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ORCHARD PLACE

THE BROADWAY SW1



AERIAL VIEW OF THE BROADWAY



ORCHARD PLACE

THE BROADWAY SW1

INTRODUCTION

NEIGHBOURHOOD

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MAIN ENTRANCE TO 4 ORCHARD PLACE (CGI)



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A space to flourish



Orchard Place at The Broadway delivers 116,000 sq ft of outstanding workspace surrounded by public realm and parks in SW1's vibrant new quarter. Delivered by leading Super Prime Central London developer Northacre and designed by renowned architects Squire & Partners.

With a central streetscape lined with 27,025 sq.ft of carefully curated retail amenities, centred around contemporary well-being as well as sumptuous apartments above, Orchard Place has it all for work, live or play.



AVAILABLE NOW



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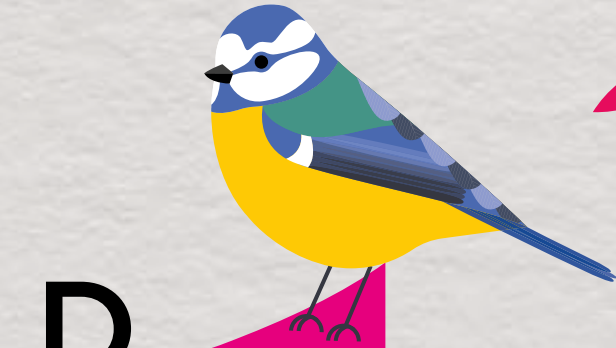
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THE NEIGHBOURHOOD





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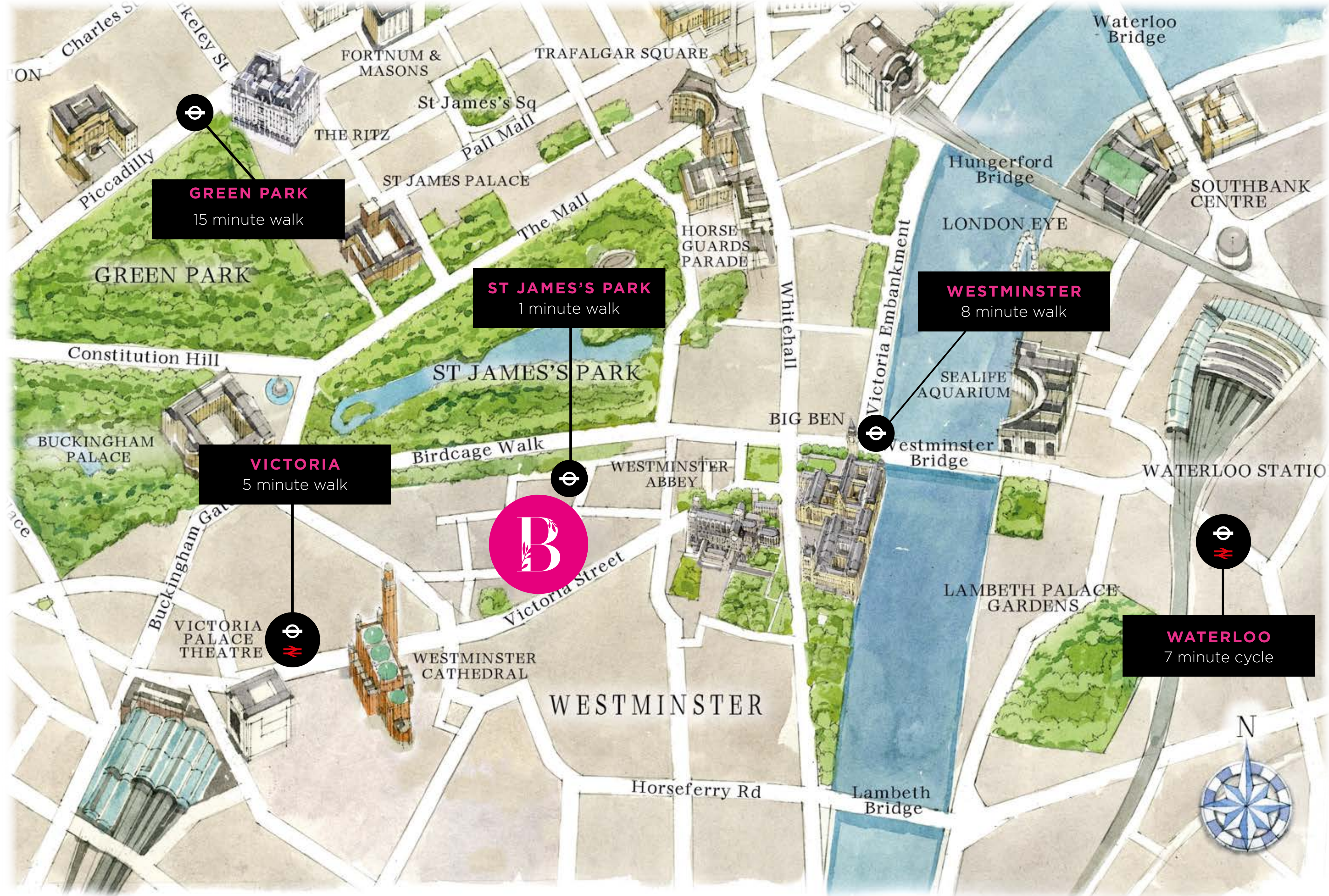
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Perfectly located





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in the heart of
central London





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surrounded by
green spaces

ST JAMES'S PARK



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BEWELL

START YOUR DAY INVIGORATING THE BODY AND SOUL AT ONE OF OUR SPA-MEETS-FITNESS OFFERINGS. SOAK UP THE VERDANT SURROUNDINGS AND STUNNING LANDMARKS OF SW1 DURING YOUR LUNCH BREAK, AND END YOUR DAY IN AN EXPERIMENTAL COCKTAIL BAR. BE INSPIRED EVERY DAY.





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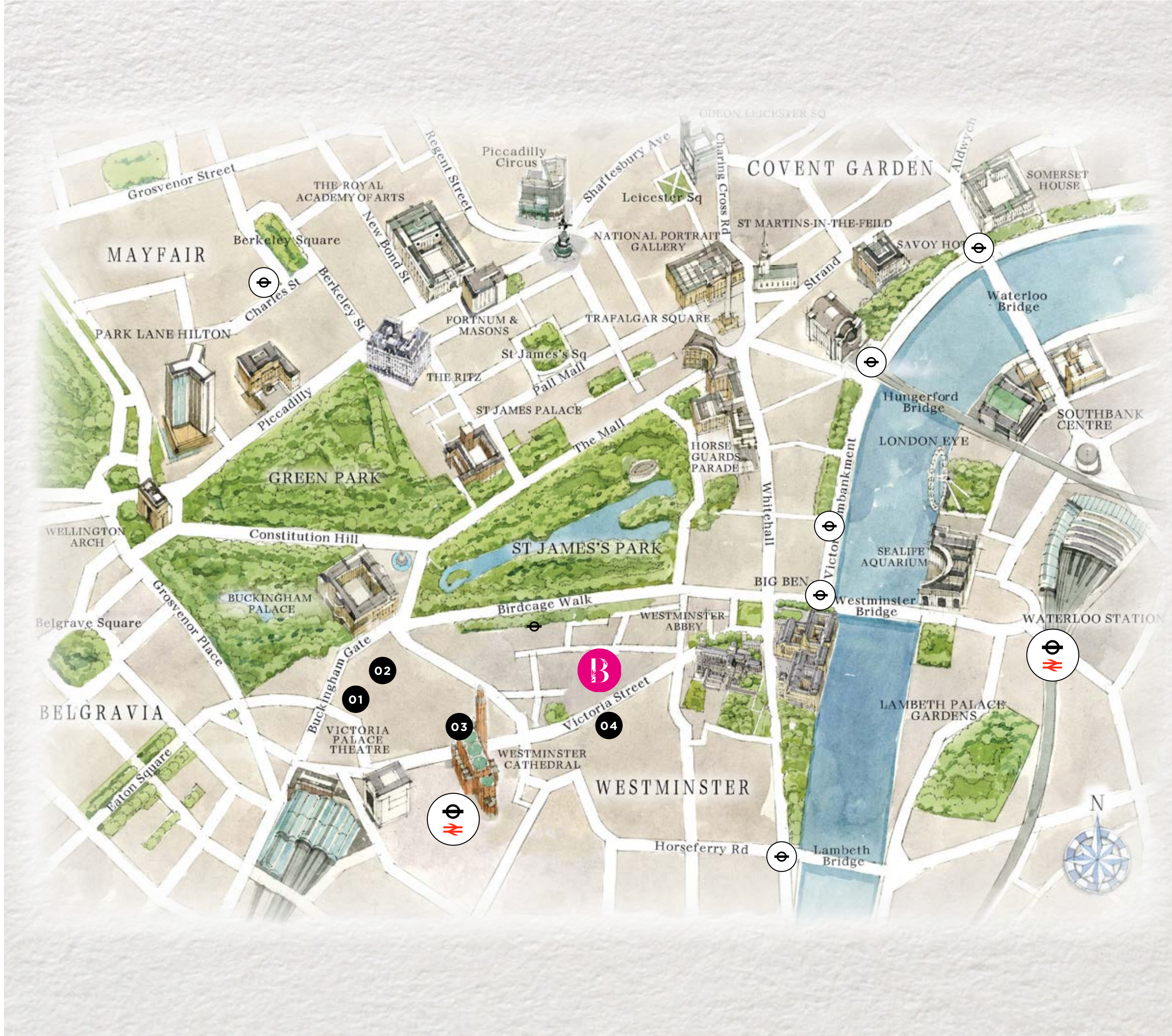
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GREEN SPACES

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1. OLE & STEEN
2. TIMMY GREEN
3. JOE & THE JUICE
4. STARBUCKS



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1. HARDROCK CAFE
2. EATON SQAURE PARK
3. MARKET HALL VICTORIA
4. A.WONG
5. THE BEER HOUSE
6. FLIGHT CLUB VICTORIA
7. STICKS N SUSHI
8. LIME ORANGE
9. B BAR
10. QUILON
11. THE IVY VICTORIA
12. THE INDIAN DINER
13. CHEZ ANTONIETTE
14. MA LA SICHUAN
15. THE CINNAMON CLUB



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1. EQUINOX ST JAMES
2. 1 REBEL
3. H2 CLUBS
4. CITY ATHLETIC VICTORIA
5. PUREGYM
6. FRAME
7. QUEEN MOTHER SPORTS CENTER
8. WHITE WOLF FITNESS
9. GYMBOX
10. WESTMINSTER GYM



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1. TRAFALGAR SQUARE
2. ST JAMES'S PALACE
3. BUCKINGHAM PALACE
4. THE GUARDS MUSEUM
5. WESTMINSTER CATHEDRAL
6. CURZON CINEMAS VICTORIA
7. TATE BRITAIN
8. ST JOHN'S SMITH SQUARE
9. WESTMINSTER ABBEY
10. ST MARGARETS CHURCH
11. HOUSES OF PARLIMENT
12. SEA LIFE AQUARIUM
13. THE SOUTH BANK



