



75

FARRINGTON ROAD EC1

Exceptional corner building, comprehensively refurbished to a Buckley Gray Yeoman design.

Providing 24,906 sq ft of Grade A, flexible and contemporary office accommodation situated a 2 minute walk from Farringdon Station.



The existing building has been taken back to the frame and lovingly refurbished incorporating full height glazing with anodised bronze surrounds. A beautiful 7th floor & new terrace has also been added to the top of the building. All floors provide office accommodation of the highest quality.

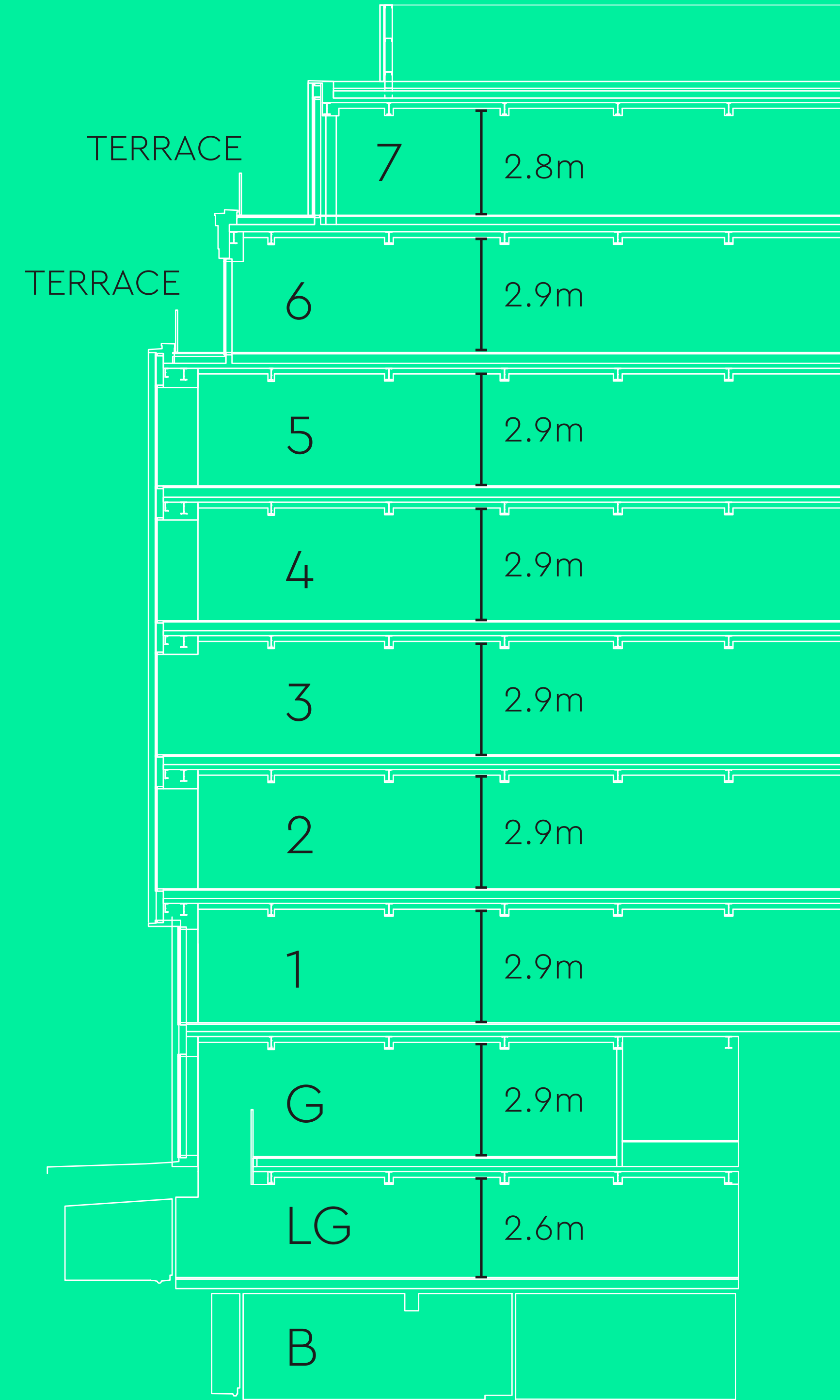
A dedicated ground floor entrance will allow the lower ground and ground floors to be taken as a self contained office/showroom.

