

LONDON BOROUGH OF ISLINGTON
**SEWARD
STREET** E.C.1

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THE PROPOSITION

Following increased demand from owner occupiers and the unprecedented success of our Peartree Street scheme, we are pleased to be able to offer up to 35,000 sq ft of bespoke owner occupier space.

The design conscious community's appetite for modern voluminous space in Clerkenwell has inspired us to provide another product. The accommodation has been divided into four contemporary self-contained demises.

Each property will bear its own BREEAM certificate, whilst still managing to achieve an authentic Clerkenwell working environment.

Generous floor to ceiling heights and the most modern building materials have, on this occasion, been complimented by an open planning use, further broadening the diverse appeal to alternative and creative enterprises.

We also can now offer an affordable package which is SIP friendly and delivered to the purchaser complete to the last chair.

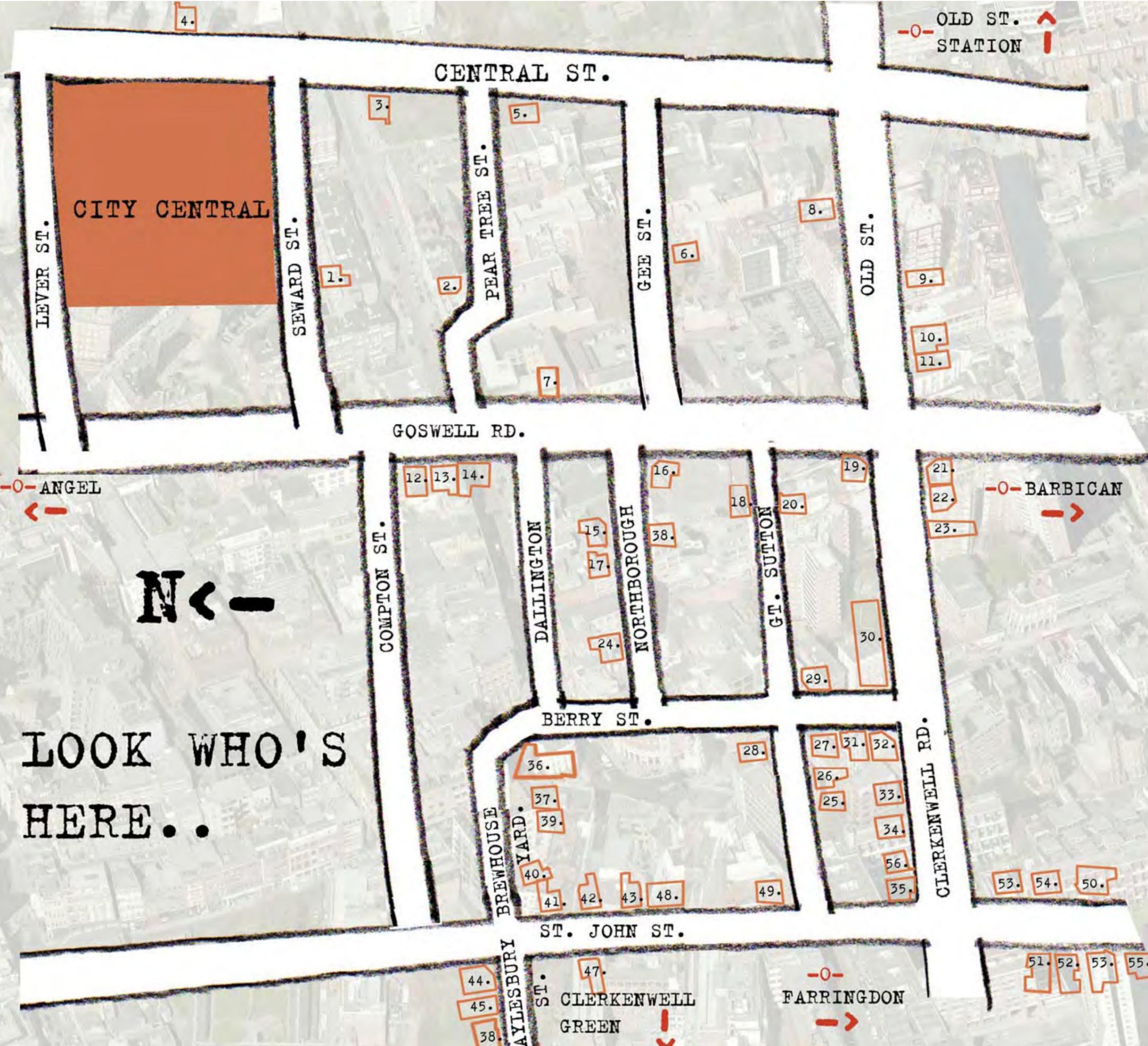
Evidently owning your own office is not only investment savvy, but the latest fashion in luxury goods.

