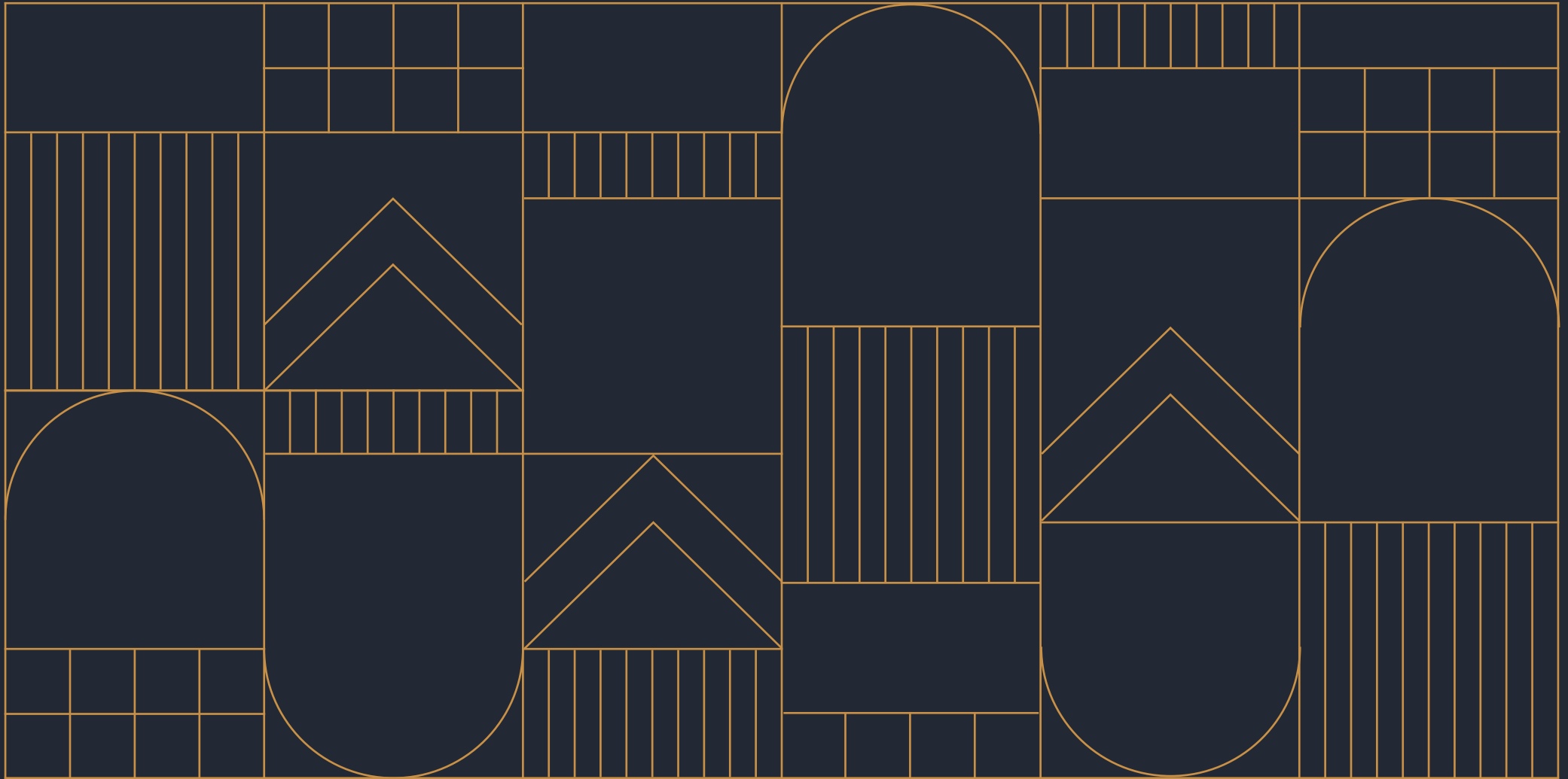


# ARTESIAN



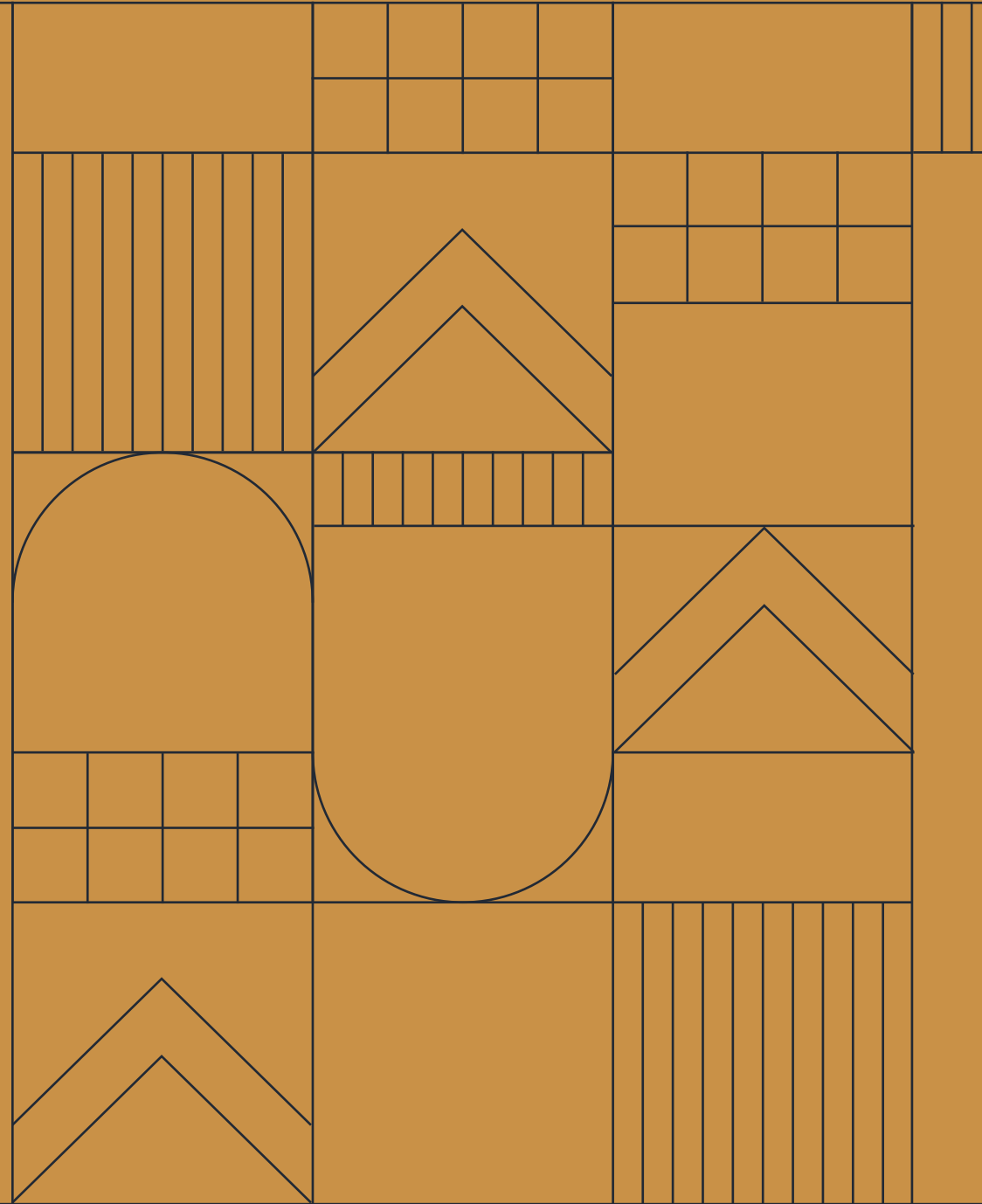
9 Prescott Street  
London E1

Overview

# Here & Now

Sensitively refurbished to retain many of the building's 1930s Art Deco features. Artesian offers up to 91,000 Sq Ft of premium office space, arranged over eight floors.

Flexible spaces provide the perfect canvas to work the way you want and more importantly, flourish.





### Overview

# Beyond the façade

The building has been restored and enhanced to provide the perfect contemporary workspace to suit occupiers needs.

