

A catalyst for growth

8\_\_ Pollen Street \_\_ May/fair

# Pollen8

## Pollen8

Pollen8 is a re-imagined, 9,450 sq ft office development in prime Mayfair and in close proximity with Soho.

With five remodelled floors, the building will become a thriving community that can accommodate the ambitions of modern, progressive business.

Defined by a characterful exterior situated in a unique pedestrianised street, the expressive office interiors and floor plates have been designed to optimise occupational efficiency, Pollen8 is a catalyst for growth.

\_\_\_ Location  
\_\_\_ Building  
\_\_\_ Configure  
\_\_\_ Summary specification  
\_\_\_ Outline specification  
\_\_\_ Team

## Location

Within four minutes' walk of both Bond Street and Oxford Circus underground stations, Pollen8 benefits from access to the Jubilee, Central, Bakerloo and Victoria lines.

In 2021, Crossrail's Elizabeth Line arrives and a new Bond Street station will open in the corner of Hanover Square. This new line will radically change travel times across London and ensure the occupier of Pollen8 has fast access to all corners of the capital.



The arrival of the Elizabeth Line at Bond Street, will ensure Heathrow Airport is only 26 minutes away and Canary Wharf just 13 minutes.

- |                          |                                    |
|--------------------------|------------------------------------|
| 01. House of Fraser      | 20. Market Place Bar               |
| 02. John Lewis           | 21. Pho                            |
| 03. Fenwick              | 22. Côte Brasserie                 |
| 04. Mulberry             | 23. Toy Room Club                  |
| 05. Browns               | 24. London Palladium               |
| 06. Smythson             | 25. Aqua Spirit                    |
| 07. Umu                  | 26. Liberty                        |
| 08. Sotheby's            | 27. Dishoom                        |
| 09. The Westbury         | 28. Ain't Nothin But The Blues Bar |
| 10. Burberry             | 29. The White Horse                |
| 11. Louis Vuitton        | 30. Hamleys                        |
| 12. Cecconi's            | 31. Frescobaldi                    |
| 13. Icebar London        | 32. Cirque Le Soir                 |
| 14. Sotheby's Coffee Bar | 33. Kingly Court                   |
| 15. The Windmill         | 34. Cahoots                        |
| 16. Sketch               | 35. Be At One                      |
| 17. Pollen Street Social | 36. Nopi                           |
| 18. Apple Store          | 37. Bob Bob Ricard                 |
| 19. Nike Town            |                                    |





Re-imagined modern offices with contemporary architecture

Usage rights courtesy of Great Portland Estates

**Hanover Square** \_Left  
Over the last few years, local authorities and private developers have been transforming the Garden Square and surrounding buildings with exciting, multi-million pound projects set within contemporary developments.

This distinct area, centred around the 18th Century Hanover Square, is in the process of undergoing a total transformation.

The historic architecture of the square is being re-imagined as modern offices or re-invented as contemporary hotels. The Garden Square is being landscaped, planted and repurposed. The pavements in all the adjoining roads are being widened to improve circulation, comfort and accessibility. Roads and side streets are being pedestrianised to ensure people, not cars, come first.

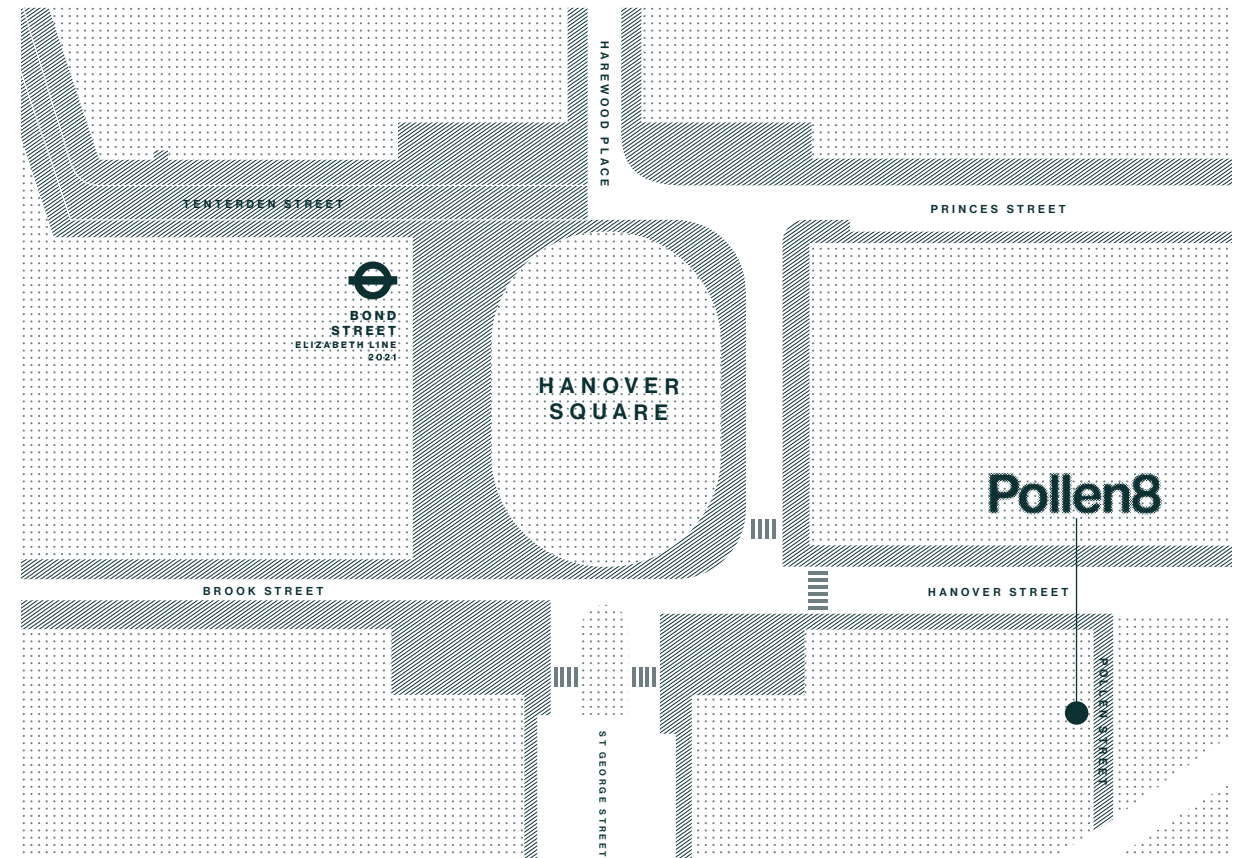
This area is becoming a neighbourhood once more with Hanover Square at its heart.



