

BUREAU





# BUREAU

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Welcome to Bureau, a signature building that genuinely addresses the sophisticated expectations and cultural values of contemporary office occupiers.

Enjoying the exceptional prestige and provenance of the area around Chancery Lane and with a wealth of design features crafted through embracing the very best of international references and innovations, Bureau promises to be a modern, yet original benchmark for London.



Ground floor reception entrance —  
Fetter Lane facade





Upper floors  
and terraces





Reception view  
from entrance





Reception view  
of snug area





Typical floor





7th/8th floor —  
Feature stairs





# LOCATION

## LOCAL OCCUPIERS

- 1 Saatchi & Saatchi
- 2 Framestore
- 3 Weber Shandwick UK
- 4 ITV
- 5 Macfarlanes
- 6 Bird & Bird
- 7 Lego Company
- 8 Sainsbury's HQ
- 9 Deloitte
- 10 Goldman Sachs (H1 2019)
- 11 Amazon

## RETAILERS

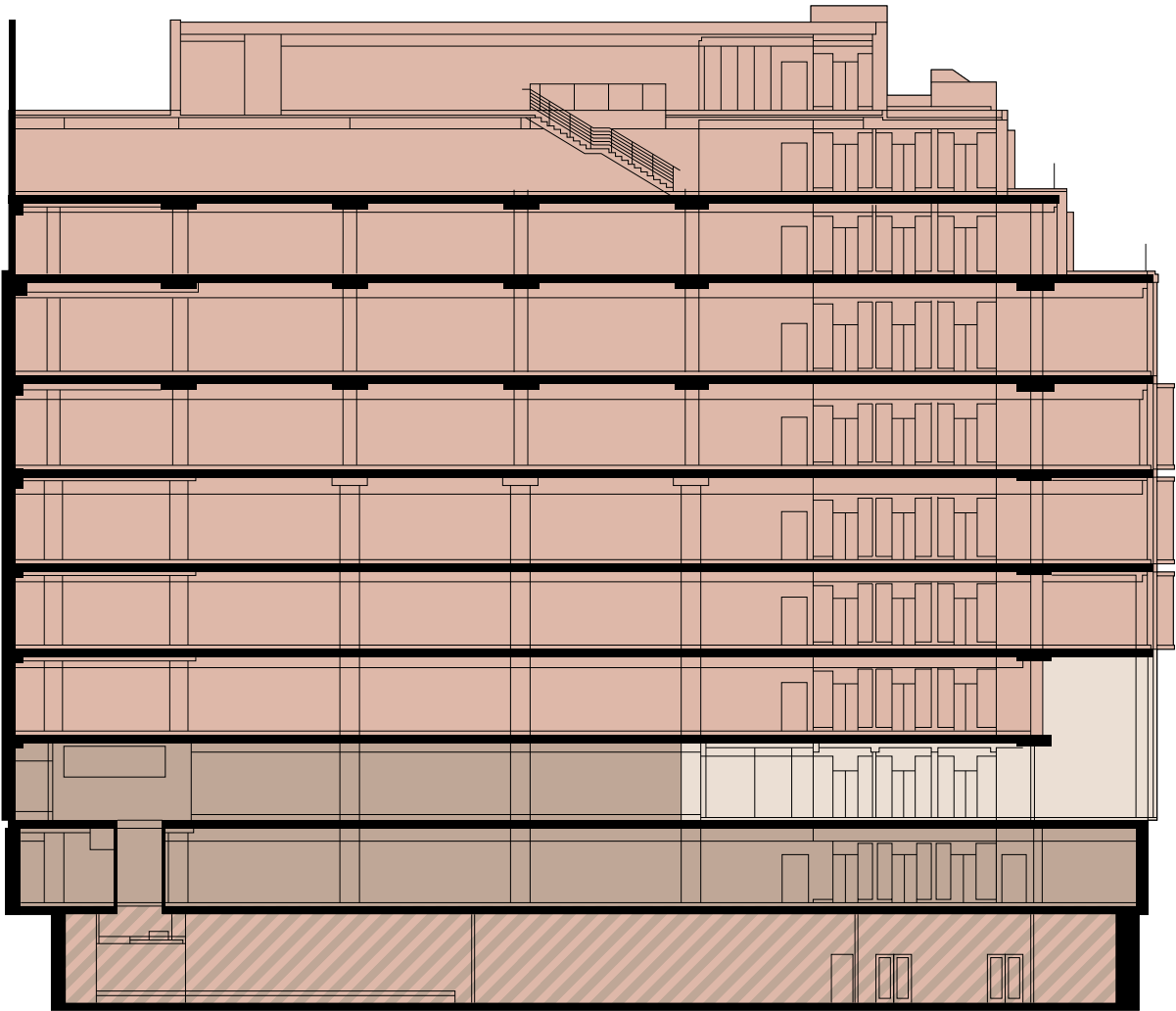
- 12 Department of Coffee and Social Affairs
- 13 Bleeding Heart
- 14 Gymbox
- 15 Bounce Ping Pong
- 16 The Draft House Chancery
- 17 Black Sheep
- 18 Natural Kitchen





# SCHEDULE OF AREAS

8th Terrace	2,809 sq ft 2,378 sq ft	261 sq m 221 sq m
7th North/East Terrace	6,039 sq ft 247/215 sq ft	561 sq m 23/20 sq m
6th South East Terrace	7,072 sq ft 936 sq ft	657 sq m 87 sq m
5th	8,816 sq ft	819 sq m
4th	9,128 sq ft	848 sq m
3rd	9,343 sq ft	868 sq m
2nd	9,300 sq ft	864 sq m
1st	8,353 sq ft	776 sq m
G	4,908 sq ft	456 sq m
LG	8,256 sq ft	767 sq m