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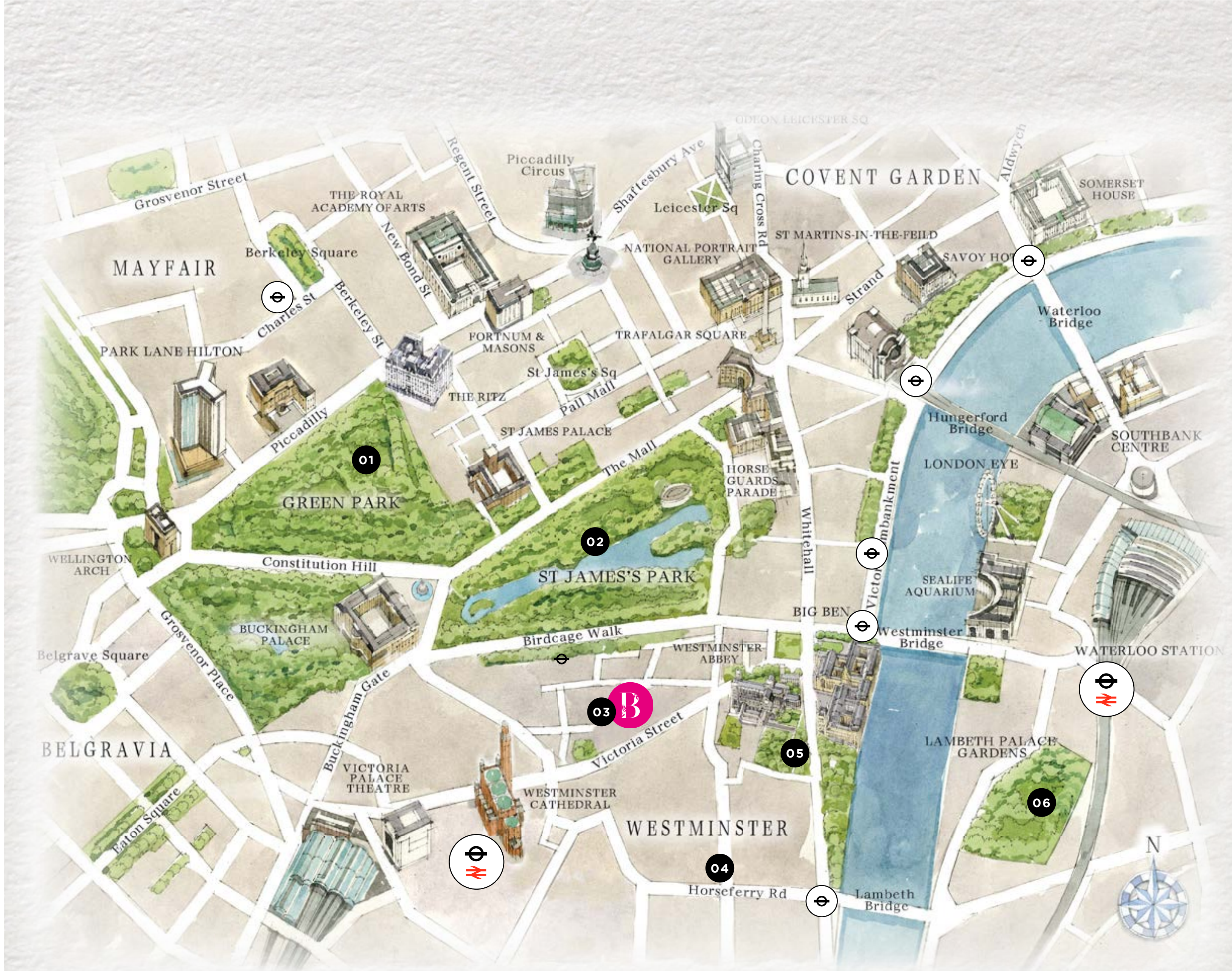
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1. GREEN PARK
2. ST JAMES'S PARK
3. CHRISTCHURCH GARDENS
4. ST JOHN'S GADEN
5. VICTORIA TOWER GARDEN
6. ARCHBISHOP'S PARK



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1. GREEN PARK STATION
2. VICTORIA STATION
3. ST JAMES'S PARK STATION
4. MILBANK PIER
5. WESTMINSTER PIER
6. WESTMINSTER STATION
7. EMBANKMENT STATION
8. EMBANKMENT PIER
9. WATERLOO STATION



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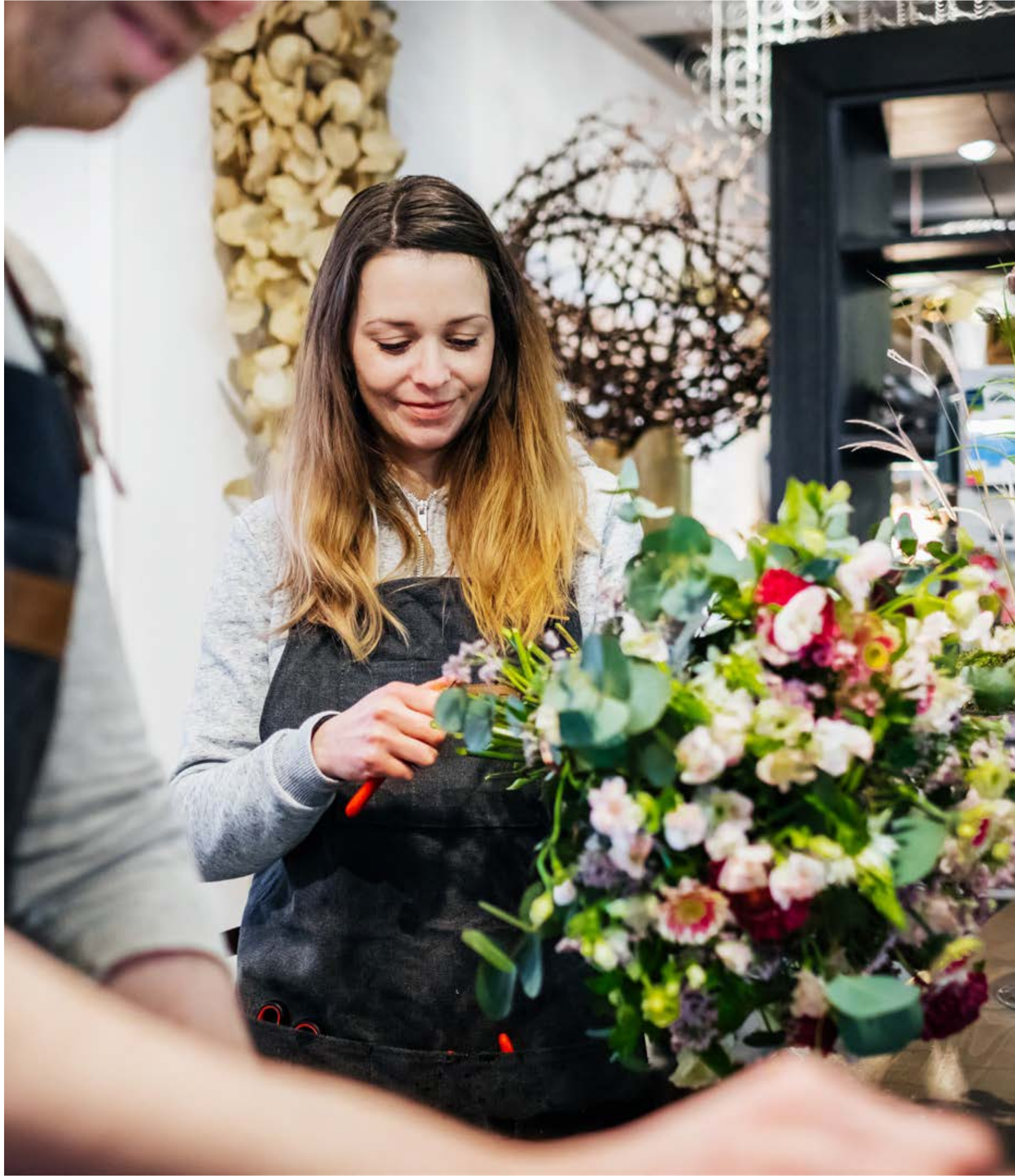
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Discover a new contemporary lifestyle destination

Set within a neighbourhood unlike any other, imagined to encourage well-being, nourish its community and reinvigorate Westminster. Curated with stylish simplicity, this blended lifestyle ecosystem will define a new era, where mind, body and soul are catered.



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BEADVENTUROUS

SW1 IS BUZZING FROM DAY UNTIL NIGHT. FROM SEASONAL MARKETS AND ROTATING ART INSTALLATIONS, TO EDIBLE JEWELS AND MOSCOW MULES. CHOOSE AN ENRICHED EVERY DAY.





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BE HUNGRY

LOOK FORWARD TO YOUR LUNCH HOUR.

MARKET HALLS VICTORIA





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NEAREST STATIONS

WALKING TIMES IN MINUTES

St James's Park	1
Victoria	5
Westminster	8

KEY DESTINATIONS

TRAVEL TIMES BY TUBE IN MINUTES*

Sloane Square	4
Bond Street (Crossrail / Elizabeth Line)	6
Bank	14
Kings Cross St Pancras (Eurostar)	15
Canary Wharf (Crossrail / Elizabeth Line)	15
Paddington (Crossrail / Elizabeth Line, Heathrow Express)	17
Gatwick Airport	32

LOCAL ATTRACTIONS

KEY WALKING TIMES IN MINUTES

St James's Park	3
Westminster Abbey	4
Gymbox	4
Pure Gym Victoria	5
Curzon Cinemas Victoria	5
Houses of Parliament	8
Market Halls Victoria	10
Buckingham Palace	11
St James's Palace	13
Green Park	13
Equinox St James's	15
Tate Britain	16
Trafalgar Square	17
Mayfair	17
The South Bank	20

*ALL TRAVEL TIMES ARE FROM ST JAMES PARK TUBE STATION. SOURCE: TFL.