Flooded with natural light, the floors are supported by intelligent building systems to promote sustainability and encourage productivity.

Social Hub

# Get together

Users are greeted by a new double height social hub at ground floor level. Situated at the heart of the development it features the reception, café and social amenity spaces.

Feature staircase between  
Ground and Lower Ground floors



ESG Credentials















# Green machine

Artesian's green credentials are front and centre.

The building features a low carbon footprint thanks to retaining up to 90% of the building's existing structure. Whilst, mature and varied planting at roof level creates a bio-diverse environment.

Internally it's an all-electric building with an annual operational energy output below the RIBA New Build 2025 targets, all supported by intelligent building systems to promote sustainability.

And that's just the start...

	Targeting BREEAM 'Excellent'		Target annual operational energy: 93 kwh/m <sup>2</sup> (below RIBA 2025 target for new builds)
	Targeting WiredScore 'Platinum'		All-electric building
	Bi-polar ionisation filtration (eliminates 99.8% Covid particles)		190m <sup>2</sup> green roof
	Active CO <sup>2</sup> control - variable air volume fresh air system with elevated fresh air rates in line with BCO COVID best practice 2021: 14L/s/person (at 1 person per 8 sq m)		120m <sup>2</sup> photovoltaics
	Two-stage filtration on AHU's		Hybrid VRF air conditioning (reduced refrigerant volumes)
	Water treatment - UV & particulate filtration		New high-performance glazing
	Retention of up to 90% of the existing structure of the building		Integrated communications network (ICN), smart metering & energy monitoring system

Roof Terrace

# The sky's the limit

An extensive communal roof terrace and pavilion offers 4,500 sq ft of space with panoramic views across London – perfect for recharging or collaborating.

Summary Specification

# Exceeding expectations

Artesian has been designed with today's occupiers needs in mind.

The building features a wide range of best-in-class onsite amenities to attract the best people and retain them.



3,293 Sq Ft wi-fi enabled reception / café space



Collaboration and agile working spaces on the Ground Floor



4,500 Sq Ft communal roof terrace



Panoramic views across London



Pavilion, flexible event space with hospitality



Highly efficient new led lighting



Openable windows



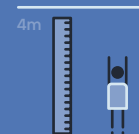
On-site barista



163 bicycle spaces (including electric charging and oversize spaces)



16 showers (DDA shower on ground & 15 at Lower Ground) and 181 lockers

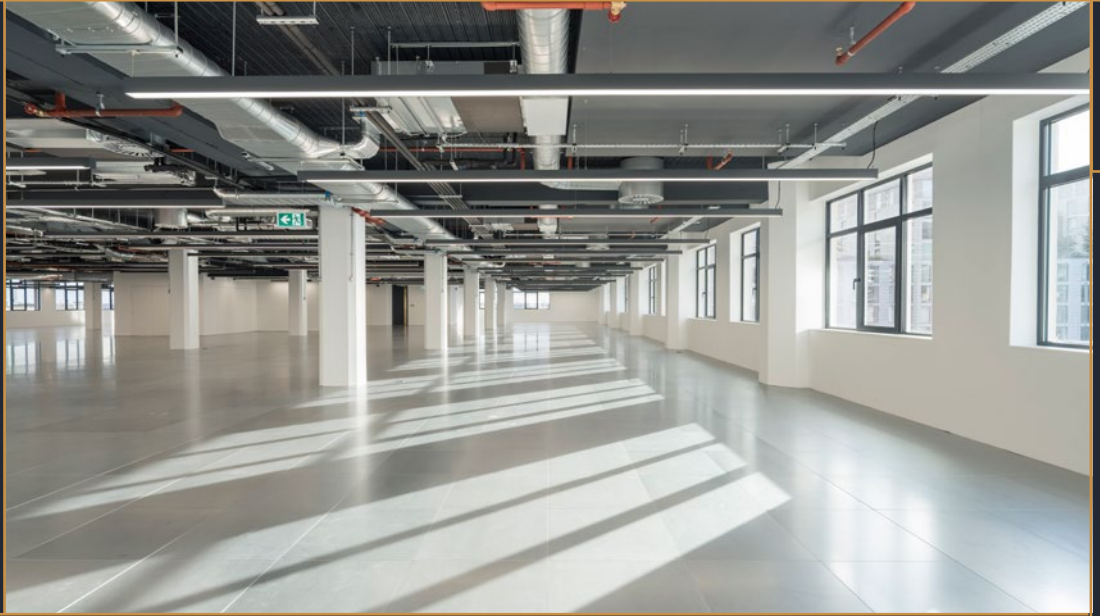


Up to 4m floor to ceiling heights



4 x 20 person passenger lifts





The Space

# 6th floor ready to go space



6th Floor

## The Space

# Contemporary finishes

The 6th floor is fully fitted and furnished, with meeting rooms, kitchenette and open plan desks ready for immediate occupation.



Available Accommodation

Floor	Use	Sq Ft	Sq M
7th	Terrace	(4,489)	(417)
6th	Fully Fitted Office	10,726	997
5th	Office	12,052	1,120
4th	Office	13,100	1,217
3rd	Office	13,039	1,211
2nd	Office	13,062	1,214
1st	Office	13,075	1,215
Ground	Office (West)	4,833	449
	Office (East)	3,411	317
	Reception	(3,293)	(306)
Lower Ground	Office	7,663	712
Basement	Storage	(1,606)	(149)
<b>Total Office</b>		<b>90,961</b>	<b>8,452</b>



Floor Plans

# Ground Floor

8,244 Sq Ft / 766 Sq M

**West Office**

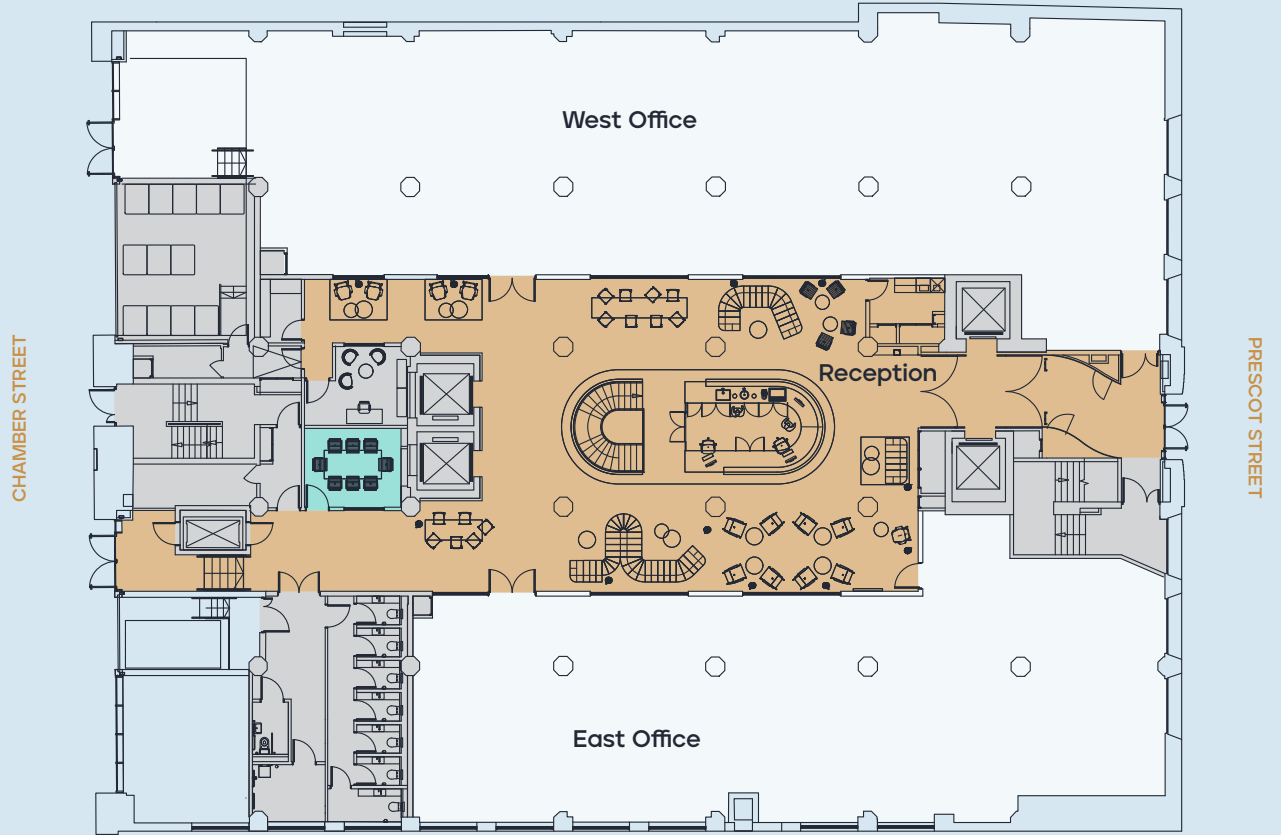
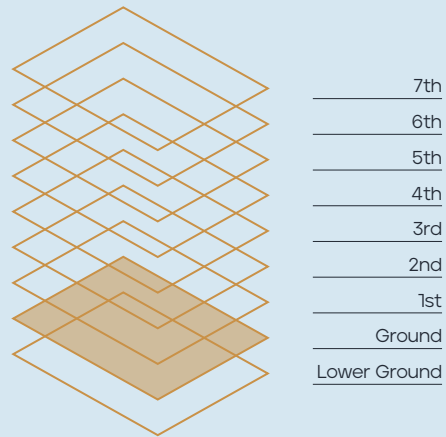
4,833 Sq Ft / 449 Sq M

