

Republic – R1

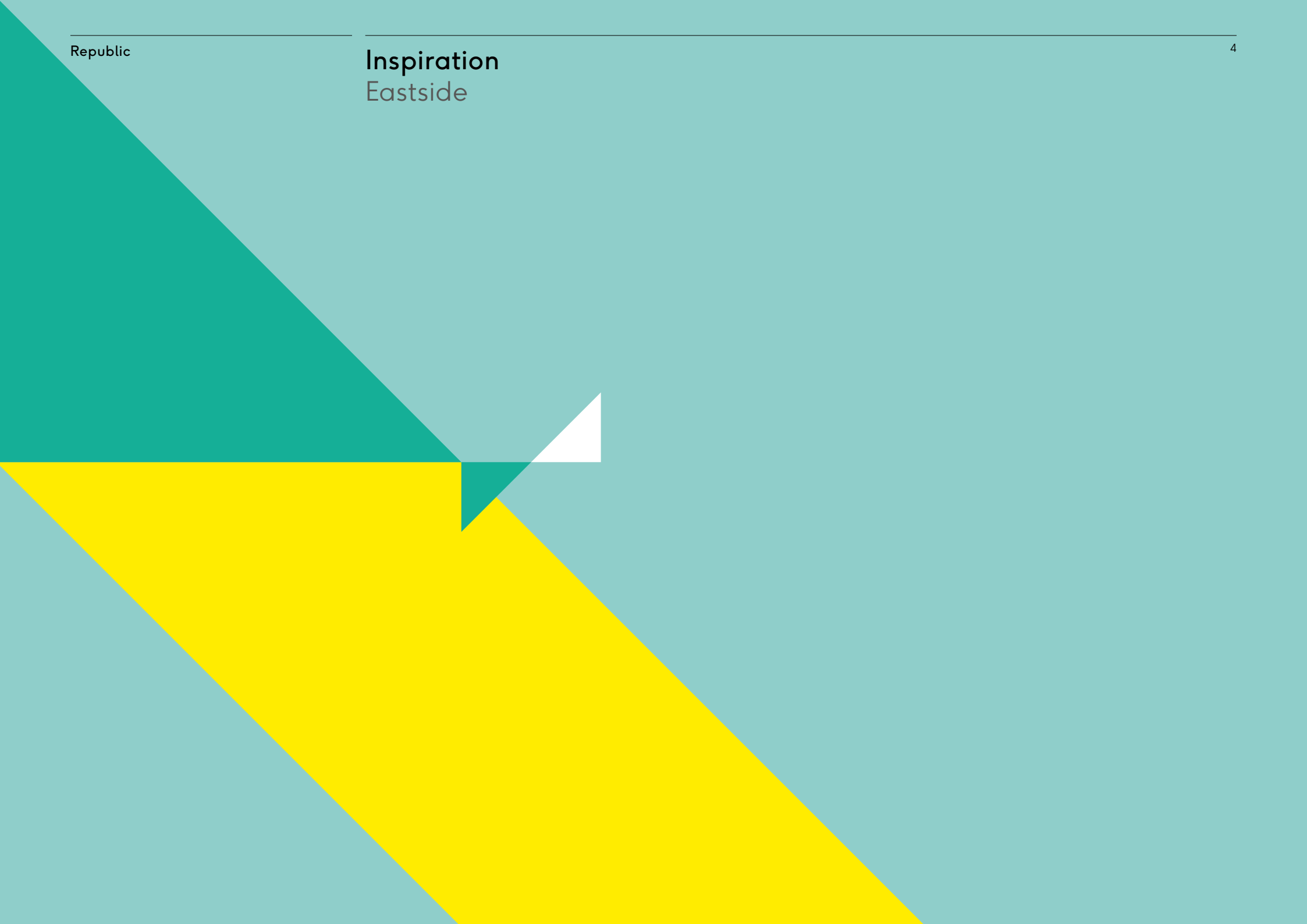
Available:	Q4 2017
Office:	16,637 sq ft
Retail:	2,893 sq ft
Gym:	Let
Total:	223,386 sq ft

Inspiration Connection Optimisation

A newly transformed contemporary campus in East London, the Capital's flagship for commercial and cultural regeneration, Republic is committed to connecting people through transport, data and amenity, at uncompromising value for all our occupiers, and doing so in a rich environment of office, retail and unique outside space.



Inspiration Eastside



Inspiration Eastside

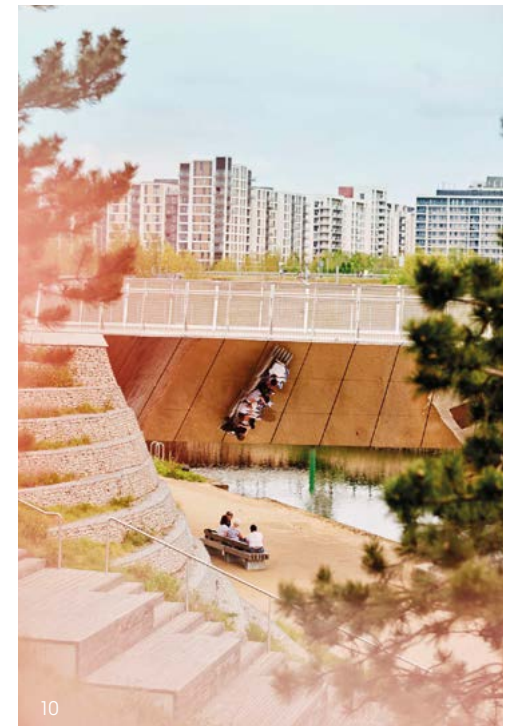
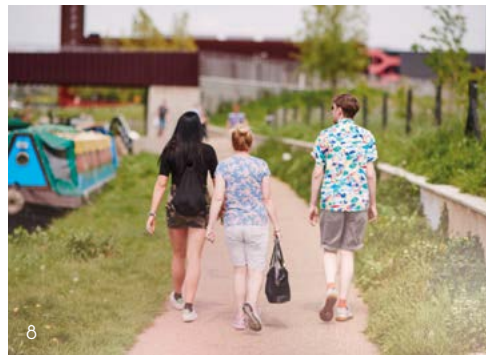
Our inspiration draws not only from a proud and colourful East End location but also, from the opportunities rapidly being created through the most extensive and imaginative regeneration London has undertaken in modern times. All the best standards for working and for cultural life are being reappraised and upgraded here.



- 1 The O2
- 2 Emirates Air Line Cable Car
- 3 Thames Clipper
- 4 Canary Wharf
- 5 Trinity Buoy Wharf
- 6 Tobacco Wharf

Inspiration Eastside

Republic is energised by a rich and unique local eco-system of food, retail, sports, entertainment, education, health and well-being. And not least by the flourishing, interactive communities of art, design, architecture, music and film that are being organically cultivated around us.



- 7 Bow Creek Ecology Park
- 8 Hackney Wick
- 9 Fish Island
- 10 Queen Elizabeth Park

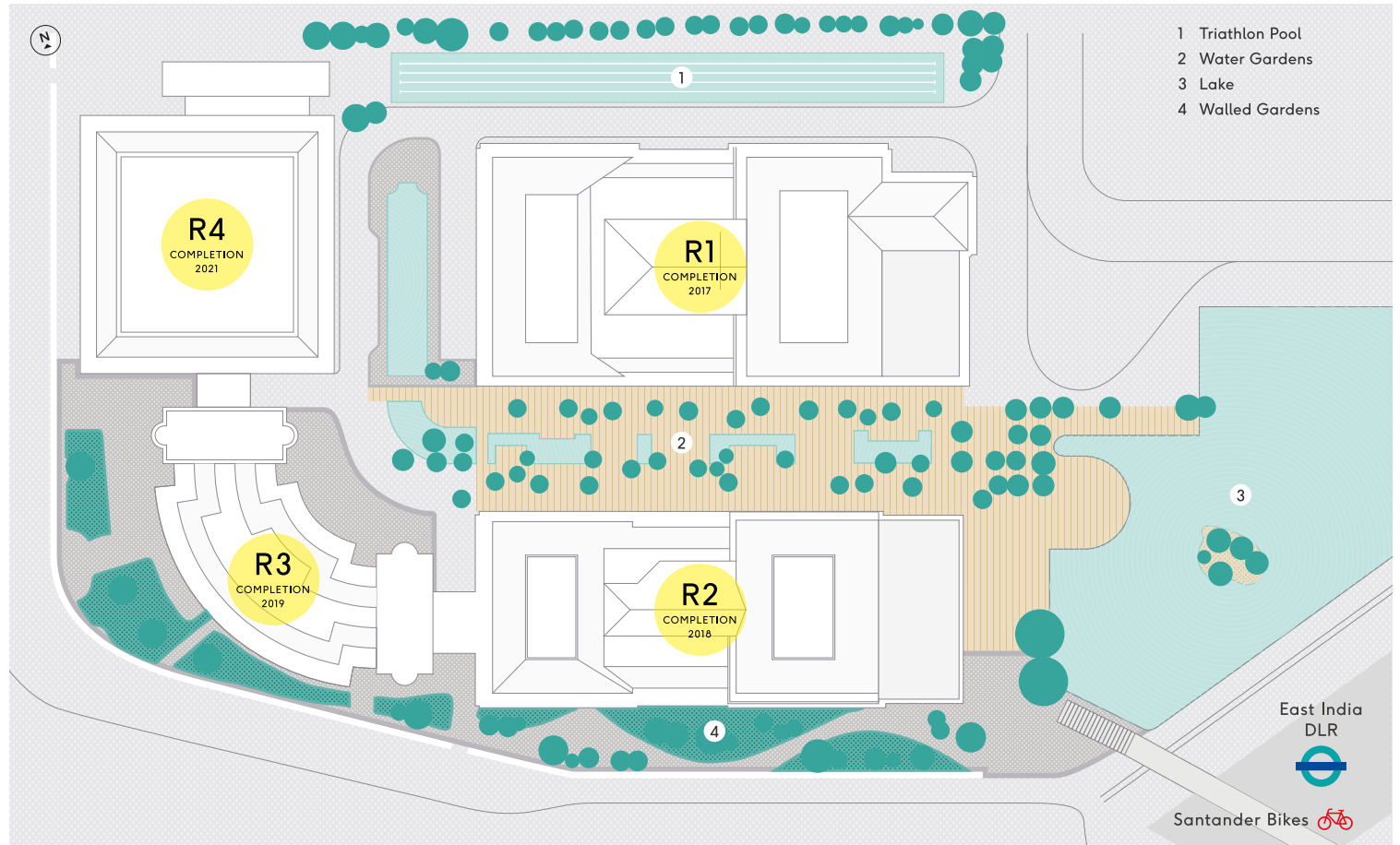
Inspiration

Eastside

A rich workplace environment with transformed public areas provides space and light to think, to create, to relax.

Masterplan

R1:	223,386 sq ft
R2:	210,000 sq ft
R3:	64,983 sq ft
R4:	144,819 sq ft
Total:	643,188 sq ft





Café's & Restaurants



Public Realm East



Inspiration Inside

The Republic design vision is about transformation.

A new urban aesthetic focused on high-grade materials, sustainability and flexibility to enrich the creative mind.