Londoners that own their own home and their car have a natural ambition to own their workspace. Design conscious entrepreneurs care about where they work and the environment they create around them. This requires investment that can only be truly rewarded through owner occupation.

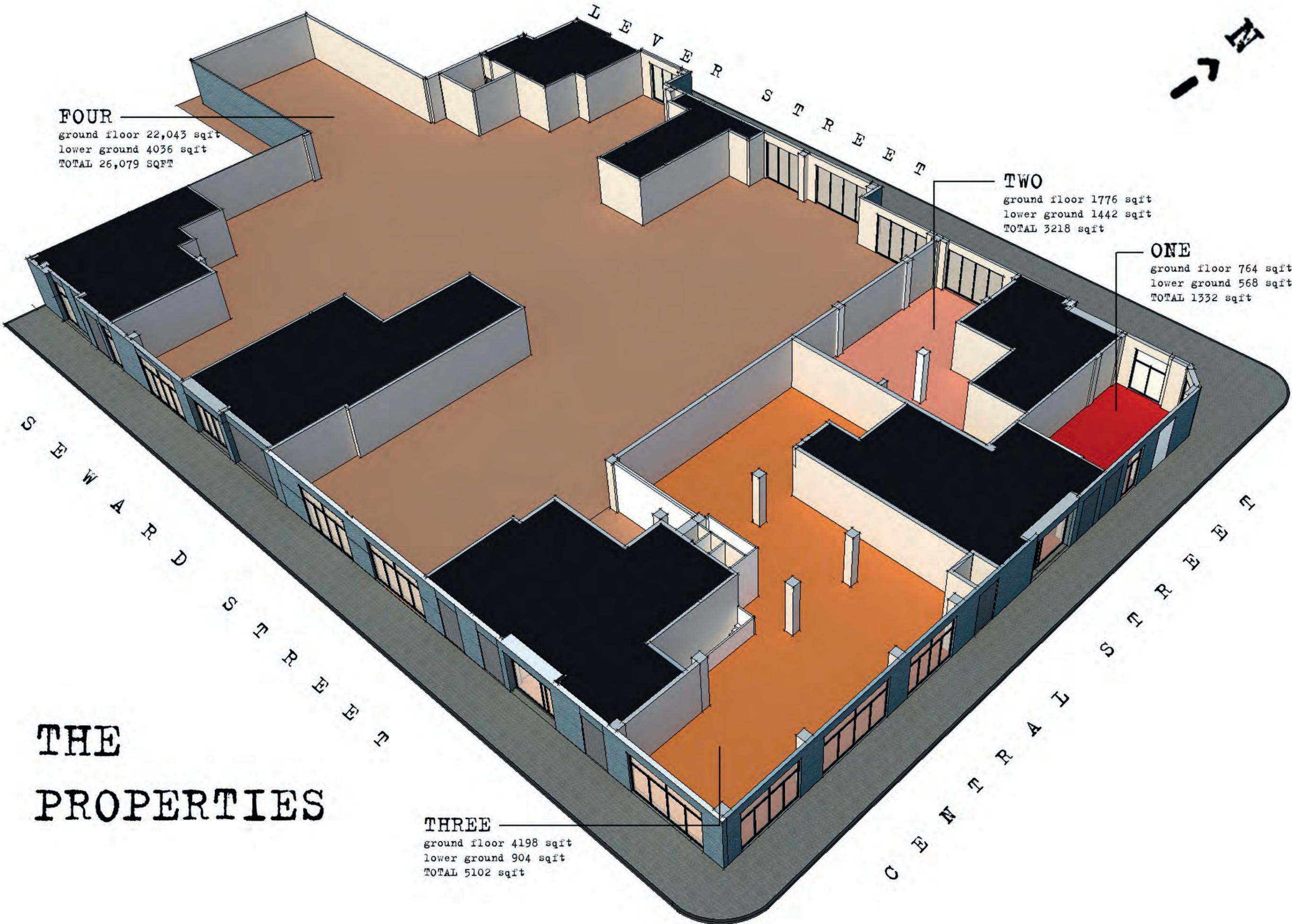
Open Planning Use

- A1 Retail
- A2 Financial and Professional Services
- A3 Restaurants and Cafe's
- B1 Offices
- D1 Medical, Educational and Institutional
- D2 Leisure