**East Office**

3,411 Sq Ft / 317 Sq M

**Reception**

3,293 Sq Ft / 306 Sq M



Floor plan not to scale, for indicative purposes only.



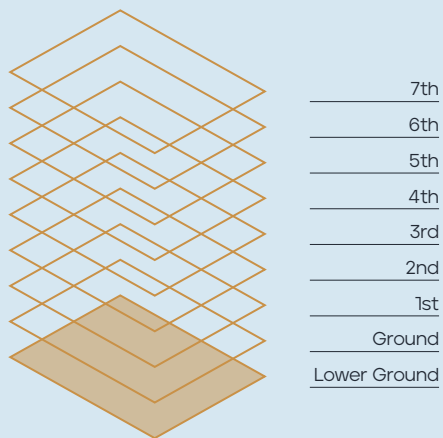
● Office ● Core ● Reception ● Meeting Room

Floor Plans

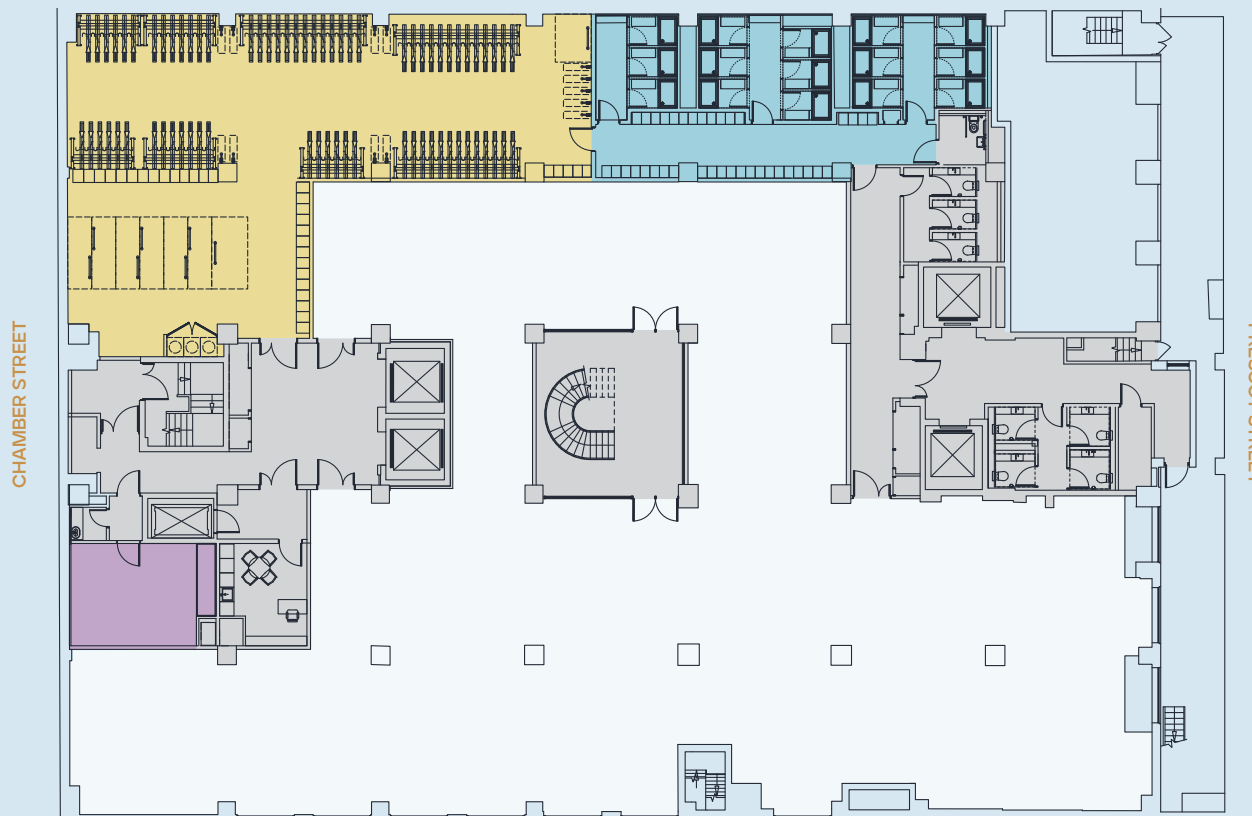
# Lower Ground Floor

7,663 Sq Ft / 712 Sq M

- 15 showers
- 181 lockers
- 163 bicycle spaces
- 33 electric charging spaces
- 8 oversized spaces



Floor plan not to scale, for indicative purposes only.

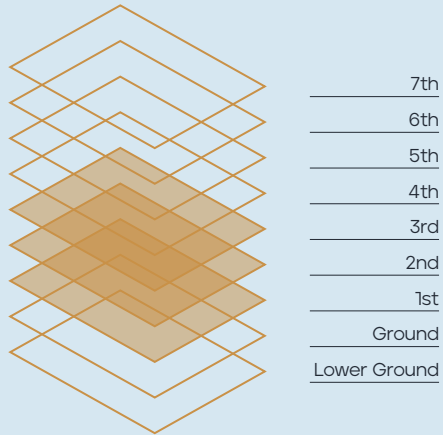
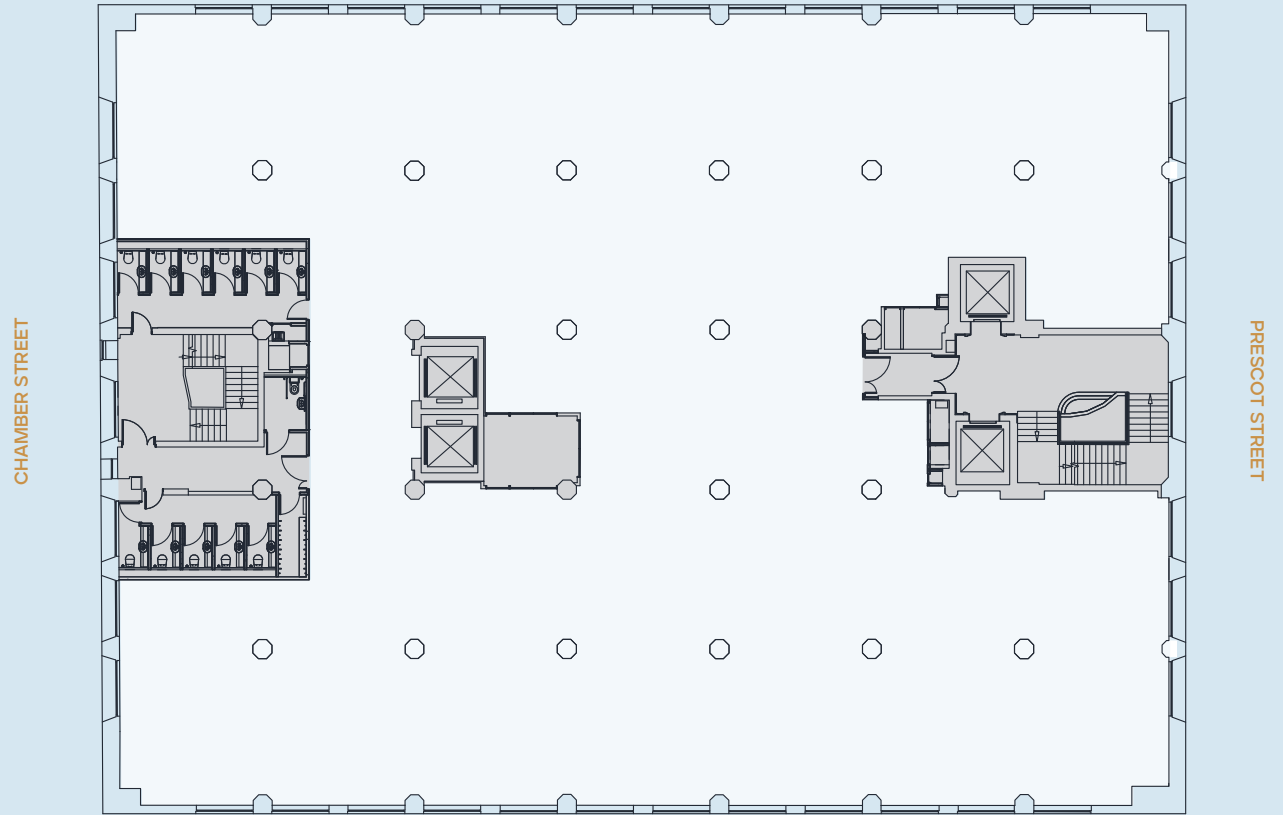


