

100

BREWERY ROAD

ISLINGTON

N7

c.42,000 SQ FT MIXED-USE OFFICE AND INDUSTRIAL DEVELOPMENT

## THE BUILDING

# COMPREHENSIVELY REFURBISHED MIXED-USE SPACE

100 Brewery Road is undergoing a transformation to provide a mixture of office, light industrial and distribution space in a dynamic location.

A historic building formerly used for clothing manufacture, it will deliver c.42,000 sq ft of high quality modern accommodation that will suit a range of sectors and occupiers.

Ready for occupation Q4 2021.

## KEY INFORMATION



Suitable for  
a range of  
occupiers



Dynamic  
location



High  
specification



Roof  
terraces



Building exterior CGI



## THE RECEPTION

# AN IMPRESSIVE NEW ENTRANCE WITH FEATURE ATRIUM

The reception area will offer an impressive welcome, with feature lighting hanging in a light filled atrium. The design features throughout the building provide everything expected by today's occupier.

## HIGH SPECIFICATION



Stylish  
reception &  
atrium



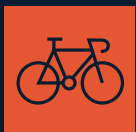
2 x Goods /  
Passenger Lifts



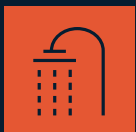
Wiredscore  
'Gold'



Raised floor



Cycle  
Storage



4 showers



Car Parking +  
EV Charging



Photovoltaic  
(PV) solar  
panels

100 BREWERY ROAD



Entrance CGI

ISLINGTON N7



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## THE SPACE - THIRD FLOOR CGI

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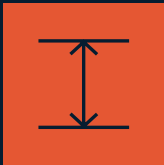