Stunning terraces have been added to the 6th and 7th floors providing unparalleled views eastwards towards St Pauls and The City.



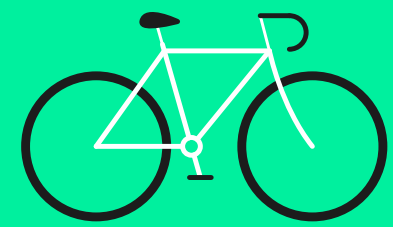
ACCOMMODATION SCHEDULE

| | SQ FT | SQM |
|--------------|---------------|--------------|
| 7 | 1,765 | 164 |
| 6 | 2,615 | 243 |
| 5 | 3,218 | 299 |
| 4 | 3,229 | 300 |
| 3 | 3,229 | 300 |
| 2 | 3,229 | 300 |
| 1 | 3,057 | 284 |
| G | 1,593 | 148 |
| LG | 2,971 | 275 |
| TOTAL | 24,906 | 2,313 |



N.B The above are representative finished floor to ceiling heights

Designed to achieve a BREEAM "very good" rating, this building boasts new cycle storage, shower and changing facilities plus a drying room.



40 Bike Spaces



3 Showers



40 Lockers





THE LOCAL AREA

○ BARS/RESTAURANTS

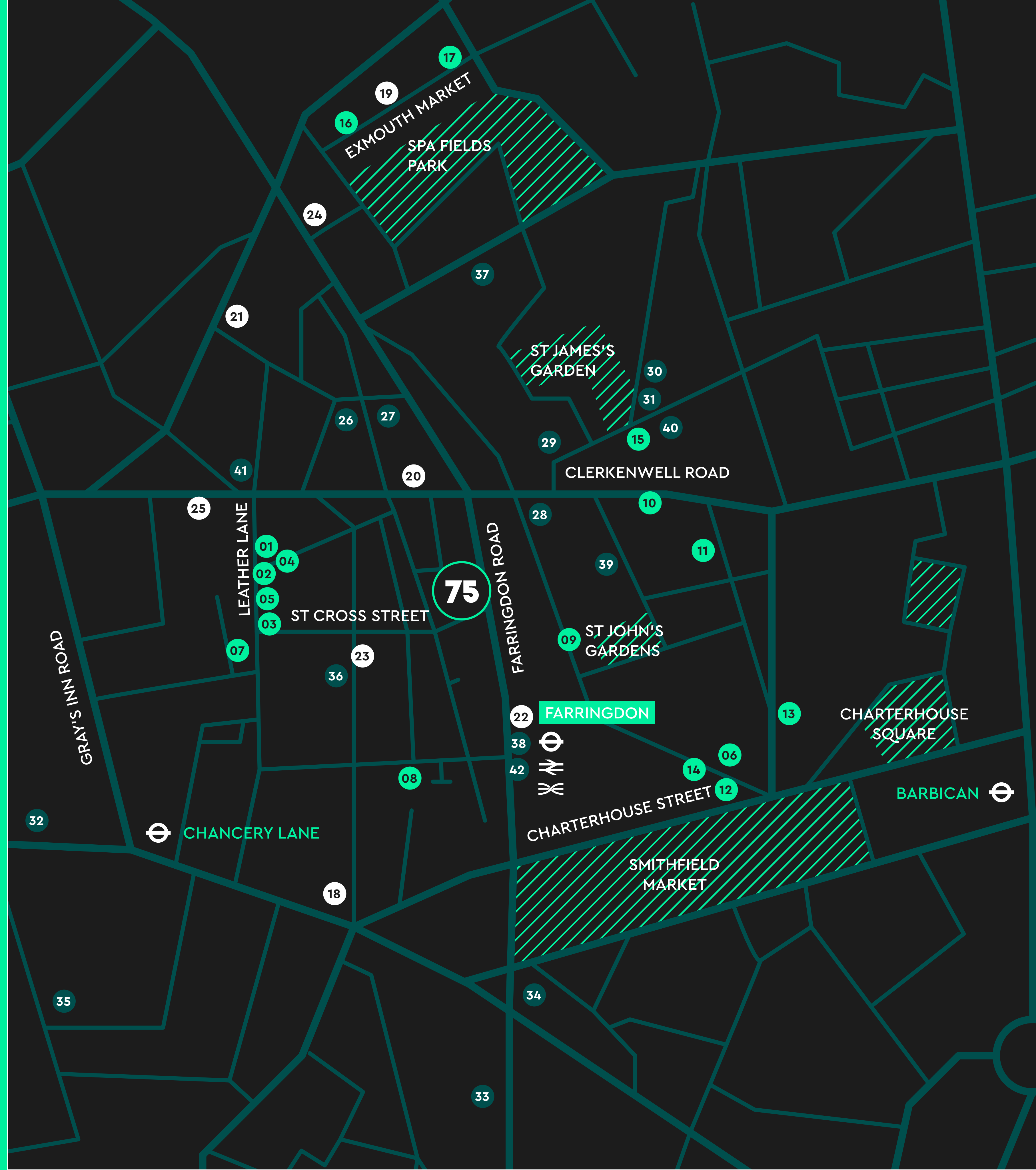
1. TRENTS
2. THE FAMOUS ITALIAN WOP
3. DADDY DONKEY
4. KIN
5. CRAFT BEER CO
6. POLPO
7. PURFOCK COFFEE
8. BLEEDING HEART
9. IBERICA
10. BREWD OG
11. CLERKENWELL & SOCIAL
12. SMITHS OF SMITHFIELD