Typical Floor Unfurnished



Typical Floor Furnished



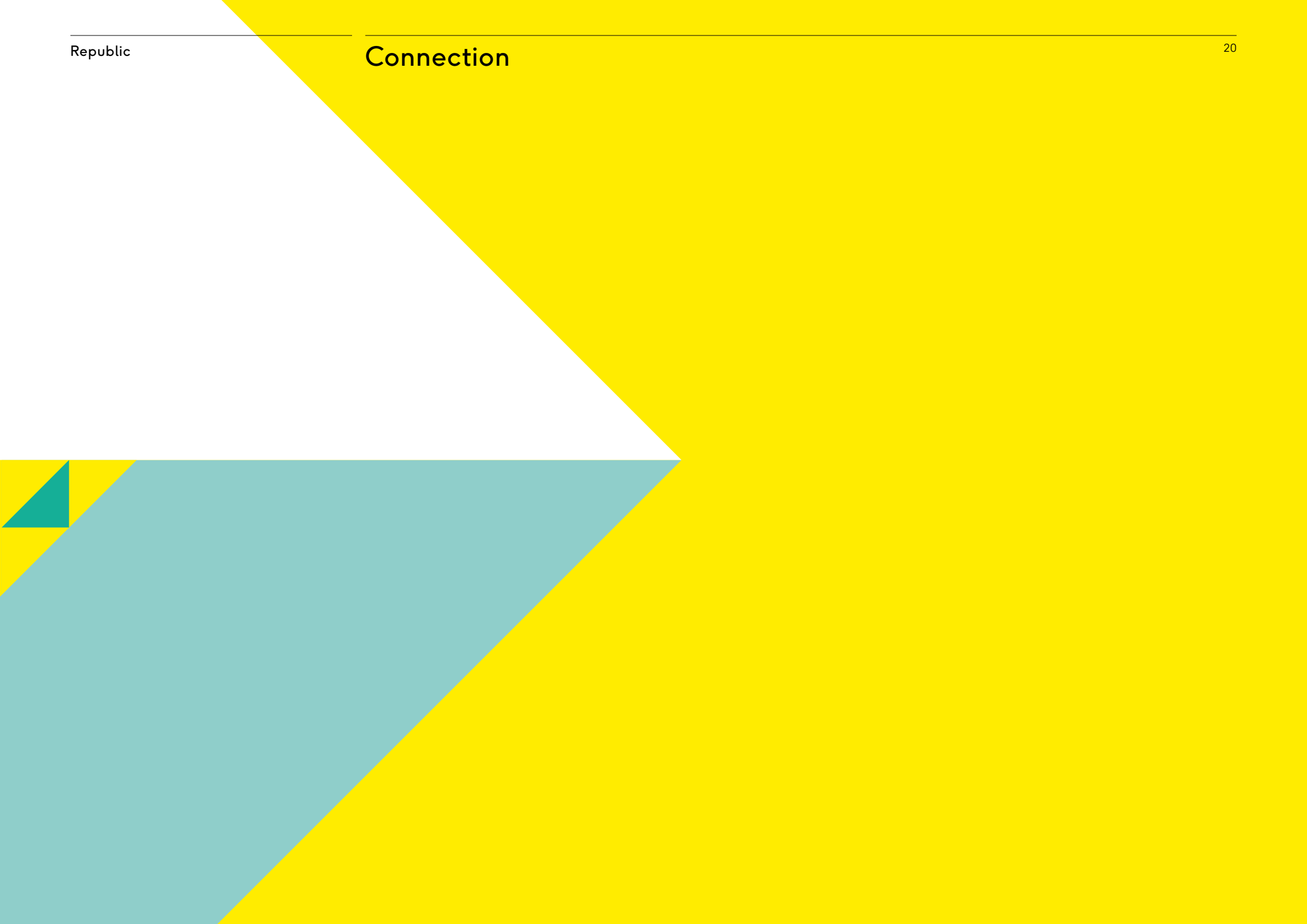




Heated outdoor triathlon/swimming pool

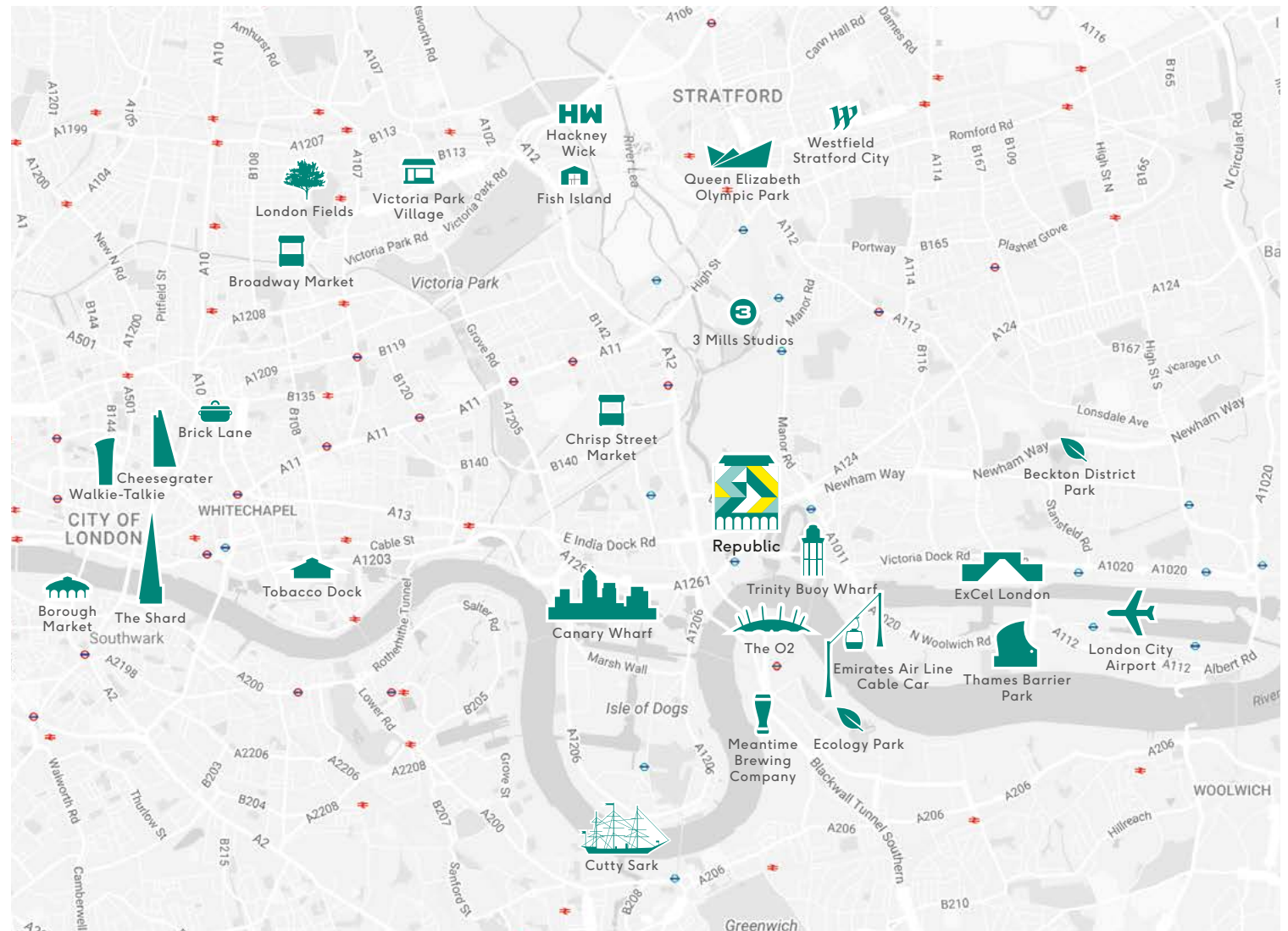


Gym





















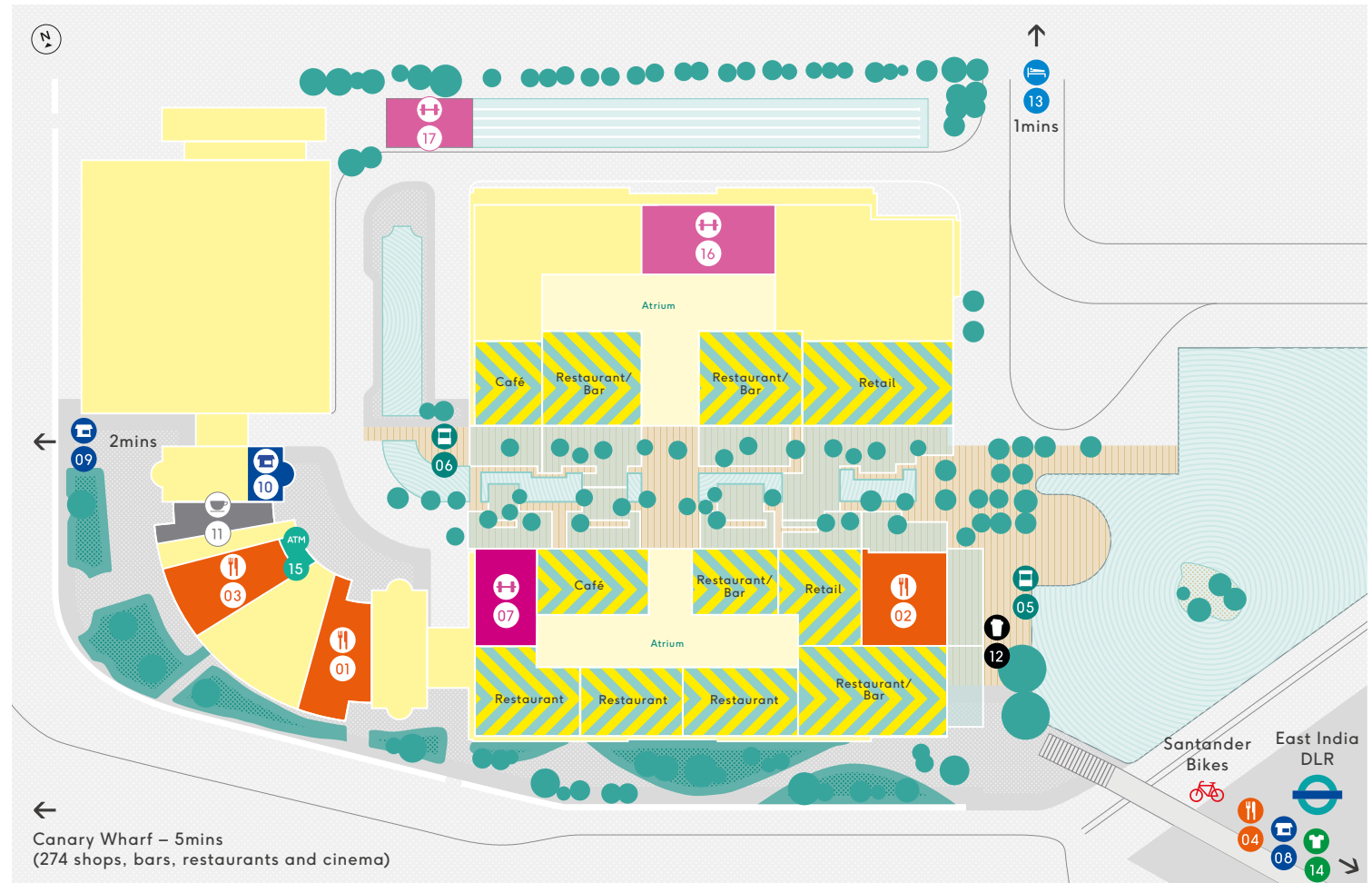
Connection

The London Location



Current Amenities

-  01 Bar Solento
-  02 Quilombero
-  03 Sandwich Plus
-  04 Subway
-  05 BBQ Chicken
-  06 Le Ann Malaysian
-  07 Nuffield
-  08 Nisa Local
-  09 Tesco Metro
-  10 Newlink
-  11 London Tea Exchange
-  12 Cedric's Coffee
-  13 Travelodge
-  14 Dry Cleaners
-  15 Cardpoint Services
-  16 Gym
-  17 Triathlon Centre
-  Proposed Amenities

