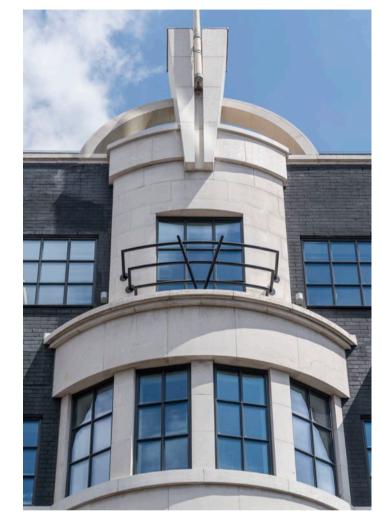
# ST JOHN STREET FARRINGDON







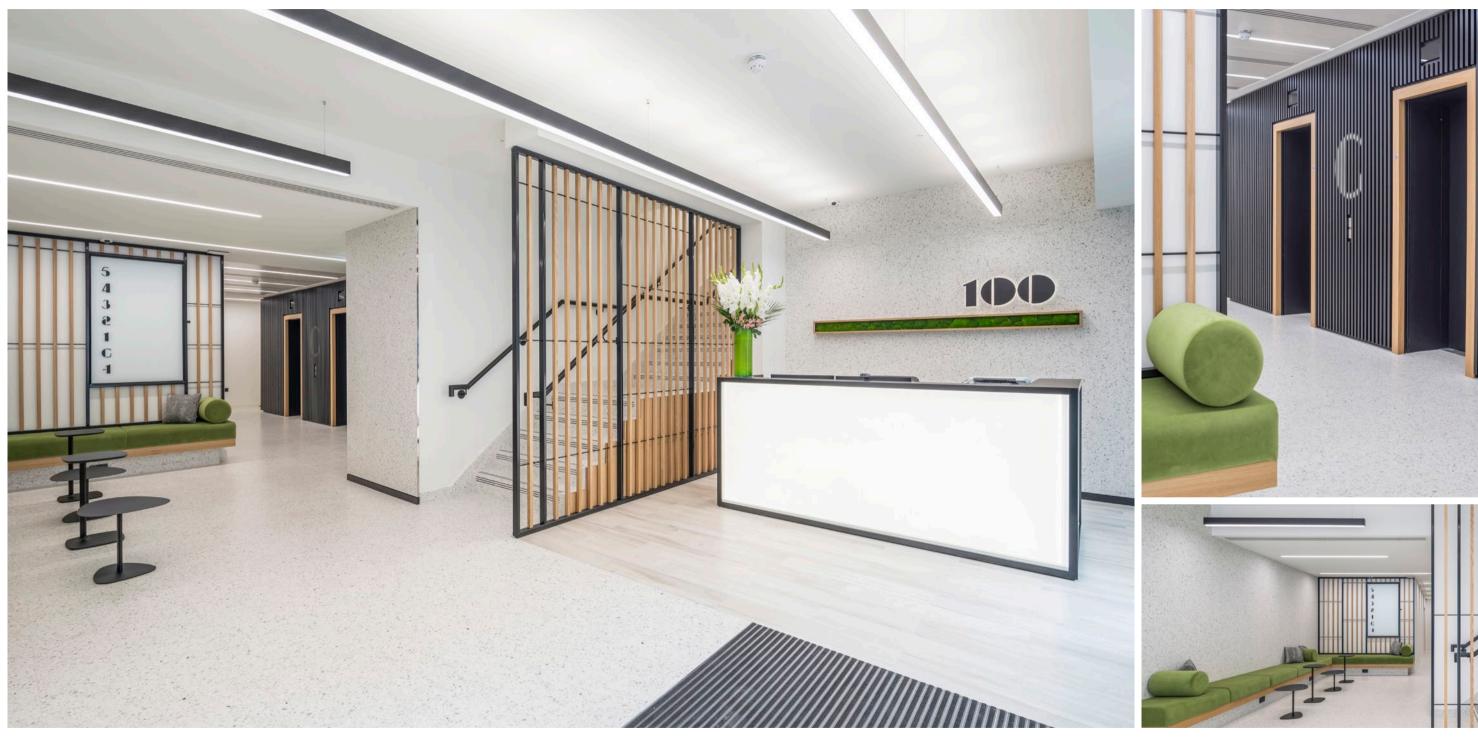
100 ST JOHN STREET OFFERS HIGH QUALITY WORKSPACE, FROM 3,574 SQ FT TO 31,242 SQ FT, IN THE CENTRE OF LONDON'S CLERKENWELL VILLAGE.

Located within one of London's most dynamic neighbourhoods, 100 St John Street has been refurbished to create a contemporary office space.

The symmetrical façade features Portland stone columns and tinted brickwork.

Large, recessed glazing maximises views into the ground floor showroom space and reception area.