13. ST JOHN RESTAURANT
14. HIX
15. MODERN PANTRY
16. EXMOUTH ARMS
17. COIN LAUNDRY BAR

● RETAIL/LEISURE

18. BOUNCE
19. BARBER STREISAND
20. SOHO GYMS
21. DRUNKEN BUTLER
22. MOB45
23. TEN HEALTH & FITNESS
24. THE QUALITY CHOP HOUSE SHOP
25. FOREST

● OCCUPIERS

26. ADIDAS
27. LINKEDIN
28. STARCOM
29. ENNISMORE
30. UNILEVER
31. DELOITTE DIGITAL
32. SAINBURY'S
33. GOLDMAN SACHS
34. AMAZON
35. SAATCHI AND SAATCHI
36. GREY LONDON
37. 38 DEGREES
38. KARMARAMA
39. KURT GEIGER
40. ALEXANDER MCQUEEN
41. AGENT PROVOCATEUR
42. AKQA





CLERKENWELL & SOCIAL



BOUNCE



WOP FOOD



SMITHS OF SMITHFIELD



DADDY DONKEY



KIN



THE MODERN PANTRY



A GENTLE STROLL

FARRINGDON   
 2 min

CHANCERY LANE 
 7 min

BARBICAN 
 10 min

Farringdon is served by the Circle, Hammersmith & City and Metropolitan Lines



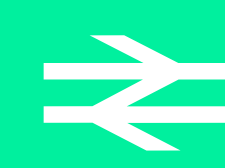
FROM FARRINGDON STATION



MOORGATE
 1 min

LIVERPOOL STREET
 2 mins

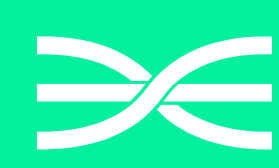
**KINGS CROSS/ST
 PANCRAS INTL**
 FOR EUROSTAR
 4 mins