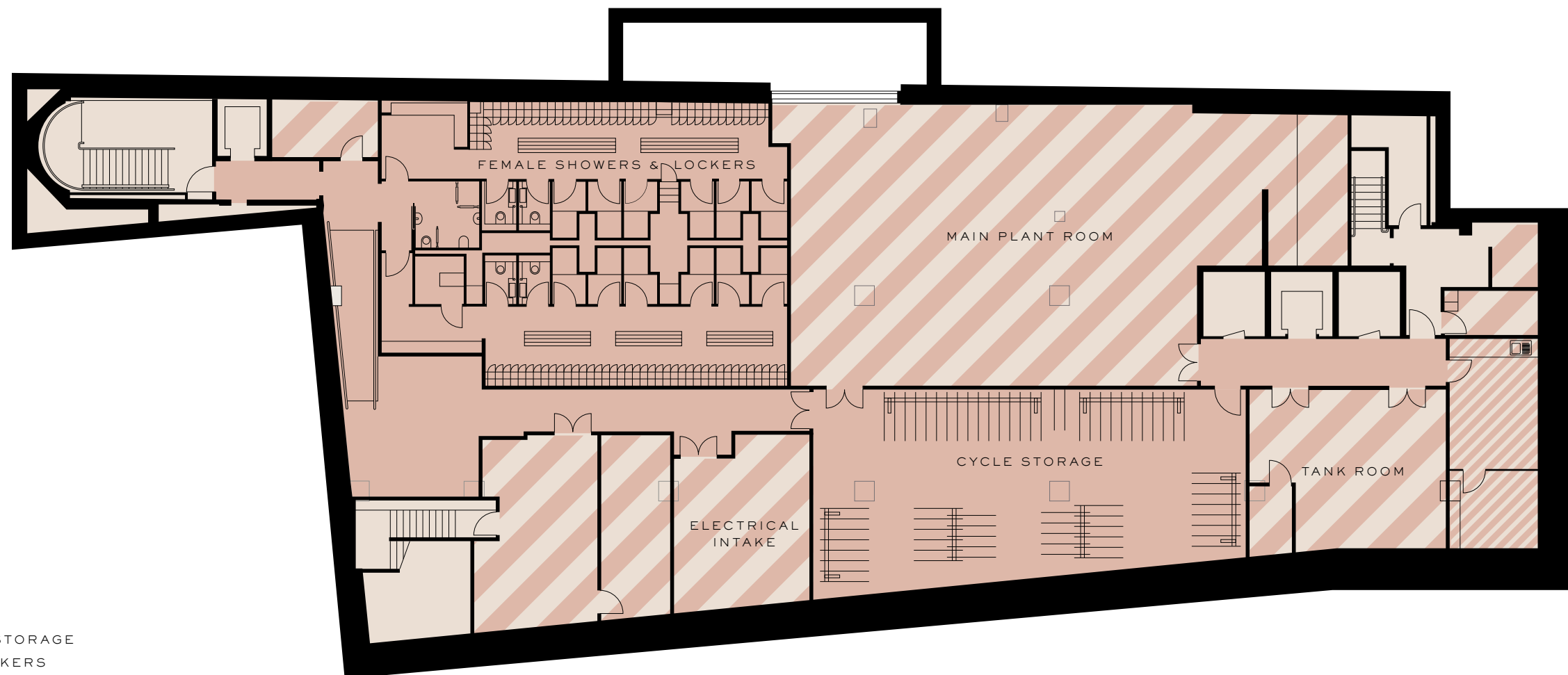
Total Office	60,859 sq ft	5,654 sq m
Total Retail*	13,164 sq ft	1,223 sq m
Total NIA	74,023 sq ft	6,877 sq m

- OFFICE
- RECEPTION
- RETAIL
- BASEMENT

\* Retail space is zoned for flexible retail and office use comprising of A1, A3, A4 and B1 uses