Newly replanted garden square

Usage rights courtesy of Great Portland Estates

 New pedestrianised zones



Positioned in prime Mayfair, these offices are located on the recently pedestrianised Pollen Street.

Both discreet and characterful, Pollen Street is a unique spot in this world famous district.

No more than five minutes' walk from the sophisticated styles on New Bond Street, or the renowned tailors on Savile Row, the elegance and grace of Mayfair's best is on your doorstep.

Pollen8 is 'cool Mayfair'.



You'll find world-class shopping and dining on your doorstep. Within a five minute walk are 18 Michelin star restaurants.



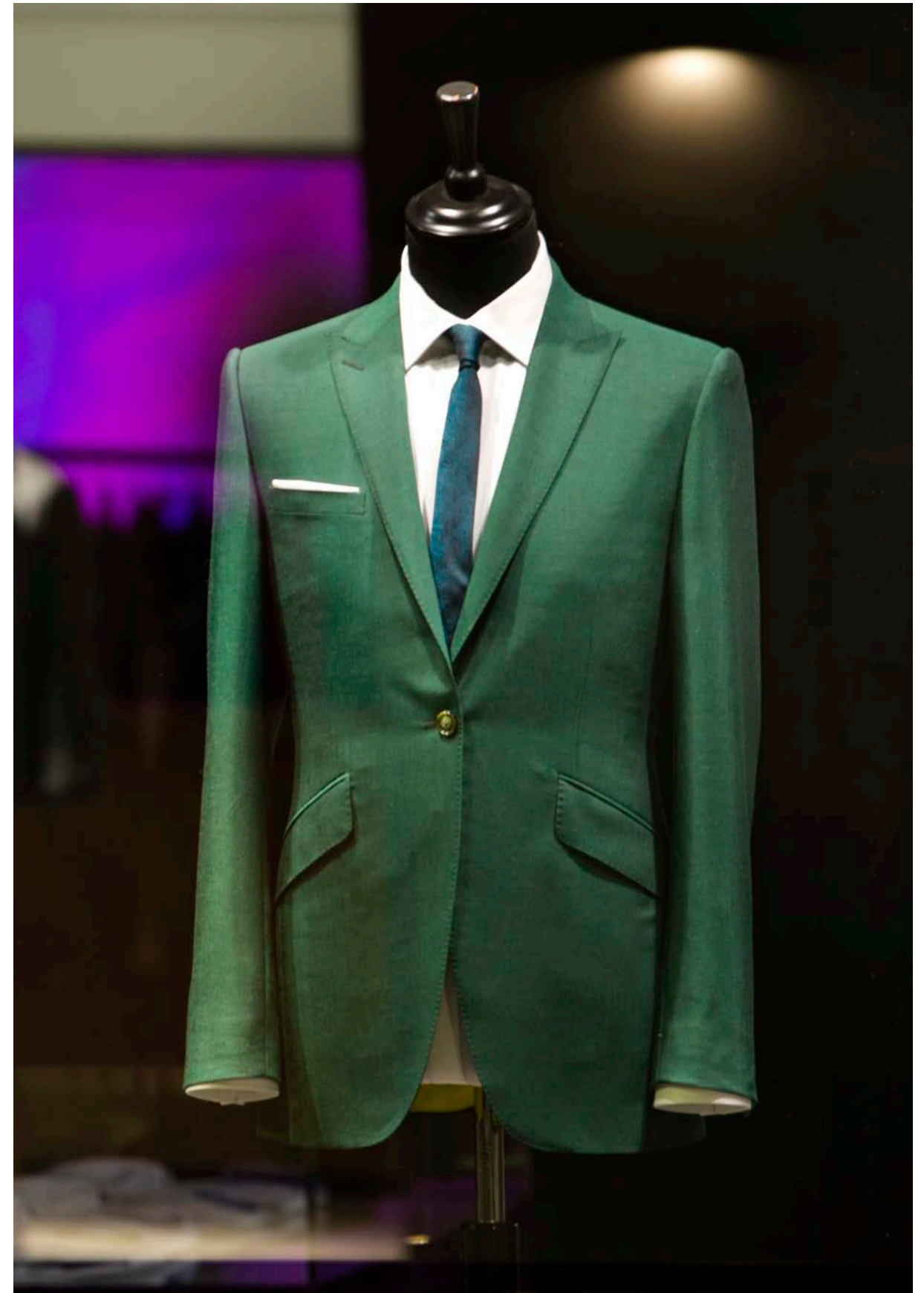
**Savile Row** Right  
Famously known the world over for fine tailoring, Savile Row has been following these exalted traditions for nearly 300 years.

**Annabel's** Top Left  
One of the world's most elegant private clubs.

**New Bond Street** Top Right  
Unrivalled, the world's most luxurious shopping street.

**Sketch** Bottom Left  
A Michelin starred, destination restaurant for food, drink and art.

**Nathalie** Bottom Right  
A modern 'grab and go' deli and food emporium. A welcome addition to the new Hanover Square.





**Carnaby Street**\_Left

One of London's most popular and enigmatic shopping streets, known as the birthplace of the 'Swinging 60s'.

**Quo Vadis**\_Right

A restaurant and private club, founded in 1926, it has been a magnet for media types for decades.

**Soho Theatre**\_Far Right

One of many theatre, cabaret, comedy or music venues that have launched a thousand careers.