LONDON BRIDGE
 10 mins

GATWICK AIRPORT
 40 mins

CAMBRIDGE
 1 hr 14 mins



BOND STREET
 4 mins

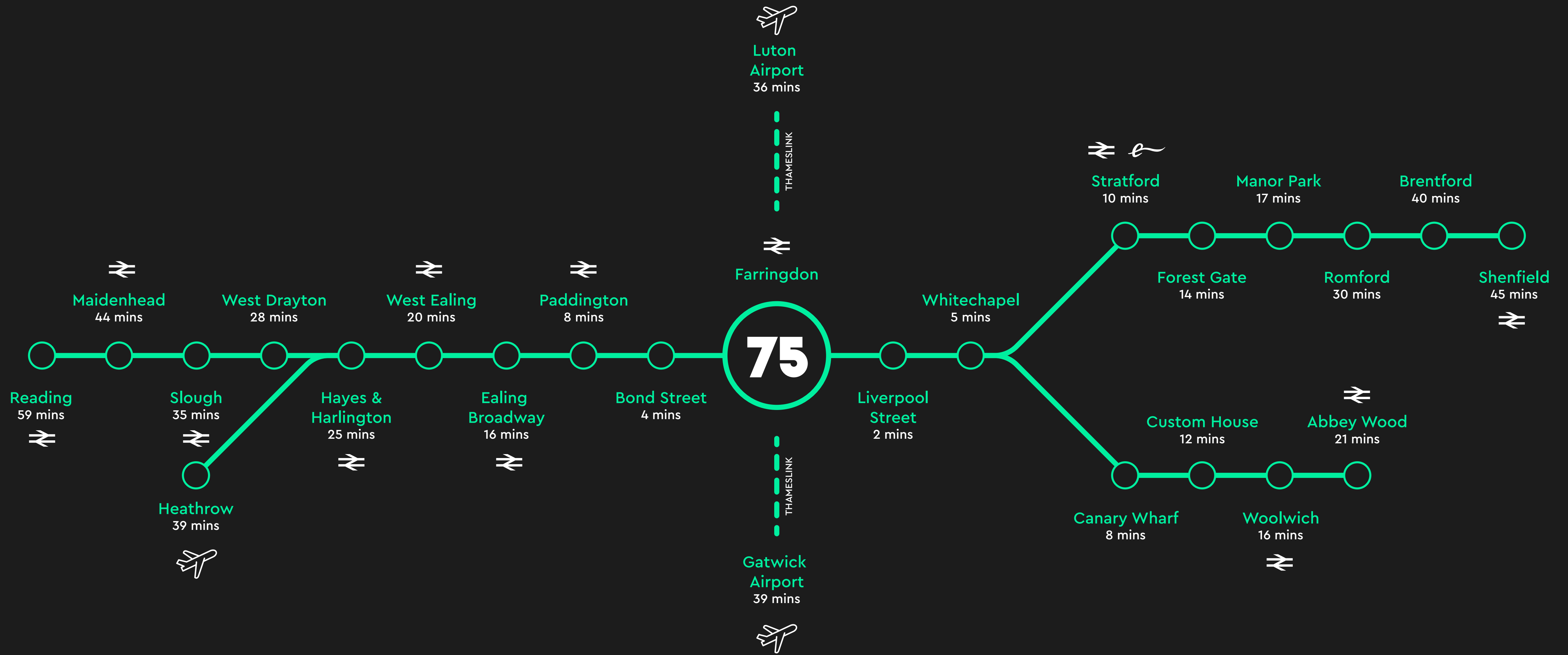
PADDINGTON
 8 mins

HEATHROW
 39 mins

CONNECT THE DOTS



Farringdon will be the only Central London station with direct access to three airports



Due for completion in 2019, the Elizabeth Line will provide a new high speed train service providing thousands of commuters quick access into and across London.