# BASEMENT



- SHOWERS & CYCLE STORAGE
  - 146 HEATED Z LOCKERS
  - 130 CYCLE SPACES
  - 13 SHOWERS

- PLANT & BUILDING SERVICES

- BUILDING MANAGEMENT



# LOWER GROUND

Retail: 8,256 sq ft / 767 sq m

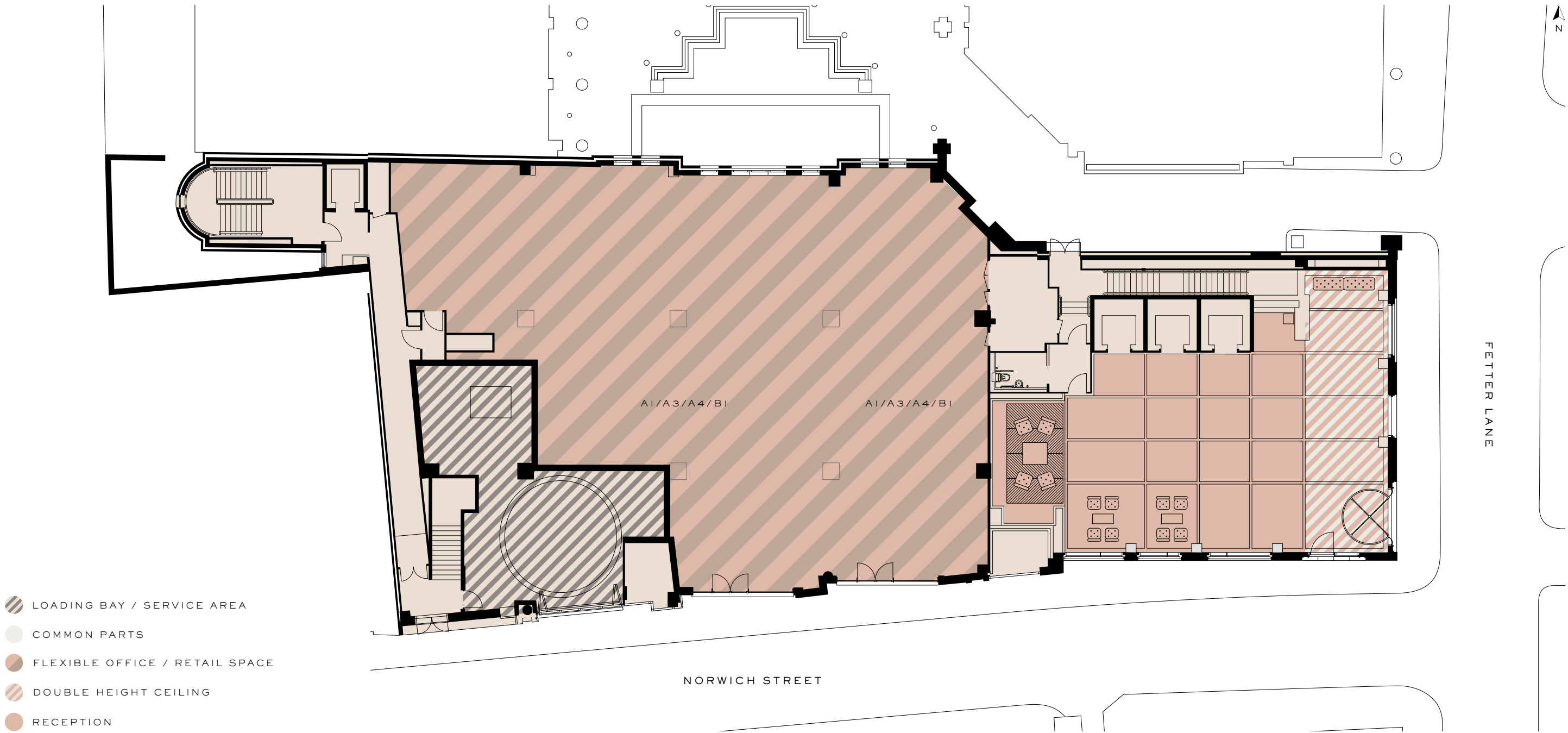


- COMMON PARTS
- FLEXIBLE OFFICE / RETAIL SPACE



# GROUND FLOOR

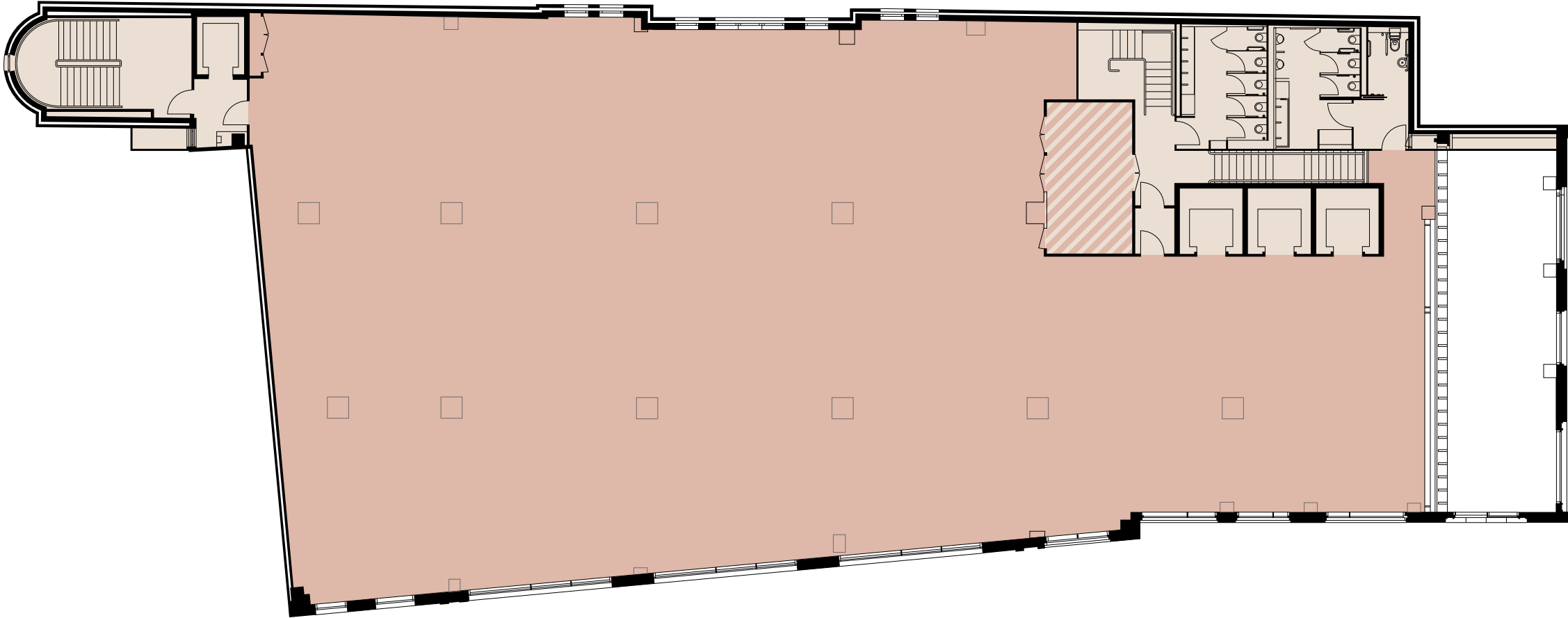