- Office
- Core
- Showers
- Cycle Store
- Multi Faith Room

Floor Plans

# 1st-3rd Floor

13,039 Sq Ft / 1,211 Sq M



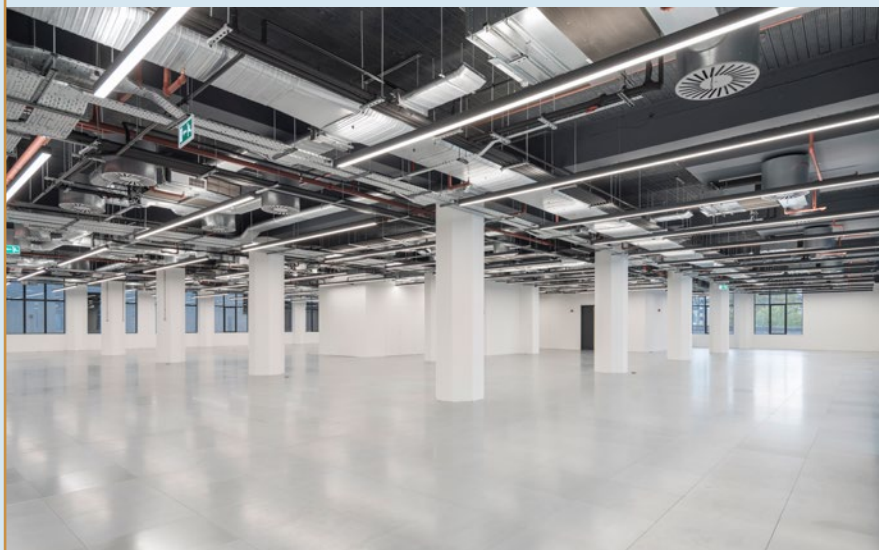
Floor plan not to scale, for indicative purposes only.



● Office ● Core



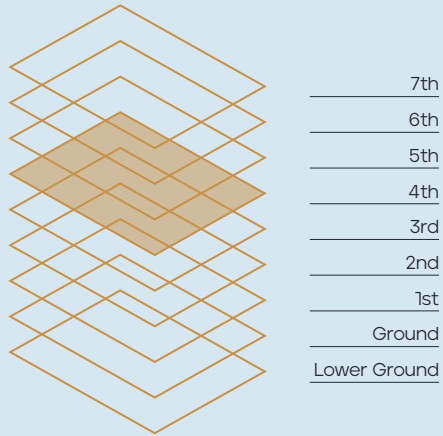
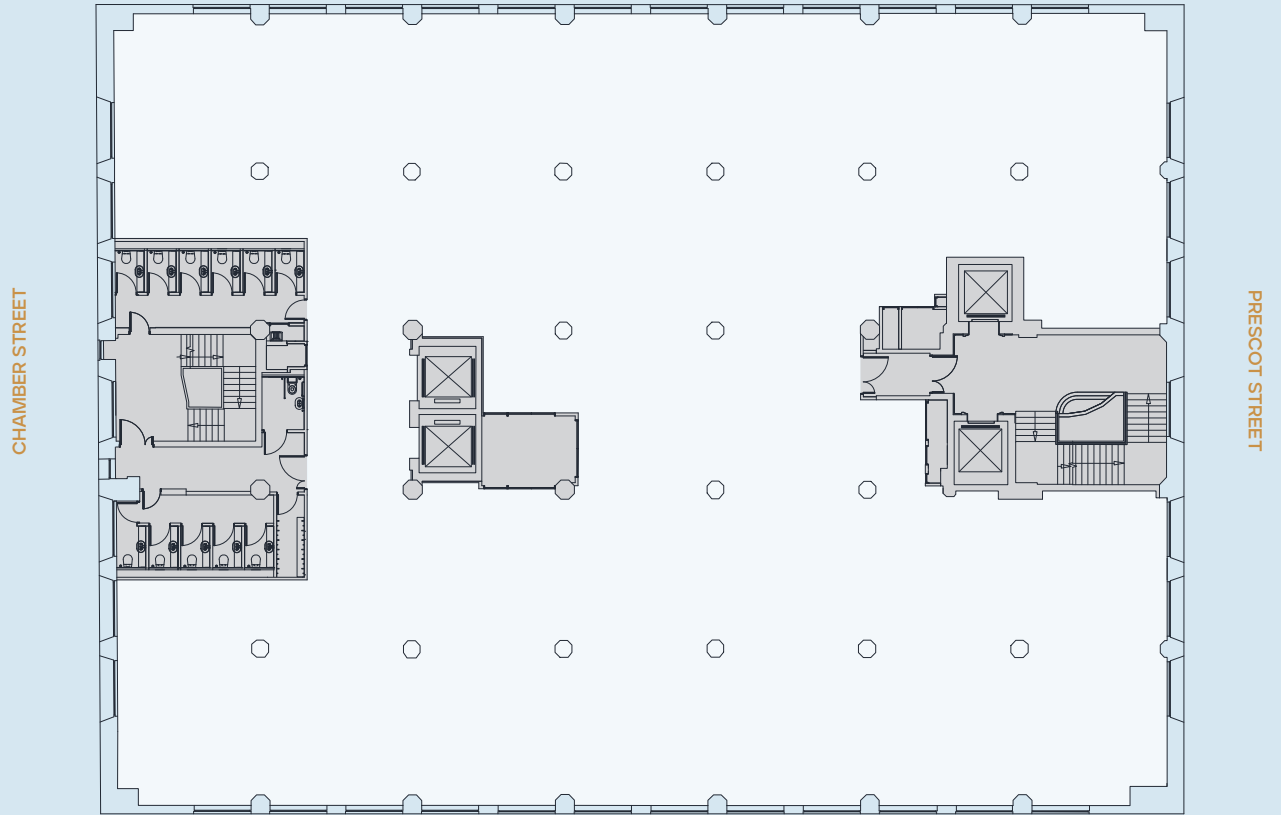




Floor Plans

# 4th Floor

13,100 Sq Ft / 1,217 Sq M



Floor plan not to scale, for indicative purposes only.