- 07 GREENFIELD
- 06 NOVA
- 05 REDSTONE
- 04 SILVERLIGHT
- 03 KONEX
- 02 RANGREEN
- 01 COOPER
- 00 59 DESIGN
- LG CENTURIA

75



SPECIFICATION

- Flexible floorplates flooded with natural light
- Exposed VRF air conditioning
- Fully accessible raised floors
- Exposed ceiling with pendant LED lighting
- Full height glazing
- 2 x passenger lifts
- Remodelled reception
- 40 Bike racks and lockers
- 3 showers
- Terraces on 6th & 7th floors
- Ceiling heights of 2.9m on typical floors

SEVENTH FLOOR

| | | |
|--------|-------|-----------|
| Office | | Terrace |
| 1,765 | SQ_FT | 657 SQ_FT |
| 164 | SQM | 61 SQ_M |



SIXTH FLOOR

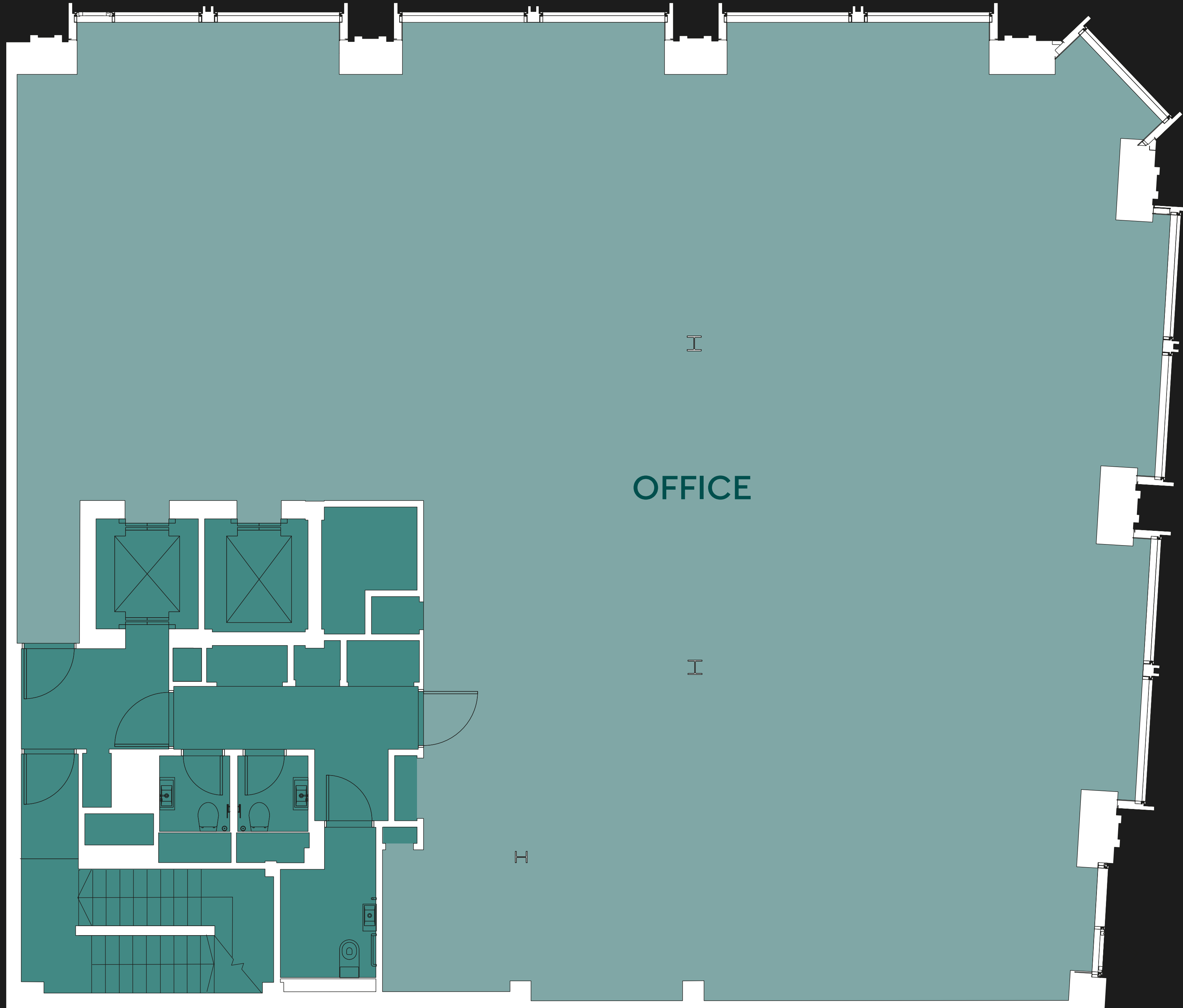
Office
2,615 SQ_FT
243 SQM

Terrace
383 SQ_FT
36 SQ_M



TYPICAL FLOOR 2 -5

Office
3,229 SQ_FT
300 SQM



FIRST FLOOR

Office
3,057 SQ_FT
284 SQM



GROUND FLOOR

Office
1,593 SQ_FT
148 SQM



LOWER GROUND FLOOR

Office
2,745 SQ_FT
255 SQM



BASEMENT





SPECIFICATION

1.0 Description of the Works

The building will be stripped back to frame and rebuilt behind full height glazing with anodized bronze surrounds. to provide a high quality Grade A office building. A new 7th floor will be added which along with new private terraces on the 6th & 7th floors will provide unparalleled views eastwards towards St Pauls Cathedral and the City.

A dedicated ground floor corner entrance will allow the lower ground and ground floors to be taken as a self-contained unit for either office or showroom occupiers and creates a highly prominent offer.

Generous new cycle storage, changing and shower facilities are located at basement level. There is a dedicated access to these facilities via an independent stair located on St Cross Street.

