

200

GRAY'S INN ROAD

SPACE REDEFINED

- ❑ **FIFTH FLOOR: 17,822 SQ FT / 1,656 SQ M**
- ❑ **SEVENTH FLOOR: 17,000 SQ FT / 1,579 SQ M***
(AVAILABLE Q3 2016)
- ❑ **3.4M OVERALL FLOOR TO CEILING HEIGHT**
- ❑ **EXPOSED CONCRETE COFFERED CEILING**
- ❑ **BESPOKE ZUMTOBEL LED LIGHTING SYSTEM**
- ❑ **1 PERSON PER 8 SQ M OCCUPANCY**
- ❑ **NEW DISPLACEMENT AIR CONDITIONING**
- ❑ **NEW RAISED FLOOR — 265MM VOID**
- ❑ **NEW WCs**
- ❑ **7M HIGH RECEPTION**
- ❑ **6 PASSENGER LIFTS**
- ❑ **GOODS LIFT**
- ❑ **ON SITE BUILDING MANAGEMENT**
- ❑ **NEW CYCLE CENTRE & SHOWERS**
- ❑ **4,500 SQ FT ATRIUM**
- ❑ **24 HOUR MANNED RECEPTION**



200 GRAY'S INN ROAD LIES IN THE HEART OF LONDON, CONVENIENTLY LOCATED BETWEEN THE CITY AND THE WEST END.



AT THE CENTRE OF LONDON’S TRANSPORT NETWORK, WITH AN ARRAY OF INDEPENDENT SHOPS, BARS, RESTAURANTS AND RETAIL AMENITIES IN THE IMMEDIATE AREA.

TRAVEL & TRANSPORT

- ❑ EUROSTAR, MAINLINE AND UNDERGROUND TRAIN SERVICES FROM KING’S CROSS/ ST PANCRAS INTERNATIONAL
- ❑ THAMESLINK FOR NORTH TO SOUTH RAIL SERVICES FROM FARRINGDON
- ❑ CENTRAL LINE FOR EAST TO WEST UNDERGROUND SERVICES FROM CHANCERY LANE

The following stations are within easy walking distance:

CHANCERY LANE

🚶 6 mins
Central line
🚇

RUSSELL SQUARE

🚶 7 mins
Piccadilly line
🚇

FARRINGDON

🚶 9 mins
Metropolitan line
Circle line
Hammersmith & City line
Thameslink
Crossrail



KING’S CROSS

🚶 9 mins
Northern line
Victoria line
Piccadilly line
Metropolitan line
Circle line
Hammersmith & City line
National Rail



ST PANCRAS INTERNATIONAL

🚶 10 mins
National Rail
International Rail



- ❑ PICCADILLY LINE FOR EAST TO WEST UNDERGROUND SERVICES FROM RUSSELL SQUARE
- ❑ ON COMPLETION IN 2018, CROSSRAIL FROM FARRINGDON WILL TAKE YOU TO THE WEST END IN 5 MINS AND HEATHROW IN 30 MINS

The following destinations are also easily accessible:

BANK

🚆 21 mins
🚲 12 mins
🚇 15 mins

WATERLOO

🚆 20 mins
🚲 16 mins
🚇 25 mins

LIVERPOOL STREET

🚆 30 mins
🚲 19 mins
🚇 16 mins

BOND STREET

🚆 30 mins
🚲 17 mins
🚇 17 mins

PADDINGTON

🚆 41 mins
🚲 26 mins
🚇 28 mins

CANARY WHARF

🚆 60 mins
🚲 38 mins
🚇 33 mins

LOCAL AMENITIES

FOOD & DRINK

- 1 Gray’s Inn Food
- 2 Department of Coffee & Social Affairs
- 3 Holborn Dining Room
- 4 Bacco
- 5 Ciao Bella
- 6 Cigala
- 7 Garufin
- 8 Prufrock Coffee
- 9 Craft Beer Company
- 10 Kimchee
- 11 Dans le Noir
- 12 The Bountiful Cow
- 13 Pieminister
- 14 Scarfes Bar
- 15 Apostrophe
- 16 The Hoxton, Holborn
- 17 Sir Christopher Hatton
- 18 Otto’s Restaurant
- 19 The Old Nick
- 20 The Perseverance
- 21 The Lady Ottoline
- 22 The Yorkshire Grey
- 23 Bea’s of Bloomsbury Cakes