**The Ivy**\_Bottom Left

The Soho media hangout since the 1930's.

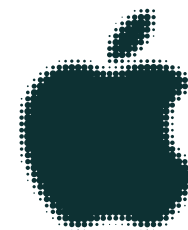
**The Comedy Store**\_Bottom Right

For over forty years, The Comedy Store has been at the centre of Soho's eclectic range of entertainment.



Pollen Street also benefits from its close proximity to the buzz, entertainment and eclectic variety of Soho.

This area of London has always been a culturally diverse and distinctive part of the capital. Full of activity and energy, 24 hours a day and seven days a week, its streets are full of character, intrigue and creativity.



Pollen Street is central to a thriving community of global businesses, the finest restaurants and the most prestigious retailers.

Pollen Street is both 'on and off the grid'. A secret society in London's most prestigious district.

Sit above Jason Atherton's Michelin starred Pollen Street Social restaurant, these offices are part of a distinguished Mayfair story.

Having opened in April 2011, and awarded a Michelin star within just six months, the restaurant delivers an informal and social setting, where the surroundings are as vibrant as the food.



This boutique jewel is unlike any other. It is full of style and character, designed to accommodate companies that want their business and employees to flourish.

Pollen8 is a building that welcomes community and encourages interactivity with its local community. It is a social workspace that has been designed to suit occupiers' needs and help them realise their future potential.



Net Internal Area		
Fifth	1,383 sq ft	129 sq m
Fourth	1,799 sq ft	167 sq m
Third	2,047 sq ft	190 sq m
Second	2,195 sq ft	204 sq m
First	2,026 sq ft	188 sq m
<b>Total</b>	<b>9,450 sq ft</b>	<b>878 sq m</b>

Note: All floor areas given are approximate and based on sketch and computer layouts. Areas will be verified on completion in accordance with RICS Code of Measuring Practise.

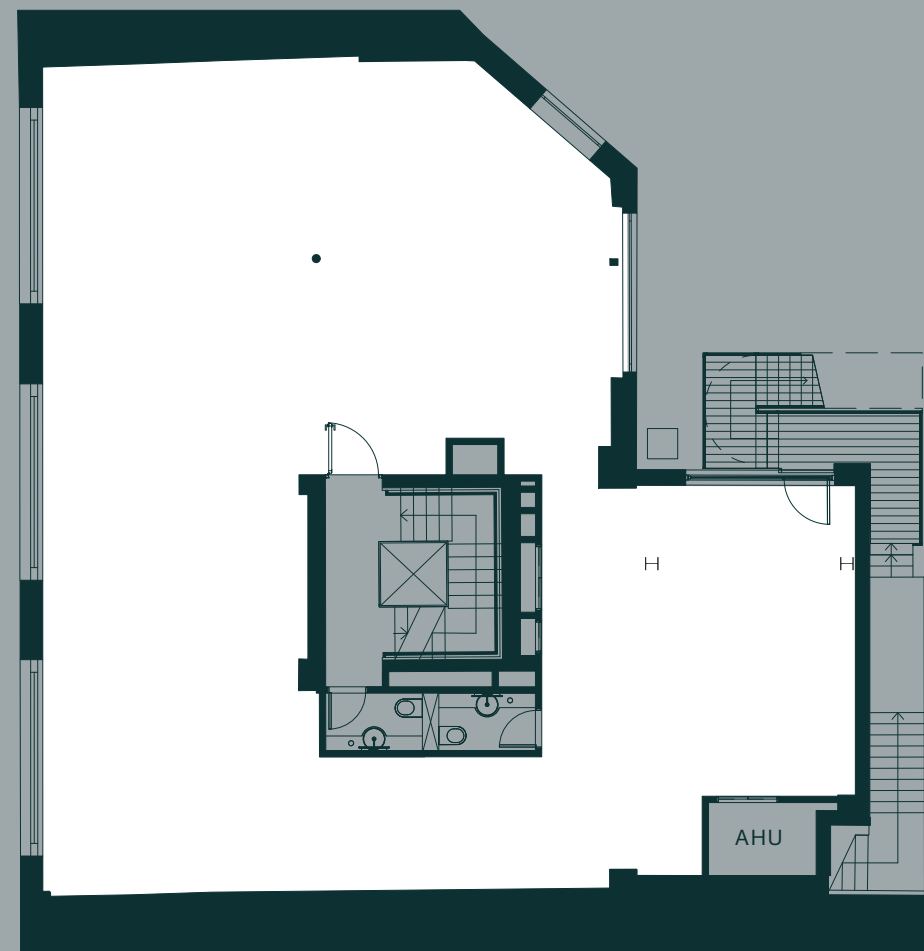




Making an entrance  
Discreet entrance on pedestrianised Pollen Street.

