

THE FEATHERSTONE BUILDING

Sixty Six City Road, Old Street EC1

Strength with elegance.

A lightness of touch.

Attention to detail.

A warehouse for creative working.

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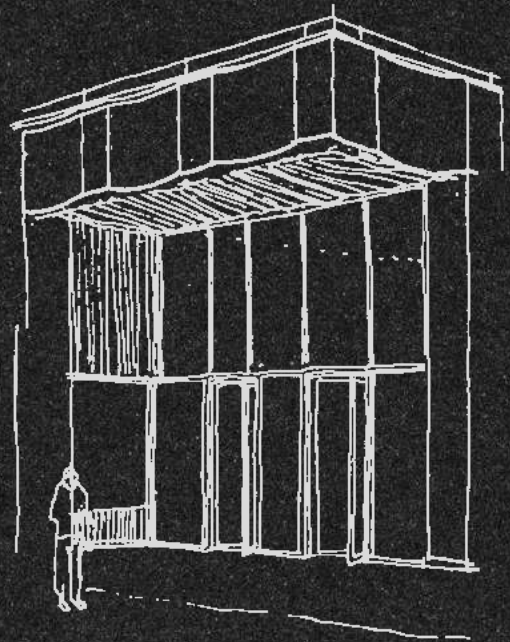
90 Morris+Company

92 Agents

INTRODUCTION

The Featherstone Building is a 126,500 sq ft industrial-inspired workspace with a contemporary finish, located in the heart of the Old Street district, offering 110,000 sq ft of offices, 13,400 sq ft of shared amenity space, DL/28, and 2,350 sq ft of retail.

Completed by Morris+Company in April 2022, it is the latest development from Derwent London for Old Street, following the sister development opposite, White Collar Factory, which opened in 2017.



Aerial view

Inspired by the past, built for the future

A hub of industry and creativity since the 19th century, history shows that from 1887 the building housed workshops for master craftsmen and welders, bell yards, machine warehouses, a box factory and a cowshed. To ensure the building is a true reflection of its past, architects Morris+Company scrutinised the design and materiality of the eclectic mix of local buildings. The end result is a building whose 'stepped' exterior is staggered in both height and plan, giving the appearance of four adjoining warehouse-like structures. It will both catch the eye and blend seamlessly into its neighbourhood.

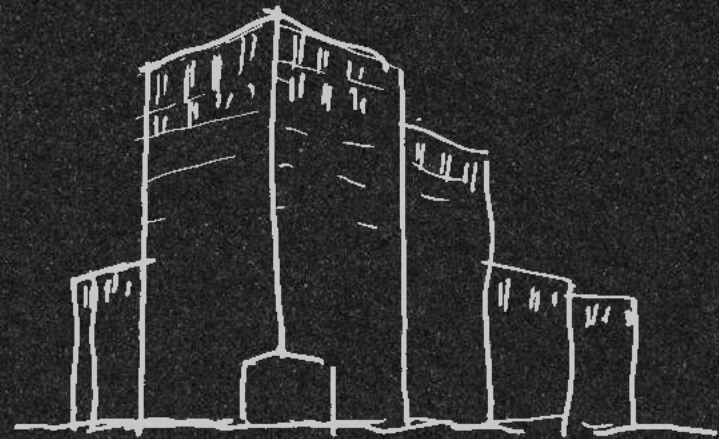


Entrance on City Road



THE PLACE

A stone's throw from Old Street underground station and opposite the iconic White Collar Factory campus, The Featherstone Building stands on the corner of Featherstone Street and City Road: a gateway to the City of London to the south. To the rear it overlooks the Grade I listed park Bunhill Fields, with its calm, reflective atmosphere offering a contrast to the pace of urban life.



View from Bunhill Fields

A place like no other

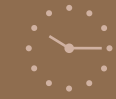
Old Street, with its diverse mix of people and businesses, is constantly evolving. As a result there is always something new and exciting to experience in this vibrant corner of London, no matter the time of day.



A



DAY



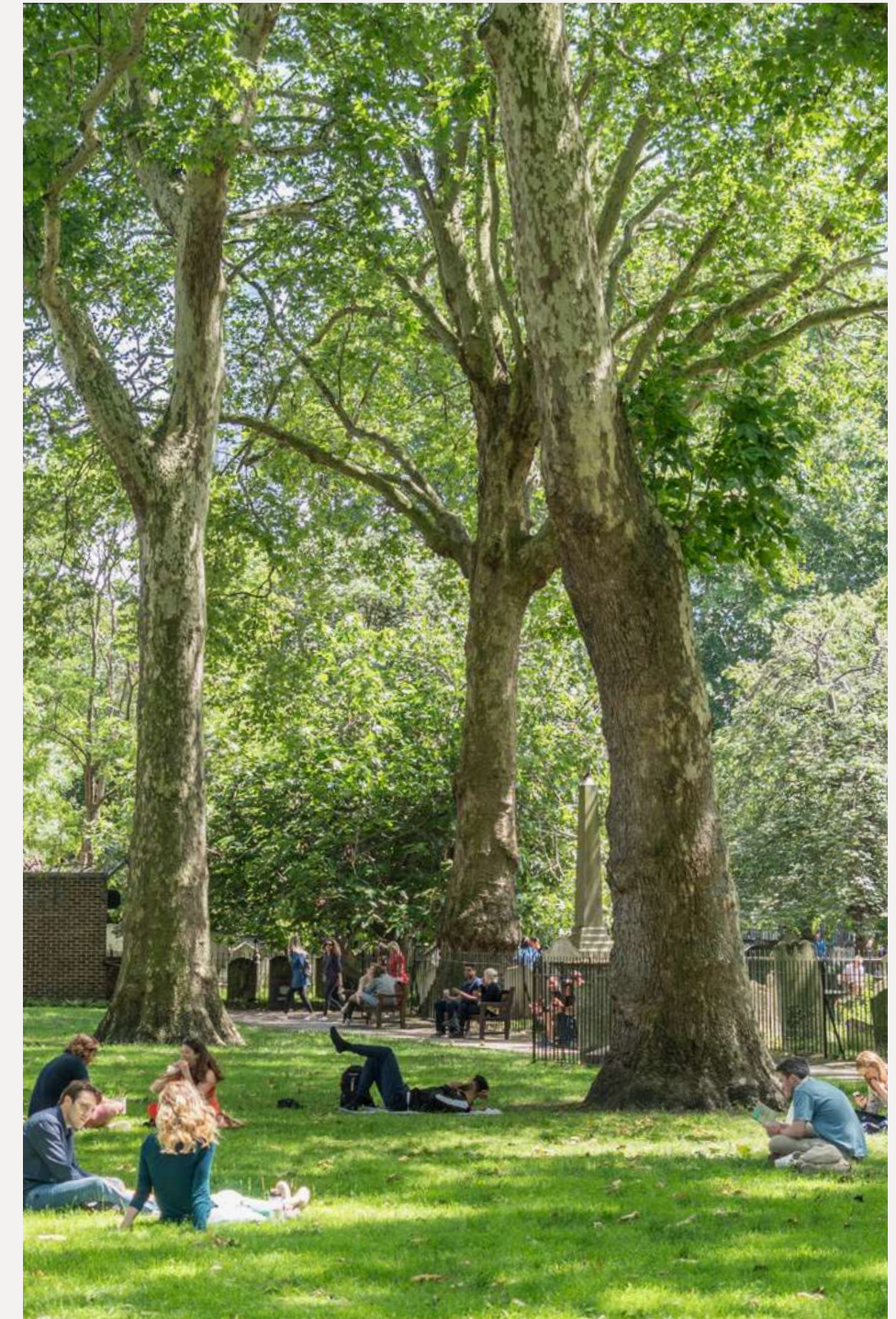
IN



THE



LIFE





6.20am
BLOK Shoreditch
2 Hearn Street EC2 | bloklondon.com

Multi-disciplinary and modern, where award-winning boutique fitness meets art, design and fashion.



7.45am
Ozone Coffee Roasters
11 Leonard Street EC2 | ozonecoffee.co.uk

Coffee roasters and hospitality experts just across the road.



10.15am
Look Mum No Hands!
49 Old Street EC1 | lookmumnohands.com

A 'cycle café' with a friendly combination of coffee, beer, wholesome grub and a well-regarded cycle workshop.



12.00pm
Gloria
54-56 Great Eastern Street EC2 | bigmammagroup.com

A 70s Capri-style, all-day-long Trattoria mixing old Italian classics with amazing produce direct from Italy.



12.45pm
The Goodhood Store
 151 Curtain Road EC2 | goodhoodstore.com

An award-winning multi-brand retailer across menswear, womenswear, lifestyle and cosmetics.



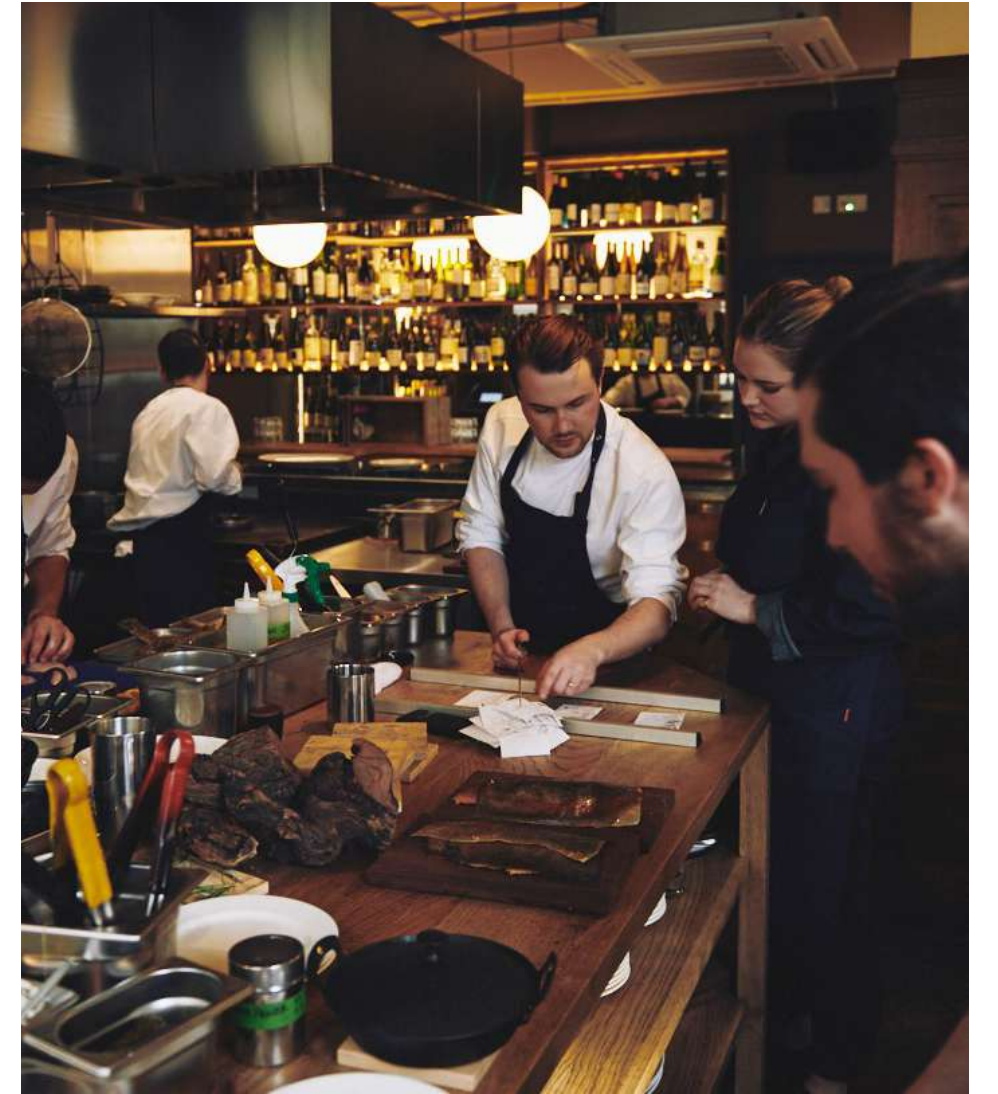
3.30pm
Lantana
 2 Oliver's Yard, 55 City Road EC1 | lantanacafe.co.uk

An Australian style café with seasonal menus known for its famous breakfast, brunch and speciality coffee.



6.00pm
Fare
 11 Old Street EC1 | farelondon.com

An all-day restaurant and bar serving up a menu of thin crust pizzas, sharing plates and amazing coffee & cocktails on tap.



8.00pm
BRAT
 4 Redchurch Street E1 | bratrestaurant.com

Awarded a Michelin star within six months of opening. "It's Welsh meets Basque and it is mind-blowing from the get-go. It's that good. That different. That special." Giles Coren, The Times.



10.20pm
The Gibson
44 Old Street ECI | thegibsonbar.london

"An oasis of elegance and Edwardian style, serving up world-class cocktails" BAR Magazine.



10.55pm
Old Street Records
350-354 Old Street ECI | oldstreetrecords.com

The home of live music, cocktails, pizzas and good times in Shoreditch.



Overlooking Bunhill Fields to the south, the area is an oasis of calm and greenery.



On your doorstep

Nowhere has a more exciting or eclectic mix than Old Street, which boasts an unparalleled selection of independent coffee houses, many of the best restaurants in London and a broad array of fitness centres, offering employees a range of opportunities in which to enhance their well-being.

After dark there are live music venues, DJ bars, boutique cinemas and private member's clubs, including the internationally renowned Shoreditch House.

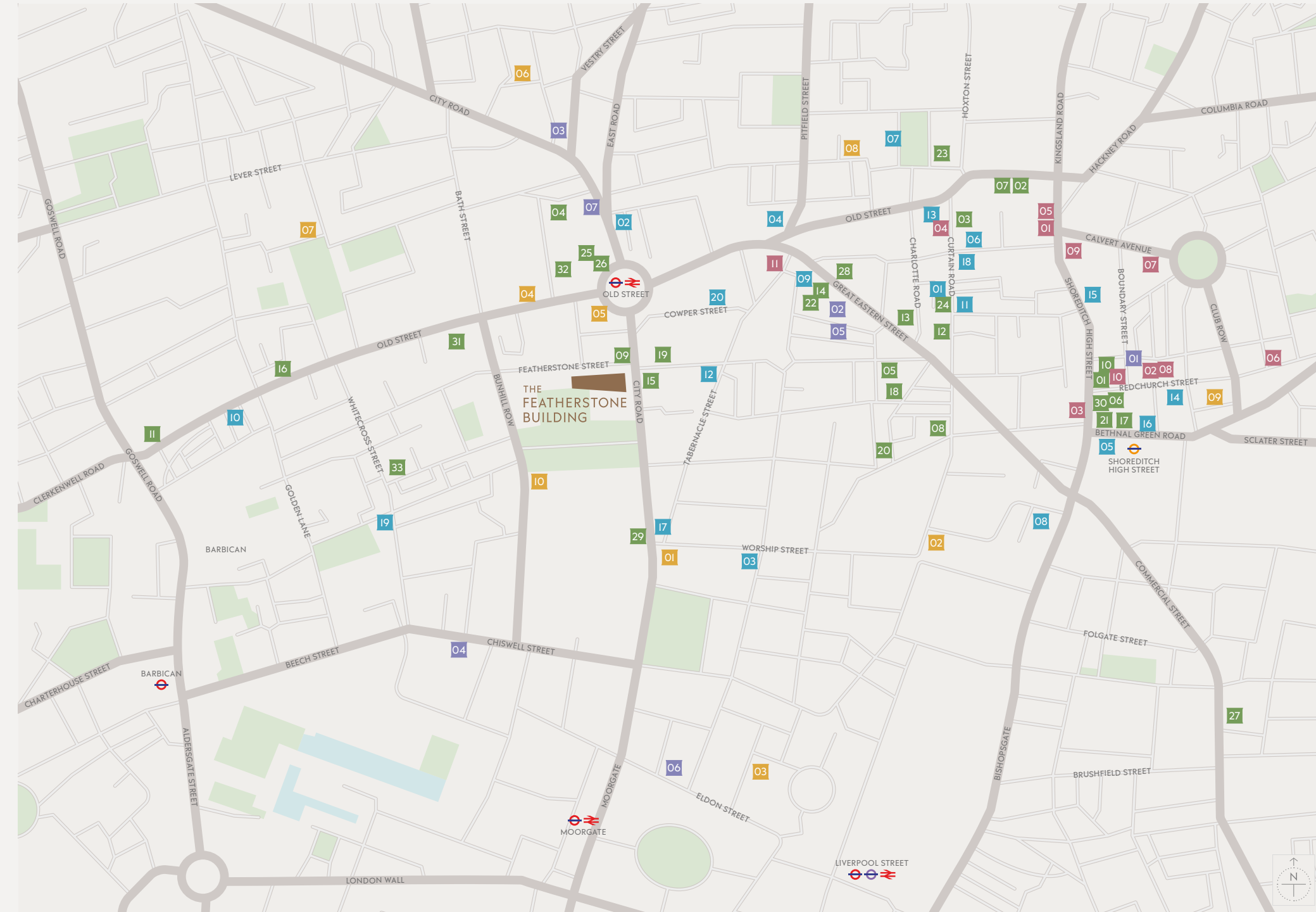
- **EAT**
- 01 Bao Noodle Shop
- 02 The Bike Shed Motorcycle Club
- 03 The Blues Kitchen
- 04 Bone Daddies
- 05 The Book Club
- 06 BRAT
- 07 The Clove Club
- 08 The Curtain Club at Mondrian Shoreditch
- 09 Daffodil Mulligan
- 10 Dishoom
- 11 Fare
- 12 Flat Iron
- 13 Gloria
- 14 Hoxton Grill
- 15 Lantana
- 16 Look Mum No Hands!
- 17 Lyle's
- 18 Oklava
- 19 Ozone Coffee Roasters
- 20 Padella
- 21 Pizza East
- 22 The Princess of Shoreditch
- 23 Red Dog Saloon
- 24 Sagardi
- 25 Serata Hall
- 26 Shoreditch Grind
- 27 St. JOHN
- 28 temper
- 29 The Sichuan
- 30 Smoking Goat
- 31 Tayēr + Elementary
- 32 Wagamama
- 33 Whitecross Street Food Market

