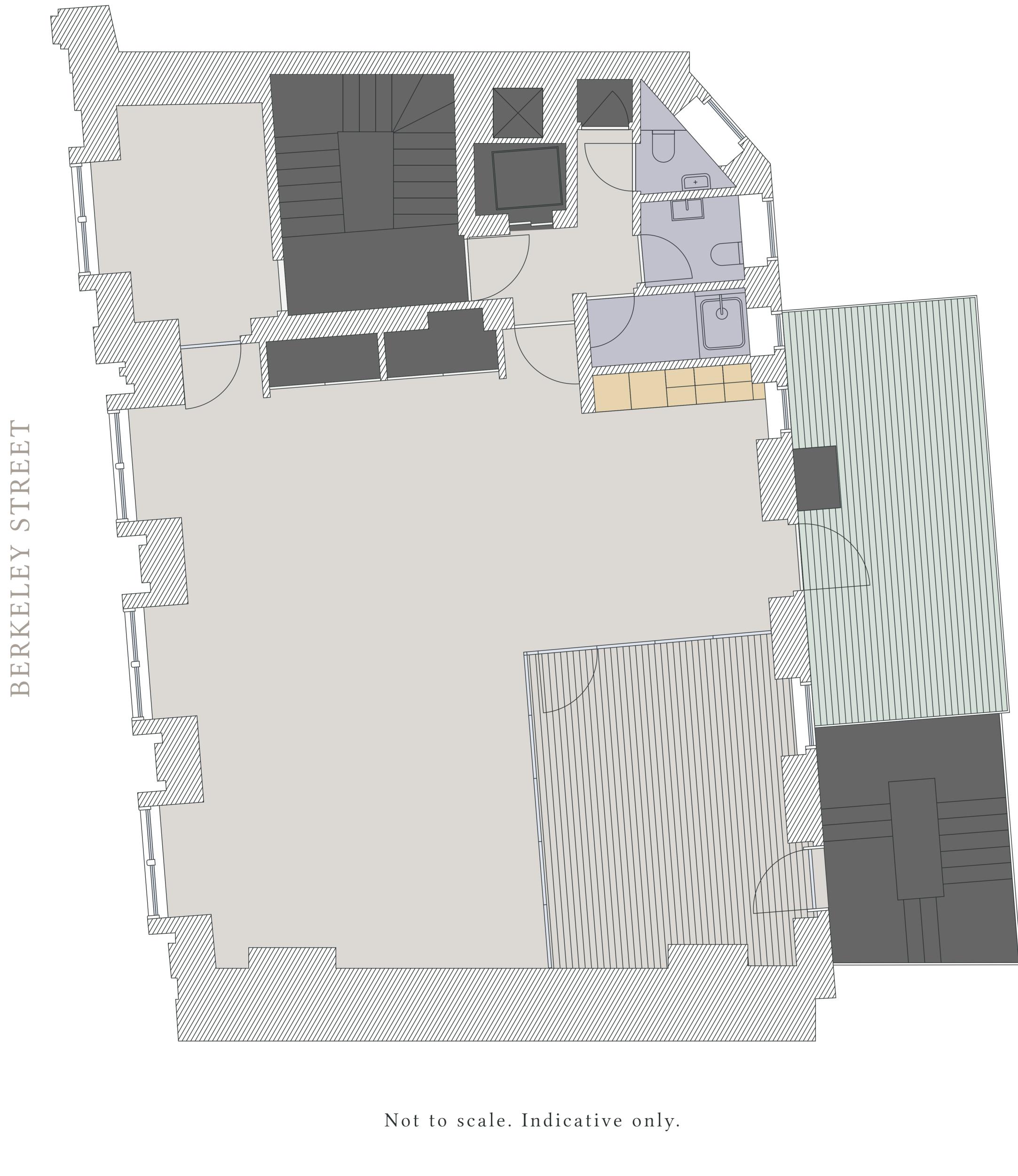
SQ. FEET	TERRACE (SQ FT)	AVAILABILITY
958	702*	Available
1,066	207	Available
1,249	266	Available
1,227	207	Available
1,184	243	Available
1,206	207	Available
6,889	1,838	

Floorplans



Third Floor

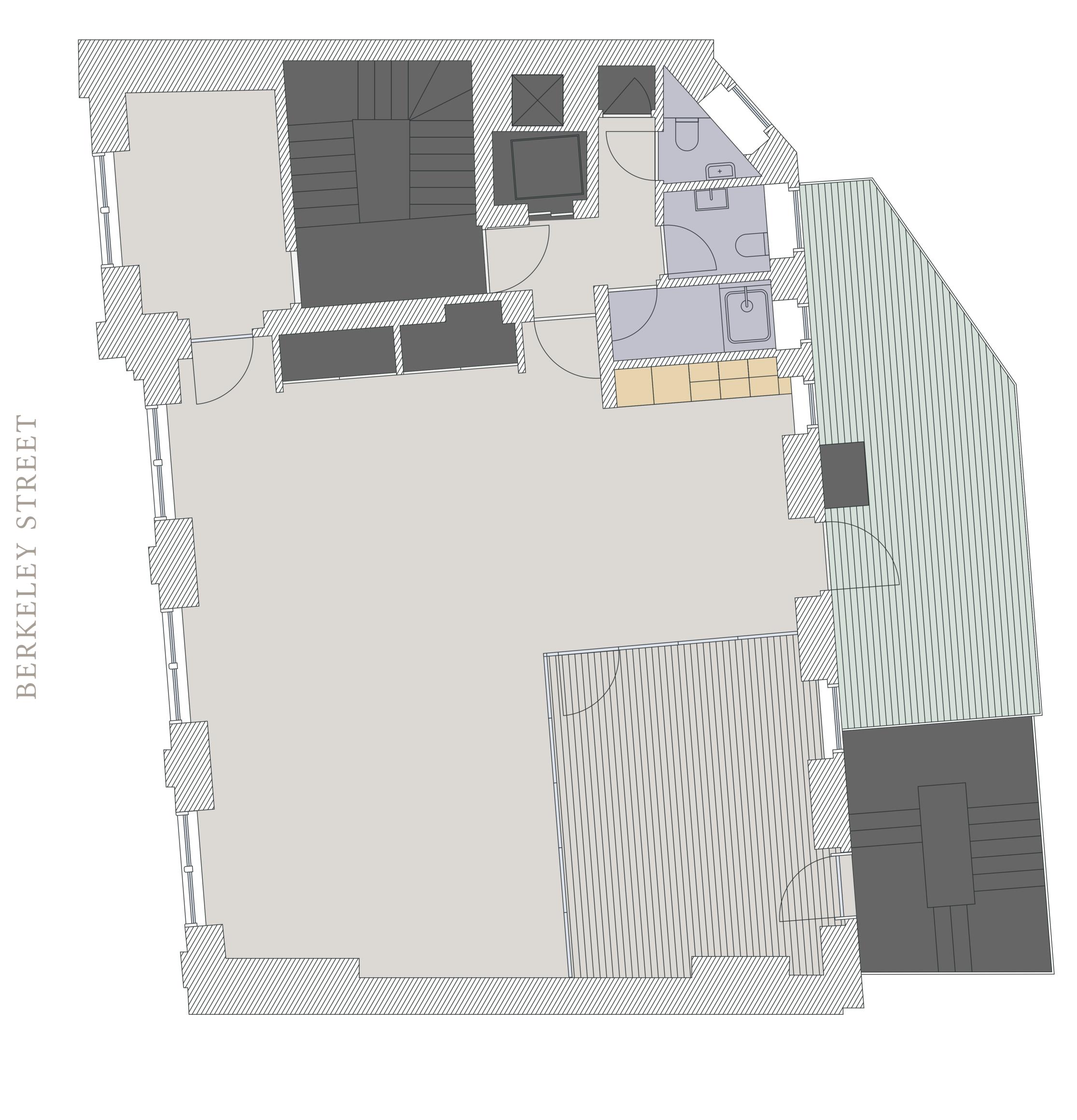
1,206 SQ FT / 112 SQ M 2 Bathrooms & 1 Shower Terrace