First Floor

—  
2,026 sq ft\_\_188 sq m

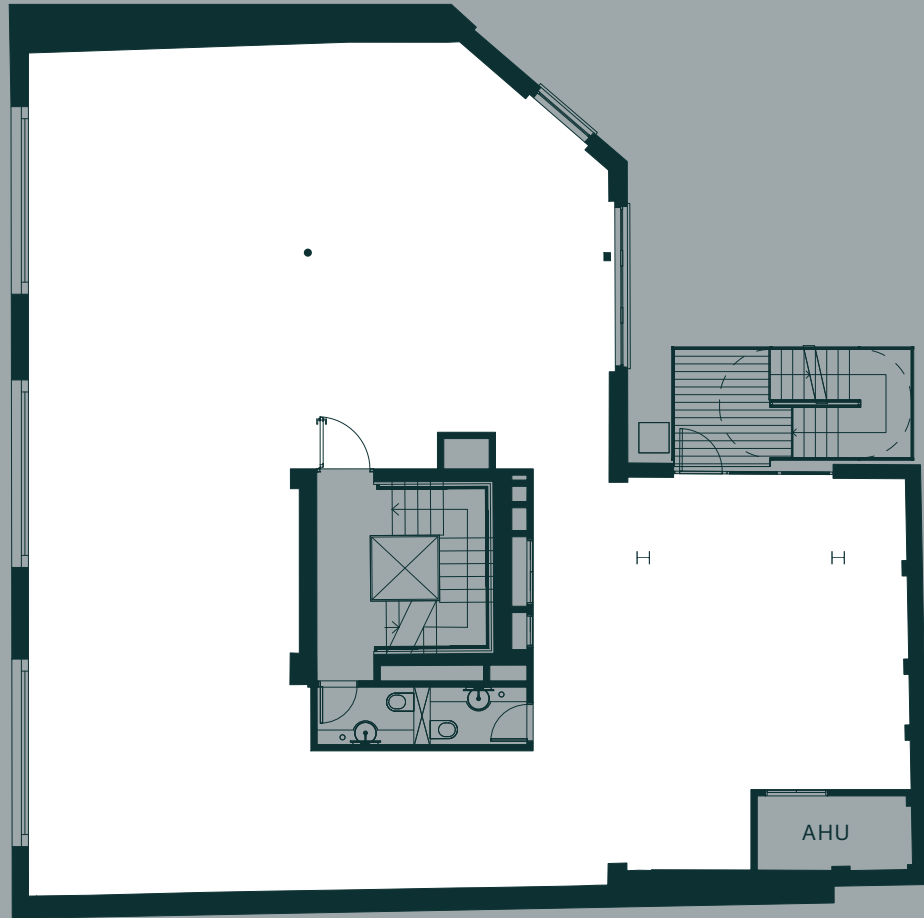


Not to scale. For indicative purposes only.



