



THE
**COLUMBUS
BUILDING**



7 WESTFERRY CIRCUS

contents

Introduction	2
The Estate	8
Transport	16
Lifestyle	26
Local Amenities	30
The Building	40
Accommodation	50
Technical Information	62
Contact	66



A UNIQUE RIVERSIDE POSITION.

**THE COLUMBUS BUILDING OFFERS 160,000 SQ FT
OF REMARKABLE YET ATTAINABLE RIVER VIEWS
IN CENTRAL LONDON.**





City view from Westferry Circus





The Columbus Building, Westferry Circus entrance



Over the past 30 years Canary Wharf has blossomed into one of Europe's most vibrant business districts, with more than 16 million sq ft of high spec office and retail spaces and a working population of more than 120,000 people.

As business has boomed, so has the area's leisure, art and shopping. The Estate now has one million sq ft of retail with more than 300 shops, cafés, bars, restaurants and services and that number is growing every month.

Canary Wharf also boasts 20 acres of landscaped public spaces and an extensive year round Arts & Events programme.

Nothing stands still at Canary Wharf, and further developments are underway – Crossrail Place has brought a further 100,000 sq ft of retail and restaurants as well as a state of the art station.

you are here...

1 Westferry Circus

- Six shops & services
- Six bars & restaurants
- Virgin Active gym
- Canary Riverside Plaza Hotel
- Bupa Dental Centre
- Little Unicorn Day Nursery
- Thames Clipper ferry service
- Green spaces & waterfront promenade
- Minigolf

2 West India Quay

- Nine shops & services
- Nine bars & restaurants
- LA Fitness, Marriott Hotel & Cineworld

3 Cabot Square

- Cabot Place mall
- Over 70 shops & services
- 26 bars & restaurants
- Docklands Light Railway
- Boisdale
- Iberica

4 Crossrail Place

- Eight shops & services
- Thirteen bars & restaurants
- Everyman Cinema
- Big Easy
- Giant Robot
- Ole & Steen
- Public Roof Garden

5 Canada Square

- Canada Place Mall
- Over 51 shops & services
- 16 bars & restaurants
- The Park Pavilion
- Canada Square Park
- Docklands Light Railway

6 Churchill Place

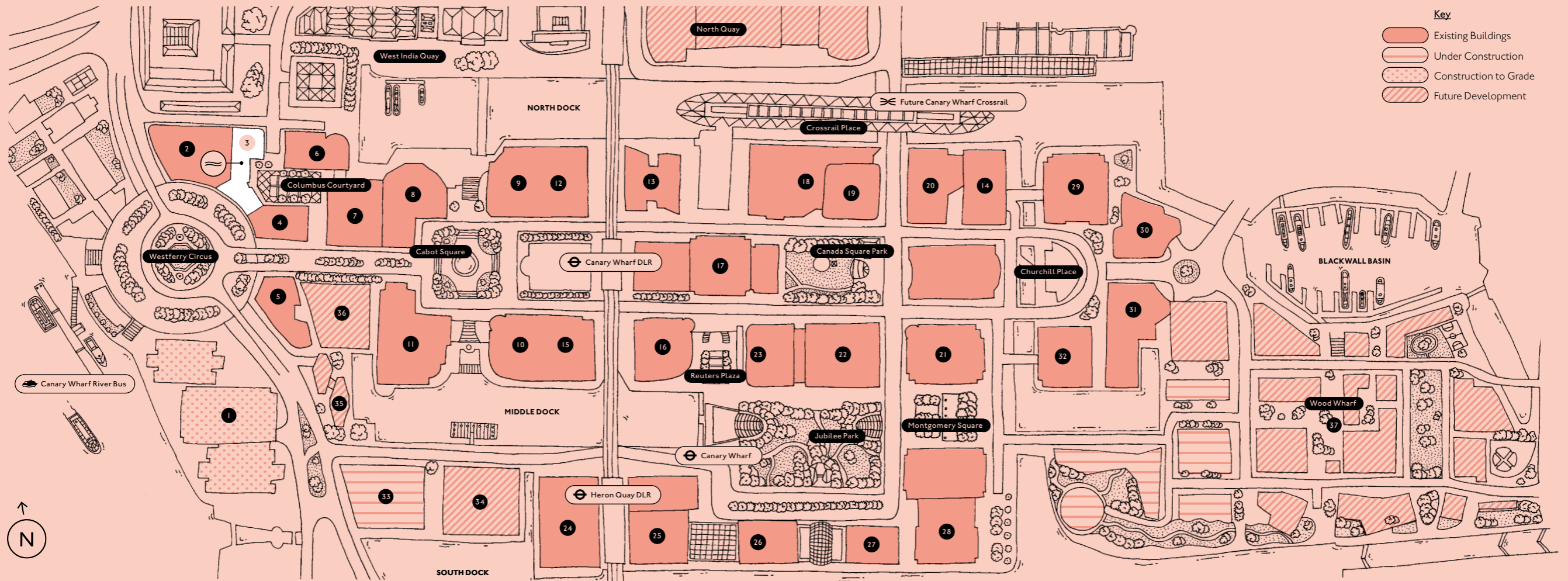
- Churchill Place Mall
- Nine shops & services
- Four bars & restaurants
- The Idea Store & Santander Cycle Hire
- Jamie's Italian

7 Jubilee Place

- Jubilee Place Mall
- Over 53 shops & services
- 13 bars & restaurants
- Canary Wharf Underground
- The White Company
- Banana Republic



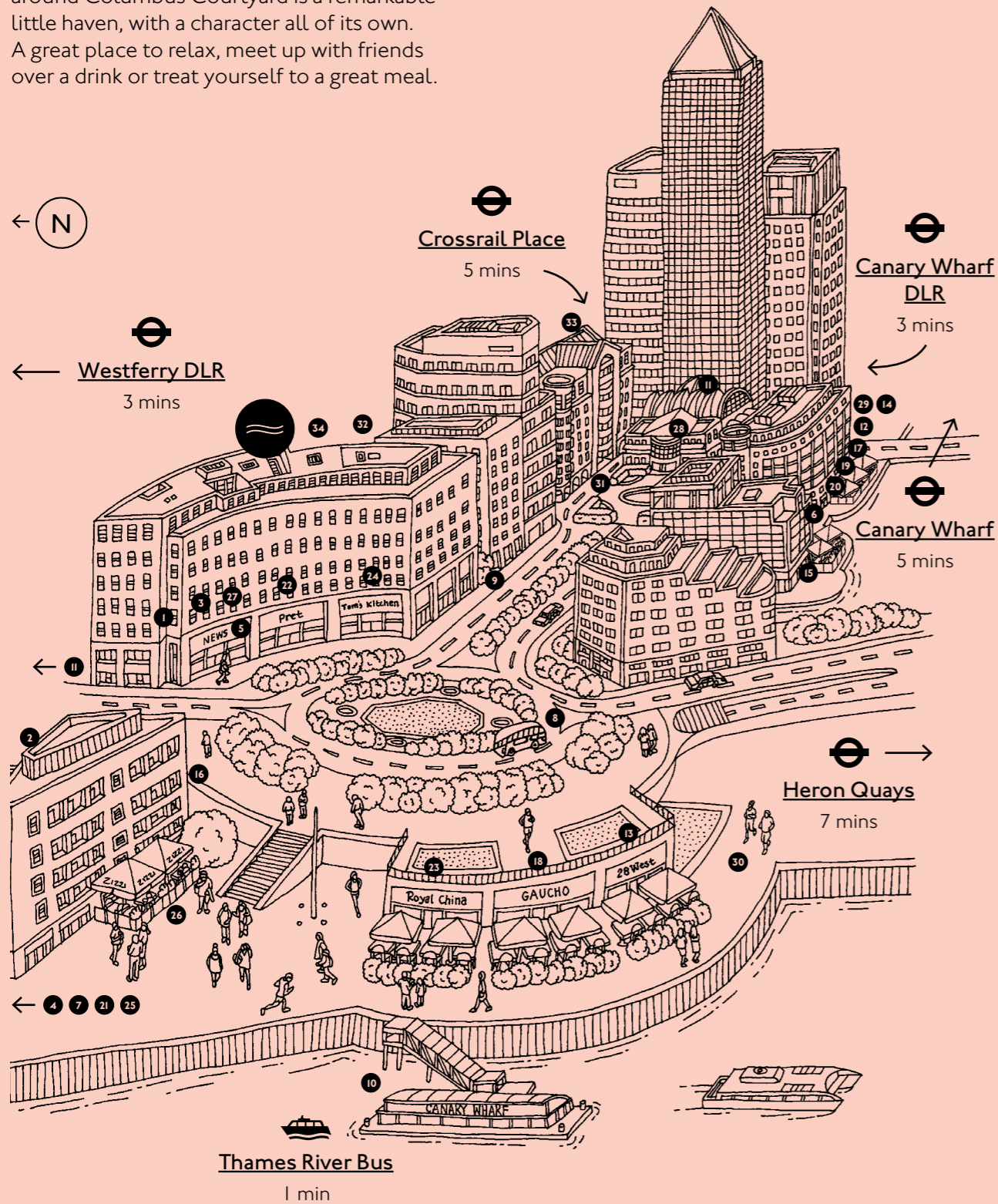




- Key**
- Existing Buildings
 - Under Construction
 - Construction to Grade
 - Future Development

- | | | | | | | | | | |
|---|---|--|---|---|---|--|--|--|--|
| <p>1 Riverside South</p> <p>2 1 Westferry Circus
Chevron UK
De Vere Venues
PKF Littlejohn
Tubelines</p> <p>3 The Columbus Building
Digital Shadows
IFRS
Motive Partners</p> <p>4 11 Westferry Circus
Clearstream
International
Context Information
Security
KAS Bank
Ministry Of Justice</p> <p>5 15 Westferry Circus
Tube Lines</p> | <p>6 17 Columbus Courtyard
Credit Suisse</p> <p>7 20 Columbus Courtyard
Credit Suisse</p> <p>8 One Cabot Square
Credit Suisse</p> <p>9 10 Cabot Square
Barclays PLC</p> <p>10 20 Cabot Square
Barclays Capital
The Economist Group</p> <p>11 25 Cabot Square
Morgan Stanley</p> <p>12 5 North Colonnade
Barclays Capital</p> <p>13 25 North Colonnade
Financial Conduct Authority</p> | <p>14 30 North Colonnade
Energy Savings Trust
Fitch Ratings
IBM
KPMG</p> <p>15 10 South Colonnade
Barclays Capital
HM Government</p> <p>16 30 South Colonnade
Thomson Reuters</p> <p>17 One Canada Square
Accenture
Adamson Associates
Aetos Capital
Article 25
Bank Of New York Mellon
BBVA (Banco Bilbao Vizcaya Argentaria)
Bellway Homes
Corporator
Currencies Direct
Daihatsu
Diligence
Doyle Clayton</p> | <p>European Banking Authority
Equilend
Euler Hermes
FIA
Financial Conduct Authority
Goldenberg Hehmer
High Speed 2
HSBC
International Grains Council
International Sugar Organization
K&B Accountancy Group (Kingsley Hamilton)
Medical Defence Union
Metlife
Moody's
National Bank Of Abu Dhabi
Newland Chase
Novartis Europharm
Pirean
Rational FX
Regus
Rittal</p> | <p>Runwild Media Group
Trinity Mirror
University College London
UBS
X Open Hub</p> <p>18 5 Canada Square
Thomas Reuters
Bank of America
Credit Suisse</p> <p>19 8 Canada Square
HSBC</p> <p>20 15 Canada Square
KPMG</p> | <p>21 20 Canada Square
BP
The McGraw-Hill Companies
Standard & Poor's
Brookfield</p> <p>22 25 Canada Square
AMEC
Amtek Global Technologies
Association For Financial Markets In Europe
Boston Consulting Group
China Unicom
CITI
Crossrail
Eams Group
Energy Aspects
ENGIE
Exiger
First Rate FX
Fitch Learning
General
Golden Hehmer
Pharmaceutical</p> | <p>Council
GFK
IBT Media
IGate
Intellect Design Interoute
LNR (Hatfield Philips)
LPC Law
Netnames
Nonstop Recruitment
Rimini Street
Skrill
Sungard
Truphone
WANO
Wolters Kluwer
Worldwide Technology</p> <p>23 33 Canada Square
CITI</p> <p>24 20 Bank Street
Morgan Stanley</p> <p>25 25 Bank Street
JP Morgan</p> | <p>26 40 Bank Street
Acams
ANZ (Australia & New Zealand Banking Group)
Begbies Traynor
BGC International
Carlson Wagonlit Travel
CCT Venues
Delta Capita
Financial.Org
Hexaware Technologies
i2 Office
Intel
Interquest
JLL
Language Line
Oracle Financial Services
PSA
Savannah Petroleum
Saxo Capital Markets
Secure Trading
Servcorp
Skadden, Arps, Slate,</p> | <p>Meagher & Flom
Shell International
St James' Place Wealth Management
The Big Easy
Wall Street DOCS</p> <p>27 50 Bank Street
China Merchant Securities
Manpower
The Northern Trust Company</p> <p>28 10 Upper Bank Street
Clifford Chance
Deutsche Bank
Infosys
Mastercard
NYK Group
Total</p> <p>29 One Churchill Place
Barclays PLC
BGC International (Cantor Fitzgerald)</p> | <p>30 5 Churchill Place
American Express
Balfour Beatty
Gorkana
Time Inc.</p> <p>31 20 Churchill Place
State Street</p> <p>32 25 Churchill Place
EY
European Medicines Agency</p> <p>33 1 Bank Street
Societe Generale</p> <p>34 10 Bank Street</p> <p>35 Newfoundland</p> <p>36 Park Place</p> <p>37 Wood Wharf</p> |
|---|---|--|---|---|---|--|--|--|--|