- 24 Luce e Limoni
- 25 Aux Pains de Papy
- 26 The Lamb
- 27 SOYA
- 28 Sweet Boulangerie
- 29 Caravan
- 30 The Clerk & Well
- 31 Fleet River Bakery
- 32 Hummus Bros
- 33 Konditor & Cook
- 34 Din Din
- 35 Grill Market Holborn
- 36 BottleDog
- 37 Cibo
- 38 The Blue Lion
- 39 The Calthorpe Arms
- 40 Tuttis
- 41 La Gourmandina
- 42 Knockbox Coffee
- 43 The Queen’s Head
- 44 Woolley’s
- 45 The Bull Steak Expert
- 46 Mas Q Menos
- 47 Holborn Grind
- 48 The Bowler
- 49 The Modern Pantry
- 50 The Zetter Townhouse
- 51 Bistrot Bruno Loubet

- 52 Workshop Coffee Co.
- 53 Café Kick
- 54 Asadal
- 55 Banh Mi Bay
- 56 Bar Polski
- 57 Blue Morpho
- 58 Café Le Cordon Bleu
- 59 Café Trio D’Or
- 60 Cittie of Yorke
- 61 Conduit Coffee House
- 62 Eat Tokyo
- 63 The Enterprise
- 64 The Espresso Room
- 65 Great Queen Street Restaurant
- 66 The Princess Louise