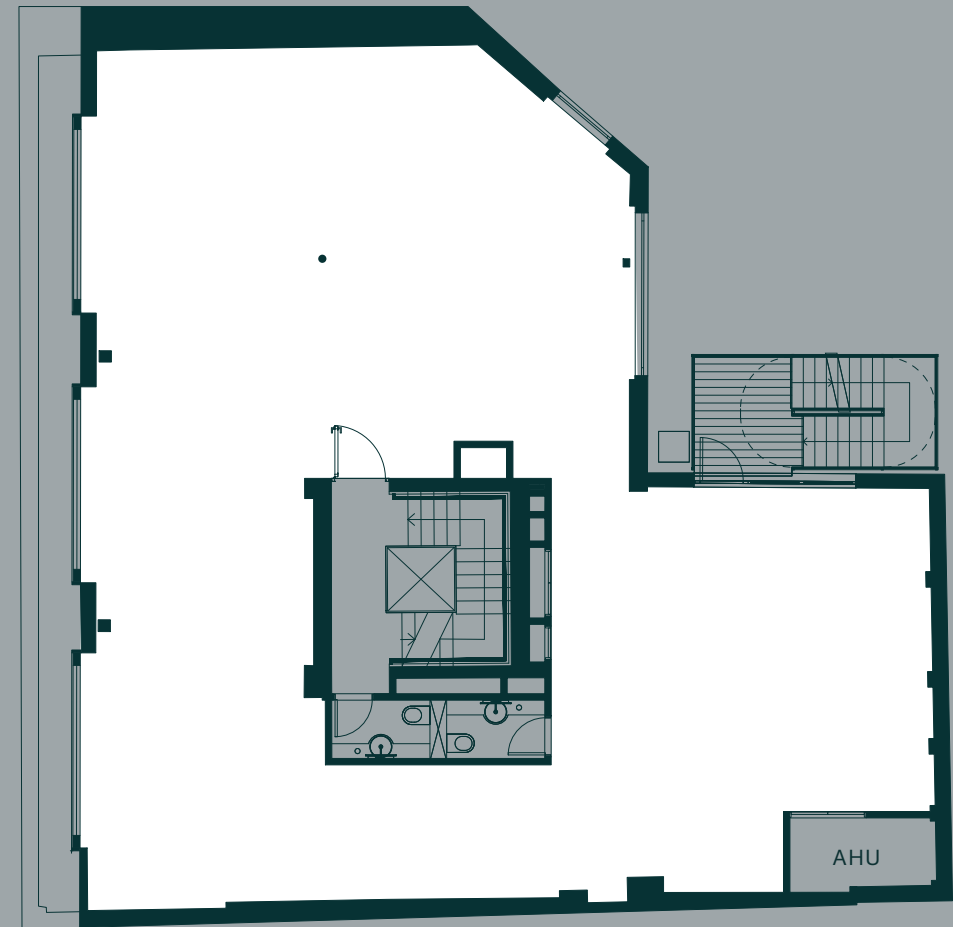
Second Floor

—  
2,195 sq ft \_\_ 204 sq m



Third Floor

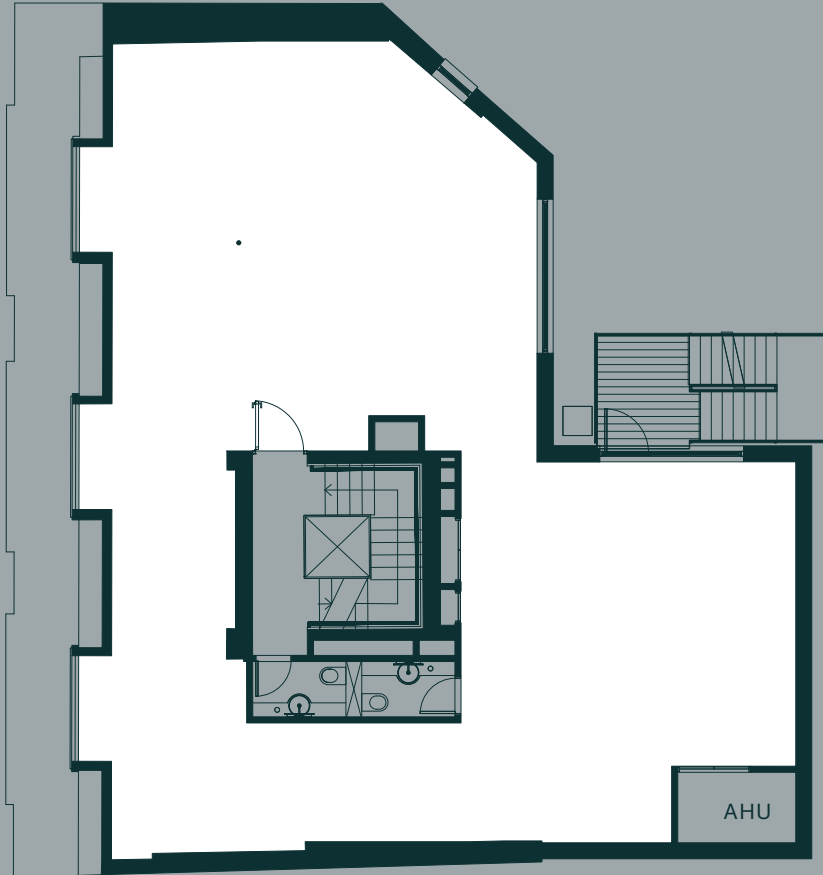
—  
2,047 sq ft \_\_ 190 sq m





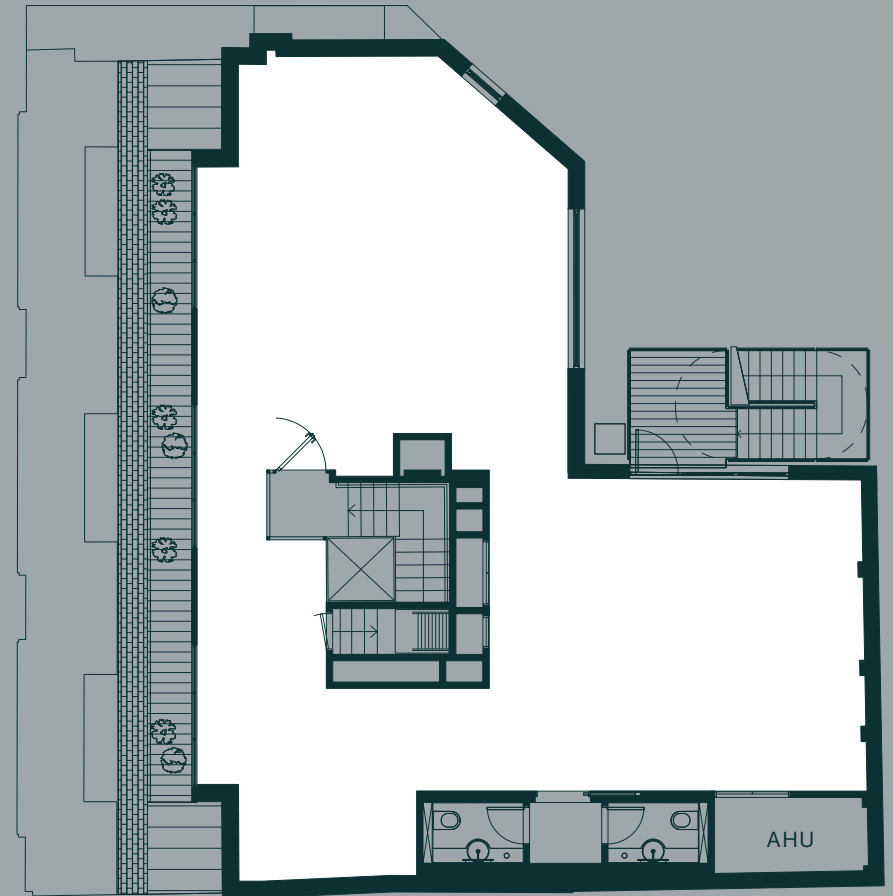
Fourth Floor

1,799 sq ft\_\_167sq m



Fifth Floor

1,383 sq ft\_\_129 sq m





Computer generated image of fifth floor.

## Configure

Configure is a considered process that assesses a building's potential from its inception. This approach ensures optimum efficiency of its floors for its future occupants.

It allows potential occupiers to visualise and plan their space in real time whilst viewing the cost impacts of design decisions.

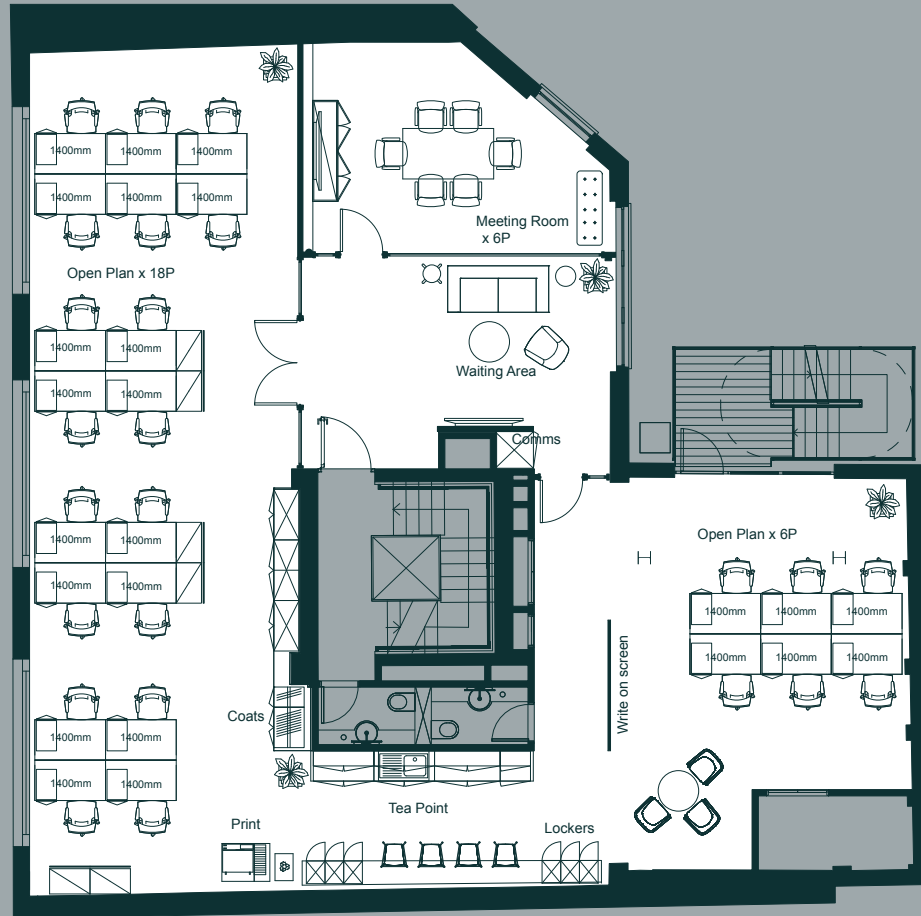
Configure commits to delivering operational floors within two months from completion of an Agreement for Lease.