Retail: 4,908 sq ft / 456 sq m





# FIRST FLOOR

Office: 8,353 sq ft / 776 sq m

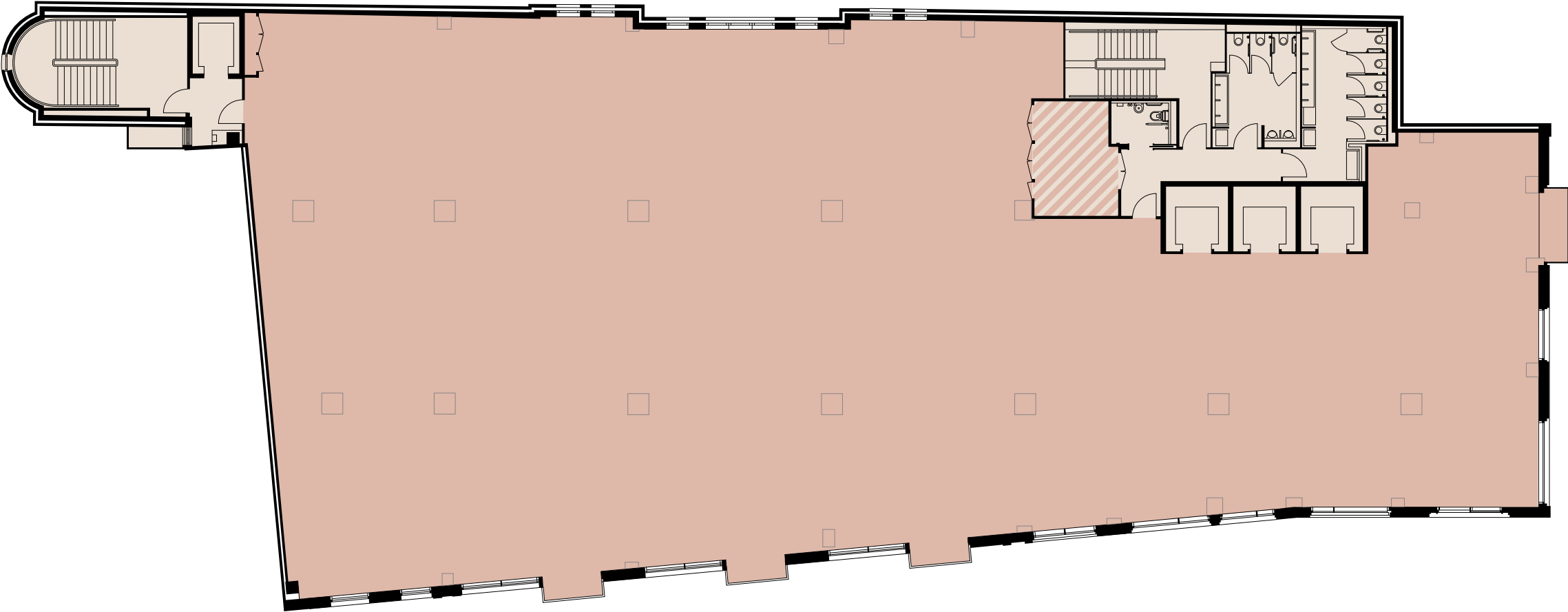


- OFFICE
- COMMON PARTS
- SERVICE RISER



# SECOND FLOOR

Office: 9,300 sq ft / 864 sq m

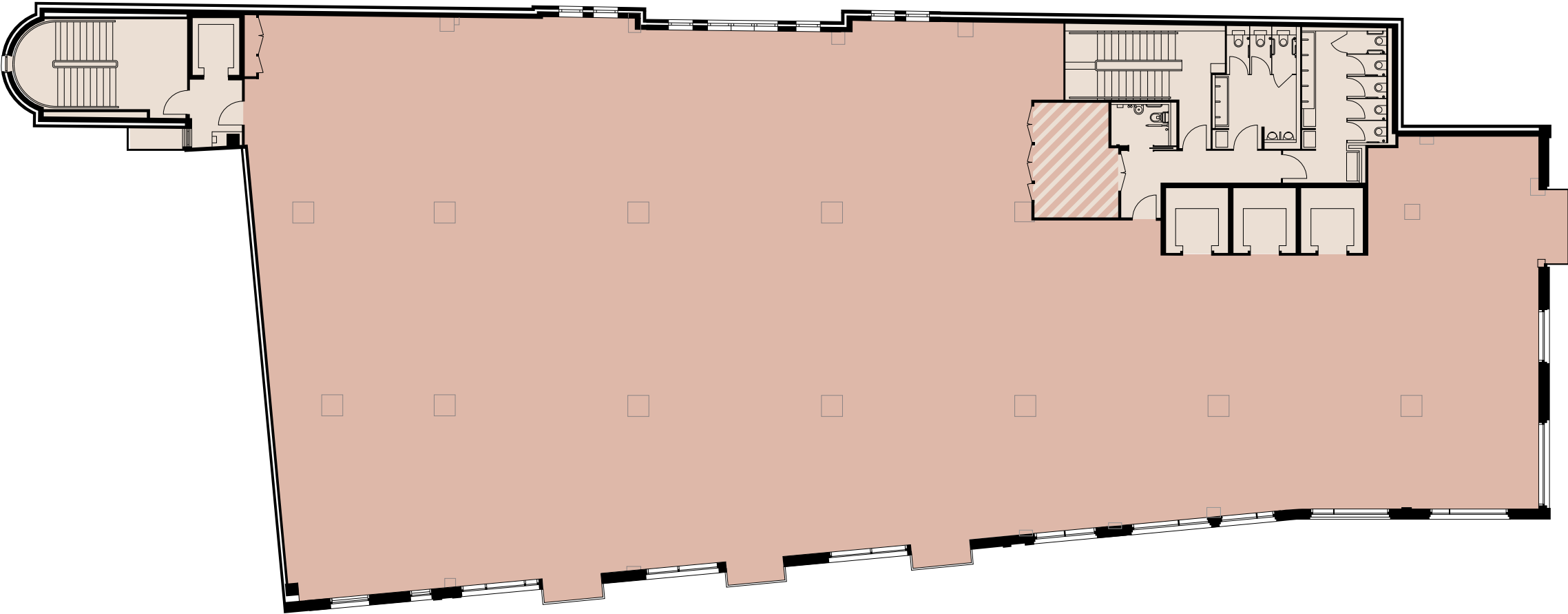


- OFFICE
- COMMON PARTS
- SERVICE RISER



# THIRD FLOOR

Office: 9,343 sq ft / 868 sq m

