# THE GASLIGHT

29 -35 RATHBONE STREET LONDON W1

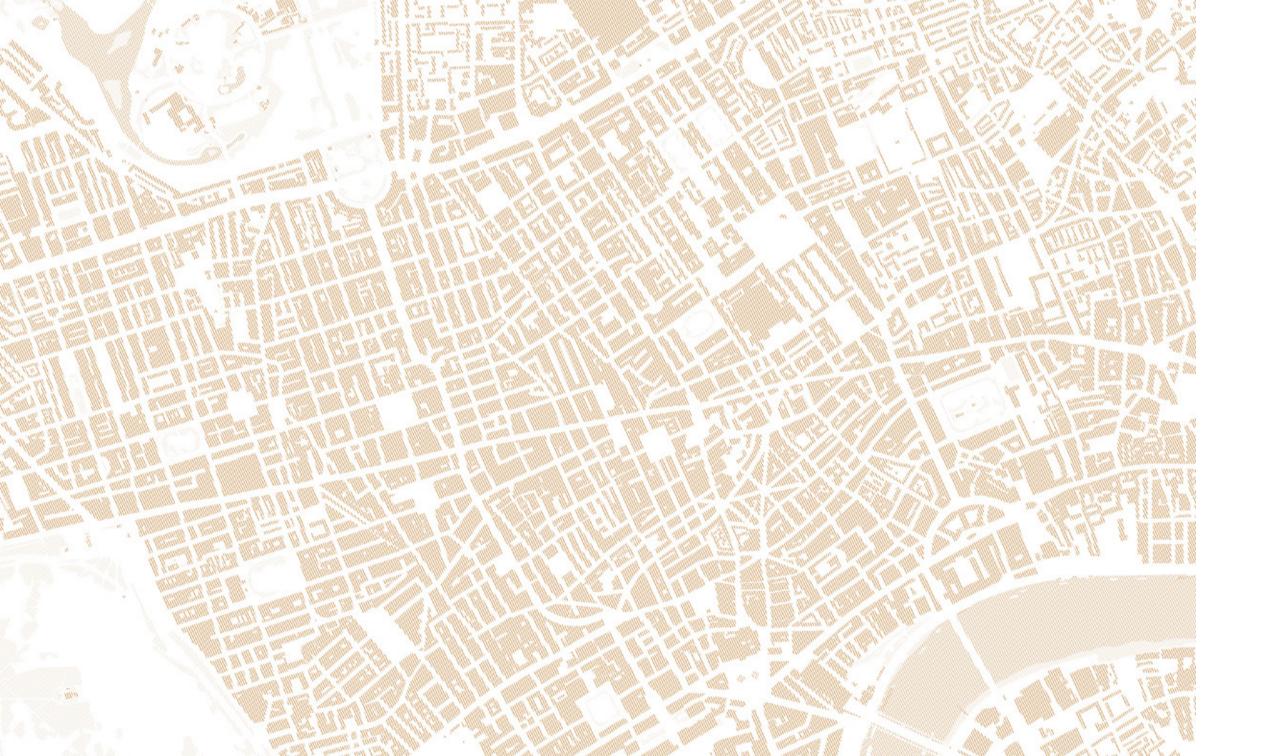
erfectly situated in the heart of Fitzrovia, The Gaslight comprises a substantially refurbished, part redeveloped, mixed use building circa 18,000 sq ft. behind a fully renovated facade.

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### THE GASLIGHT

he Gaslight is arranged over lower ground, ground & four upper floors boasting private terraces with outstanding design details that enhance the character of the property and its immediate surroundings. The essence of the project is to create a dynamic mixed-use development with beautifully crafted spaces, using traditional techniques and innovative design. The re-modelled building includes a gym, restaurant and offices all benefiting from their own dedicated self-contained entrances. The property will provide bike storage, changing rooms and shower facilities located in the lower ground floor.

The scheme has been designed to enhance the unique character of the building, drawing on the site's rich history, whilst incorporating a contemporary élan. Throughout the building the bespoke detailing, sensitivity to ornament and fine materials evokes the memory of the artisan workshops that once defined the area. Whilst using the past as a precedent the scheme is distinctive and contemporary, capturing the dynamic vitality of the current neighbourhood.



LOCATION

FITZROVIA LONDON'S MOST VIBRANT DISTRICT

### COMMUNITY

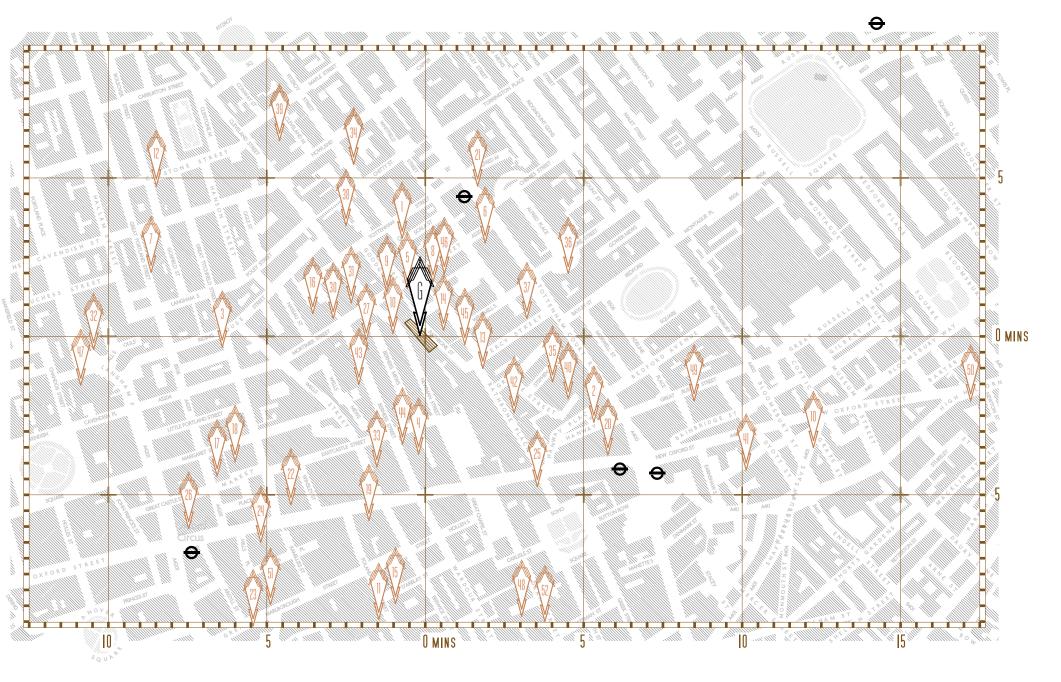
istorically the artistic and bohemian quarter of London, Fitzrovia is now one of London's most current, dynamic and vibrant districts. With an eclectic mix of office occupiers, bars, restaurants and hotels, Fitzrovia is a truly unique London village. Rathbone Street sits at the epicentre of this hive of activity. Many occupiers from all walks of life have chosen Fitzrovia as their home. You will find a diverse retail offering with both independent stores with character and flare, as well as global high street names. This heterogeneous mix extends to restaurants, coffee houses, bars and eateries making it a truly 24/7 location and cementing Fitzrovia's reputation as one of London's most desirable places to live and work.

- 1 Gaucho 2 Hakkasan 3 Riding House Café 4 Berners Tavern
- 5 Pied à Terre 6 Crazy Bear
- 7 Picture 8 Roka
- 9 Salt Yard
- 10 London Cocktail Club 23 Liberty 11 Milk and Honey 12 The Lucky Pig 13 Bourne and Holligsworth

- 14 Oscar Bar 15 Barrio Central 16 Percy & Founders
- RETALERS 17 All Saints
- 18 Reiss 19 M&S Pantheon 20 Primark 21 Heals
- 22 H&M 24 New Look
- 25 Zara 26 Topshop

- 27 Estée Lauder 28 Facebook Services
- 30 Bakkavor Group 31 Volterra Fietta 32 BBC
- 33 The Arcadia Group 34 Saatchi & Saatchi 35 Fremantlemedia & Talkback Thames 36 Gardiner & Theobold
- 37 ZenithOptimedia 38 Dennis Publishing 39 Arup

- 41 NBC Universal 42 Sony DADC UK 29 Capita Business
  - - 43 Sanderson 44 London Edition 45 Charlotte Street
      - 46 Rathbone Hotel 47 The Langham 48 Soho Hotel 49 The Bloomsbury
- 50 Hoxton Hotel 51 Courthouse Hotel 40 Freud Communications 52 Dean Street Hotel