CORE OFFICE MEETING ROOM KITCHEN VC/SHOWER TERRACE

Fourth Floor

1,184 SQ FT / 110 SQ M 2 Bathrooms & 1 Shower Terrace

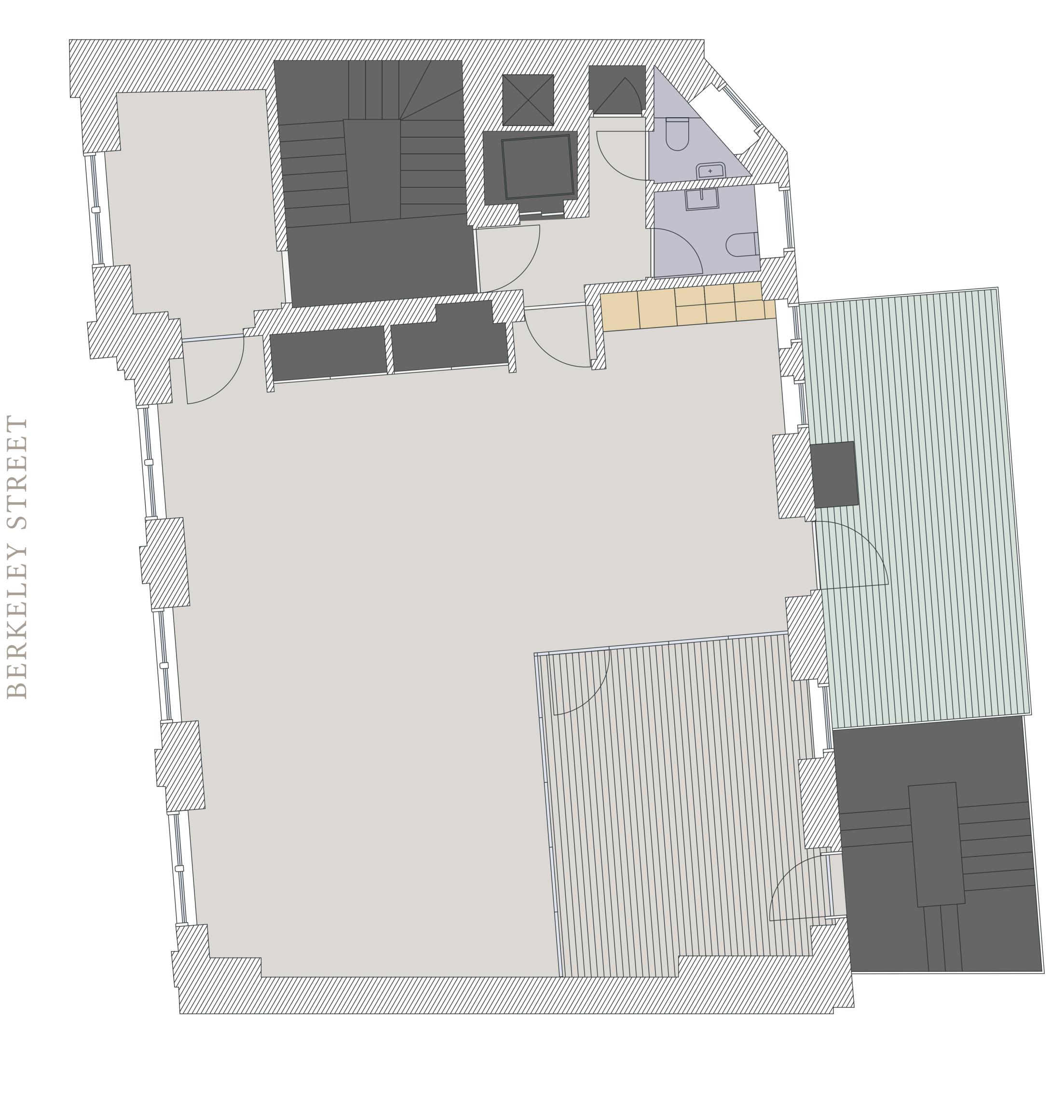


CORE OFFICE MEETING ROOM KITCHEN VC/SHOWER TERRACE

Not to scale. Indicative only.