1. ACTIU
2. BAGNO DESIGN
3. CONTEMPORARY ART SOCIETY
4. FABRIK
5. MUF ARCHITECTURE
6. HAWKINS BROWN ARCHITECTS
7. PLANET SHOWROOM
8. DYNAMOBEL OFFICE SHOWROOM
9. BULO
10. FORMA5 OFFICE SOLUTIONS
11. JULES WEBBES OFFICE
12. ZAHA HADID
13. PORCELANOSA
14. KNOLL INTERNATIONAL
15. ALLERUIR
16. INTERFACE FLOORING
17. BOLON
18. DOMUS
19. HAT & FEATHERS
20. ZIG ZAG
21. POOLE & WAITE
22. BOSS DESIGN
23. AHREND
24. HUMAN SCALE FURNITURE
25. DESSO
26. MODUS
27. HAND FURNITURE
28. MAC INTERIORS
29. FIGUERAS SHOWROOM
30. VITRA
31. MILLIKEN
32. ERGONOMIX
33. KOHLER
34. BALTHAUP
35. ALEXANDER MCQUEEN
36. BUILDING DESIGN PARTNERSHIP
37. INTERSTUHL
38. ALTRO DESIGN FURNITURE & FLOORING
39. KOLEKSIYON FURNITURE
40. HAWORTH DESIGN
41. CAPPELLINI
42. CASSINA
43. CASSINA LIGHTING
44. EFG OFFICE FURNITURE
45. DAY2 FURNITUREE SHOWROOM
47. SEDUS
48. ALIAS
49. TOTO
50. KINO DESIGN
51. ELITE
52. FORBO FLOORING
53. KUSCH & CO
54. FARMILOWS
55. BENE
56. STRATA



THE PROPERTIES

WHAT'S AROUND



Boulevard of light



St. Luke's



J&A Cafe



King's Square



Ironmonger Row Baths



St. Clement's



Whitecross St



Old Street Retail Parade



Clerkenwell Green



Clerkenwell Green



New Farringdon Station Entrance



Pear Tree St



Barbican Thistle Lever Street



Concierge



Central street EC1



CLERKENWELL EAST

TECHNICAL SPECIFICATION SUMMARY



GENERALLY

This new build, mixed use development has been constructed using a concrete frame, with a full basement on a podium platform. The accommodation has been designed to be as flexible as possible, providing open plan accommodation. Each space has its own front door from the street and is completely self contained. Sub division is possible to create meeting rooms, cellular offices and touchdown spaces.

FLOORS

Concrete slabs with raised access flooring system in accordance with Part L of Building Regulations. Kingspan R.E.G 600mm square steel encased panels supported on steel adjustable pedestals.



EXTERNAL WALLS

Generally constructed using a blue non standard size brick.

INTERNAL WALLS

Demise walls will be formed in block work with a dot and dab plasterboard lining. Internal walls are to be formed with metal stud partitions and to be painted with three coats of white emulsion paint.

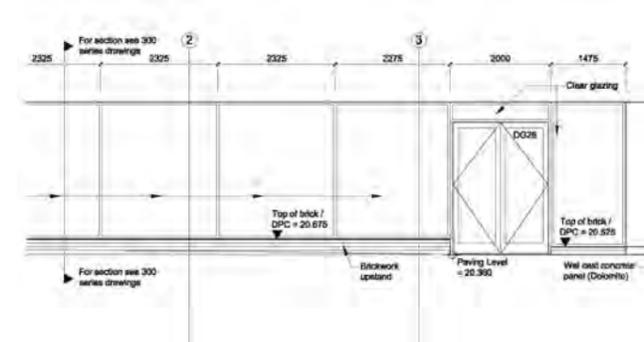


CEILING

A range of ceiling choices are available from painted soffit to 600mm x 600mm tiles laid in an exposed grid and self finished white. Generally floor to ceiling height are a minimum of 3500mm .

GLAZED FRONTAGES

High rise curtain walling with 75mm mullion and 75mm transom. Aluminium powder coated with ral colour 7024 30% gloss. External glass 6.4mm with 16mm argon. Panels generally 2000mm in width 3450mm high.



STAIRCASES

Staircases are poured concrete with galvanised steel trays. Handrails are brushed stainless steel with glazed infill panels where appropriate.

WC'S

Male and female toilets with a range of finishes are available to the purchaser. Walls to be white emulsion paint, with 200mm skirting MDF painted. Sils or fascias to be MD board painted white with two coats of undercoat and one gloss coat. Sanitary Ware - Low level WC by Twyford with dual flush system. Basin by Twyford. Mixer taps and low flow single lever with pop up waste. Disabled toilet with shower supplied with luxury Dock M pack by Armitage. Shower facilities are available in every space.