Despite being just a five minute walk from Canary Wharf Underground Station the area around Columbus Courtyard is a remarkable little haven, with a character all of its own. A great place to relax, meet up with friends over a drink or treat yourself to a great meal.



a lively local area

Services/Shops

- 1 Bupa Dental Centre
- 2 Canary Riverside Plaza Hotel
- 3 Little Unicorn Day Nursery
- 4 Luminis Canary Wharf
- 5 News on the Wharf
- 6 Post Office
- 7 Virgin Active

Transport

- 8 Regular bus connections
- 9 Taxi rank
- 10 Thames Clipper River Bus
- 11 DLR
- 12 Jubilee Line

Restaurants/Cafés

- 13 28 West Bar & Grill
- 14 All Bar One
- 15 Amerigo Vespucci
- 16 Café Brera
- 17 Café Rouge
- 18 Gaucho
- 19 Henry Addington
- 20 Le Relais de Venise l'Entrecôte
- 21 Le Secret des Rôtisseurs
- 22 Pret A Manger
- 23 Royal China
- 24 Tom's Kitchen
- 25 Virgin Active Café
- 26 Zizzi
- 27 Department of Coffee & Social Affairs

Areas of interest/Amenities

- 28 Cabot Place Mall
- 29 Cabot Square
- 30 Reuters Plaza
- 31 Thames Pathway
- 32 West India Quay
- 33 Crossrail Place
- 34 Columbus Courtyard – Minigolf/food markets (seasonal)





01

01 & 02 — Canary Wharf Underground Station

THE COLUMBUS BUILDING IS PLUGGED INTO LONDON'S ENTIRE TRANSPORT NETWORK

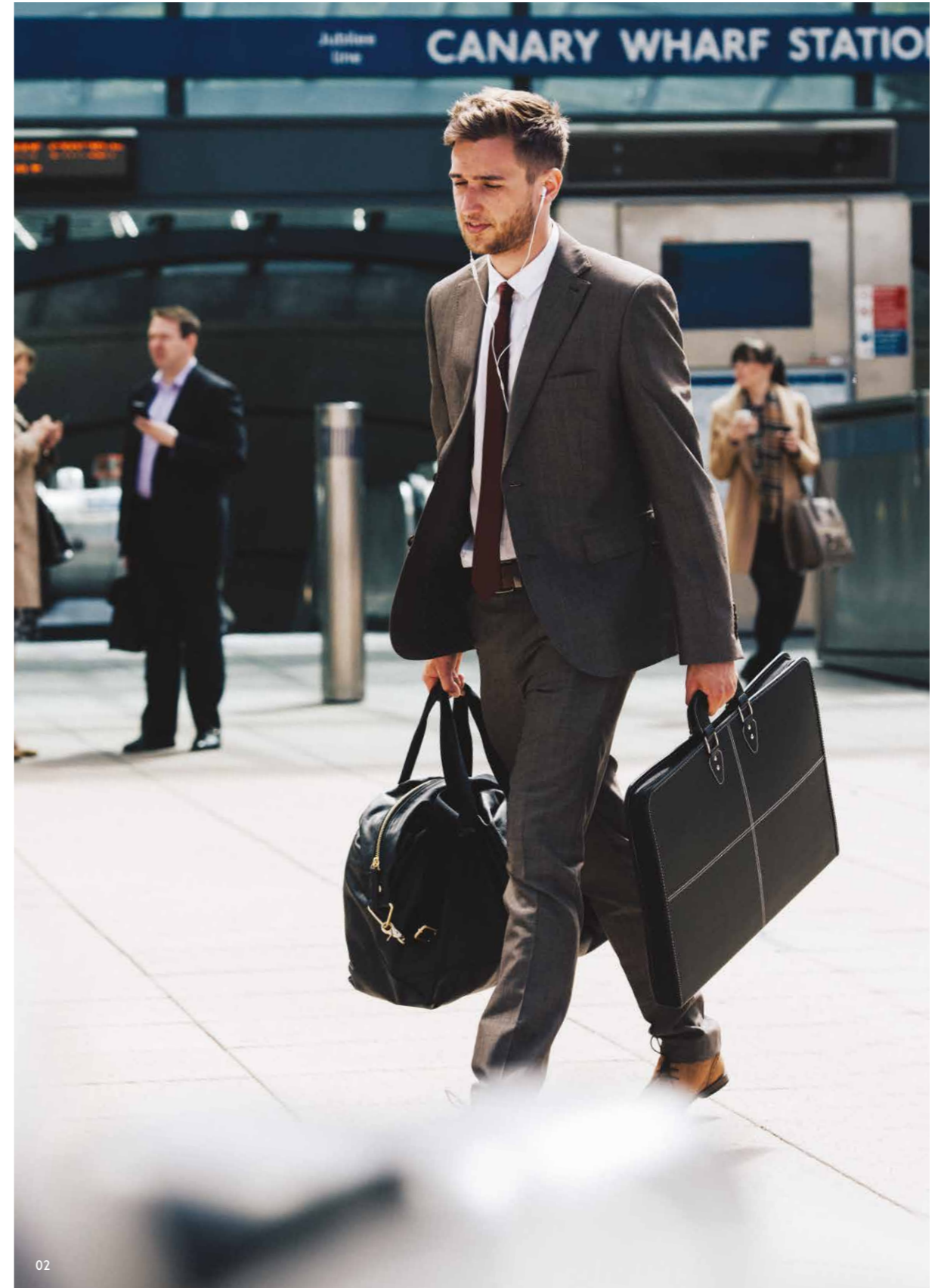
Wherever you're coming from, it's easy. Wherever you're going to, it's easy – the rest of London, the UK or Europe.

The City and West End are under 15 minutes from Canary Wharf. London City Airport is 15 minutes away and Heathrow can be reached in just 47 minutes (39 minutes once Crossrail is up and running).

Travel times from Canary Wharf Underground Station (mins)

Liverpool Street (Post Crossrail)	6
London Bridge	7
Waterloo	9
Stratford	10
Westminster	11
Bank	11
Tower Gateway	13
City Airport	15
Liverpool Street (Pre Crossrail)	20
Heathrow Airport (Post Crossrail)	39
Gatwick Airport	42
Heathrow Airport (Pre Crossrail)	47
Stansted Airport	60

Source: tfl.gov.uk

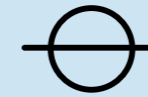


02

WELL CONNECTED

Great transport links were planned in from the moment Canary Wharf was conceived.

London Underground’s Jubilee line links you to the West End, London Bridge and Waterloo, while the DLR takes you to Bank and London City Airport in no time. Add in local buses and extensive cycle networks as well as over 300 Santander Cycles docking stations, and any journey is easy.



30 trains per hour

Jubilee Line

- Runs between Stanmore and Stratford
- Lord Norman Foster designed station at Canary Wharf
 - Platform edge doors

Travel times

- London Bridge – 6 mins
- Waterloo – 8 mins
- Stratford – 10 mins
- Baker Street – 17 mins



45 East London stations

Docklands Light Railway

- Provides links west to Bank and Tower Gateway, north to Stratford, east to London City Airport and Beckton and south to Lewisham and Woolwich Arsenal
- Upgrade works enhanced capacity on entire DLR network with a 50% service increase on Bank – Lewisham route
- Fully integrated with London Underground
- DLR extension to Stratford International opened in 2011, providing links to the high speed services to Kent, and Paris and Brussels via St Pancras or Ebbsfleet



39 minutes direct to Heathrow

Crossrail 2018

- Direct link to Heathrow in under 39 minutes
 - Ten carriage trains, 24 trains per hour
- Catchment population increased by 1.5 million within one hour of Canary Wharf
- Fully integrated with existing public transport
- Foster & Partners designed station incorporating retail and open spaces now open



47 destinations

London City Airport

- Online and 15 minute check-in service
- British Airways service to New York JFK
- Swift access by DLR or cab in 10–15 mins
 - Private jet centre

Canary Wharf has excellent links to Heathrow, Gatwick and Stansted Airports by public transport.

Travel times

- Heathrow – 47 mins
(39 minutes post Crossrail)
- Gatwick – 42 mins
- Stansted – 60 mins



River Bus service

River Bus

Regular ferry service from Canary Wharf, west to Waterloo and east to the O2 and Woolwich Arsenal

Travel times

- Tower Bridge – 9 mins
- London Bridge – 13 mins
- Blackfriars – 20 mins
- Embankment – 26 mins
- Waterloo – 32 mins



High speed rail services

High Speed Rail

High speed domestic services from St Pancras and Stratford International stations to Kent, providing swift journeys from Stratford to St Pancras (7 mins) and Kent, eg. Ashford (35 mins)

CROSSRAIL COMES TO CANARY WHARF

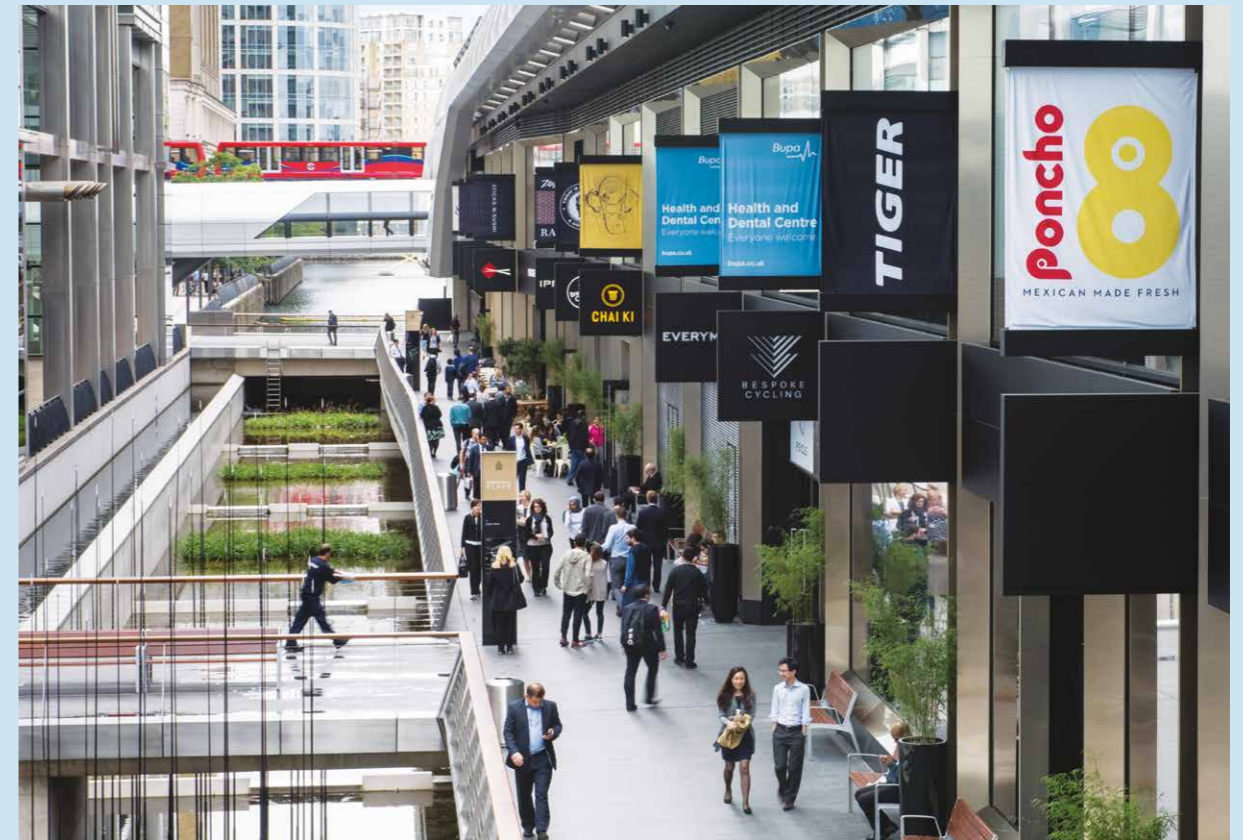
Crossrail Place has already opened and brought a new wave of shops and restaurants into the area. When train services begin in 2018, Crossrail will make travelling to and from Canary Wharf even easier and even faster. The new station will bring commuters into the heart of the area and will be linked to the Jubilee line, DLR, office buildings and shops by pedestrian walkways.