Fifth Floor

1,227 SQ FT / 114 SQ M 2 Bathrooms Terrace

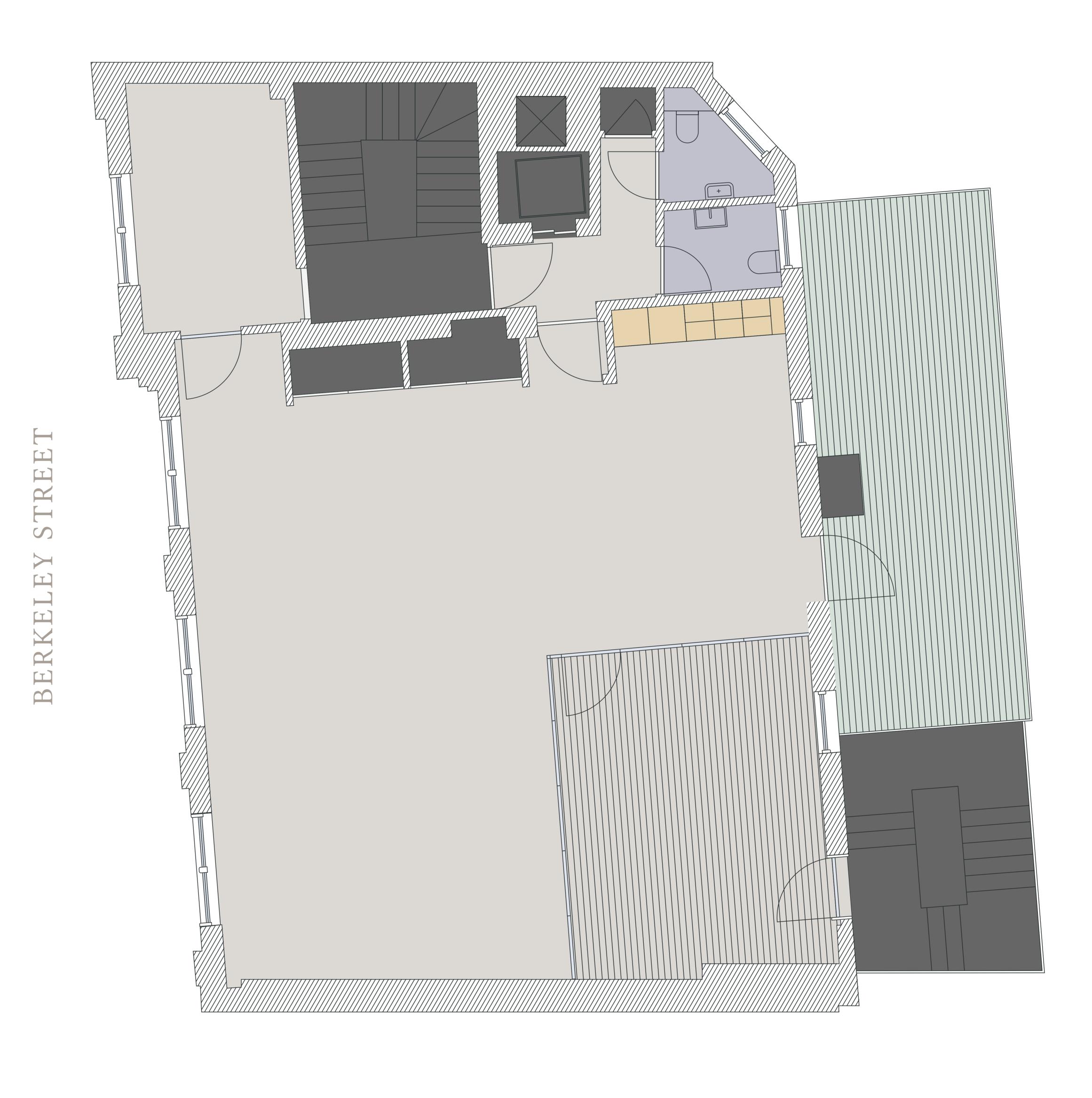


CORE OFFICE MEETING ROOM KITCHEN VC/SHOWER TERRACE

Not to scale. Indicative only.

Sixth Floor

1,249 SQ FT / 116 SQ M 2 Bathrooms Terrace

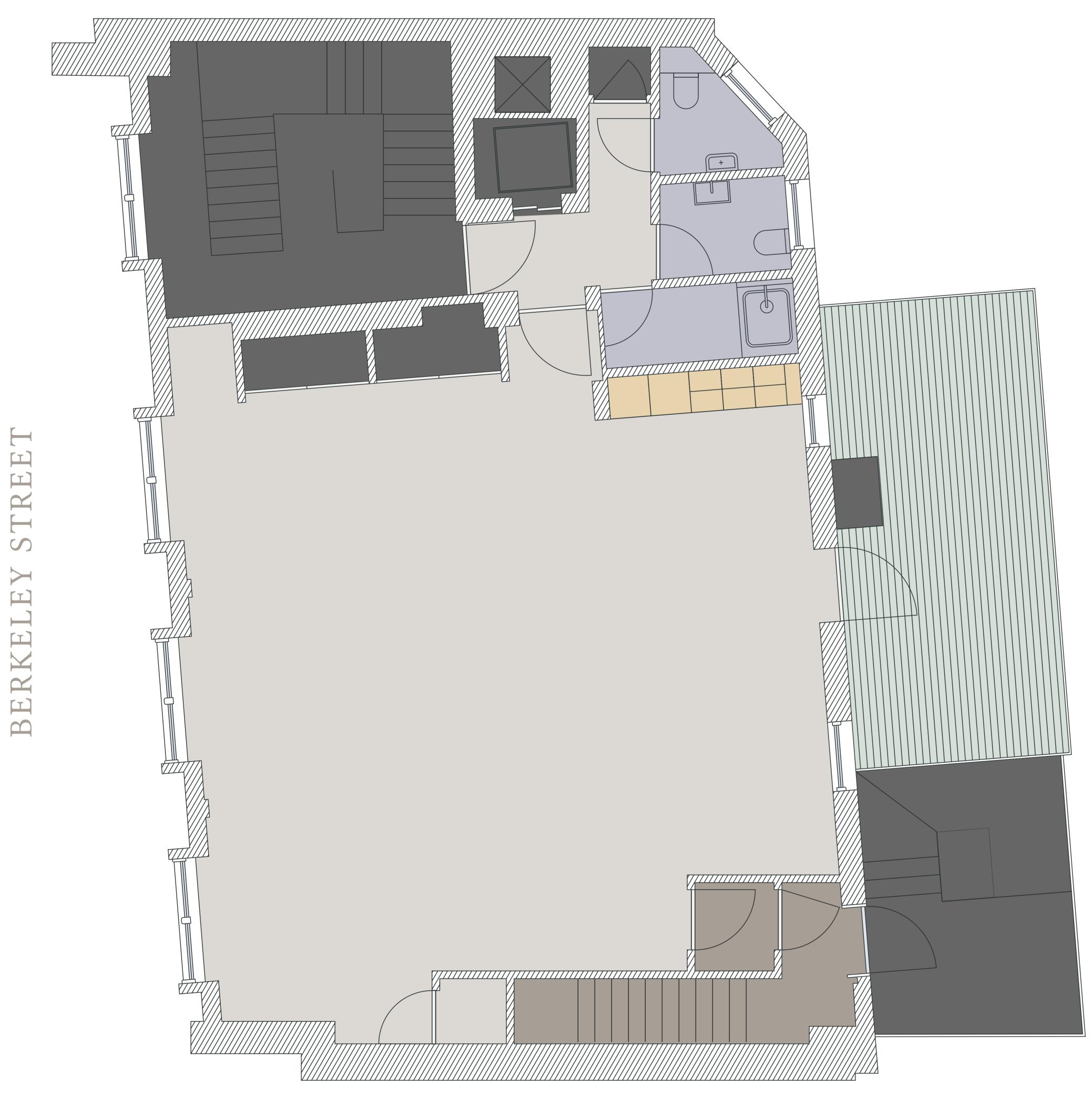


Not to scale. Indicative only.

CORE OFFICE MEETING ROOM KITCHEN VC/SHOWER TERRACE

The Penthouse

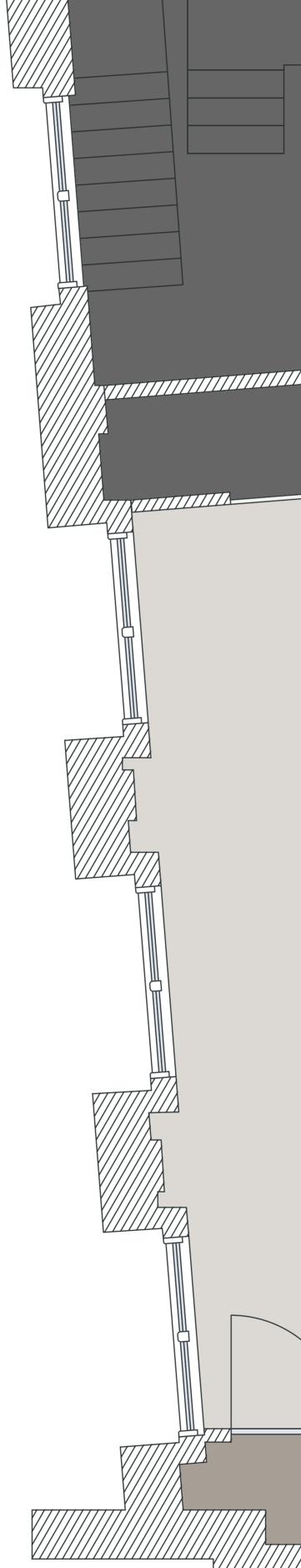
2,014 SQ FT / 188 SQ M 4 Bathrooms & 1 Shower Terrace & Rooftop Terrace