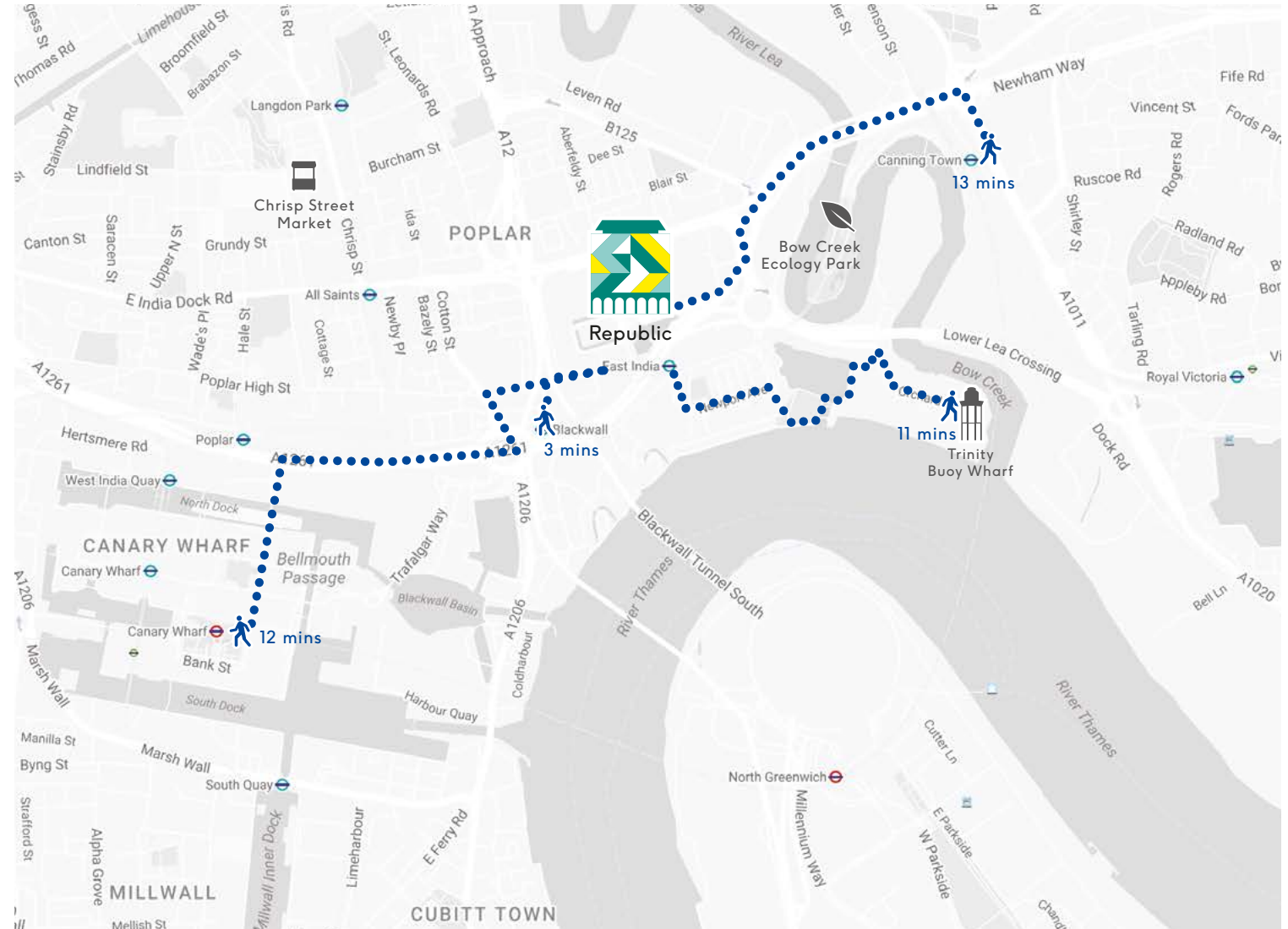


Connection

The Republic Location

Walking Times

Blackwall	3 mins
Trinity Buoy Wharf	11 mins
Canary Wharf	12 mins
Canning Town	13 mins

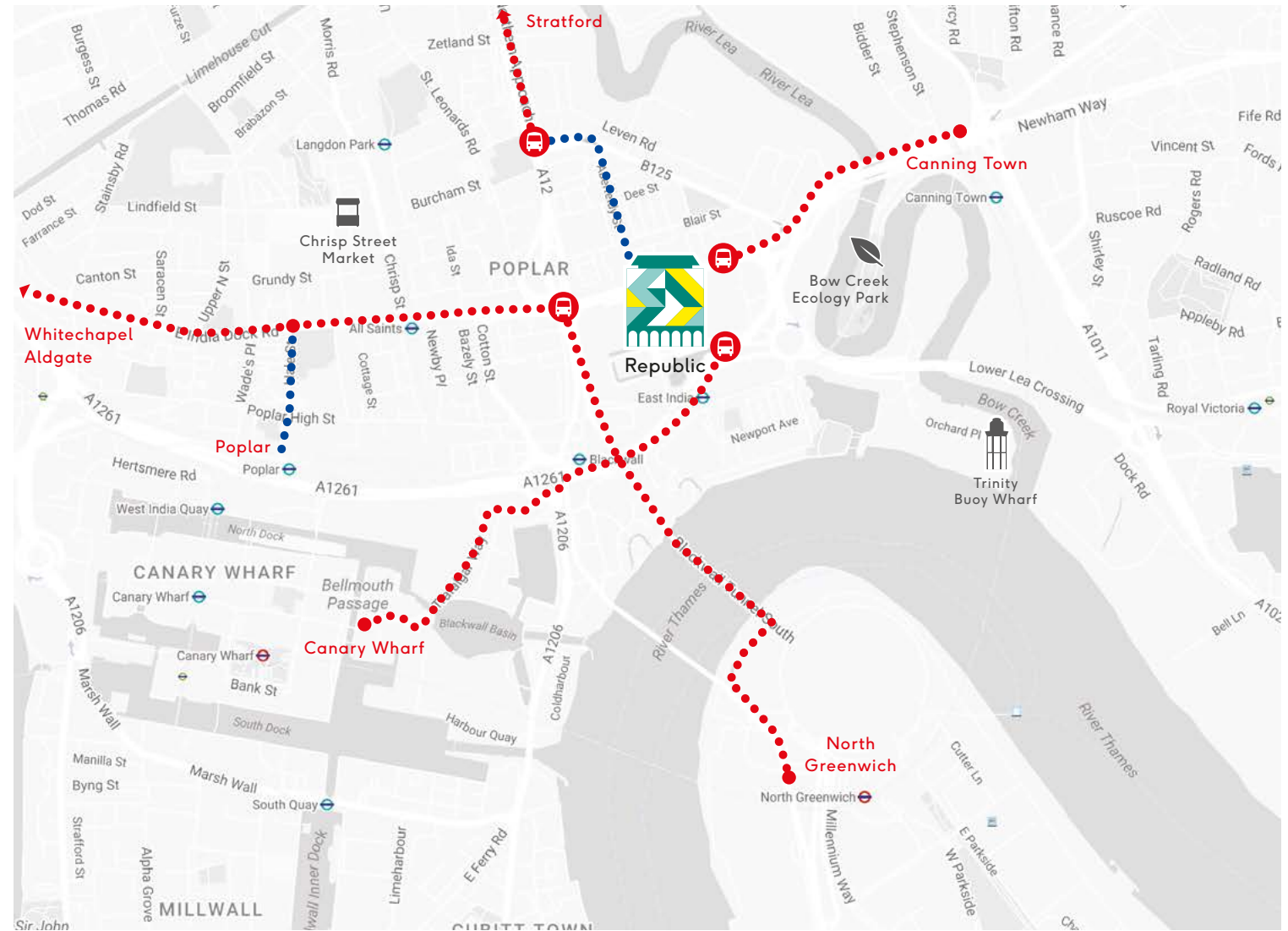


Connection

Services, Routes, Distance and Destinations

Bus Times

Canning Town (every 7 mins)	4 mins
Poplar (every 6 mins)	7 mins
Canary Wharf (every 10 mins)	8 mins
Stratford (every 12 mins)	11 mins
North Greenwich (every 10 mins)	18 mins
Aldgate (every 10 mins)	29 mins
Whitechapel (every 11 mins)	33 mins



Source: Walkit

Connection

The London Location

2 min

To Canning Town
(DLR)

5 min

To Canary Wharf
(DLR & Walk)

8 min

To London City Airport
(DLR)

9 min

To Stratford
(DLR & Jubilee)

13 min

To Bank
(DLR)

22 min

To Bond Street
(DLR & Jubilee. Crossrail 2018)