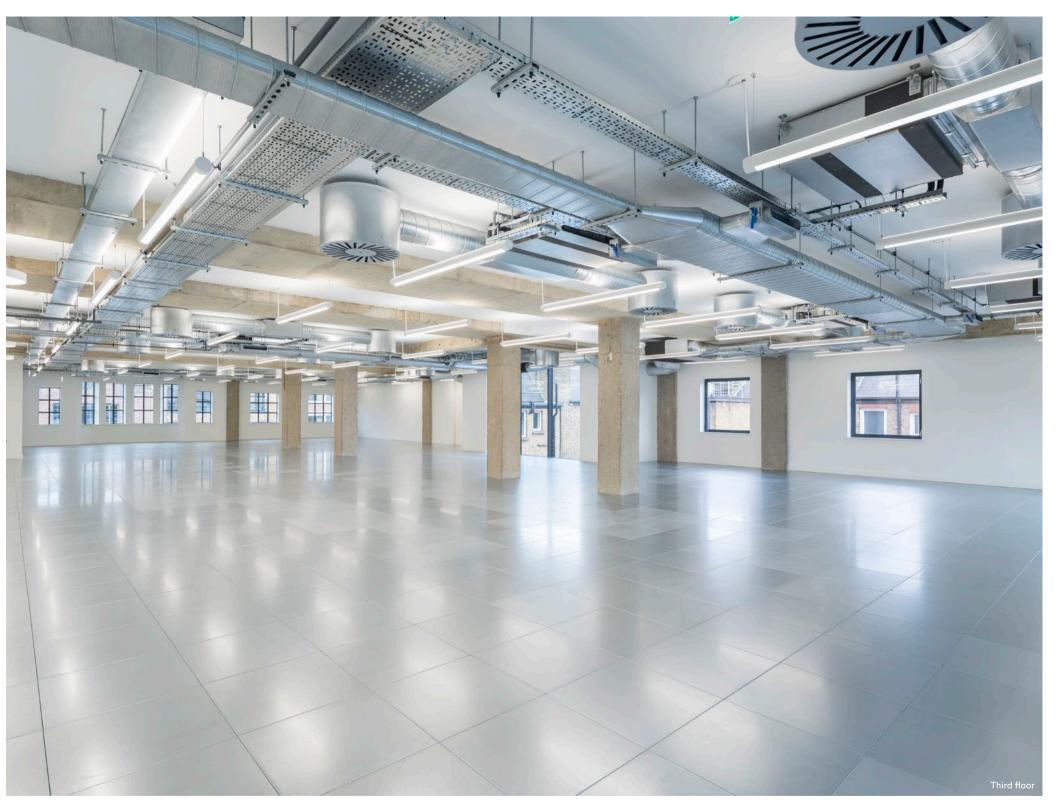








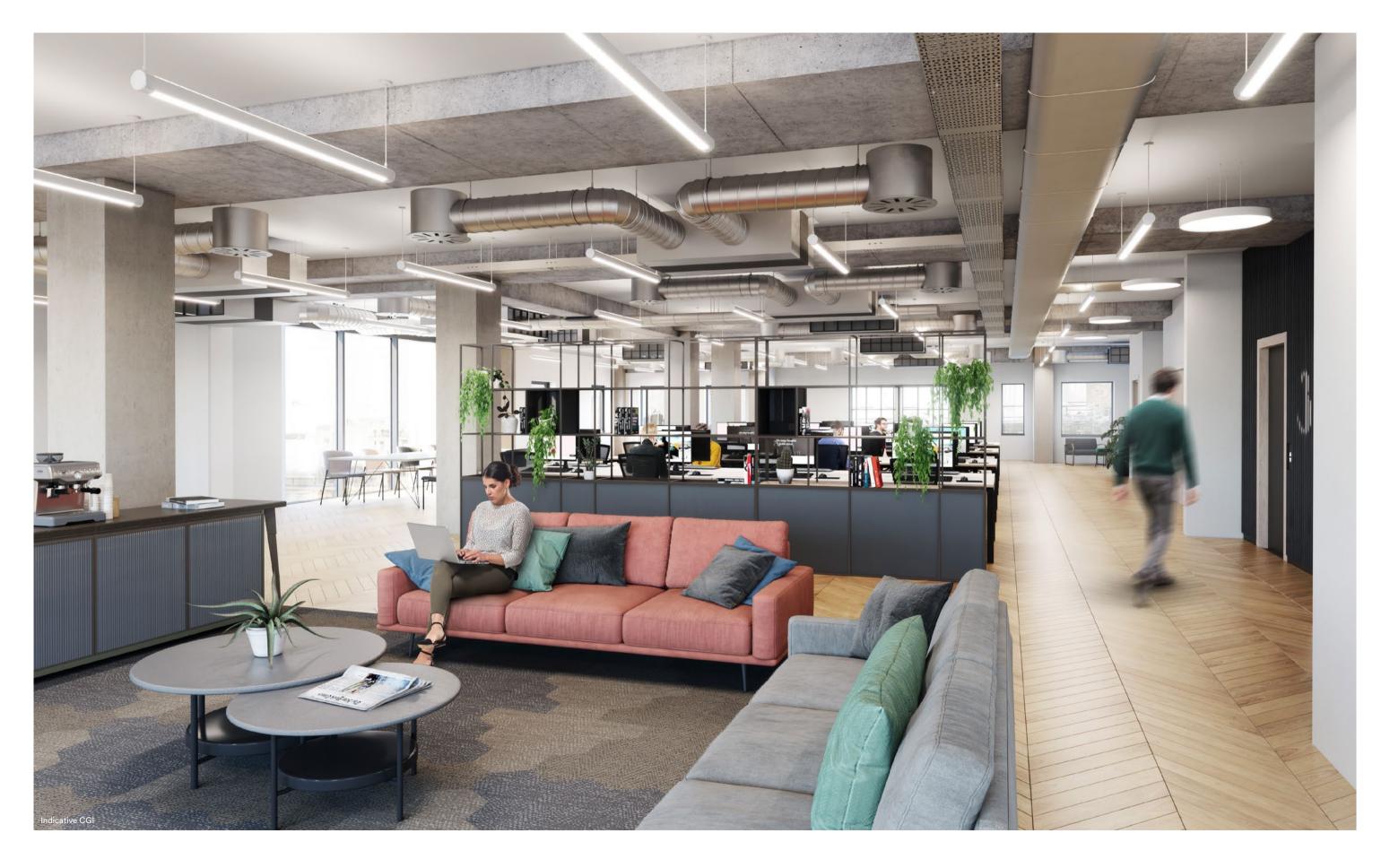




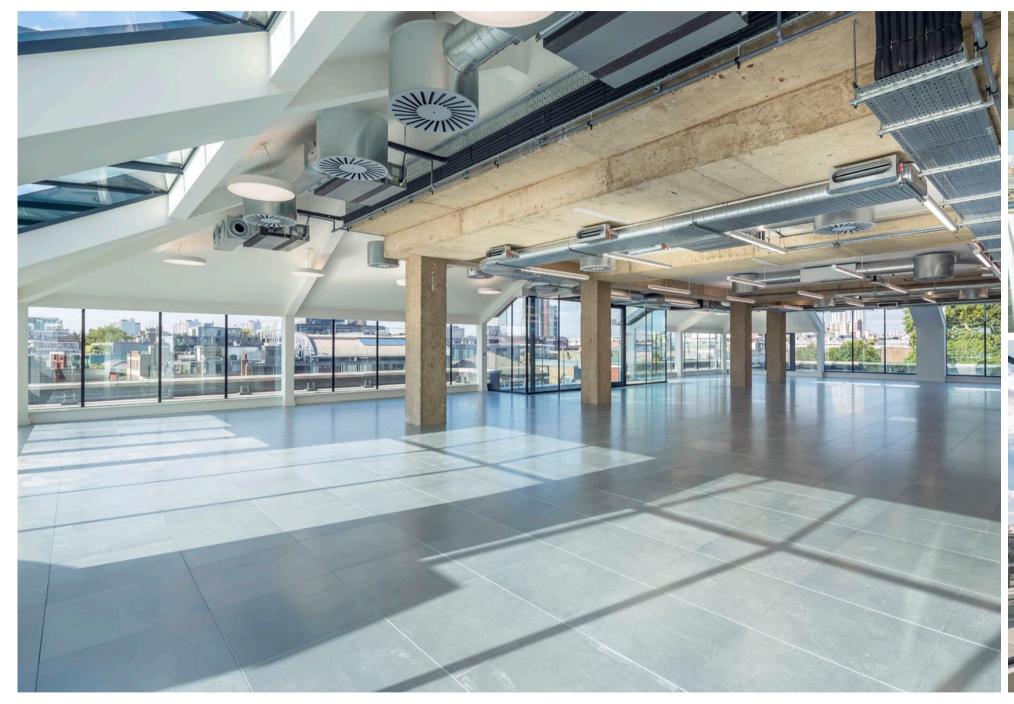
The efficient open plan floor plates maximise the existing character of the building with exposed concrete columns, beams and services.