7th Floor

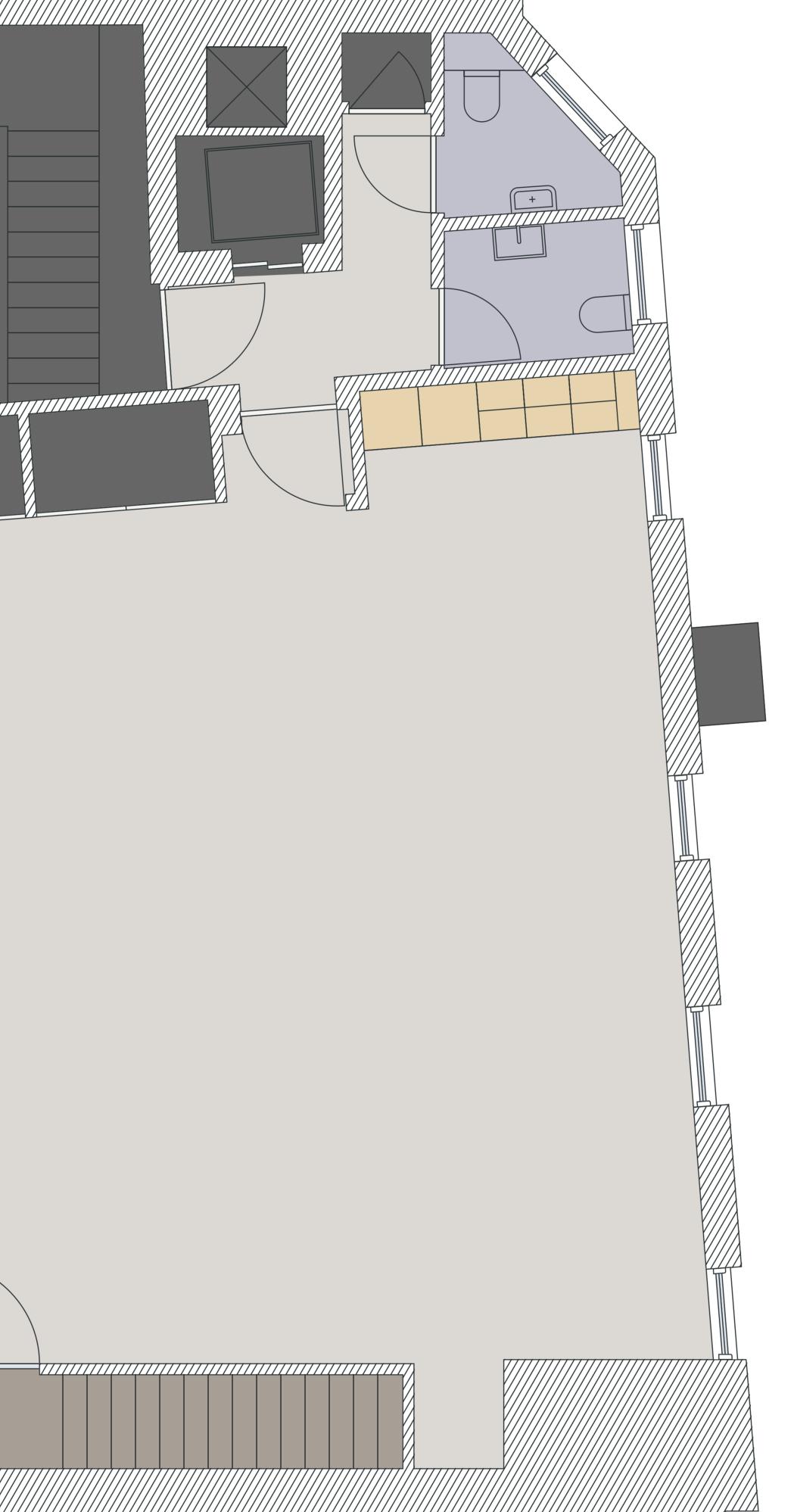
 CORE
 OFFICE
 KITCHEN
 WC/SHOWER
 PRIVATE STAIRCASE
 TERRACE
 PLANTS





8th Floor

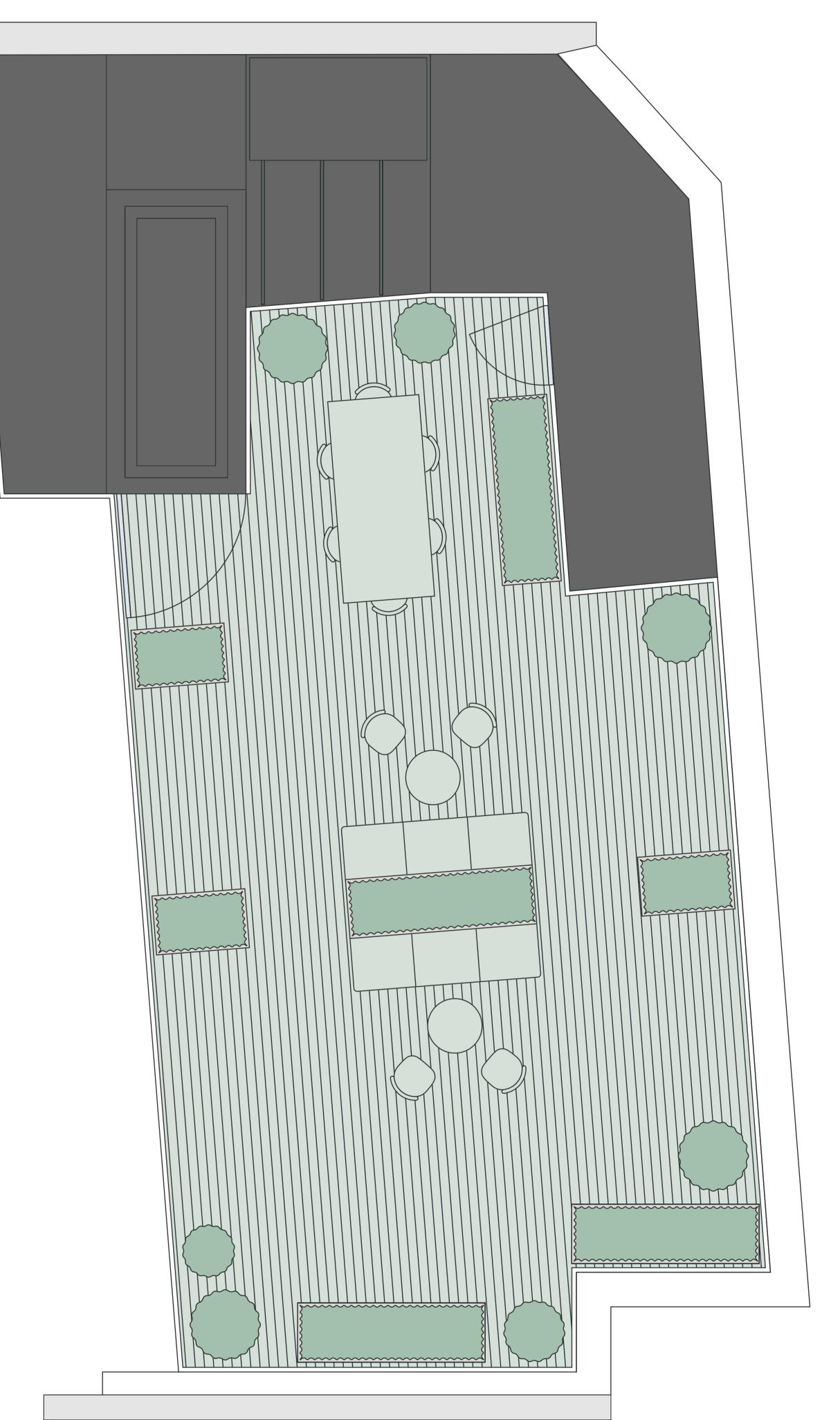




Not to scale. Indicative only.







ROOF TERRACE - EXCLUSIVE USE FOR THE 7TH & 8TH FLOOR



CAT A+

THE ADA BUILDING

CAT A+

Typical Upper (CAT A+)

12-15 desks

1 x 8-10 meeting room

1 x 4 person meeting room

What is CAT A+?

The space will be delivered ready for an occupier to move in subject to furniture choices.

Executive meeting room - All joinery & partitions installed

Kitchenettes - All joinery, appliances and floor & wall finishes installed

Premium floor finishes with carpet and timber flooring

Architectural lighting with provision and cabling for feature lighting

1GB dedicated data and wifi installed per floor

4 x Kitchen seating area

Kitchen





TOKORO CAPITAL

How often do you see a section in a leasing brochure about your Landlord?

We are visible, available, and here to address your needs. Our service like the history and materiality intrinsic to this building is unique.

Our business is built upon contributing to our shared economy. We do not want to feel separate from our environmental context, community, or occupiers and if you want to read more about our ethos check out our website. (Not many landlords are committed to 1% for the Planet, we are.)

A lease may be the legal contract that binds us but we are humans and that is what we want your office experience to be.

READ MORE ABOUT TOKORO CAPITAL

SPECIFICATION

Specification

THE ADA BUILDING

On floor specification

Fitted and furnished workspace options available

New/fully refurbished openable windows with double glaz

Heating and cooling provided by new high efficiency wall

Substantially refurbished and upgraded existing building,

Occupational density 1:10 (1:8 may be possible subject to r

Building amenity

Virtual Receptionist

3 x Showers

New, 4-person, 1.6 m/s lift

Wellness and sustainability

BREEAM Excellent (pending)







azing	00
ll mounted VRV units	
;, saving on embodied carbon emissions	
requirements)	

Cycle parking facilities	
Full fibre connectivity with 1GB dedicated bandwidth with Wifi per floor	
Locker facilities	

EPC A (pending)