DLR

Station onsite

Crossrail

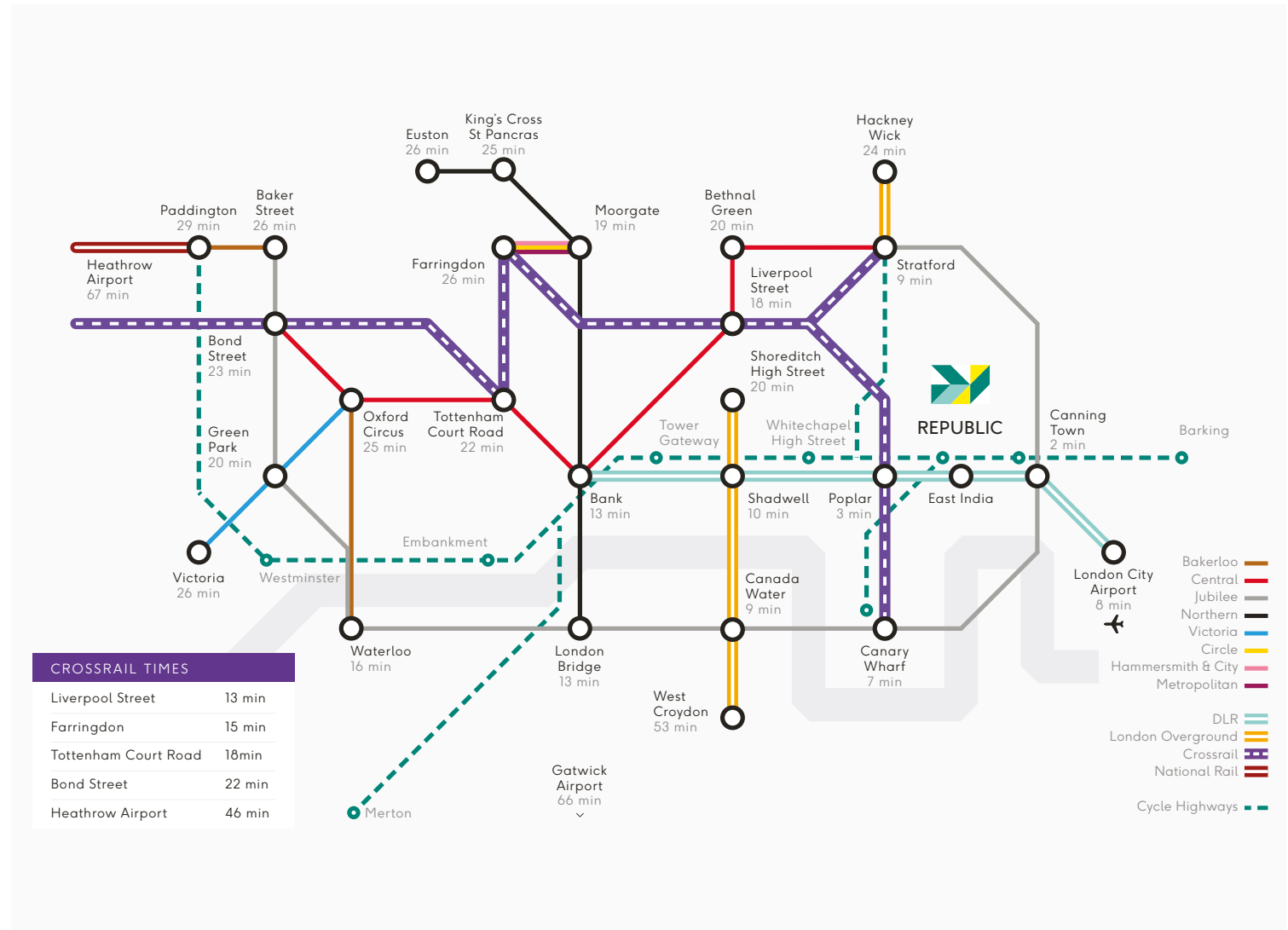
5 minutes to the platform

Cycle

Super highway runs through the site

Connection

Services, Routes, Distance and Destinations



Wiredscore Certification: Platinum 'Best in class connectivity'



Connection To Data

10 Gig

Speeds up to 10,000 mbps (10 gig)
up and down

500

Available providers

Diversified

Two connections preventing downtime

5

Available carriers providing direct
fibre connection: BT Openreach,
Colt, Vodafone, Verizon and Zayo

Risers

Large secure risers supplying each floor

Full Distribution

Multiple fibres pre-run throughout
the building to make occupier
connections faster

Connection To Talent

3 million

People live within 20 minutes of Republic

11,000

Apartments under construction within eyesight of Republic

35%

Increase in the population of Tower Hamlets over the past ten years

52

New residential developments within a 3km radius of Republic

5th

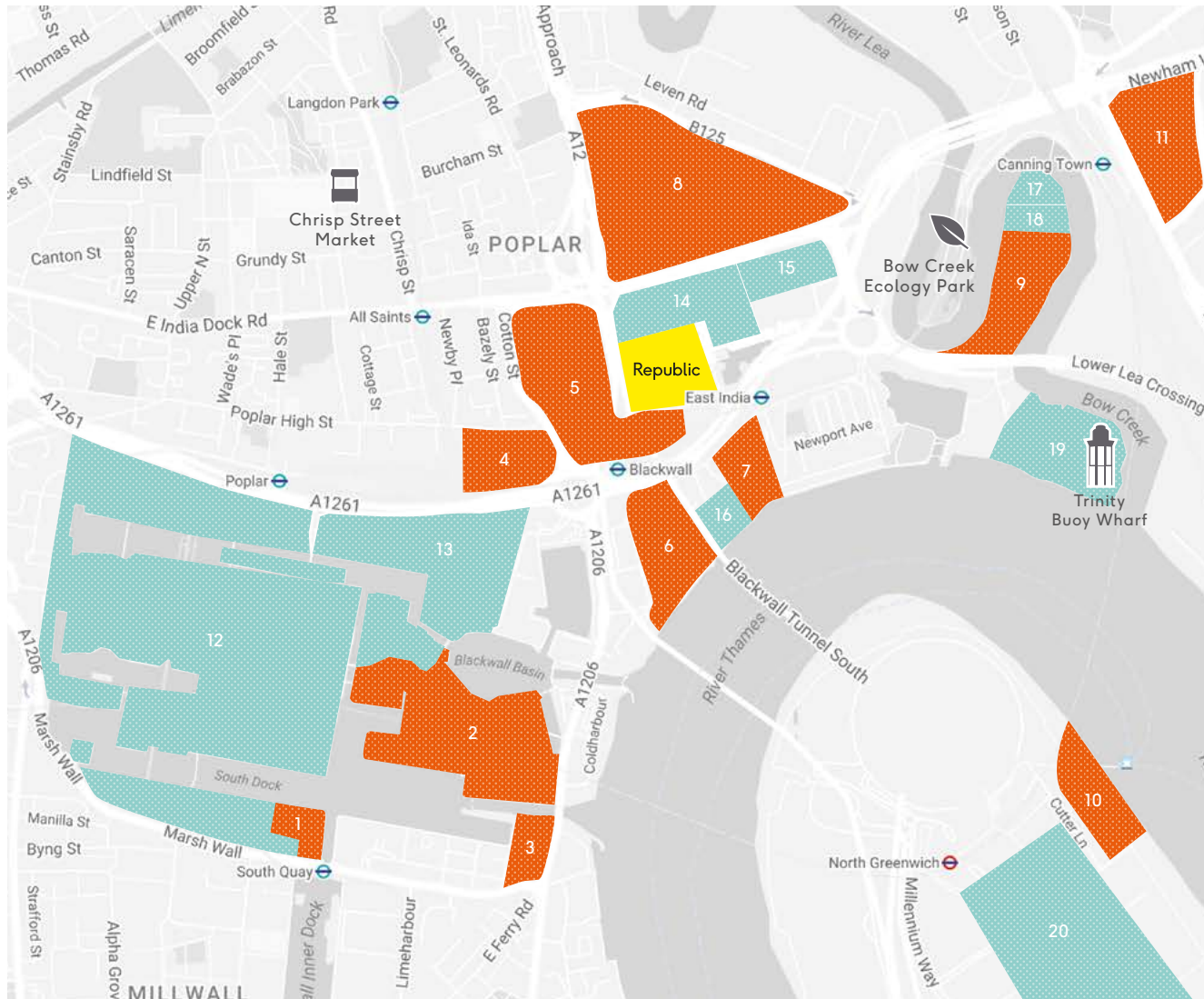
Fastest growing borough in London for new business growth

Fastest

Growing borough in the UK for population growth

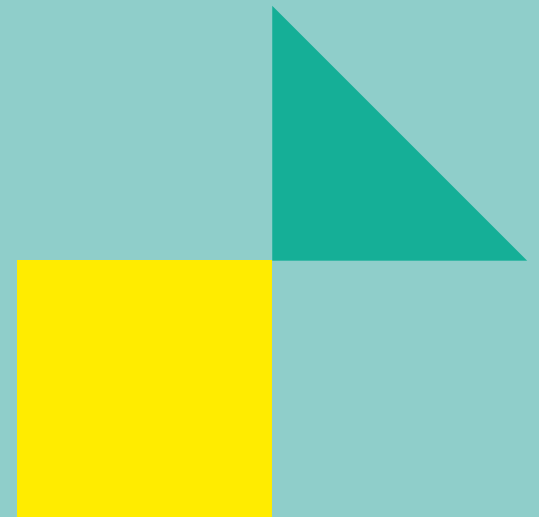
Connection To Talent

Local Developments



Local Residential Developments (Under Construction)	
1	South Quay Plaza 1,332 Residents
2	Canary Wharf 5,500 Residents
3	Dollar Bay 182 Residents
4	Manhattan Plaza 882 Residents
5	Blackwall Reach 2,250 Residents
6	New Providence Wharf 1,089 Residents
7	Blackwall Yard 1,062 Residents
8	Aberfeldy Village 1,358 Residents
9	London City Island 2,559 Residents
10	Upper Riverside 1,500 Residents
11	Hallsville Quarter 1,650 Residents

Local Commercial Developments	
12	Canary Wharf 105,000 Workers
13	Billingsgate Market C. 300 Workers
14	Global Switch C. 300 Workers
15	Telehouse 500 Workers
16	Reuters 600 Workers
17	London Film School C. 100 Workers
18	English National Ballet C. 50 Workers
19	Trinity Buoy Wharf 200 Workers
20	Greenwich Peninsula 1,000 Workers



At Republic, productivity is key. We help our occupiers optimise operations and growth by offering:

- Extensive flexible high performance work spaces.
- Uncompromisingly competitive values on rent, service charge and business rates.

-
- £ Cost
 - £ Total occupancy cost
 - ↕ Flexibility
 - 📅 Affordability
 - ⌚ Efficiency

Our ethos is to provide businesses of any size with not only choice, flexibility, connectivity to transport and data in an inspiring environment, but to do so at values considerably lower than the rest of Central London and competitive to the regions.