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Brilliantly Connected

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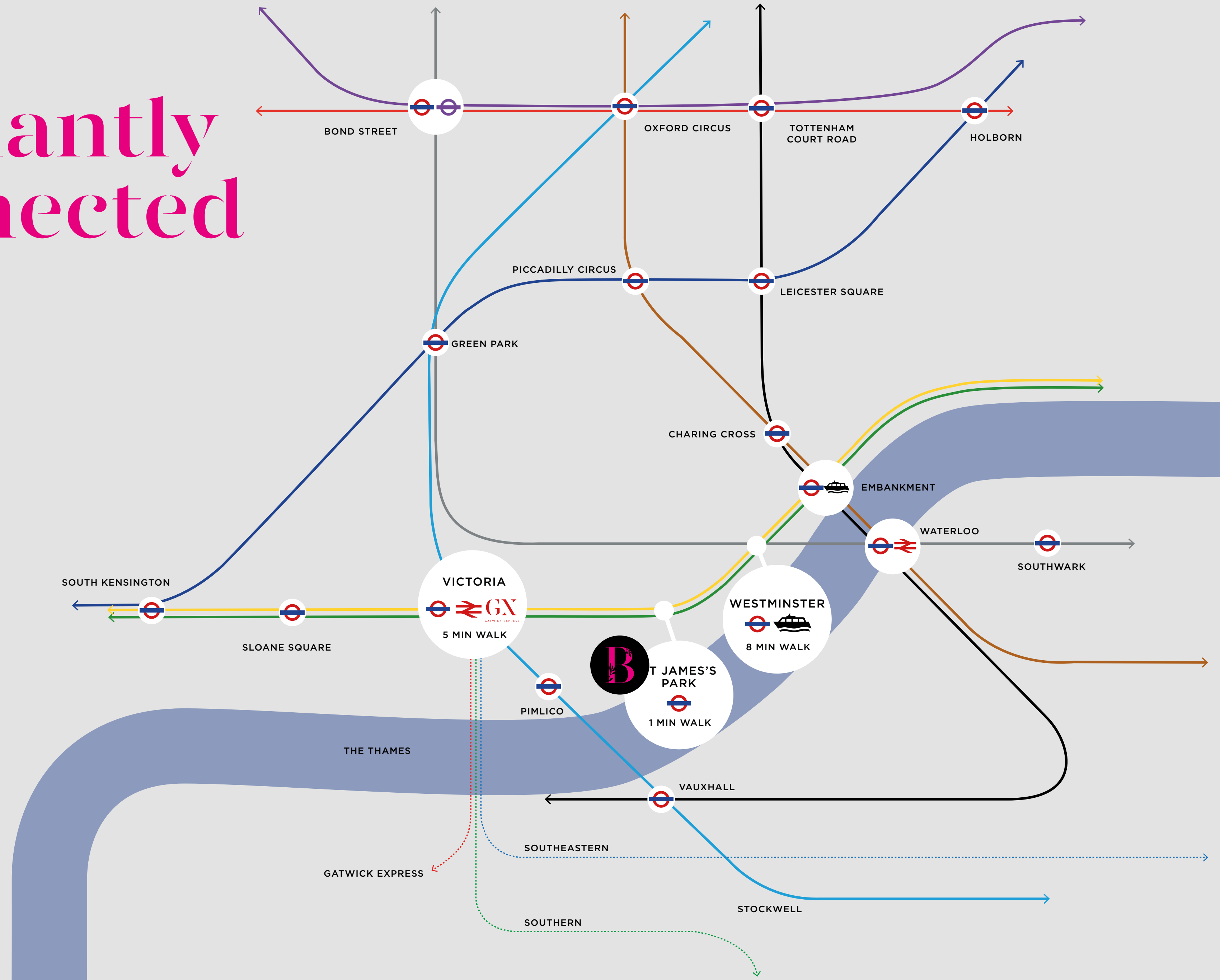
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BE SUSTAINABLE

CS 3 CYCLEWAYS

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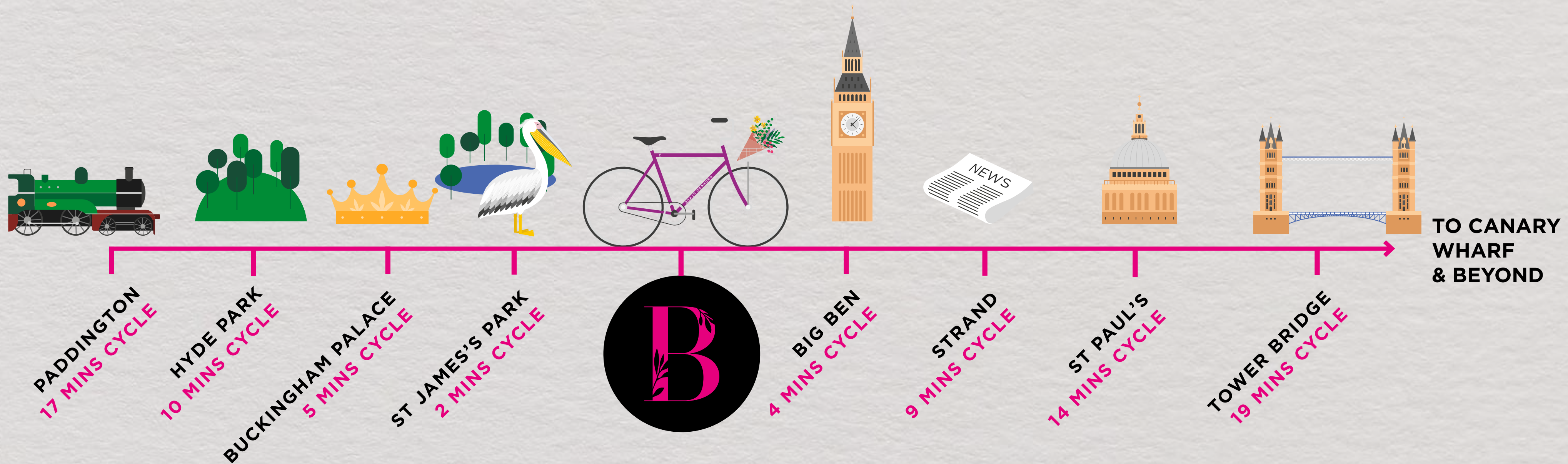
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ENTRANCE TO ORCHARD PLACE FROM VICTORIA STREET



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4 ORCHARD PLACE RECEPTION AREA



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CAT A FLOOR, UPPER LEVEL OFFICE SPACE, 3 ORCHARD PLACE





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SHOWERS AND CHANGING AMENITIES (CGI)



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Office Availability

3 ORCHARD PLACE

	SQ. M	SQ. FT
LEVEL 3	1,659	17,853
LEVEL 2	LET	LET
LEVEL 1	LET	LET
TOTAL:	1,659	17,853

4 ORCHARD PLACE

	SQ. M	SQ. FT
LEVEL 3	2,004	21,576
LEVEL 2	LET	LET
LEVEL 1	1,877	20,201
TOTAL:	3,891	41,777



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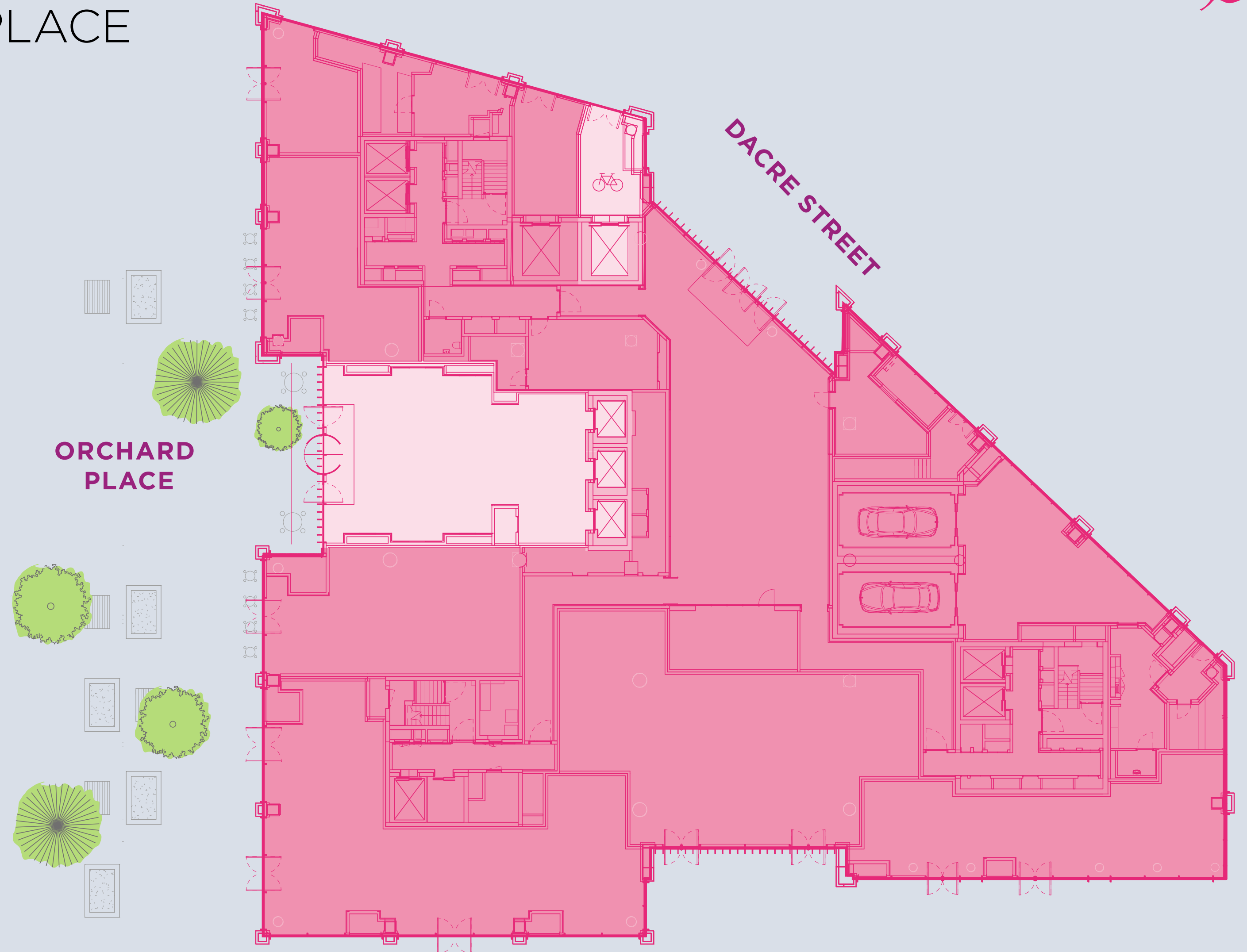
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GROUND 3 ORCHARD PLACE