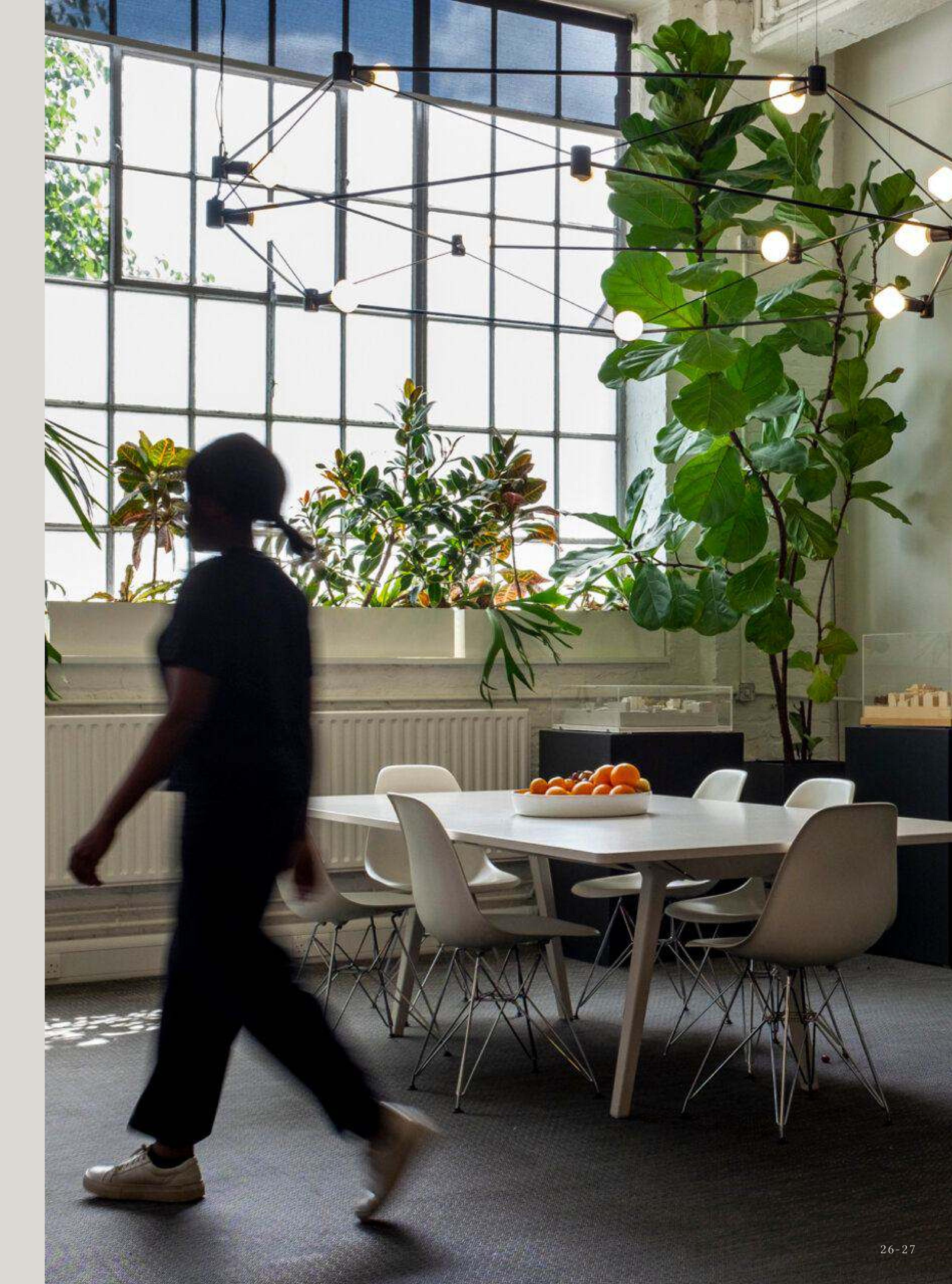


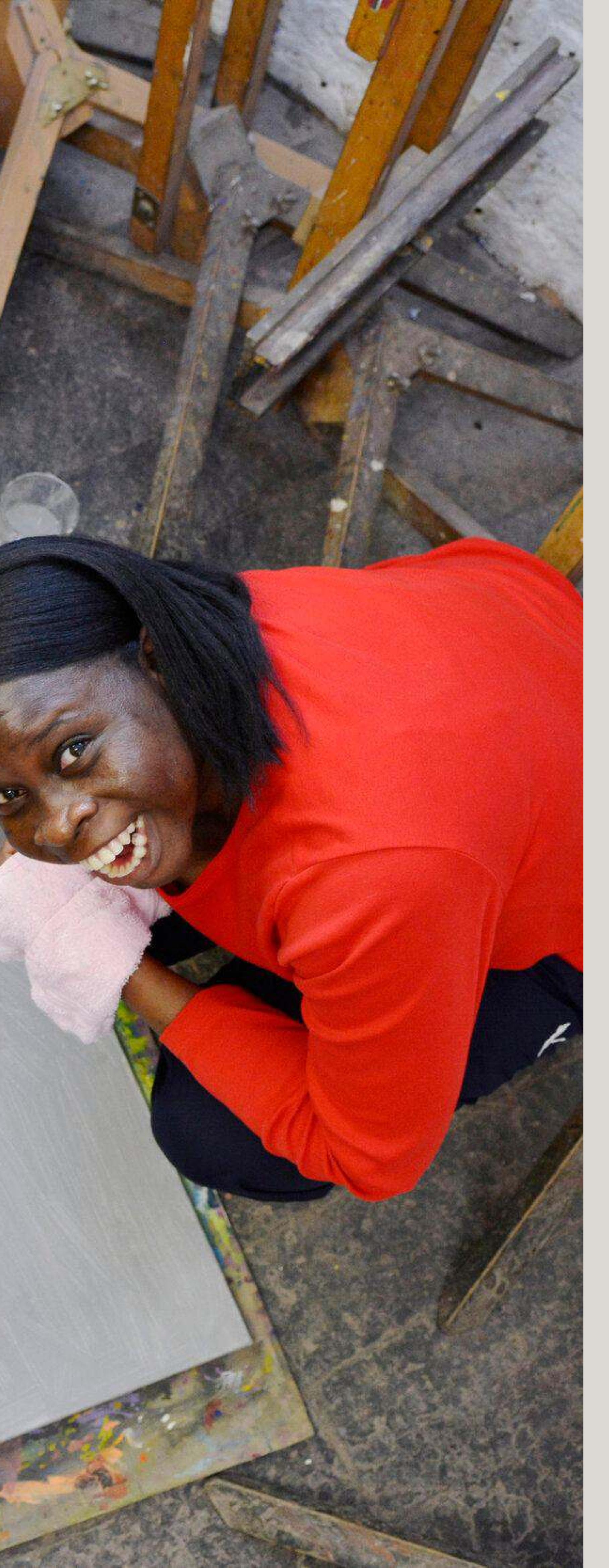
Stiff+Trevillion

Stiff+Trevillion makes elegant, human-centred architecture that stands the test of time. Our work is confident, unpretentious and tasteful, using simple materials in a painterly way to sit with poise within its context.

Architecture is an inclusive, social profession: we work with clients, artisans, builders and bureaucrats to create tangible, three-dimensional outcomes. There are around 65 people in our busy, friendly, west London studio. To reflect the breadth of our portfolio, we share a wide range of skills. Our team not only includes architects, but also technicians, modelmakers, visualisers, interior and product designers.

We believe design can deliver change. In the face of the climate emergency, our best action as architects is to make that change through our work, building on the fundamentals of volume and light, minimising waste and putting the existing fabric first.





Whilst Mayfair has the air of exclusivity, Tokoro Capital have strived to bring inclusivity back to these spaces. In collaboration with Artbox London, we have partnered with a charity that provides a voice to young adults with autism and learning disabilities. The art presented in these buildings was produced for the project and reflect the artists interpretations of its historical importance. You will notice QR codes by each of the art pieces, this will both give you an insight into the artist but provide you the opportunity to purchase art directly from those artists and contribute to Artbox, London's wider aims.

SEE THE ART FROM THE ADA BUILDING

ArtBox London

Owen Bullett established his London studio after completing his MA in Sculpture at the Royal College of Art in 2005. Owen has since opened a second studio in rural Norfolk.

Bullett Studio produces sculptural furniture designed in house under the Bullett Editions label, as well as fabricating furniture pieces to order for other designers and private clients.

Owen has steadily developed his own particular sculptural language. This has further evolved through his playful approach to functional objects. The Bullett Editions collection maintains the key sculptural concerns of material, scale and surface, showcasing Bullett's signature themes of balance, colour and texture.

Owen Bullett



. PROPOSED BUILDING

1.1. General