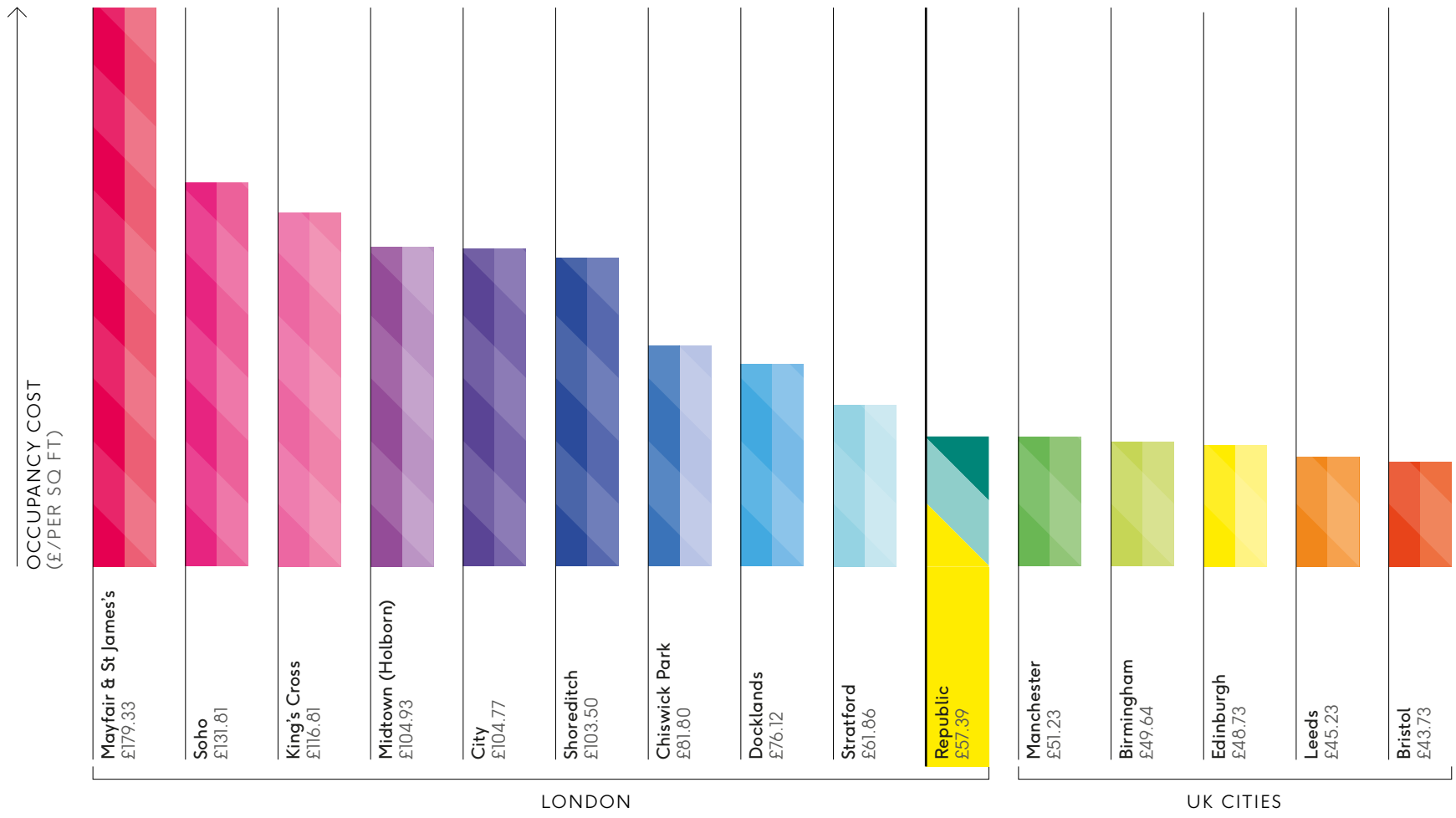
Occupancy costs at Republic are half that of Shoreditch and a third that of the West End.

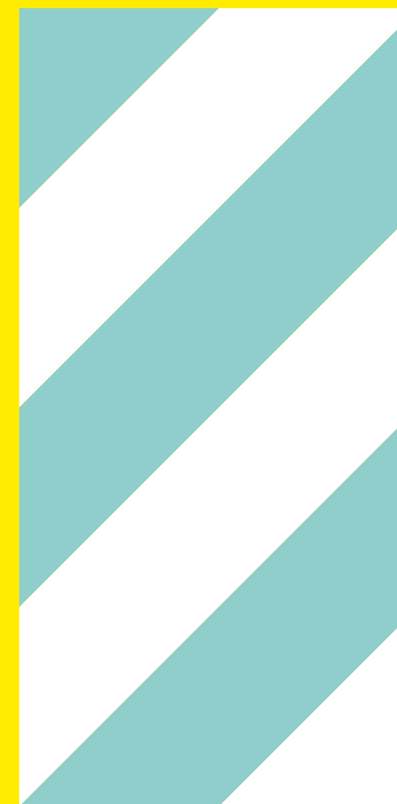
Regional city prices in London's Zone 2.

Optimisation

Total Occupancy Cost

London average	£96.00 per sq ft
Republic	£57.39 per sq ft
Discount to London average	59.78%





R1

Schedule of Areas

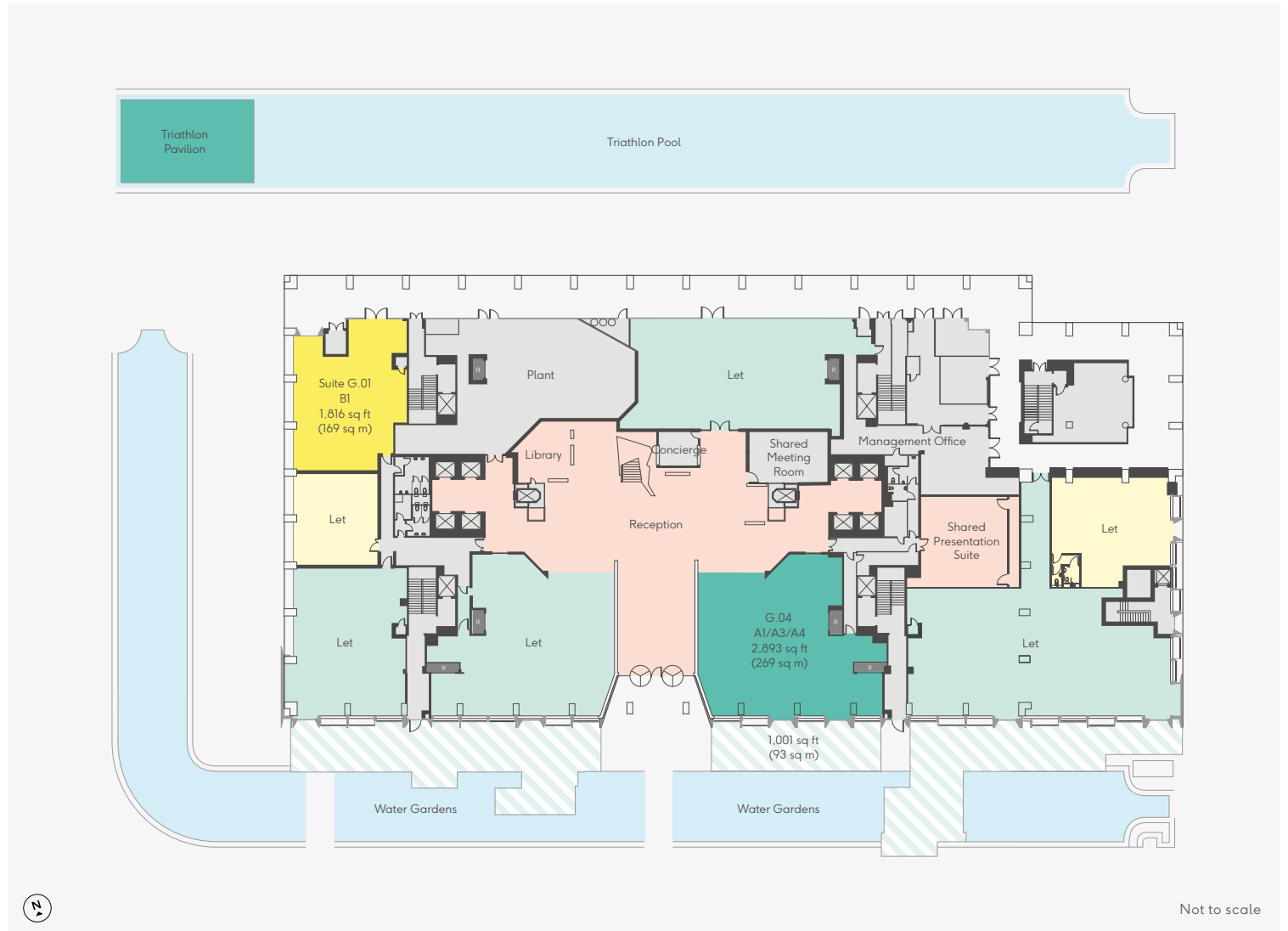
9th (Terrace)	Office	9,171 sq ft	852 sq m	
Part 8th	Office	7,654 sq ft	711 sq m	
7th (Terrace)	Office	28,342 sq ft	2,633 sq m	
6th	Office	31,603 sq ft	2,936 sq m	
5th	Office	31,840 sq ft	2,958 sq m	
4th	Office	31,872 sq ft	2,961 sq m	
3rd	Office	31,958 sq ft	2,969 sq m	
2nd, Atrium Gallery	Office		Let	
1st, Atrium Gallery	Office		Let	
1st, Pavilion	Office	4,822 sq ft	448 sq m	
Ground	Office Retail Units	1,816 sq ft 2,893 sq ft	169 sq m 269 sq m	
Total		181,971 sq ft	16,906 sq m	

- Available Office
- Available Retail
- Let Office
- Let Retail
- Reception and Tenant Amenities

R1

Ground Floor Plan

Office		
G.01	1,816 sq ft	169 sq m
Retail Unit		
G.02		Let
G.03		Let
G.04	2,893 sq ft	269 sq m
G.05		Let

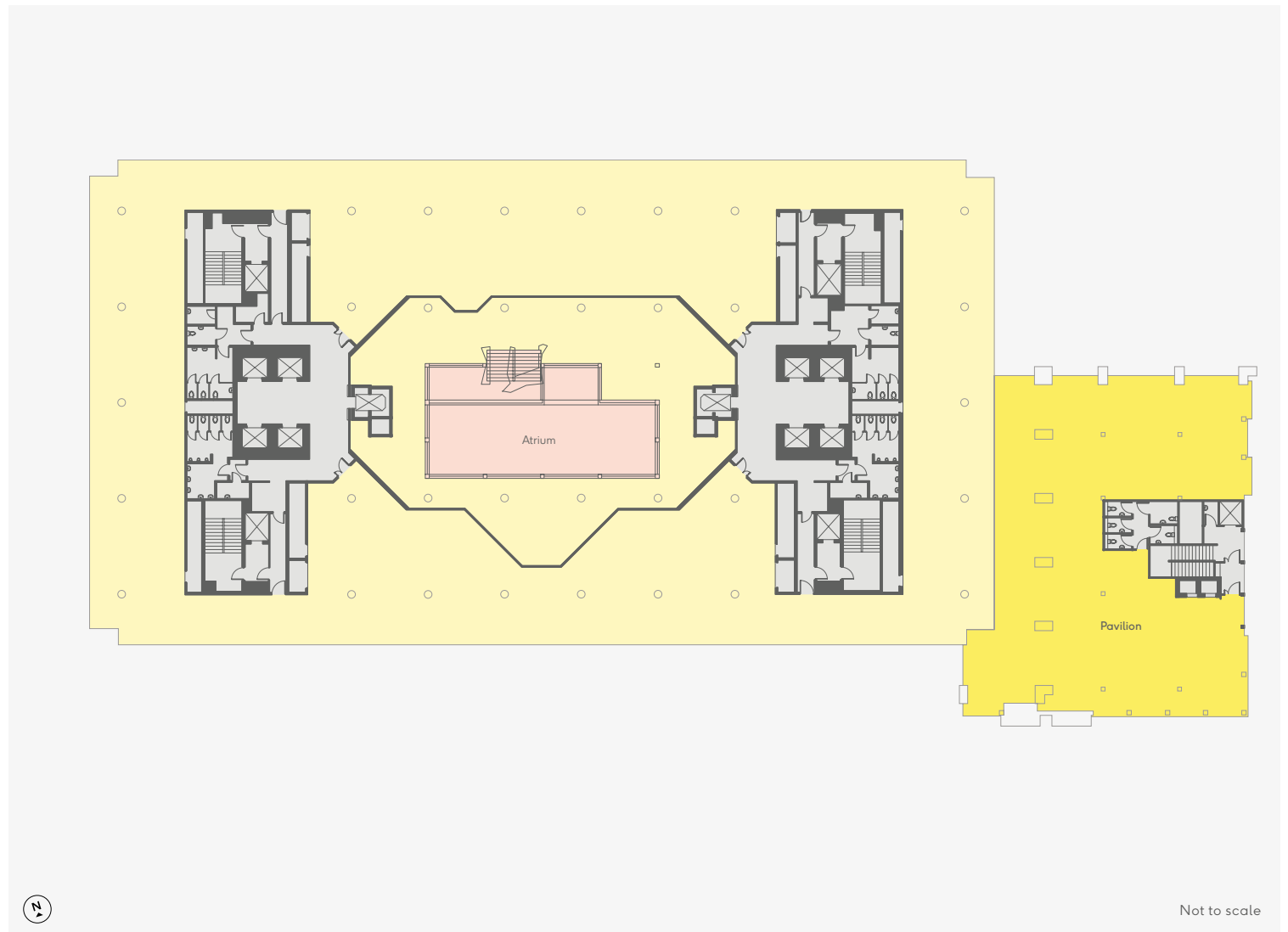


Outdoor Seating	
Available Office	
Available Retail	
Let Office	
Let Retail	
Reception and Tenant Amenities	
Risings	R