Crossrail will provide fast, direct access to the City, West End, Heathrow and Reading to the west and Stratford, Shenfield and Woolwich to the east.

Travel times from Canary Wharf Crossrail Station (mins)

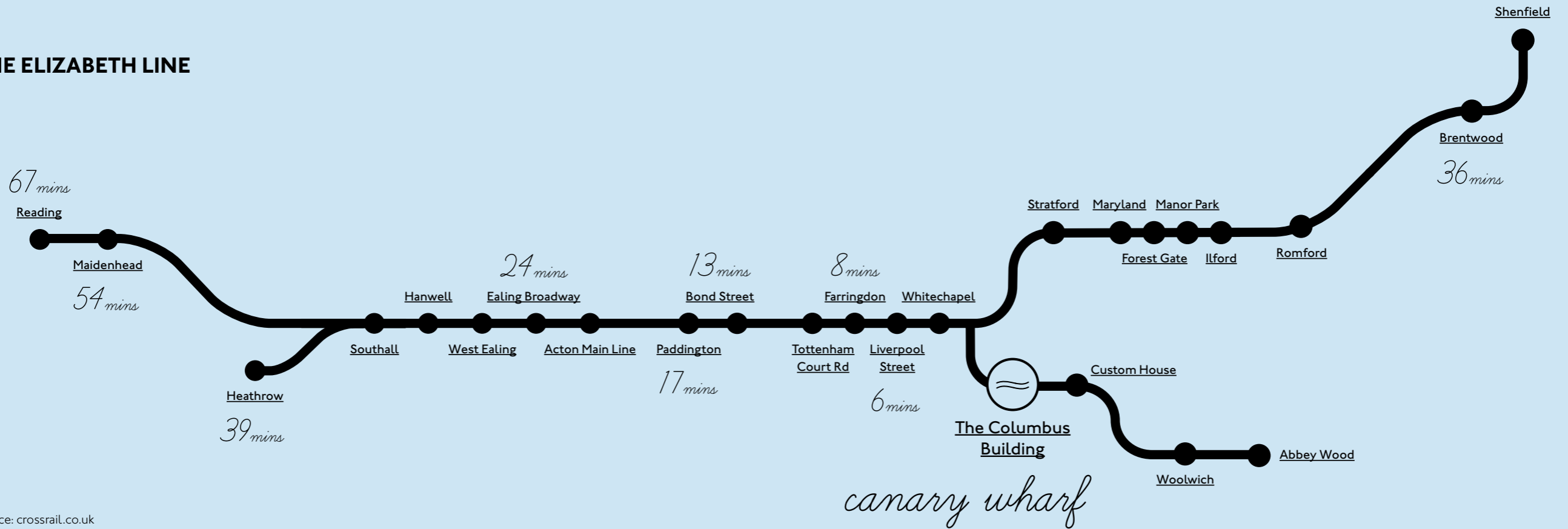
Liverpool Street	6
Farringdon	8
Bond Street	13
Paddington	17
Ealing Broadway	24
Brentwood	36
Heathrow	39
Maidenhead	54
Reading	67

Source: crossrail.co.uk



Crossrail Place

THE ELIZABETH LINE

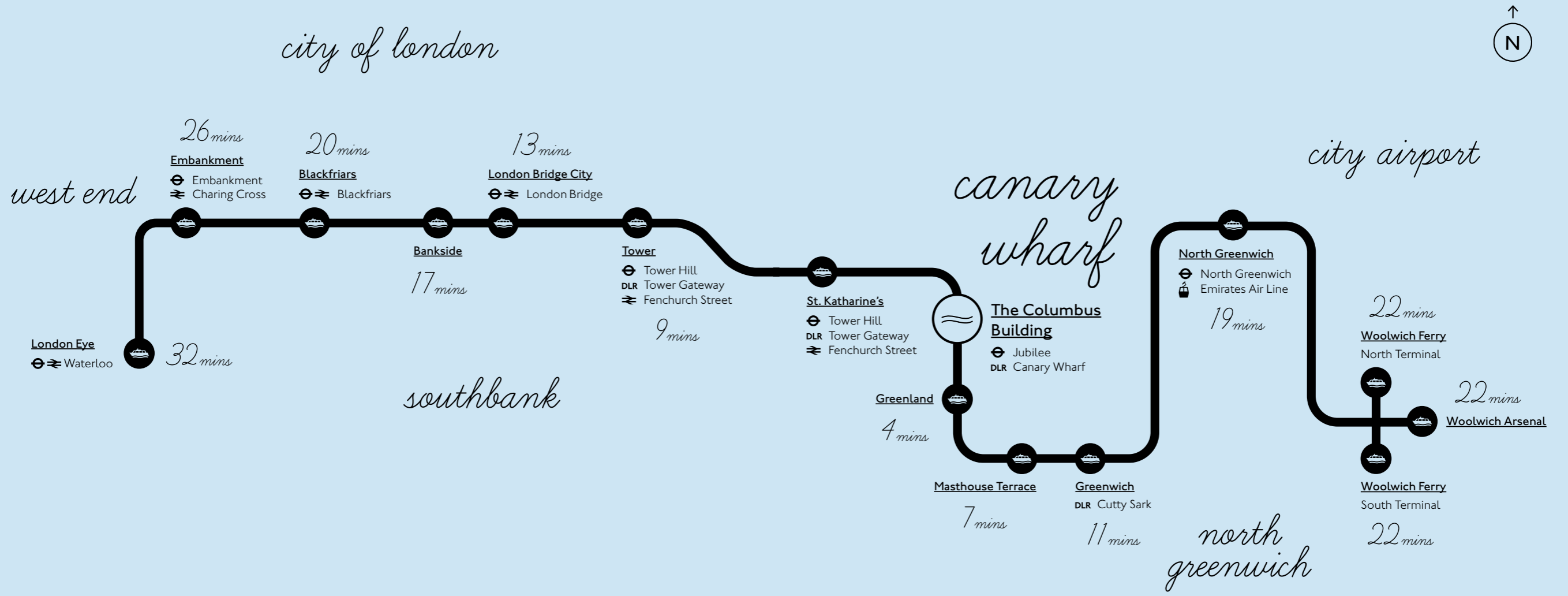


Source: crossrail.co.uk



CONVENIENT RIVER BUS CONNECTIONS

Canary Wharf Pier is right on your doorstep, offering up to eleven services an hour east and west along the river.



escape through london's heart

Source: tfl.gov.uk





Riverside at Westferry Circus



life by the river

THE COLUMBUS BUILDING GIVES YOU THE BEST OF BOTH WORLDS: PEACE AND TRANQUILLITY WHEN YOU NEED IT OR SOMETHING A LITTLE FASTER-PACED WHEN THAT FITS THE BILL.



When it comes to open spaces you're spoilt for choice, with West India Quay, Westferry Circus and Columbus Courtyard just outside.

But the real jewel in the crown is the Thames, just yards from your door. You can really make the most of the

riverside location – eat, meet, relax and revive by the river.

Just take a short stroll and you're in the middle of all the hustle and bustle of Canada Square, the shops of Cabot Place and entertainment at the Wintergardens.



Lunch Market at Columbus Courtyard





shop, eat & drink

With a range of restaurants & cafés and a number of boutique shops there's more than enough to satisfy foodies and shopping lovers alike.

Cabot Square



**A VIBRANT HUB OF LEISURE,
ART AND SHOPPING.**



01



Just around the corner from The Columbus Building you'll find one of Canary Wharf's prime shopping areas, Cabot Place.

Here, classic luxury brands like Coach, Hackett and Tiffany & Co rub shoulders with more contemporary options like Space NK, Paul Smith and Sweaty Betty, as well as more everyday stores and services.

- 01 — Aquascutum
- 02 — David Clulow
- 03 — Charbonnel et Walker





Lunch at Tom's Kitchen



Whoever you're meeting, whatever the reason, you'll find the perfect spot amongst the great restaurants, cafés, bars and delis in the area around The Columbus Building.

With the courtyard on your doorstep, great takeaway breakfasts and lunches are only moments away at Tom's Kitchen. For great coffee in Canary Wharf head to Department of Coffee and Social Affairs or Taylor St Baristas on South Colonnade, or for something a little special take in the river views from Royal China.



01



02

- 01 — Taylor St Baristas
- 02 — Tom's Kitchen
- 03 — 28 West Bar & Grill



03





01

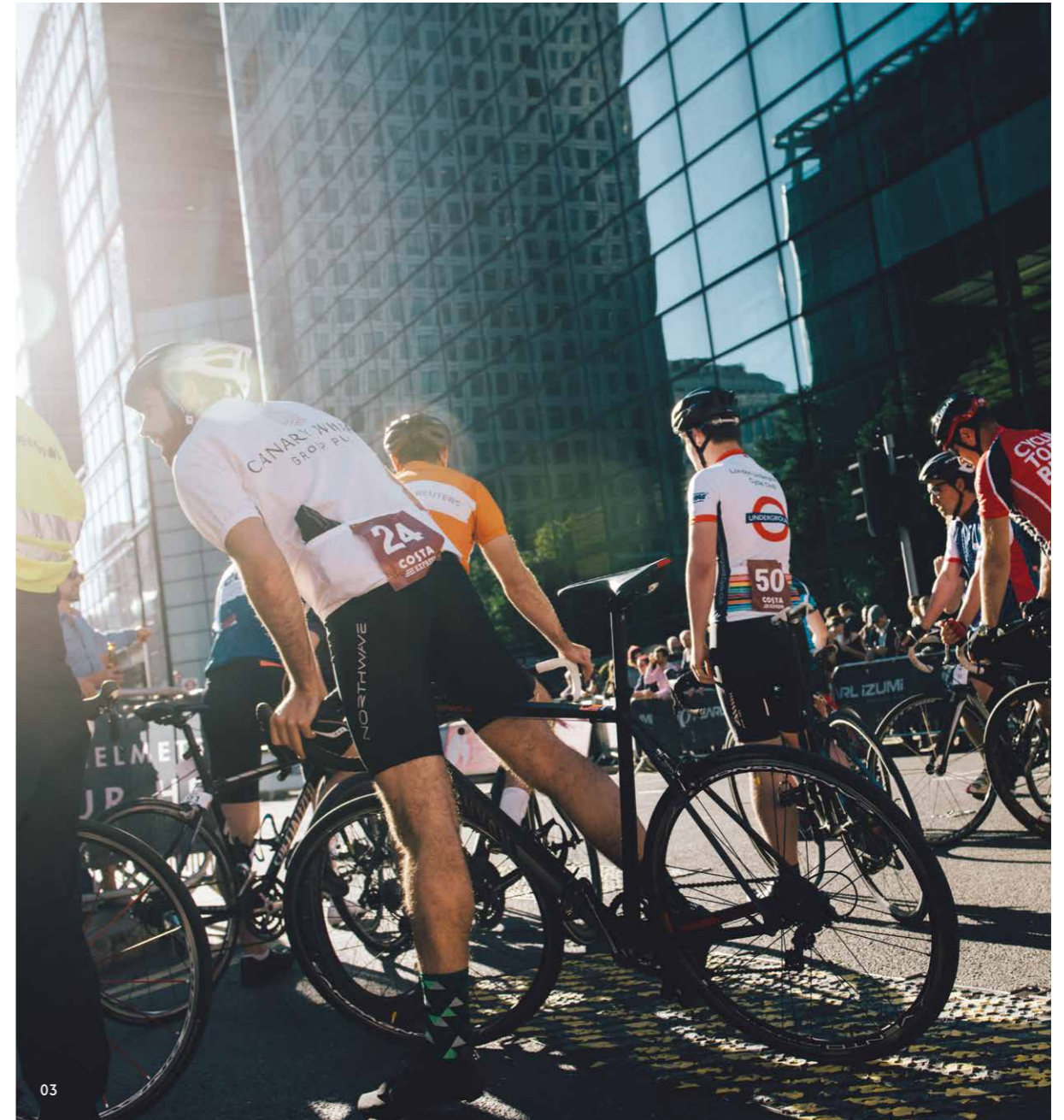
The streets around Columbus Courtyard, Westferry Circus and Cabot Square are alive with public art, with renowned sculptors such as Ron Arad featuring alongside more conceptual works. A year-round arts and events programme all over the Estate entertains workers and locals alike.