RECEPTION:
147 sq. m
1,584 sq. ft



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VICTORIA STREET

DACRE STREET



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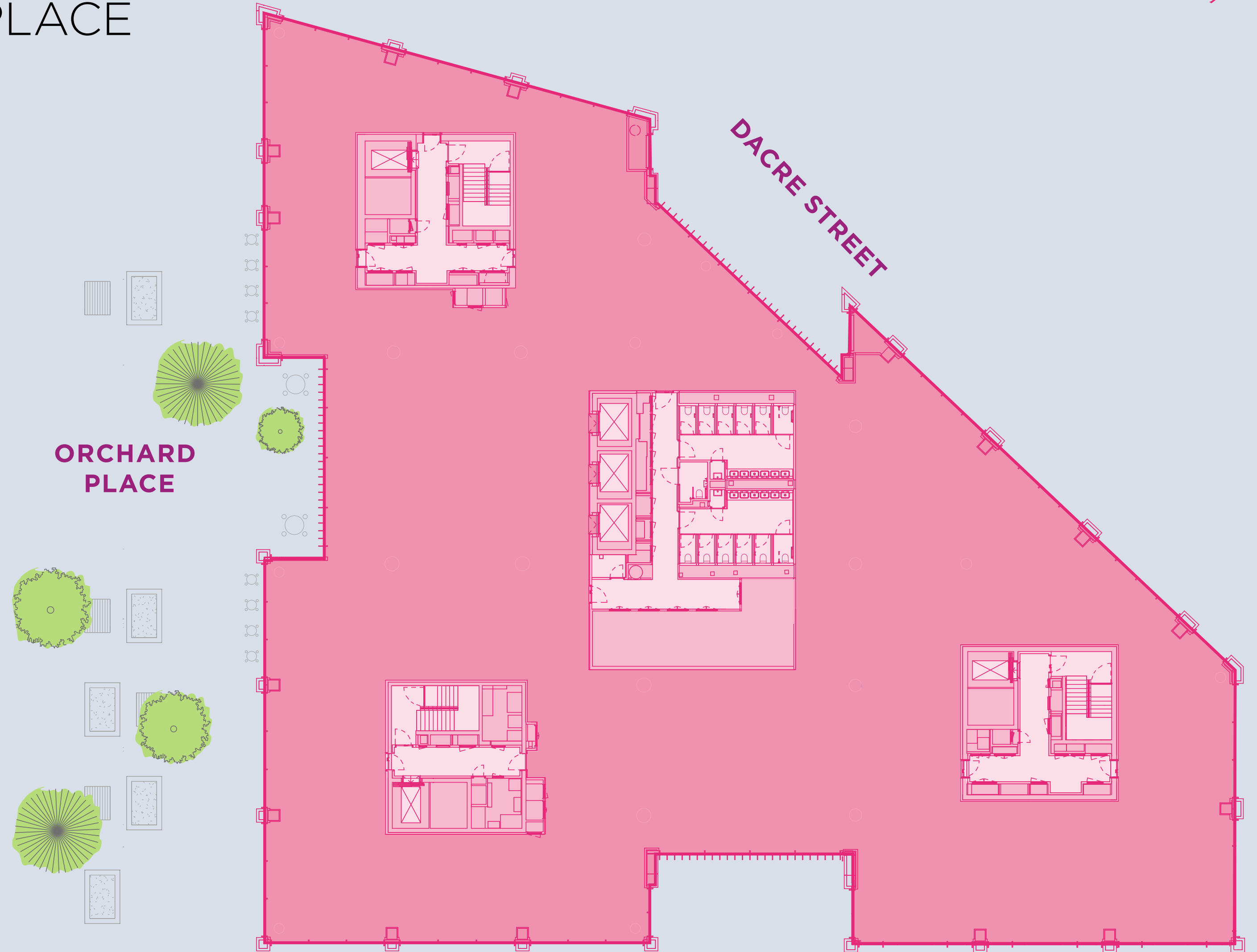
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LEVEL 3

3 ORCHARD PLACE



1,659 sq.m
17,853 sq.ft



VICTORIA STREET





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LOWER GROUND

3 ORCHARD PLACE



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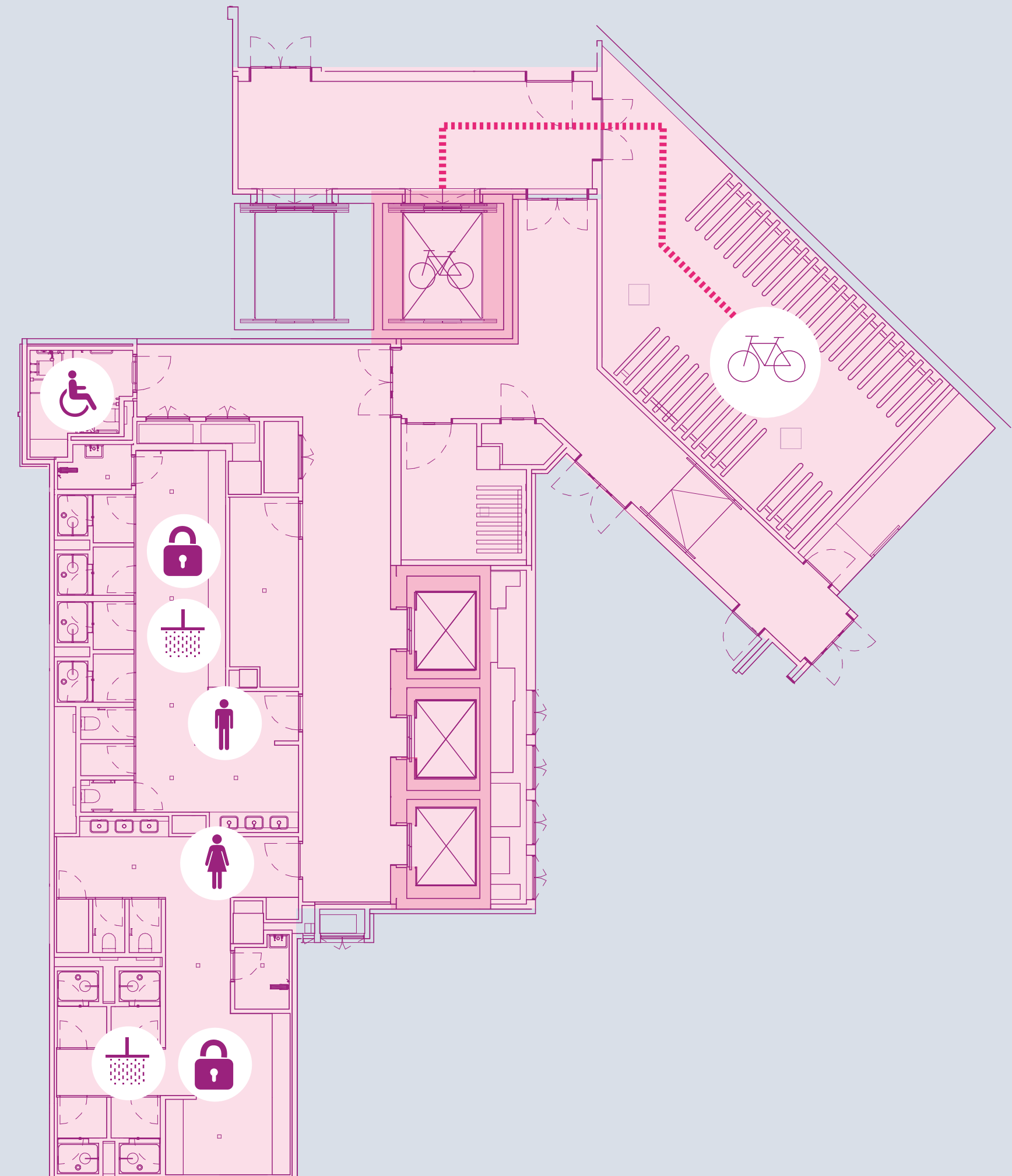
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Breakdown

Showers	8 (4 female & 4 male)
WC	4 (2 female, 2 male & 1 accessible)
Bicycle Spaces	88
Bicycle Repair Stations	1
Lockers	88

CYCLE ROUTE





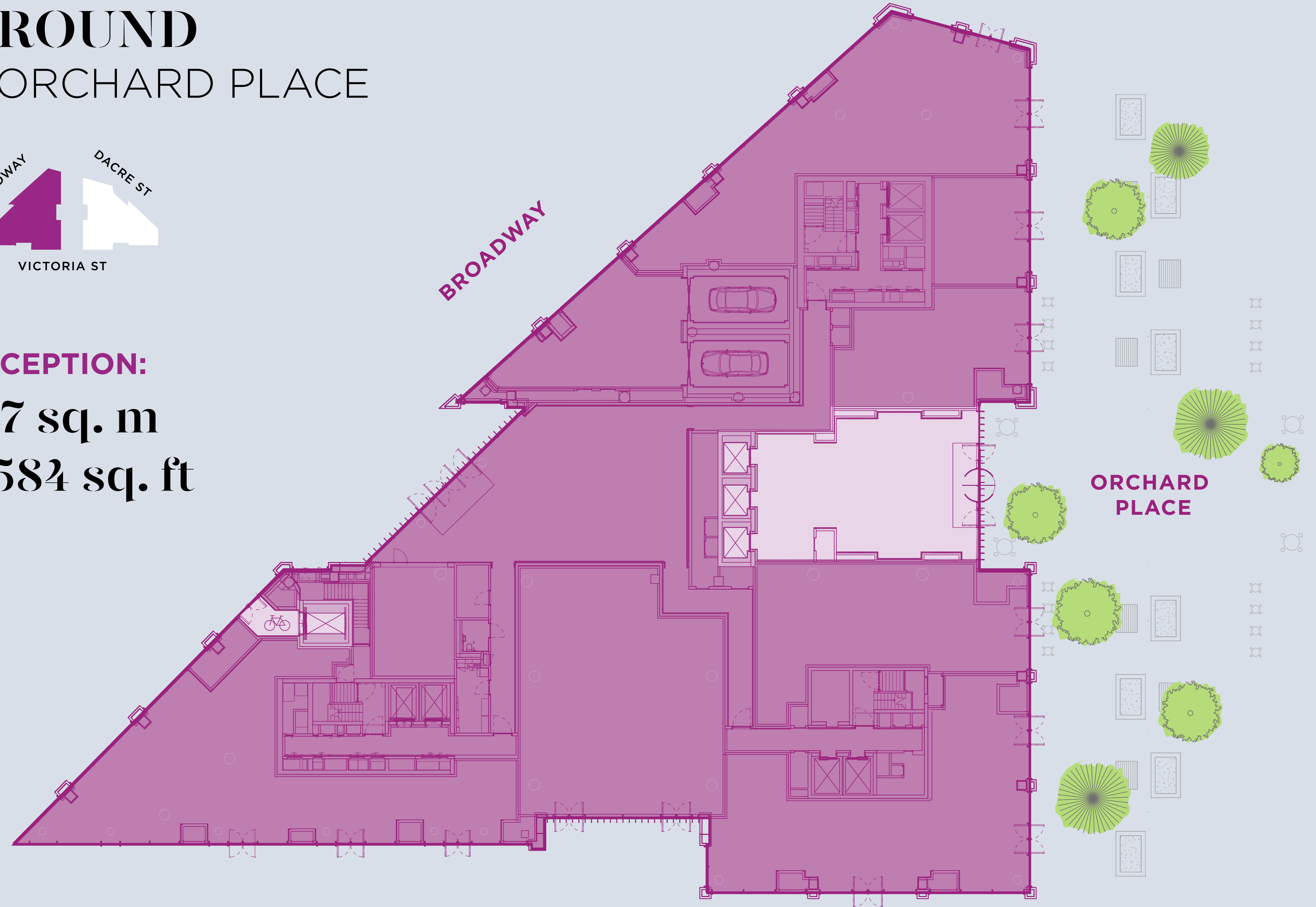
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GROUND 4 ORCHARD PLACE