R1

First Floor Plan

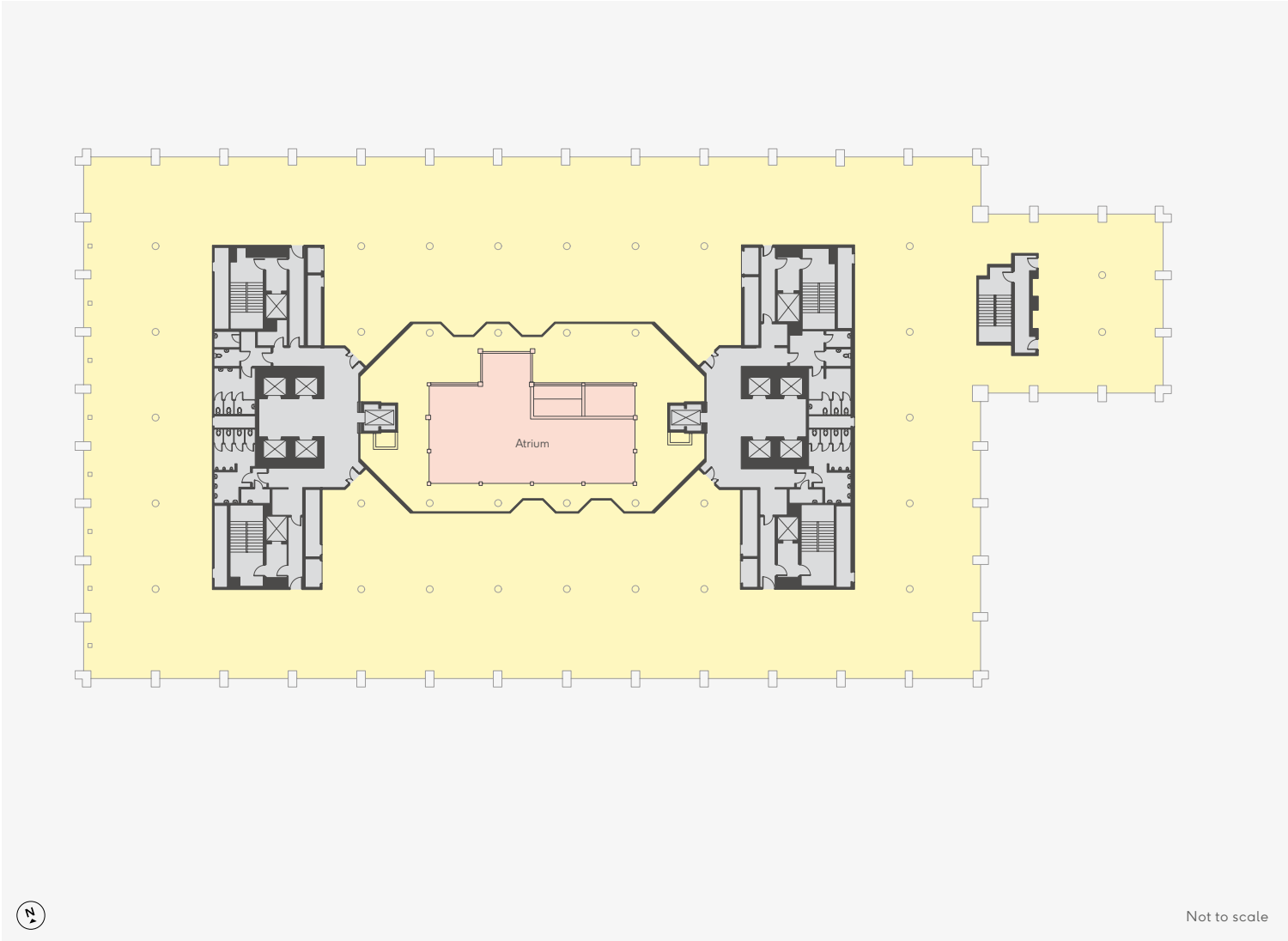
1st		
Atrium Gallery		Let
Pavilion	4,822 sq ft	448 sq m