Feature surrounds to the lift core bring the building identity through to each floor, while the space can be easily adapted by occupiers to suit their own needs and personalities.













The fifth floor benefits from floor to ceiling glazing on three elevations, opening up the space to impressive views whilst also flooding the space with natural light.

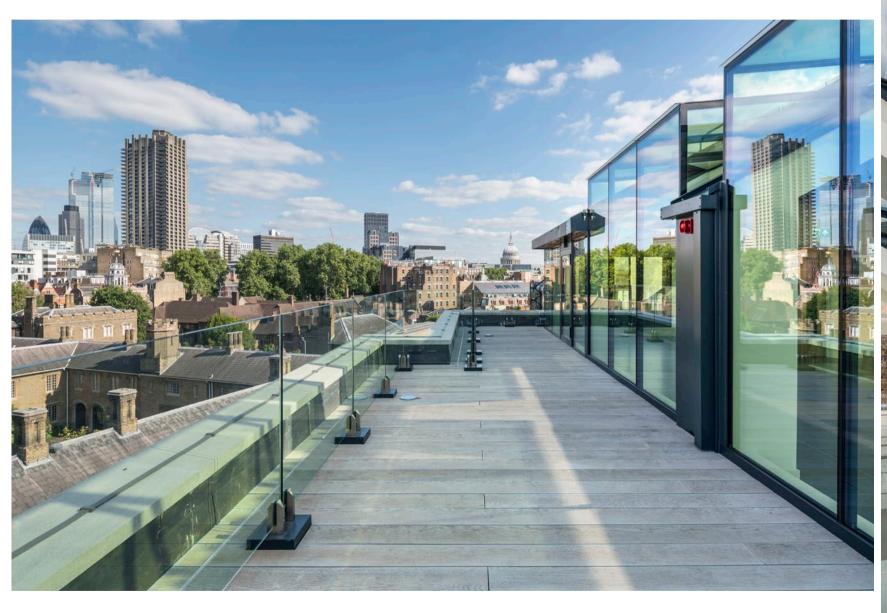




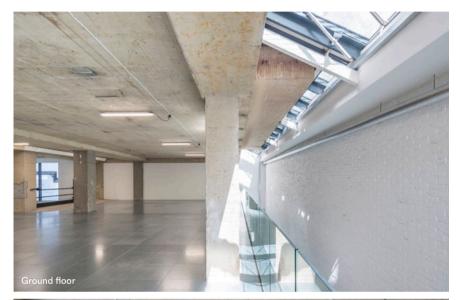
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The fifth floor also boasts terraces totalling 1,082 sq ft with a composite deck finish and new glazed balustrades.

The rear terrace has spectacular views of St Paul's Cathedral and beyond.





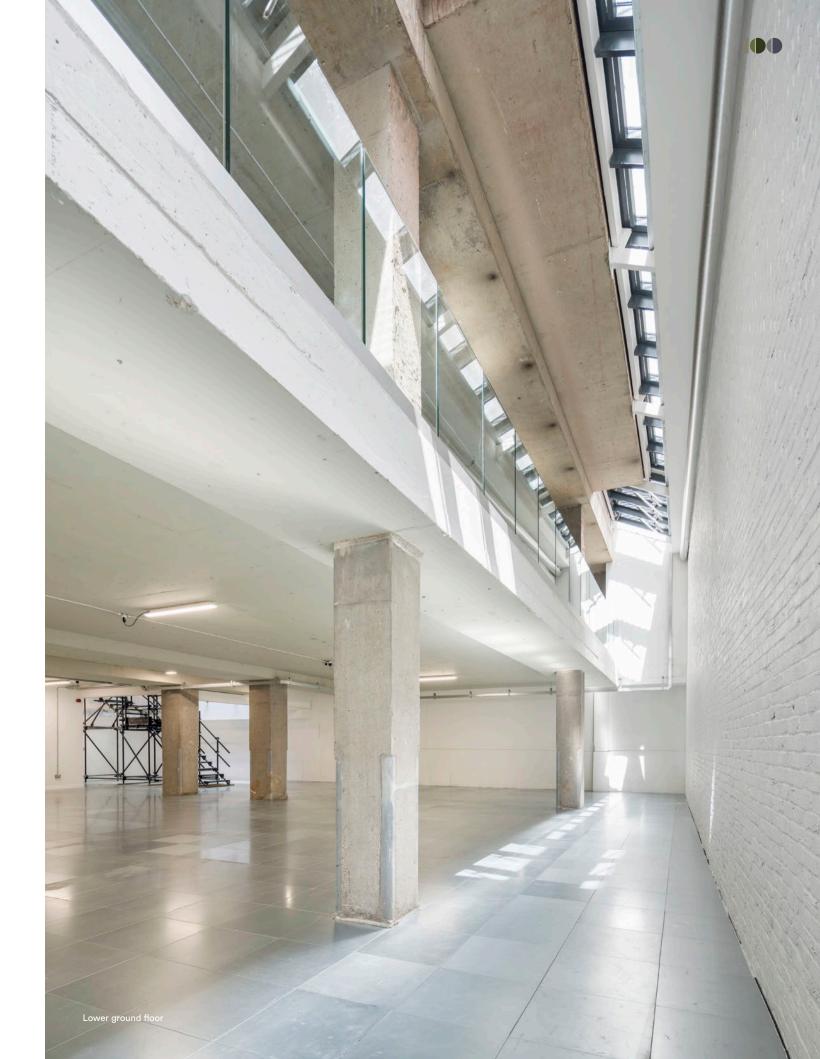






The ground and lower ground floors will be leased as one unit and an opportunity exists to connect the space via a feature staircase within the area.

The space benefits from a self-contained entrance and can be occupied for either showroom or office use.



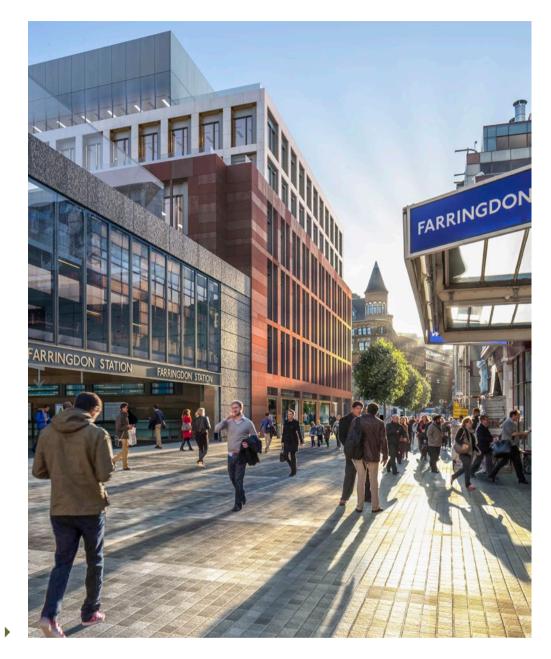


OUR VISION FOR THE FEATURE
STAIRCASE REFERENCES THE ART DECO
FINISHES THROUGHOUT THE BUILDING,
SEAMLESSLY BLENDING HERITAGE WITH
A CONTEMPORARY FUTURE.