Developed by Morgan Capital, the Configure platform fast tracks building occupation and is designed to accommodate the needs of any business and the way they choose to work.

CONF|GURE

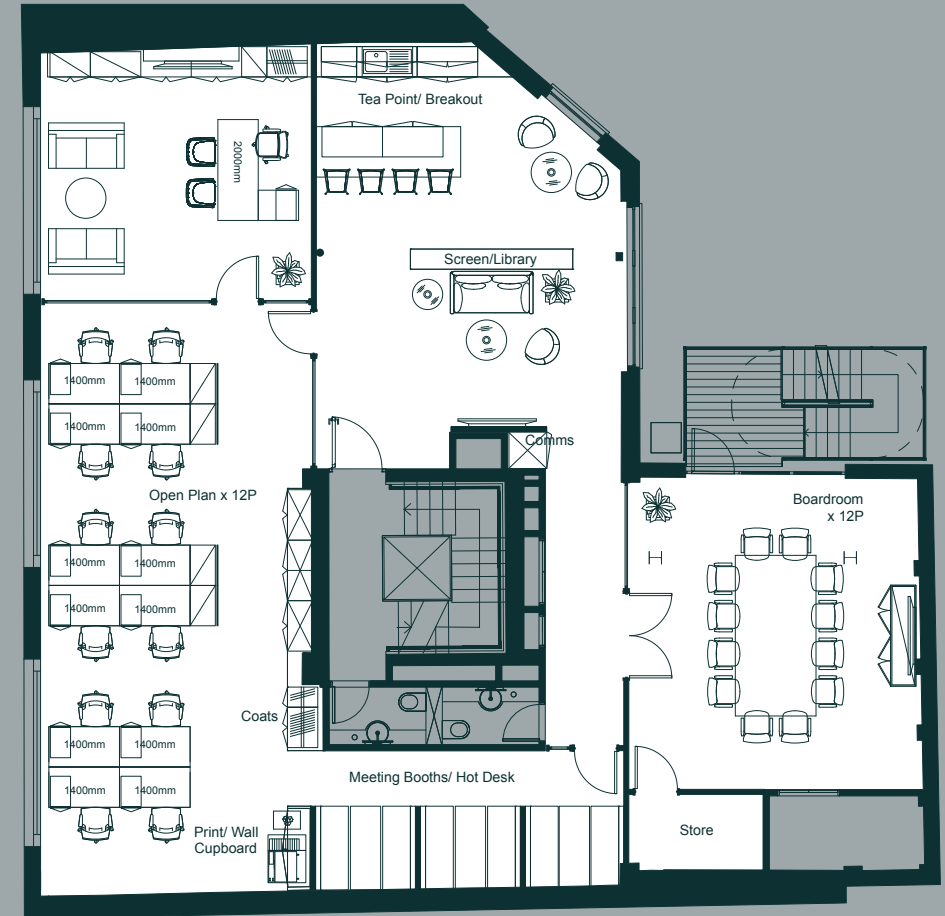
Indicative Space Plan (second floor)

Net internal area	2,195 sq ft ___ 204 sq m
Desks	24
Meeting rooms	1
Total workpoints	24
<hr/>	
Occupational density	1:8.5 sq m



Indicative Space Plan (second floor)

Net internal area	2,195 sq ft ___ 204 sq m
Desks	12
Boardrooms	1
Executive offices	1
Hot desk space	3
Total workpoints	13
<hr/>	
Occupational density	1:15.7 sq m





Computer generated image of indicative fit out.