● Office ● Core

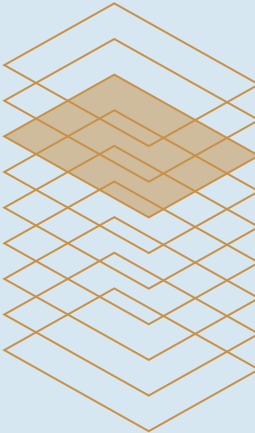
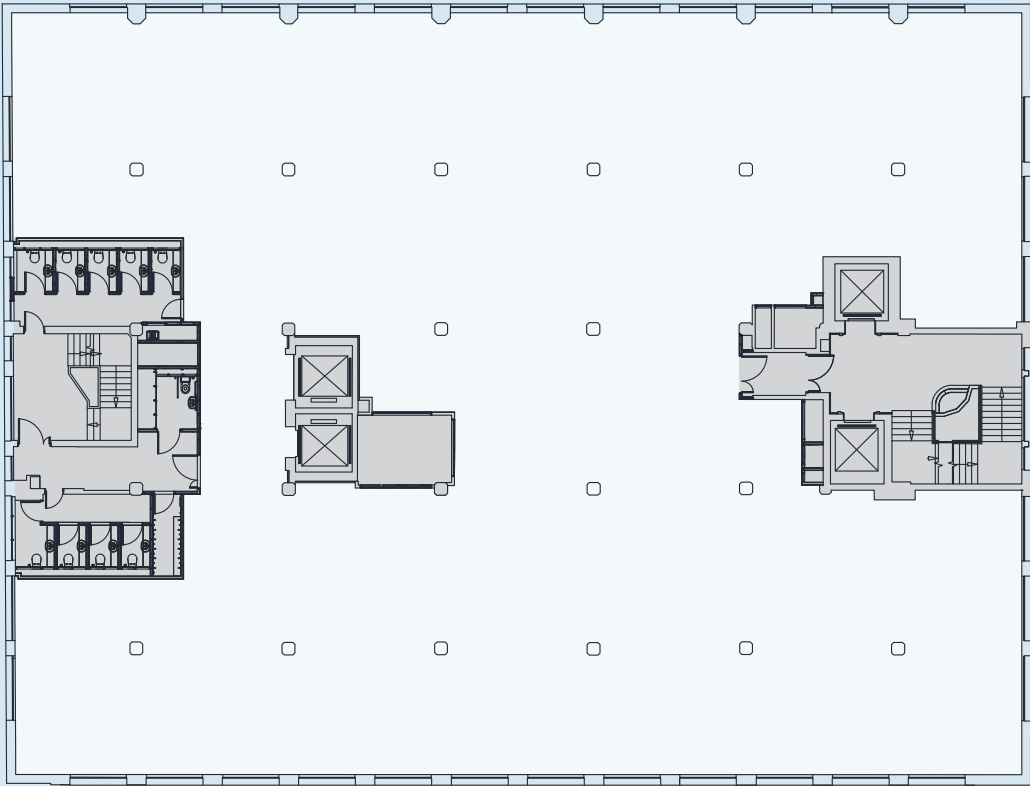
Floor Plans

# 5th Floor

12,052 Sq Ft / 1,120 Sq M

CHAMBER STREET

PRESCOT STREET



- 7th
- 6th
- 5th
- 4th
- 3rd
- 2nd
- 1st
- Ground
- Lower Ground

Floor plan not to scale, for indicative purposes only.



● Office ● Core

Floor Plans

# 6th Floor

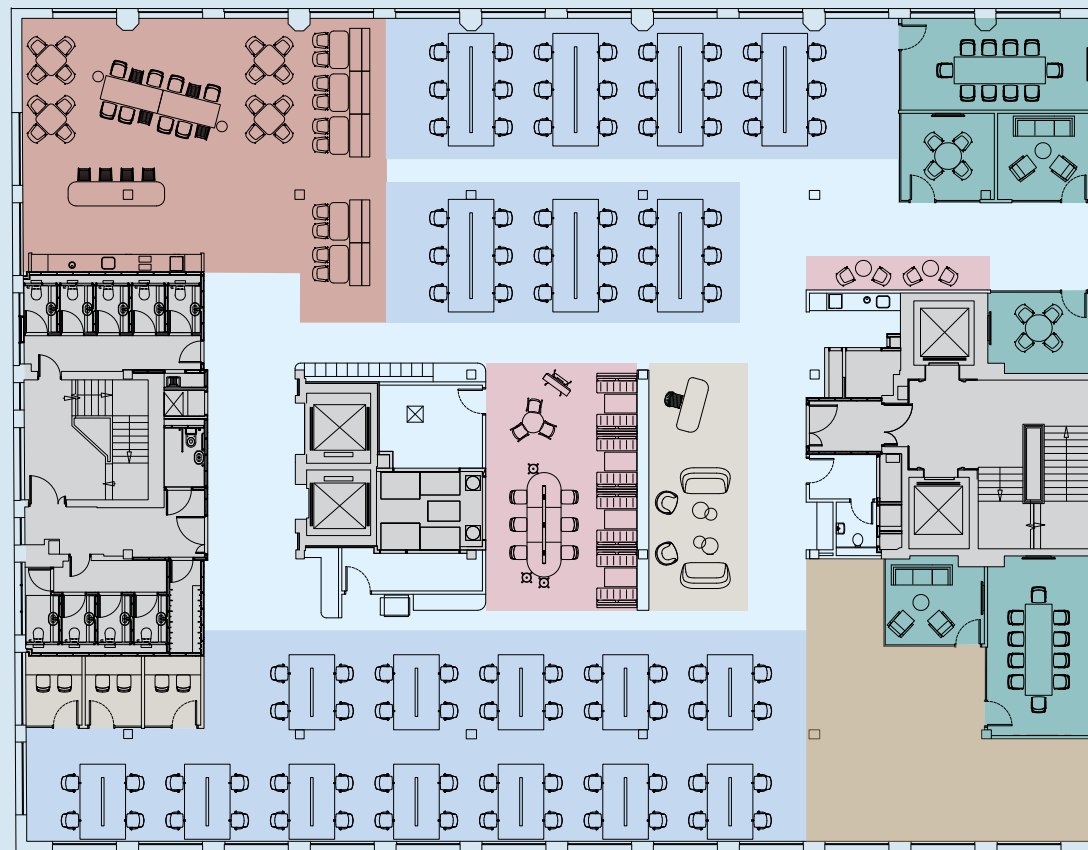
## Ready to Work (As-Built)

10,726 Sq Ft / 997 Sq M

- Touchdown / Individual Focused
- Breakout / Informal Working
- Enclosed Meeting
- Open Collaboration / Co-working
- Flexible Area
- Phone Booths
- Reception
- Core

- 90 x Touchdown Workstations
- 1 x Breakout / Informal Working Space
- 1 x Collaboration / Co-working Space
- 4 x Small Meeting Rooms (4ppl)
- 2 x Medium Meeting Rooms (10ppl)
- 3 x Phone Booths
- 1 x Reception Desk
- 2 x Teapoints

CHAMBER STREET



PRESCOTT STREET

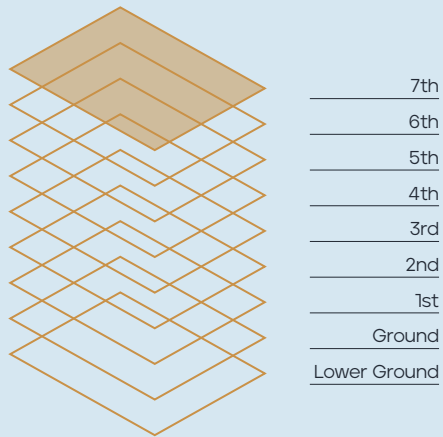
Floor plan not to scale, for indicative purposes only.