THIRD FLOOR  
8,918 SQ FT  
828.5 SQ M

FLEXIBLE  
WORKSPACE  
SPECIFICATION



Exposed  
services



2.6m floor-to-  
ceiling height



100mm  
raised floors



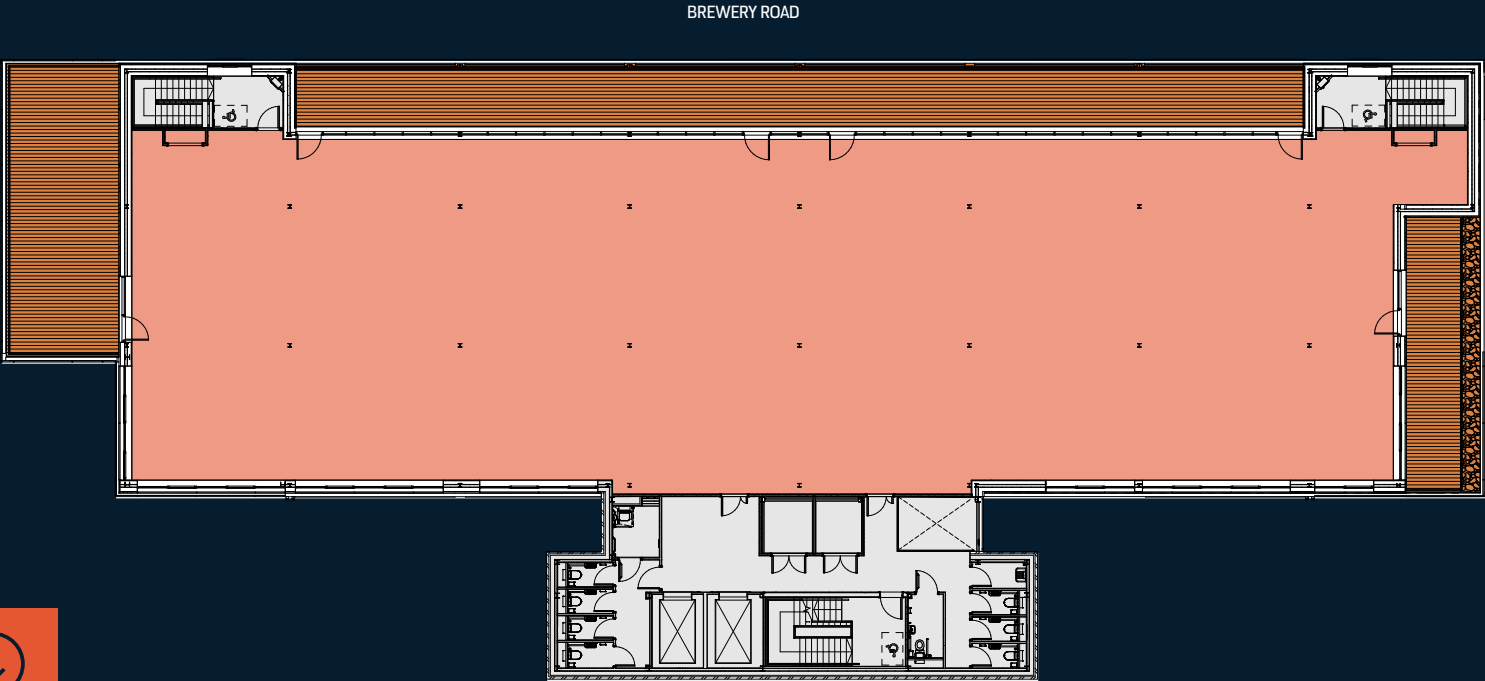
LG7  
lighting



VRF air-  
conditioning

| FLOOR  | USE                    | SQ FT  | SQ M    |
|--------|------------------------|--------|---------|
| Third  | Office                 | 8,918  | 828.5   |
| Second | Flexible Workspace     | 11,489 | 1,067.4 |
| First  | Flexible Workspace     | 11,483 | 1,066.8 |
| Ground | Storage & Distribution | 10,424 | 968.4   |
| TOTAL  |                        | 42,314 | 3,931.1 |

Floors areas as indicative and subject to measurement.



3 x terrace  
areas

- Core
- Office
- Terraces



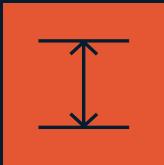
Not to scale. For indicative purposes only.