CONF|GURE

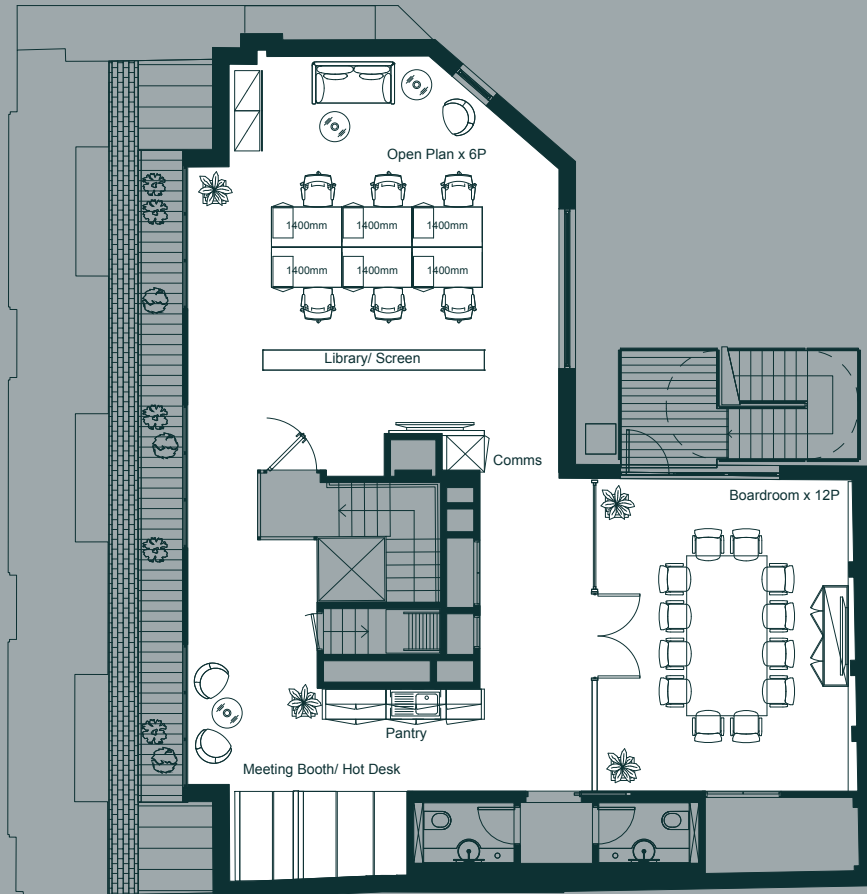




Indicative Space Plan (fifth floor)

Net internal area 1,383 sq ft \_\_\_129 sq m  
Desks 6  
Boardrooms 1  
Hot desk space 2  
Total workpoints 6

Occupational density 1:22.7 sq m





Computer generated image of indicative fit out.

CONF|GURE

## Summary specification

- \_\_ 9,450 sq ft of re-imagined Cat A office space
- \_\_ Offices set over first to fifth floors
- \_\_ Floors range from 1,383 sq ft to 2,194 sq ft
- \_\_ Underfloor heating, cooling and fresh air system
- \_\_ Flat MF ceiling with architectural linear lighting
- \_\_ Floor to ceiling height of up to 2.75m
- \_\_ Brand new WCs
- \_\_ Highest quality fixtures, fittings and finishes
- \_\_ Distinctive characterful façade with large windows
- \_\_ Excellent natural daylight

## Outline specification

### Scope of Works

The works comprise the refurbishment of an existing 4 storey office building. Extending the footprint to the rear and a 5th floor extension. Restaurant on ground floor not part of works.

The refurbishment of the offices will be to a 'Category A/B' developer's finish, to provide high quality fully serviced accommodation, including raised accessed floor and a contemporary, flat plasterboard ceiling with linear surface mounted lights, discrete access panels.

### Floor to Ceiling Schedule (approximate)

Note: This schedule gives approximate figures and are subject to construction tolerances.

Level	Floor to Ceiling	Raised floor zone	Ceiling and Services zone	Total slab to slab
5	2,469	210	NA	3,030
4	2,450	210	120/75	3,100
3	2,420	210	65/50	2,945
2	2,735	210	65/50	3,220
1	2,720	210	65/50	3,185
Ground	3,040	NA	295/280	3,820

### Occupancy

The following design criteria for occupancy of the offices have been adopted:

Means of Escape:	1 person/6 m <sup>2</sup>	net internal space
Indoor Climate:	1 person/8 m <sup>2</sup>	net internal space
Lift:	as per existing	
WC Accommodation:	approx. 1 per/100 m <sup>2</sup>	net internal space (Aggregated across whole building)

### Sanitary Accommodation

Lavatory provision is on a floor by floor basis with unisex super-loo type, at each level. One is accessed from the common part and a second is demised to the tenant space.

### Bikes, Shower & Lockers Provision

No Showers are provided.  
No Lockers are to be provided, space for them will need to be within tenants demised space.  
No bike storage is to be provided.

### Cleaner's Store

A cleaners store is currently provided at ground floor level next to the lift.

### Heating

No visible radiators.

### Lifts

A new 1No. 8 persons 1.0m/s side opening passenger lifts serving all office floors, from lift lobby. Dinesen timber floor, white opaque glass panels and powder-coated bronze doors, trim, call button and indicator and single combined control station. Full height feature bronze coloured lift reveals to all floors. Lighting within the car shall be via lit Barrisol ceiling.

### Façades

Existing red/ beige brickwork facade to be cleaned/ repaired where necessary. Front elevation window openings as existing, rear elevation windows increase to floor to ceiling windows. New pitched slate roof line to 5th floor with increased width dormers.

### Windows and Glazing

New full height double glazed aluminium framed windows installed into extended openings to rear elevation, silicone jointed externally to the Standing seam aluminium rear elevation.

### Terraces

No terrace provisions at present.

### Main Entrance corridor

#### Doors

New glazed door with semi-circular fixed light over. Linear back to back door handle. New smart access control system located at entrance door.

### Floor (TBC following recent notification that finishes are to change)

Moza V230 floor tiling (300X600mm) with 22mm Emco Marshall barrier matting, with ribbed carpet and rubber inserts, in front of entrance door, leading to Dinesen timber floor.

### Walls (TBC following recent notification that finishes are to change)

Factory Sprayed wall panels in Dark Green finish. Half height feature panel is leather wrapped wall panel with accent stitching. Recessed 20mm powder coated skirting.

Anodised recessed anodised aluminium recess trim lines up with Bespoke Handrail wrapped in Dark Green Leather on feature wall continues to and up staircase. Three Marble wall lights located centrally within panels.

Decorative Mirrors with 5mm powder-coated black metal frame on wall opposite.

### Ceiling

Plasterboard bulkhead ceiling painted white.

### **Office Floors**

#### **Floor**

New mid-grade metal raised access floor with consistent metal finish on adjustable pedestals, ready for client selected carpet tiles.

#### **Walls**

Areas of exposed brickwork, patched where required. White painted plasterboard walls, and continuous face fixed perimeter skirting. Flush architraves to new doors. No skirting to columns. All riser access doors/panel are raised above skirting level without visible door frames and architraves, finished to seamlessly match adjacent walls.

#### **Ceilings**

Flat suspend MF plasterboard ceilings, Gyptone hatches located to areas where access is required. Finished in off white to match surrounding wall finish. Surface mounted lighting.