- **DRINK**
- 01 Ballie Ballerson
- 02 Bar Nightjar
- 03 Black Rock
- 04 Bounce
- 05 Boxpark Shoreditch
- 06 Callooh Callay
- 07 Colours Hoxton
- 08 The Crown and Shuttle
- 09 Floripa
- 10 The Gibson
- 11 The Hoxton Pony
- 12 Q Shoreditch
- 13 Old Street Records
- 14 The Owl & Pussycat
- 15 Seed Library
- 16 Shoreditch House
- 17 Singer Tavern
- 18 Strongroom Bar & Kitchen
- 19 Two Brewers
- 20 XOYO

- **SHOP**
- 01 AIDA
- 02 A.P.C.
- 03 Carhartt
- 04 The Goodhood Store
- 05 House of Hackney
- 06 Labour and Wait
- 07 Luna & Curious
- 08 Nudie Jeans
- 09 Sneakersstuff
- 10 Sunspel
- 11 tokyobike

- **SLEEP**
- 01 Boundary
- 02 The Hoxton
- 03 M By Montcalm
- 04 The Montcalm
- 05 Nobu Hotel
- 06 South Place Hotel
- 07 The Z Hotel

- **WELLNESS**
- 01 Barry's Bootcamp
- 02 BLOK
- 03 Fitness First
- 04 Gymbox
- 05 House of Fitness
- 06 Hoxton Pilates
- 07 Ironmonger Row Baths
- 08 National Centre for Circus Arts
- 09 Psyche
- 10 Virgin Active

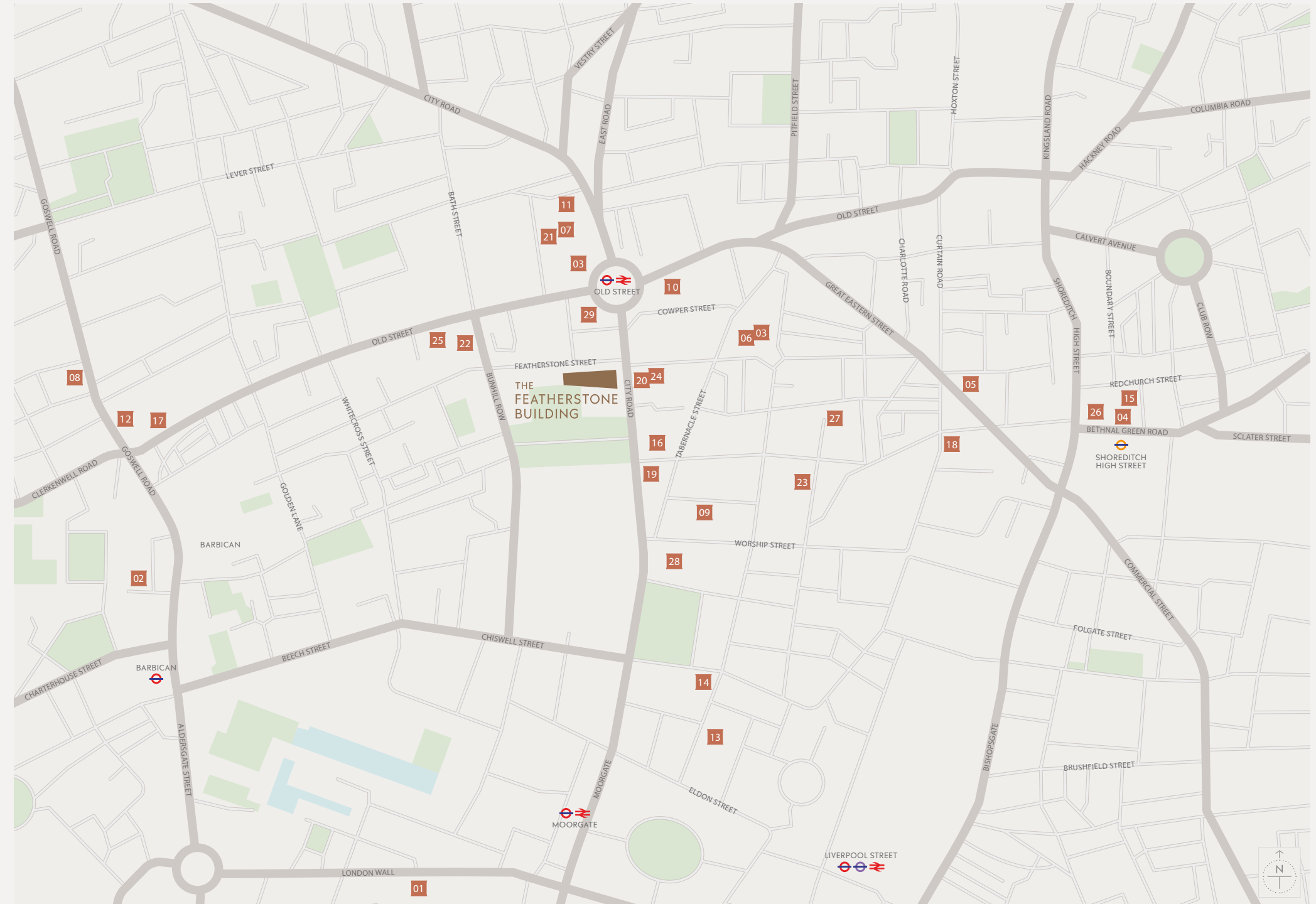


Scan to view the Derwent London Old Street guide on Instagram

Your neighbours

A hub of creativity and tech, Old Street has the biggest concentration of tech companies of anywhere in Europe, including a Google campus, and is home to numerous leading fashion houses, advertising agencies, music-streaming companies and not-for-profits; its diverse community is what makes it so vibrant and exciting.

- **COMMUNITY**
- 01 Accenture
- 02 Audible (Amazon)
- 03 The Bower
 - Accenture Song
 - Finablr
 - Incubeta UK
 - WeWork
- 04 Buckley Gray Yeoman
- 05 Colt Technology Services
- 06 Emap
- 07 Farfetch
- 08 GoCardless
- 09 Google Campus
- 10 Inmarsat
- 11 John Brown Media
- 12 Krow communications
- 13 Mimecast
- 14 Monzo
- 15 Mother
- 16 MullenLowe Group
- 17 Next Management London
- 18 NSPCC
- 19 NTT DATA Digital
- 20 Orms
- 21 Pivotal Software
- 22 Pusher
- 23 R/GA
- 24 SAGE Publishing
- 25 Seedrs
- 26 TransferWise
- 27 Vice
- 28 We Are Social
- 29 White Collar Factory
 - Adobe Systems Europe
 - AKT II
 - BGL Group
 - Box.com
 - Brainlabs
 - Capital One
 - The Office Group
 - Spark44



Transport

Less than a minute's walk away is Old Street underground station, where you can access the Northern Line and National Rail.

Twelve bus routes, including two night buses, stop at or near Old Street station, providing another quick and easy means to reach key parts of town.

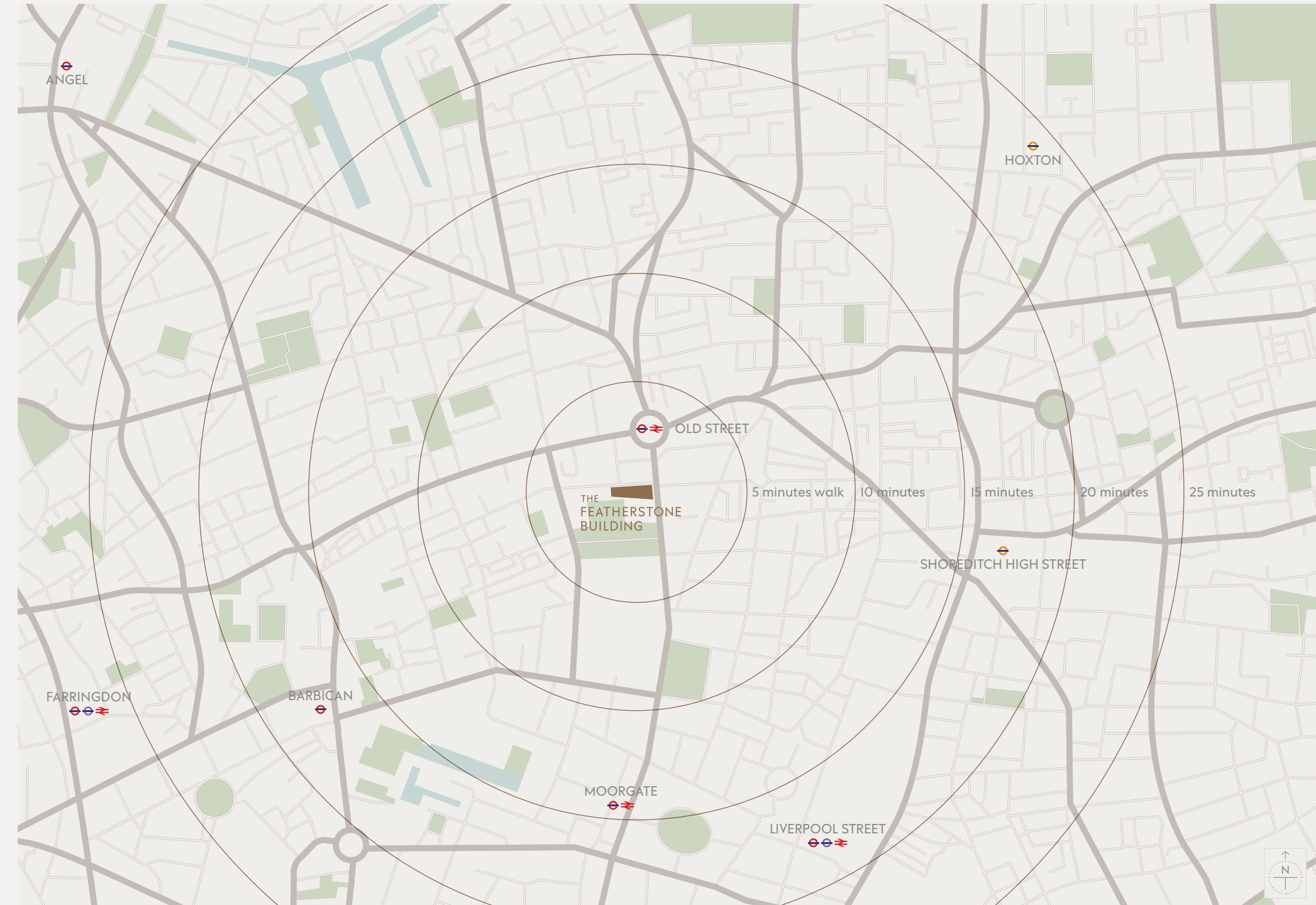
For cyclists, the London Cycle Network Plus provides quieter routes to traverse the city, and runs along Featherstone Street, right outside the building. There are several cycle-hire docking stations in the area and The Featherstone Building has cycle access via its ground floor loading bay, where there is a cycle store for 202 cycles and 84 folding cycles.

UNDERGROUND From Old Street station			
Station	Time	Line	Changes
Moorgate	2 mins	Northern	0
Bank	4 mins	Northern	0
King's Cross St Pancras	5 mins	Northern	0
London Bridge	5 mins	Northern	0
Euston	7 mins	Northern	0
Liverpool Street	8 mins	Northern / Circle	1
Farringdon	10 mins	Metropolitan	1
Oxford Circus	13 mins	Northern / Victoria	1
Tottenham Court Road	14 mins	Northern	1
Waterloo	14 mins	Northern / Jubilee	1
Victoria	18 mins	Northern / Victoria	1
Paddington	18 mins	Northern / Circle / Hammersmith & City	1

Farringdon	2 mins	Elizabeth line*	0
Tottenham Court Road	4 mins	Elizabeth line*	0
Paddington	10 mins	Elizabeth line*	0

AIRPORTS From Old Street station	
Airport	Time
City	29 mins
Luton	42 mins
Heathrow T2 & T3 (Elizabeth line* 33 mins)	49 mins
Gatwick	58 mins
Stansted	69 mins

*Elizabeth line from Liverpool Street, accessed via Moorgate



The Elizabeth line

The Featherstone Building is extremely well connected to the rest of the City and beyond, which has improved with the arrival of the Elizabeth line.