This outline specification should be read in conjunction with the full specification document.

1.1 Project Team

Client: Orchard Street Inv. Management on behalf of St James's Place Property Unit Trust
Development Manager: Hanover Cube

Architect: Buckley Gray Yeoman

Structural Engineer: Davies Maguire

Services Consultant: Hilson Moran
Quantity Surveyor: Academy Consulting

Contractor: 21 Construction

2.0 Key Design Criteria

2.1 Occupancy Criteria

The following criteria are measured against net internal floor areas:

- WCs – 1 person per 8m² floor area, assuming 80% utilization factor.
- Means of Escape – 1 person per 6m².
- HVAC – ventilation, cooling and heating systems are designed based on an occupancy of 1 person per 8m², with ventilation rates of 12 litres/second/person.

| Ceiling Heights | Lower Ground | Ground-6th Floor | 7th Floor |
|-------------------------------|--------------|------------------|-----------|
| Height to plasterboard soffit | 2600 mm | 2900 mm | 2800 mm |

NOTE: all levels are indicative

| Raised floor zones | Lower Ground | Ground – 6th | 7th Floor |
|--------------------|--------------|--------------|-----------|
| Clear Void | 200 mm | 250 mm | 200 mm |

2.4 Kitchen, Teapoint area

Provision on each floor for future tenant fit-out.

2.5 Bicycle Storage & Showers

Spaces for 36 bicycles in the basement
Spaces for 4 bicycles at ground floor (Visitor cycle store)
40 Lockers
3 Unisex Showers in the basement

2.6 BREEAM Target

The design team are working towards achieving BREEAM Very Good under 'BREEAM Refurbishment and Fit Out (2014)' requirements.