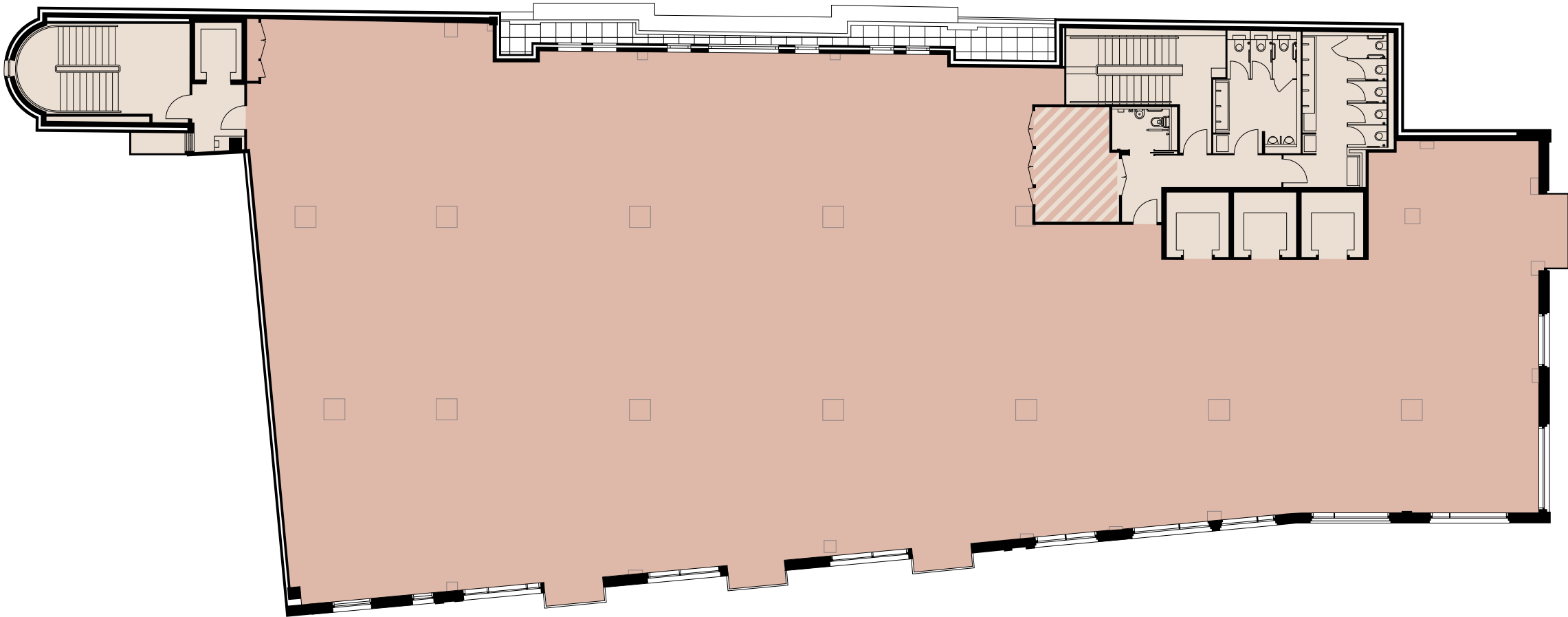


- OFFICE
- COMMON PARTS
- SERVICE RISER



# FOURTH FLOOR

Office: 9,128 sq ft / 848 sq m

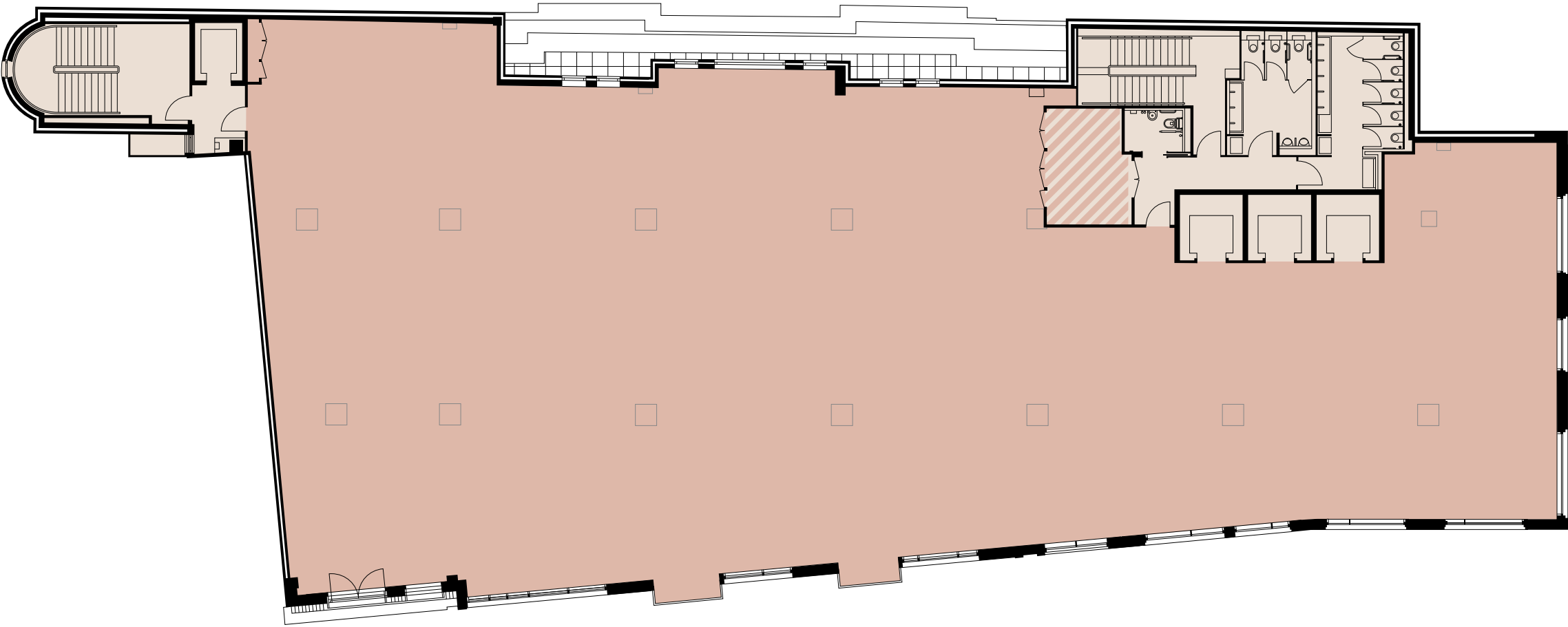


- OFFICE
- COMMON PARTS
- SERVICE RISER



# FIFTH FLOOR

Office: 8,816 sq ft / 819 sq m

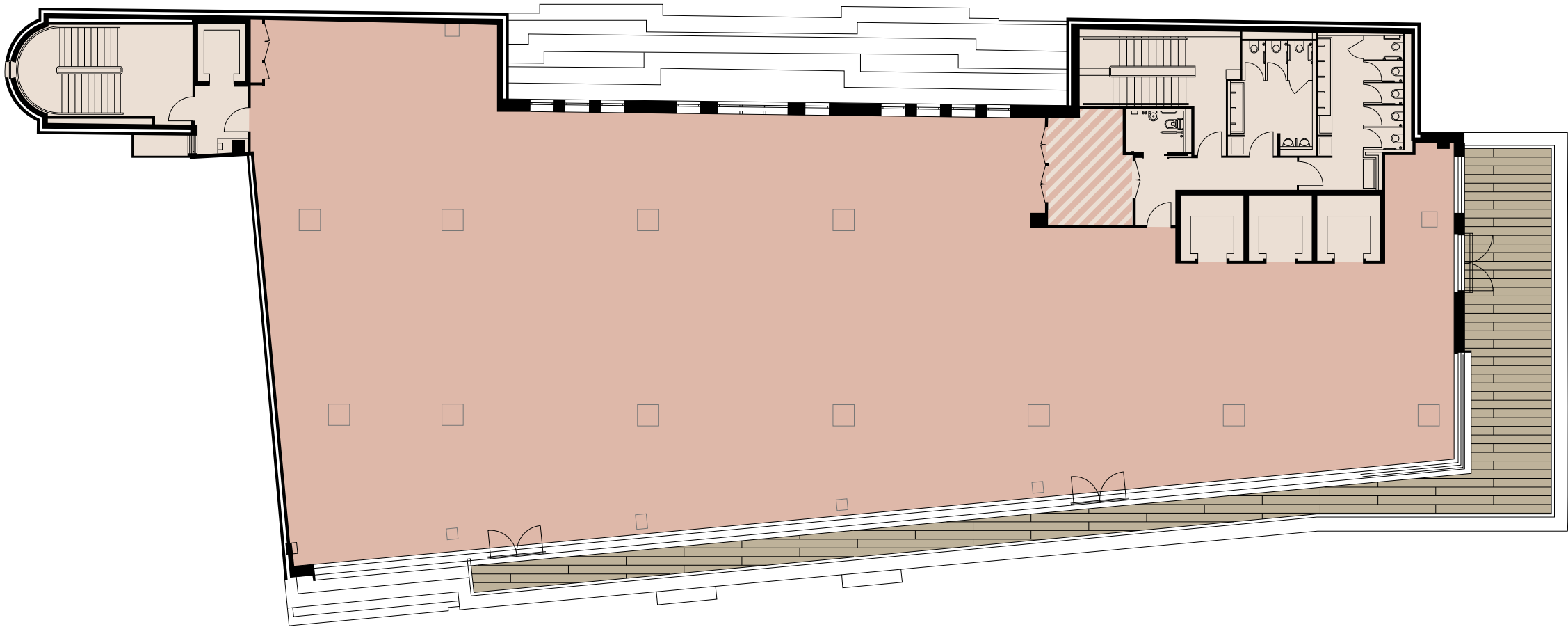


- OFFICE