02

- 01 — Public art installation, Cubitt Steps
- 02 — Public art installation, Westferry Circus
- 03 — Pearl Izumi Tour Series

EXPLORE, INSPIRE, CHALLENGE AND AMAZE.



03



a seamless workflow

THE COLUMBUS BUILDING OFFERS BRIGHT, CONTEMPORARY OFFICE SPACE ON THE BANK OF THE RIVER THAMES.

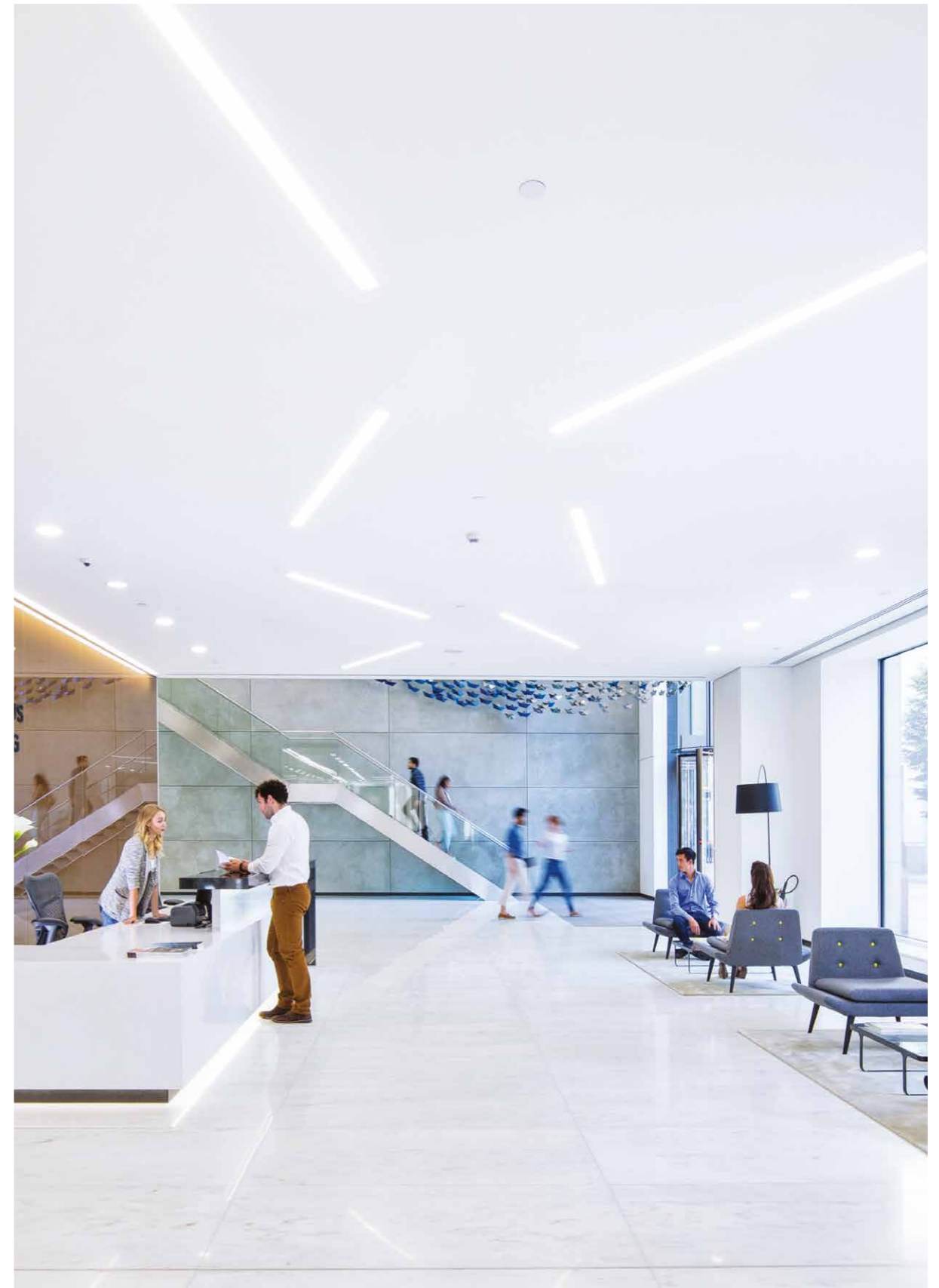


The Columbus Building has been comprehensively remodelled and redesigned to create 160,000 sq ft of Grade A office space across eight upper office floors.

To complement the classic London-feel of the building's exterior architecture the contemporary interior materials including a signature art installation by Sophie Smallhorn on the ground floor, add a new dimension to this riverside location.

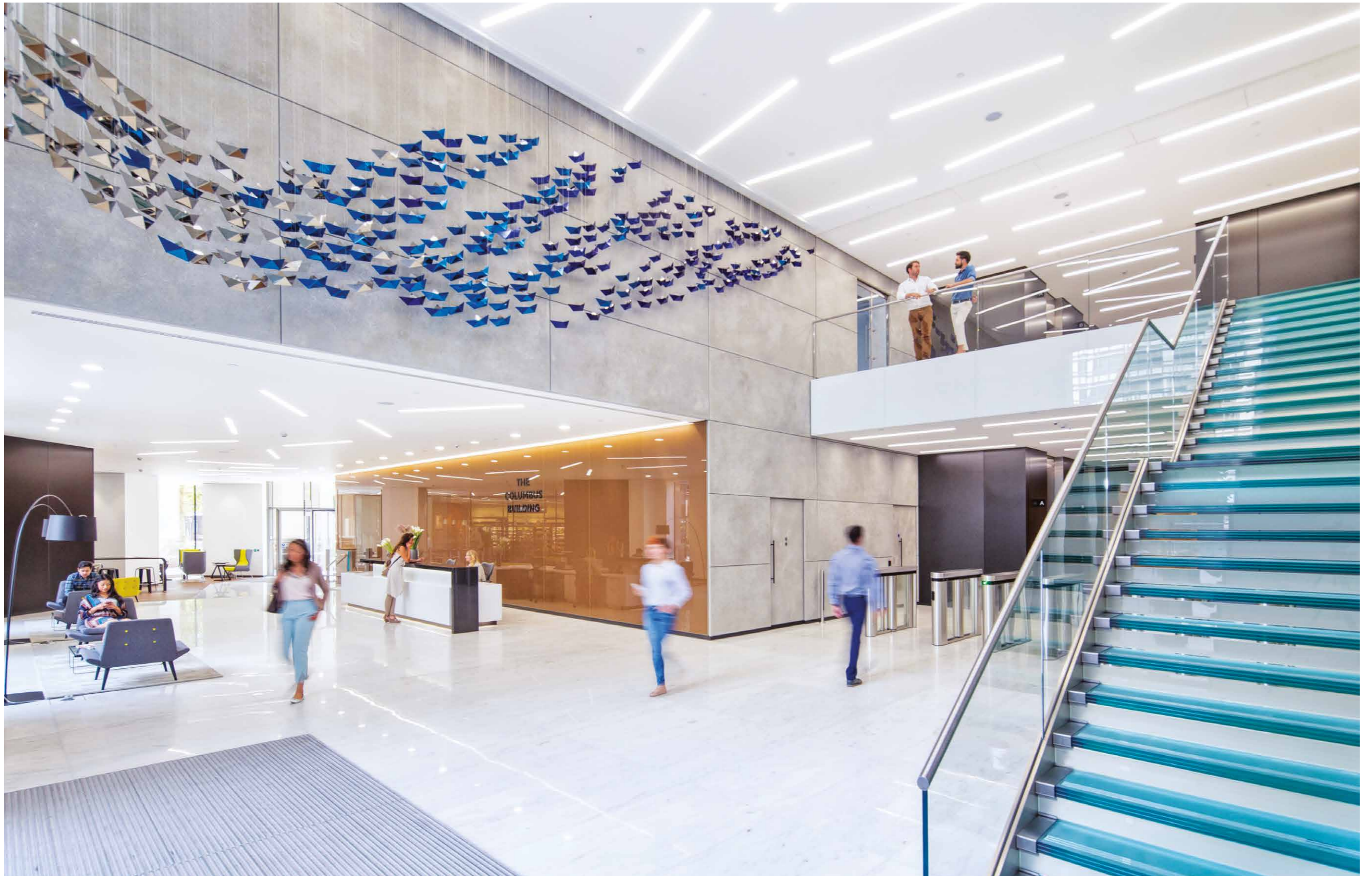
The Columbus Building offers one of the most attractive and dynamic working environments in Central London.

It has been redesigned to make work flow effortlessly. Bright open spaces, a dual entrance reception, simple floorplates and the pared-back design will create an environment that attracts a wide range of businesses.



Remodelled reception





Columbus Courtyard entrance



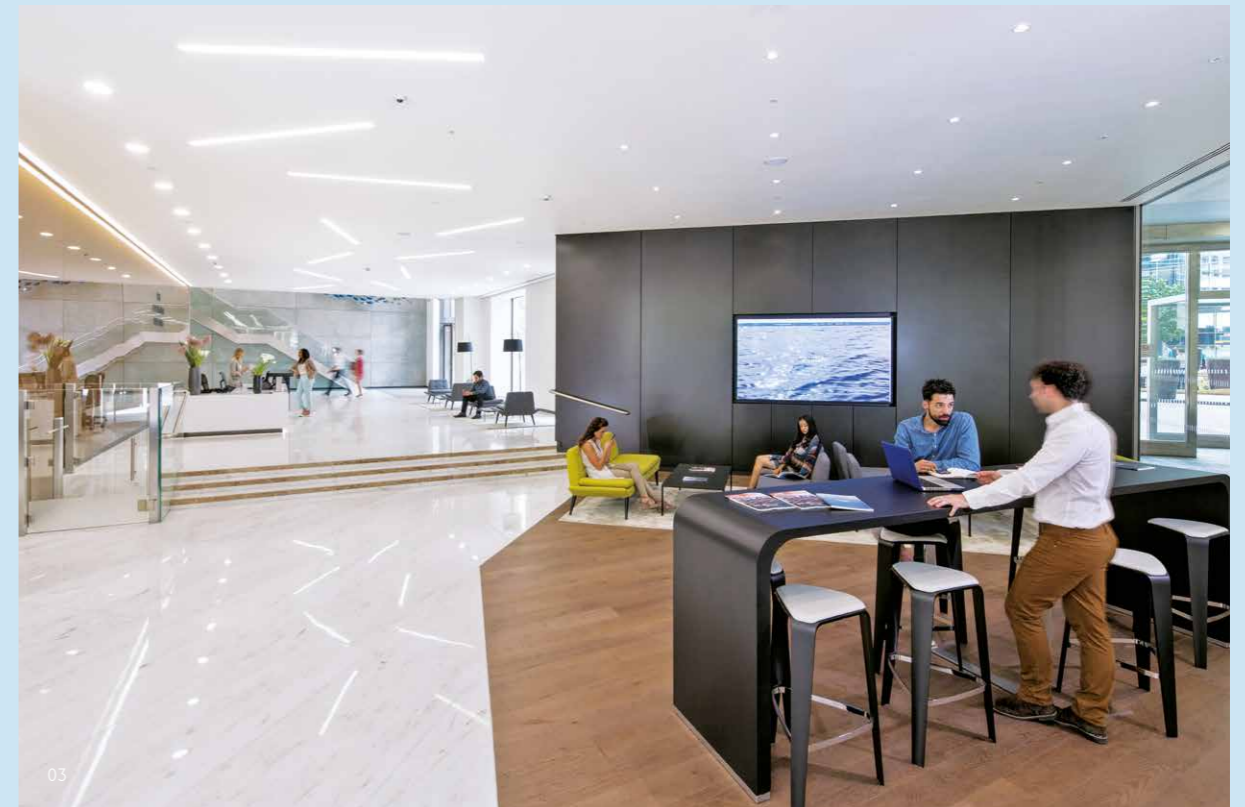


A CALM WELCOME

The remodelled dual access reception is framed by concrete and bronze mesh encased walls that provide a contemporary finish and a lasting impression. The reception also benefits from its own dedicated lounge for tenants.