The building provides office accommodation between the 3rd and 8th floors. A reconfigured reception serves the offices during the day. The offices have been refurbished to CAT A, CAT A+ and CAT B on various floors. The office floor plates have been designed to give flexibility for use in either an open plan or cellular arrangement.

1.2. BREEAM / Sustainability

The building is designed to achieve a BREEAM RFO 2014 'Excellent Rating'.

1.3. Bicycle Provision

Cycle racks and lockers are provided within 35 Dover Street, for use by 15 Berkeley Street tenants.

1.4. External Amenity Space

Rear external terraces are provided to 3rd, 4th, 5th, 6th and 7th floors. These will be accessible from the main office space. The 8th floor tenant will have access to the roof terrace which has stunning views across London. Access to the roof terrace is via the main accommodation staircase.

2. STRUCTURE

2.1. General

The scheme is a complete refurbishment of an existing Victorian building, which includes an additional storey and new roof terrace. The existing top two floors have been demolished and replaced with three new storeys of lightweight construction.

2.2. Foundations

The building's foundations are shallow pad and strip foundations. These are retained and have not required strengthening during these works.

2.3. Structural Framing

The building's existing frame is traditional load bearing masonry construction. The extension is formed of steel frame construction.

2.4. Floor Loading

Use of the structure is unchanged from previous office use. Areas of existing structure have been verified as satisfactory by acceptable in-service use. The condition of existing structure has been inspected during construction wherever accessible. Generally this has been found to be acceptable structurally, with some local repairs required.

All areas of new structure are designed in accordance with Eurocode loading as follows:

Typical Office: Variable: 2.5kN/m2 (including 1.0kN/m2 for partitions) Superimposed dead load: 2.85 kN/m2 Roof Terrace: Variable: 4.0kN/m2 Superimposed dead load: 4.85 kN/m2

2.6. Design Life

All areas of the new structure have been designed for a 50-year design life. With regular building maintenance, the structure would last significantly longer than this.

3. CLEAR CEILING HEIGHT

3.1. Ceiling Heights Ceiling heights are between 2.5m and 2.7m.

4. OCCUPANCY

4.1. Occupation Density

The building has been designed to achieve the following standards:

• Means of escape: 1 per 6 sq m Occupation density: 1 per 10 sq m

4.2. Sanitary Provision

Sanitary provision: Unisex, provision for a density of 1 per 8 sq m.