SECOND FLOOR  
11,489 SQ FT  
1,067.4 SQ M

FLEXIBLE  
WORKSPACE  
SPECIFICATION



Exposed  
services



2.6m floor-to-  
ceiling height



100mm  
raised floors



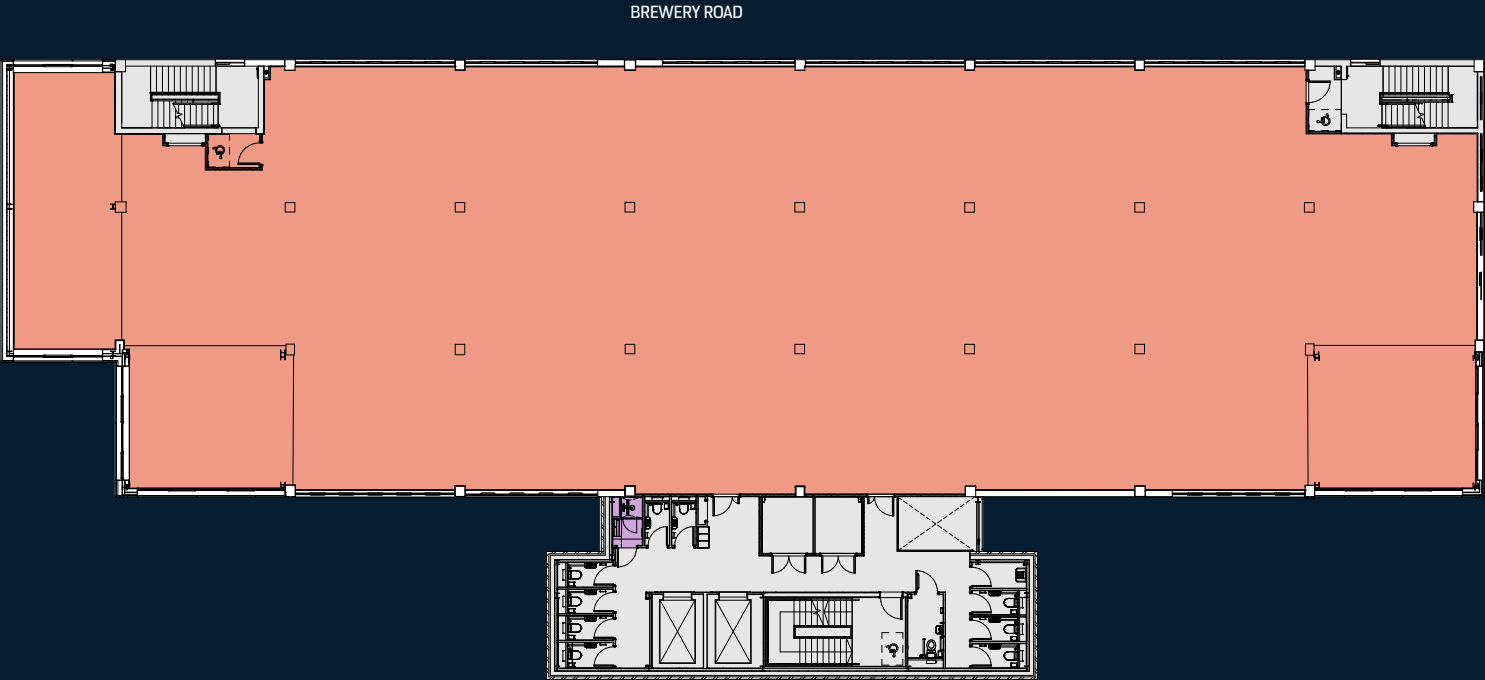
LG7  
lighting



VRF air-  
conditioning

| FLOOR  | USE                    | SQ FT  | SQ M    |
|--------|------------------------|--------|---------|
| Third  | Office                 | 8,918  | 828.5   |
| Second | Flexible Workspace     | 11,489 | 1,067.4 |
| First  | Flexible Workspace     | 11,483 | 1,066.8 |
| Ground | Storage & Distribution | 10,424 | 968.4   |
| TOTAL  |                        | 42,314 | 3,931.1 |

Floors areas as indicative and subject to measurement.



- Core
- Office
- Shower



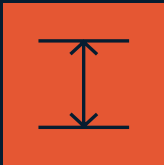
Not to scale. For indicative purposes only.