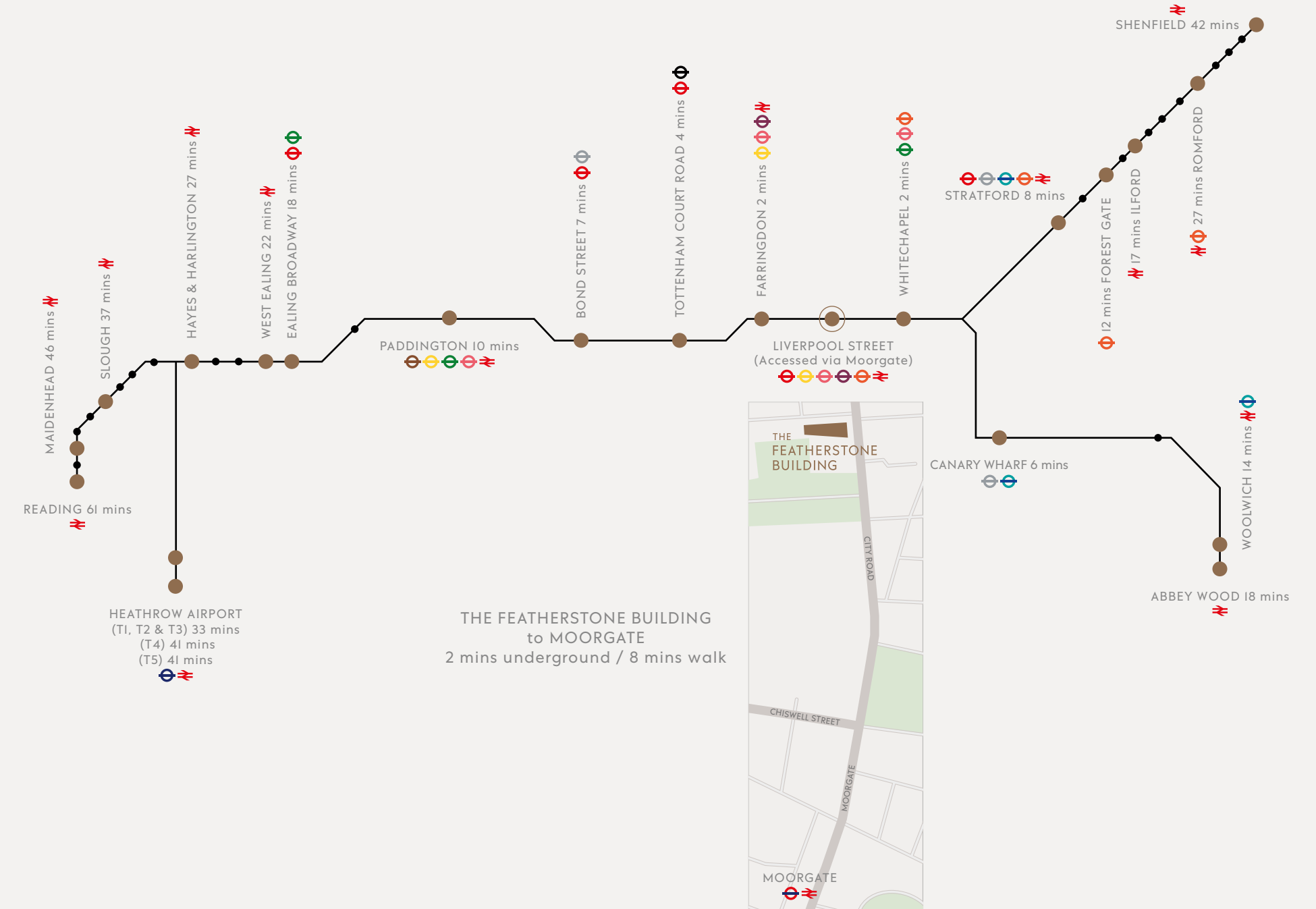
Accessed via Moorgate station, just two minutes away on the Northern line or an eight minute walk, there's quick access to Liverpool Street station, where the Elizabeth line dramatically reduces journey times across London.

From Liverpool Street, Tottenham Court Road is only four minutes away, Canary Wharf six minutes, Stratford eight minutes, and Heathrow terminals between 33 and 41 minutes away.



Top Liverpool Street station upper escalator with inclined lift to Broadgate ticket hall
Bottom Liverpool Street station entrance at Broadgate

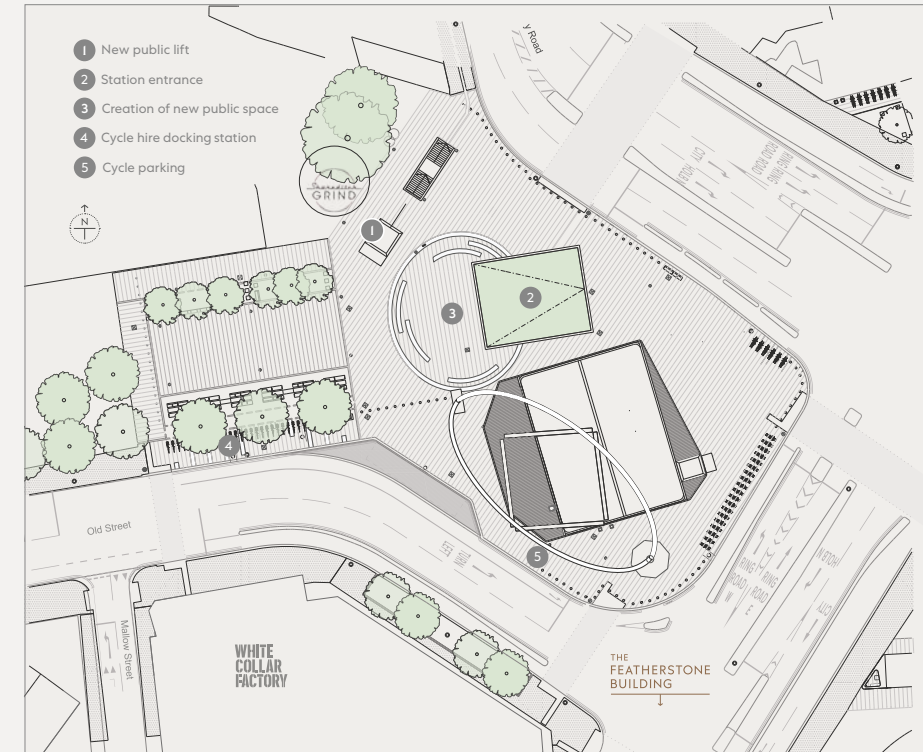
The Elizabeth line



Regeneration

The future is bright for Old Street. Transport for London will make the area around Old Street station more pedestrian and cycle friendly. As part of the scheme they are:

- Adding signal-controlled pedestrian crossings and segregated cycle lanes
- Building a new public space around the new station entrance for easier access
- Building a designated public lift into St Agnes Well mall retail concourse



Old Street regeneration
WestonWilliamson+Partners

Above Station entrance from the northeast,
looking southwest towards White Collar Factory
Right Green-roofed station entrance from
the southwest

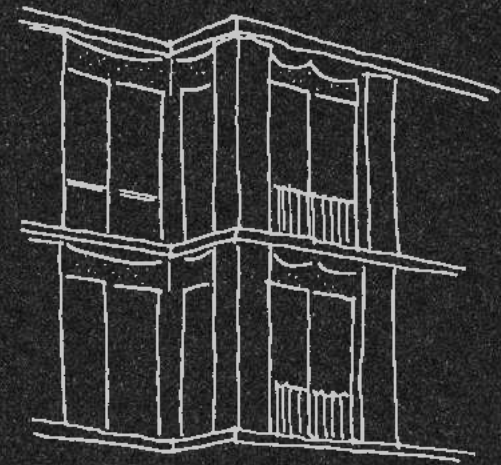




THE SPACE








A brickwork façade, exposed concrete ceilings, generous windows and “stepped” design cleverly play down the scale of the structure by conveying the impression of four subtly contrasting buildings. The architecture echoes that of the Victorian warehouses that characterise the local area.

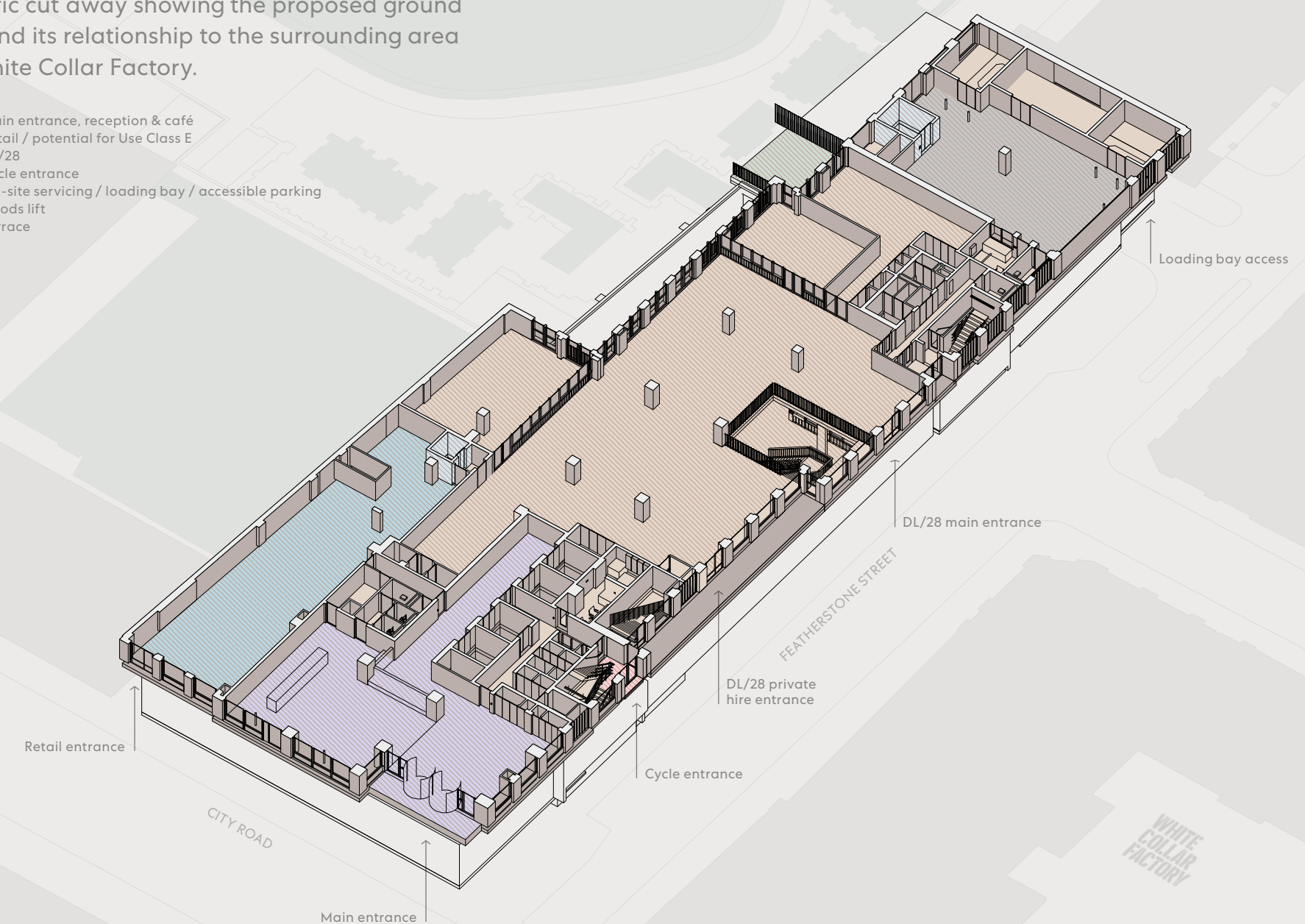
The Featherstone Building takes its inspiration from those warehouses, and is constructed to stand the test of time.



Site plan

Isometric cut away showing the proposed ground floor, and its relationship to the surrounding area and White Collar Factory.

-  Main entrance, reception & café
-  Retail / potential for Use Class E
-  DL/28
-  Cycle entrance
-  On-site servicing / loading bay / accessible parking
-  Goods lift
-  Terrace



Key features

- Situated next to Old Street underground and close to the Elizabeth line, accessed via Moorgate
- An Intelligent Building that delivers for the digital future
- Beautifully designed double-height reception with 7.5m floor to ceiling height
- In-house café facility offering informal collaborative space
- 3.125m floor to ceiling height on all floors
- Duplex space over ground and lower ground floors of 13,400 sq ft with Derwent London shared amenity, DL/28 (targeted opening from autumn 2023)
- Efficient floor plates of c.17,000 sq ft on the lower floors (1st - 4th) with soft spots for connectivity between floors, c.7,800 sq ft on the upper floors (5th - 9th) and c.3,600 sq ft on the 10th floor
- Openable windows throughout and exposed concrete ceilings
- Private terraces on ground, 4th, 5th and 10th floors
- Communal roof terrace and pavilion on the 10th floor
- Elegant external architecture using a natural brick palette
- 1 person per 8 sq m occupational density
- Concrete core cooling system allows an industrial aesthetic
- Lower ground cycle store for 202 cycle spaces and 84 folding cycles
- 222 lockers and 21 showers
- Achieved net zero carbon construction on completion
- Achieved EPC Rating 'A'
- Achieved WiredScore Platinum
- Achieved AirScore Design & Operation Gold
- Achieved BREEAM Outstanding
- Targeting LEED Platinum



Entrance on City Road

Schedule of areas

Floor	Office (NIA)		Terrace (NIA)	
	sq ft*	sq m*	sq ft*	sq m*
Tenth	Let to DEPT Agency	Communal	2,996	278
Ninth	Let to DEPT Agency		–	–
Eighth	Let to Buro Happold		–	–
Seventh	Let to Buro Happold		–	–
Sixth	Let to Buro Happold		–	–
Fifth	Let to Buro Happold		–	–
Fourth	16,912	1,571	183	17
Third	17,221	1,600	–	–
Second	17,204	1,598	–	–
First	Let to Marshmallow		–	–
Sub-total	51,337	4,769	3,179	295
Ground duplex - DL/28	7,891	733	377	35
Lower ground duplex - DL/28	5,546	515	–	–
Ground reception & café	2,950	274	–	–
Total	67,724	6,291	3,556	330

* IPMS measurements on request

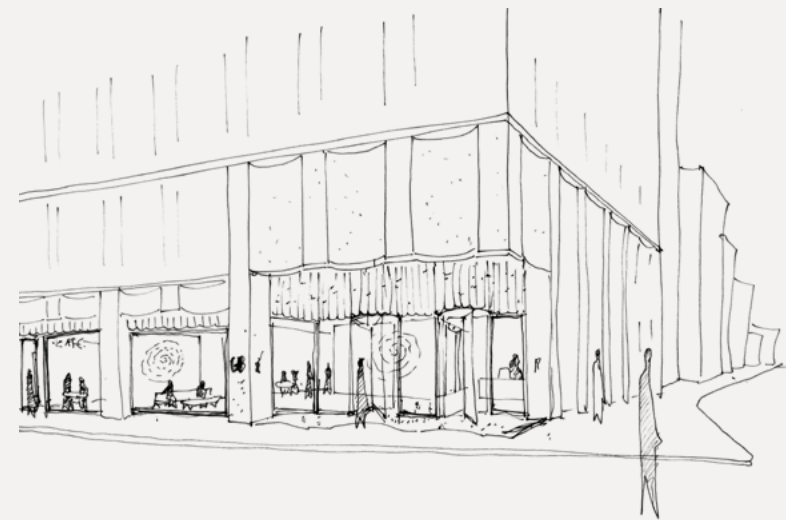


View from Featherstone Street

City Road façade

The Featherstone Building is characterised by solid vertical brick piers and concave concrete lintels. Viewed from the street it looks like four adjoining warehouse-like structures, though inside it is a single entity that can be configured in multiple ways.