- 01 — Columbus Courtyard entrance
- 02 — Reception lounge
- 03 — Business lounge

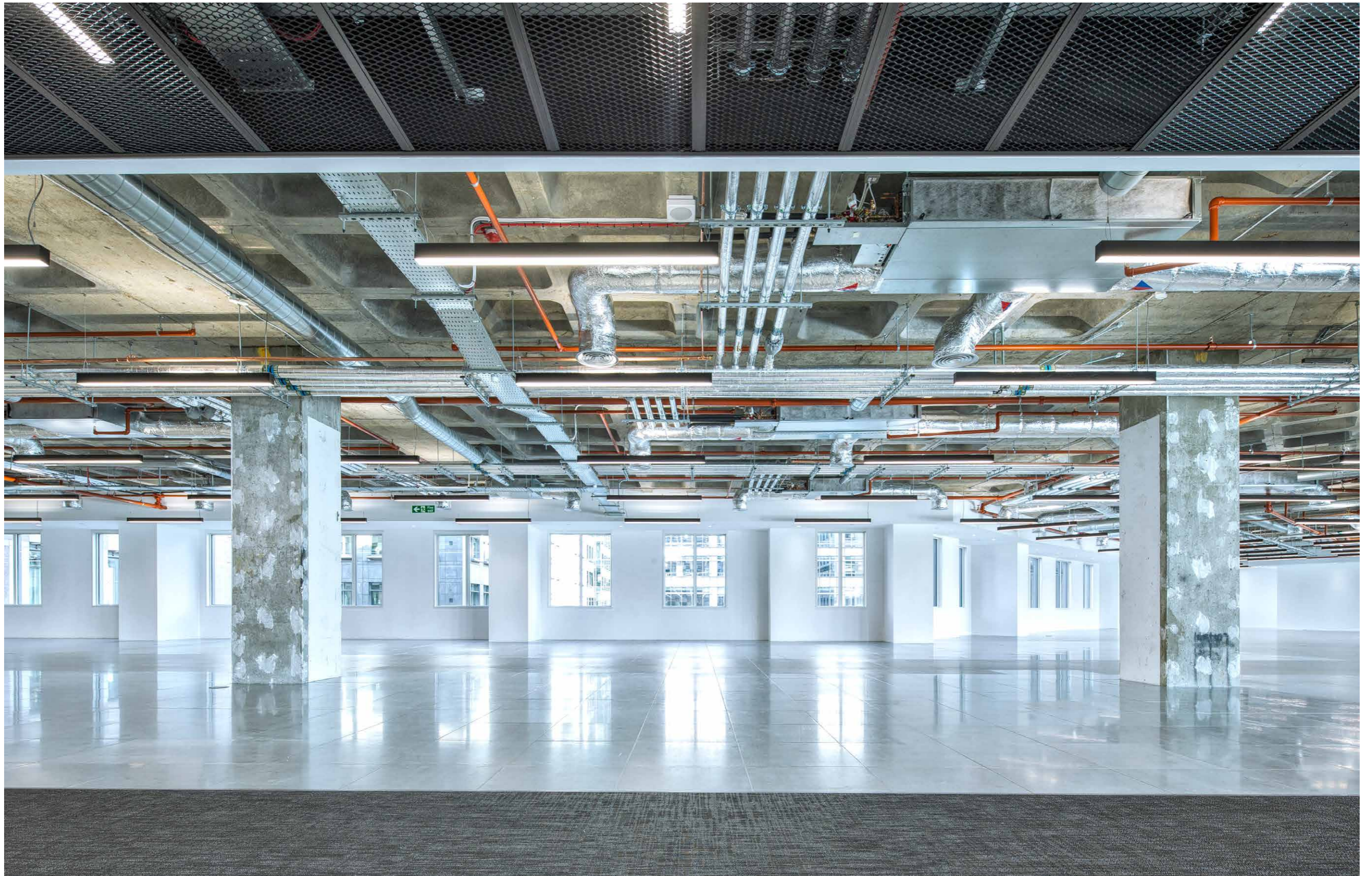


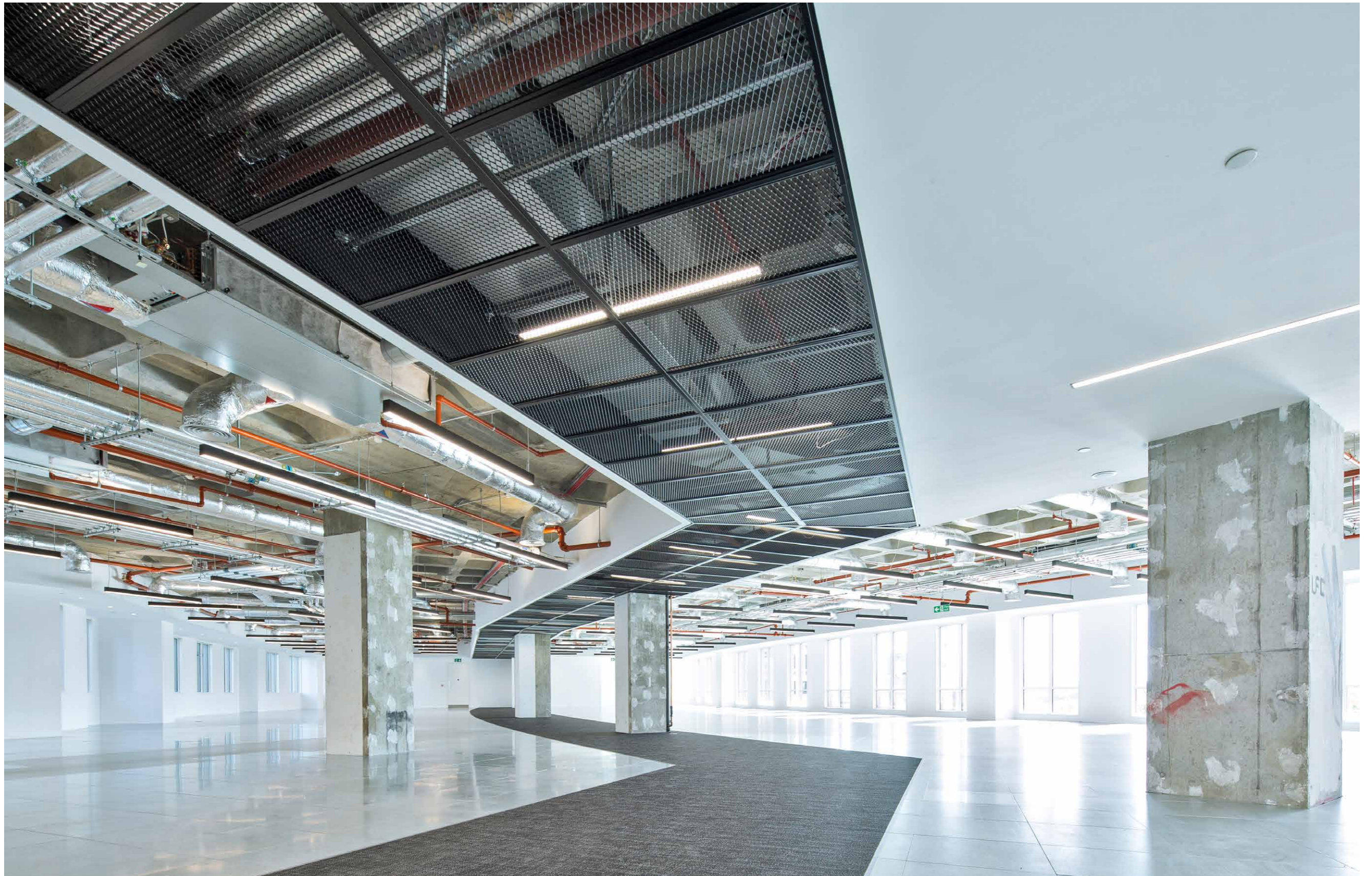


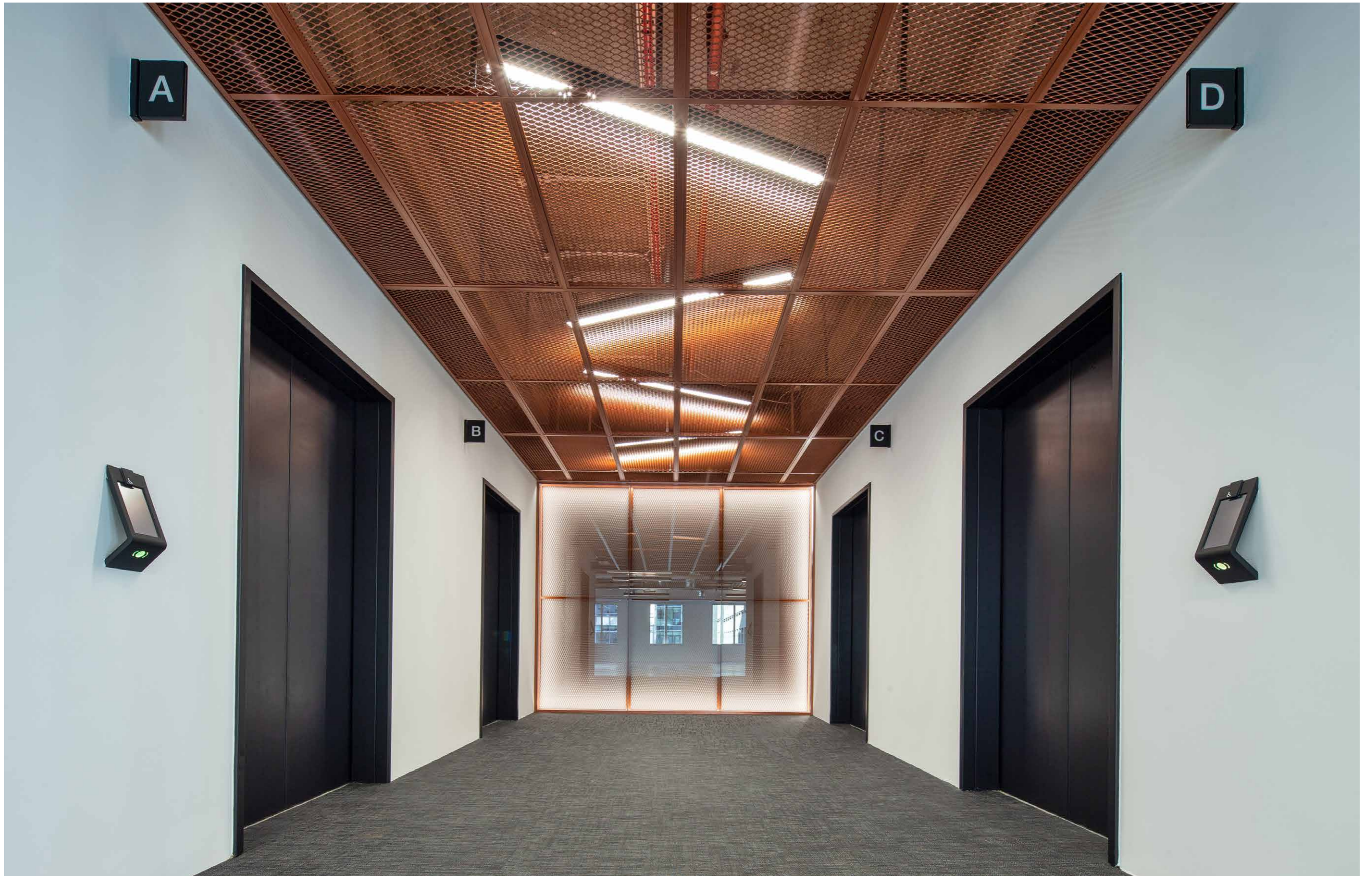
TRADITIONAL FUNCTION.



FOLLOWING THE COMPLETION OF LETTINGS TO MOTIVE PARTNERS, DIGITAL SHADOWS, IFRS AND REVOLUT, WE HAVE RECENTLY COMPLETED THE INSTALLATION OF OUR NEW CONTEMPORARY EXPOSED SERVICES CAT A SOLUTION.