## 100

# **FARRINGDON**



Farringdon Station

One of London's most central locations, Farringdon is just a short walk from the City, a Tube ride from the West End and just three minutes to St Pancras International, with Eurostar services to Europe.

KEY
Metropolitan
Circle
Hammersmith & City
Northern
Piccadilly
Central
Victoria
London Overground



Farringdon is exceptionally connected through its station which is one of four interchanges in London where passengers can access national rail links (via Thameslink), London Underground services (Metropolitan, Circle and Hammersmith & City) and The Elizabeth Line (once complete).

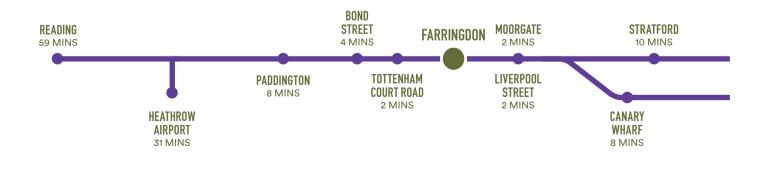
Opened in 1863, Farringdon Station claims to be the oldest underground metro station in the world, but perhaps more impressive is the estimation that a quarter of England's population can reach Farringdon within 45 minutes. The Elizabeth Line will dramatically enhance east—west connections across the capital with the new Farringdon Station as one of its major interchanges.

Elizabeth Line entrance



Travel time from Farringdon (mins)	0	0	
KING'S CROSS / ST PANCRAS	03	_	
MOORGATE	03	02	
LIVERPOOL STREET	06	02	
TOTTENHAM COURT ROAD	16	02	•
BOND STREET	15	04	•
PADDINGTON	17	08	
CANARY WHARF	24	08	
HEATHROW AIRPORT	42	31	
	<b>*</b>		
GATWICK AIRPORT (THAMESLINK)	49	_	





Source: TfL.gov.uk / crossrail.co.uk

# **CLERKENWELL**

St John Michelin Star restaurant

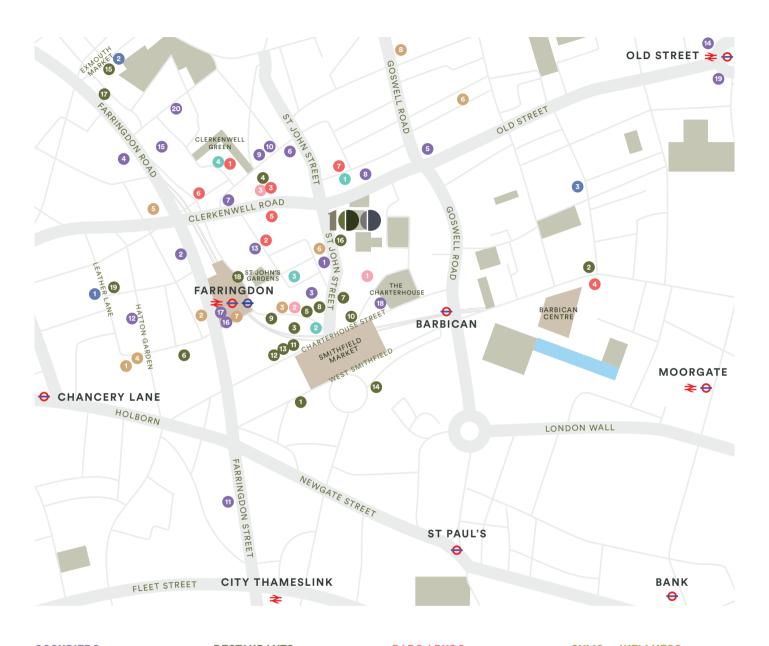


Clerkenwell is a rich and vibrant community that delivers an eclectic mix of authentic and high quality experiences, from Michelin star dining at St John and Club Gascon, to street food, traditional pubs and contemporary bars. Clerkenwell Design Week provides a showcase for great British design and in 2022 Farringdon will become home to the new Museum of London.

Well known as a world-class centre of innovation where creative, media and technology firms rub shoulders, Clerkenwell now boasts dynamic occupiers such as AKQA, LinkedIn, Grey Advertising, Agent Provocateur, Alexander McQueen and Karmarama.



The Modern Pantry Café and dining room



# **OCCUPIERS**

- Steelcase AKQA
- LinkedIn
- Allford Hall Monaghan Morris
- Alexander McQueen
- Ennismore
- Vitra
- Unilever
- Deloitte Digital 10
- Goldman Sachs
- 12 Grey
- 13 Kurt Geiger
- Agent Provocateur
- Haynet Tillett Steel 15
- 16 Moo
- 17 Karmarama
- 18 Anomaly
- Spark44
- Zaha Hadid Architects

## RESTAURANTS

- Bird of Smithfield
- Côte Brasserie HIX Oyster & Chop House
- The Modern Pantry
- Polpo Bleeding Heart Restaurant
- St John
- Vinoteca
- The Fence
- Gaucho Smiths of Smithfield 11
- 12 Cubana
- 13 Comptoir Gascon
- 14 Club Gascon
- 15 Moro Luca

10

- The Quality Chop House 17
- 18 Ibérica
- 19 Anglo

# **BARS / PUBS**

- The Crown Tavern
- The Jerusalem Tavern
- The Zetter Townhouse
- The Jugged Hare BrewDog
- The Green
- The Slaughtered Lamb

## **HOTELS & LEISURE**

- Malmaison
- The Rookery
- The Zetter Hotel

## **MARKETS**

- Leather Lane **Exmouth Market** Whitecross Market

# **GYMS & WELLNESS**

- Frame Farringdon
- F45
- CrossFit
- PureGym Yoga with Olivia
- MOB45 Clerkenwellbeing

## CAFÉS

- J+A Café
- **PAUL**
- Bench
- Grub on the Green





**Terroni** London's oldest Italian delicatessen



Leather Lane Market
A haven for street food-lovers







Marby & Elm Letterpress design studio



J+A café
Old-fashioned and
rustic feel courtyard café





Wine bar and restaurant



Look Mum no Hands! Cycle shop and café

Smithfield Rotunda Garden







Heritage
The fabric of
Clerkenwell





# **SUMMARY SPECIFICATION**

















Manned Reception



2 × 13 person passenger lifts 1x goods lift serving ground to lower ground



Self-contained entrance to ground and lower ground floor duplex



Excellent floor to ceiling heights (Typically 3.06m FFL-FCL)