#### **Doors**

Glazed fire doors into main office space, with back to back square section pull handles. All other doors are full-height solid core hardwood, flush painted white, with hardwood lipping and high quality ironmongery. All doors onto primary office space to have concealed hinges, self closers and minimum signage.

#### **WC**

#### **Floors**

High quality ceramic tiles.

#### **Walls**

Half height porcelain tiles, painted wall above. Aluminium trim separates panels.

#### **Wash hand basin**

Villeroy & Boch Artis surface mounted round wash hand basin on marble countertop.

#### **Pan**

High quality Vitra Shift Wall Hung WC, with self closing seat.

#### **Fittings**

Vola building basin tap with quarter turn ceramic disc technology.

#### **Bin**

Undercounter aluminium bin made to custom size .

#### **Coat Hooks**

Timber dot coat hooks.

#### **Mirror**

Bespoke circular LED backlit mirror with 3mm frame.

### **IPS**

Top panel hinged for ease of access to WC cistern behind.

#### **Lighting**

WC lit predominantly from indirect background lighting provided from behind mirror, IPS, under counter and ceiling perimeter bulkhead with concealed lighting.

#### **Core Landings**

#### **Floor**

Dinesen Timber flooring.

#### **Walls**

Factory sprayed wall panels in dark green finish. Half height feature panel is leather wrapped wall panel with accent stitching. Recessed 20mm powder coated skirting.

#### **Ceiling**

Flat plasterboard ceiling.

#### **Stairs**

High quality Dinesen Timber with black metal inlays as nosing detail.

#### **Structural Floor Loadings**

The office building was constructed using reinforced concrete slabs on metal decking supported by steel beams. The building was designed in the 1980s. It is reasonable to assume the original design capacity for the floors were at least 2.5kN/m<sup>2</sup> imposed loading plus 1.0kN/m<sup>2</sup> for partitions, this having been the standard at the time (and indeed very close to the current standard). Because heavy floor screeds have been removed, there is now an additional allowance which may be added, resulting in an enhanced capacity of 3.0kN/m<sup>2</sup> imposed plus 1.0kN/m<sup>2</sup> for partitions.

#### **Mechanical Services**

The following design criteria has been utilised in the design of the base building services.

#### **External Design Criteria**

Summer = 29°C db 20°C wb  
Winter = -4°C sat

#### **Internal Design Criteria**

Internal offices (for purposes of main plant sizing)  
Temperature:  
Summer 24°C db +/- 2°C  
Winter 21°C db +/- 2°C  
No humidity controls

### **WC Areas**

Summer uncontrolled, make up air from offices.

Winter 18°C +/- 2°C  
No humidity controls

#### **Staircase**

Winter 18°C +/- 2°C  
No humidity controls

#### **Reception**

Winter 18°C +/- 2°C  
No humidity controls

#### **Office Air Conditioning Loads**

Lighting: 10W/m<sup>2</sup>  
Equipment: 25W/m<sup>2</sup>  
Occupancy: one person per 8m<sup>2</sup>

#### **Heat gain from people**

90 W/p Sensible  
50 W/p Latent

#### **Ventilation Rates**

Offices: 12 L/s/p at one person per 8m<sup>2</sup>  
Toilets: 10ac/hr

#### **Internal Noise Levels**

Offices: NR38  
Toilets: NR45  
Stairs: NR40  
Reception: NR40

#### **Air Conditioning**

Variable Refrigeration Flow (VRF) system to lower ground to fifth floor capable of simultaneous heating and cooling.

#### **Ventilation**

Centralised Air Handling Unit with efficient motors and drives, and thermal wheel heat recovery.

#### **Public Health Services**

#### **Cold Water Service**

A potable water storage tank is provided at lower ground level. A boosted pressurised water supply serves sanitary appliances. Valved, boosted water connections are provided for tenant's tea stations at each floor level in the core.

#### **Hot Water Service**

Hot water is provided to toilet areas and lower ground showers by central electric water heater located at roof level.

### **Soil and Waste Installation**

Vertical stack within the central core.

#### **Electrical Services**

#### **Electrical Design Criteria**

The following allowances have been used within the electrical design:

Tenant's Lighting: 10W/m<sup>2</sup>  
Tenant's Power: 25W/m<sup>2</sup>  
Tenant Mechanical Services 10W/m<sup>2</sup>  
Future Tenant spare capacity 20%

#### **Tenant's Power**

Tenant's power is derived via a single-phase split-metered lighting and power distribution board to each floor, fed via local authority single phase meter tap-offs from a central core riser.

#### **Voice and Data**

Vertical containment located within the central electrical riser.

#### **Security Systems**

A landlord's internal and external perimeter CCTV coverage is provided.

Electronic access control protects external entrances and landing entrances to each demised floor.

#### **Lighting**

Lighting is designed in accordance with BS EN 12464-1:2011

The artificial internal lighting installations will provide the following average levels of illumination:

Office areas 400 lux  
Reception 250 lux  
Toilets, lobbies, corridors 150 lux  
Plantrooms 250 lux  
Stairs 150 lux

#### **Emergency Lighting**

To BS5266

#### **Fire Alarm System**

Fire alarm - to BS5839, classification L2

#### **Environmental Features**

High efficiency fans and thermal-wheel heat recovery on ventilation plant.

High efficiency LED lighting throughout with presence detection and daylight dimming.

Air source heat pumps in the form of VRF to provide heating and cooling.

#### **Tenant Plant**

Provision for tenant plant at roof level.

## Team

### Developer

Morgan Capital

An award winning developer, renowned for creating exemplary office buildings within London's most exclusive sub-markets.

[www.morgancapital.london](http://www.morgancapital.london)

### Architect

Campbell Architects

### Structural Engineer

IESIS Structures

### M&E Consultant

GDM Partnership

### Contractor

GPF Lewis

### Planning Advisor

DP9

### Quantity Surveyor

MPG Shreeves

### Interior Designer

Fabric

# CONF|GURE

[configure.london](http://configure.london)

## Leasing Advisors



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