3.0 External Fabric

3.1 External Fabric

3.2 Cladding

- On ground to 7th floor – new capped curtain walling comprising full height glazing with vertical profiled spandrel panels at the first floor slab edge & at high level on the 7th floor
- On 2nd to 5th floors – new projecting feature curtain walling comprising full height glazing with vertical profiled spandrel panels at slab edges, with projecting anodised bronze surrounds encompassing the glazing
- A bronze anodized canopy is provided over the main entrance
- 2 no. outwards opening doors are provided to the terrace on 6th & 7th floors

3.6 External Lighting

- Reception Canopy – recessed downlights to the underside of the projecting canopy.
- LED strip lighting is concealed under the edge of the parapet around the perimeter of the terraces on 6th & 7th floors.

4.0 Internal Spaces

4.1 Reception

- Feature blackened steel vertical metalwork
- Feature free standing blackened steel metalwork in front of lift entrances
- Existing brickwork to be painted white
- Bespoke PPC metal cladding to entrance door reveals and concealed services.
- Polished concrete flooring with blackened steel trim

- High quality entrance matt well to threshold
- Suspended coffered plasterboard ceiling with suspended linear light fittings
- Feature building signage to brickwork wall
- Stainless steel tenant signage board with integrated tenant post boxes.

4.2 Cores & Circulation

4.2.1 Core Lobbies

- High quality large format ceramic tiled floor with plywood substrate on raised floor.
- Factory sprayed lacquered solid core doors with stainless steel ironmongery.
- High quality recessed downlights set into plasterboard soffit.

4.2.1 Staircases

4.2.2.1 Stair 1 (Lower Ground to Roof)

High quality broadloom carpet from first floor up to roof level & large format ceramic tiled floor from lower ground to first floor landing level. Proprietary aluminium stair nosings throughout. Recessed downlight on plasterboard soffit at landing level & wall mounted light fittings to half landings.

4.2.2.3 Stair 2 (Basement to Ground)

Existing concrete stair from basement to ground to be refurbished as required, with painted contrast nosings, cycle wheel ramp & soffit mounted downlights.

4.2.3 Passenger Lift

- Black PPC aluminium panels.
- Half height mirrors.
- Stained oak handrail.
- Black PPC aluminium skirting.
- Black PPC car operating panel.

- High quality large format polished concrete tiled floor on ply substrate.

4.3 WCs

4.3.1 Unisex WC Cubicles

- Floor to ceiling small format ceramic tiles to all new partitions. White to three no. walls with green tiles to sink/mirror wall.
- High quality large format ceramic tiled floor with plywood substrate on raised floor.
- Factory sprayed lacquered solid-core doors with stainless steel ironmongery
- High quality surface mounted downlights on plasterboard soffit.
- Wall mounted vanity unit & mirror with brass trim.
- White ceramic hand basin mounted to vanity unit, with wall mounted mixer taps.
- Wall mounted WCs with concealed cisterns & brushed chrome flush plate.
- Wall mounted hand dryer, double toilet roll holder, door stops, coat hooks & soap dispenser

4.4 Office Space

- Fully accessible steel encapsulated raised floor to be sealed in order to act as an air distribution plenum.
- All existing and new soffits in the office spaces to be drylined, skimmed and painted with nominal 100mm void provided for services distribution.
- All conduits, cables, refrigerant pipework to be located above plasterboard soffit.
- Factory sprayed lacquered solid core doors onto office floor with stainless steel ironmongery.
- Suspended circular luminaires.
- Soffit mounted FCUs concealed within architectural galvanised cladding. Galvanised spiral oval ductwork and air distribution grilles.