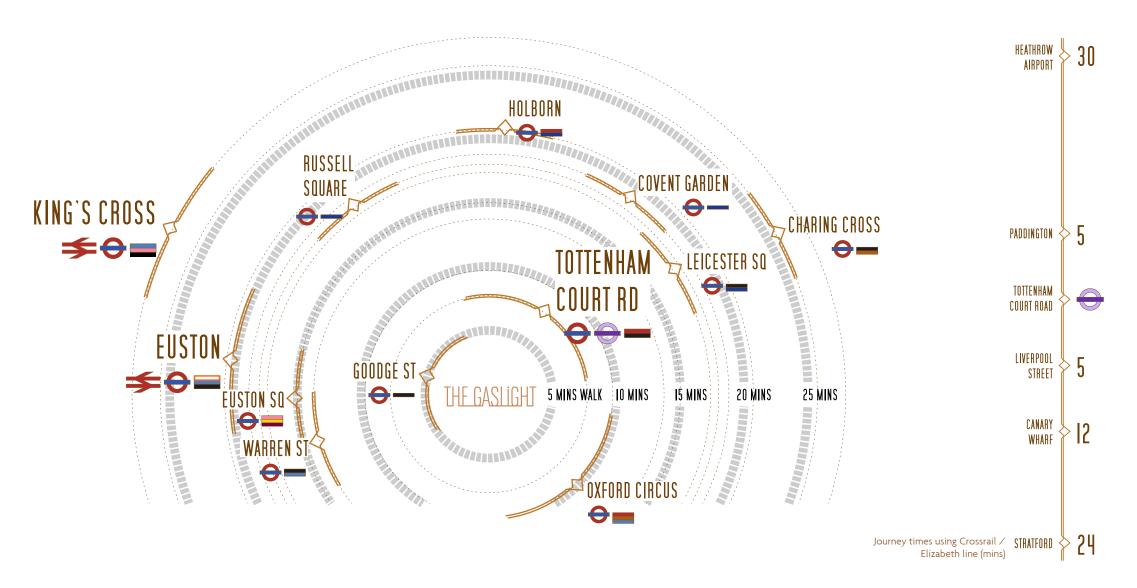


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### CONNECTIONS

ublic transport links are excellent with Oxford Circus (Victoria, Central and Bakerloo lines) and Tottenham Court Road (Northern and Central lines) stations within close proximity. Tottenham Court Road Station will become a Crossrail interchange in 2018 making it one of London's busiest transport hubs. Its implementation has been the catalyst for growth, dramatically strengthening the retail pitch east of Oxford Circus attracting significant development and office occupier demand. The western ticket hall will be within 400 metres south east of the property, greatly increasing footfall and accessibility across London.

Crossrail / Elizabeth Line is Europe's largest infrastructure project. It will increase London's rail based transport network capacity by 10% and dramatically cut journey times across the city with an estimated 200 million people travelling by Crossrail each year. Once opened, roughly a quarter of England's population will be able to reach Oxford Street and Tottenham Court Road Station within 45 minutes, amounting to over 13 million people. Crossrail will directly connect all of London's main business centres, linking Heathrow with Paddington, the West End, City and Canary Wharf with up to 24 trains per hour, each carrying 1,500 passengers during peak periods.



### NEIGHBOURHOOD

ombined with significant investment and development over the last 10 years, Fitzrovia has evolved into central London's most vibrant quarter. The area's younger demographic, creative energy and unique building stock have made it a preferred location for the technology, media and telecommunications (TMT) sector - London's most active occupier over the last 5 years. The changing face of Fitzrovia and its reputation as a world class location is epitomised by the adjacent development at Fitzroy Place, which is the new headquarters for Estée Lauder, and Rathbone Square, a 418,000 sqft mixed use development of which the entire office element of 227,000 sqft has been pre-let to Facebook as their new European Headquarters.

At the cutting edge of London's trends, Fitzrovia's eclectic mix of boutiques, galleries and extensive restaurants complement the world-renowned retail line-up on Oxford Street and Regent Street.

Chalotte Street Gallery 1

The Attendant 2

Fitzroy Place 3 Soho House 4

Roka 5

BAO 6

Charlotte Street Hotel 7

Soho Square 8









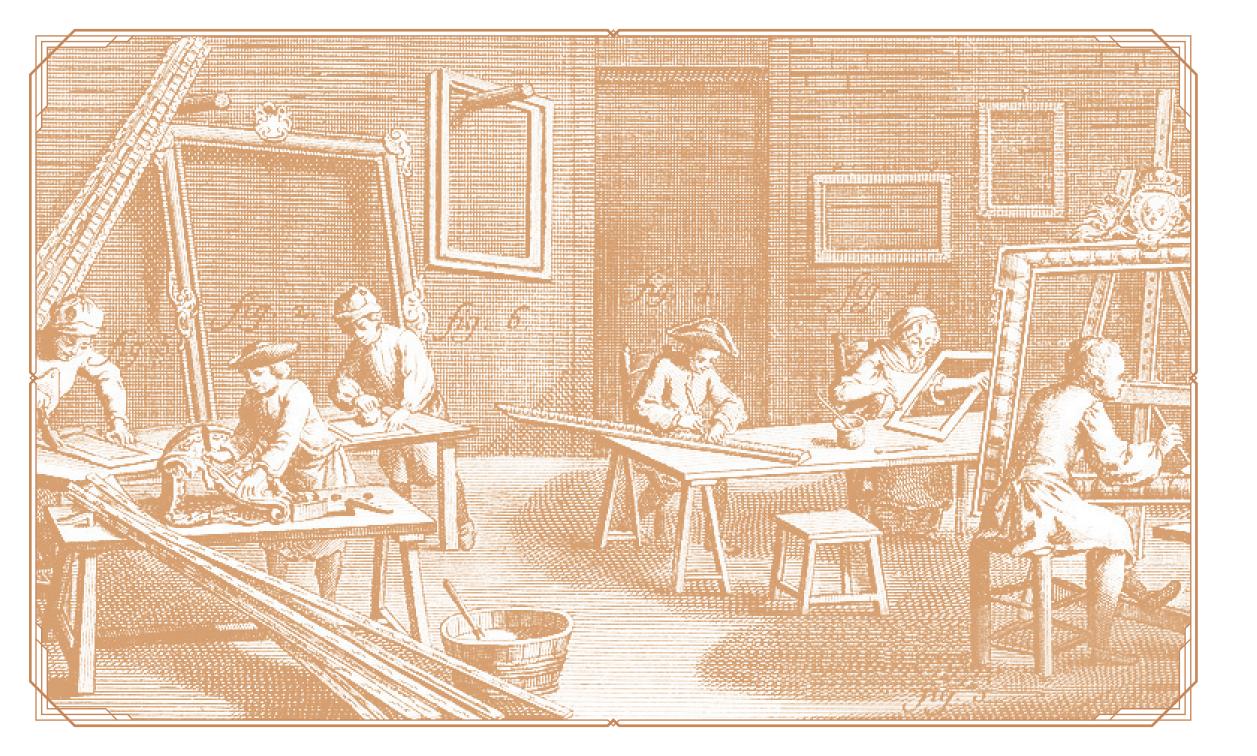








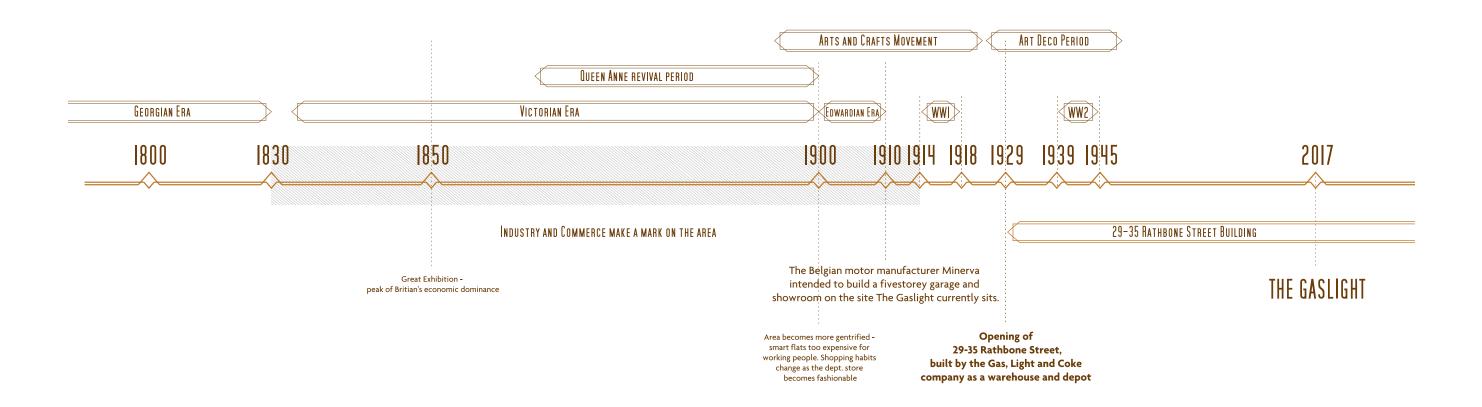






HISTORY

FITZROVIA LONDON'S MOST VIBRANT DISTRICT



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### CRAFT

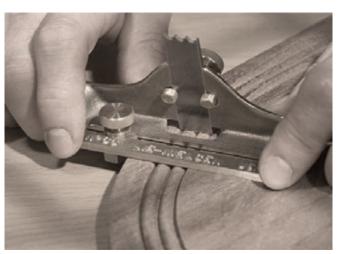
itzrovia has always attracted creative thinkers and skilled craftsmen. At the turn of the 19th Century its streets were a-buzz with the sound of ateliers crafting fine furniture, elaborate gilt frames and elegant musical instruments. Today many of its buildings are occupied by architects, engineers and leading post production houses.