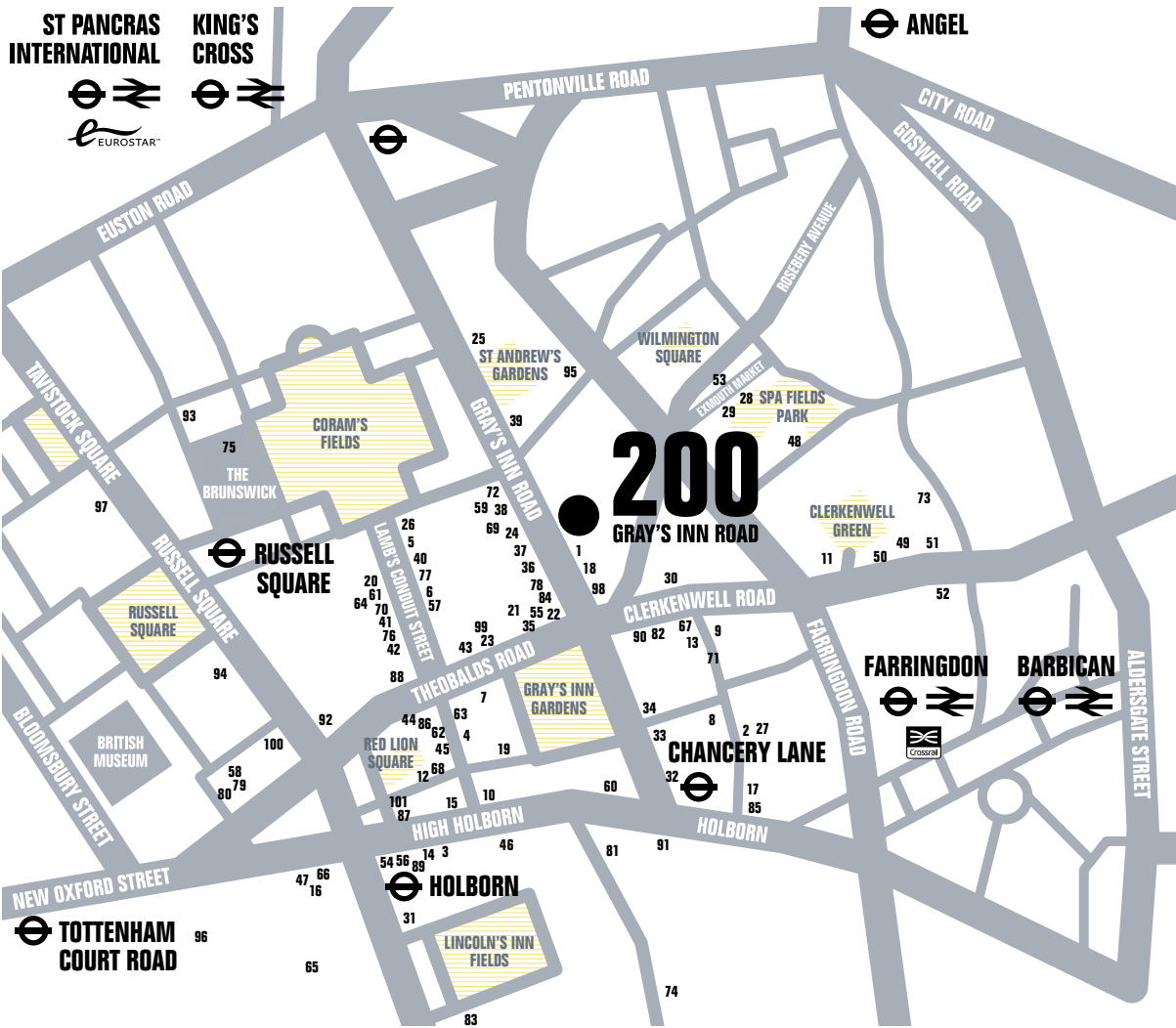
RETAIL & CULTURE

- 67 Wildabout Flowers
- 68 The Folio Society
- 69 Charles Dickens Museum
- 70 Persephone Books
- 71 Leather Lane Market
- 72 Peregrine’s Pianos
- 73 Lily Maila
- 74 Ede & Ravenscroft
- 75 Curzon Bloomsbury
- 76 Folk

- 77 Susannah Hunter
- 78 Condor Cycles
- 79 Classic Camera
- 80 London Rubber Stamps
- 81 London Silver Vaults
- 82 Magma Bookshop
- 83 The Old Curiosity Shop

HEALTH & LEISURE

- 84 Gray’s Inn Barbers
- 85 Bounce
- 86 Ted’s Grooming Room
- 87 Gym Box
- 88 LA Fitness
- 89 Fitness First
- 90 Fitness World
- 91 The Gym Hatton Garden
- 92 Holborn Health & Fitness Club
- 93 Natures du Monde Spa Clinic
- 94 Organic Remedies
- 95 Ozone Health & Fitness Centre
- 96 The Aveda Institute Salon & Spa
- 97 Bannatyne Health Club
- 98 ESHK Grooming
- 99 Pure Nature Cures
- 100 All Star Lanes
- 101 BOOM Cycle



EXMOUTH MARKET & LAMB'S CONDUIT STREET PROVIDE A VIBRANT & ECLECTIC SELECTION FOR LUNCHTIME & AFTER WORK EVENTS.



The Yorkshire Grey, Theobalds Road



Gray's Inn Barbers



The Lamb, Lamb's Conduit Street



Peregrine's Pianos, Gray's Inn Road



Bottledog, Gray's Inn Road



The Hoxton Hotel, High Holborn



Otto's Restaurant, Gray's Inn Road



Knockbox Coffee, Lamb's Conduit Street



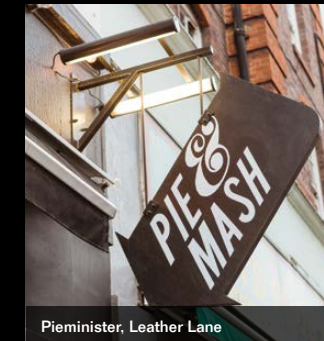
Workshop Coffee Co. Clerkenwell Road



Charles Dickens Museum, Doughty Street



Curzon Bloomsbury, The Brunswick



Pieminister, Leather Lane



Gray's Inn Food, Gray's Inn Road



Holborn Dining Room/Rosewood Hotel



Luce e Limoni, Gray's Inn Road



The Perseverance, Lamb's Conduit Street



Ede & Ravenscroft, Chancery Lane



**CLERKENWELL ROAD IS WITHIN
A MINUTES' WALK; AN AREA THAT
CONTINUES TO ATTRACT SOME OF
LONDON'S MOST FAMOUS AND
CONTEMPORARY RESTAURANTS,
HOTELS AND RETAIL.**



**200 GRAY'S INN ROAD IS A
DESTINATION BUILDING THAT
IS CONTINUING TO UNDERGO
A TRANSFORMATIONAL
REFURBISHMENT, INTEGRATING
34,822 SQ FT OF INNOVATIVE
OFFICES WITHIN A TIMELESS
SIR NORMAN FOSTER DESIGN.**