- COMMON PARTS
- SERVICE RISER



# SIXTH FLOOR

Office: 7,072 sq ft / 657 sq m  
South East Terrace 936 sq ft / 87 sq m

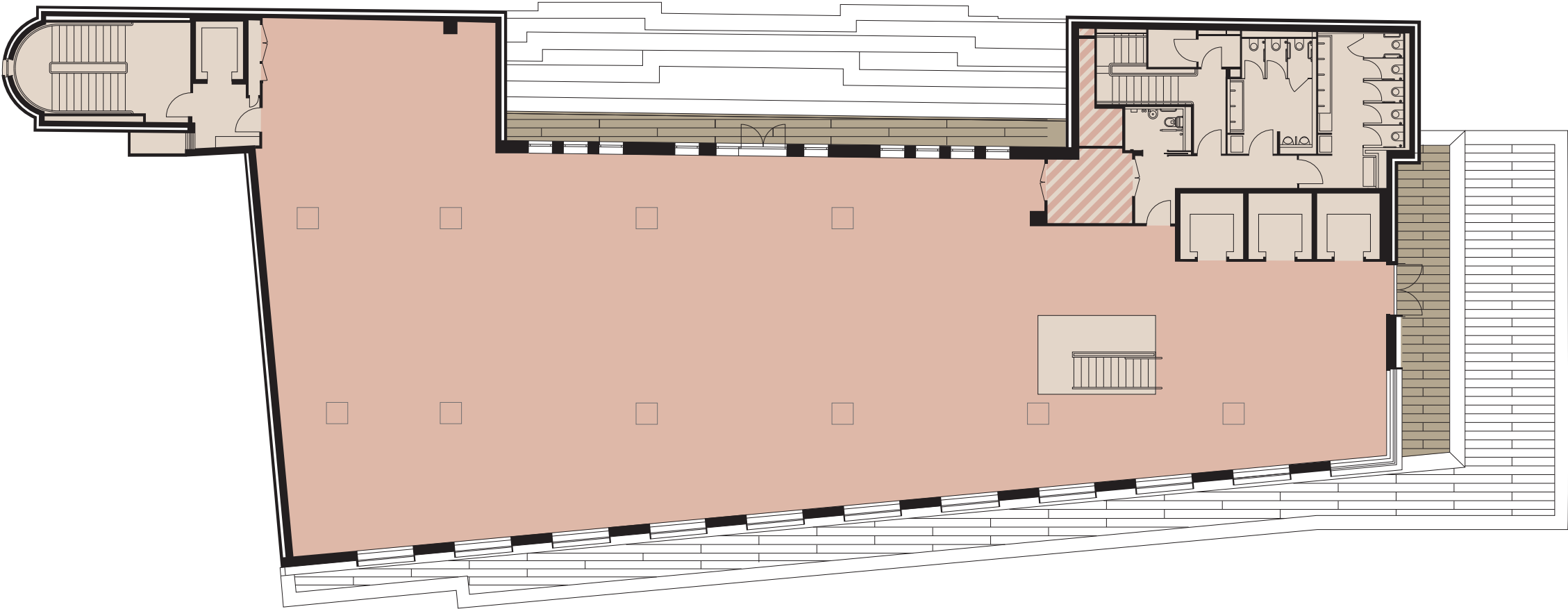


- OFFICE
- COMMON PARTS
- SERVICE RISER
- TERRACE



# SEVENTH FLOOR

Office: 6,039 sq ft / 561 sq m  
North Terrace: 247 sq ft / 23 sq m  
East Terrace: 215 sq ft / 20 sq m