This rich heritage of craftsmanship has inspired the development of the building, reflected in its bespoke details and fine materials. Its innovative design plays with historical motifs - from Art Deco lifts to Victorian wooden panelling - to inject new life into tradition. The result is heritage with an unexpected twist that captures the creative vitality of the area.



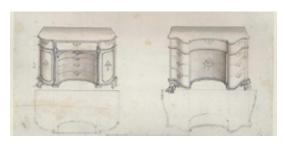


























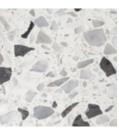


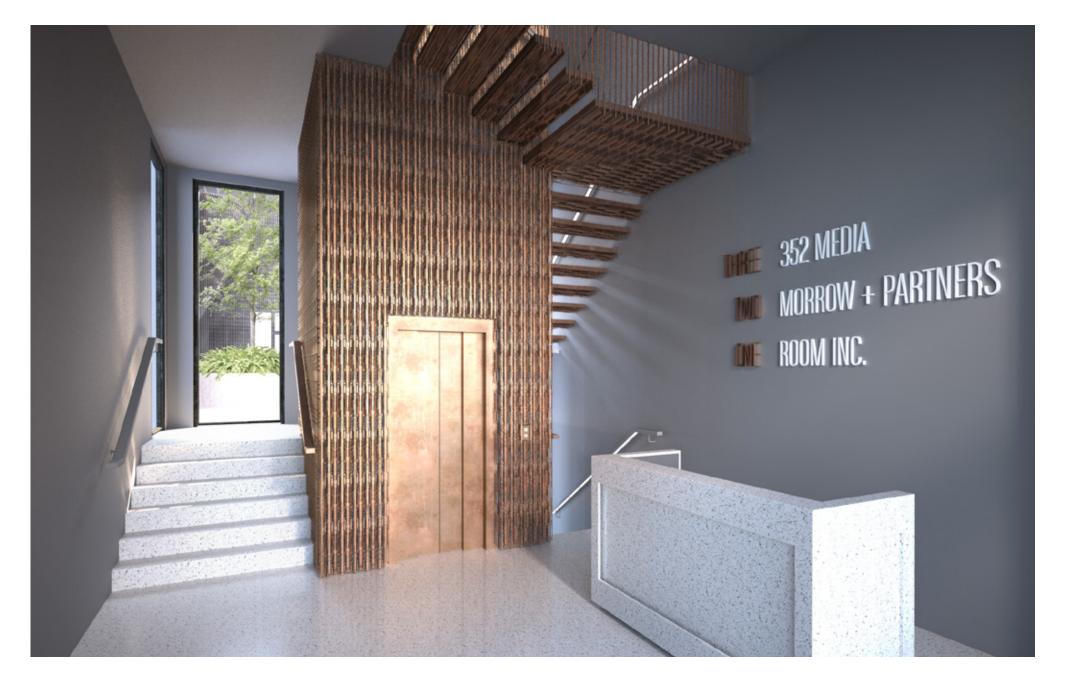
### THE RECEPTION

he offices are serviced by their own dedicated entrance with a striking new reception, which serves as a captivating introduction to the rest of the building. The deep grey walls and elegant terrazzo flooring provide a neutral foil for the bespoke bronze clad lift core that rises through the space. Its dynamic linear pattern, inspired by Art Deco designs, draws the eye up through the reception, accentuating the generous ceiling height.

This carefully selected material palette of deep greys, terrazzo tiles and bronze details is carried throughout the building. The design of the scheme features a number of unexpected design details, which add interest and character to the building. In the reception this includes a reception desk that rises up from the terrazzo floor as if it were a monolith honed from stone. This approach creates a striking, elegant space that also intrigues.





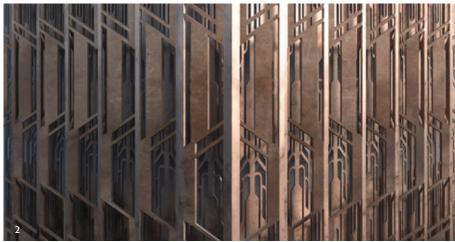


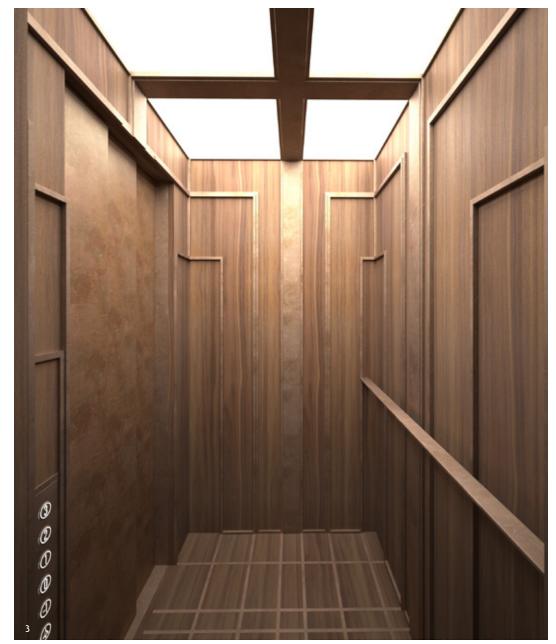
### THE CORE

he lift core is clad in an intricate, bespoke mesh reminiscent of the elaborate metal lifts found in Art Deco buildings. Its design is a nod to the building's heritage, which was built in 1929. The two layers of mesh was designed specifically for this project and its distinctive linear pattern underpins the building's identity.

At ground floor the first layer of mesh peels away to form the underside of the staircase and the elegant balustrade at first floor. It then reveals the second layer of mesh that continues up through the rest of the floors. It is a unique, unexpected, feature that will become iconic.







Mesh detail under steps 1 Mesh detail up close 2 Lift Car Interior 3

### LIGHTWELL

t the rear of the reception a courtyard draws light and greenery into the building. The terrazzo from the reception continues into the light well, creating a seamless relationship between interior and exterior spaces. It then flows into a series of stepped planters, which echo the visual rhythm of the stairs leading in and around the core. This interplay of shapes, forming the planters, creates a feature garden that can be enjoyed by visitors to the building and diners in the restaurant.