Showers are provided to the 3rd, 4th and 7th floors (three in total).

. INTERNAL CIRCULATION

5.1. Passenger Lift

Vertical transportation to the office is provided by one new 4 person / 320kg lift travelling between the Ground and all office floors, at a speed of 1.6m/s. The lift has a bespoke interior finish. The feature flooring to lift is Carrara mosaic tiles to match the reception area. Lift interior walls are finished with Rimex metal panelling, smoked glass and smoked glass mirrors. Handrails are to be wrapped in a midnight blue leather. Lighting is from a recessed halo.

5.2. Staircase

A new remodelled stone clad stair with an illuminated walnut handrail will provide access from the ground floor reception to the first floor lobby. The existing period staircase is to be retained, made good and redecorated between 1st and 6th floor. A new contemporary white perforated metal stair will be installed to the new upper floors between 6th + roof terrace creating a clear break between new and old. The stair is classed as a Fire Fighting stair for use by the Fire Brigade in the event of a fire.

6. CLEANING

6.1. Window Cleaning All windows can be cleaned internally.

6.2. Cleaner's Sockets

Single 13-amp socket outlets are generally provided throughout the office areas and the common parts for use by cleaners.

7. ELECTRICAL SERVICES

7.1. Power Supplies

7.1.1. General

The building is provided with a 400V incoming electrical supply derived from the nearby UKPN substation. The connection terminates in a new panelboard in the basement.

The maximum electrical load available for the building is 300 kVA.

7.1.2. Landlord and Tenant Areas

Design Parameter	Design Criteria	Comments
Small Power	23 W/m2 (infrastructure)	Tenants (office areas)
	15 W/m2 5W/m2	General areas Circulation
Lighting	8W/m2	
HVAC	25 W/m2 (natural Ventilation)	Tenants (office areas)
	30 W/m2	Landlord (reception)
	5 W/m2	Landlord (circulation)
Server Rooms	2 kW	Assumes 1no. IT cabinet at a maximum of 2kW in each tenant demise
Dotoil	$160W/m^2$	

Retail	160W/m2
	120W/m2
	(diversified)

7.2. Lighting

7.2.1. Internal Lighting The design of the internal lighting is in accordance

with the best practice guidance contained within the following documents:

- CIBSE lighting Guides
- BS EN 12462-1 Light and Lighting of Work Places • BCO Guide to Lighting – Best Practice for Lighting
- of Offices
- SLL Lighting Handbook

7.2.2. Area

Lighting Illumination Levels:

Area	Design Criteria	Comments
Lobby / Entrance	300 lux	At floor level
Offices	500 lux	
Meeting Rooms / Zoom Rooms etc	500 lux	
Circulation / Stairwells	100-150 lux 200 lux	At floor level Outside lift shafts
WCs / Showers	150 lux	At floor level
Cycle Store	200 lux	At floor level
Kitchenettes	500 lux	
Store Rooms	100 lux	At floor level
Emergency Lighting	1 lux minimum on escape routes 0.5 lux minimum in open plan areas	At floor level 10% of normal illuminance (or 15 lux) required in 'high risk task' areas

7.2.3. Emergency Lighting

The design of the emergency lighting is in accordance with the best practice guidance contained within the following documents:

- BS 5266 Emergency Lighting
- BS EN 1838 Lighting Applications. Emergency Lighting
- BS 5499 Safety Signs
- BS ISO 7010 Graphical Symbols

Emergency lighting is provided to maintain the below illuminance levels for a minimum period of three hours:

Area	Design Criteria
Open Plan Areas	1 lux
Escape Routes	1 lux
High Risk Areas	10% of normal illuminance or 15 lux

7.2.4. Lighting Control

Area	Comments
Open Plan Offices	PIRs (on presence and with daylight dimming functionality) to lighting above office desks Manual switching to track mounted spotlights
Cellular Offices	PIRs (on absence) with manual over-ride at entrance
Meeting Rooms	Scenes select plates for different lighting configurations / dimming settings (minimum 4 settings)
Breakout / Lounge Areas	PIRs (on absence) with manual over-ride at entrance
Circulation	Manual switch at entrance to office spaces and at reception areas PIRs to circulation spaces within office areas
Stairwells	PIRs and manual controls to wall feature lighting
WCs / Showers	PIRs
Cycle Store	PIRs
Kitchenettes	PIRs / manual switching (subject to area)
Stores	PIRs

7.3. Ancillary Services

7.3.1. Lightning Protection

The lightning protection system has been fully upgraded to protect the existing building and extension in accordance with BS EN 62305 and is of category LPL 4.

7.3.2. Surge Protection Devices

Surge protection devices compliant with BS EN 62305 and BS 7671 18th Edition have been installed throughout to protect internal distribution boards, and items of important equipment.

7.3.3. Fire Protection

The building is not required to be sprinkler protected.

7.3.4. Fire Detection

The building is provided with a L1 category fire alarm system. All new fire alarm equipment will comply with BS 5839, BS 6266 and BS EN 54.

8. MECHANICAL SERVICES

8.1. Comfort Cooling and Heating

Heating and cooling to office areas is provided by variable refrigerant volume (VRV) heat pumps with vertical floor standing fan coil units concealed within joinery. Each VRV system consists of indoor concealed fan coil units, outdoor unit, interconnecting pipework and associated wiring and controls. Electric heating is provided within the ground floor entrance and stairwell. Electric underfloor heating is provided within WCs and shower rooms.

8.2. Ventilation

Natural ventilation is provided to the majority of office spaces via openable windows. Mechanical extract with boost mode is provided to the kitchenette area and to meeting rooms with sealed windows when adjacent to the fire escape.

The WCs and showers are mechanically ventilated with local extract fans.

The stair will also provide access for the Fire Brigade in the event of a fire with a shaft mechanical smoke ventilation system.

8.3. Building Management System

There is no centralised building management system, however an Energy Management System (EMS) has been installed. The intelligent system software is designed to monitor and optimize the energy usage of various building services and equipment.

8.4. Outside Temperatures

External Design Criteria

Air Conditioning	Summer Winter	30℃ db, 20 ℃ wb -4℃ saturated
Cooling Plant Selection	Selected for hea	t rejection at 35°C dry bulb

8.5. Inside Temperatures

Room Type	Summer Temperature	Winter Temperature
Offices / Meeting Rooms	$24^{\circ}\text{C} \pm 2^{\circ}\text{C}$	21°C ± 2°C
Toilets	Not controlled	19°C minimum
Showers	Not controlled	22°C minimum

Note: No humidity control is provided. All temperatures are dry bulb air temperatures and $+/-2^{\circ}$ C is the allowable measurement tolerance due to control bands and variation around room etc.

8.6. Cooling Load Conditions

Using BSRIA guidance a value of 87W/m2 was used to calculate the required cooling loads of the tenant areas.