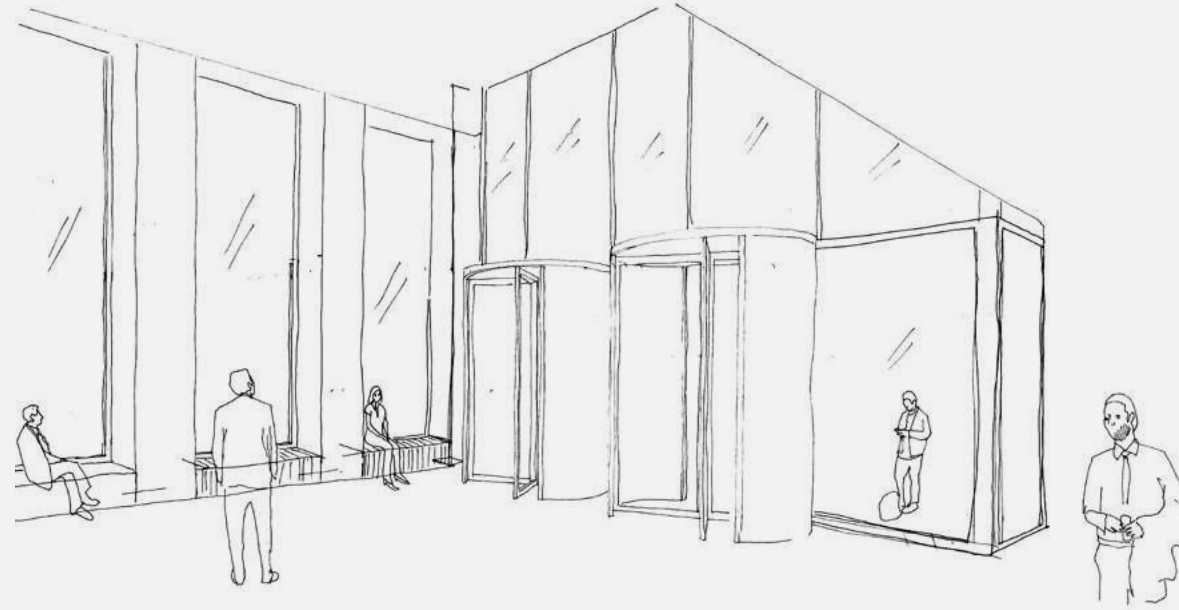
Below Architect's sketch of the City Road entrance



Entrance on City Road

Reception and café

- 2,950 sq ft combined reception and café
- Double-height entrance space with industrial pendants
- Seating set into window reveals
- Bespoke reception desk
- Integrated café offering informal collaborative space
- Feature Hugo Dalton bespoke artwork above the reception desk

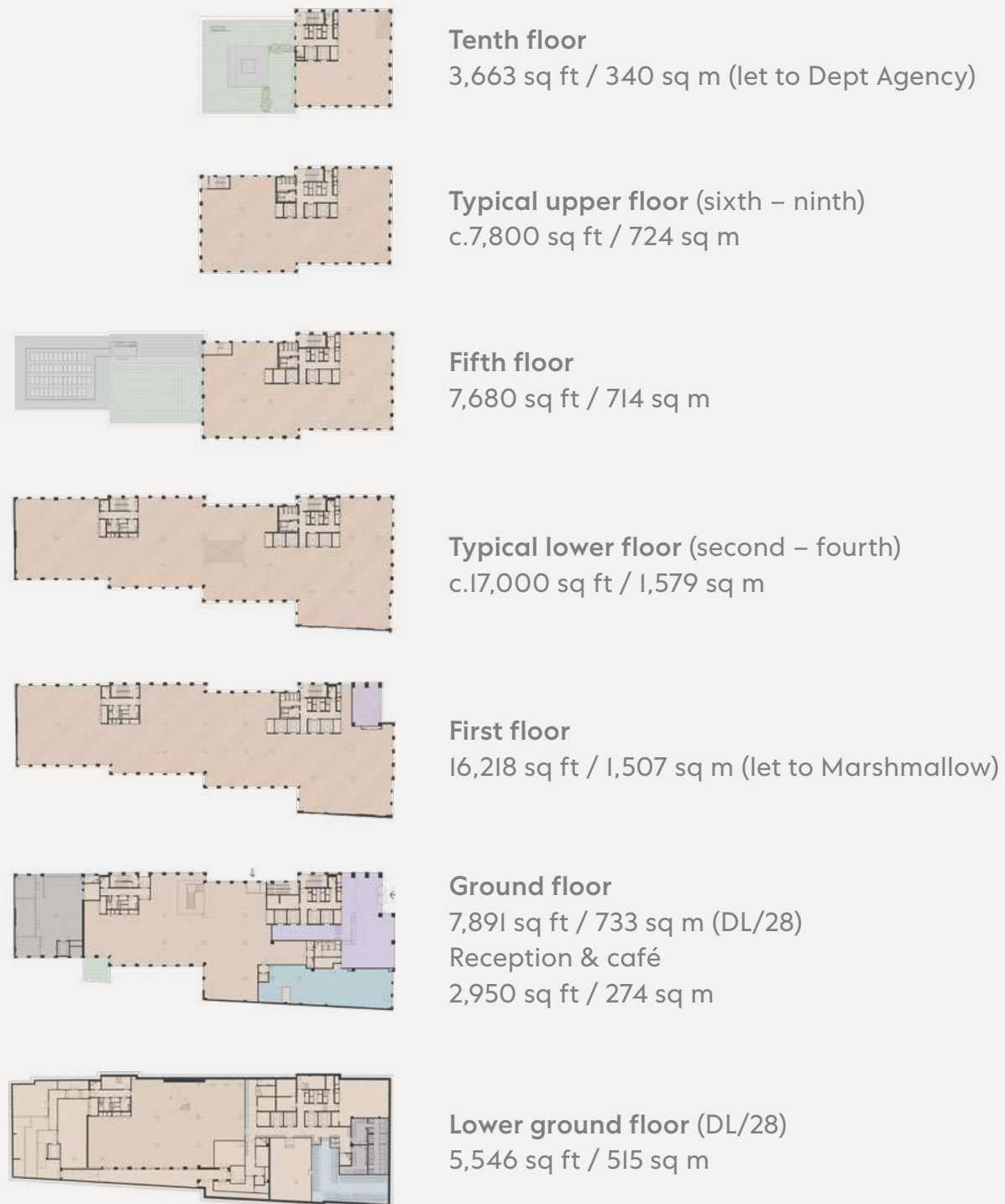


Architect's sketch of The Featherstone Building reception



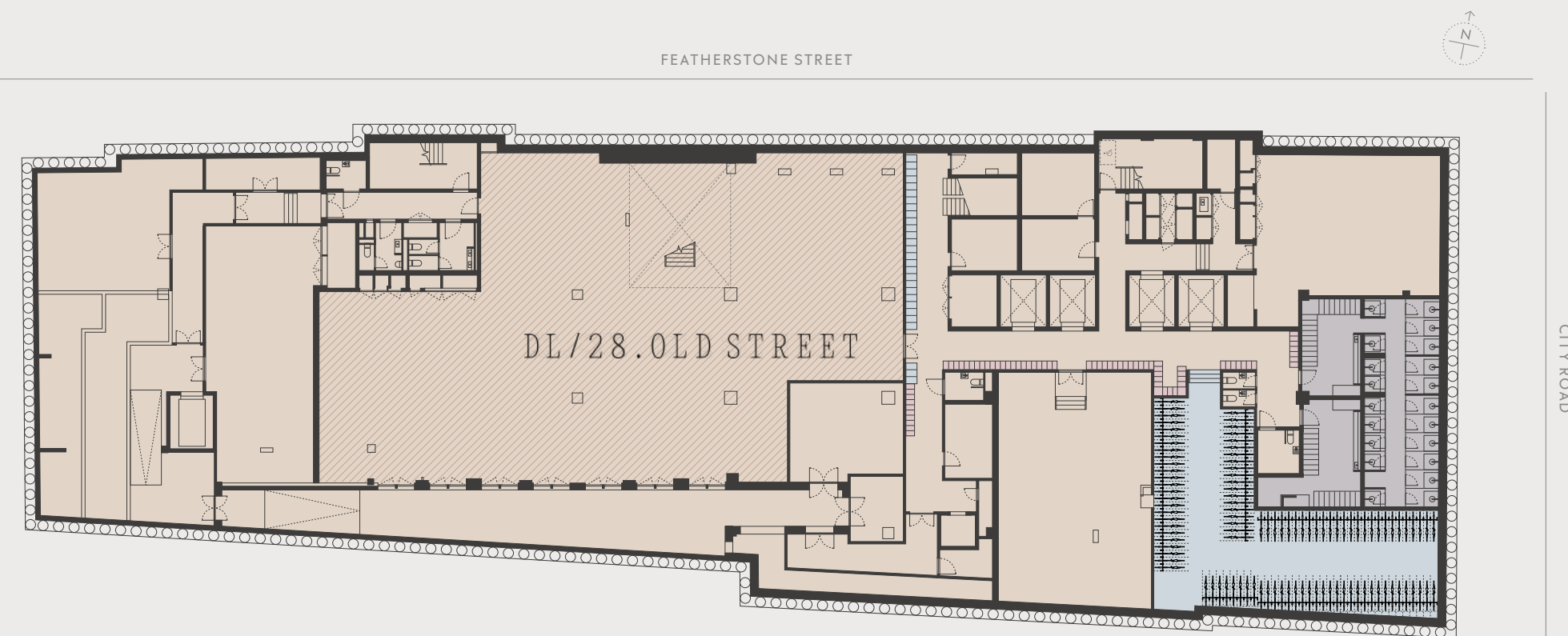
Reception

Floor plans



Lower ground floor: 5,546 sq ft / 515 sq m

-  Derwent London shared amenity, DL/28
-  Common parts
-  Cycle store
-  Showers
-  Lockers

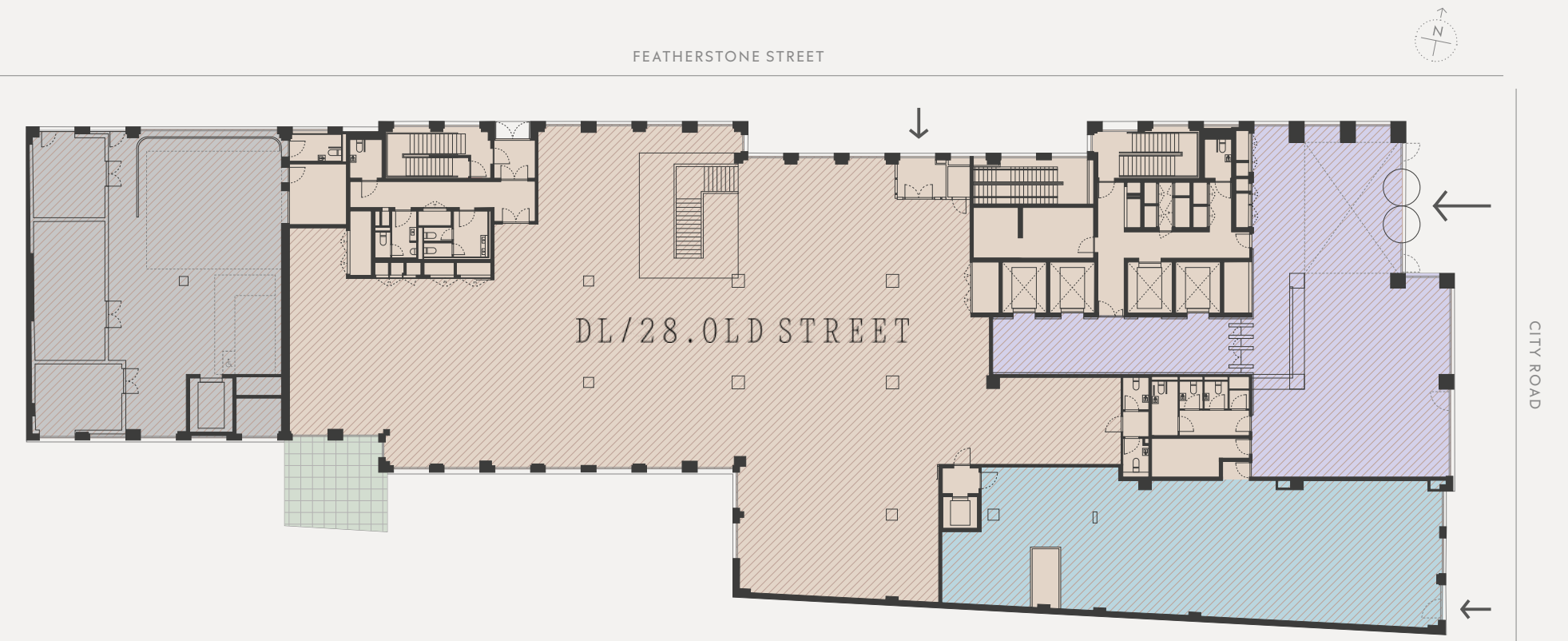




Ground floor café facility

Ground floor: 7,891 sq ft / 733 sq m

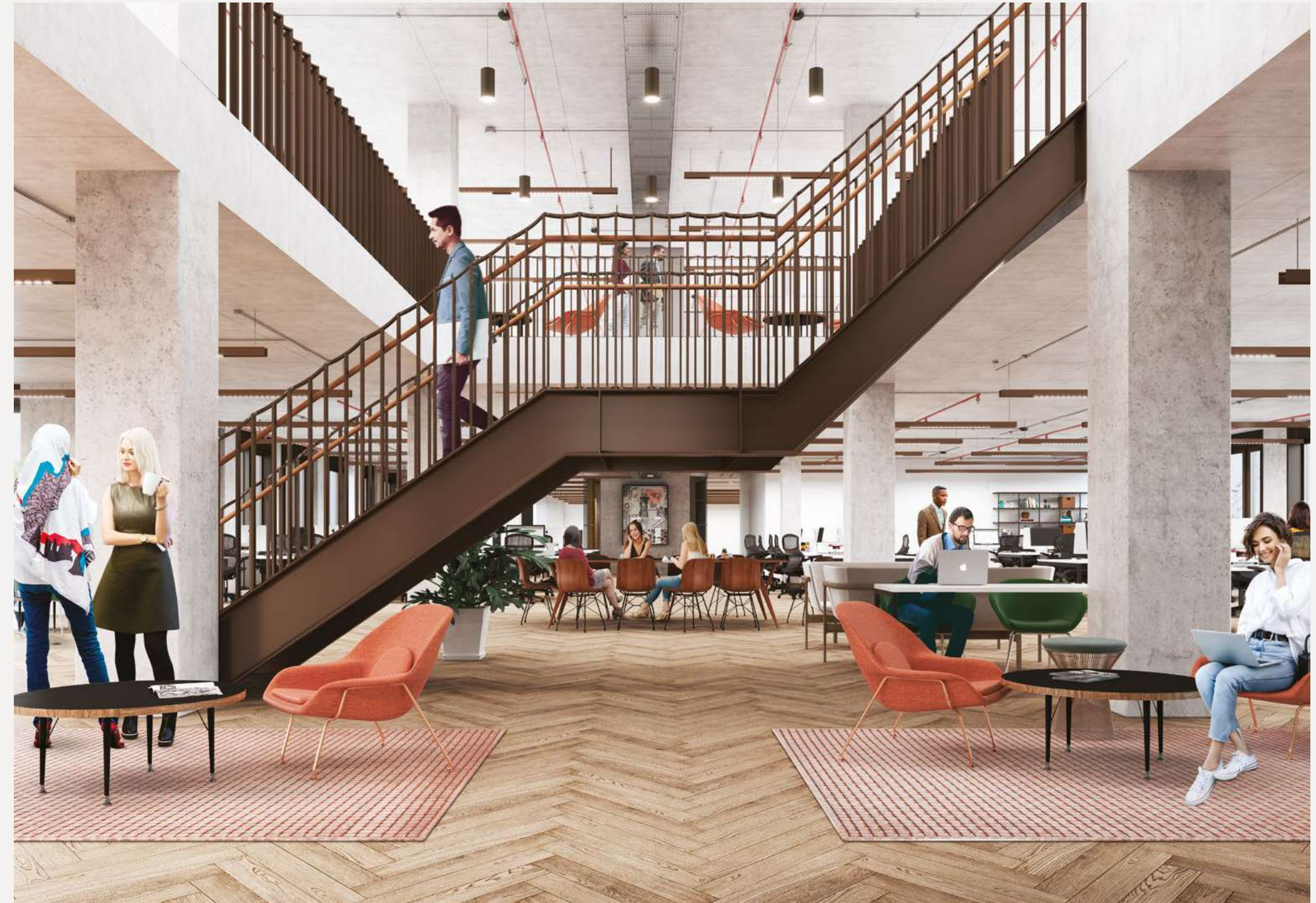
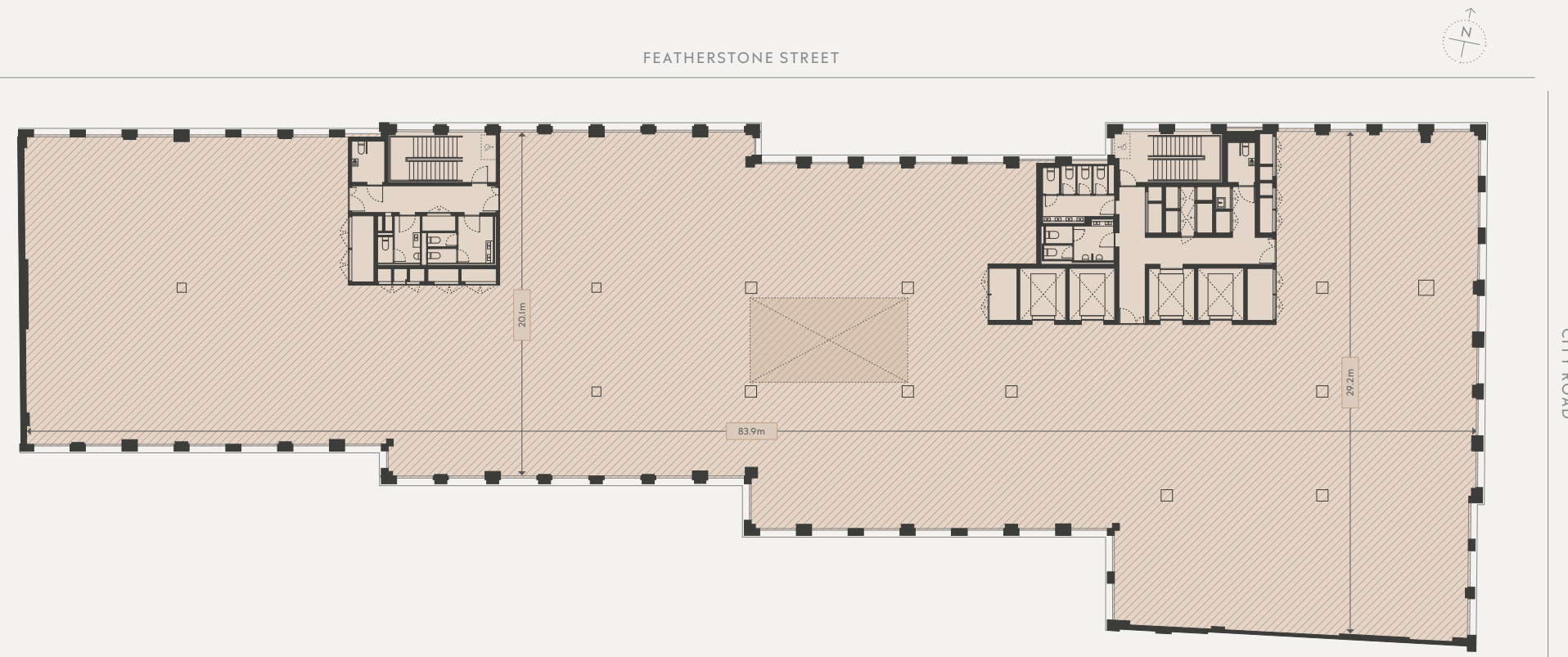
- Double-height reception & café 2,950 sq ft / 274 sq m
- Retail
- Derwent London shared amenity, DL/28
- Loading bay
- Common parts
- Private terrace