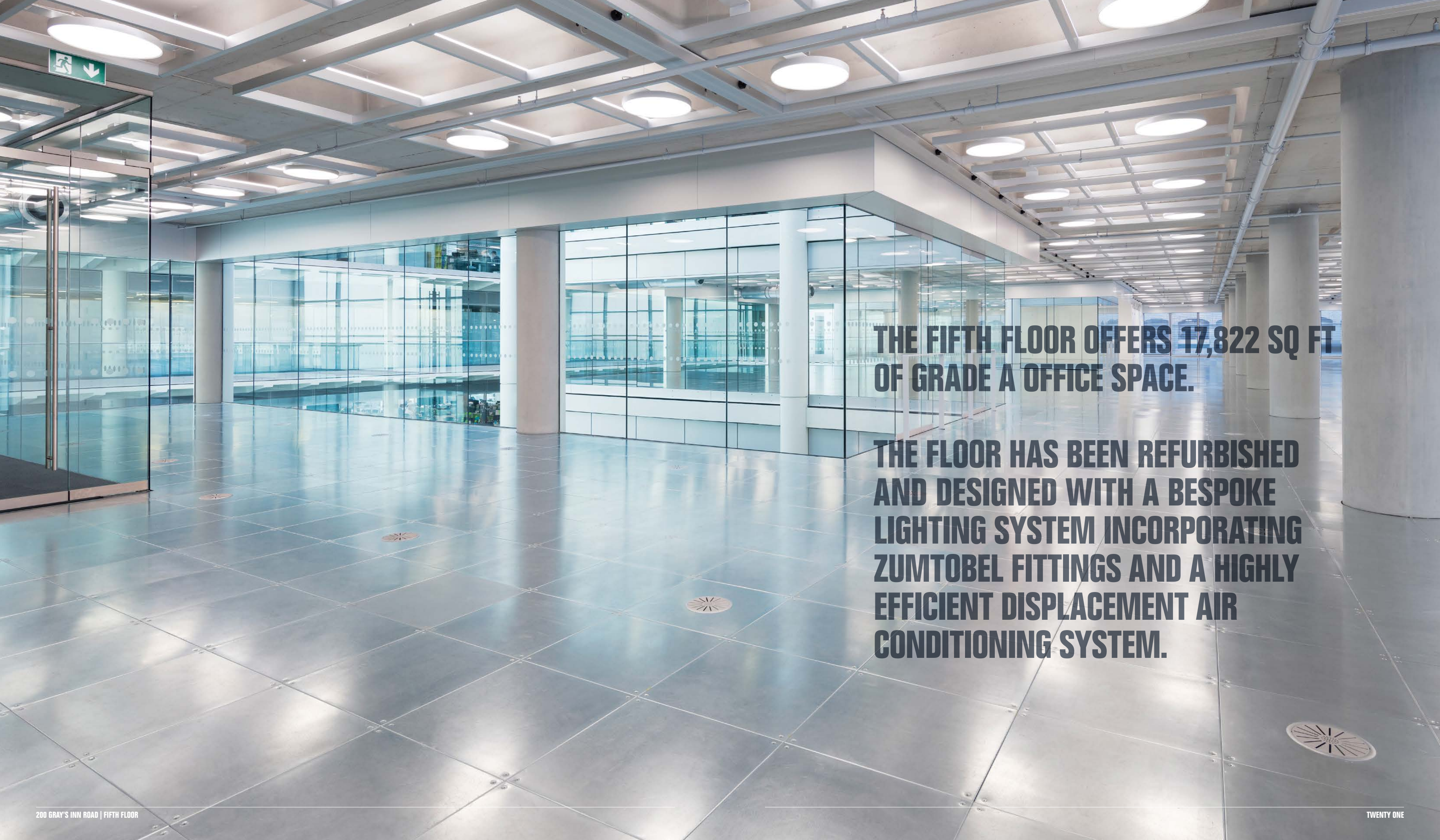
**THE SEVEN METRE HIGH RECEPTION
HAS BEEN REMODELLED TO PROVIDE
A STUNNING ENTRANCE AREA TO
THE BUILDING.**