FIRST FLOOR  
11,483 SQ FT  
1,066.8 SQ M

FLEXIBLE  
WORKSPACE  
SPECIFICATION



Exposed  
services



2.6m floor-to-  
ceiling height



100mm  
raised floors



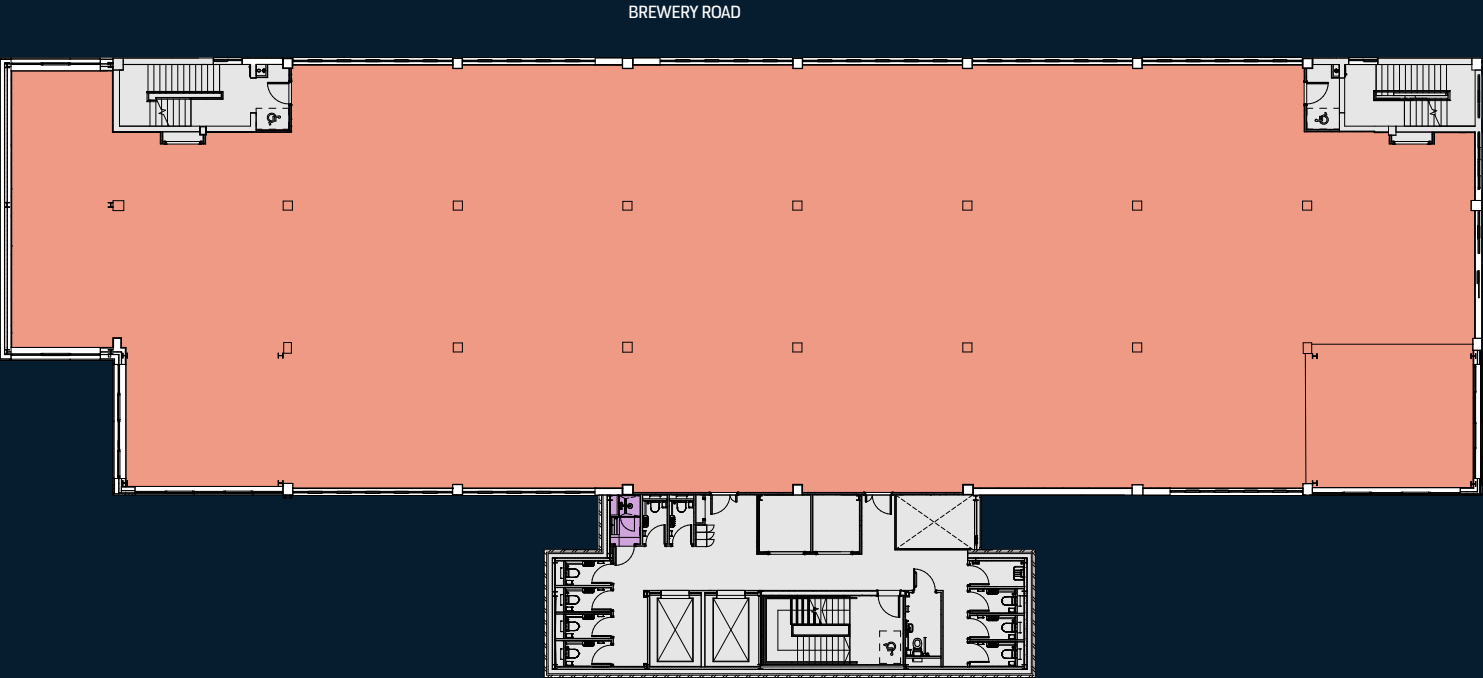
LG7  
lighting



VRF air-  
conditioning

| FLOOR  | USE                    | SQ FT  | SQ M    |
|--------|------------------------|--------|---------|
| Third  | Office                 | 8,918  | 828.5   |
| Second | Flexible Workspace     | 11,489 | 1,067.4 |
| First  | Flexible Workspace     | 11,483 | 1,066.8 |
| Ground | Storage & Distribution | 10,424 | 968.4   |
| TOTAL  |                        | 42,314 | 3,931.1 |

Floors areas as indicative and subject to measurement.



- Core
- Office
- Shower



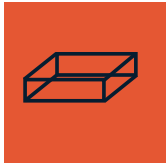
Not to scale. For indicative purposes only.

GROUND FLOOR  
10,424 SQ FT  
968.4 SQ M

| FLOOR  | USE                    | SQ FT  | SQ M    |
|--------|------------------------|--------|---------|
| Third  | Office                 | 8,918  | 828.5   |
| Second | Flexible Workspace     | 11,489 | 1,067.4 |
| First  | Flexible Workspace     | 11,483 | 1,066.8 |
| Ground | Storage & Distribution | 10,424 | 968.4   |
| TOTAL  |                        | 42,314 | 3,931.1 |

Floors areas as indicative and subject to measurement.