CITY ROAD

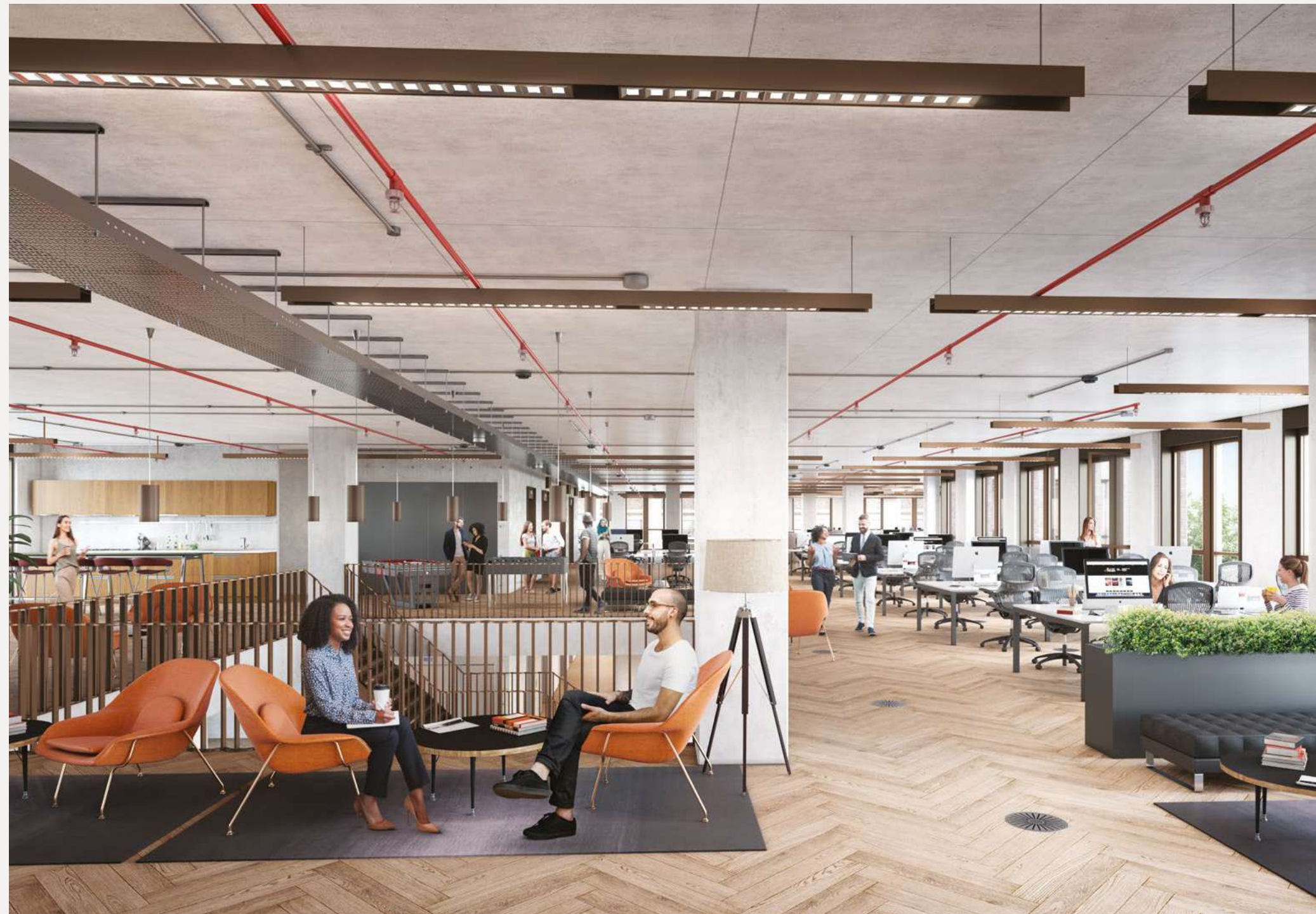
Typical lower floor: second – fourth c.17,000 sq ft / 1,579 sq m

- Office
- Soft spot for interconnecting stair
- Common parts





Typical lower floor



CGI: fourth floor



Indicative look and feel



Indicative look and feel

Roof terraces

The building features multiple terraces; places to reflect, take a breather or enjoy with colleagues in the warm weather.

4th floor
183 sq ft

5th floor
3,494 sq ft

10th floor
848 sq ft (private)
2,996 sq ft (communal)

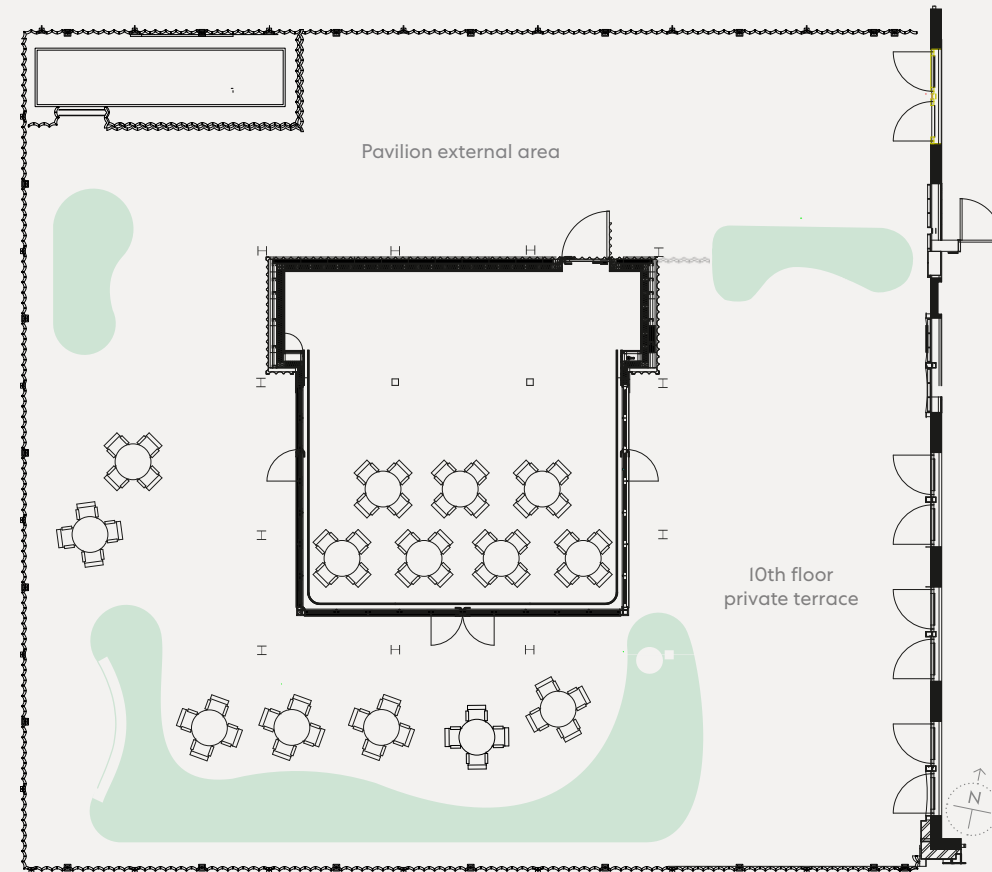


Fifth floor terrace

10th floor rooftop pavilion

The 10th floor pavilion will create a vibrant biophilic space above the treescape of Bunhill Fields.

It will be a sanctuary for connection and collaboration for the sole use of the office tenants, providing a calming space for informal working and also available for private hire.



DL/28. OLD STREET

Created for connection and collaboration, our DL/Lounges are inspiring hybrid spaces where Members can come to work, meet, eat, socialise and be inspired.

Following the launch of DL/78 in Fitzrovia, we are creating our second DL/Lounge, DL/28, over ground and lower ground floors at The Featherstone Building.



We designed these spaces for our community to gather, learn and share meaningful and productive experiences.

With a targeted opening from autumn 2023, DL/28 will include:

- Communal collaboration and working areas in the Club Lounge
- Bookable meeting rooms configured to your needs
- One and two person phone booths
- Library for quiet working
- Multifunctional event and fitness space with self-contained entrance
- On-site café
- Curated events programme
- All connected via the DL/ App

28 Featherstone Street, Old Street ECI

DL/78, 78 Charlotte Street W1 (indicative fit-out - DL/28)

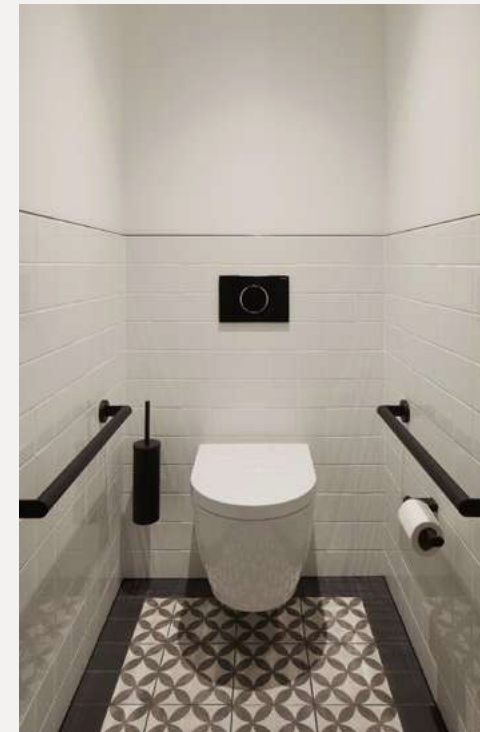
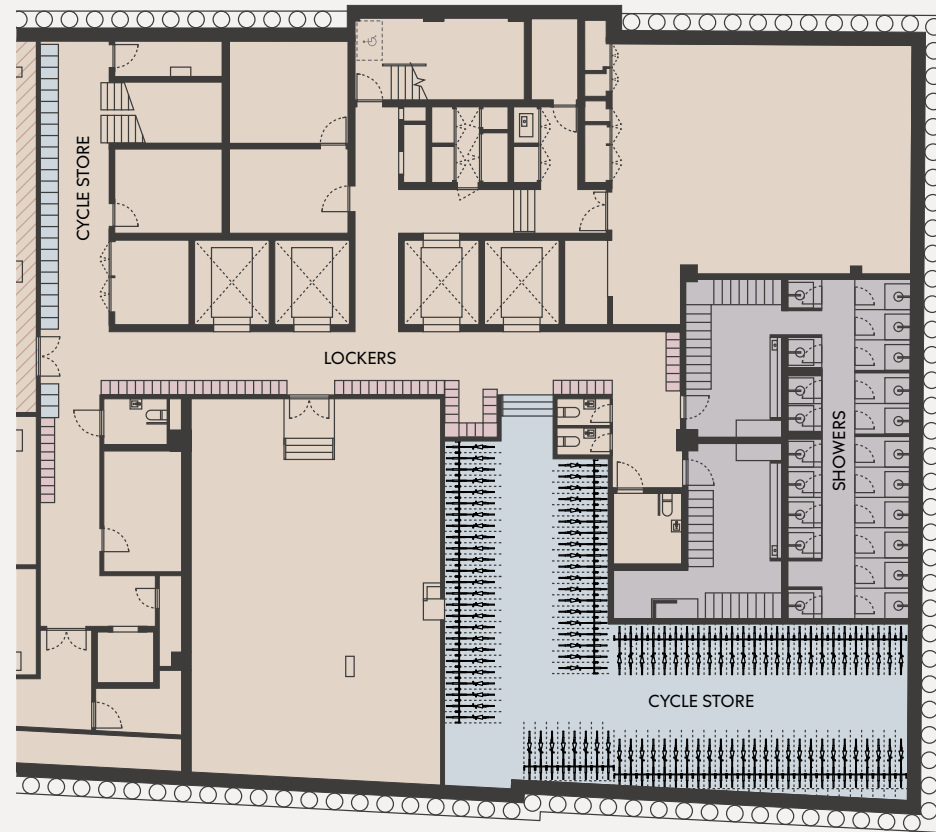


DL/78, 78 Charlotte Street W1
(indicative fit-out - DL/28)



Lower ground cycle storage

- 202 cycle spaces
- 84 folding cycle lockers
- 222 lockers
- 21 showers including
4 flexible unisex cubicles

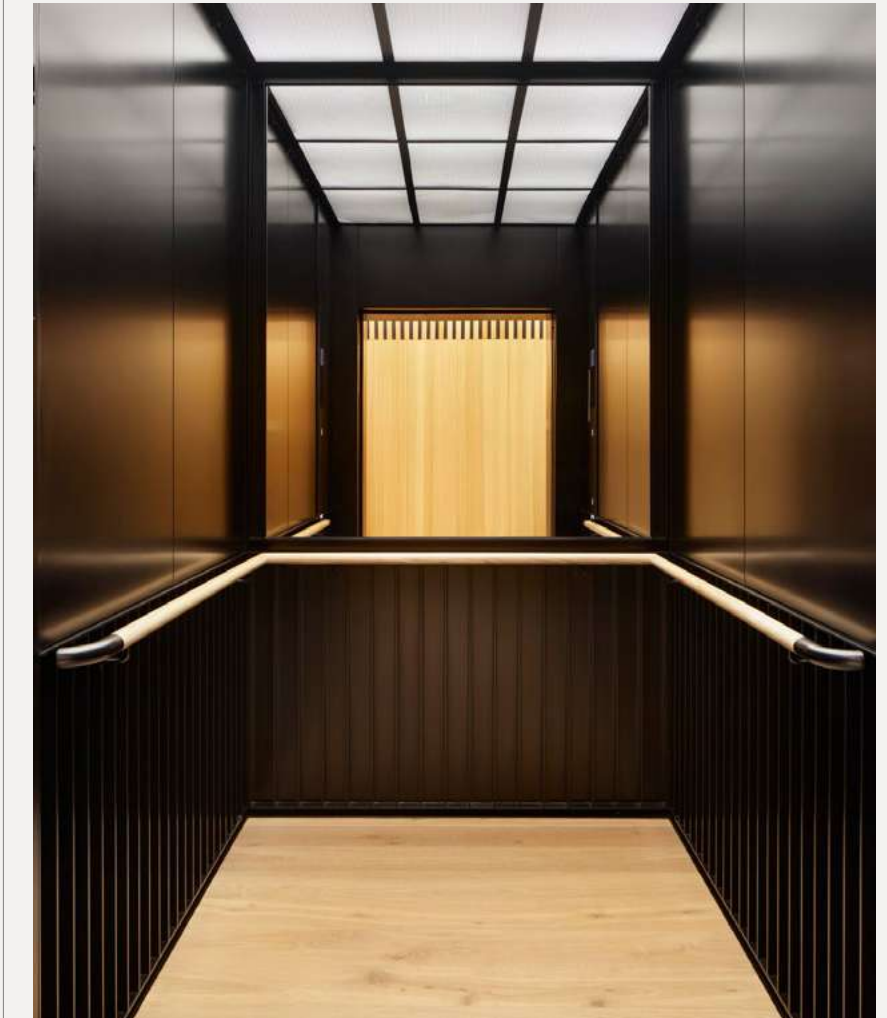


Core and lifts



Design details

- Band-sawn oak flooring
- Concrete walls and soffit
with exposed services
- Schindler passenger lifts



Responsible development

As a responsible business, sustainability is deeply ingrained in everything we do.