**NEWLY REFURBISHED LIFT LOBBIES
LEAD OUT INTO THE CENTRAL, TEN
STOREY, ATRIUM WITH ITS UNIQUE
CATHEDRAL WALL.**





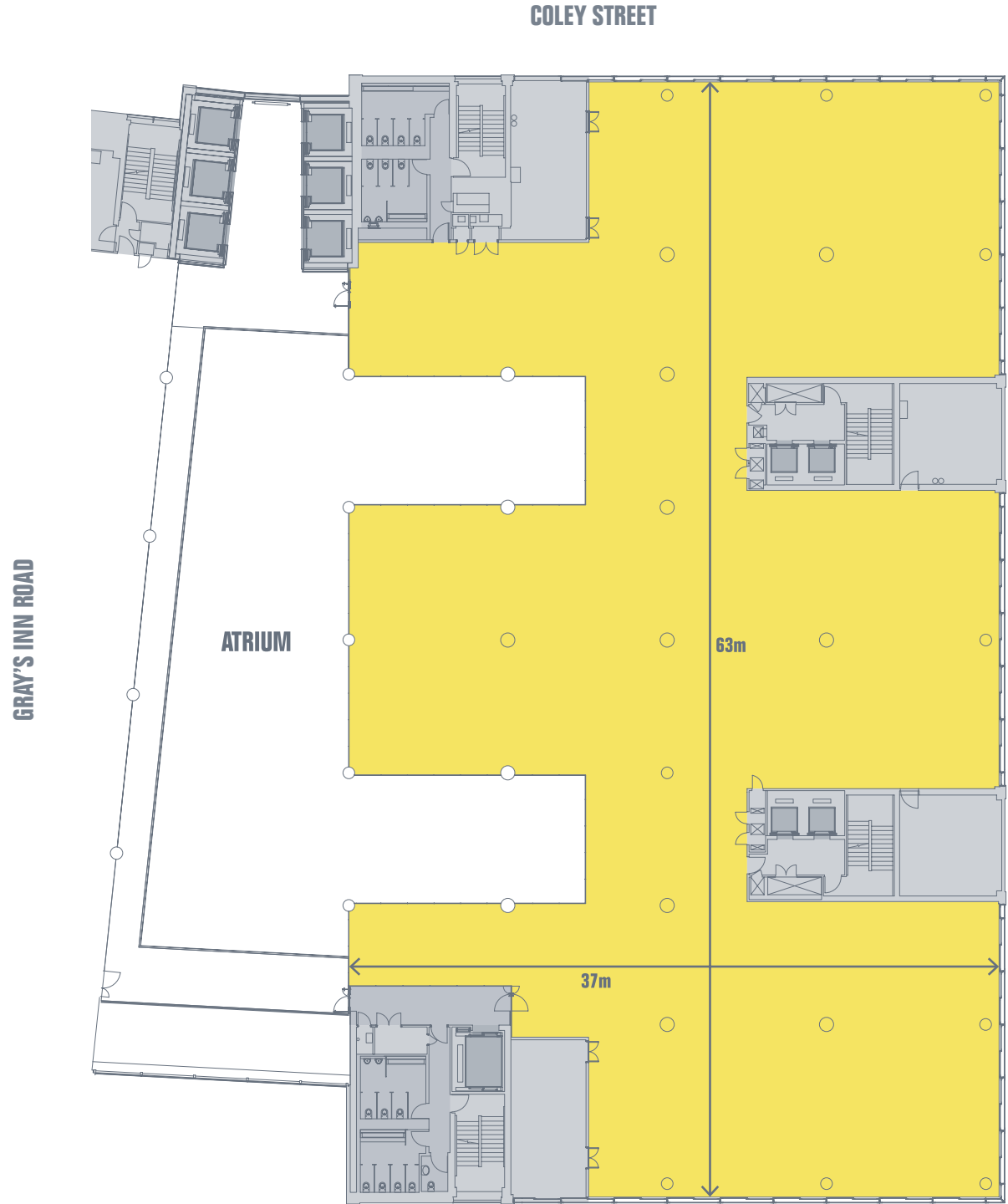
SPACE REDEFINED



**THE FIFTH FLOOR OFFERS 17,822 SQ FT
OF GRADE A OFFICE SPACE.**

**THE FLOOR HAS BEEN REFURBISHED
AND DESIGNED WITH A BESPOKE
LIGHTING SYSTEM INCORPORATING
ZUMTOBEL FITTINGS AND A HIGHLY
EFFICIENT DISPLACEMENT AIR
CONDITIONING SYSTEM.**