Available Office	●
Let Office	●
Tenant Amenities	●

R1 Second Floor Plan

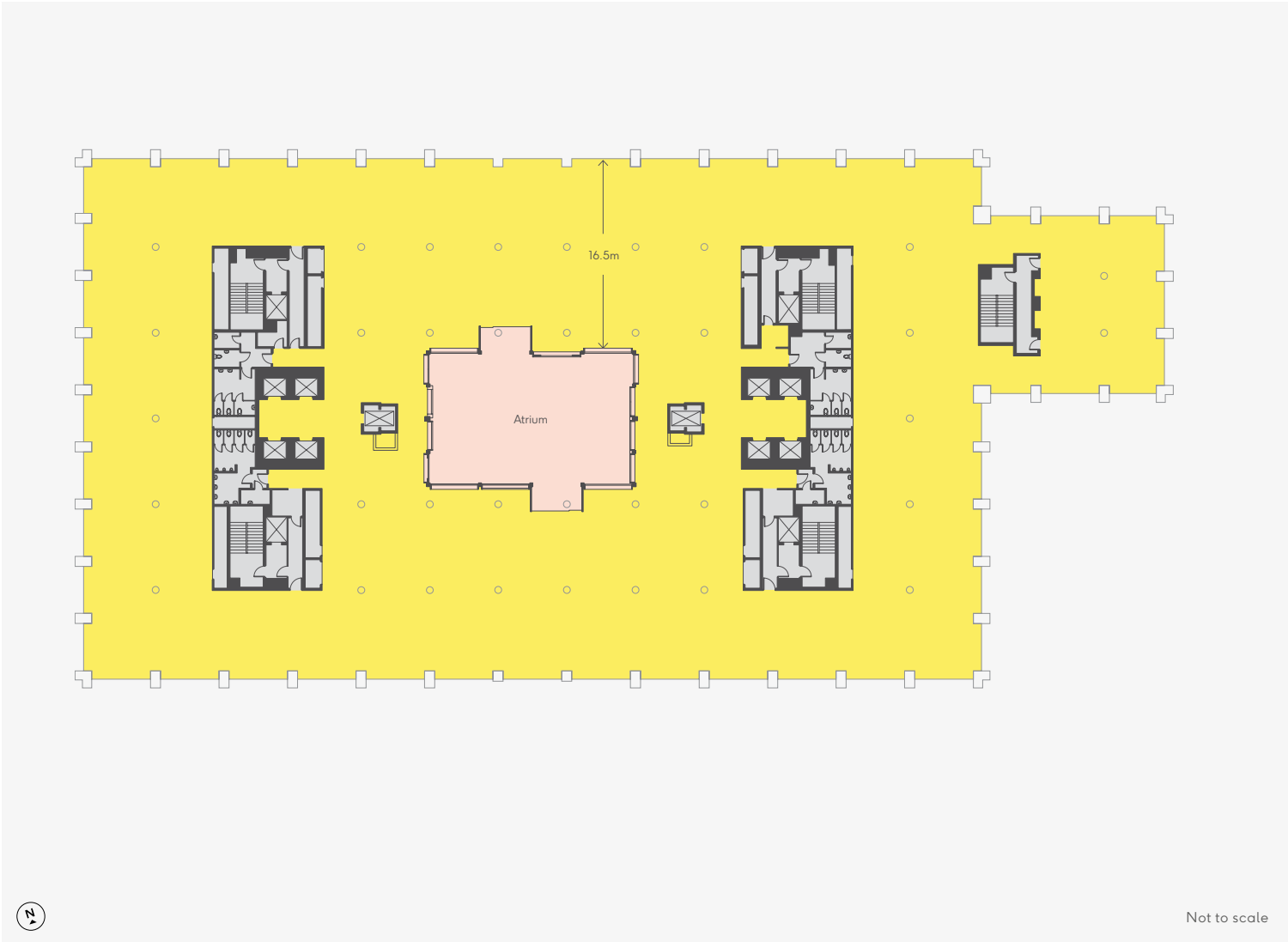
2nd
Atrium Gallery Let



Let Office	●
Tenant Amenities	●

R1 Typical Floor Plan

3rd-6th
Circa 31,750 sq ft 2,950 sq m

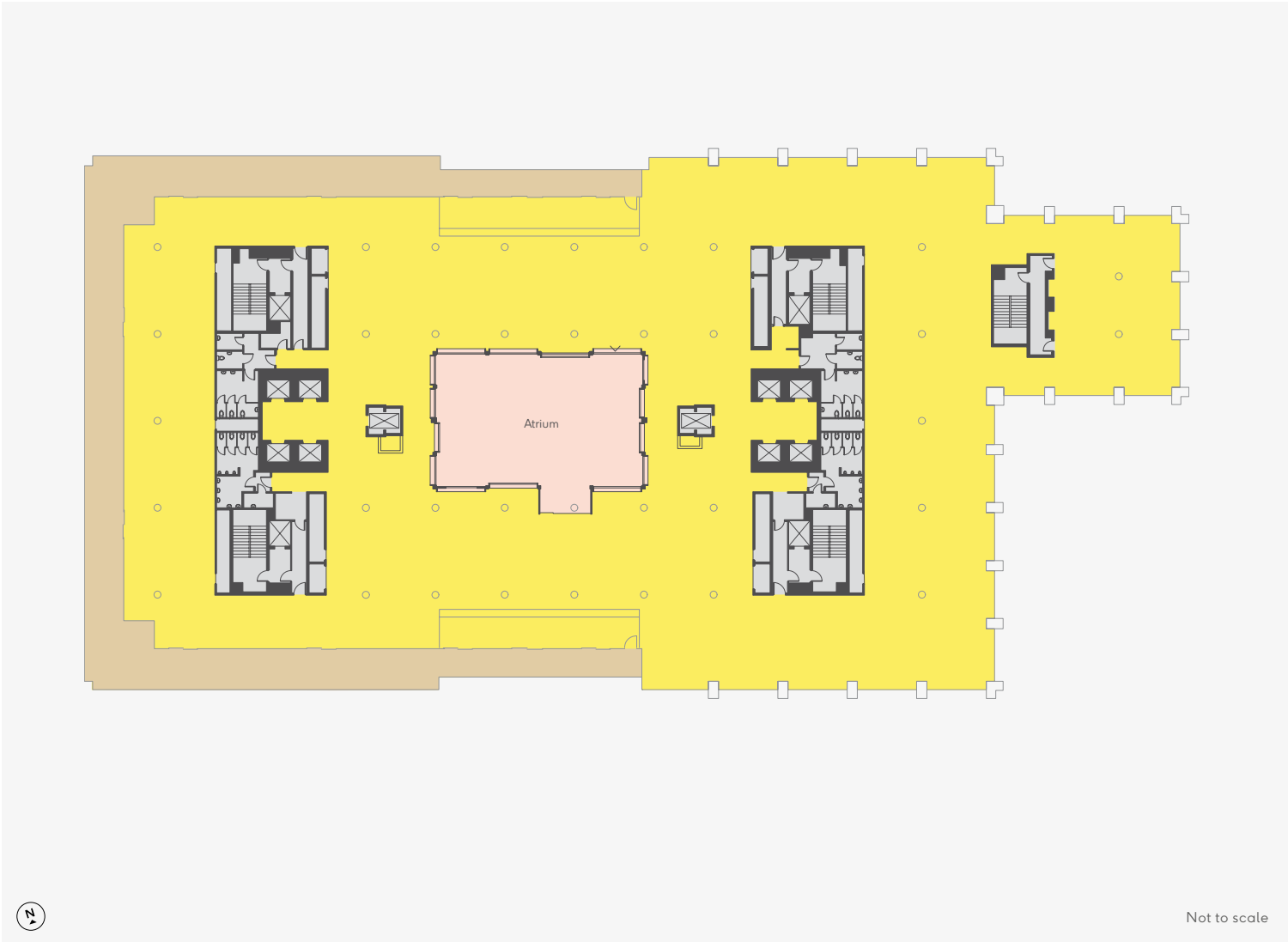


Available Office ●
Tenant Amenities ●

Not to scale

R1 Seventh Floor Plan

7th
28,342 sq ft 2,633 sq m



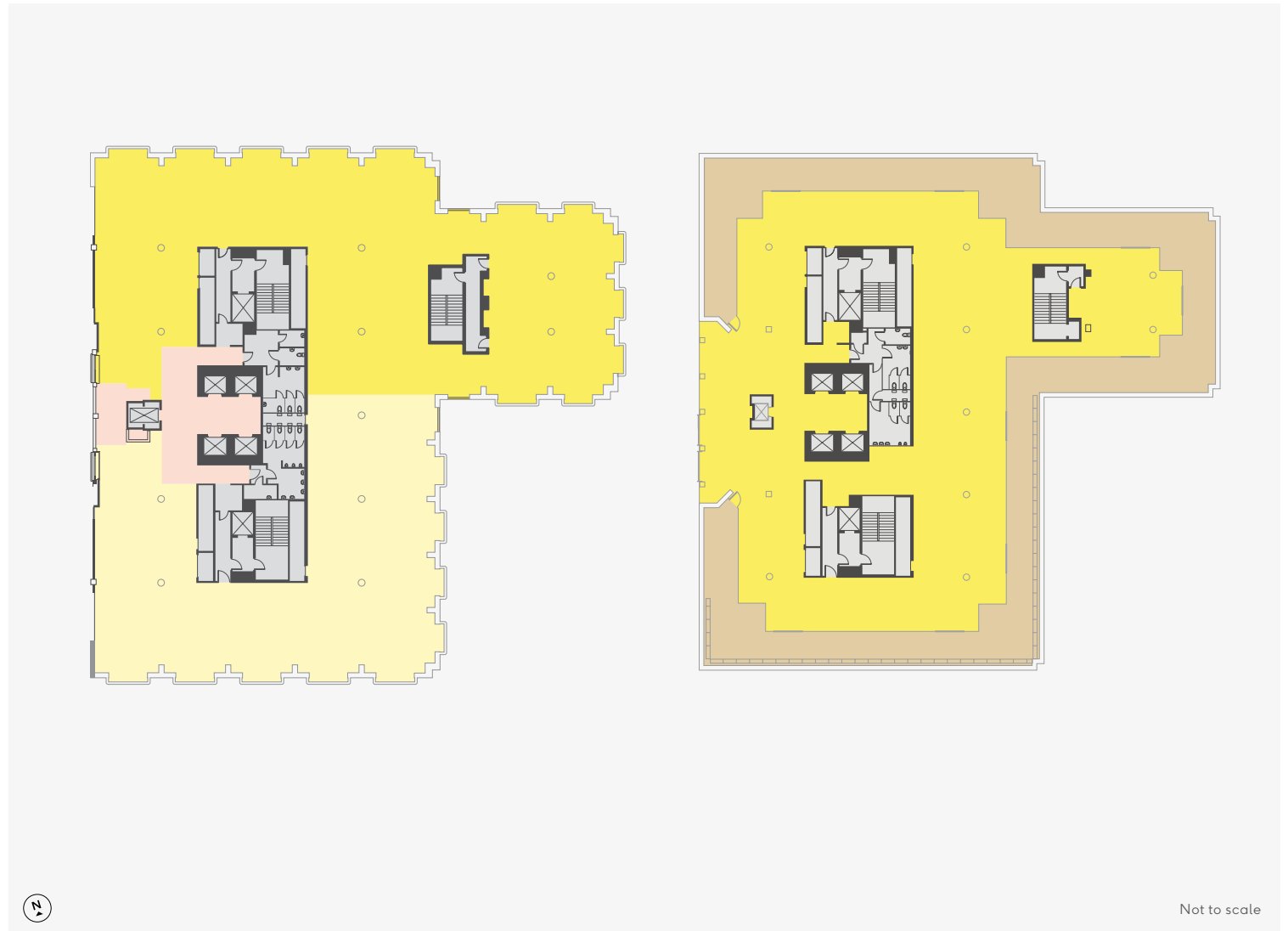
- Available Office
- Tenant Amenities
- Terrace

R1

Eighth and Ninth Floor Plans

8th
7,654 sq ft 711 sq m

9th
9,171 sq ft 852 sq m



R1 Basement Floor Plan



- Showers / Storage
- Let Retail
- Tenant Amenities

Not to scale

Occupation

Typical Floor Space Plan 1

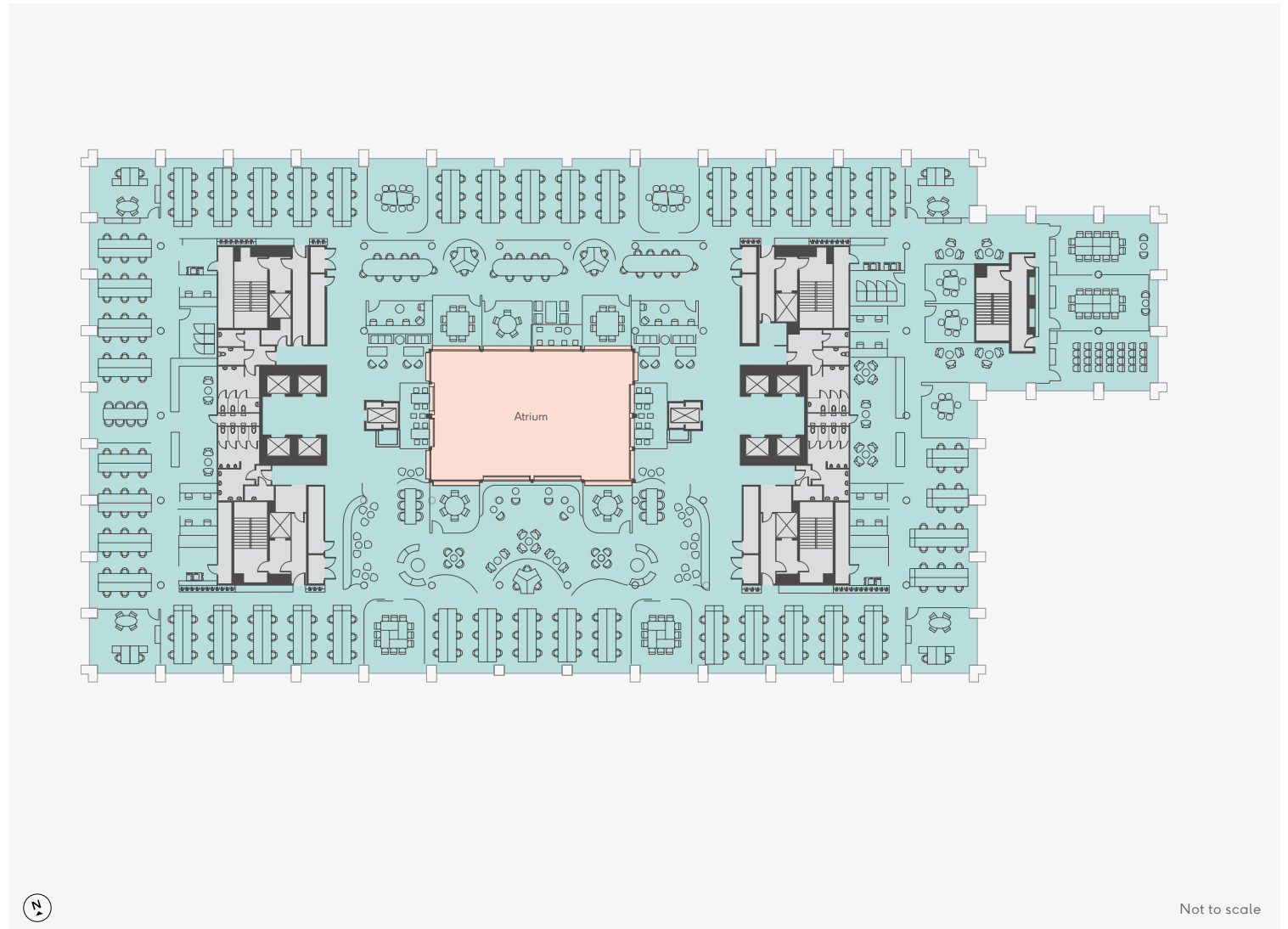
No of people: 292

Occupational density: 1:10

Meeting rooms:

- 7 × 2 person quiet room
- 2 × 5 person project room
- 1 × 5 person meeting room
- 5 × 6 person meeting room
- 2 × 8 person meeting room
- 2 × 10 person meeting room
- 2 × 12 person meeting room
- 3 × 14 person meeting room

Total: 24



Occupation

Typical Floor Space Plan 2

No of people: 490

Occupational density: 1:6*

Meeting rooms:

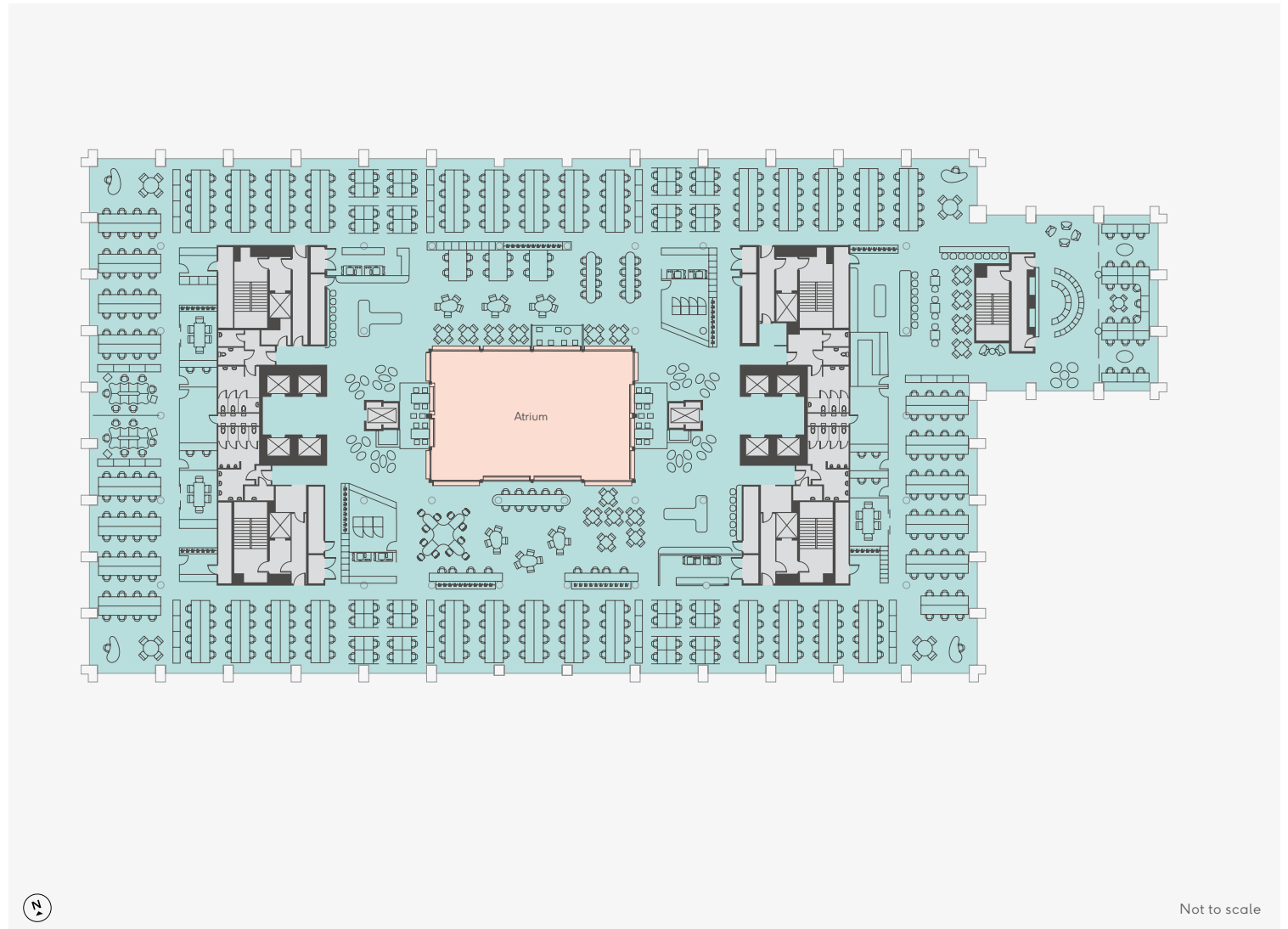
4 × 2 person quiet room

5 × 6 person project room

3 × 6 person meeting room

Total: 12

* The building is currently designed to 1:10m² however 1:6m² is achievable through an enhanced specification




 VAV air conditioning


 LED lighting

 150mm raised floors


 2.8 – 3.0m floor to ceiling height

 14 lifts provide access to all floors

- 8 × 13 person passenger lifts (1,000 kg)
- 2 × 16 person passenger lifts (1,200 kg)
- 3 × 8 person passenger lifts (630 kg)
- 1 × 13 person goods lift (1,000 kg)

 Occupancy density of 1:10 sq m

- Means of escape – 1:6 sq m
- Lifts – 1:6 sq m
- WC's – 1:10 sq m
- Cooling – 1:10 sq m

 8 male with 6 urinals, 6 female and 2 disabled WCs per floor

 250 secure cycle spaces with lockers

 6 male and 6 female showers

 Roof terraces on Levels 7 and 9

 60 car parking spaces

Structure

R1 comprises a substantial office building arranged over basement, lower ground, ground and nine upper floors. The building was constructed in 1990. The building and atrium are now to be redeveloped and reconfigured. The structure is concrete frame, the new atrium and ground floor façades will be constructed in timber frame, utilising CLT and Glulam beams.

Office Accommodation

Individual floors are designed to be single units or split into four separate tenancies if required. Several possibilities exist for the provision of larger office areas through the use of new vertical connections either by feature staircases or lifts.

Occupancy Levels

For the purposes of calculation, the following occupation levels have been used:

Ventilation / Servicing Strategy:

1 per / 10 m²

Means of escape: 1 per / 6 m²

Lifts (15% absenteeism): 1 per / 6 m²

Toilet provision: 8 male with urinals,

6 female and 2 disabled WC's per floor.

6 male and 6 female showers with lockers.

An outline strategy is available for tenant's who wish to explore the possibilities of occupying at 1:8m² and 1:6m².

Acoustic Criteria

Acoustic Criteria will be designed to the following:

Open Plan Office Areas: NR35

Entrance Lobbies and Atrium: NR40

Toilets: NR40

External Wall

Existing external elevations are a combination of aluminium framed,

double glazed curtain walling to the upper floor elevations, together with granite faced concrete cladding panels.

The new façade at ground and first floor level is a combination of glazing and timber clad structure.

Roof

Existing roofs comprise a combination of 'built up' inverted flat roof systems comprising concrete slab decks and single ply polymeric membrane waterproofing and pitched roofs to the plant rooms.

A number of levels have roof terraces which are finished with concrete pavours.

Atrium Finishes

The atrium will be designed and constructed in a timber structure with openings comprising a combination of glazing, zinc and timber louvres. The timber effect will continue in to the ground floor with a first floor mezzanine accessible from the reception.

Lift

The building is provided with 14 passenger lifts, which have been extensively refurbished by Schindler circa 2010. 8 x 13 person passenger lifts have a weight limit of 1,000 kg, 2 x 16 person passenger lifts have a weight limit of 1,200 kg, 3 x 8 person passenger lifts have a weight limit of 630 kg, and 1 x 13 person goods lift has a weight limit of 1,000 kg.

Floor To Ceiling Height

Finished floor to underside of soffit:

2800 – 3300mm

Raised Floor Zone (Office Area):

50 – 150mm

Ceilings and Soffit

Sealed concrete soffits with exposed services and suspended lighting.

WCs

WCs are provided on each floor adjacent to the lift cores with separate male and female facilities. Each core contains a wheelchair accessible WC. Male and female changing facilities will be installed in the basement.

Fire and Emergency

New Emergency light fittings will be incorporated. The entire system shall conform to BS 5266, part 1 and EU regulations, and the local authority requirements.

EPC

EPC Band C targeted.

Breeam

Breeam rating of 'very good' targeted.

Wiredscore

Wiredscore Platinum.

Power

Incoming power supply to the building is 4.0 MVA. Base build tenant small power supply allowance to the category A office floors is 30 W/m².

Cycling Facilities

There will be 250 new bike racks, lockers and showers in the basement.

M&E Design criteria:	
Criteria	Proposed
External Conditions	
Summer	28°C db, 20°C wb
Winter	-4°C db, 100% saturation
General Office	
Summer	21°C ± 1°C, no RH control
Winter	21°C ± 1°C, no RH control
Circulation Areas	
Summer	24°C ± 2°C, no RH control
Winter	21°C ± 1°C, no RH control
Atrium	
Summer	24°C ± 2°C, no RH control
Winter	21°C ± 2°C, no RH control
Toilets	
Summer	No maximum temperature or RH control
Winter	21°C db ± 1°C, no RH Control
Ventilation Rates	
Office Fresh Air	13 l/s/person
Lighting	
Office areas and meeting room:	400 lux maintained average illuminance at 0.75m working plane and 0.85 uniformity

Electrical Services

New lighting installation throughout the office using suspended modular luminaires and downlighters in line with the design intent of LED lighting.

New automated lighting control system incorporating PIR detectors and perimeter daylight linked.

New general purpose socket outlets in landlord's core areas.

New landlord systems supported by diversified LV cabling configurations.

Mechanical Services

- New VAV Boxes on the office floors
- Full refurbishment of Air Handling Units
- New Gas Fired Boilers

Contact Details

Development Team

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Fund Manager

LaSalle Investment Management

Developer

Trilogy

Architects

Studio RHE

Project Management

Quartz

Construction

Galliford Try

Track Record

Trilogy

Trilogy was founded by Robert Wolstenholme, previously the UK investment director of Resolution.

Vision

If you can see past the present, you can create for the future. Trilogy sees buildings not as they are, but how they could be. That's where the real value lies.

To each project they apply the skills and experience of their team with their proven track record, professionalism and hard-earned reputation for delivery.

Integrity

From the people that inhabit it and the surrounding communities, to the investors and funders whose commitment makes it happen, a great development benefits everyone.

Trilogy strives to deliver value to all, through inclusivity and great design. They pursue these goals with passion and commitment but always with an understanding of the importance of transparency, honesty and trust.

Collaboration

Over time, they have learned to thrive on collaboration. They are constantly seeking to learn from people with different skills to their own. This may be their investing partners opening their eyes to the world beyond their own back yard, or designers and artistic collaborators who challenge the norm. It's an approach which has served Trilogy and its partners well.

- 1. Alphabeta, Shoreditch
- 2. Ampersand Building, Soho



Track Record

LaSalle Investment Management

LaSalle Investment Management is one of the world's leading real estate investment managers. With over 700 professionals across 24 offices, we focus solely on real estate, bringing a uniquely specialised skill-set to provide best-in-class customer service for our occupiers and develop long-lasting relationships. LaSalle has been investing in UK property for almost 40 years, managing over £12 billion of assets on behalf of a diverse, stable and long-term investor base. As a firm, we operate within an open collegiate structure, innovating and sharing best practice. We understand the needs of our occupiers and the importance of working together to form Landlord and Tenant relationships.

LaSalle Investment Management has a proactive asset management approach applying local knowledge of markets to enable occupiers to continue to perform strongly from the assets within our portfolio. We have a dedicated, in-house, sector-focused asset management team of 40 based in London, working in small accountable teams. LaSalle collaborates with occupiers to ensure that we understand their business plans both current and future to allow the real estate design to adapt and evolve to changing occupational demands.

LaSalle recognises that buildings can have a significant impact on our environment. LaSalle therefore seeks to play a meaningful role in addressing global environmental challenges both through our direct actions and our investments on behalf of clients. LaSalle is committed to developing best practices and applying these to our clients' real estate assets across the globe, and many recent LaSalle projects have achieved the highest levels of environmental and sustainable certifications in their respective countries. Success is most strongly demonstrated through the performance of the portfolio and we have seen huge successes from the Energy Reduction Programme, which resulted in lower energy consumption and costs for our tenants.

- 1. 23 Savile Row, London
- 2. 2 London Bridge, London
- 3. Old Change House, London
- 4. 18 St Swithin's Lane, London
- 5. 10 Bedford Street, London



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