New air-conditioning – VRF System



Occupational density of 1:8 sq m



Fully accessible metal tile raised floors



5th floor terraces



44 secure cycle spaces



44 lockers and a drying cabinet



2 x male & 2 x female showers



Fibre connectivity (suggested provider Backbone Connect)



Ground & Lower Ground floors: EPC B 1st – 5th floors: EPC A

•••••

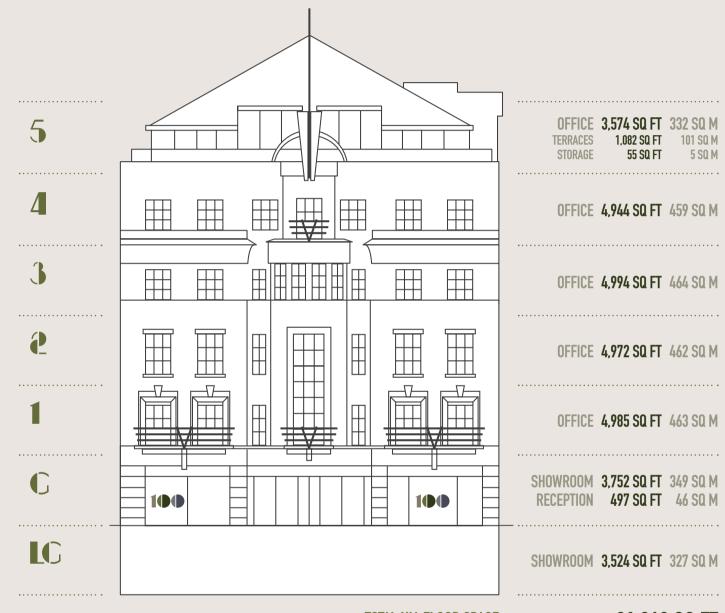


BREEAM® Targeting BREEAM Very Good



Ground and lower ground floor duplex delivered as shell and core

# **SCHEDULE**

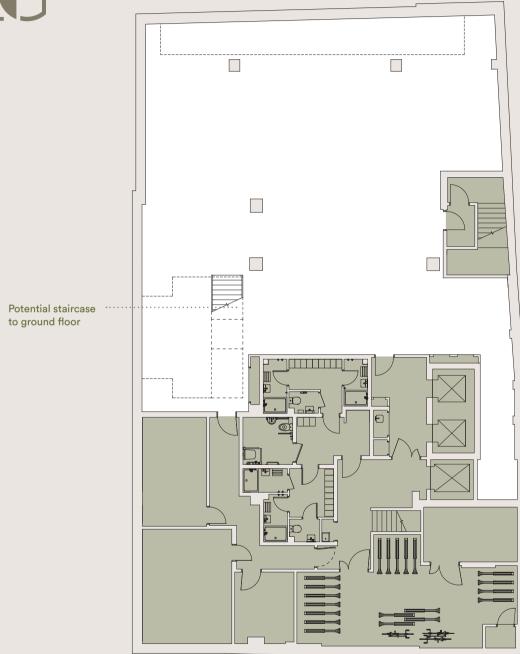


TOTAL NIA FLOOR SPACE

31,242 SQ FT 2,902 SQ M

# FLOOR PLANS





ST JOHN STREET

SHOWROOM

3,752 SQ FT 349 SQ M

RECEPTION 497 SQ FT 46 SQ M



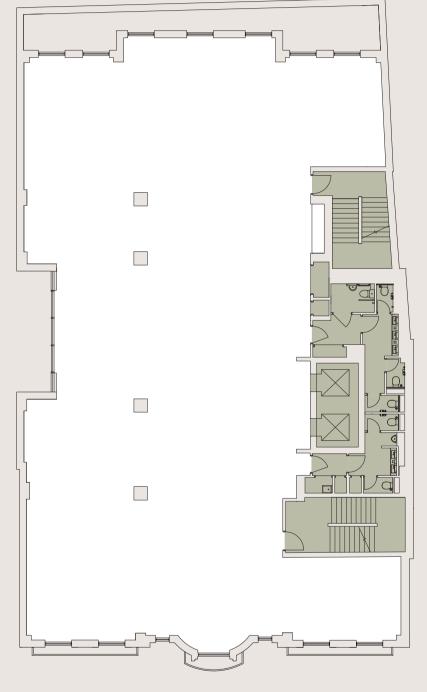


ST JOHN STREET

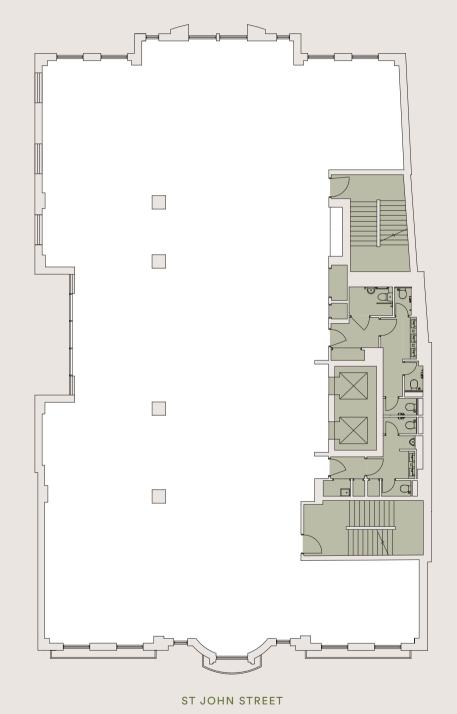
SHOWROOM

3,524 SQ FT 327 SQ M

Plans not to scale. Indicative only.