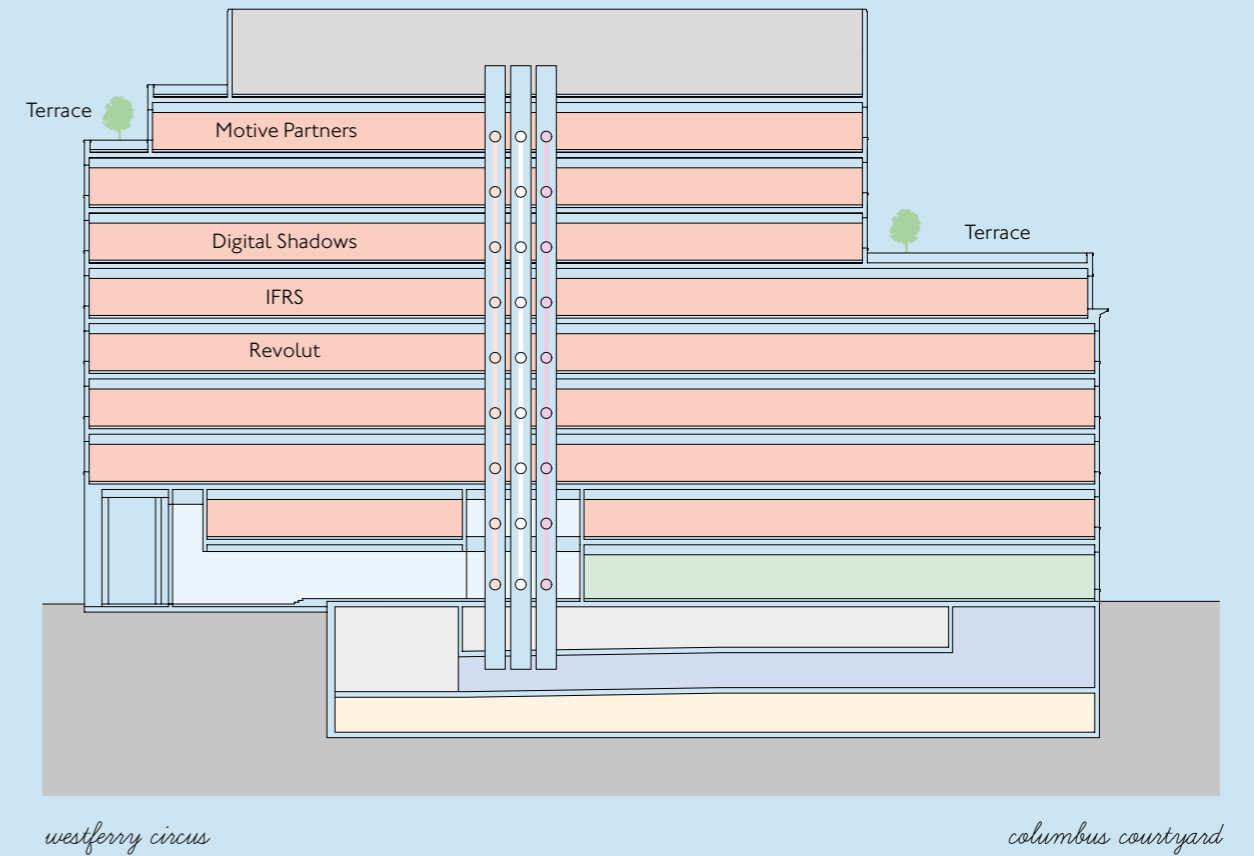






schedule of areas

<u>Floor</u>	<u>sq ft</u>	<u>sq m</u>
Level 8	LET	LET
Level 7	15,487	1,439
Level 6	LET	LET
Level 5	LET	LET
Level 4	LET	LET
Level 3	24,016	2,231
Level 2	24,255	2,253
Level 1	19,128	1,777
Ground Reception	3,798	353
Ground Retail	14,120	1,312
Basement Storage	2,320	216
TOTAL AVAILABLE OFFICE (NIA)	82,886	7,700
TOTAL BUILDING (NIA)	179,067	16,683



- Key**
- Office
 - Passenger Lift
 - Motorcycle and Bicycle Parking, Showers, Storage
 - Car Parking, Loading Bay, Storage
 - Car Parking, Storage
 - Reception
 - Goods Lift
 - Fireman's Lift
 - Plant

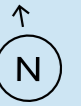




Columbus Courtyard entrance



floor plans



Ground Floor

18,458 sq ft / 1,715 sq m

Retail

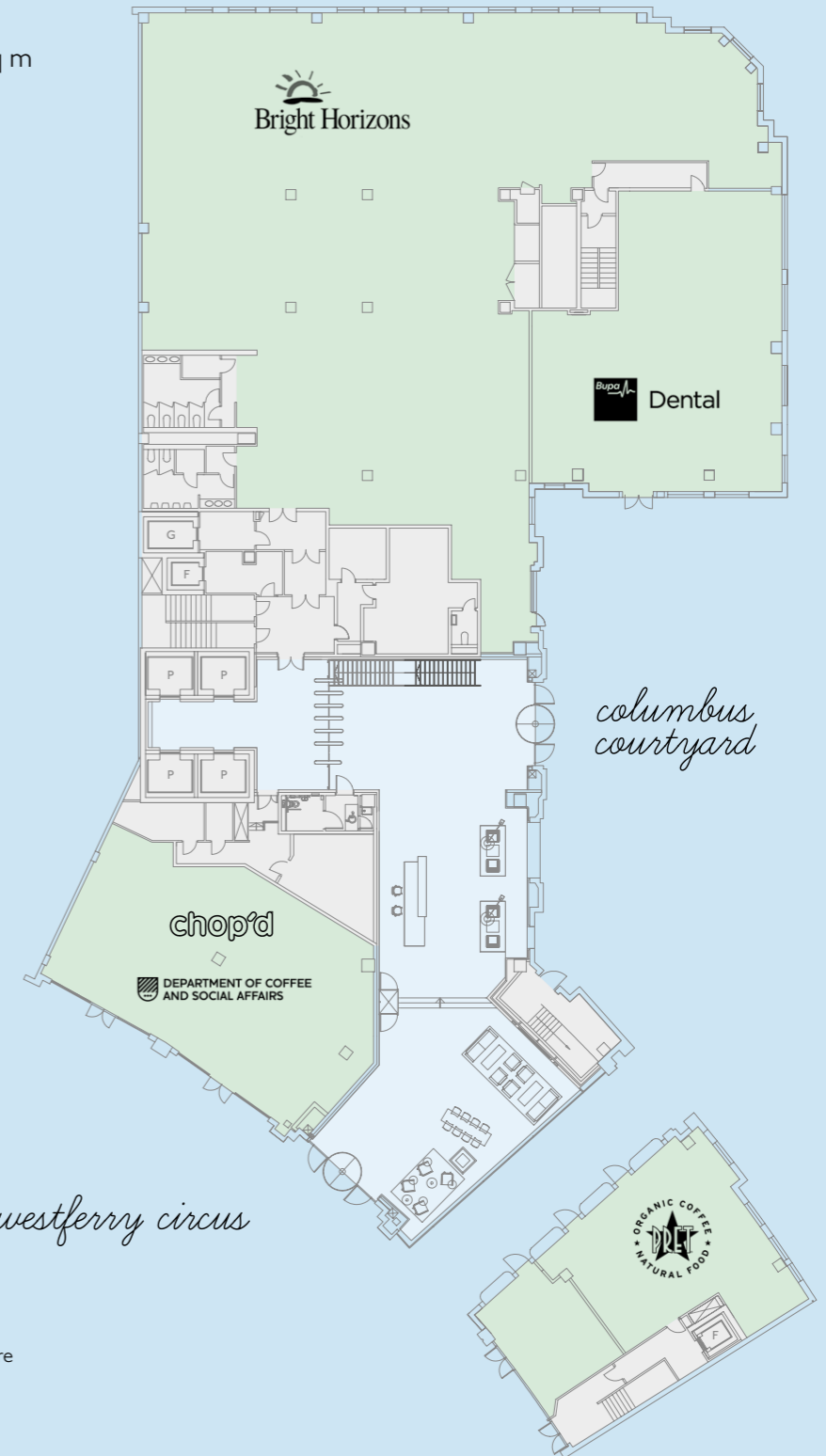
14,120 sq ft / 1,312 sq m

Reception

3,798 sq ft / 353 sq m

Security

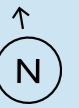
540 sq ft / 50 sq m



Key

- Office
- Core
- Reception
- Retail

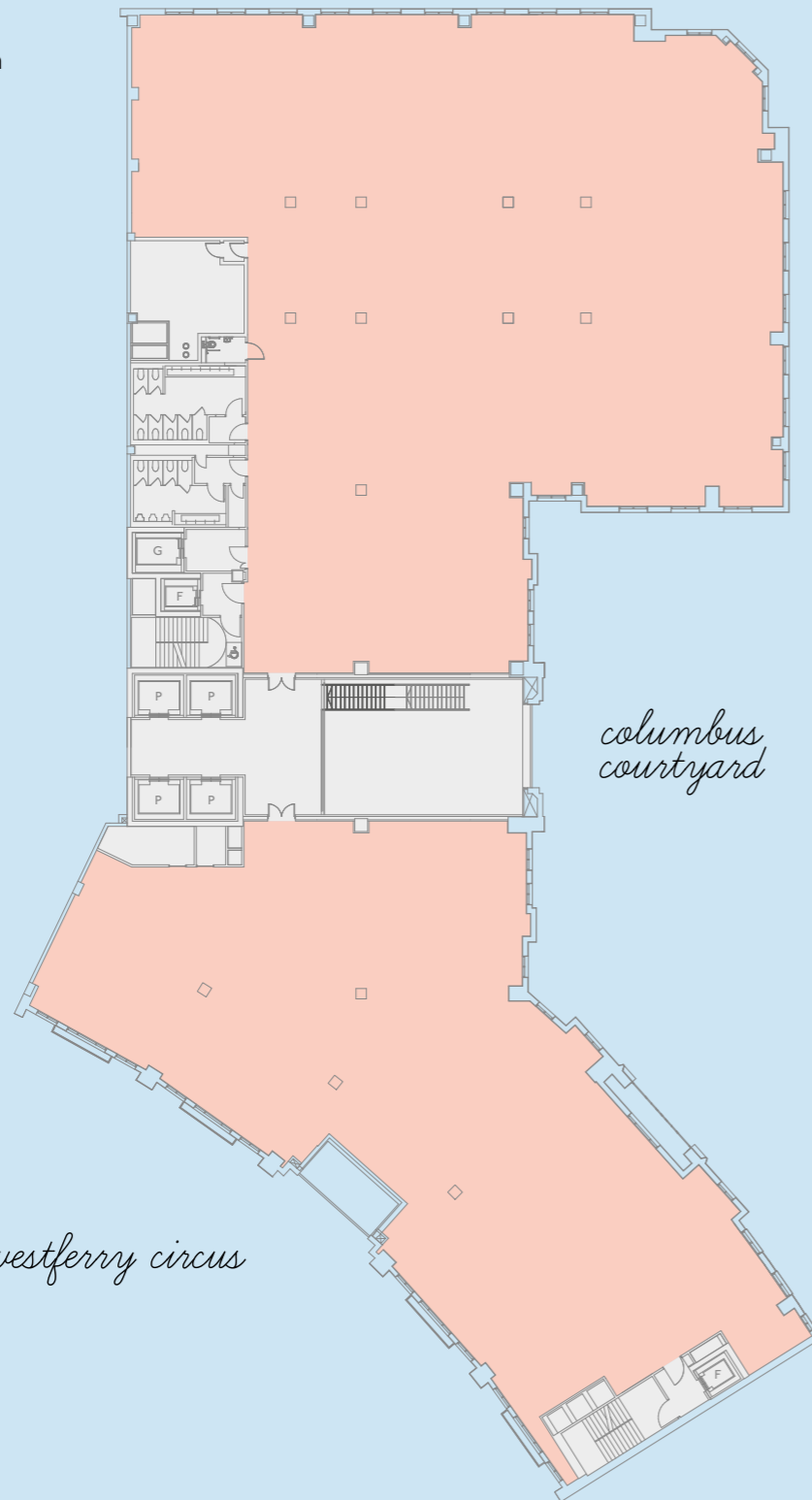
Floor plans not to scale. For identification purposes only.



Level I

19,128 sq ft / 1,777 sq m

Office Floor Plan



Key

- Office
- Core

Floor plans not to scale. For identification purposes only.