### WAY-FINDING

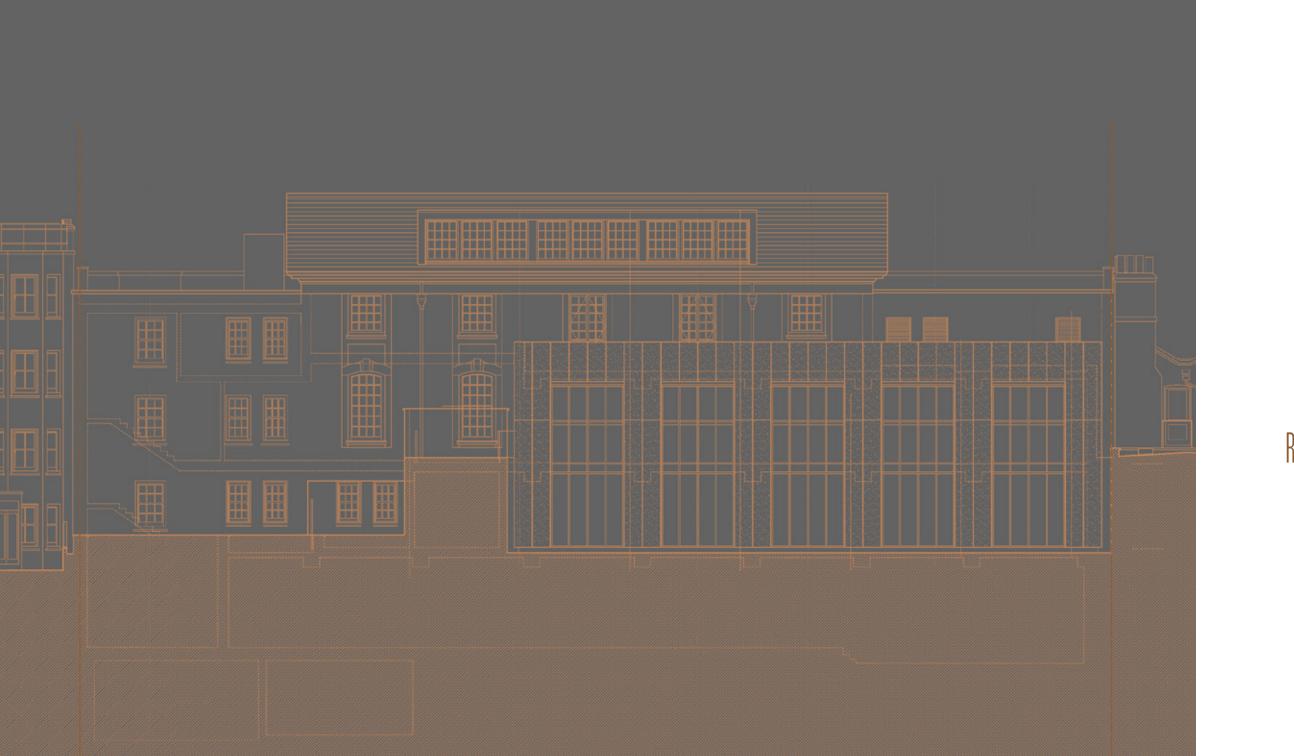
he building's identity is unified with a bespoke signage system that runs throughout the scheme. A palette of different materials, from wood to bronze, is used to create a hierarchy between the main spaces and ancillary areas. Inspired by the lift core, elegant bronze ribbons are bent to create the letters for high priority signs, whilst a more subdued white finish is used on low priority signs to discreet effect.

Some of the signage is embedded into the fabric of the building; including in the terrazzo flooring immediately outside the lifts, which open to fluid ribbon of bronze forming the number of each floor. Another unexpected detail that adds to the building's unique character.





Core A Typical Signage 1 Bronze ribbon Signage 2

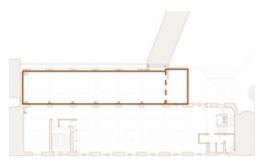


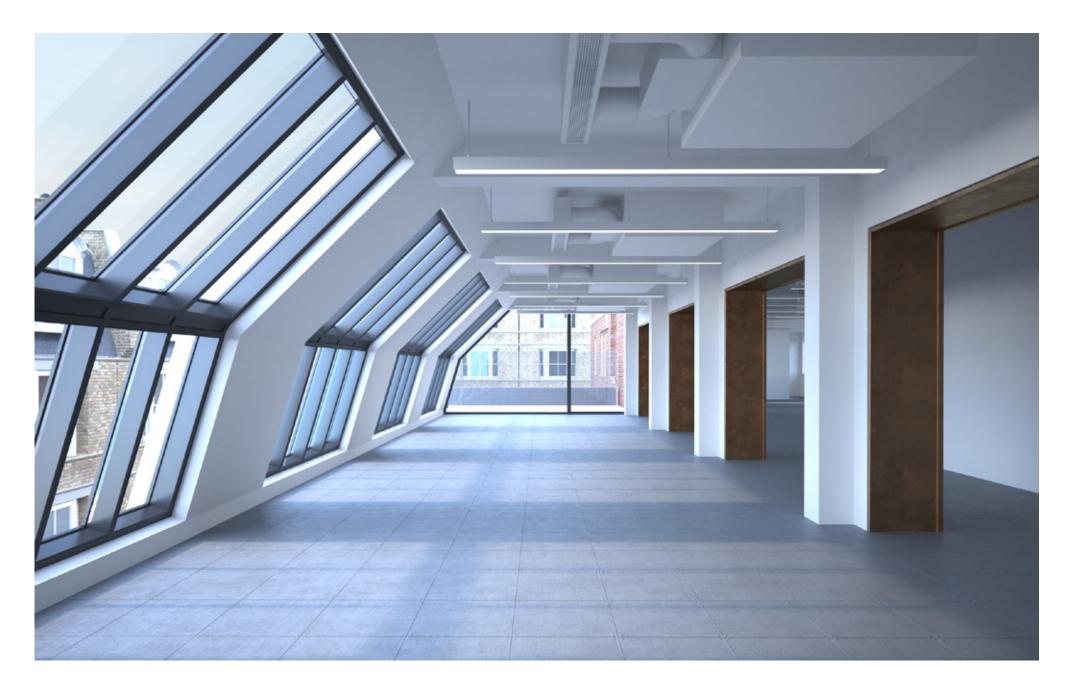
OFFICE 'B1'
RESTAURANT 'A3'
& FITNESS 'D2'

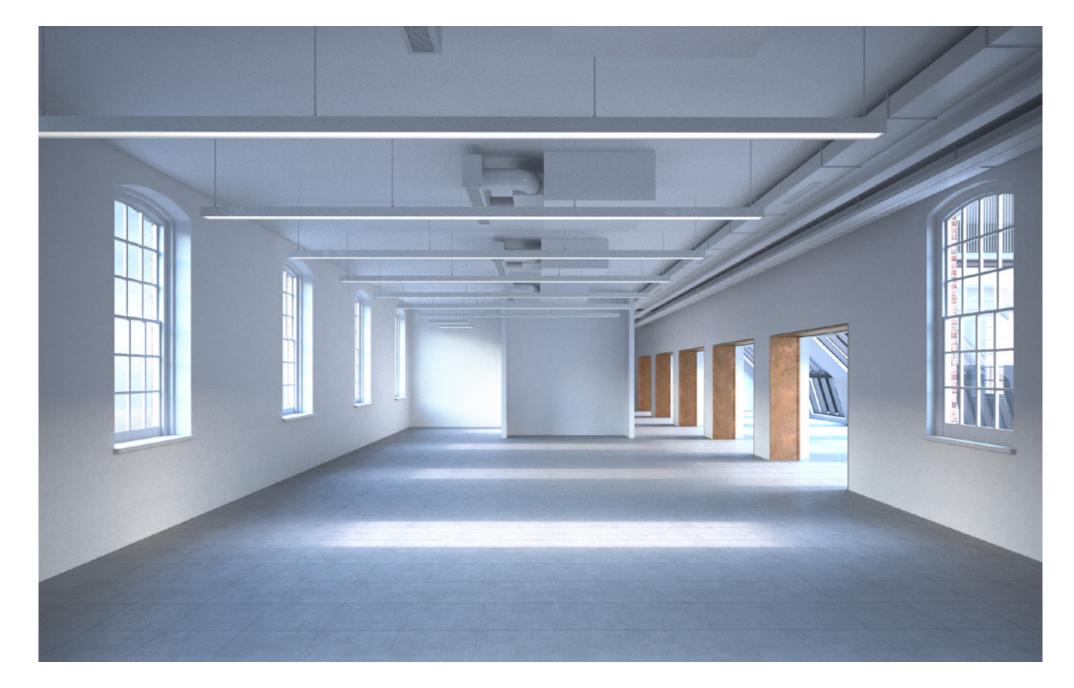


### OFFICE SPACES

he office space is arranged over first to third floors with a fourth-floor mezzanine and benefits from a dedicated entrance with its striking reception and lift core. A new extension at the rear of the property, with large atelier style windows, provides a unique working environment. It offers efficient contemporary floor plates with superb natural light, floor to ceiling heights and terraces at first and second floors. The junction between the existing the Art Deco building and this new extension has been marked with an elegant bronze inlay – another design detail that brings character to the space. All the M&E has been stripped out and replaced, including a new air conditioning system and lift, providing comfort and efficiency.









## MEZZANINE

he third and fourth floors have been reconfigured to create an exceptional space designed to inspire a creative working environment. The profile of the mezzanine is outlined in bronze to create the illusion that it is floating in the space. This fusion of volume and light, combined with unexpected design details, will inspire and influence the way an occupier will work.







Mezzanine from fourth floor

## PAVILIONS

raceful, dynamic curves articulate the space of the pavilion meeting rooms. Their forms are inspired by the piano cases, which were once made in the area by thriving workshops. The generous allowance of light in the room casts intriguing shadows through these Baroque ribs, providing an endless source of inspiration for meetings. A truly unique working environment.