Our sustainability strategy encompasses green finance, the highest environmental standards throughout our supply chain, responsible management of our existing portfolio and helps drive the creation of some of London's most innovative new office developments.

Derwent London has been at the forefront of pushing for the highest sustainability standards for many years, underlined by our recent commitment to achieve Net Zero Carbon (NZC) by 2030.



Top 80 Charlotte Street, WI entrance
Above 80 Charlotte Street, WI elevation

Key milestones on our journey to Net Zero Carbon by 2030



A sustainable building curated by a responsible developer

We are committed to designing, delivering, and operating our buildings responsibly and The Featherstone Building is no exception. That is why the following features are provided to meet our NZC goals, enhance occupier wellbeing and support wildlife.

ACHIEVING NET ZERO CARBON

Energy consumption & costs



Total anticipated operational carbon use expected to be 50% less than best practice standards (based on REEB 2019 standards) – equivalent to 933 people moving to a plant-based diet.

Annual water consumption expected to be 55% less due to water efficiency measures – equivalent to 2.2 Olympic sized swimming pools.

The Concrete Core Cooling solution lowers operational energy use generating a 25% cost saving, lowers embodied carbon and extends the building's life.

The building will be supplied with 100% renewable electricity and gas.

Onsite solar PV panels will provide 2% of the energy for the building.

Enhanced sub-metering will enable occupiers to monitor their electricity and heat consumption.

Responsible construction



Low carbon concrete was used during construction, lowering the embodied carbon intensity of the building.

Use of pre-fabricated materials reduces pollution during construction.

Any carbon emissions created by the building which cannot be eliminated will be offset using certified schemes.

All timber used in construction is FSC/PEFC certified.

ENHANCING WELL-BEING



Active by design: the striking precast-concrete staircase encourages you to take the stairs over the lift, helping to add some extra activity in your busy workday.

Fresh air: openable windows and enhanced ventilation providing fresh air at your fingertips.

Natural light: floor-to-ceiling glazing and generous 3.125m ceiling heights flood natural light into the office, creating a bright and spacious environment.

286 cycle spaces with shower facilities allow occupiers to easily cycle to work, which is great for wellbeing and the environment.

Thermal comfort: the brick and solar coated glass façade reduces solar gain to help reduce overheating.

WELL fit-out: building designed to support this certification.

ENCOURAGING WILDLIFE



Biodiverse green roofs will provide a habitat for local wildlife.

We are pleased to support the London Wildlife Trust at their Woodberry Wetlands Centre in Hackney – this initiative will help restore reedbed habitats and increase the diversity of wildflowers.

TARGETING STANDARDS



BREEAM Outstanding - Achieved

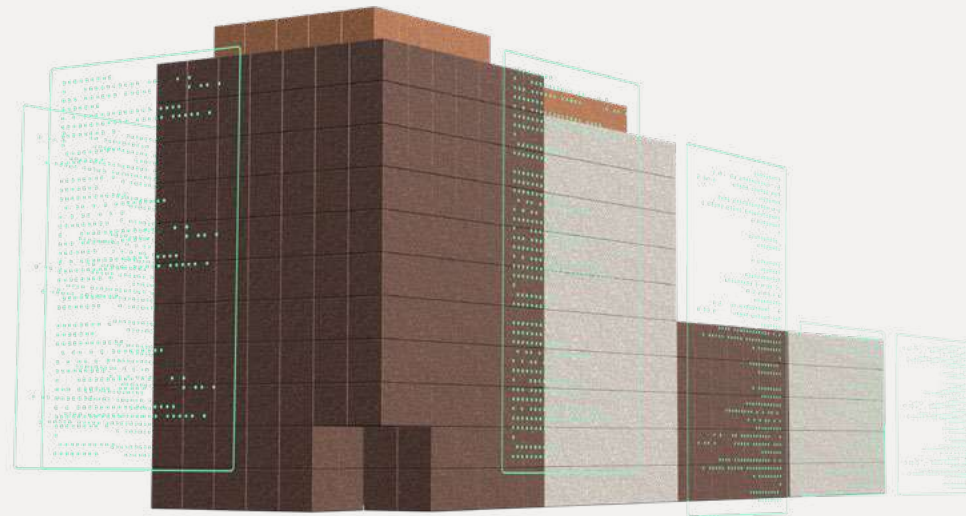
LEED Platinum

EPC Energy Performance Certificate Rating 'A' - Achieved

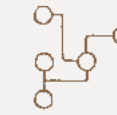
An Intelligent Building that delivers for the digital future

The Featherstone Building is a Derwent London Intelligent Building.

State-of-the-art technology and software reads data collected by thousands of sensors throughout the building. The Featherstone Building's software platform processes the data (such as energy usage, space utilisation, indoor air quality and hundreds of other data points) and intelligently learns how to maximise operational efficiencies, improve performance and comfort, minimise energy use, carbon emissions and energy costs and reduce maintenance and service charge costs.



State-of-the-art digital enablement



Integrated building software and systems

All the building's systems and services are all interconnected through Derwent's Intelligent Building software, built on Microsoft infrastructure. Smart sensors read information generated (energy usage, internal air quality, population density, busiest lift times, quietest shower times) and intelligently change and tweak the building's systems to keep costs down and improve wellbeing.



Integrated digital team

Work in partnership with Derwent London's in-house experts and Intelligent Building team who specialise in innovation, software development, cyber security and building automation to create a customised solution that maximises your space, productivity and efficiency.



Smart enabled amenities

Book meeting rooms, sign-in guests, open doors and call lifts touch-free via the Derwent London App.



Cyber security

Your office data is delivered via a cloud-based dashboard and all systems are protected with a state-of-the-art cyber security framework meaning you and your data are protected from modern cyber threats.



Energy and costs savings

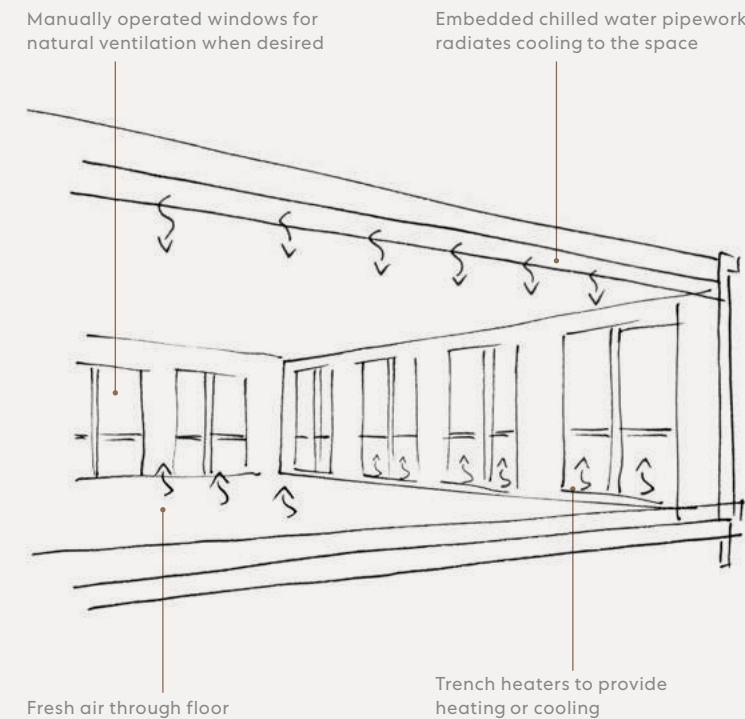
By using technology to focus on energy efficiencies, this has an inherent commitment to driving down costs.

The Featherstone Building will be a digitally enabled building ready for the digital future.

Concrete Core Cooling (CCC)

Following White Collar Factory, Derwent London are integrating a CCC system into the building design at The Featherstone Building.

Unlike conventional air conditioning, CCC works with the thermal mass of the building's concrete structure to absorb the heat generated in the office. A network of chilled water pipes is embedded in the concrete, providing radiant cooling to the office environment. Additional heating, if required, is provided using hot water in trench heaters located around the office perimeter.



Benefits of CCC include:

High ceilings

A 3.125 m floor to soffit height provides excellent daylight penetration, greater flexibility for fitting out, and improved comfort levels.

Natural ventilation

The building is designed with openable windows throughout, to enable natural ventilation whenever outside temperatures are between 14°C and 25°C (approximately 50% of occupied hours per year). This puts people in charge of their environment and provides a connection to the outside world, all controlled by the building's occupiers.

A clean ceiling with an industrial aesthetic

Uncluttered soffits make partitioning efficient to install, and ongoing alterations easy, providing maximum flexibility for a wide range of occupiers.

Carbon benefits

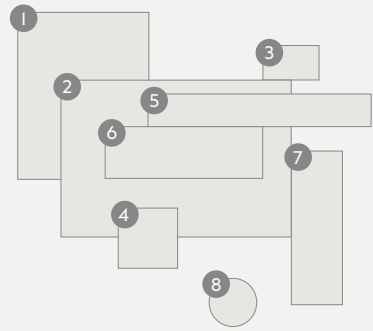
Using low cement content, exposed fair-faced concrete minimises our carbon footprint. Lower carbon emissions and operating costs also improve energy performance. CCC also harvests free night time cooling, which is stored for slow daytime release.

Passive & non-intrusive system

Low air movement means reduced draughts and provides for a quiet / calm working environment.

Materiality

The Featherstone Building's exterior is clad in contrasting monochromatic shades of brick, and features generous filigree metalwork windows.



Materials Palette

- 1 Rough hewn and acid etch smooth light grey concrete
- 2 Rough hewn and acid etch smooth charcoal concrete
- 3 Textured concrete charcoal paving slabs
- 4 Textured concrete light grey paving slabs
- 5 Window system – bronze finish industrial C channels
- 6 Handmade cinder grey brickwork
- 7 Handmade soft buff brickwork
- 8 Bronze finish metalwork



Technical specification

Occupancy		Grids	
Workplace density (NIA per workspace)	8 m ²	Planning grid	1.5 m x 1.5 m
Means of escape (NIA per person)	6 m ²	Column grid	6.0 m x 9.0 m
Core elements (NIA per person)	10 m ²		
On floor services (NIA per workspace)	8 m ²		

Floor plate efficiency NIA:GIA	
Lower ground	28%
Ground	60%
First	86%
Second	87%
Third	87%
Fourth	86%
Fifth	80%
Sixth	81%
Seventh	81%
Eighth	81%
Ninth	81%
Tenth	76%

Plan depth & ceiling height	
Window to window	21 m
Window to core	10 m – 13 m

Floor to ceiling height	
Lower ground	2.625 m – 3.125 m
Ground	3.750 m
Office floors (1st – 10th)	3.125 m

Circulation	
Percentage of primary circulation to NIA	20%

Toilet provision	
NIA per person	8 m ² (1:8)
Male/female ratio	60% / 60%

Cycling provision & showers	
202 secure cycle spaces	1 per 7 staff
84 folding cycle spaces	1 per 17 staff
Shower facilities	1 per 60 staff
Male/female ratio	50% / 50%
Secure lockers	0.7 per cycle space

Lifts			
4 passenger lifts	1400w x 2400d x 2600h	1,600kg, 21 person	
Retail goods / accessible lift	1100w x 1400d x 2200h	630kg, 8 person	
Loading bay goods lift	1500w x 2700d x 2700h	2,000kg, 26 person	

Car loading	80%
Waiting time (up-peak)	25 seconds
Handling capacity (up-peak)	12%
Waiting time (two way lunchtime)	35.2 seconds
Handling capacity (two way lunchtime)	13%
NIA per person	8 m ²
Hall call system: time to destination	< 80 seconds

Raised floors		Comfort	
Typical floors	300 mm (overall)	Airtightness	3 m ³ /hr/m ²
		Outdoor air	15 l/s
		Occupancy	8 m ²

Structural loadings		Air conditioned space:	
Live:		Summer	24° C +/- 2°C
Office floors	3.5 kN/m ²	Winter	21° C +/- 2°C
Dead:		Mixed mode / natural vent:	
Partitions	1.0 kN/m ²	Summer	24° C +/- 2°C
Loading bay	5.0 kN/m ²	Winter	21° C +/- 2°C
Plant room	7.5 kN/m ²		
Retail space	4.0 kN/m ²		
Floors, ceilings & services	0.85 kN/m ²		

Small power		Noise criteria	
Loading diversified on floor distribution	25W/m ²	External noise intrusion:	
Diversified load (1000 m ²)	25W/m ²	Open plan	NR38 (Leq)
		Speculative	NR38 (Leq)
		Cellular offices	NR38 (Leq)

Lighting		Sustainability	
Daylighting (target)	2%	BREEAM	Achieved Outstanding
		LEED	Targeting Platinum
		EPC	Achieved Rating 'A'

Average maintained illuminance:			
VDU use	350-400 lux		
Unified glare rating (UGR)	19		
Electrical load allowance	12W/m ²		
Lighting design load	7W/m ²		
		Fibre	
		WiredScore	Platinum

Technical specification

External finishes

Façade

- Robust brick piers with precast-concrete scalloped spandrel panels and central mullions in two colour palettes, light and dark brickwork
- Bronze finish curtain walling system with openable windows and bespoke channel detailing

Doors

- Glazed capsule doors to main entrance, with bespoke bronze finish channel detailing and curtain walling at high level
- Glazed aluminium door to other ground floor entrances with bespoke bronze finish channel detailing and curtain walling
- Full-height doors on office floorplates with bespoke bronze finish Juliette balcony balustrading
- Full-height metal doors to external terraces

Retail shell & core

Walls

- Exposed concrete surface, blockwork, and plasterboard walls

Floors

- Concrete screed

Ceiling

- Exposed concrete soffit

Doors

- Glazed aluminium doors to main entrance, with bespoke bronze finish channel detailing and curtain walling

Main reception area & café space

Walls

- External brickwork continues internally, with precast-concrete cladding at high level
- Exposed concrete structural beams
- White-painted acoustic plaster finish at high level and bespoke artwork by Hugo Dalton
- Oak timber cladding to rear wall with concealed doors
- Bronze finish curtain walling