RECEPTION:
147 sq. m
1,584 sq. ft



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LEVEL 1 4 ORCHARD PLACE



1,877 sq.m
20,201 sq.ft





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2,004 sq.m
21,576 sq.ft





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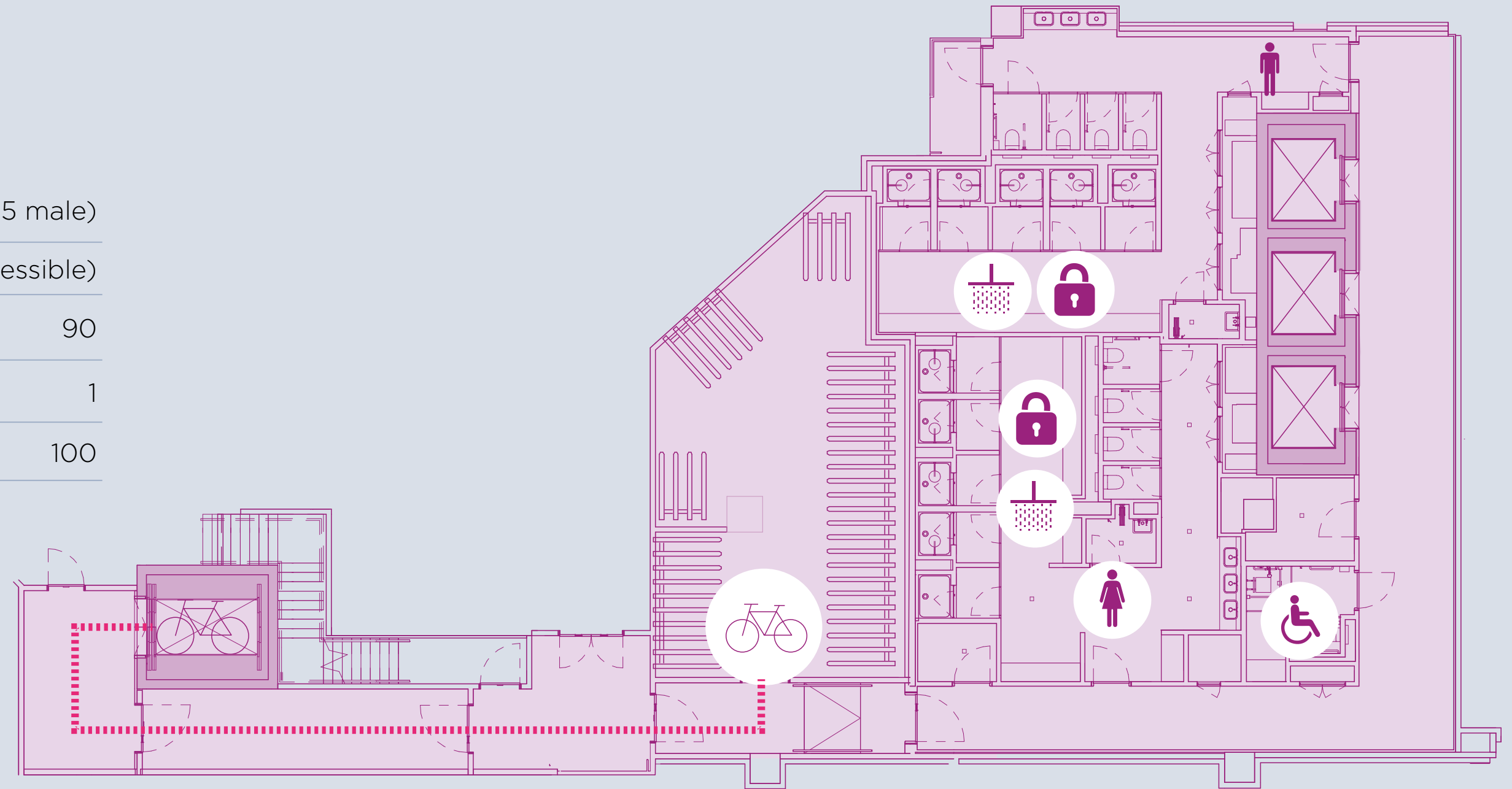
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Breakdown

Showers	10 (5 female & 5 male)
WC	8 (4 female, 4 male & 1 accessible)
Bicycle spaces	90
Bicycle Repair Stations	1
Lockers	100

CYCLE ROUTE





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LEVEL 3

3 ORCHARD PLACE



Media

1,659 SQ M / 17,853 SQ FT (NIA)

Open Plan Workstations	163
Receptionists	1

Total Headcount 164

FORMAL MEETING ROOMS

6 Seater Multifunction room (x1)	6
12 Seater Multifunction room (x1)	18

Total Seat Count 24

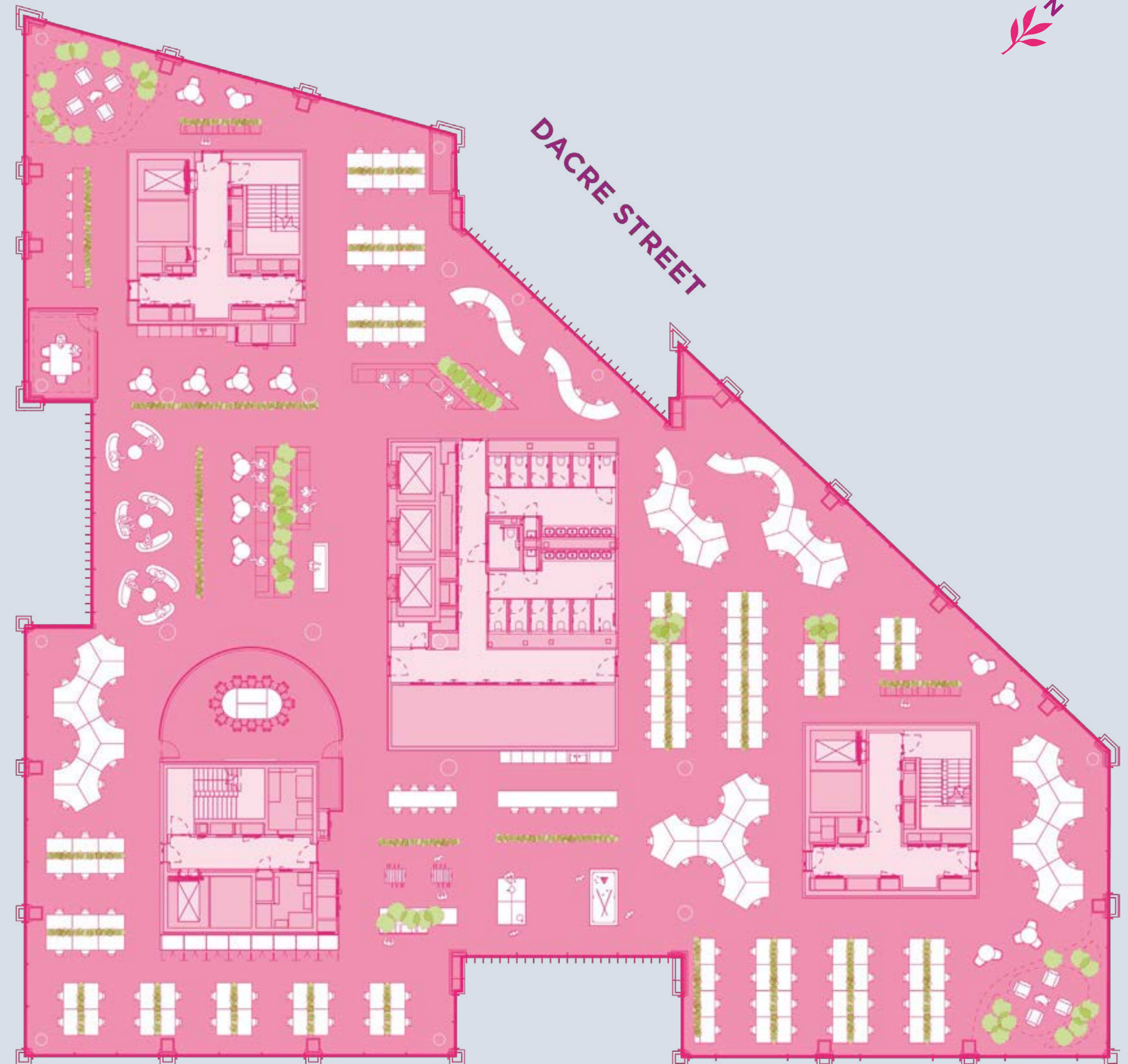
INFORMAL MEETING AREAS

4 Seater Meeting Area (x2)	8
4 Seater Lounge Areas (X2)	8
6 Seater Lounge Areas (x1)	6
Standalone 2 Seater Meeting Table (x3)	6
Standalone 3 seater meeting table (x3)	9
High Bench Touchdown Seating (X9)	9

Total Seatcount 46

IPR Per Total Headcount

10 SQ. M / 107 SQ. FT



VICTORIA STREET





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Corporate

1,659 SQ M / 17,853 SQ FT (NIA)