Level I

Tenant A:
11,195 sq ft / 1,040 sq m

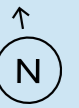
Tenant B:
7,933 sq ft / 737 sq m

Dual Tenant Floor Plan



Key

- Tenant A
- Tenant B
- Core

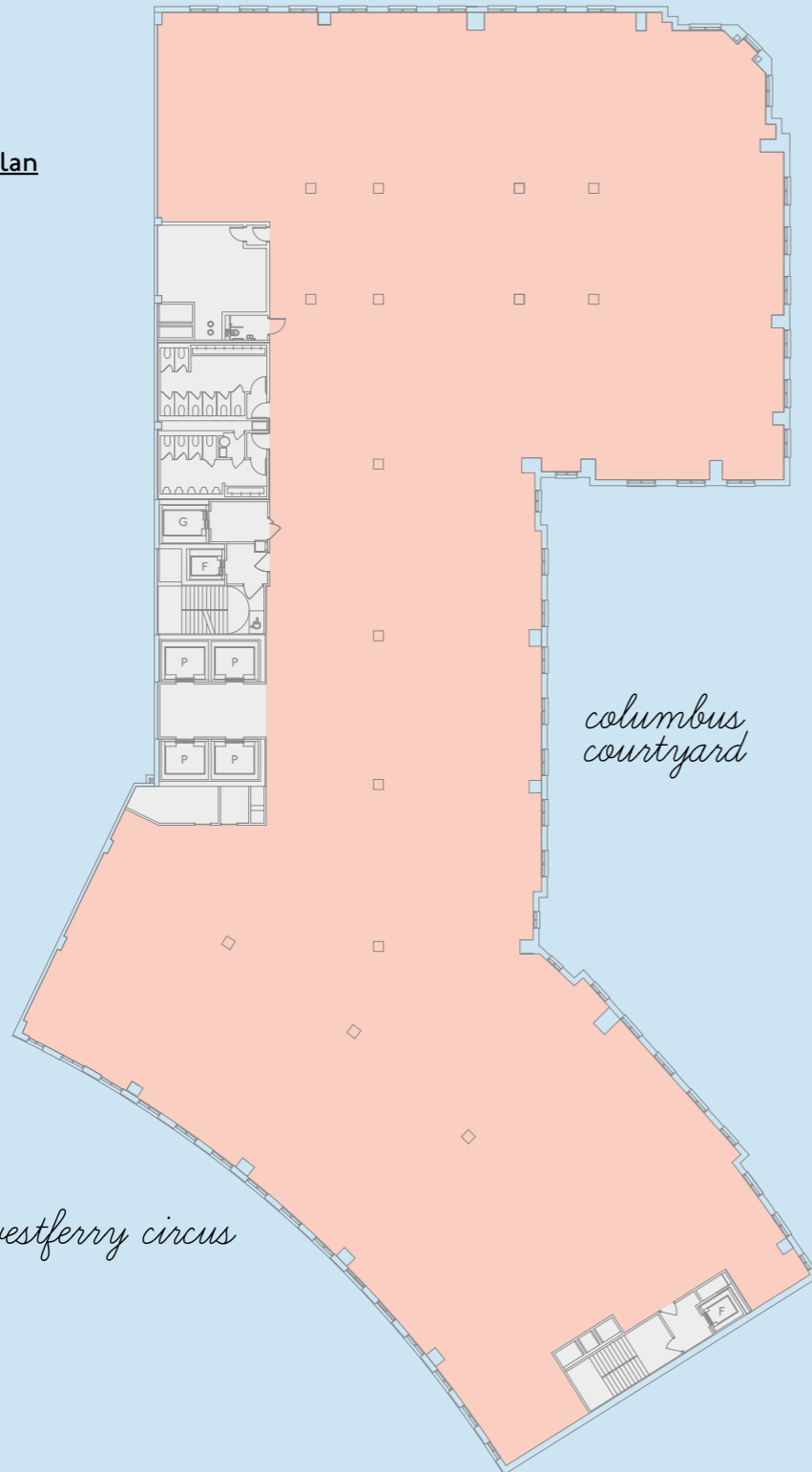


Levels 2-4

23,700-24,255 sq ft

2,202-2,253 sq m

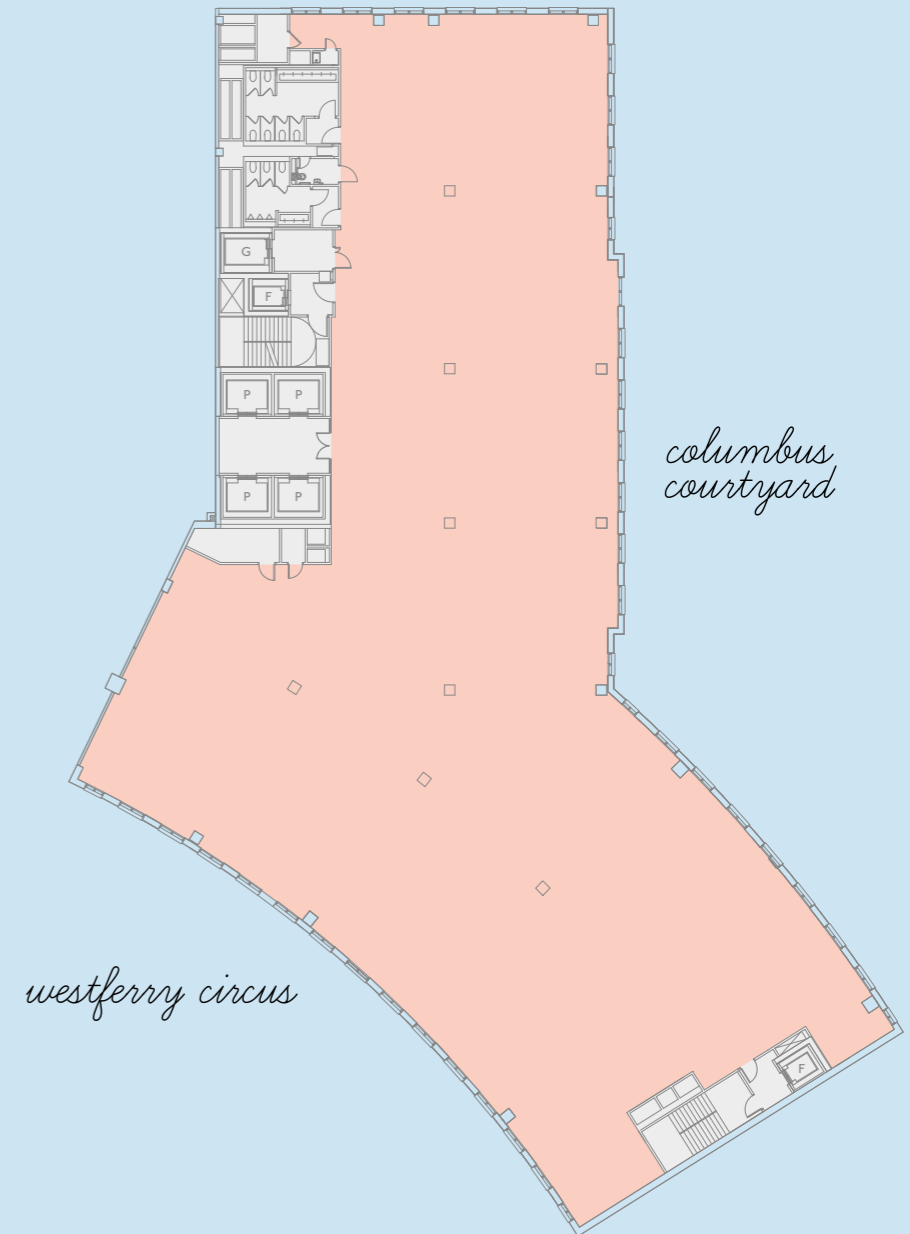
Typical Office Floor Plan



Level 7

15,487 sq ft/1,439 sq m

Office Floor Plan

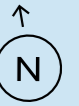


Key

- Office
- Core

Floor plans not to scale. For identification purposes only.





Typical Floor (level 3)

24,016 sq ft / 2,231 sq m

Open Plan Layout

Indicative Workspace Allocation

- 219 Open Plan Workstations
- 2 Manager's Desks
- Total Population 221

Indicative Planning Ratio

- 108.7 sq ft
- 10.0 sq m

Ancillary Spaces

- 2x Fourteen Person Multifunction Rooms
- 3x Eight Person Meeting Rooms
- 1x Six Person Meeting Room
- 4x Five Person Meeting Rooms
- 6x Quiet Rooms
- 3x Copy and Print Rooms
- 1x Communications Room
- 1x Pantry, Vending and Breakout Area
- 1x Store Room



Key

- Office
- Core

Floor plans not to scale. For identification purposes only.

Typical Floor (level 3)

24,016 sq ft / 2,231 sq m

Media Open Plan Layout

Indicative Workspace Allocation

- 217 Open Plan Workstations
- Total Population 217

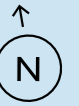
Indicative Planning Ratio

- 110.7 sq ft
- 10.3 sq m

Ancillary Spaces

- 1x Five Person Meeting Rooms
- 1x Six Person Meeting Room
- 1x Six Person Project Room
- 2x Eight Person Meeting Rooms
- 2x Fourteen Person Multifunction Rooms
- 6x Quiet Rooms
- 1x Collaboration Area
- 1x Informal Meeting Area
- 3x Project Areas
- 2x Server Rooms
- 3x Copy and Print Rooms
- 1x Store Room
- 1x Vending Room
- 1x Pantry, Vending and Breakout Area





Typical Floor (level 3)

24,016 sq ft / 2,231 sq m

UK Legal Layout

Indicative Workspace Allocation

71 Double Fee Earner Offices

2 Single Fee Earner Offices

Total Fee Earners 114

26 Administrative Assistant Workstations

1 AA per 5 Fee Earners

8 Paralegal Workstations

1 PL per 14 Fee Earners

4 Business Support Workstations

Total Population 152

Indicative Planning Ratio

158.0 sq ft

14.7 sq m

Ancillary Spaces

4x Four Person Meeting Rooms

1x Ten Person Meeting Room

4x Case Rooms

3x Copy and Print Rooms

2x Server Rooms

1x Pantry, Vending and

Breakout Areas

2x Store Rooms

1x Vending Area



Key

Office

Core

Floor plans not to scale. For identification purposes only.

Typical Floor (level 7)