8.7. Ventilation Rates

Room Type	Supply	Extract
Meeting Rooms (Where natural ventilation is not achievable)	Make-up air from adjacent areas	10 l / s / person
Toilets	Make-up air from adjacent areas	10 ACH or 6 l / s / pan, (whichever is

greater)

Showers	Make-up air from adjacent areas	10 ACH or 15 l / s / shower, (whichever is greater)
Kitchenettes	Make-up air from adjacent areas	15 l / s with microwaves and beverages only

8.8. Acoustic Considerations

The fitout works will significantly improve several acoustic parameters in the new office spaces. A number of improvements have been made, such as, • New double glazed timber sash windows fitted with acoustically rated trickle vents to allow natural ventilation whilst minimising noise

- ingress.
- Raised access floor with acoustically isolated pedestals to limit impact sound transmission between floors
- Use of acoustic wall panels to reduce reverberant noise

8.9. Infiltration

Room Type	Air changes
Offices (Summer)	0.25
Offices (Winter)	0.5

8.10. Cold Water Provision

Cold water is provided via a packed booster set / break tank arrangement to allow the minimum pressure requirement for instantaneous hot water generators to be achieved.

8.11. Hot Water Provision

Hot water is provided via local instantaneous water heaters in kitchenettes, WCs and showers.

9. MATERIAL FINISHES

9.1. Reception

Floor Finishes: Wall to wall Fiori Classic Mosaic Marble. Black Carrara band with Inlayed brass 'The Ada Building' text to the entrance portal.

Wall Finish: Combination of fluted walnut timber and metal panelling. Illuminated fluted glass tenant signage board. Fold away bench for use during office hours to main elevation. Original Empress building stained glass will be installed to the walnut entrance portal and back illuminated.

Ceiling Finishes: Plasterboard painted in white matt finish.

Doors: Main entrance door to be stripped and refinished to match internal timber cladding. Crittall style glazing + doorset to accommodation staircase.

Lighting: Brass feature pendant fittings.

9.2. Internal office areas

Floor Finishes: CAT A+ and CAT B main workspace areas to be finished with either a poured resin or engineered herringbone oak flooring. CAT A will be unfinished raised access flooring. Meeting rooms to have engineered timber floor in light oak with central recessed carpet.

Wall Finish: Plasterboard painted white matt finish.

Ceiling Finish: Plasterboard painted white matt finish.

Atrium Random Linear feature task lighting over desking with Lucia Flatia Flata pendant fitting to break out/meeting rooms areas.

CAT A+ and B offices will be fitted with Crittall style glazed meeting rooms with fluted glass to the lower section.

9.3. Doors and Architraves

Feature walnut portal with pocketed walnut door linking the lift lobby + open plan office area.

Crittal style glazing + door set to meeting rooms.

Windows and Window treatment: Painted timber frame with manual operated recessed blinds.

s per hour

Skirting: White painted matt timber MDF plant on skirtings.

9.4. Kitchens

Floor finish to match open plan office.

Kitchen cabinetry finished in graphite grey laminate with melamine with internal shelves to match. Combination of recessed grip and touch latch to cabinet doors.

Countertop in stainless steel with seamless welded sink.

Kitchens include:

- Zip Hydro Tap offering chilled, sparking and boiling water in black matt finish.
- Single lever kitchen mixer in black matt finish.-Integrated high end fridge, dishwasher and bin.

Lighting:

• Recessed LED spot light fittings to ceiling

9.5. WC / Shower Finishes

Floor finish: Honed hexagon porcelain tile in grey. Wall finishes: Glazed green ceramic wall tile to lower section with painted plasterboard wall to upper. **Ceiling Finish**: Plasterboard in white anti-mould matt paint finish.

Lighting

- Recessed LED spot light fittings to ceiling
- Feature pendant to one side of vanity Sanitary Ware Fittings
- WC with automated flush detail in matt black.
- Vanity counter Solid surface countertop with integrated wash hand basins and under-counter waste bins. Tiled splash back.
- Wall mounted mirror unit.
- Accessories include wall mounted black paper towel dispenser and soap dispenser.
- Fixed shower head, valve and shower hose in black.
- Clear glass shower screen.
- Slatted hardwood timber bench to shower rooms.

9.6. Staircase

Artwork from Art Box London will dress the staircase walls.

Ground-1st floor: Carrara marble treads + risers with brass inlay strips. Walnut handrail with recessed LED to underside to illuminate steps.

Ceiling Finish: Plasterboard in white matt paint finish. **1st-6th floor**: Existing timber balustrading to be made good and painted white. Treads + risers to be finished in recycled Bolon flooring with stainless steel nosings.

Ceiling Finish: Plasterboard in white matt paint finish.

6th floor to roof: White PPC perforated contemporary stair. Walnut handrail. Risers white perforated PPC metal to match balustrade panels. Walnut treads with stainless steel inlay strips.

Ceiling Finish: Plasterboard in white matt paint finish.

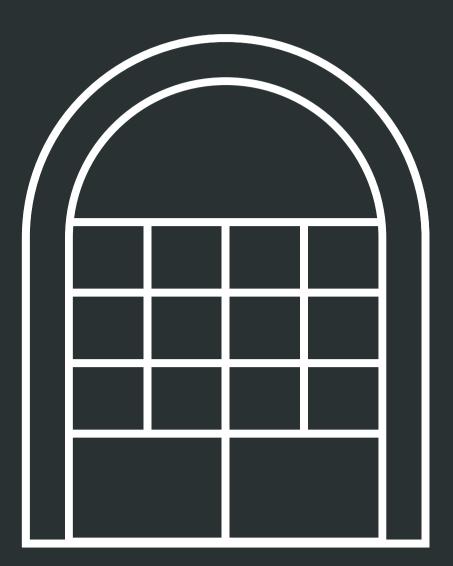
2nd - 8th floor landings: Feature fluted walnut wall cladding with feature lighting + level numbers.

Doors to offices/lift lobby are Crittall style glazed doorset. Each landing will have an intercom recessed into the joinery wall

9.7. Roof Terrace

Glazed roof access hatch from staircase to terrace. The terrace will be finished with ceramic paving and planters. The terrace will be furnished with a mix of fixed and removable furniture which will sit between the high-level planters, creating an open yet zoned seating plan. Power + water supply provided.

CONTACT



15 BERKELEY ST W1

THE ADA BUILDING

Get in touch with the leasing agents to find out more



Jordan Adair jordan.adair@rx.london +44 (0) 7880 552 710

Hannah Buxton <u>hannah.buxton@rx.london</u> +44 (0) 7976 747 569 Jack Moates jack.moates@rx.london +44 (0) 7494 232 394

E i A REAL ESTATE Maxim Vane Percy <u>mvp@eia-re.co.uk</u> +44 (0) 7867 780 332 Alex Kirk <u>ak@eia-re.co.uk</u> +44 (0) 7763 934 271 Joe Ellis joe.ellis@eia-re.co.uk +44 (0) 7900 409 858

Tokoro Capital LLP (FRN:977652) is authorised and regulated by the Financial Conduct Authority. This publication is the sole property of Tokoro Capital LLP and must not be copied, reproduced or transmitted in any form or by any means, either in whole or in part, without the prior written consent of the Partners. The information contained in this publication has been obtained from sources generally regarded to be reliable. 2024.