Cellular Offices	5
Open Plan Workstations	158
Receptionists	2

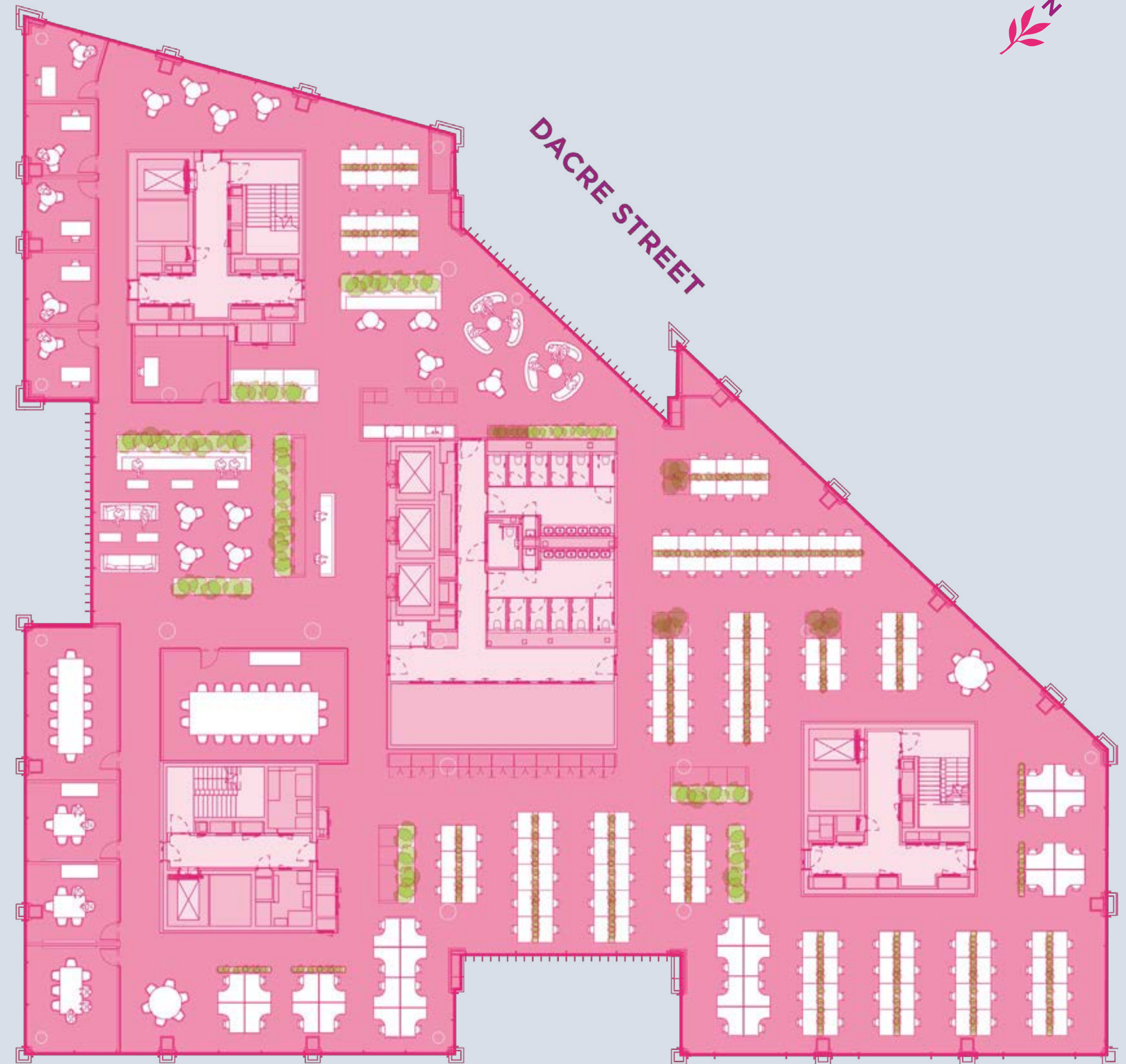
Total Headcount 165

MEETING ROOMS

6 Seater Multifunction room (x2)	12
8 Seater Multifunction room (x1)	8
12 Seater Multifunction room (x1)	12
18 Seater Multifunction room (x1)	18

Total Seat Count 50

IPR Per Total Headcount 10 SQ.M / 107 SQ.FT



VICTORIA STREET





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Financial Boutique

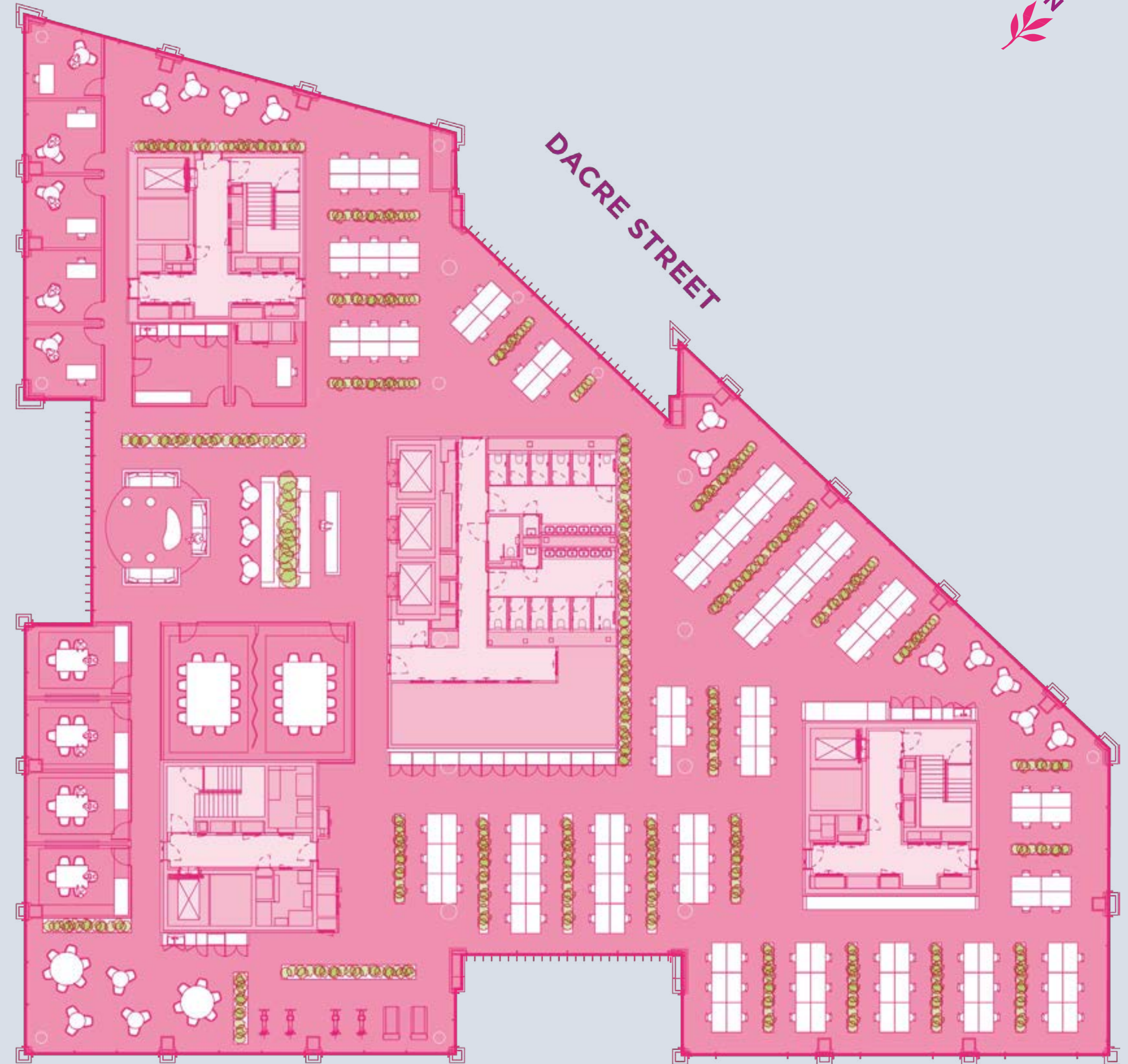
1,659 SQ M / 17,853 SQ FT (NIA)

Cellular Offices	5
Open Plan Workstations	129
Receptionists	1
Total Headcount	135

MEETING ROOMS

6 Seater Multifunction room (x4)	24
12 Seater Multifunction room (x2)	24
Total Seat Count	48

IPR Per Total Headcount **12 sq.m / 129 sq.ft**



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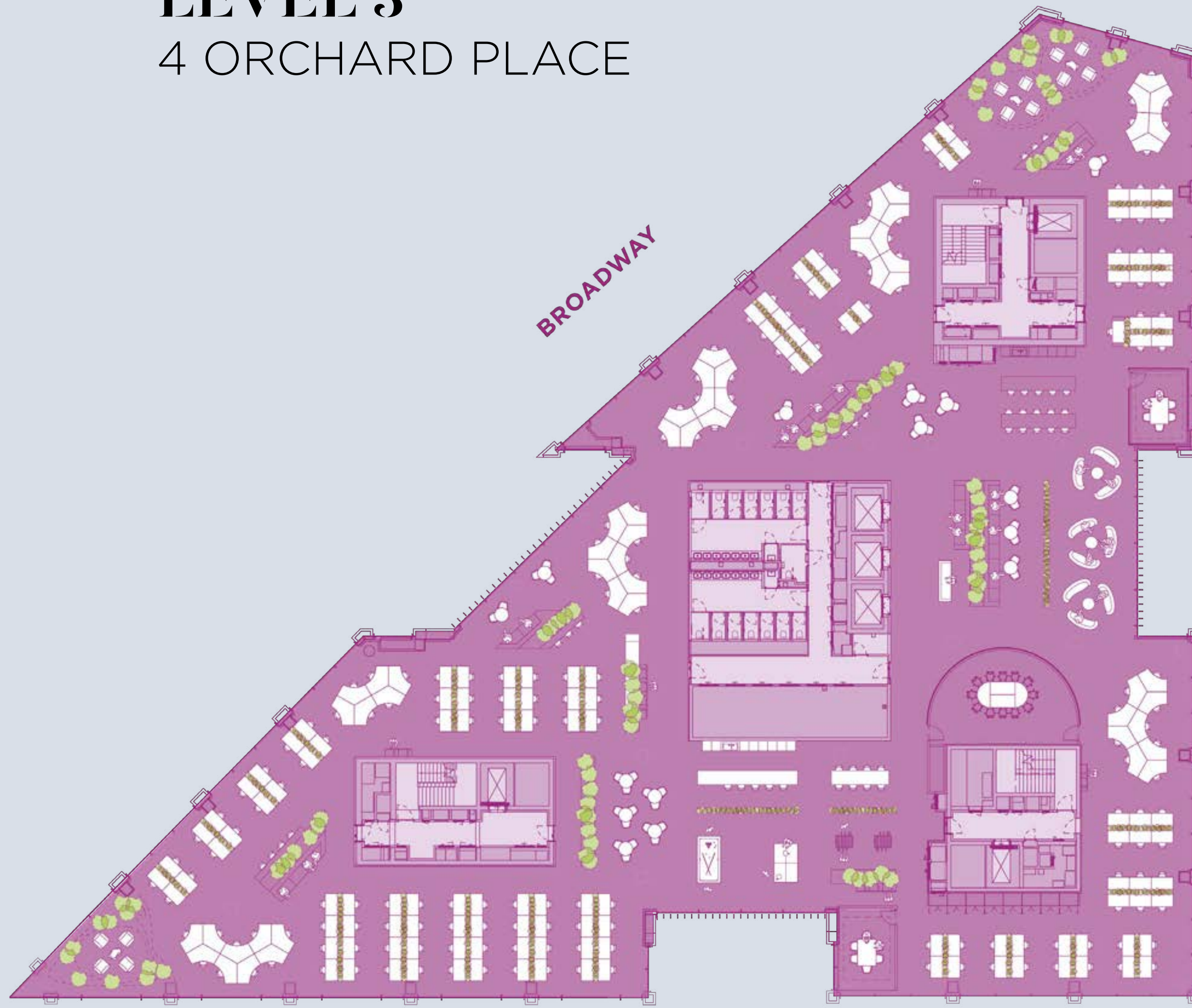
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Media

2,004 SQ.M / 21,576 SQ.FT (NIA)

Open Plan Workstations	194
Receptionists	1

Total Headcount 195

FORMAL MEETING ROOMS

6 Seater Meeting Room (x1)	12
12 Seater Meeting Room (x1)	12

Total Seat Count 24

INFORMAL MEETING AREAS

4 Seater Meeting Area (x3)	12
4 Seater Lounge Areas (x2)	8
6 Seater Lounge Areas (x1)	6
Standalone 3 Seater Meeting Table (x1)	3
High bench touchdown seating (x13)	13