Floors

- Warm-tone diamond polish concrete screed with exposed aggregate

Ceiling

- Exposed concrete soffit
- Hanging lights and exposed conduits and sprinkler pipework

Doors

- Glazed capsule doors to main entrance, with bespoke bronze finish channel detailing and curtain walling at high level
- Glazed aluminium door to café entrance with bespoke bronze finish channel detailing and curtain walling

Reception desk

- Bronze finish expressive metal panels with fin detailing and diamond ground concrete surface

Office space

Walls

- Fair-faced concrete to core walls
- Bronze finish curtain walling with metal infill panels

Floors

- 600 x 600 mm fully accessible raised access floor

Ceiling

- Exposed concrete soffit
- Hanging lights and exposed conduits and sprinkler pipework

Doors

- Full-height office entrance doors with glazed vision panel

Blinds

- Concealed manual roller blinds

Core

Walls

- Fair-faced concrete to core walls

Floors

- Rough-sawn oak board flooring

Ceiling

- Exposed concrete soffit
- Hanging lights and exposed conduits and sprinkler pipework

Doors

- Black powder-coated glazed doors, bathroom doors and riser access doors

Passenger lifts

Walls

- Black powder-coated expressive metal detailing and wall finish
- Mirror to rear, timber handrail

Floors

- Oak board flooring

Ceiling

- Light box with perforated bronze finish metal panel below

Doors

- Black powder-coated metal doors

Stairs

Walls

- Fair-faced concrete

Floors

- Polished concrete screed

Ceiling

- Exposed concrete soffit
- Hanging lights and exposed conduits

Doors

- Black powder-coated glazed doors

Handrail

- Oak handrail

WCs

Walls

- White ceramic tiles with black metal trim
- Unpainted rough finish plaster to main space
- White painted plasterboard to cubicles

Floors

- Pattern ceramic tile

Ceiling

- Exposed concrete soffit to main space
- White painted plasterboard ceiling to cubicles
- Hanging and recessed lights and exposed conduits and ductwork

Doors

- Grey timber veneer finish doors to cubicles
- Black powder-coated bathroom doors to main space

Fixtures

- White floor standing ceramic WC pans, with black finish exposed wall mounted cistern
- Mahogany toilet seat
- Precast-concrete basins, black PVD coated taps and controls
- Undermounted black metal waste bin
- Black metal frame mirror
- Black PVD toilet roll holders, toilet brush, hooks, stops and ironmongery

Showers

Walls

- White ceramic tiles with black metal trim
- Unpainted rough finish plaster to changing-room space
- Full-height tiling to shower cubicles

Floors

- Pattern ceramic tile

Ceiling

- Exposed concrete soffit to changing-room space
- White painted plasterboard ceiling to shower cubicles
- Hanging and recessed lights and exposed conduits and ductwork

Doors

- Black laminate doors and side panels to cubicles
- Black powder-coated bathroom doors to main space

Fixtures

- Black metal and oak benches
- Precast-concrete basins, black PVD coated taps, showers and controls
- Undermounted black metal waste bin
- Black metal frame mirror
- Black PVD hooks, stops and ironmongery

Terraces

Finishes

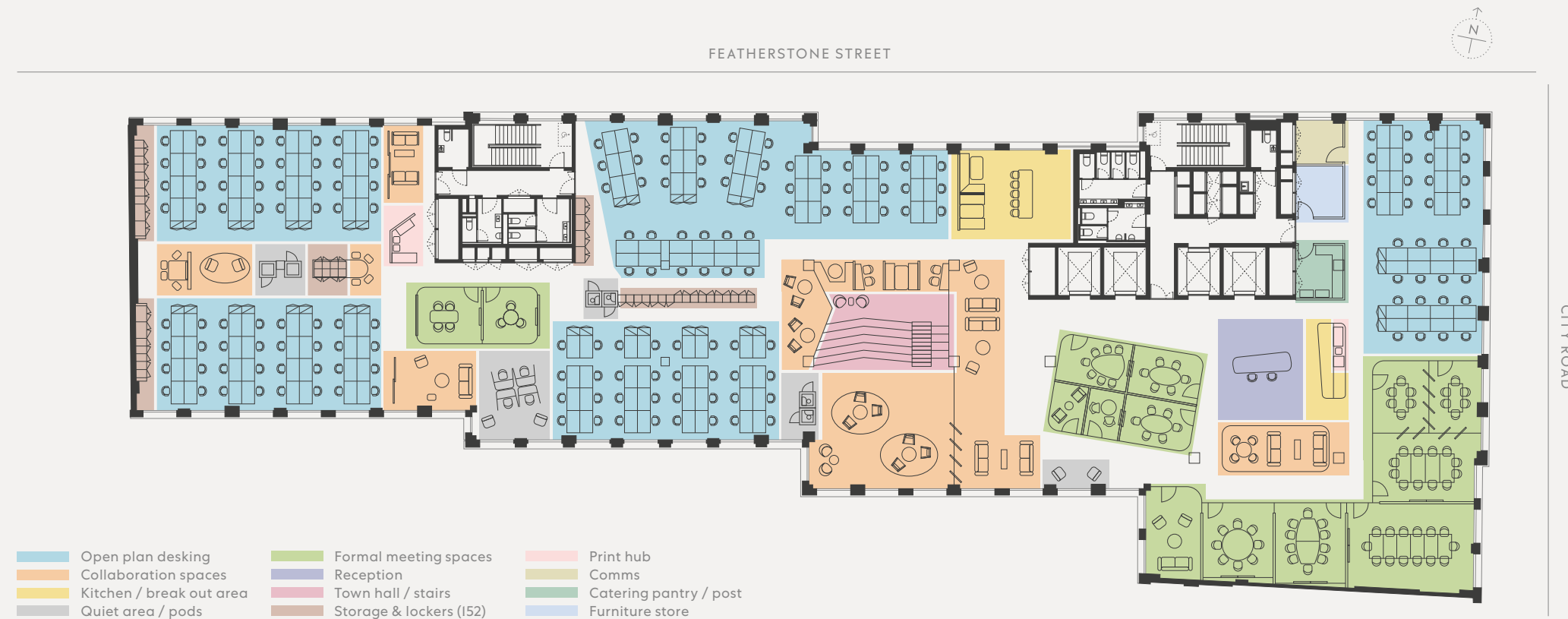
- Bronze finish bespoke metal balustrading
- Precast-concrete paving slabs

Lighting

- Linear lighting at low level
- Wall mounted lighting along façade piers

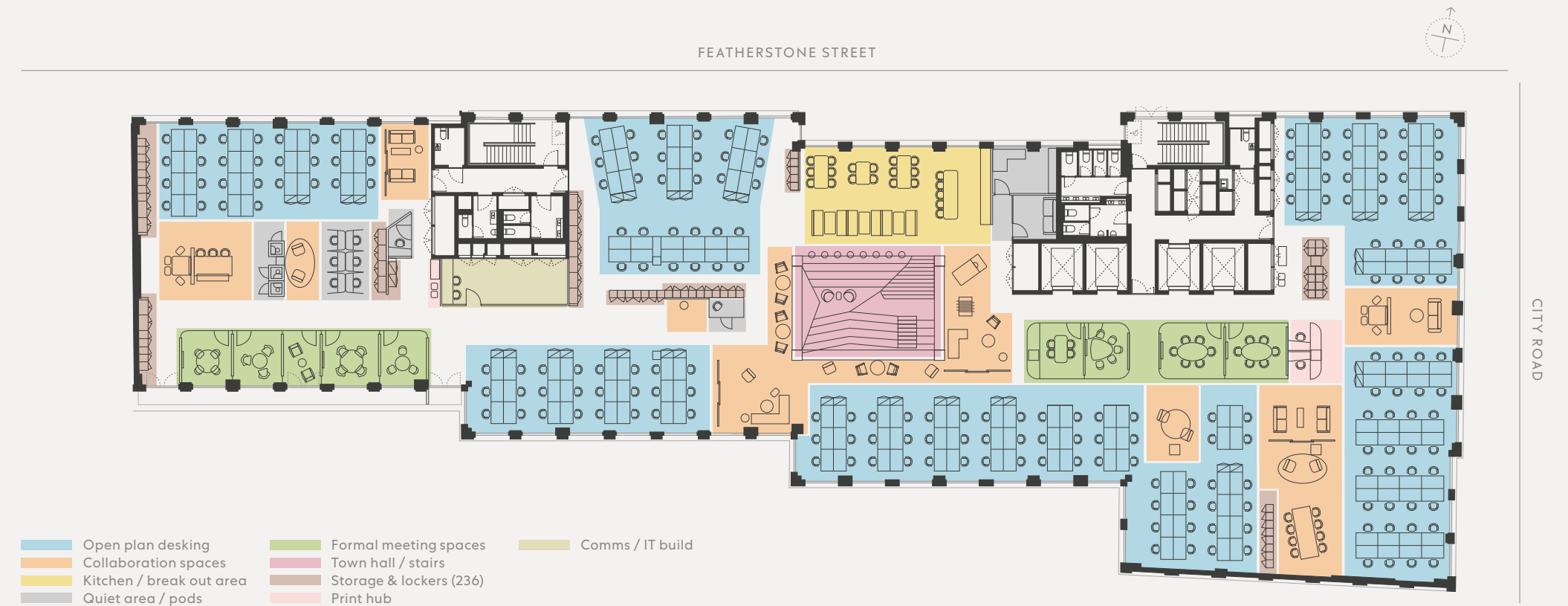
Indicative space plan: third floor, with reception & connection to fourth floor

Net internal area	17,276 sq ft	Multi-function meeting 24-36	1 (36 people)	Catering pantry & post	1
Open plan workstation	176	Meeting room for 20	1 (20 people)	Comms	1
Welcome reception area	(2 people)	Meeting room for 10	1 (10 people)	Print hub	2
Total headcount	178	Meeting room for 8	1 (8 people)	Furniture store	1
Occupier density	1:8 sq m	Meeting room for 7	1 (7 people)		
		Meeting room for 6	2 (12 people)		
		Meeting room for 4	2 (8 people)		
		Meeting room for 3	1 (3 people)		
		Meeting room for 2	2 (4 people)		
		Phone booths for 1	6 (6 people)		
		Quiet pods for 1	4 (4 people)		
			(Total 118 people)		



Indicative space plan: fourth floor, with connection to third floor

Net internal area	17,018 sq ft	Meeting room for 6	2 (12 people)	Comms / IT build	1
Open plan workstation	202	Meeting room for 5	1 (5 people)	Print hub	2
Total headcount	202	Meeting room for 4	3 (12 people)		
Occupier density	1:8 sq m	Meeting room for 3	2 (6 people)		
		Meeting room for 2	1 (2 people)		
		Phone booths for 1	3 (3 people)		
		Quiet pods for 1	8 (8 people)		
		Time-out room for 1	2 (2 people)		
			(Total 52 people)		

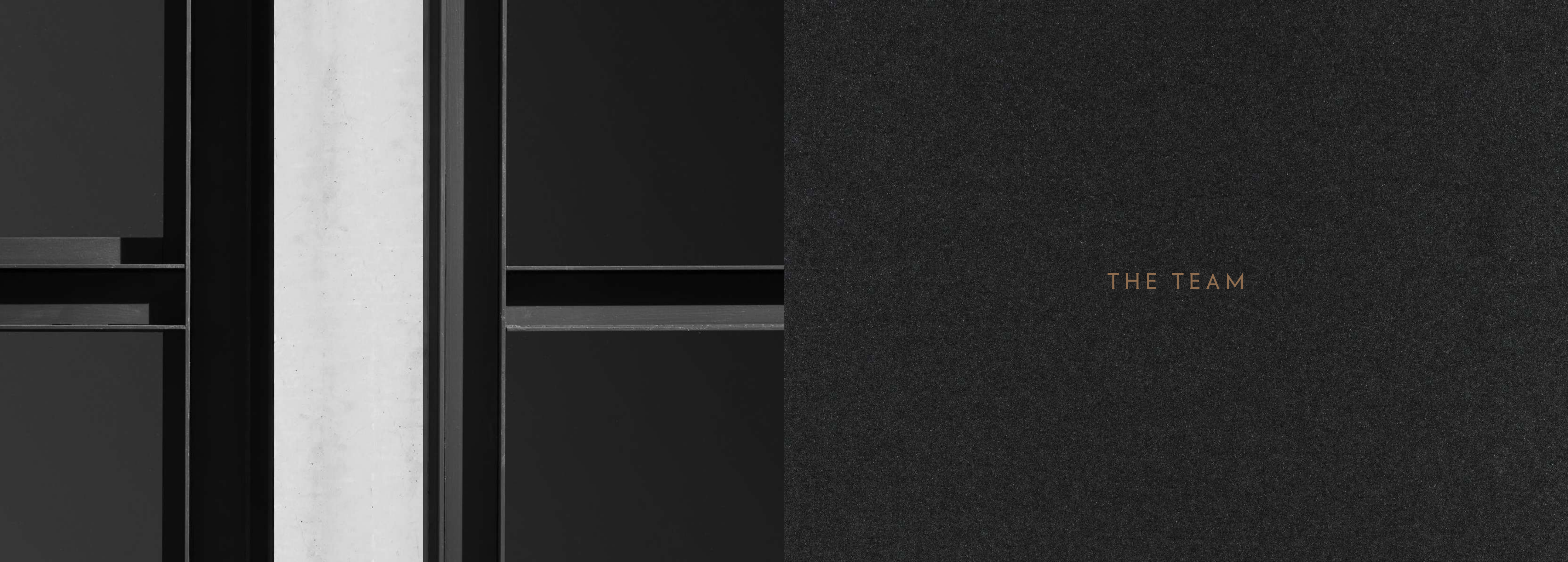


Indicative space plan: third floor, with reception & connection to fourth floor



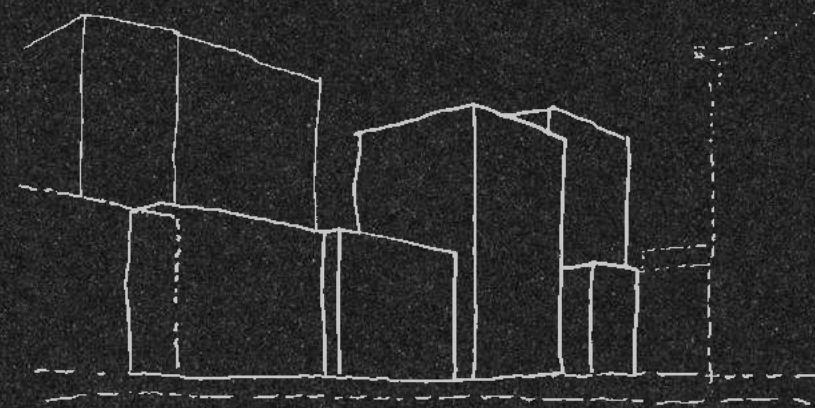
Indicative space plan: fourth floor, with connection to third floor