ST JOHN STREET

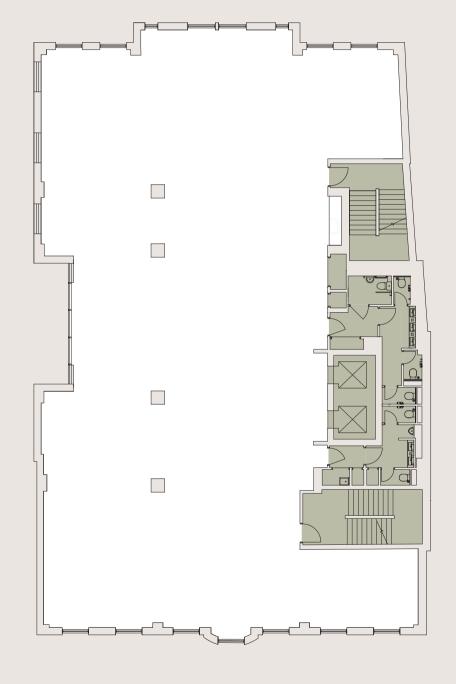


0FFICE 4,972 SQ FT 462 SQ M

OFFICE

4,985 SQ FT 463 SQ M

ST JOHN STREET



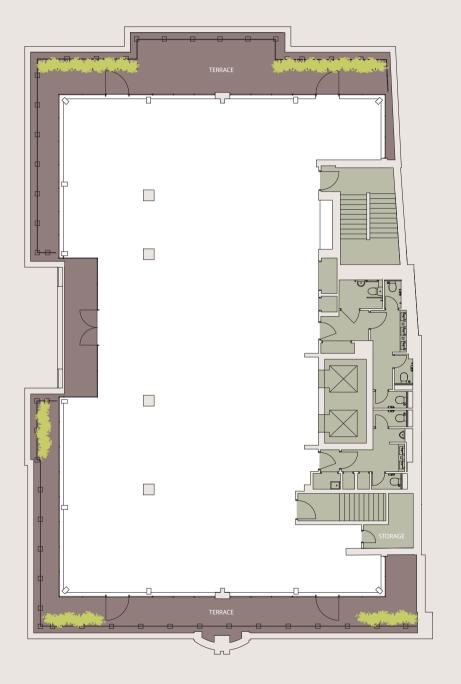
ST JOHN STREET

OFFICE 4,944 SQ FT 459 SQ M

OFFICE

4,994 SQ FT 464 SQ M

Plans not to scale. Indicative only.



ST JOHN STREET

OFFICE

3,574 SQ FT 332 SQ M TERRACES

1,082 SQ FT 101 SQ M STORAGE

55 SQ FT 5 SQ M

Plans not to scale. Indicative only.

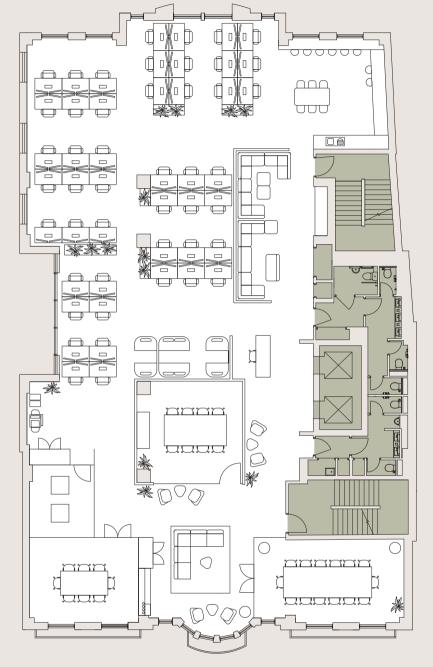




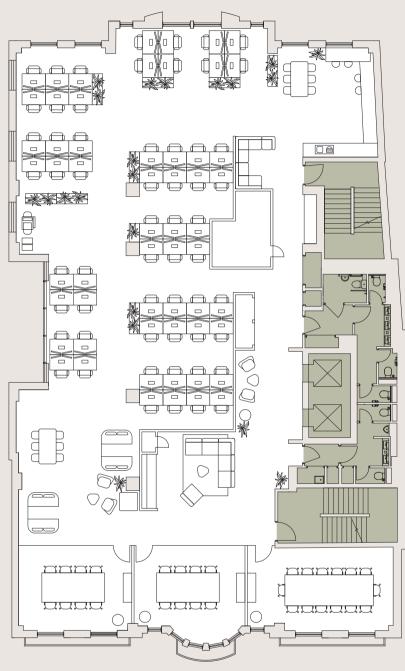




# **SPACE PLANS**



ST JOHN STREET



ST JOHN STREET

Plans not to scale. Indicative only.

(BASE BUILD 1:8 SQ M)

#### 47 workstations (desk size 1,400mm x 800mm)

- 1 x boardroom (14 x people)
- 2 x meeting rooms (8 x people)
- 3 x acoustic booths
- 1x kitchenette / teapoint
- 1x breakfast bar with seating
- 2 x break out areas

- 1x comms room
- 1x storage + printing area
- 2 x cloak storage areas

# HIGH DENSITY LAYOUT **SEATING: 58**

OCCUPATIONAL DENSITY OF 1:8 SQ M (BASE BUILD 1:8 SQ M)

#### 58 workstations (desk size 1,200mm x 800mm)

- 1 x boardroom (14 x people)
- 2 x meeting rooms (8 x people)
- 2 x acoustic booths
- 1x phone booth
- 1x kitchenette/teapoint
- 1x breakfast bar with seating
- 1x break out area
- 1x reception area + holding area / soft seating
- 1x comms room
- 1x storage + printing area
- 2 x cloak storage areas

**LOW DENSITY LAYOUT SEATING: 47** 

OCCUPATIONAL DENSITY OF 1:10 SQ M

# 1x reception area + holding area / soft seating

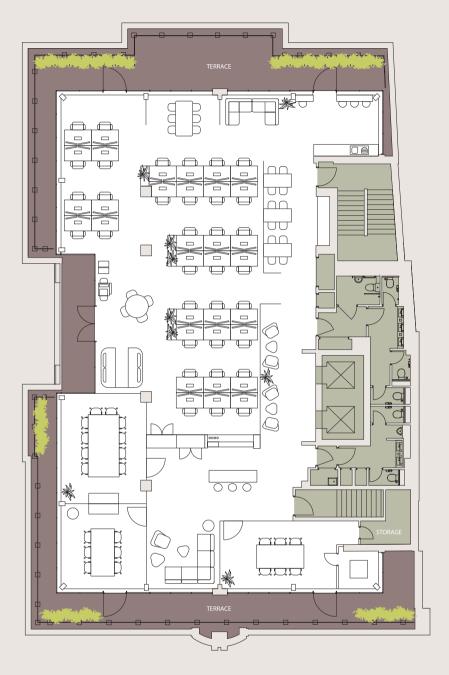
Plans not to scale. Indicative only.

1x reception area + holding area /

soft seating

1x comms room

# **SPACE PLANS**



ST JOHN STREET

#### 34 workstations (desk size 1,400mm x 800mm)

- 1 x boardroom (10 x people)
- 2 x meeting rooms (6 x people)
- 1x phone booths / acoustic booths
- 1 x kitchenette
- 1x breakfast bar with seating
- 4 x break out areas

- 1x storage + printing area

# HIGH DENSITY LAYOUT **SEATING: 43**

OCCUPATIONAL DENSITY OF 1:8 SQ M (BASE BUILD 1:8 SQ M)

# 43 workstations

ST JOHN STREET

- 1 x boardroom (10 x people)

- 1x kitchenette

\*\*\*

- 1x breakfast bar with seating
- 1x break out area

# (desk size 1,200mm x 800mm)

- 2 x meeting rooms (6 x people)
- 1x phone booth / acoustic booth
- 1x storage + printing area 2 x cloak storage areas

nnn

# **LOW DENSITY LAYOUT SEATING: 34**

OCCUPATIONAL DENSITY OF 1:10 SQ M (BASE BUILD 1:8 SQ M)

## 1x reception area + holding area / soft seating

- 1x comms room
- 2 x cloak storage areas

## **SPECIFICATION**



The building construction consists of a concrete basement with concrete framed building above, composite floor 'soft spot' infills. The fifth floor is formed from a lightweight steel frame with insulated panel roof system.