Components of a piano 1 Piano making 2 Pavilion meeting room 3



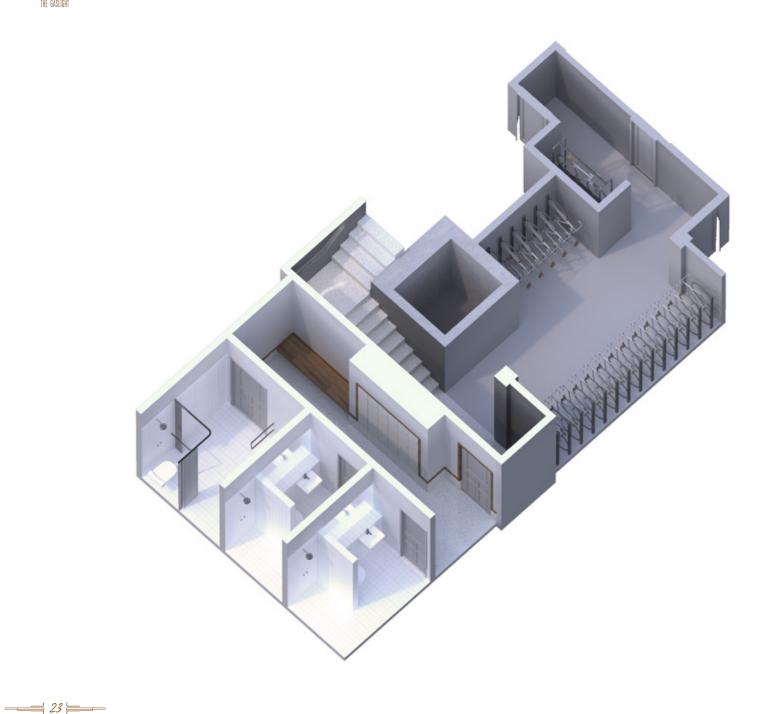




## **AMENITIES**

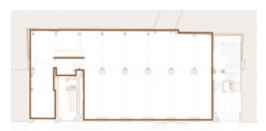
he lower ground floor has been designed to provide ample bike storage, changing rooms and shower facilities in keeping with all the necessary amenities an occupier would expect from a modern building. Again, no compromises have been made in the quality of finishes in the lower ground floor with the highest specification used for all the facilities provided.

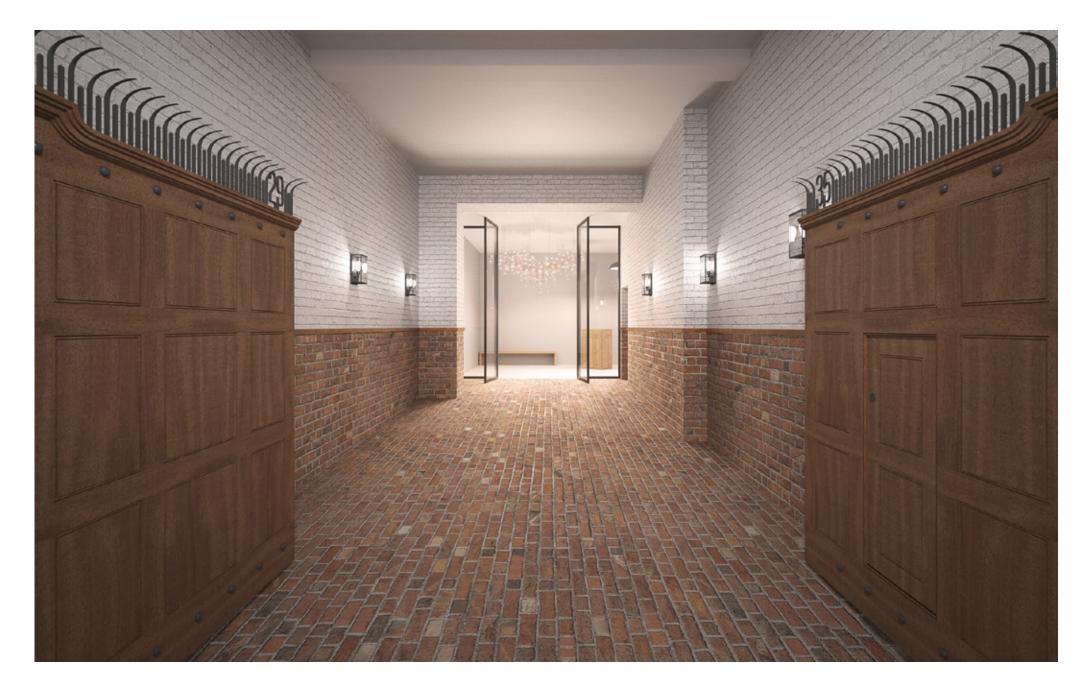




## RESTAURANT

antastic opportunity for a high class operator to establish a flagship destination restaurant in this period building. With an imposing entrance and a substantial frontage to Rathbone Street, the restaurant will benefit from excellent prominence whilst internally, extensive natural light and generous floor to ceiling heights will create a luxurious ambience.





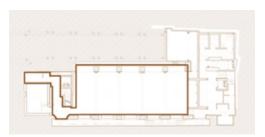
## EXTERIOR VIEW



### FITNESS

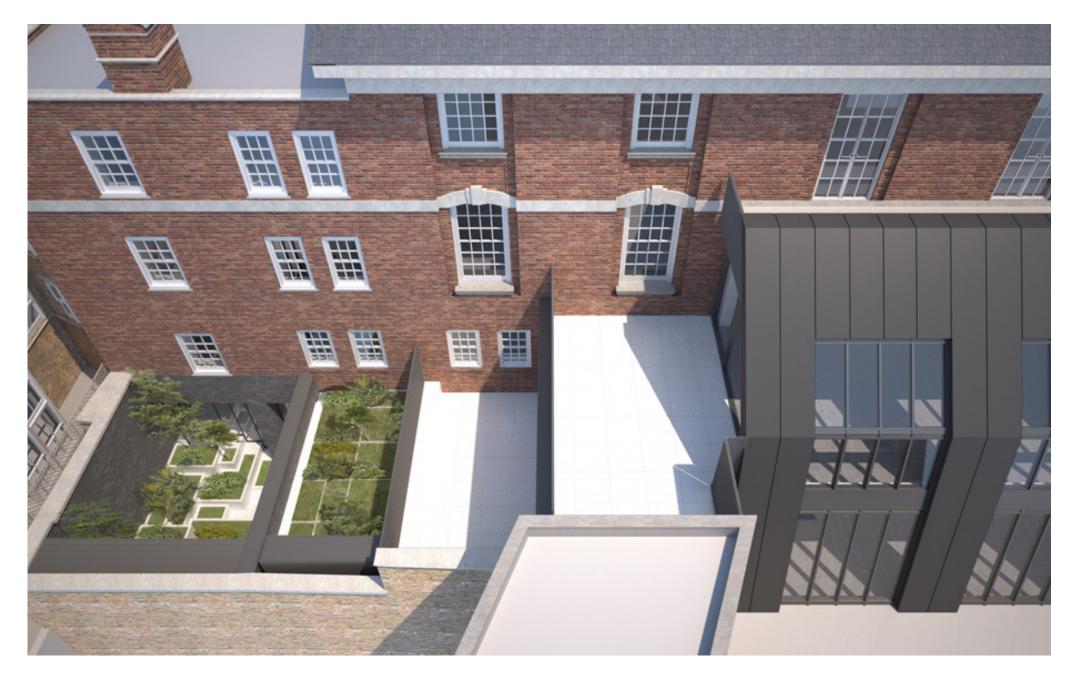
he gym provides a unique opportunity for a D2 user to occupy a self-contained unit with a dedicated entrance directly off Rathbone Street, as well as direct access from street level.