Floor Plans

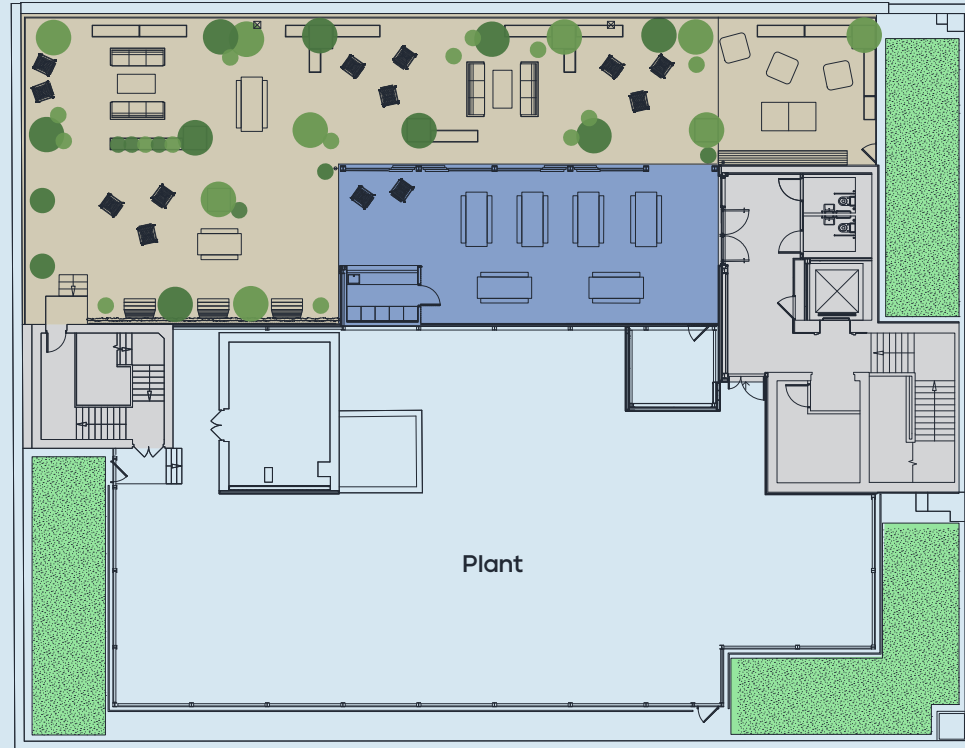
# 7th Floor

**Communal Roof Terrace**  
4,489 Sq Ft / 417 Sq M



Floor plan not to scale, for indicative purposes only.

CHAMBER STREET



PRESCOT STREET



● Terrace ● Pavilion ● Green Roof ● Core



Space Plans

# 1st-3rd Floor Space Plan (Typical Floor)

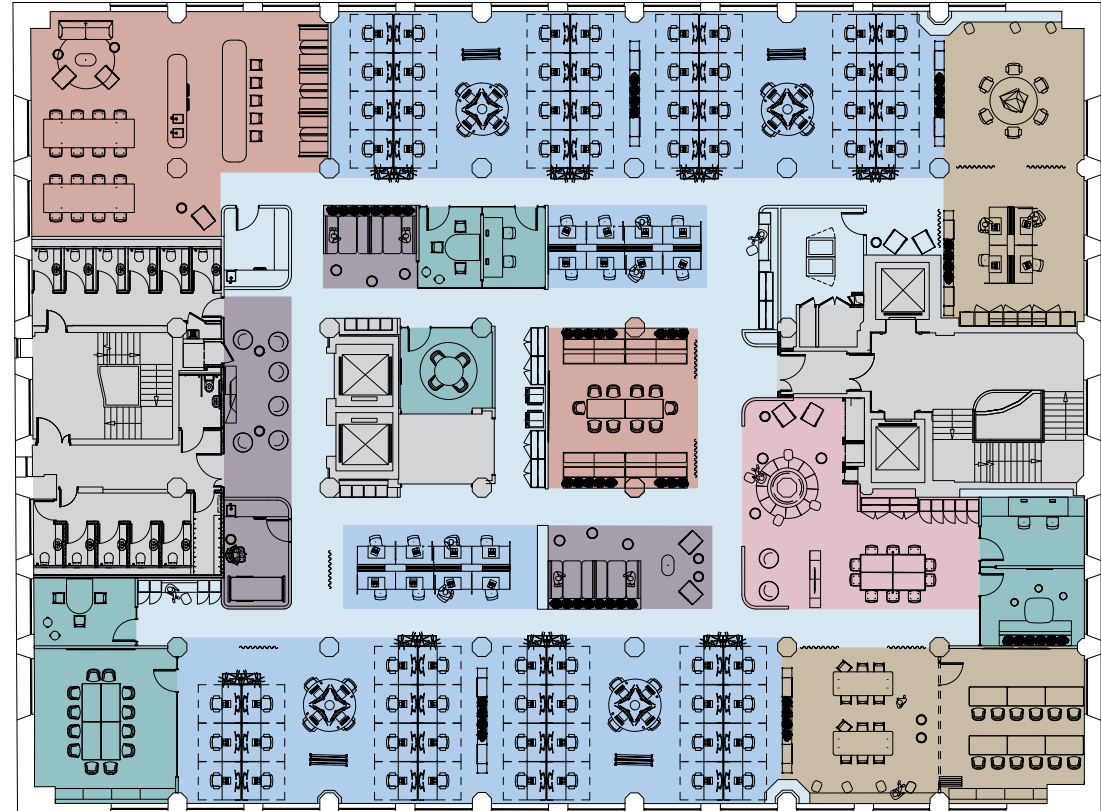
13,039 Sq Ft / 1,211 Sq M

- Touchdown / Individual Focused
- Social Hub
- Enclosed Meeting
- Alternate Work Settings
- Open Collaboration / Co-working
- Flexible Project Room / Area
- Core

Standard Workstation	82
Focus Workstation	16
Touchdown Desk	06
High Focus Room / Hot Office	02
High Touch Down Bench	11
Informal Banquette / Booth Seating	11
Informal Lounge Seating	04
Flexible Project Rooms	06
Small Meeting Rooms (3-4 ppl)	04
Large Meeting Rooms (12-14 ppl)	06
Social Hubs	02
Town Hall	01
Tea Point	01
Island	01
<b>Total Workpoints</b>	<b>148</b>

Floor plan not to scale, for indicative purposes only.

CHAMBER STREET



PRESCOTT STREET



Space Plans

# 3rd Floor

## Potential Split Plan - Option 1

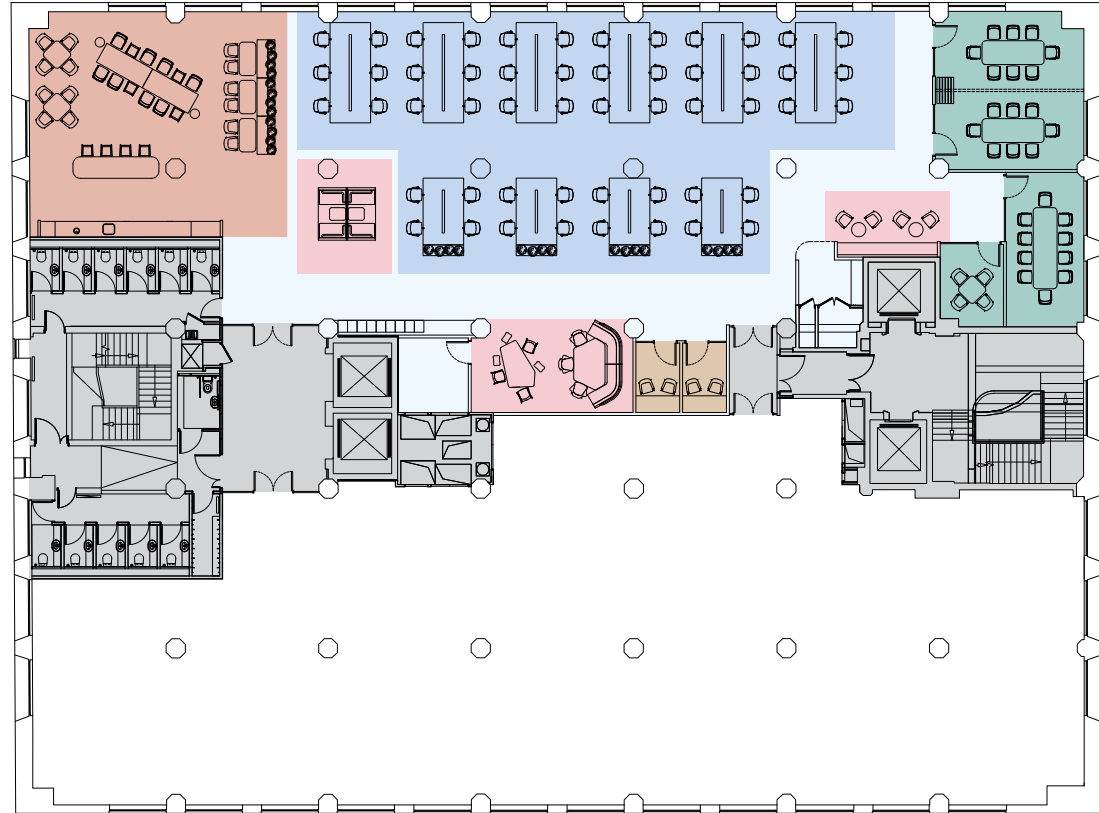
### 6,500 Sq Ft / 604 Sq M\*

\* subject to measurement

- Touchdown / Individual Focused
- Breakout / Informal Working
- Enclosed Meeting
- Open Collaboration / Co-working
- Phone Booths
- Core

Standard Workstation	52
Breakout / Informal Working Space	03
Collaboration / Co-working Space	01
Small Meeting Room (4ppl)	01
Medium Meeting Rooms (8ppl)	02
Medium Meeting Room (10ppl)	01
Phone Booths	02
Kitchen	01
<b>Total Workpoints</b>	<b>52</b>

CHAMBER STREET



PRESCOTT STREET

For indicative purposes. Not to scale.