Total Seat Count 42

IPR Per Total Headcount 10 SQ. M / 108 SQ. FT

VICTORIA STREET



ORCHARD PLACE
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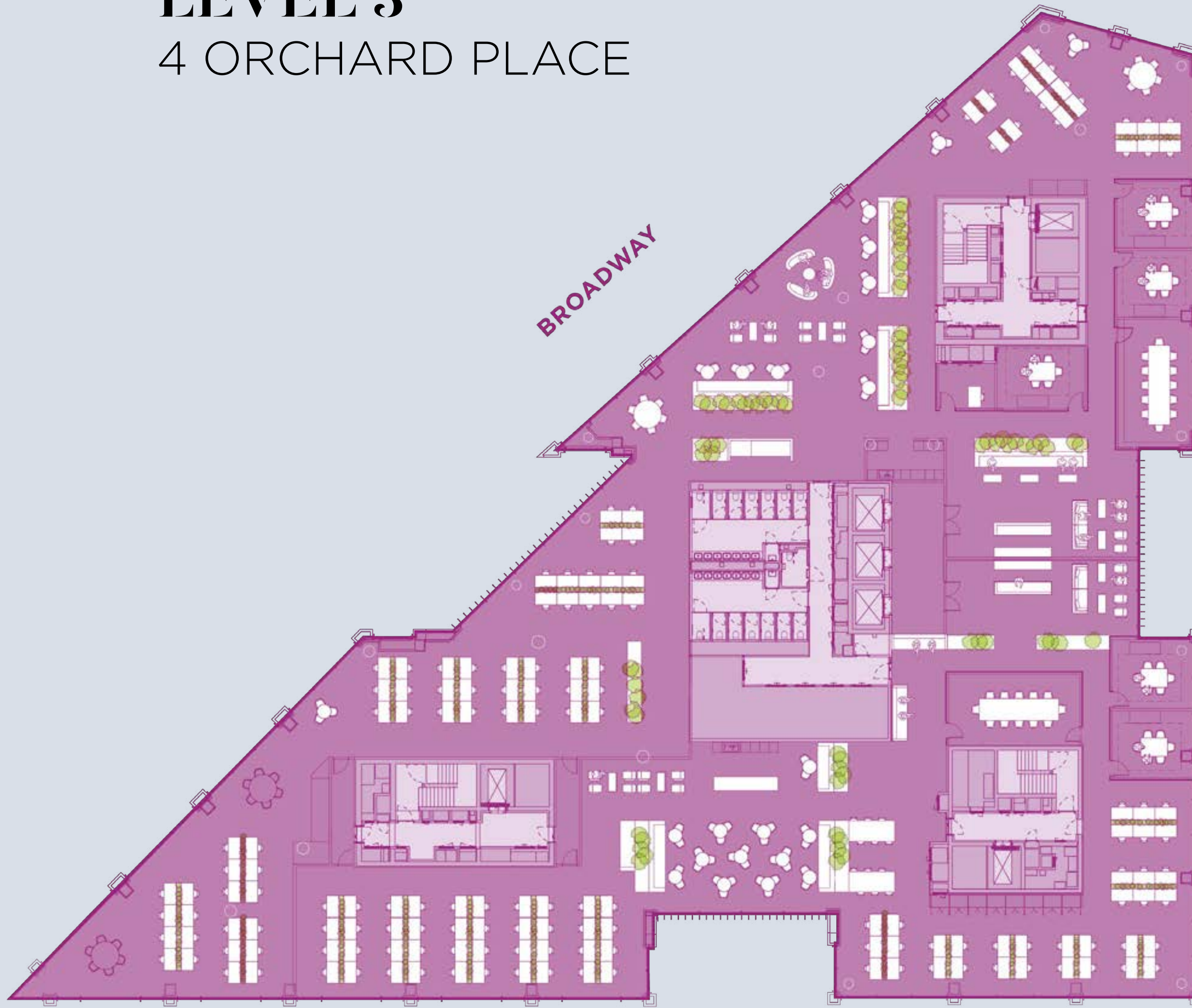
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4 ORCHARD PLACE



Corporate

2,004 SQ.M / 21,576 SQ.FT (NIA)

Cellular Offices	7
Open Plan Workstations	186
Receptionists	2
Total Headcount	195
MEETING ROOMS	
6 Seater Meeting Room (x3)	18
12 Seater Multifunction Room (x1)	12
18 Seater Multifunction Room (x1)	18
Total Seat Count	48
IPR Per Total Headcount	10 SQ. M / 108 SQ. FT

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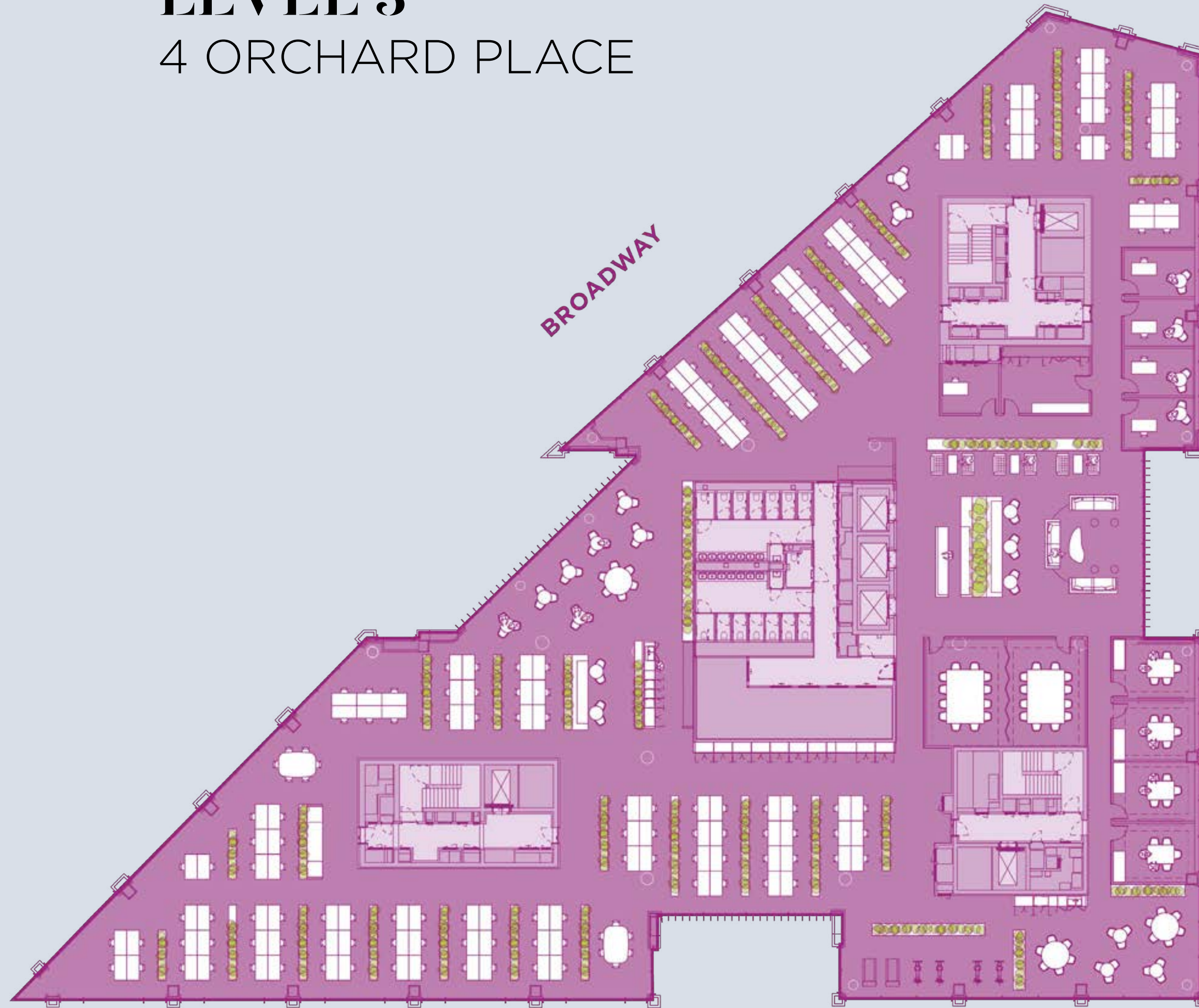
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Financial Boutique

2,004 SQ.M / 21,576 SQ.FT (NIA)

Offices	4
Open Plan Workstations	160
Receptionists	1

Total Headcount 165

INTERNAL MEETING ROOMS

6 Seater Meeting Room (x4)	24
18 Seater Multifunction Room (x1)	24

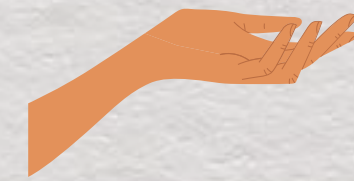
Total Seat Count 48

IPR Per Total Headcount 11 SQ. M / 108 SQ. FT

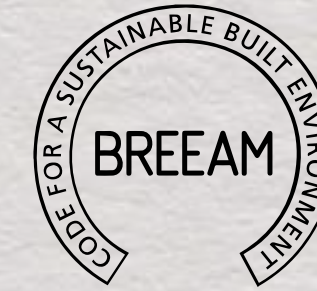
VICTORIA STREET

Summary Specification

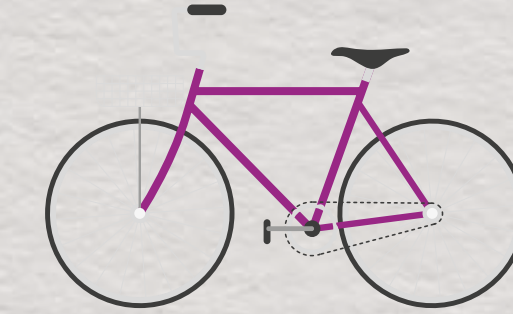
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Dedicated
 On-site Concierge
 + Management



Targeted
 "BREEAM"
 Excellent



178 Bicycle
 Spaces and x2
 repair stations



188 Lockers



18 Showers
 including x2
 accessible



2.75m floor to
 ceiling height //
 From 3.3m floor
 to soffit height



Achieved
 Wiredscore
 Platinum



Dynamic new
 streetscape
 host to over
 27,000 sq ft
 of amenities
 at Ground level



1 person per
 10 sq m



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Office Specification

OCCUPANCY (BASED ON NIA)

Occupation Density

Means of escape
1 person per 6 sq.m

Internal climate

- 12l/s at 1 person per 10 sq.m (fresh air)
- Air conditioning provided through ceiling mounted FCU's

Lift Provision

- East Office 3 x 21 Person/ 1600kg Kone passenger lifts
- West Office 3 x 21 Person / 1600kg Kone passenger lifts
- Lifts service levels lower ground to level 3
- There is no dedicated goods lift

Lift Performance

- Lifts travel at 1.6m/s
- To meet BCO 2014 recommendations the average waiting time in the morning is less than 25 seconds and at lunchtime less than 40 seconds