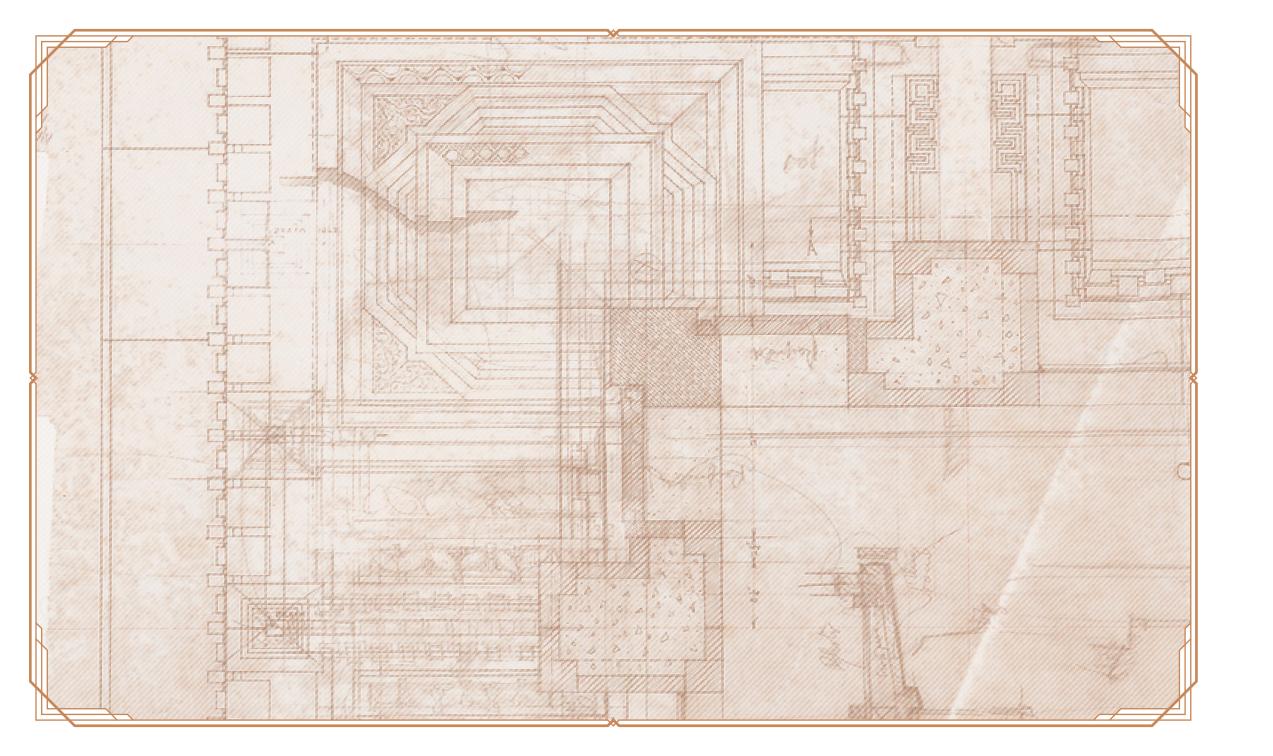
The space benefits from an abundance of natural light, flowing in from an arcade of windows and generous floor to ceiling height. The space suits a variety of uses ranging from personal training and Pilates, to a cycle studio, gym and other alternatives. Given the floor will be offered in a shell and core condition, any prospective tenant will have the ability to carry out their own bespoke fit out.





## REAR EXTENSION





AREA SCHEDULE

FITZROVIA LONDON'S MOST VIBRANT DISTRICT

## AREA SCHEDULE

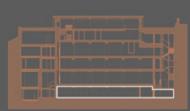
Floor	Use	Sq ft	Sq m
Ground			
			399
	Office 'B1'		334
			89
Total		17996	1672