FIFTH FLOOR
17,822 SQ FT
1,656 SQ M

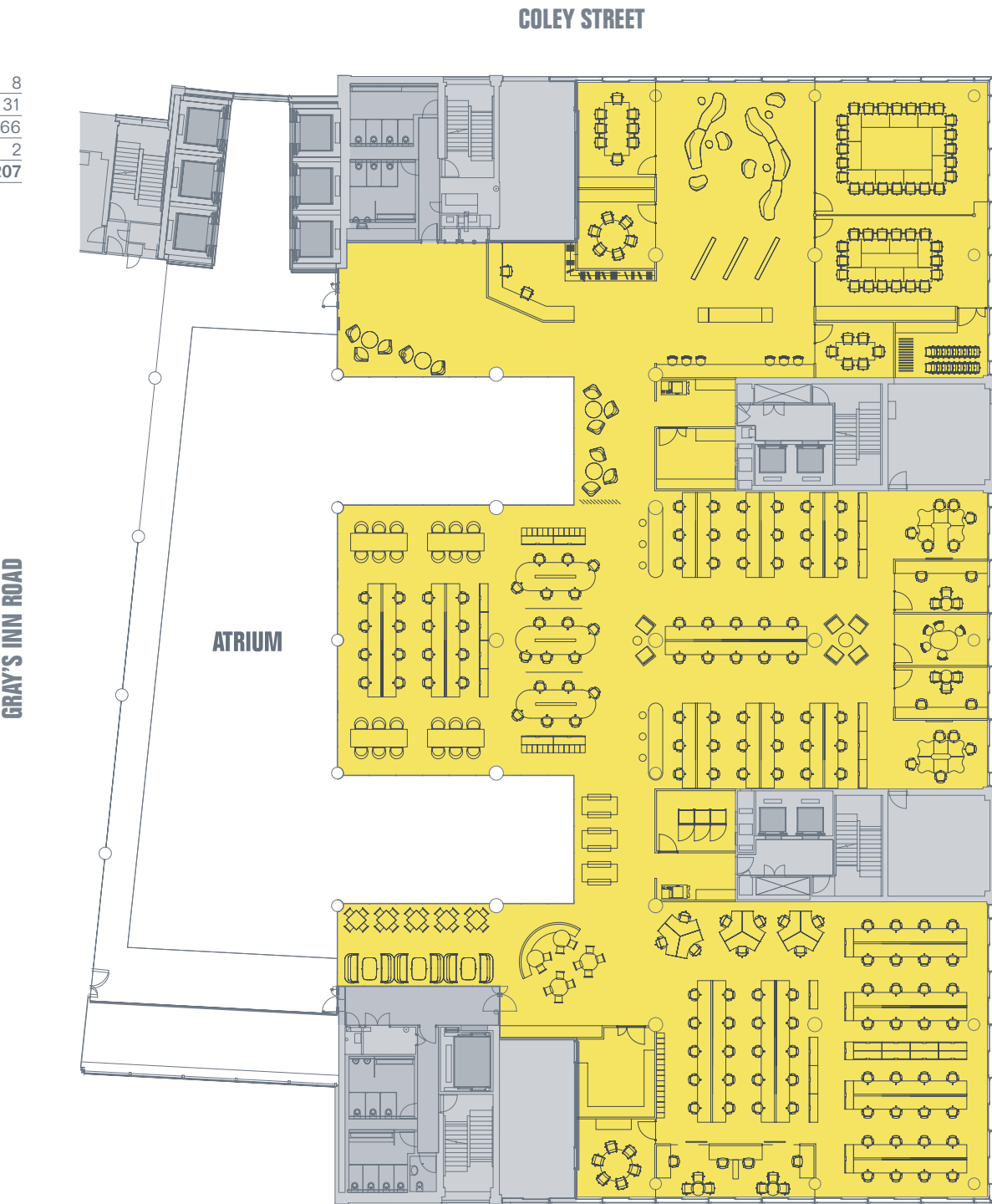


● Core
● Office area

Plans not to scale.
For indicative use only.

FIFTH FLOOR
1:8 OCCUPANCY
TMT LAYOUT

Creative offices	8
Open plan workstations	131
Alternative work positions	66
Receptionists	2
Total staff	207
One person per 8 sq m / 86 sq ft	