#### STRUCTURAL LOADINGS

The structural load allowances are based on the assumed design code requirements from the date of the original design. For office areas the imposed load allowance of 2.5kN/m<sup>2</sup> + 1.0 N/m<sup>2</sup> for lightweight partitions.

#### **CEILING HEIGHTS**

Floor	Approx FFL-FCL (mm)	Approx FFL to exposed services (mm)	Approx slab to slab (mm)
5	3,080 raised in areas to roof slopes	2,575 min	3,540 to lower level of plant room
4	3,060	2,580 typical, 2,400 min	3,520
3	3,060	2,580 typical, 2,400 min	3,520
2	3,060	2,580 typical, 2,400 min	3,520
1	3,060	2,580 typical, 2,400 min	3,520
Reception	2,800	_	3,520
G	3,070	_	3,520
LG	3,030	2,375 min	3,520

St John Street ground floor façade replaced with structural glazing and re-clad Portland stone columns.

St John Street facade brickwork tinted with zero maintenance brick dye to create a timeless aesthetic.

Window frames to front façades are dark grey thin profile thermally broken aluminium with solar controlled sealed doubled glazed units.

New full height ribbon glazing and frames to top floor.

New glazed dormers to top floor.

#### MAIN ENTRANCE — ST JOHN STREET

Removal of textured stone effect columns and existing features at ground floor and replaced with new structural glazed frontage and Portland Stone surrounds.

A light and open reception inspired by the Stepney Carrier building that previously occupied the site using Art Deco references in contemporary styles.

#### OFFICE SPACE

Walls and ceiling in white painted plasterboard. Main beams in exposed bare concrete finish.

Ceilings with exposed main services and surface mounted linear fittings.

Window blinds to be fitted by tenant.

Support for angled blinds to be provided at fifth floor dormer location.

New medium duty raised access floor.

New door sets and skirtings.

#### TERRACES

New waterproof coating to terraces at fifth floor level with composite deck finish. New glazed balustrades to all terraces.

New lighting to terraces.

#### OCCUPANCY STANDARDS

WCs 1:8m² (on a floor by floor basis) M&E

Lifts 1:8m<sup>2</sup> at 80% utilisation

Means of escape 1:6m<sup>2</sup>

## LIFT CARS

2 × 13 person lifts to main core.

1 x Goods/Bins/Cycle lift from Lower Ground to Ground floor.

Terrazzo flooring to main core lifts to match reception. High quality wall finishes and mirror. Lift surrounds to continue with building identity theme.

Call button panel and handrails in stainless steel. Goods/Bins/Cycle lift has metal plate flooring and hard-wearing wall finishes with protection rails.

The main circulation stair from reception has a terrazzo finish from ground to first floors to match the reception flooring with a woven floor finish to the remaining four floors.

A separate stair to lower ground level from the alternative entrance on St John Street gives direct access to cycle storage and basement facilities by stairs and lift.

A feature stair can be provided from ground to lower ground within the main office floor area.

The fifth floor is constructed to allow for a feature stair from fourth to fifth floor level within the office floor area.

The escape/circulation stair to SW corner has a painted wall finish and a woven floor finish with contrasting nosings.

#### **TOILETS**

Calculated at an occupancy of 1 person per 8m<sup>2</sup> on a floor by floor basis.

Separate gender WCs on each floor plate.

Full height cubicle separation.

Contemporary coordinated sanitaryware fixtures and fittings.

WC pan with dual flush.

Accessible WC to each level to fully comply with Building Regulations Part M with satin stainless steel fittings.

#### LOWER GROUND LEVEL FACILITIES

Cycle racks in dedicated storage area for 44 cycles including 1 accessible cycle space and painted floor.

Wall mounted cycle surgery station.

Accessible shower room accessed from common lobby to fully comply with Building Regulations Part M.

Separate gender allocated shower rooms -2 x female and 2 x male shower cubicles and 1 WC in each.

44 lockers and a drying cabinet.

#### LOWER GROUND PLANT AREAS

Painted floors with blockwork walls.

Plastered painted finish to lift lobby and circulation area.

Bin store for 4 no. 1,100L bins with wash-down

#### MECHANICAL AND PUBLIC HEALTH INSTALLATIONS

The building heating and cooling is provided by air cooled Variable Refrigerant Flow (VRF) systems. The condensers are located on the roof of the building in a louvered compound.

#### **EXTERNAL DESIGN CONDITIONS**

Winter -4°C db/saturated Summer 30°C db/20°C wb

VRF system is capable of operating an external dry bulb temperature of -10°C to 40°C (at reduced capacity).







#### INTERNAL DESIGN CONDITIONS

#### Office Areas

Winter 21°C db/no RH control Summer 24°C db/no RH control

#### Toilets/Shower Area

Winter 20°C db/no RH control

Summer No maximum temperature control

/no RH control

#### **Reception Lobby/Entrance**

Winter 19°C db minimum/no RH control Summer 24°C db minimum/no RH control

#### Circulation Areas, Staircases and Toilets

19°C db minimum/no RH control

No maximum temperature control /no RH control

#### **Ground Floor Lift Lobby**

Winter 19°C db minimum/no RH control

#### AIR-CONDITIONING

The office areas are comfort cooled and heated by VRF systems that provide simultaneous heating and cooling to the offices. Each floor has its own VRF system and associated controls. The indoor fan coil unit are ceiling mounted, ducted chassis type and exposed connected to secondary ductwork and grilles.

The reception is provided with its own split AC system. Common parts are provided with electric heating.

#### OFFICE VENTILATION

The office floors are provided with on floor heat recovery ventilation units. The intake and exhaust louvres are sited on the light-well on each floor. The fresh air is distributed via horizontal ductwork to the back of fan coil units.

Fresh air ventilation rate 12 L/s per person.

#### **TOILET VENTILATION**

The toilets are provided with extract ventilation. Make-up air is provided by drawing air from the office area.

The extract ventilation rate provides ten air changes per hour.

#### TENANT PLANT SPACE

The roof plant area is provided for the future provision of tenant cooling equipment. The plant space is suitable for small split condensers to serve comms rooms.

#### **BUILDING MANAGEMENT SYSTEM**

The building is provided with new BMS and controls installation incorporating.

#### **ENERGY METERING**

The distribution boards on each floor are provided with separate lighting, small power and mechanical service power metering.

## **PUBLIC HEALTH INSTALLATIONS**

The incoming mains water supply serves a cold water storage tank from which boosted hot and cold water is distributed throughout the building.

The centralised domestic hot water is generated by a gas fired calorifier sited within the roof plantroom.

Each office area is provided with capped drainage and cold water supplies for future extension by the tenant to serve tea point areas.