### LOWER GROUND

### NA 2196 SQF

FITNESS / FITNESS STORE
/ SHOWERS & CHANGING ROOMS
/ CYCLE STORAGE / PANTRY

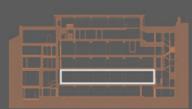


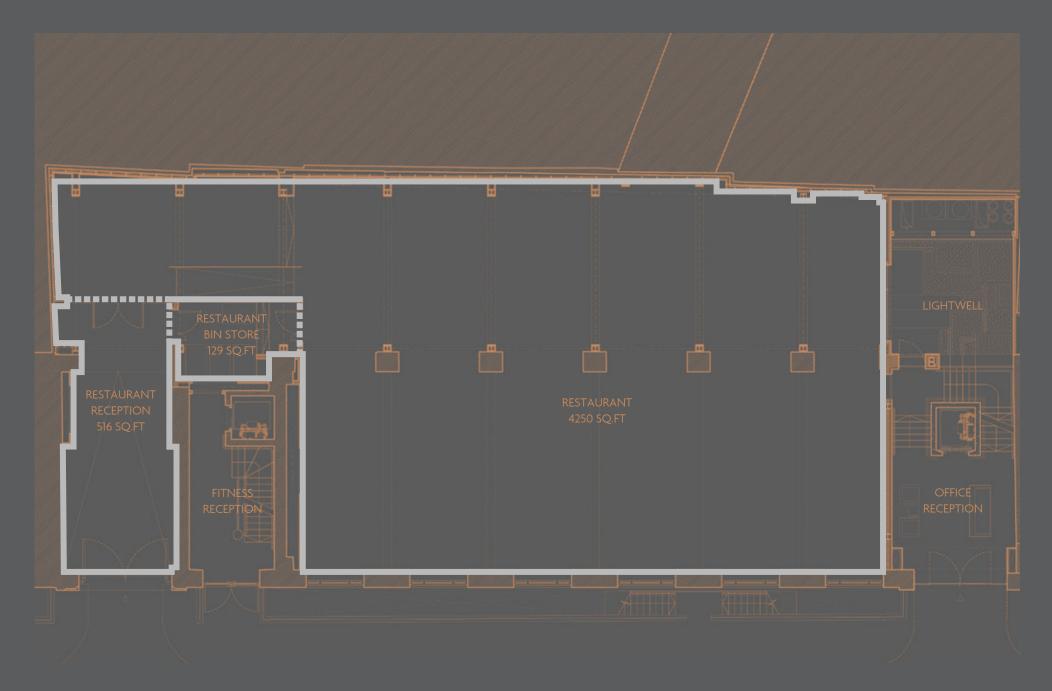


### GROUND FLOOR

### NA. 4.895 SQ.F

OFFICE RECEPTION
/ FITNESS RECEPTION
/ RESTAURANT RECEPTION
/ RESTAURANT SPACE

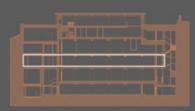


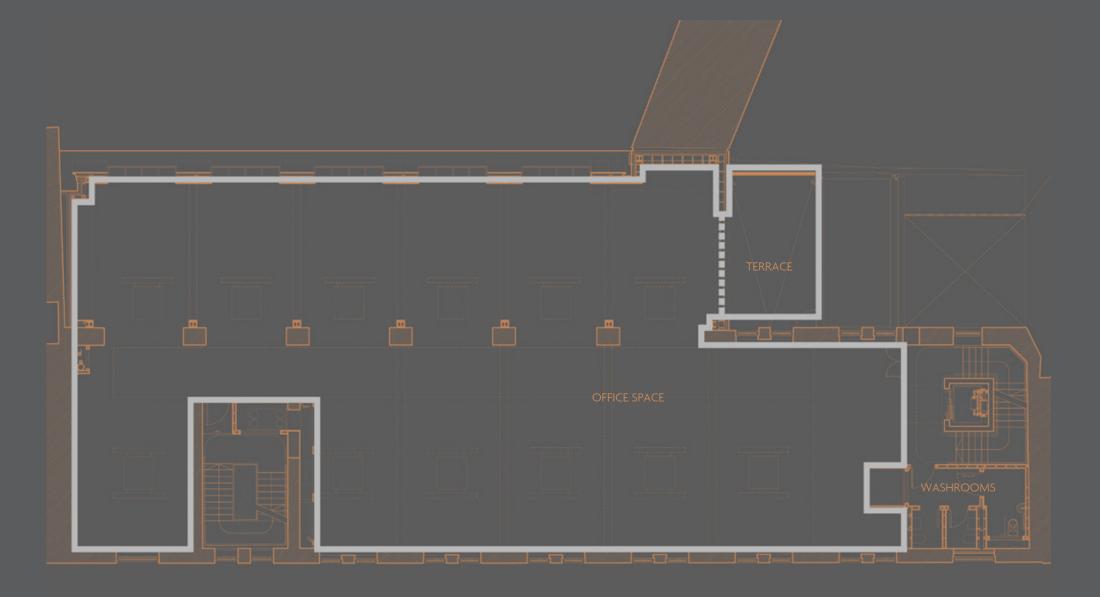


## FIRST FLOOR

NA. 4.295 SQ.F

OFFICE SPACE / WASHROOMS
/ TERRACE

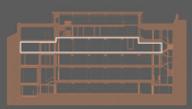


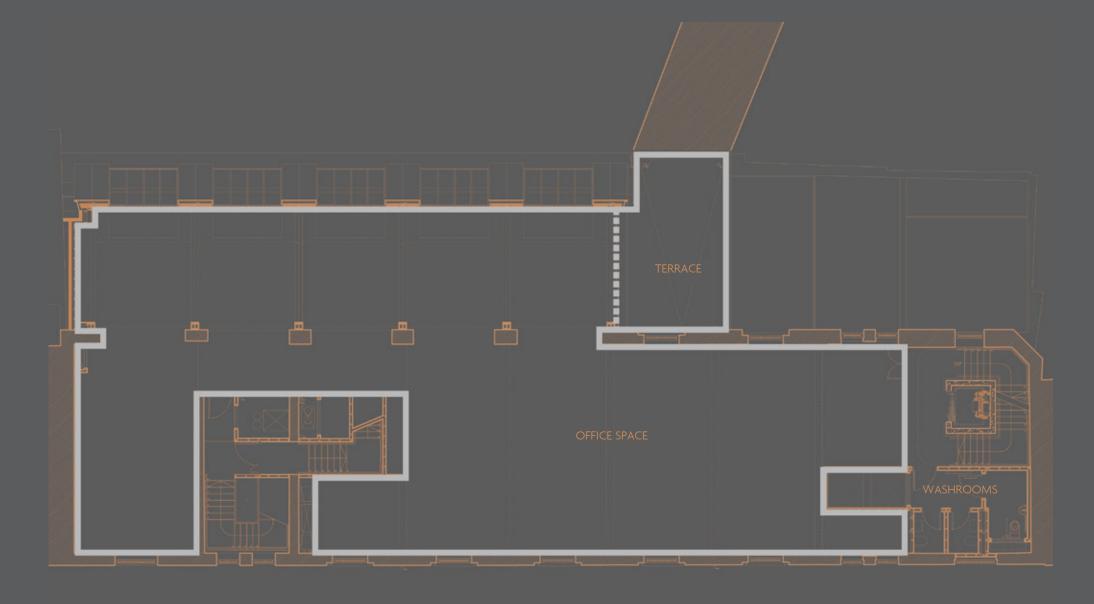


## SECOND FLOOR

### NA 3.596 SQ.F

OFFICE SPACE / WASHROOMS / TERRACE



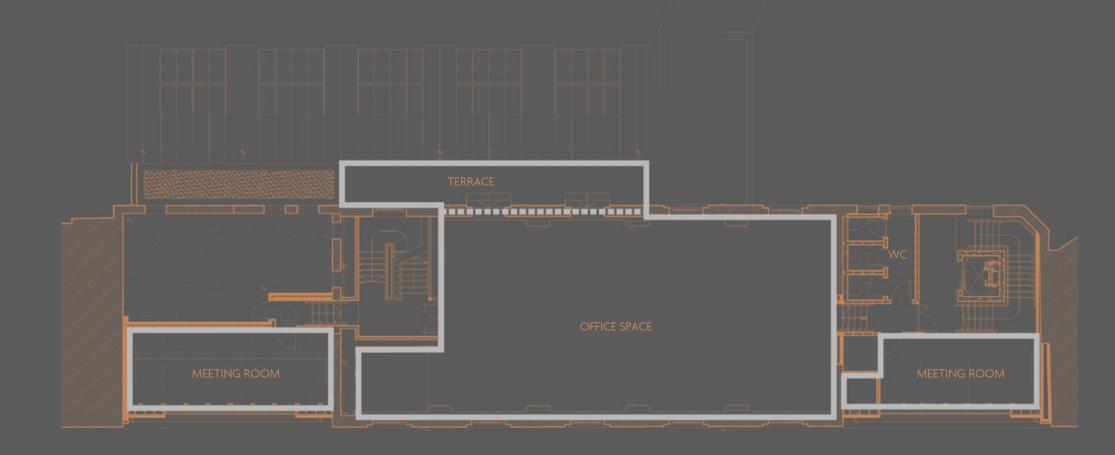


## THIRD FLOOR

### NA. 2.056 SQ.F

OFFICE SPACE / MEETING ROOMS
/ WASHROOMS

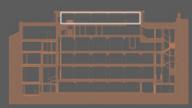


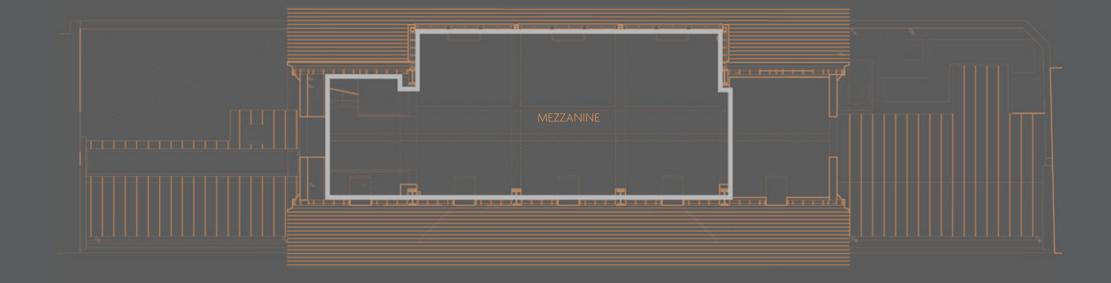


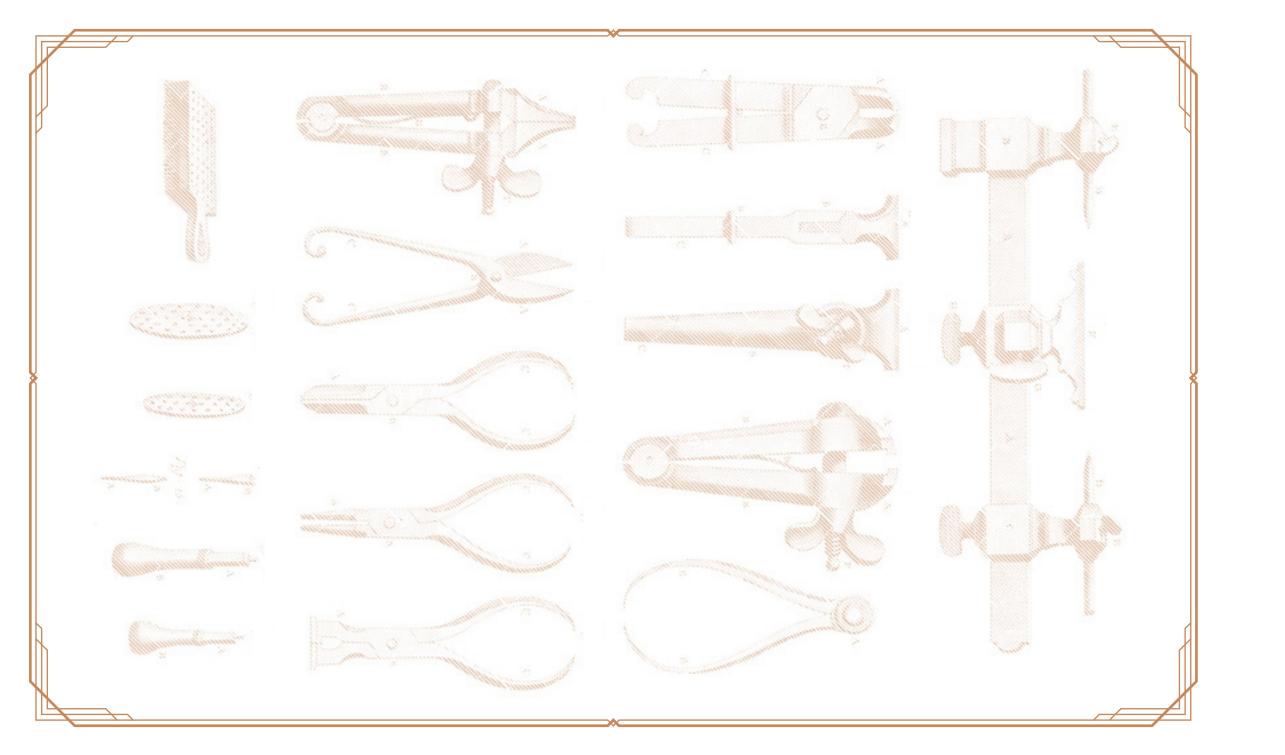
## MEZZANNE

NA. 958 SQ.F

MEZZANINE OFFICE SPAC







## SPECIFICATION

FITZROVIA LONDON'S MOST VIBRANT DISTRICT



#### PLANNING RESTRICTIONS AND OPERATING HOURS

Under the existing planning consent 16/02884/FULL (27/10/2016) the Gym is permitted to operate under the following principal conditions:

- -Access to customers will not be permitted within the gym premises before 07.00am or after 22.00pm each day
- -The plant/machinery permitted in association with the gym shall not be operated expect between 06.30am and 22.30pm daily.
- -No music played within the gym premises shall be audible outside the building
- -With the exception of the entrance door, you must keep the doors and windows in the gym closed. They car be used in an emergency or for maintenance only.