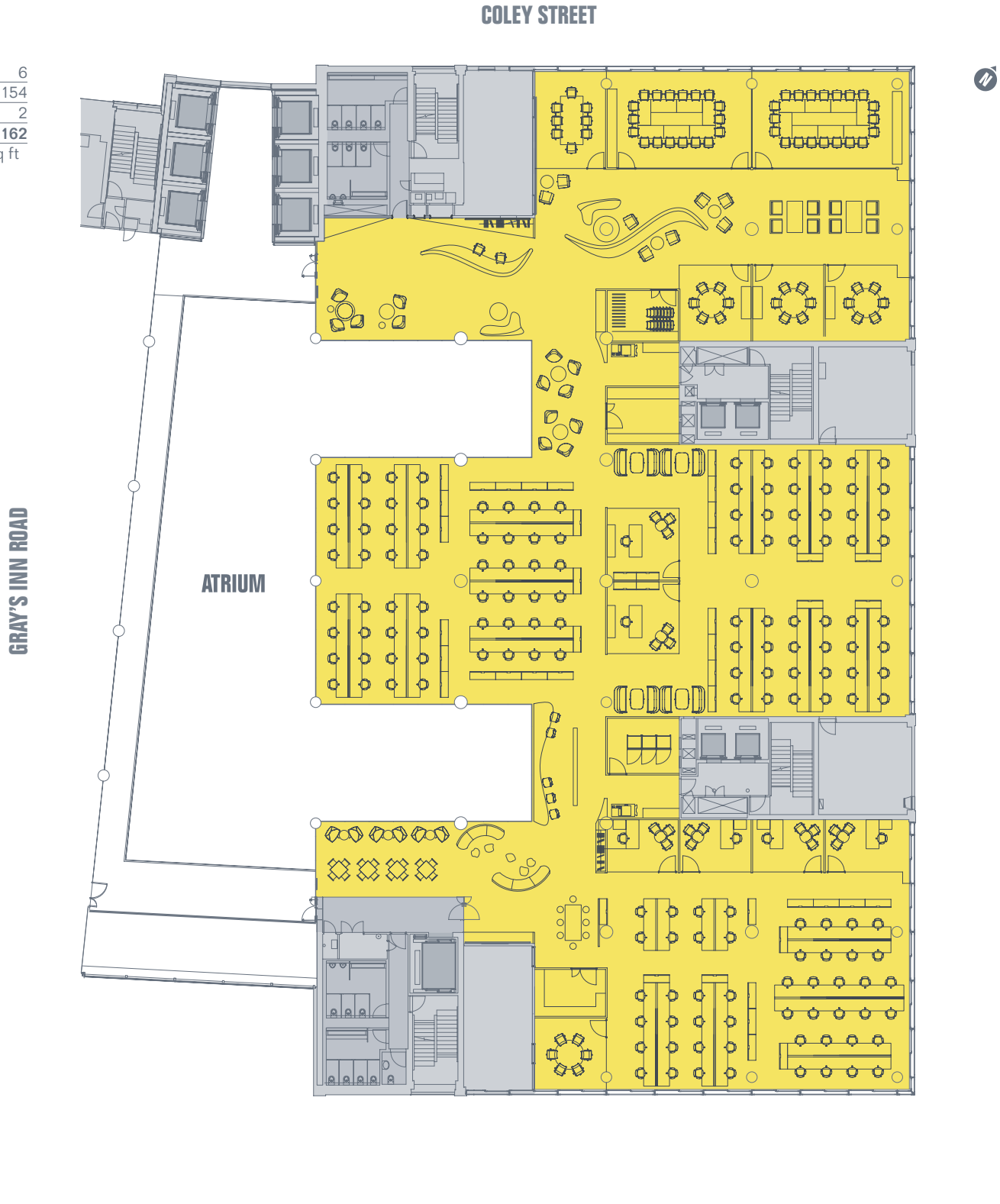


FIFTH FLOOR

1:10 OCCUPANCY

CORPORATE LAYOUT

Cellular offices	6
Open plan workstations	154
Receptionists	2
Total staff	162
One person per 10 sq m / 110 sq ft	



NEW WCs





15

SHOWERS & CHANGING ROOMS

108

SECURE BIKE SPACES

1:8

OCCUPATIONAL DENSITY

3.4M

FLOOR TO CEILING HEIGHT

BUILDING SPECIFICATION

The fifth floor has been refurbished and designed to the following specification:

- One person per 8 sq m occupancy.
- Exposed concrete coffered ceiling.
- Bespoke Zumtobel LED lighting system.
- New displacement air conditioning.

STRUCTURE

The existing building structure is reinforced concrete construction throughout. The office floor is formed using in-situ coffered formwork and flat beams. All columns are in-situ reinforced concrete.

EXTERNAL ENVELOPE

The external envelope is formed from a unitised double skin curtain walling system with fixed single glazed outer skin and sliding double glazed inner skin. The curtain walling system is constructed from custom made extruded aluminium sections with a natural anodised finish.

OFFICE DESIGN CRITERIA

Floor occupancy
Office floor, WC accommodation and on floor M&E services have been designed to an average occupational density of 1 person per 8 sq m.

Means of escape

- Fifth floor is served by four escape stairs.
- MOE Occupancy factor based on a maximum of 1 person per 6 sq m.

DIMENSIONS

Finished floor to ceiling height

Reception – 7.0m
Office – 3.4m

Raised floor zone

Max 265mm.