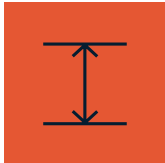
WAREHOUSE SPECIFICATION



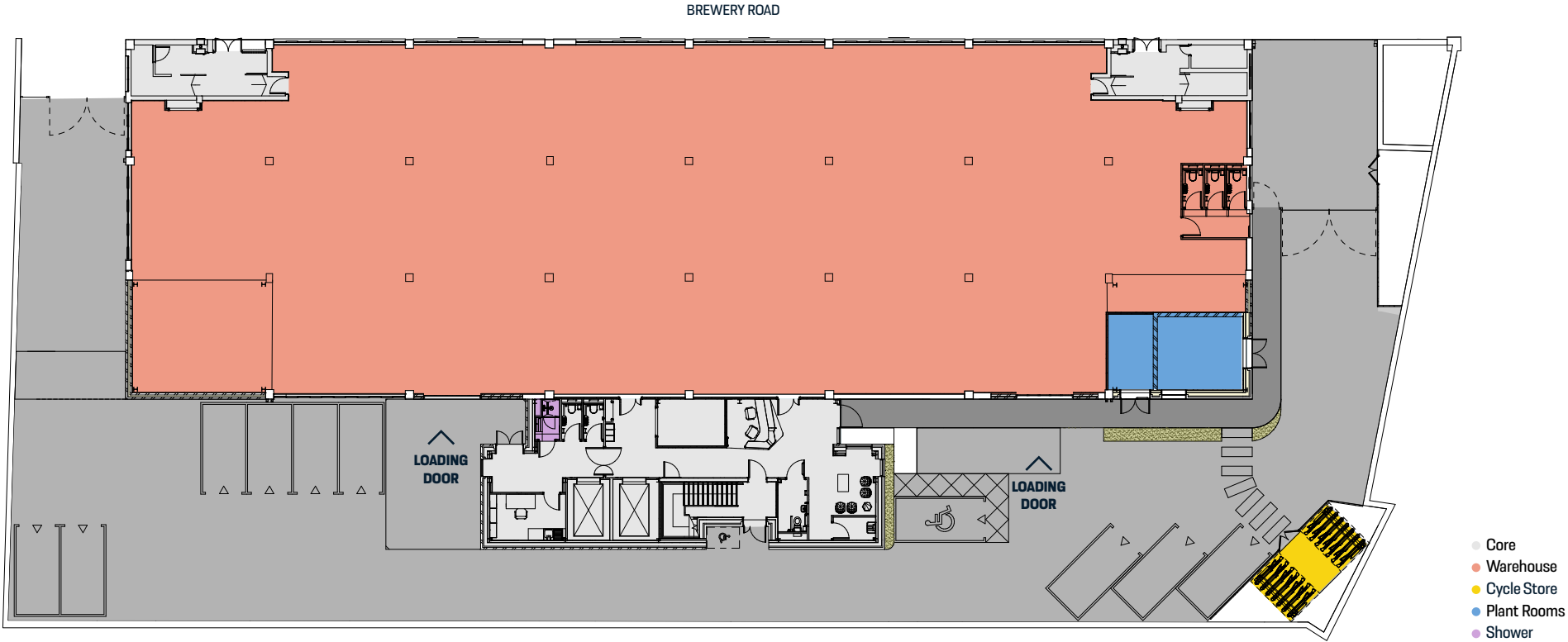
Concrete slab



2 level access loading doors



3m floor to ceiling height



Not to scale. For indicative purposes only.



## LOCATION



Brewery Road is ideally positioned a short distance from King's Cross, Camden and Highbury, all offering exciting bars, restaurants and food markets.



## A DYNAMIC VIBRANT LOCATION



## LOCAL AREA & CONNECTIVITY

# AMONGST TRENDSETTING AMENITIES & TRANSPORT LINKS

- 01. Hammerton Brewery
- 02. Meltdown London
- 03. Dishoom
- 04. Spiritland
- 05. Old Eagle Pub
- 06. The Colonel Fawcett
- 07. Brewdog
- 08. The Blues Kitchen
- 09. Granger & Co
- 10. Mildreds
- 11. The Lighterman
- 12. Granary Square Brasserie
- 13. Vermuteria
- 14. Coal Office
- 15. German Gymnasium
- 16. Everyman Cinema
- 17. Cut + Grind
- 18. Salvino
- 19. BRGR
- 20. Two Tribes Brewery
- 21. Caravan Roastery HQ

## FAST CONNECTIONS

9

minute  
walk

Caledonian Road



10

minute  
walk

Caledonian Road & Barnsbury



14

minute  
walk

Kentish Town



18

minute  
walk

King's Cross  
St Pancras



TECHNICAL SPECIFICATION

STRUCTURAL

Ground, first and second floor consist of primary steel frame which is encased in concrete, the floor is constructed using pre-cast concrete beams spanning parallel to the front façade. The external walls are in-filled masonry panel walls of cavity construction.

The third floor extension is of steel frame construction with a timber floor at 3rd and timber roof over, the perimeter walls are formed in SFS framing.

Bay sizes are approximately 7.3m x 6.15m.

IMPOSED LOADS

|                  |                                      |
|------------------|--------------------------------------|
| Ground Floor     | 10kN/m²                              |
| 1st & 2nd Floor  | 5.00kN/m²                            |
| 3rd Floor Office | 2.5 kN/m² + 0.8 kN/m² for partitions |

ARCHITECTURAL

|                        |   |
|------------------------|---|
| Occupation Level Ratio | General Office: 1P/12m²                               |
| Means of Escape        | Ground Floor: 1P/17m², First to Third Floor: 1P/10 m² |
| WCs                    | 9 Superloos and 1 Accessible WC                       |

|                          |         |
|--------------------------|---------|
| Floor to ceiling heights |         |
| 3rd                      | 2,845mm |
| 2nd                      | 2,600mm |
| 1st                      | 2,850mm |
| Ground                   | 2,960mm |

RAISED FLOORS

100mm raised access floor on pedestals to all floors except Ground Floor

CEILINGS

Floors  
Plasterboard/soffit painted white with exposed aluminium clad services.

Reception  
Exposed Ceiling/soffit painted black with exposed aluminium clad services.