Lift Control

Standard push-to-call and standard button floor selection system

SHOWERS & CHANGING ROOMS

Sanitary provision

- 1 person per 10 sq.m with capacity to increase to 1:8 sq.m / person
- 60:60 separate male and female facilities
- Cores are configured to enable an increase in sanitary provision to 1 person per 6 sq.m as a tenant enhancement
- Separate changing facilities for male and females provided at Lower Ground Floor level
- 18 showers (9 male, 9 female)
- 14 WC (6 male, 6 female)
- 2 combined disabled shower and WC
- Changing facilities with benches and 188 lockers across both buildings

BICYCLE PARKING

- 178 Bicycle spaces for both buildings / BCO 2019 compliant
- 2 Bicycle repair stations

SUSTAINABILITY

- Heating and hot water provided by combined heat and power (CHP) plant
- Lower water use fittings
- Arrays of solar PV on the roofs
- Incorporation of green roofs

CONNECTIVITY

BT Openreach /Hyperoptic

BREEAM

Target of 'Excellent'

TENANCY SPLIT OPTIONS

Level 1-3: designed to accommodate 2 tenancies per wing, per floor

STRUCTURAL GRID

Generally 8x8m (varies 6.1m x 8.2m)

PLANNING MODULE

The floorspace has been designed flexibly to accommodate a wide range of cellularisation. An MEP layout can be provided as part of the CAT A fit-out, which allows for significant alteration / space use

FLOOR LOADINGS

Super Dead Load = 3.0 kN/m²

Live Load = 2.5 + 1 kN/m²

FLOOR HEIGHTS

Office floor to ceiling

2750mm

Raised floor

150mm typically (structural slab level to top of tile)



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EXTERNAL FINISHES

The Broadway consists of six towers sat on two, three storey podium buildings. The façades to the buildings are clad with a combination of precast concrete panels and glazed curtain walling

- Four out of six buildings feature white precast concrete elements
- Two out of six buildings feature terracotta and white coloured precast concrete elements
- Ground floor retail -stick curtain walling, with opening doors and high-clarity glazing. Incorporataed louvered MEP ducts with architectural grilles/fins
- Colonnade cladding -precast concrete cladding panels wrapping the structural columns, with GRC soffit cladding to underside of L02
- Set back office façades -stick curtain walling system with feature aluminium shading fins

Office Entrances

Office entrance lobbies are accessed via the new street at ground level. Each lobby has bespoke light grey and black aggregate terrazzo stone floors, together with polished plaster and timber panelled walls finished in oak and black stained timber veneer. Reception desks are formed from a blackened mild steel with black leather inlay and brushed stainless steel signage

Windows

Thermally broken, double glazed glass curtain walling 'stick' system at full height with expressed cap frame and glazed insulated spandrel panels to slab edge

OFFICE INTERNAL FINISHES

Walls and Columns

- Emulsion painted plasterboard

Floors

- Porcelain tile on screeded floor to WC facilities
- Raised metal floor system to office floorplate

Ceiling Finishes to Office Floorplate

- British Gypsum suspended drylined ceiling system. Skimmed and decorated
- Plasterboard blind box detail recess for junction with facade and metal ceiling

LIGHTING

Entrances

Concealed lighting to perimeter joinery, recessed trim less architectural channel with spotlights and linear inserts to provide general illumination, downlights highlighting entrances to the lift and feature suspended architectural pendants above the reception desk and seating area

Typical floor

CAT A fit out utilising linear LED strip lights with low-glare prismatic diffusers for visual comfort. Recessed trim less linear LED feature lighting at lift cores. Daylight sensors provided adjacent to windows to allow for consistent light levels

Office Amenities

Low energy recessed downlights in WCs, showers and amenity spaces. Feature lighting to mirrors above vanity, and low level linear lighting beneath benches.



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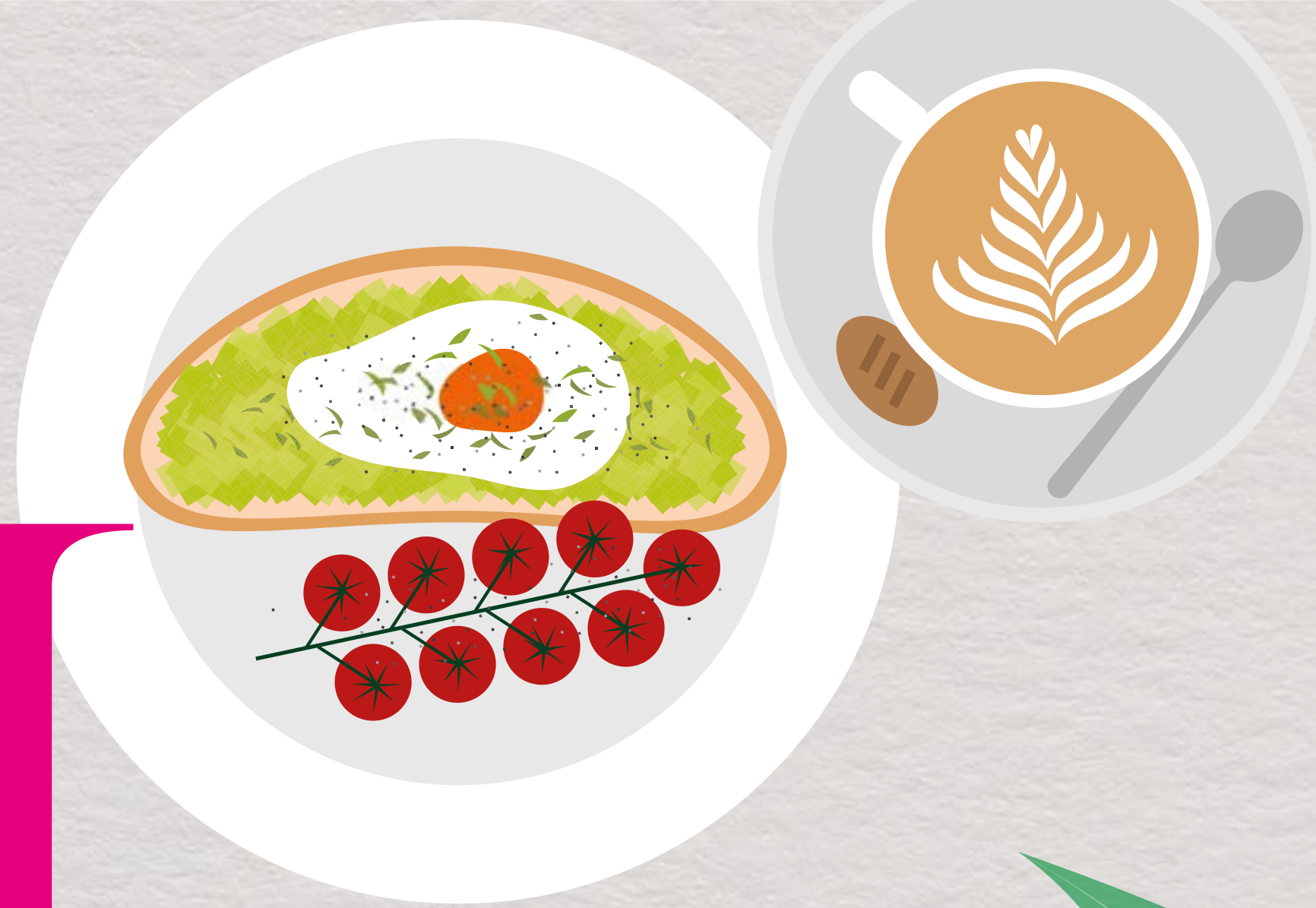
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LP

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Enjoy 27,025 sq.ft
of retail amenities
centred around
contemporary
well-being at
ground level





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NEW STREETSCAPE AT ORCHARD PLACE



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Retail Availability

RETAIL UNIT	LOCATION	GROUND FLOOR		LOWER GROUND		TOTAL	
		SQ. M	SQ. FT	SQ. M	SQ. FT	SQ. M.	SQ. FT
1	PODIUM WEST	234	2,517	102	1,097	336	3,614
2	PODIUM WEST	235	2,532	58	627	294	3,159
3	PODIUM WEST	202	2,177	145	1,562	347	3,739
10	PODIUM WEST	144	1,550	-	-	144	1,550
11	PODIUM WEST	92	994	-	-	92	994
12	PODIUM WEST	50	538	-	-	50	538
13	PODIUM WEST	222	2,390	-	-	222	2,390
SUBTOTAL	PODIUM WEST	1,179	12,698	305	3,286	1,485	15,984
4	PODIUM EAST	203	2,187	108	1,164	311	3,351
5	PODIUM EAST	210	2,263	66	710	276	2,973
6	PODIUM EAST	116	1,249	75	808	191	2,057
7	PODIUM EAST	35	380	-	-	35	380
8	PODIUM EAST	75	805	-	-	75	805
9	PODIUM EAST	106	1,139	-	-	106	1,139
SUBTOTAL	PODIUM EAST	745	8,023	249	2,682	994	10,705
TOTAL		1,924	20,721	554	5,968	2,479	26,689



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#OrchardPlaceSW1

Choose to be well @orchard.place, sw1



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TEAM

DEVELOPER:

NORTHACRE

PARENT COMPANY:

 **SHUAA**

ARCHITECT:

SQUIRE & PARTNERS

PROJECT MANAGER:

TowerEight

COST CONSULTANTS:

C|5
corefive

M&E ENGINEER:

AECOM

STRUCTURAL ENGINEER:

 **Robert Bird Group**

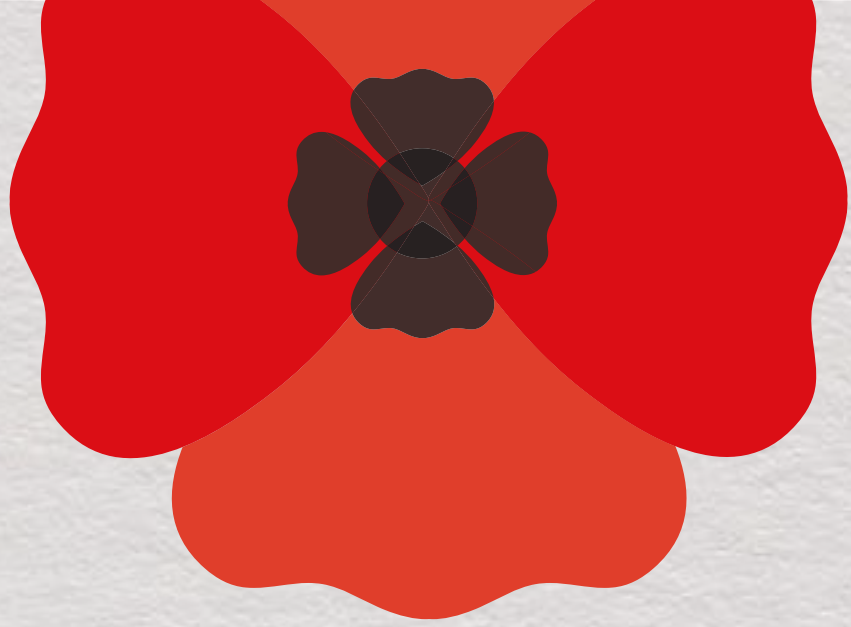
MAIN CONTRACTORS:

MULTIPLY



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