15,487 sq ft / 1,439 sq m

Open Plan Layout

Indicative Workspace Allocation

142 Open Plan Workstations

1 Manager's Desk

Total Population 143

Indicative Planning Ratio

108.3 sq ft

10.1 sq m

Ancillary Spaces

1x Twelve Person Meeting Room

2x Eight Person Meeting Rooms

1x Six Person Meeting Room

1x Project Room

4x Phone Rooms

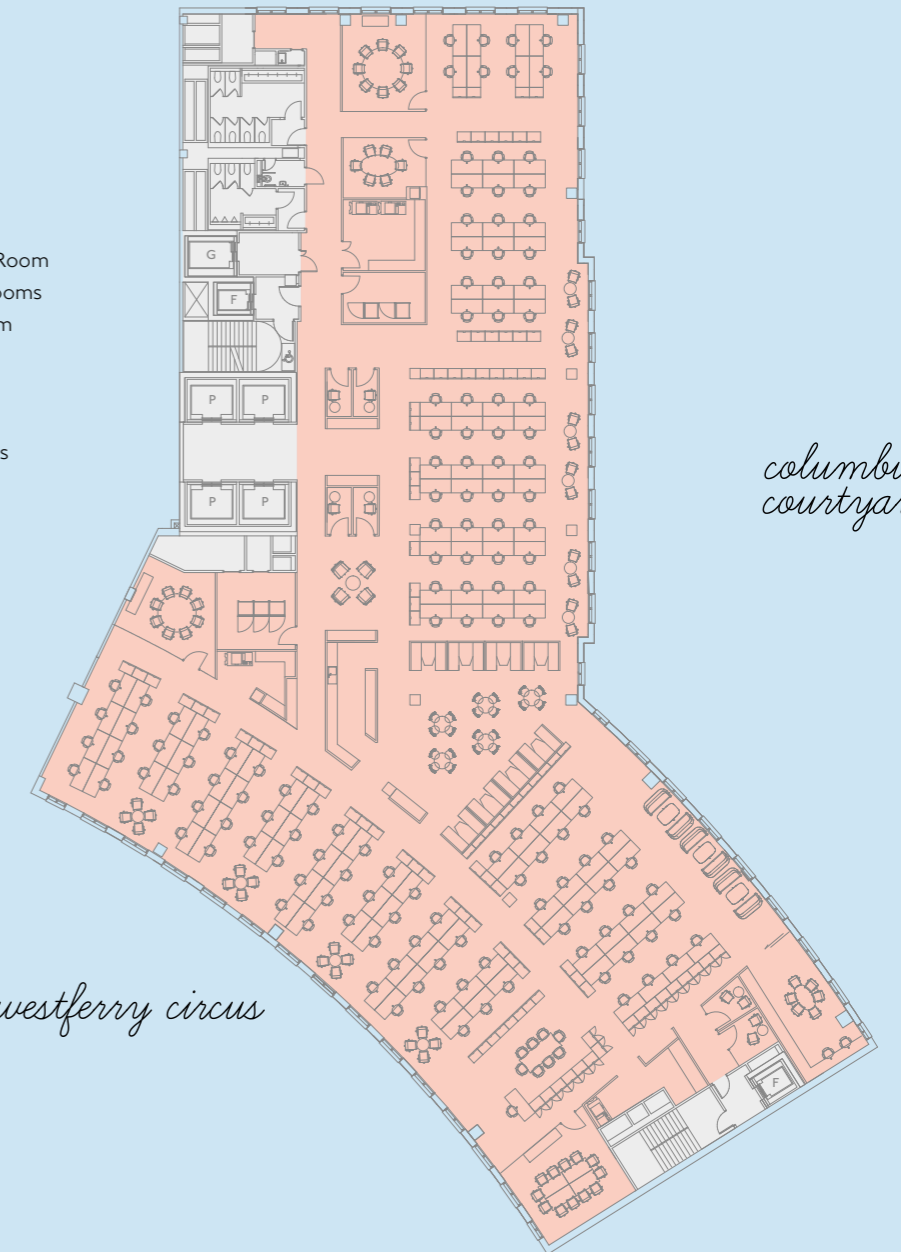
3x Copy/Print Rooms

2x Communications Rooms

1x Pantry, Vending and

Breakout Area

2x Recycling Points





Secure access



building specification

1.0 General

The Base Building

The existing building is constructed of a reinforced concrete frame. The existing structure and envelope has been retained with new finishes and the shell and core engineering services have been replaced with new. Distribution of services within the building are provided from new mechanical and electrical plant rooms and extend to the office accommodation via vertical risers, terminated at each floor adjacent to the shaft and/or plant room wall.

The office floors have been refurbished to a shell and core finish save for the 5th floor which has been finished to a new Category A finish. The building has been designed with the aim of achieving a 'Very Good Refurbishment' BREEM 2008 rating.

Amenities

- 72 dedicated car parking spaces (2 disabled spaces)
- 20 motorcycle spaces
- 55 bicycle spaces
- 76 lockers
- Six female & six male showers

2.0 External Finishes and Landscaping

Exterior Walls for Typical Floors and Retail Areas

The exterior wall consists of a prefabricated precast cladding system.

3.0 Interior Finishes in Public Spaces

Plaza Level Entrance and Lift Lobby

Floors are natural stone, walls are a combination of back-painted laminated glass with bronze mesh, concrete or metal panels with porcelain skirting.

4.0 Toilets

Typical Office Floors:

One person/10m² NIA 60%:60% male/female with 80% utilisation.

5.0 Tenant Areas

Typical Office Floors (for shell and core only specification)

Typical office floors provide for a 200mm raised floor zone (top of slab to floor finish) together with a raised floor to ceiling height of 2750mm.

6.0 Lifts

6.1 Performance

- a. The building is served by a group of four passenger lifts using destination group control.
- b. The existing passenger lifts comply with the performance criteria of BCO 2009/CIBSE based on a density of 1:10 and a utilisation factor of 80%.

6.2 Duties and speeds are as follows:

Passenger Lifts:	4 x 24 persons/1875 kg. at 2.5 metres per second.
Goods Lifts:	1 x 24 persons/1800 kg. at 1 metre per second.
Fire Fighting Lifts:	2 x 8 & 10 persons 630/750 kg. at 1 metre per second.

6.3 Finishes

The passenger cabs have high grade finishes applied suitable for a grade A office building including stone flooring and glass feature walls. The fire fighting cabs have been lined with rigidised stainless steel and shall have rubber studded floor tiles.

7.0 Structural Work

7.1 Substructure & Superstructure

The refurbishment is constructed from reinforced concrete supported on bored piles. The office building has a reinforced concrete superstructure.

building specification (cont'd)

Above ground, the building has a reinforced concrete frame. Column spacings vary due to the shape of the building. Typical floors are formed using a 410mm deep waffle slab with a 300mm deep mould and 110mm of topping. Support beams are generally 410mm deep. The SE corner of the building adjacent to Westferry Circus adopts a 410mm deep ribbed slab with deeper support beams due to increased spans.

7.2 Loading

Typical Office

Typically, office floors have been designed to support an imposed load of 3.5kN/m², plus 1kN/m² for lightweight partitions.

Basement Areas

Car parking areas have been designed for 2.5kN/m².

8.0 Mechanical Services

8.1 Design Criteria	Heating	Cooling
Outside Temperatures:	-4°C (Winter)	28°C db (Summer)
Inside Temperatures:		
Offices:	21°C db ± 1°C with humidity control to 30% RH ± 10% RH	22°C ± 1°C 50% RH ± 10%
Lift Motor Room:	13°C	32°C (max)
Heated Areas:	20°C db ± 2°C	
Toilets, Stores:	No humidity control	

a. Fresh Air Quantities

12 litres per second per person

b. Supply Air Quantity

Offices:	As required by defined load densities and building envelope
Toilets:	Transfer from office accommodation

c. Exhaust Air Quantities

Toilets: 10 air changes per hour

d. Smoke Exhaust:

Office: Six air changes per hour mechanical exhaust. System sized to exhaust the single largest floor

e. Load Densities for Cooling

Offices:	Lighting	1.2 Watts/sq ft
	Small Power	2.5 Watts/sq ft
	People	1 person/108 sq ft (10 sq m)

f. Noise and Vibration Control

Offices: NR38 (typical with Cat A installation matching the MSDF NR45 when emergency plant is operating)

8.2 Systems

Primary Heating and Cooling System

The primary heating and cooling system to the office floors are provided by means of high efficiency, water to water heat pump units which provide simultaneous heating and cooling.

8.3 Air Conditioning Systems

- Valved and capped chilled water branches are provided outside of the core at each floor level.
- The outside air ductwork has been capped off outside of the core at each floor. The branches have been extended as part of the Category A Works by the tenant to supply outside air to the inlet of each fan coil unit.
- The ceiling spaces have been utilised as return air plenum for office areas.

9.0 Electrical Services

9.1 Design Criteria

a. Load Densities – Office Areas

Lighting	1.2 Watts/sq ft (12.91 W/m ²)
Sockets and Small Power	2.5 Watts/sq ft (26.09 W/m ²)

b. Electrical Service

Electrical service provided via UKPN 400V transformers. The number of transformers provided is sufficient to cope with the base building load densities described above and base building mechanical loads.

c. Distribution

Low voltage, metal clad, switchgear with air circuit breakers, distributes power to the building loads. A rising bus bar installation delivers power to the office floors, with separate risers for mechanical equipment loads and tenants' lighting and small power. Lighting and small power tenant risers are sized to deliver 45.19 W/m² (4.2 W/ft²).

d. Lighting and Small Power

Lighting and small power panels are fed by rising busbars rated at 400/230 volt three-phase, four wire located in the electrical cupboards.

e. Statutory Generator

Emergency/standby is provided to support code required base building life safety systems by a diesel fuelled engine generator set with 24 hour fuel storage capacity, space provision for a tenant generator has been provided.

f. Emergency Lighting

Emergency lighting in all common areas and means of escape routes are served by inverter packs to statutory requirements and supported by emergency generator.

9.2 Special Systems

a. Telephone Communications

Main service switchrooms with conduit service entrances for British Telecom, Colt and Cable & Wireless have been provided. Cable trays connections from the service rooms to the riser closets have been provided. Telephone service cupboards are provided on each floor connected via vertical floor sleeves.

b. Fire Alarm, Life Safety and Firemans' Remote Fan Control System

A fully addressable, computer based, fire alarm system (FAS) with integrated public address system has been provided to statutory requirements.

c. Uninterruptable Power Supply (UPS)

Space allowance for tenant required systems is provided.

d. Lightning Protection

A lightning protection system is provided that meets statutory requirements.

e. Security Provisions

- An integrated security system is provided and includes full closed circuit television (CCTV) surveillance of exterior public areas such as arcades, and the loading dock.
- Full function access control system is provided to the building perimeter.
- Central monitoring equipment.

f. Energy Metering System

An energy metering system is provided to comply with Part L2 of the building regulations.

g. Satellite and Aerial Installations

Space has been made available for tenants and sub-tenants satellite and aerial installations.



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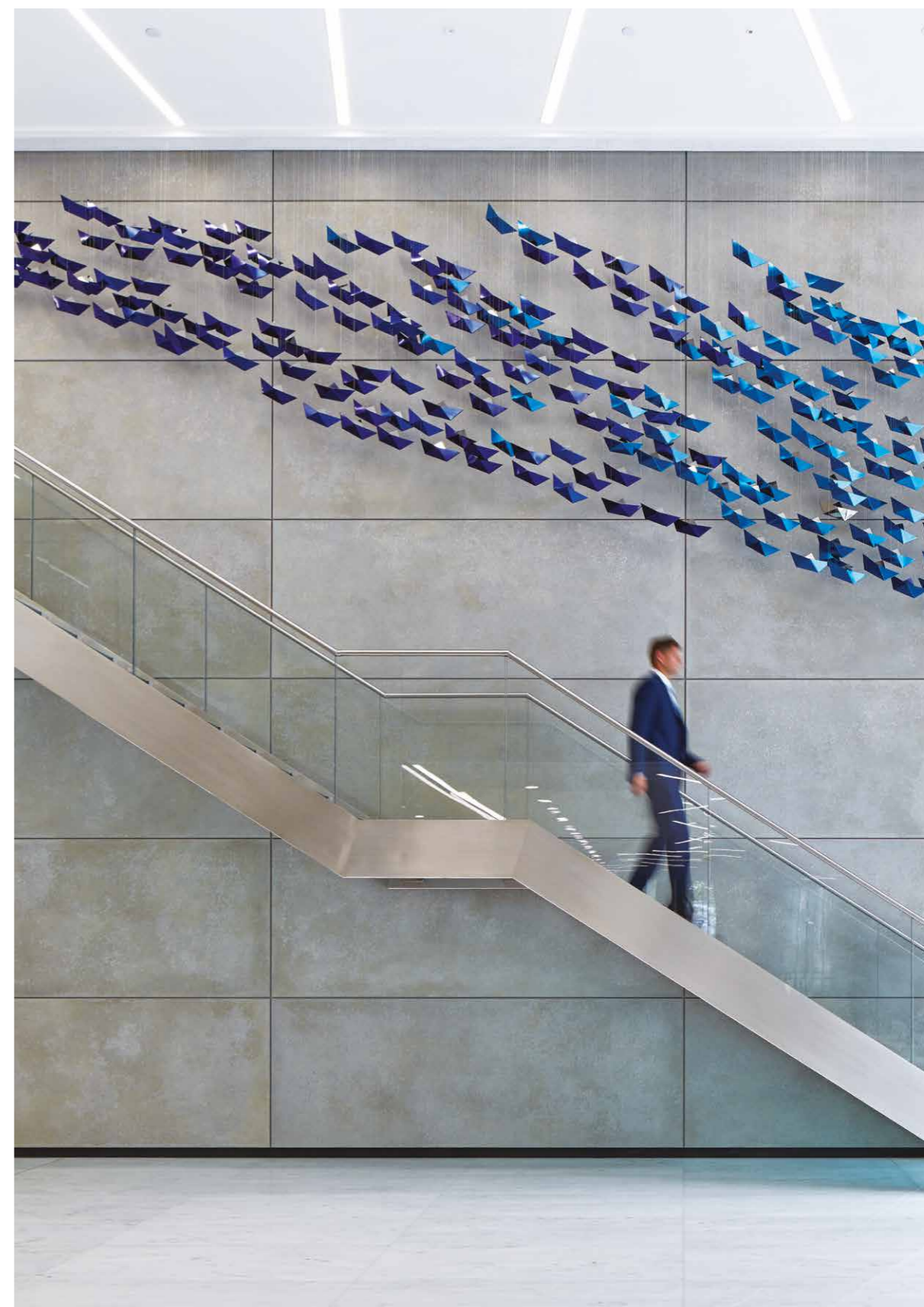


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