LIFTS

2 No. 26 Persons, 2000 kg traction drive Class A lifts, suitable for both Light Goods and Passenger applications, serving 4 levels in total (Ground floor to Level 3). Speed 1 meter per second.

VENTILATION

Fresh air ventilation via external roof-mounted air handling units with heat recovery serving primary ductwork distribution, serving Tenancy A and Core area Ground to Level 3, and Tenancy B and Core area Ground to Level 3.

External roof mounted dirty extract fans with ductwork from toilets and showers serving Tenancy A Core area Ground to Level 3, and Tenancy B Core area Ground to Level 3.

1.15 litres per second per square meter. 10 litres per second per person.

AIR CONDITIONING

Variable Refrigerant Flow (VRF) systems via external roof-mounted condensers with simultaneous heating and cooling, with individual systems for each Tenancy, Level 1 to Level 3, the Main Entrance, Reception and Building Manager’s Office areas.

Horizontal and vertical refrigerant pipework distribution located on tray system at high level and in risers.

Internal fan coil units mounted at high level to provide heating or cooling, with secondary ductwork distribution to supply diffusers to each zone in each Tenancy, Level 1 to Level 3, the Main Entrance, Reception and Building Manager’s Office areas.

Internal fan coil units individually sized based on their location on the floorplates within a grid based on the building setting out grid, up to a maximum of 13 units per Tenancy, dependent on the overall floor plan. The layout will facilitate both open plan and cellular future fit-outs.

|                |  |
|----------------|--|
| Open Plan Area | Summer : 23OCDB ± 1.50C; Winter : 21OCDB ± 1.50C |
| Reception      | Summer : 23OCDB ± 1.50C; Winter : 21OCDB ± 1.50C |

HEATING

Low temperature hot water (LTHW) system with gas-fired boiler and distribution pipework to serve local radiators to provide heating to Core areas.

|                         |                         |
|-------------------------|-------------------------|
| Showers and toilets     | Winter : 20OCDB ± 1.50C |
| Corridors & Circulation | Winter : 20OCDB ± 1.50C |

POWER

As part of the works a new HV intake to be provided via 800kVA transformer. Dedicated 1200A LV supply to be installed with 400A for landlord services and 8nr 100A for future tenant distribution.

WC AND SHOWERS

|   |
|---|
| 6 ACH (minimum extract) in all WCs      |
| 30 l/s (minimum extract) in all Showers |

DRY RISERS

2 No. dry risers, located within enclosures in Stair 1 and Stair 2 on Brewery Road elevation. A dry riser system is provided with outlets on every level for fire brigade use.

LIGHTING

Office lighting designed in accordance with LG7.

|                                    |         |
|------------------------------------|---------|
| Target Lux levels                  |         |
| Lux levels within Offices          | 450 lux |
| Lux levels within the Reception    | 300 lux |
| Lux levels within the Lift lobbies | 300 lux |
| Lux levels within the Stairs       | 100 lux |
| Lux levels within the Toilets      | 150 lux |
| Lux levels within the Corridors    | 300 lux |
| Lux levels within the Plant Rooms  | 250 lux |
| Lamp colour/temperature            | 4000K   |

WATER

Provision for a connection to the boosted cold water supply to each Tenancy.



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## FURTHER INFORMATION

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### PROFESSIONAL TEAM

**Client**

City of London Corporation

**Architect**

Boon Brown Architects

**Contractor**

Gilbert Ash

**Mechanical and Electrical Engineer**

Leonard Engineering Design Associates

**Project Manager**

Stace

**Structural Engineer**

Peter Dann

**Cost Consultant**

Emmaus Consulting

### VIEWINGS

Strictly through the sole  
letting agents:

**Office Enquiries****James Taylor**

07899 843 767

[james.taylor@cushwake.com](mailto:james.taylor@cushwake.com)

**George Homer**

07584 118 298

[george.homer@cushwake.com](mailto:george.homer@cushwake.com)

### TERMS

Upon application.

**Industrial Enquiries****Gordon Reynolds**

07769 714 698

[gordon.reynolds@cushwake.com](mailto:gordon.reynolds@cushwake.com)

**Thomas Erxleben**

07710 966 234

[tom.erxleben@cushwake.com](mailto:tom.erxleben@cushwake.com)



## 100 BREWERY ROAD . LONDON

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