TEA POINTS

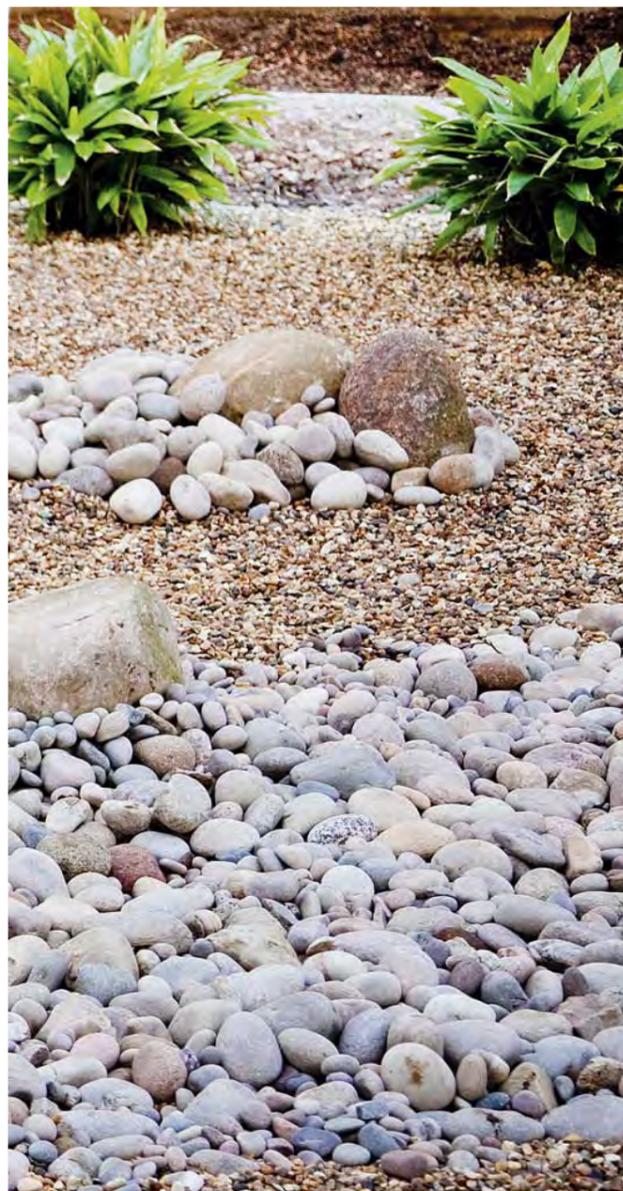
Capped off services will be provided in locations with a supply of hot and cold water and a waste pipe sized to accommodate a sink and dishwasher.

ELECTRICAL SPECIFICATION

An allowance of Legrand three compartment floor boxes has been made for every space. Each floorbox has the capacity for power, telecoms and data. Wall mounted double sockets on the perimeter. Each space will be provided with a 3 phase power supply.

TELECOMS

20 pr BT lines are available and provided to each space. Each tenant will be required to make their own arrangements regarding the distribution of telecoms and data within their demise.



Dry Riverbed Garden

HEATING, VENTILATION AND COOLING

The ground floors will be provided with VRV heating and comfort cooling. The lower ground will be provided with fresh air ventilation and radiator central heating provided from the centralised boiler system.

FIRE

Each demise will be provided with a fire alarm panel, smoke detectors, sounders, break glass panels and signage. Each occupier will be required to enter commitments to comply with a fire risk strategy and enter into a Fire Risk Assessment for their own occupational needs.

LIGHTING

An intelligent lighting system will be provided, which has a lowered energy demand. A high quality technically advanced lighting system, incorporating proximity sensing and a combination of high frequency luminaires and adaptable task lighting, will give a lux level to office areas of 500 lux uniformity.

PLANT AREAS

The central plant system is located in the lower ground and provided by the London Borough of Islington. This has capacity of up to 300kW. The LBI will provide 65% of the development's heat load, with gas boilers providing the remainder.

OCCUPANCY

Ventilation strategy - 1 person/ 10m²
Means of Escape - 1 person/ 7.5m²
Toilet Provision 1 person/ 10m²
Travel Plan 1 person/ 10m²
Waste Strategy 1 person/ 10m²

IMPOSED FLOOR LOADINGS

Ground Floor slab 10.5.0Kn/m²
Lower Ground slab 5.0Kn/m²
Plant rooms 7.5Kn/m²

FLOOR TO CEILINGS HEIGHTS

Floor to floor 3500mm

DESIGN LIFE

The design life of the building is to be a minimum of 25 years.