Space Plans

# 3rd Floor

## Potential Split Plan - Option 2

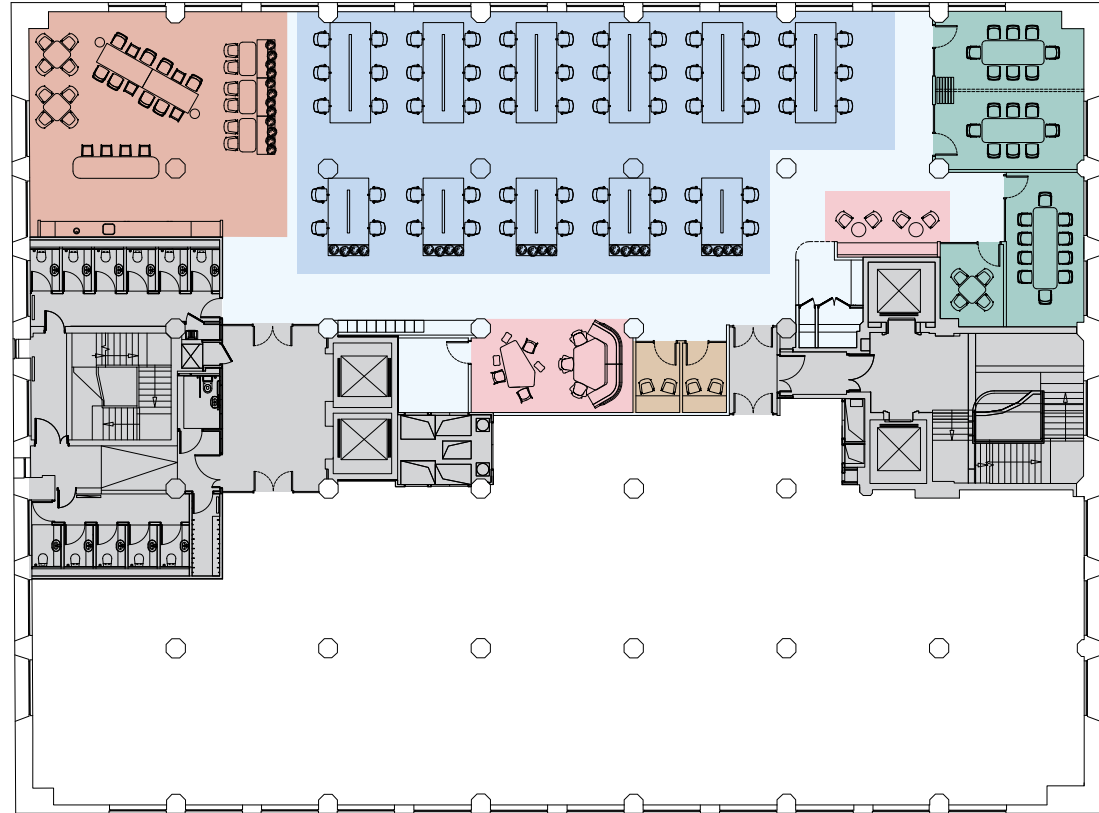
### 6,500 Sq Ft / 604 Sq M\*

\* subject to measurement

- Touchdown / Individual Focused
- Breakout / Informal Working
- Enclosed Meeting
- Open Collaboration / Co-working
- Phone Booths
- Core

Standard Workstation	56
Breakout / Informal Working Space	02
Collaboration / Co-working Space	01
Small Meeting Room (4ppl)	01
Medium Meeting Rooms (8ppl)	02
Medium Meeting Room (10ppl)	01
Phone Booths	02
Kitchen	01
<b>Total Workpoints</b>	<b>56</b>

CHAMBER STREET



PRESCOTT STREET

For indicative purposes. Not to scale.



**Technical Specification**

**OCCUPANCY (NIA)**

**Means of escape**

1 person per 6 sq m.

**Internal climate**

1 person per 8 sq m (cooling and fresh air).

**Lift provision**

1 person per 8 sq m (@80% occupancy).

**Sanitary provision**

1 person per 8 sq m, based on BCO guidance for Unisex WCs, with accessible WCs provided on each floor (@80% occupancy).

**STRUCTURAL GRID**

**Typical column grid**

6.4m x 6.5m / 6.4m x 6.7m

**PLANNING MODULE**

Floorplates & ceilings are designed to enable maximum flexibility for tenant fit-out.

**FLOOR LOADINGS**

**Office Floors**

2.5 + 1.0 kN/sq m (assumed imposed loads)

**Toilet areas**

3 kN/sq m

**Plant rooms**

7.5 kN/sq m

**Basement**

5.0 kN/sq m

**Basement plant areas**

7.5 kN/sq m

**Roof plant deck**

4 kN/sq m

**FLOOR HEIGHTS**

**Office floor to ceiling**

Up to 3,000mm

**Office floor to soffit**

Up to 4,100mm

**Raised floor**

100mm typically for all floors (slab/screed level to top of floor finishes).

**EXTERNAL FINISHES**

**Façade**

- Original ornate Art Deco feature brickwork and fluted bronze spandrel panels.
- New bronze PPC high performance double glazed aluminium framed windows with opening vents.
- Ground Floor facade (chamber Street) - dark grey PPC curtain walling with extensive glazing and transparency.
- Bronze metal building signage with integrated lighting.

**Gable Façades**

- Existing light tone rendered masonry.
- New white PPC high performance double glazed aluminium framed windows with opening vents.

**Roof**

- New warm roof covering with areas of sedum/extensive green roof covering outside of plant enclosures.
- Dark grey acoustic plant enclosure screening with elephant grillage access walkways.

**Terrace**

- New warm roof covering with raised composite decking terrace, with additional astro turf activity area.
- Covered canopy terrace zone with adjustable timber slatted screening, feature slatted timber wall cladding and integrated roof bar/servery.

**Principal Entrances**

- New fully-glazed doors within polyester powder coated curtain walling.

**INTERNAL FINISHES**

**Office Floors**

- Floorplate: Designed to Cat A.
- Walls: Emulsion painted, plastered and dry lined walls
- Columns: Emulsion painted plastered columns.
- Floor: 600mm x 600mm fixed access flooring (Cat A).
- Ceilings: Existing exposed soffits painted dark grey.

**RECEPTION**

**Walls**

- Feature natural clay finish to entry lobby. Combination of white painted plasterboard, feature white stained timber wall panelling and translucent glass plank partitions to reception areas.

**Lifts**

- Glazed ceramic tile to lift core walls with brass PPC finish to lift doors/feature reveals and overpanels.

**Ceilings**

- Raised painted plasterboard soffit over desk/cafe/feature stair with track task lighting to desk and feature cascade pendant to stair.
- Light grey acoustic felt batten soffits to reception perimeter areas with feature pendant lighting and recessed strip lighting detail.

**Floors**

- Polished concrete surface with integrated brass strip detailing to main space, with oak engineered flooring to social/set down spaces
- Terrazzo tiling to central desk and feature stair areas.

**SHOWERS & CHANGING**

**Lower Ground**

- Unisex shower/changing facilities with 15 showers at Lower Ground and a fully accessible wet room shower at Ground Floor.
- Shower cubicles with benches, communal vanity stations and secure lockers to support 163 cycle spaces.