The sanitary plumbing installation connects to all ablution appliances.

#### SUSTAINABILITY

Ground & Lower Ground floors: EPC B(31) 1st - 5th floors: EPC A(21)

Aspiration to achieve a BREEAM Very good rating.

#### **ELECTRICAL INSTALLATIONS**

#### **Design Criteria**

Small power to office areas: 25 W/m<sup>2</sup>.

Lighting allowance to offices of 10W/m<sup>2</sup>. Cleaners socket outlets within circulation areas are provided.

#### Lighting

The office areas are provided with general purpose lighting comprising linear suspended direct/indirect LED luminaires in line with the design intent of CIBSE Lighting Guide LG7.

The reception is provided with decorative feature LED lighting scheme and linear LED slots lights.

Lights throughout as white 4,000 k.

Average Luminance Levels: Office areas 400 lux at 0.75m working plane Stairways/Corridors 150 lux Reception 300-350 lux WCs/Showers 200 lux

Emergency lighting in accordance with BS 5266.

#### **Lighting Control**

Lobbies 200-250 lux.

A DALI dimmable lighting control system is provided in the main offices on a floor by floor basis utilising Dali gateway system. The system provides energy conservation via automatic control of luminaires utilising presence detection and daylight dimming.

#### Communication Installations

Backbone Connect have installed two 1Gb capable fibre lines into a 700 x 1,150mm comms cupboard located on the lower ground floor, allowing tenants' to take either a single or diverse fibre internet service.

Cable travs are provided in the electrical risers for future tenants' incoming data installations.

#### Fire Alarm System

Category L2 fire alarm installation comprising of flashing beams, sounders and detectors connected into the landlord's fire alarm panel. Break glass call points are installed adjacent to doors serving escape routes from the tenant's space and landlord's areas.

#### On floor Power and Data

Split electricity boards are provided on each floor for tenant areas serving the lighting and fan coil installations with spare ways for tenant's power.

On floor power distribution by tenant via the raised floor installation.

#### **Landlords Power**

Socket outlets are provided in landlord areas for cleaning.

#### SECURITY INSTALLATION CCTV coverage to main entrance of the

building and video door access control system.

#### LIFT INSTALLATIONS

The building is provided with a duplex pair of 13-person (1,000kg) electric traction machine roomless passenger lifts rated at 1.6m/s to meet the requirements of BCO 2014 at an office floor density of 1 per 8m<sup>2</sup> at 80% utilisation.

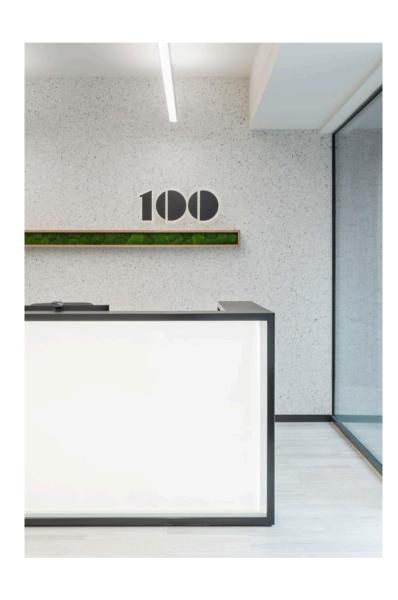
In addition to these lifts is a platform lift with a capacity of 1.000kg serving the cycle store located at the basement floor.

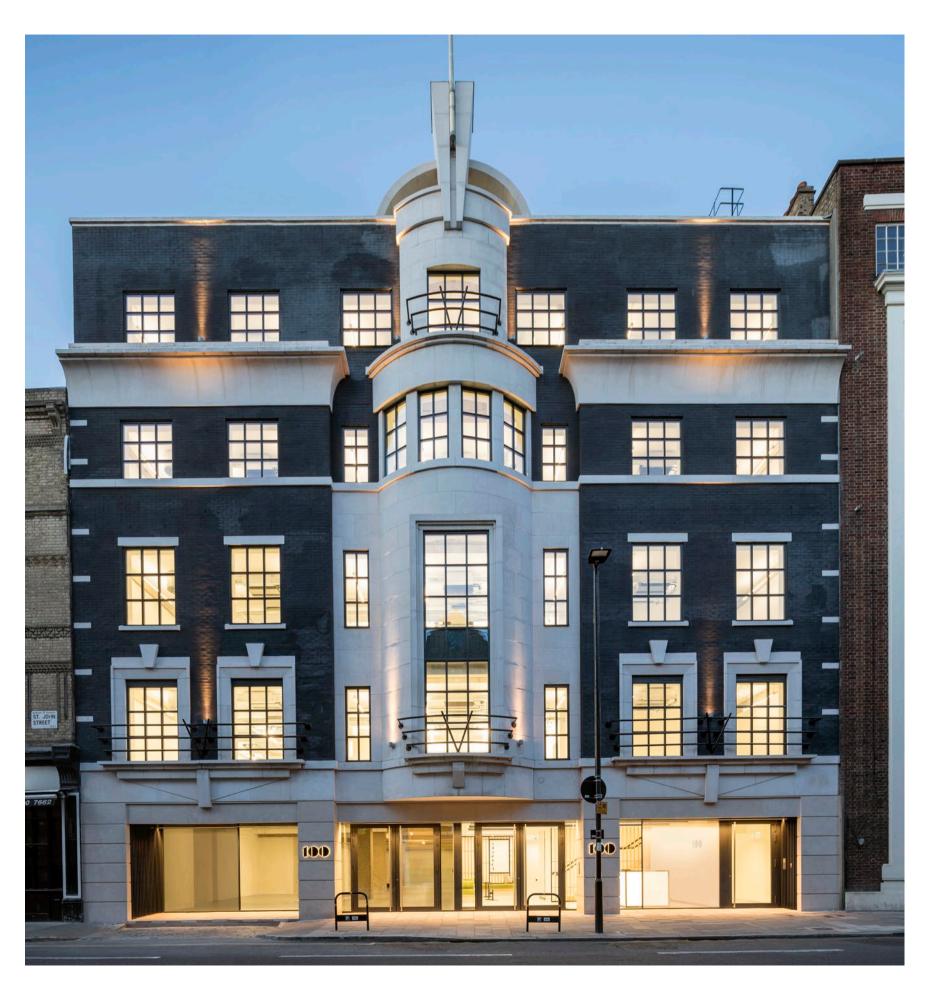
#### MEANS OF ESCAPE

The escape routes for the building are via the two main stair cores, leading through doors to the front of the building onto St John Street.

The building has been assessed using an occupant density of 1 per 6m² for escape routes.







# 100 STJOHN STREET.LONDON

**TEAM** 

Developer
Aberdeen Standard Investments

Architect AWW

Quantity Surveyor **Fanshawe** 

M&E Consultant
Watkins Payne Partnership

Structural Engineer Fairhurst

Contractor
Corley + Wolley

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