#### ARCHITECT'S CRITERIA

#### 1. Introduction

A comprehensive refurbishment and extension of an existing office building and rear goods yard, constructed in the 1920's for the Gas Light and Coke Company to create a new mixed use development. The development features extending and re-modelling the lower ground floor accommodation to create a new gym space.

#### 2. Main Entrance

The new gym will be provided with two methods of entrance. The first primary entrance will be via a new refurbished street level polyester powder coated steel framed glazed doors onto a primary core. The second entrance will be via an external black painted steel staircase to the front lightwell through entrance doors of a similar specification.

#### 3. Staircase Ampersand: Lift:

The existing main staircase will be refurbished to provide a new terrazzo and vinyl finish together with painted traditional balustrades and handrails. The existing lift car will be also fully refurbished to provide DDA compliant access to the lower ground floor gym.

Internal wall, floor and ceiling finishes
 The main gym space will be provided with an unfinished screed floor and painted taped and jointed plasterboard ceilings and walls.

#### 5. New windows

The existing street windows are to be extensively reconfigured to provide a new consistent appearance of full height white painted timber framed windows looking onto the re-developed and lowered front light well.

#### 6 Ceiling heights

The new ceiling heights to the main gym space will be around 2.8m between down stand bearns and 2.65m under.

#### STRUCTURAL FNGNFFR'S CRITFRIA

The existing five-storey building was built in 1927 and comprises 'hollow pot' floors on concrete-encased stee beams supported by load-bearing brick walls and piers. The basement floor is a ground bearing slab. Alterations within the existing building, including a new ground floor, are executed in composite metal deck floors and steel framing.

The four storey extension to the west of the original building is a steel framed structure with composite beams and floors and a conventional in-situ concrete substructure. There is a movement joint at its junction with the original building to allow for differential movement between the two, which are on different foundation systems.

Superimposed floor load allowances: Gym - 5.0kN/m2 imposed + 2.4kN/m2 floor finish above structural slab. Plantroom - 7.5kN/m2 imposed + 1.5kN/m2 floor finish

#### Ceiling load allowance

0.50kN/m2 combined allowance for ceiling and services below ground floor acoustic ceiling installed by landlord.



#### PLANNING RESTRICTIONS AND OPERATING HOLIR

Under the existing planning consent 16/02884/FULL (27/10/2016) the Restaurant is permitted to operate under the following principal conditions:

- -Maximum 180 cover
- -Bar area to be no more than 15% of total floor area
- -Opening hours 08.00-23.00 Mon-Fri, 08.00-24.00 Sat and 09.00-22.30 Sun

#### ARCHITECT'S CRITERIA

#### 1. Desigi

The restaurant will have a covered feature entrance around 3.5m high with extended ground floor accommodation, lowered windows to the main Rathbone Street elevation to increase the active frontage and further natural light gained through a shared light well to the rear.

#### 2. Servicing

Dedicated off street servicing to the restaurant within the demise

#### 3. Refuse & Recycling

The new restaurant space is provided with a separate refuse and recycling store with access directly onto the external covered servicing bay.

4. Internal Wall, Floor and Ceiling Finishes
The restaurant space will be provided with an
unfinished screed floor and painted taped and jointed
plasterboard ceilings and walls. The restaurant ceiling
will be provided with a uniform exposed acoustically
rated suspended ceiling grid ready to take future tenant

#### 5. Windows

The existing traditional white painted timber sash windows are to be replaced and increased in size by lowering the window cills, thereby also increasing visibility to the Rathbone street elevation and maximising natural day lighting. The rear court yard is separated via new high quality polyester powder coated steel framed obscured glazed windows.

#### 6 Ceiling Heights

The new ceiling heights to the main restaurant space will be around 3.2m between down stand beams and 2.95m under

#### STRUCTURAL FNGNFFR'S CRITFRIA

The existing five-storey building was built in 1927 and comprises 'hollow pot' floors on concrete-encased steed beams supported by load-bearing brick walls and piers. Alterations within the existing building, including a new ground floor, are executed in composite metal declifloors and steel framing.

#### Superimposed floor load allowances

Restaurant - 5.0kN/m2 imposed + 2.4kN/m2 floor finish above structural slab.

Ceiling load allowance: 0.50kN/m2 combined allowance for ceiling and services below first floor acoustic ceiling installed by landlord.

#### EXTRACTION REQUIREMENTS

- . Restaurant kitchen extract ductwork installation to be within a dedicated builders work shaft as it rises from the ground floor through the upper floors of the buildng, terminating at roof level.
- 2. Kitchen extract ductwork shall be one hour (60 mins) fire rated and installed in compliance with DW/172.
- 3. The Restaurant tenant is to provide suitable washable grease filters and electrostatic and UV filtration measures filtration systems to reduce nuisance odours to satisfy the landlord and Westminster City Council.
- 4. Restaurant extract system to comply with Westminster noise restrictions and to achieve limiting noise levels within the landlord and office accommodation above of NR38 maximum



#### RCHIECUS CRIERA

#### 1. Introduction

A comprehensive refurbishment and extension of an existing office building and rear goods yard, constructed in the 1920's for the Gas Light and Coke Company. The development features the remodeling of the existing street goods entrance to create a new office reception and primary core. The rear goods yard is replaced with a series of cascading modern brickwork light wells and external terraces into an inclined dark Zinc clad extension to the office floor plates with large south facing windows.

#### 2. Reception / Lobby area & Core

High quality terrazzo flooring follows the new reception area up into the new feature staircase which wraps around a new bespoke bronze lift shaft. The terrazzo clad reception desk sits in amongst vintage bronze surface mounted and inset signage and lighting.

#### 3. WC & Shower facilities

New unisex WC accommodation in provided to 1st, 2nd and 3rd floors including a separate disabled toilet on the 1st and 2nd. In the lower ground floor, three shower and changing rooms are provided together with lockers and a drying room. New modern sanitary ware and brassware in provided throughout including WC, hand basins and driers. This is all completed with a paneled timber doors, terrazzo tiling to dado level and vintage light fittings.

#### 4. Bicycle facilities & storage

The lower ground floor features spaces for 19 vertically secured bicycle stores and a dedicated cycle work bay.

#### 5. General office area

The primary office areas on the 1st, 2nd and 3rd floors are presented in an open plan arrangement with centralized servicing spine, allowing future flexibility for tenant space division. Each floor bay is provided with a ceiling mounted VRF unit in bespoke cladding and linear suspended light fittings.

#### 6. Internal wall, floor and ceiling finishes

The internal walls and ceilings are to be all painted plasterboard with surface mounted square edge matching skirting's, while the main office floors will have a new stainless steel raised access floor. The 3rd floor pavilion meeting rooms and Mezzanine are both finished with a mix of resin and timber engineered board flooring.

#### 7 Door finishes

All new internal doors to the office core will be high quality timber veneer paneled doors with bronze ironmongery. The new doors and screen separating the office core from the main office floors will be a high quality polyester powder coated steel framed glazed panel system.

#### 8. Ceiling heights

The new ceiling heights on the 1st and 2nd floors range from around 2.75m to 3.6m between down stand beams. The third floor office space features a lower level of 2.45m with a vaulted open ceiling to the upper mezzanine deck ranging from 2.2m to 2.75m.

#### STRUCTURAL FNGNFFR'S CRITFRIA

The existing five-storey building was built in 1927 and comprises 'hollow pot' floors on concrete-encased stee beams supported by load-bearing brick walls and piers. Alterations within the existing building are executed in composite metal deck floors and steel framing with the new mezzanine in steel and cut-timber.

The four storey extension to the west of the original building is a steel framed structure with composite beams and floors. There is a movement at its junction with the original building to allow for differential movement between the two, which are on different foundation systems.

#### Superimposed floor load allowances:

is, 21d & 31d 1001 offices - 2.5kt/ 112 imposed + 1.0kN/m2 partitions + 0.5 floor finishes (inclusive of raised floor system).

4th floor (mezzanine) offices - 2.5kN/m2 imposed + 1.0kN/m2 partitions.

Plantrooms - 7.5kN/m2 imposed + 1.5kN/m2 floor finishabove structural slab.

#### Ceiling load allowances

0.5kN/m2 combined allowance for ceiling and services below structural slab. The new ceiling heights to the main gym space will be around 2.8m between down stand beams and 2.65m under.

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## TEAM

### ALFORD & PORTER

PROJECT MANAGER:

### NMFI

ARCHITECTS

### BUREAU DE CHANGI

INTFRIORS

### MHA

STRUCTURAL ENGINEER

### WRSHIFI S

m & e engineer

### FAITHDEAN

CONTRACTOR

### EASING ENQUIRIES

### ÆIRUS

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