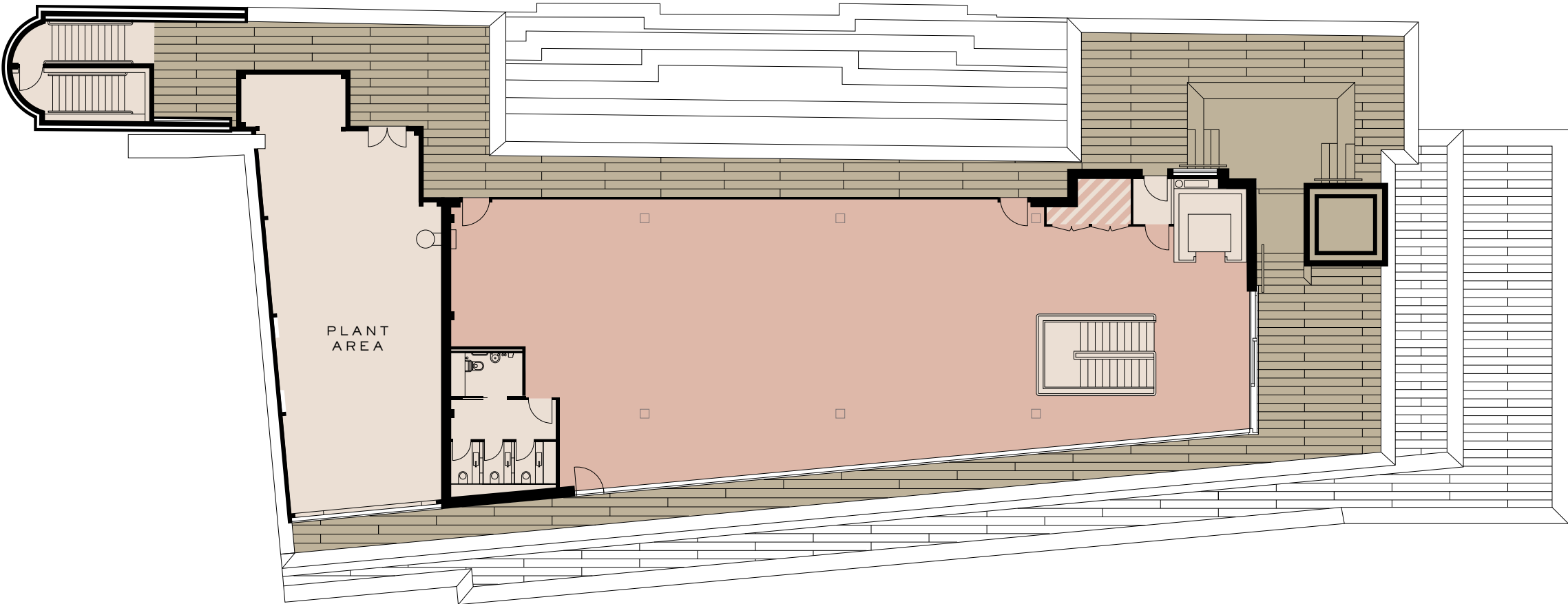


- OFFICE
- COMMON PARTS
- SERVICE RISER
- TERRACE



EIGHTH FLOOR

Office: 2,809 sq ft / 261 sq m  
Terrace: 2,378 sq ft / 221 sq m

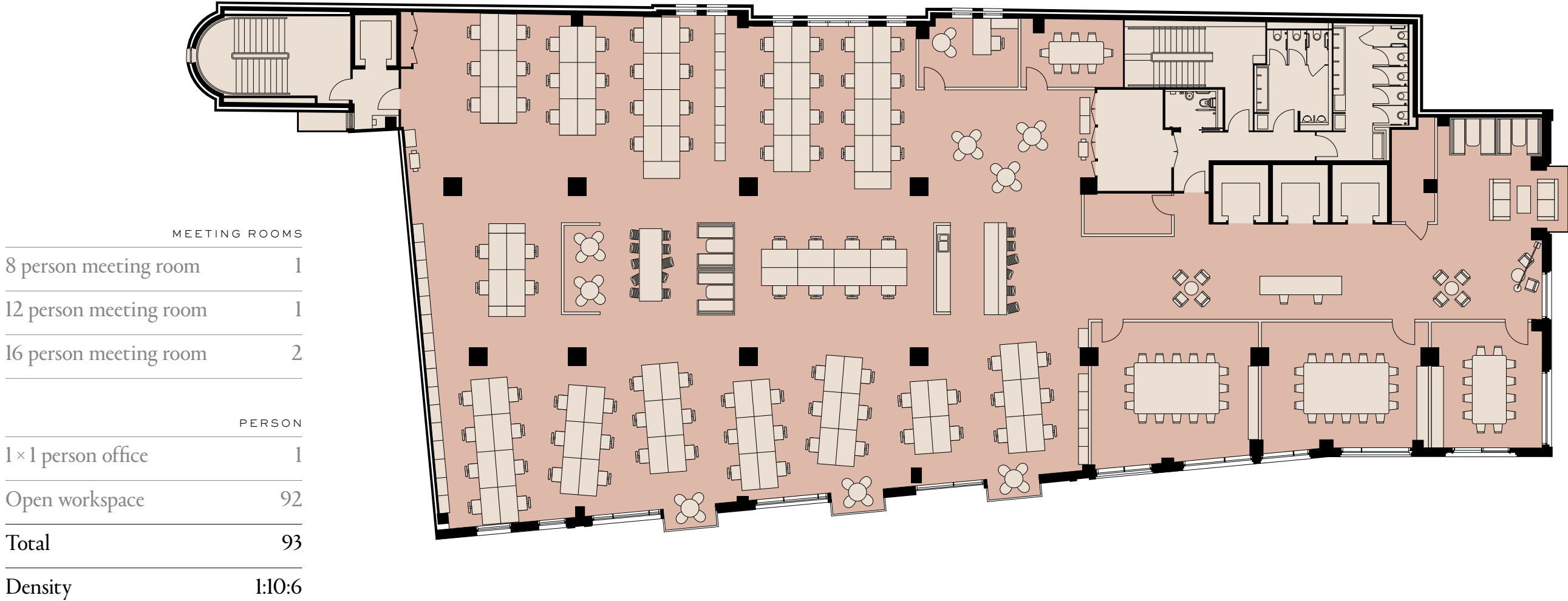


- OFFICE
- COMMON PARTS
- SERVICE RISER
- TERRACE



# SECOND FLOOR SPACEPLAN

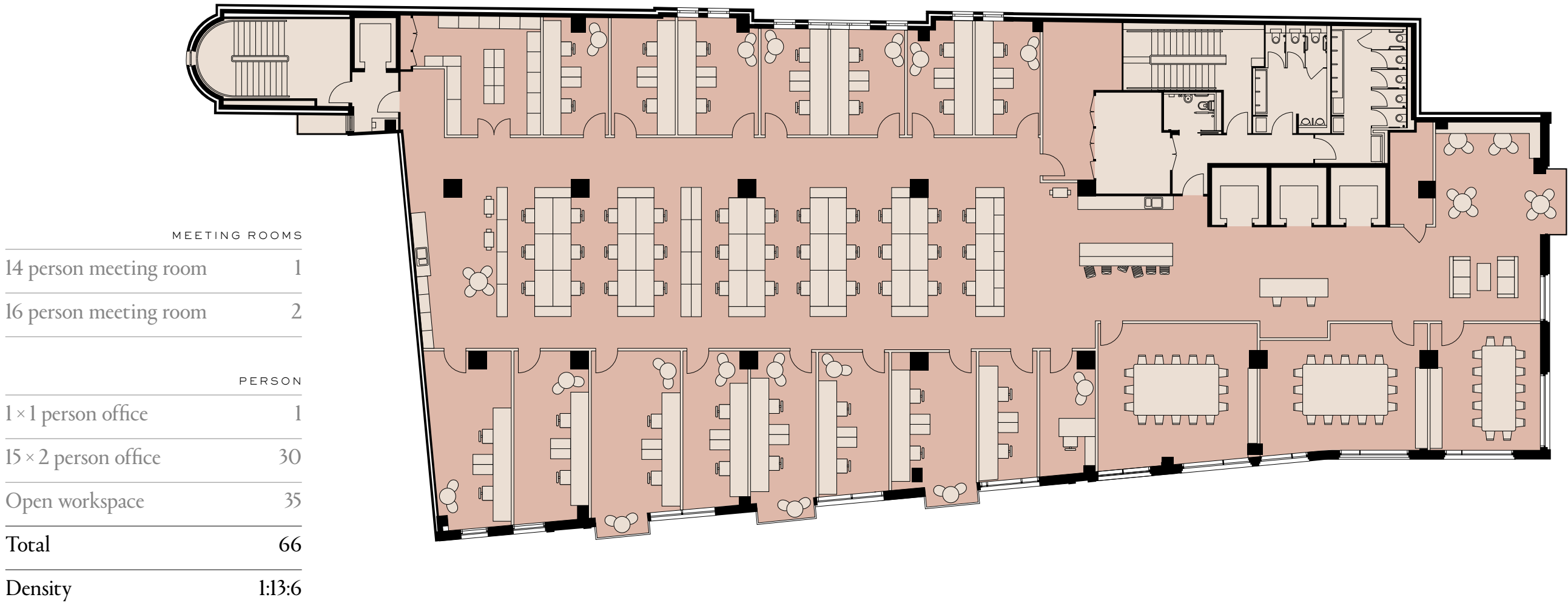
Open Plan Corporate





# THIRD FLOOR SPACEPLAN

Legal and Professional Services





# FOURTH FLOOR SPACEPLAN

TMT / Media



SPECIFICATION

Bureau has been designed to exacting standards, as a prime Central London office building. The building provides flexible Grade A floorspace wrapped in a modern energy efficient façade with a target BREEAM rating of ‘Excellent’.

1.0 STRUCTURE

1.1 KEY DIMENSIONS

- Minimum floor to ceiling heights:
  - LG ..... 2.7m
  - G ..... 2.7m (double height space over part at 6.5m)
  - 1, 2, 3 ..... 2.75m
  - 4, 5 ..... 2.9m
  - 6, 7, 8 ..... 2.7m
- Raised floor:
  - Typical floor ..... 200mm
  - 7, 8 ..... 100mm

1.2 FRAME

- B – 6: Concrete frame, in situ concrete slab with part waffle construction.
- 7 & 8: Structural steel columns and beams with composite slab construction.

1.3 LOADING PROVISIONS

- 3.0 (+1.0 for partitions) kN/m2 office live load plus 5% office floor area at 7.5 kN/m2.
- 7.5 kN/m2 basement plant and roof top plant with the exception of a small zone at 4 kN/m2.

2.0 OCCUPATIONAL DENSITIES

- Building Services: 1:8m2 of net office space.
- Means of escape: 1:6m2 of net office space.
- Toilets: 1:8m2 of net office space (60:60 with 20% absenteeism), BS6463, 2006

- with 2009 amendment.
  - Lifts: 1:8m2 of net office space and 15% absenteeism.
- 3.0 MECHANICAL SERVICES
- 3.1 TARGET OPERATIVE TEMPERATURES
- General Office Areas and Reception:
    - Summer ..... 24°C (+/-2°C)
    - Winter ..... 22°C (+/-2°C)
  - WC's / Corridors ..... 19°C min

- 3.2 HEATING AND COOLING
- A high efficiency VRF heat recovery system provides heating and cooling to all office areas. This is effectively provided on a floor by floor basis and thus provides flexibility for occupier demands.

- 3.3 VENTILATION
- Offices: 12 l/s/person for net lettable area + 10% for meeting rooms.
  - Toilets ..... 12 a/c per hour
  - Lockers ..... 8 a/c per hour

- 3.4 ACOUSTICS / NOISE LEVELS
- Average noise levels under normal operating conditions due to mechanical plant:
    - General Office (open plan) ..... NR38
    - Entrance Hall ..... NR40
    - Toilets ..... NR40

- 3.5 BUILDING MANAGEMENT SYSTEM AND CONTROLS
- A complete BMS/EMS system shall provide control, fault monitoring and energy metering to landlord systems.

3.6 LIFTS

- 3 no. 13 person passenger lifts, designed to operate at 1.6 m/s with an arrival rate of 15% of the population in a 5 minute period and an average waiting time of less than 25 seconds. 1 of the passenger lifts serves basement and 1 of them serves level 8 penthouse floor.
- 1 no. 13 person / 1000 kg goods lift, that serves basement to level 7.

4.0 ELECTRICAL SERVICES

4.1 ELECTRICAL LOADS

- Diversified Building load ..... 900 KVA