THE TEAM

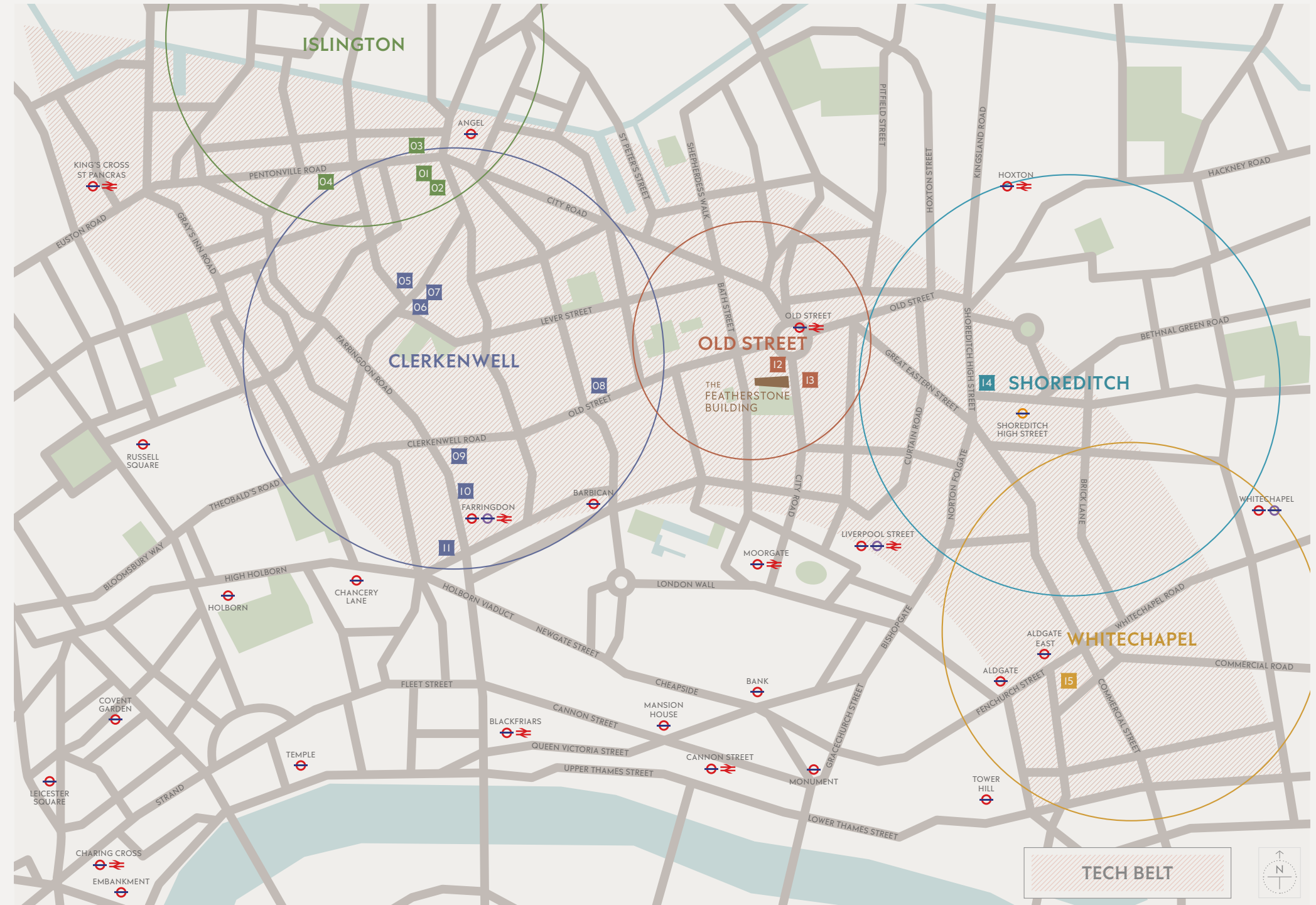
Derwent London is a different kind of developer – a design-led creative office specialist providing unique workplaces where occupiers become long-term partners. We look for prime sites with hidden potential where we can develop best-in-class buildings with generous volume and excellent natural light. Good transport links are vital. We are known for our flexible approach to ever-changing workspace requirements.



Derwent London

A key part of our business model has been an industry-leading commitment to architecture, research and responsibility. We believe this approach helps us to deliver inherently sustainable spaces which are attractive to occupy and efficient to operate. We are committed to making better places and contribute to local communities.

- ISLINGTON
 - 01 Angel Building
407 St John Street
 - 02 401 St John Street
 - 03 10-4 Pentonville Road
 - 04 Holford Works
Cruikshank Street
- CLERKENWELL
 - 05 New River Yard:
3-4 Hardwick Street
5-8 Hardwick Street
151 Rosebery Avenue
161 Rosebery Avenue
 - 06 88 Rosebery Avenue
 - 07 90 Rosebery Avenue
 - 08 Morelands
5-27 Old Street
 - 09 Turnmill
63 Clerkenwell Road
 - 10 20 Farringdon Road
 - 11 19 Charterhouse Street
- OLD STREET
 - 12 White Collar Factory
Old Street Yard
 - 13 1 Oliver's Yard
- SHOREDITCH
 - 14 Tea Building
Shoreditch High Street
- WHITECHAPEL
 - 15 The White Chapel Building
10 Whitechapel High Street



Key holdings in Old Street and Shoreditch



WHITE COLLAR FACTORY

Old Street ECI

Size 291,400 sq ft

Completion 2017

Architects AHMM

Tenants Adobe, AKT II, BGL, Box.com, Capital One, Egress, Spark44 and The Office Group

Retail and leisure Daffodil Mulligan and House of Fitness



TEA

Shoreditch E1

Size 270,000 sq ft

Completion 2003

Architects AHMM

Tenants Albion, Buckley Gray Yeoman, Dentsu Aegis, Method, Monkey Kingdom, Mother Advertising and Wise

Retail and leisure Brat, Cowshed, Hales Gallery, Lyle's, Pizza East, Shoreditch House and Smoking Goat



morelands

Clerkenwell ECI

Size 88,700 sq ft

Completion 2003

Architects AHMM

Tenants AHMM, Jackson Coles, Next Management and Stink Digital
Retail and leisure Fare

Derwent London: recent developments



BRUNEL • BUILDING

Paddington W2

Size 243,000 sq ft

Completion 2019

Architects Fletcher Priest

Tenants Alpha FX, Coach, Hellman & Friedman, Dojo, Premier League, Sony Pictures Entertainment and Splunk



80
CHARLOTTE
STREET.

Fitzrovia W1

Size 380,000 sq ft

Completion 2020

Architects Make

Tenants Arup Group, Boston Consulting Group and Lee & Thompson



Soho Place

Soho W1

Size 285,000 sq ft

Completion 2022

Architects AHMM

Tenants Apollo Global Management and G-Research



The Derwent London App offers a curated collection of features and benefits for our customers.

Get discounted rates on DL/78 meeting rooms, select and configure your space, book food and drink with a click. Browse our calendar of cultural events, lectures and screenings and secure a place for yourself and colleagues. Access discounts on products and services, the best of local businesses and global brands. Delve into thought-provoking articles on our blog and browse our available Furnished + Flexible workspace across central London.

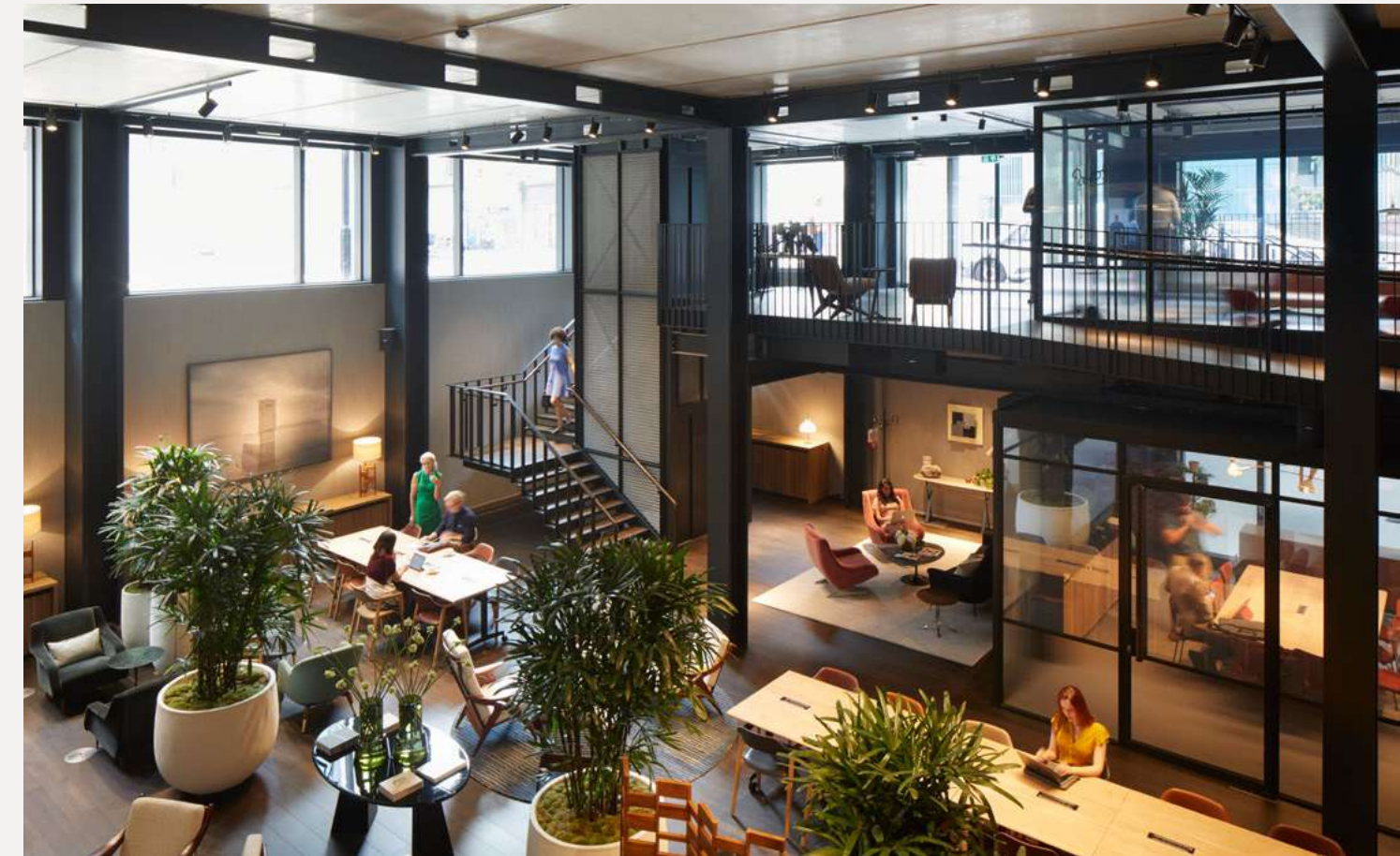
DL/78.FITZROVIA

Designed for our community to gather, learn and share meaningful and productive experiences.

DL/78 includes:

- Communal collaboration and working areas in the Club Lounge
- Bookable meeting rooms configured to your needs
- Event / town hall space available for exclusive hire
- Street-level café operated by Lantana
- Curated events programme
- All connected via the DL/ App

78 Charlotte Street, Fitzrovia W1



DL/78, 78 Charlotte Street, Fitzrovia W1

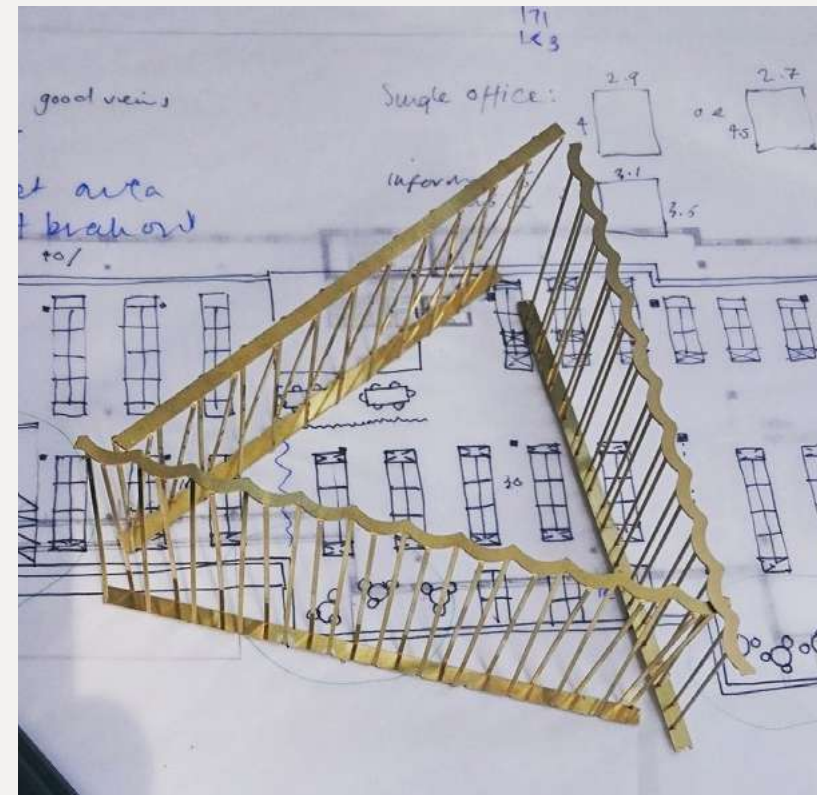


Architects: Morris+Company

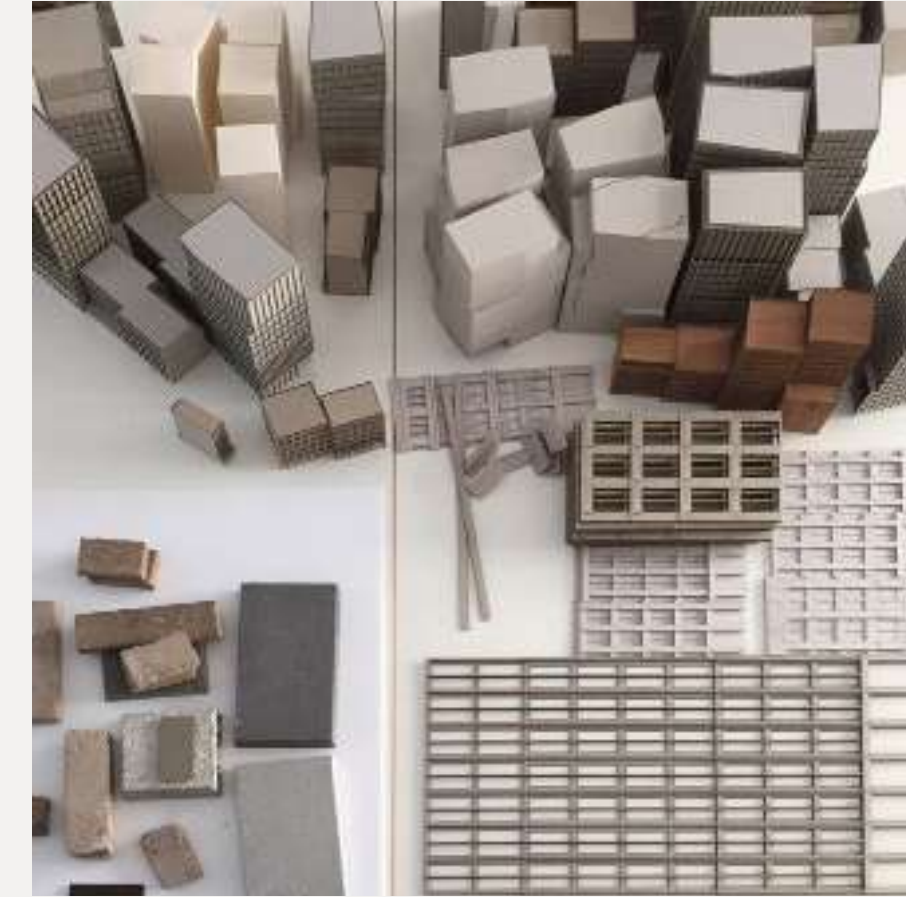
The company of architects, which in 2018 evolved out of longstanding Derwent collaborators Duggan Morris, draws inspiration from the robust, adaptable buildings of Victorian industrialists. Morris+Company's buildings pay homage to the past while adding new elements and layers to the story.

Meticulous researchers of local stories, styles and traditions, Morris+Company have the inquisitive nature of investigative journalists — allied to forensic skill of master crafts people. In the planning stages, a building's features and materials are refined over and over until the perfect form is found.

Below Testing the balustrades for The Featherstone Building



Above Testing the bay for The Featherstone Building
Above right A collage of models and materials



Agents

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Date of preparation March 2023

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Project Team

Contractor
Skanska Construction UK

Architect
Morris+Company

Services Engineer
WSP

Structural Engineer
Heyne Tillet Steel

Project Manager
Blackburn & Co

Quantity Surveyor
Exigere