- All exposed within the office space.
- Wall mounted FCUs to be concealed within PPC casings

5.0 Structures

5.5 Loading Criteria

| Area | UDL (kN/m ²) | Point Load (kN) |
|-------------------------|--------------------------|-----------------|
| Plant space | 5.0 | 4.5 |
| Roof (maintenance only) | 0.75 | 0.9 |
| Offices floors | 2.5 +1.0 | 2.7 |
| Terraces (accessible) | 3.0 | 4.5 |

Table 5.5 – 2 – Table of imposed loads to BS 6399-1

6.0 Mechanical Services

Design Temperatures

- **External Temperature**
29°C db/20°C wb Summertime (although all plant rated up to 35°C ambient temp)
-40C Saturated Winter
- **Internal Temperatures**
24°C ± 2°C db uncontrolled RH (Cooling)(BCO Design Standard)
20°C ± 2°C db uncontrolled RH (Heating)(BCO Design Standard)

Cooling Load Gains

- **Lighting** 10 w/m²
 - **Tenants small power** 25 w/m²
 - **People** 80W (sensible); 60W (latent)
- There is an area for tenant plant on the roof.

Ventilation Rates

- Occupation density 1 person/8m² floor area per person
- A minimum fresh air quantity of 12l/s/person.
- 8 air changes/hour toilet make up air
- 10 air changes/hour toilet extract air
- 2 air changes/hour through natural ventilation of reception.

6.1 Air-conditioning

The reception & offices are air conditioned via energy efficient Mitsubishi 2 pipe VRF system with full heat recovery to enable simultaneous heating and cooling.

Internal terminal units are zoned taking into account BCO Guide to Specification 2014, with fan coil type units at high level discharging secondary air to linear diffusers.

Fresh air ventilation for the reception is provided via the main entrance doors, with electric over door curtain to prevent cold air penetrating the reception at peak hours supplemented with Mitsubishi 2 pipe DX split system.

6.1 Building Management System

The system is controlled via Trend BMS.

6.2 General Ventilation

New air handling unit is located at roof level incorporating supply & extract fan assemblies, DX heating & cooling coil, filtration, electrical frost protection coil and heat recovery thermal wheel.

7.0 Electrical Services

The LV distribution has been designed for a 400/230 Volts. 50 Hz AC supply with a variation of +10% -6% in voltage and +1% in frequency with power factor correction to 0.95 lagging.

7.2 Lighting

| | |
|---------------------------------|---------------------|
| Lighting | 10 W/m ² |
| Small power | 25 W/m ² |
| HVAC plant | 8 W/m ² |
| Small Power Additional Capacity | 10 W/m ² |

The lighting installation has been designed to provide the following lux levels:-

- Office Areas 400 lux at desktop height (0.8m AFFL)
- Toilets 200 lux

The office areas are illuminated using suspended circular LED luminaires mounted in to the soffit and circular surface / recessed LED downlighters to perimeter margins and plasterboard margins.

Emergency lighting is installed in accordance with BS 5266.

7.3 Fire Alarms

A new analogue addressable fire alarm system will be installed covering the whole the building, in compliance with BS 5839 part 1: 2002. Fire telephone and refuge intercom system will be provided within firefighting lobby and WC refuge location at every floor. This system will be in compliance with BS 9999 and BS 5839.

7.4 Security

There will be a landlord CCTV system to provide coverage to the reception and basement to Seventh floor lobby areas.

Containment system with draw wires to allow for tenant installed access control. Interlink provided between main entrance intercom and each tenancy.

9.0 Lifts

2 No. new lifts in accordance with BCO (2014) serving lower ground floor to level 7 consisting of:

1. Dual entry 675kg 9 person MRL passenger and firefighting lift. Rated speed 1m/s
2. Single entry 825kg 11 person MRL passenger lift. Rated speed 1m/s

The lifts are designed to provide the following performance criteria

Morning Peak

- Average waiting time ≤ 25 seconds (across all floors)
- Average time to destination ≤ 90 seconds.

Lunchtime Peak

- Average waiting time ≤ 40 seconds (across all floors)

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More information

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A development by

OrchardStreet

Architect

BuckleyGrayYeoman