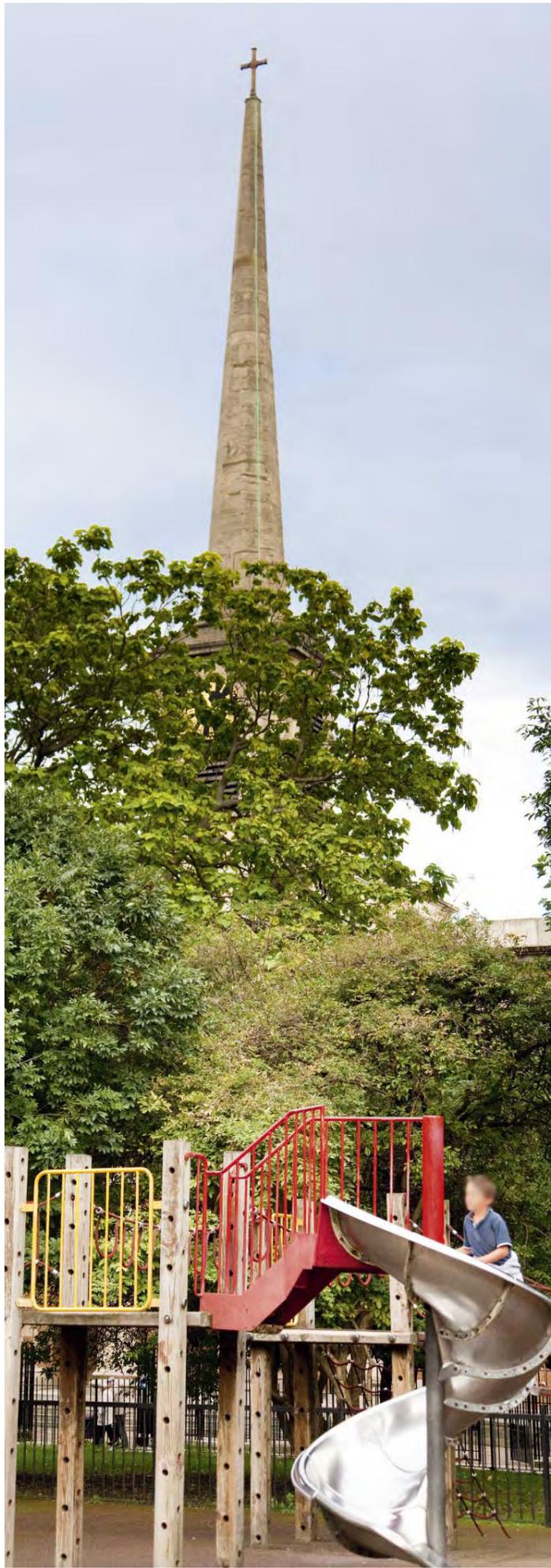


Old Street EC1

SUSTAINABILITY



Central Street EC1



It is our ambition that each space in collaboration with the occupier will be awarded a BREEM Excellent Certificate. For this to be achieved it is important to be serious about reducing energy, carbon emissions and running costs. Energy saving measures, engagement with the travel plan and using the building to its full capability will ensure employers will benefit from being able to provide green accommodation to staff and clients.

REFUSE STRATEGY

Occupiers will be required to engage with the refuse strategy for the building, which will involve sorting and recycling the waste produced from the entire development. Adequate refuse stores are provided on site and the building manager will ensure refuse contractors have the most up to date certificates and waste is disposed of in an approved fashion.

RECYCLING

Paper, organic waste and consumables will have designated euro bins located within designated refuse storage areas.

TRAVEL PLAN

A detailed travel plan has been adopted for this scheme.

CYCLE STORAGE

Cycle storage spaces are provided within the secure basement area for the use of the commercial occupiers of the building. To encourage occupiers to cycle to work each space has been provided with changing and showering facilities.

ENERGY REDUCTION MEASURES

Technically advanced lighting systems have been deployed providing a combination of low and high frequency lighting. A combined heat and power plant has been installed within the basement to provide a constant flow of hot water throughout the development. The system benefits from DHN boilers. A displacement ventilation system ensures a high level of heat recovery is attained. An increased proportion of fresh air recirculating the building has also been installed.



OFFICE ENQUIRIES



Stephen Page
stephen@antonpage.com

Harry Murphy
harry@antonpage.com

RETAIL ENQUIRIES



Oliver Green
ogreen@savills.com
020 7758 3899

Misrepresentation Act

i) These particulars are set out as a general outline for the guidance of intending lessees and do not constitute, nor constitute part of, an offer or contract.

ii) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of them. Subject to Contract and Exclusive of VAT.



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