**PASSENGER LIFTS**

- 4 no. Passenger Lifts, 2 located in each core, serving all tenanted floors.
- Lift to transport cycles from street level to LG cycle store
- External DDA lift at Prescott St entrance.

**BICYCLE PARKING**

- 163 no. spaces to be provided within secure Lower Ground floor parking areas.
- These serve a selection of bike types from foldable lockers, double stacked and sheffiled stands.
- There will be electrical hookups for electric bikes or ambulant vehicles.
- Bicycle maintenance area.

**ACCREDITATIONS**

- BREEAM 'Excellent'
- Wiredscore 'Platinum'
- EPC 'B'

Location

# Mix it up

We all know it's good to switch off and take a break. Whether it's a post work drink, a spot of retail therapy or a lunchtime workout the local area has it covered.

## Local Area

# Take your pick

The areas of Aldgate and Whitechapel offer an eclectic mix of restaurants, bars and cafés – as well as a celebrated cultural destinations including the Whitechapel Gallery.



Above Goodman's Field

Below The Running Horse



Above BrewDog



Above Whitechapel Gallery



Below Truman Brewery



Above St Katharine Docks



Above Garden at 120



Above Spitalfields Market

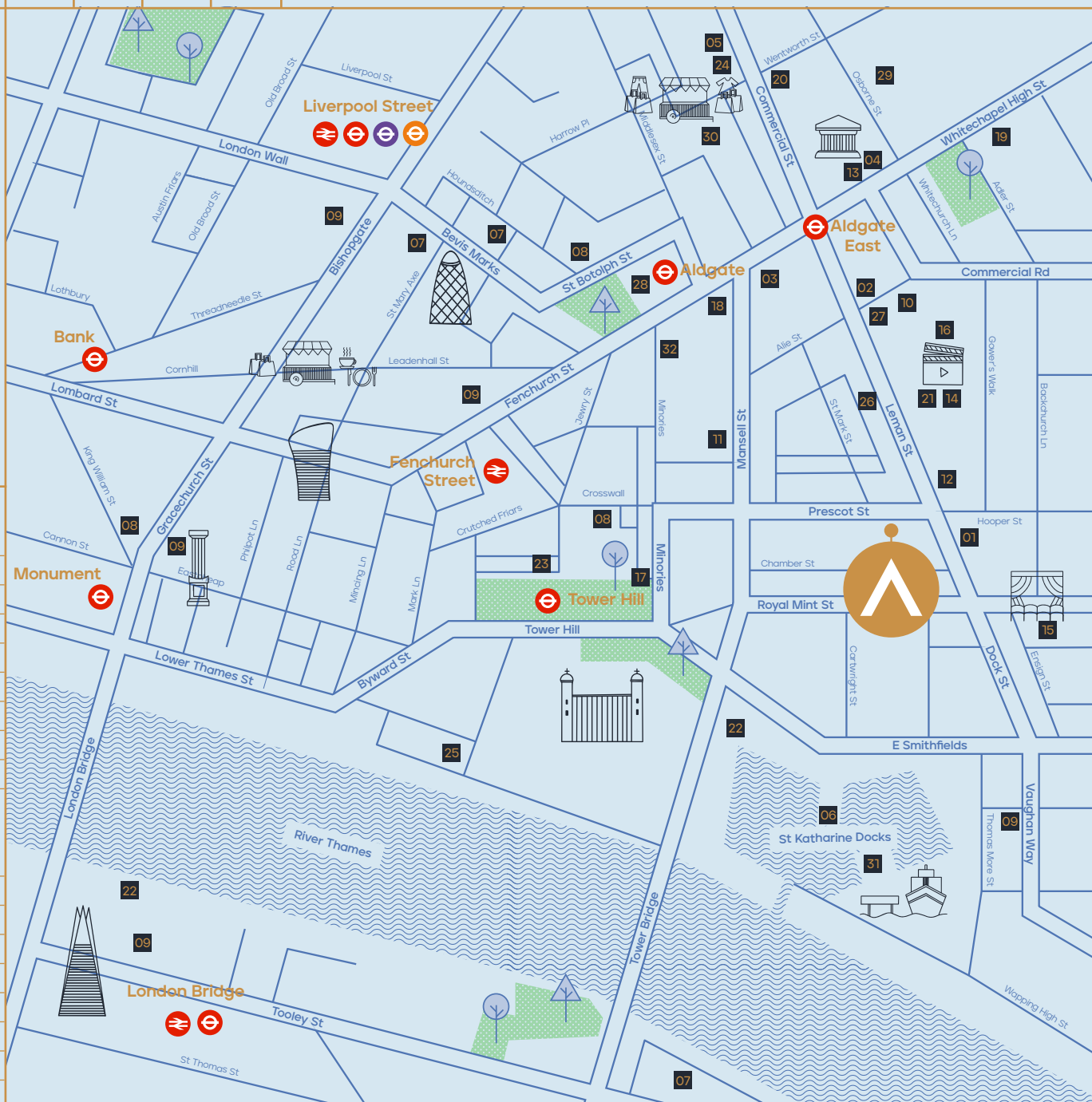
### Local Area

With Spitalfields Market, St Katharine Docks and Truman Brewery also within easy reach, occupiers have access to the best of the City's street food scene – as well as established and up and coming independent restaurant stars.

Alternatively, why not relax in one of the many urban green spaces in the surrounding area.

Location

# Spoilt for choice



**Coffee**

- 01 Long Shot Coffee
- 02 Shaman London
- 03 Grind Whitechapel
- 04 Exmouth Coffee
- 05 Trade
- 06 White Mulberries
- 07 WatchHouse

**Fitness**

- 08 PureGym
- 09 Fitness First
- 10 12x3 Boxing
- 11 Victus Soul
- 12 Urban Fitness

**Entertainment**

- 13 Whitechapel Gallery
- 14 Curzon Cinema
- 15 Wilton's Music Hall

**Restaurants**

- 16 Amber
- 17 The Skyline
- 18 Satyrio
- 19 Hichki
- 20 The Culpeper
- 21 Zia Lucia
- 22 Côte Brasserie
- 23 Keepers Kitchen & Bar
- 24 Som Saa































**Bars**

- 25 Coppa Club
- 26 The Oliver Conquest
- 27 Lemn Street Tavern
- 28 Jin Bo Law
- 29 Apples & Pears
- 30 Discount Suit Company
- 31 The Dickens Inn
- 32 Cococure

Connectivity

# Get around

Artesian is conveniently located in Aldgate, within a five minute walk of Tower Hill, Aldgate and Aldgate East Stations. Allowing easy access to the London Underground, DLR and National Rail network.

 <p>Walk from Artesian</p>	 <p>Tower Gateway <b>03</b></p>	 <p>Fenchurch Street <b>05</b></p>	 <p>Aldgate East <b>06</b></p>	 <p>Aldgate <b>06</b></p>	 <p>Tower Hill <b>08</b></p>	 <p>St Katharine Docks <b>10</b></p>	 <p>Tower Pier <b>12</b></p>
 <p>Underground from Aldgate</p>	 <p>Liverpool Street <b>02</b></p>	 <p>Whitechapel <b>06</b></p>	 <p>Bank <b>08</b></p>	 <p>King's Cross St Pancras <b>09</b></p>	 <p>London Bridge <b>10</b></p>	 <p>Waterloo <b>17</b></p>	
 <p>Elizabeth Line from Liverpool Street</p>	 <p>Farringdon <b>02</b></p>	 <p>Tottenham Court Road <b>04</b></p>	 <p>Canary Wharf <b>06</b></p>	 <p>Bond Street <b>07</b></p>	 <p>Stratford <b>08</b></p>	 <p>Paddington <b>10</b></p>	 <p>Heathrow Airport <b>33</b></p>
 <p>Cycle from Artesian</p>	 <p>BoxPark Shoreditch <b>06</b></p>	 <p>Borough Market <b>06</b></p>	 <p>Old Street Roundabout <b>09</b></p>	 <p>Victoria Park <b>15</b></p>	 <p>Hackney Wick <b>20</b></p>	 <p>Granary Square King's Cross <b>20</b></p>	

Further Information

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