- Lighting ..... 10 W/m2
- Small Power ..... 25 W/m2
- Spare Small Power Allowance..... 10W/m2
- Mechanical ..... 50-70 W/m2

4.2 LIGHTING

- Office Lighting will generally be in accordance with the CIBSE LG7 2005 with the uniformity in the office Cat ‘A’ spaces being no less than 0.4 lighting level within the space is 300 – 500 Lux.
- Reception Area 150 – 200 lux average at the floor level 300 lux.

4.3 STANDBY POWER

- Life Safety Generator: The generator has been oversized to provide 200 KVA standby power.

4.4 TELECOMMUNICATIONS SERVICES

- 2No diverse comms entry points are provided with multiple ducts serving each.
- WiredScore accreditation.

4.5 SECURITY AND CCTV

- A backbone of security infrastructure is provided including video intercom and access control points at key points of access together with CCTV monitoring. Containment is provided to lobby doors and the lifts for installation at a later date as may be appropriate. An intruder alarm system is also provided.

5.0 TENANT PLANT

- 20m2 within the external compound at level 8 is allocated for future tenant plant.

6.0 TERRACES

- Level 8: An external terrace of 221m2.
- Level 7: Two external terraces totalling 43m2.
- Level 6: An external terrace of 87m2
- Hard landscaping to terrace areas is finished in Millboard decking on pedestals with insulation beneath the inverted roof system. Structural glass balustrades with metal finished handrail will be provided to perimeters on Fetter Lane and Norwich Street.

7.0 FINISHES

- Reception: Part double height incorporating feature truss and burnished metal clad fins, polished concrete floor, with inlaid timber. Feature marble and concrete staircase. Part burnished metal clad walls, part plasterboard. Suspended grg trough ceiling with integral lighting and plasterboard perimeter. Bespoke reception bureau. Snug area with parquet floor and wood cabinetry flanked by carerra marble walls.

- WC's: Ceramic tiled floor, concrete trough sink with mirrored vanity unit, timber laminate doors, back painted glass, plasterboard walls, capacity for paper towel dispenser and air heaters within the vanity unit.
- 8.0 CYCLIST PROVISION
- 130 spaces located at basement level, accessed via stair and goods lift. 13 showers and 146 heated 2 lockers.



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# THE TEAM

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Owner

EVANS RANDALL INVESTORS

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Development Manager

CORE

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Main Contractor

KNIGHT HARWOOD

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Architect

JOHN ROBERTSON ARCHITECTS

Structural Engineer

HEYNE TILLET STEEL

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Services Engineer

MTT

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Quantity Surveyor

ALINEA

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Planning Advisor

GERALD EVE

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