Lighting zone

The lighting zone is nominally 300mm set outside the reinforced concrete structure.

STRUCTURAL DESIGN CRITERIA

Structural grid

The existing building is an in-situ reinforced concrete frame with a 425mm deep ribbed slab and circular columns to a structural grid indicated on the historical drawings.

Floor loadings

Office floor load capacity equal to BCO and according to BS 6399-1. Typically 2.5kN/m² imposed load with 1.0kN/m² partition allowance.

Dead loads

The structure was designed according to the following imposed loads, 4kN/m² above second floor and 5kN/m² to the atrium, lower ground, ground, first and second floors.

MECHANICAL SERVICES

SERVICES DESIGN CRITERIA

Internal design temperature

24°C max, 20°C min.

Occupancy

1 person per 8 sq m.

Acoustic criteria for office areas

NR 38.

HEATING, COOLING AND VENTILATION

The fifth floor incorporates a displacement heating cooling and ventilation system which operates by introducing tempered air in to the tenant space via the floor void and extracting from high level. Two on-floor local re-circulating air handling units deliver fresh air to the tenant space and are served by central boilers and chiller plant.

The double skin glazed façade incorporates an active ventilation system which supplies tempered warm air in the winter and extracts hot air from the cavity in summer. The fifth floor heating and cooling systems are metered locally.

The WC areas are served by central extract systems located at roof level.

LIFTS

OTIS lifts

- 6 x 21 person, 1600kg passenger lifts.
- 4 x 8 person, 630kg fireman's lift.
- 1 x 40 person, 3000kg goods/passenger lift.

ELECTRICAL INSTALLATION

Dual power supplies to the building arrive at a new EDF UKPN substation infrastructure installed within the confines of the site.

Power is discharged at low voltage via a main switchroom located at basement level. Rising busbars with tap-off units at each tenant zone cupboard are installed.

Small power and lighting are metered separately. All distribution boards, panels and major plant are monitored by a central digital meter linked to a metering system.

Small power

The supply to the floor and the distribution board is designed with an allowance of 15 watts/m² for the tenant fit out.

LIGHTING

- Lighting installation which complies with BCO and LG7 standards.
- The installation comprises of LED luminaires (Zumtobel).
- A lighting control system is provided to allow future flexibility with the control of the lighting.
- 400 lux (at desk height).

ACCESS CONTROL

Access control will be provided to restrict unauthorised access in to the building.

ENVIRONMENTAL PERFORMANCE

SUSTAINABILITY

- SKA rating 'Silver' has been achieved for fifth floor installation works.
- BREEAM Very Good.
- EPC Rating C.

TENANT PROVISIONS

CHILLED WATER

Capped off branch connections are provided for additional cooling to future tenant meeting rooms.

TEAPOINT

Water supply and waste point future connections are available within the cores for tenants to connect into.

THE GREAT ROPEMAKER PARTNERSHIP

This building is owned and managed by the Great Ropemaker Partnership, a 50:50 joint venture between Great Portland Estates Plc and Ropemaker Properties Ltd (part of the BP Pension Fund).

For further information or to arrange a viewing please contact the agents:

COLLIERS INTERNATIONAL

Ed Betts
020 7487 1745
ed.betts@colliers.com

Emily Hutton
020 7487 1746
emily.hutton@colliers.com

Paul Smith
020 7487 1767
paul.smith@colliers.com

Shaun Simons
020 7871 7422
shaun.simons@colliers.com

CUSHMAN & WAKEFIELD

James Campbell
020 3296 2074
james.campbell@cushwake.com

Tim Plumbe
020 3296 2005
tim.plumbe@cushwake.com

Craig Norton
020 3296 4620
craig.norton@cushwake.com

Tom Wildash
020 3296 4619
tom.wildash@cushwake.com



Great Portland Estates Plc is a member of the Commercial Landlords Accreditation Scheme and supports the code for Leasing Business Premises in England and Wales 2007, produced by The Joint Working Group on Commercial Leases. Details on the Lease Code can be found at clascheme.org.uk

Misrepresentation act
The particulars contained in this brochure are believed to be correct, but cannot be guaranteed. All liability, in negligence or otherwise, for any loss arising from the use of these particulars is hereby excluded. This property is offered subject to contract. March 2016.

The fifth floor (rear) has been measured in accordance with the International Property Measurement Standards (First Edition).

Designed by Stepladder. stepladderuk.com

WWW.200GIR.COM

DEVELOPER



On behalf of
The Great Ropemaker Partnership

