



**2,216-6,652 FT²
OF GRADE A AND
FULLY FITTED
OFFICE SPACE WITH
PRIVATE TERRACES**



ON THE INSIDE

REFURBISHED RECEPTION,
BESPOKE FINISHES,
THREE FLOORS AND SIX
PRIVATE TERRACES.



EVIDENTLY MODERN

A striking building benefiting from full-height glazing within an articulated frame. This opens the floors up to an abundance of natural light on three sides adding to the spacious feel of the offices.

The new interior design has created highly flexible offices with private terraces on each of the available floors.



CONCIERGE



**ACCESSIBLE
13-PASSENGER LIFT**



**FAN COIL HEATING
& COOLING**



**RAISED
FLOORING**



**LED OFFICE
LIGHTING**



**FIBRE
CONNECTIVITY**



**EXCELLENT
NATURAL LIGHT
THROUGHOUT**



**MULTIPLE
TERRACES**



**5 NEW
SHOWERS**



**24 SECURE
CYCLE SPACES**



24 LOCKERS



CCTV

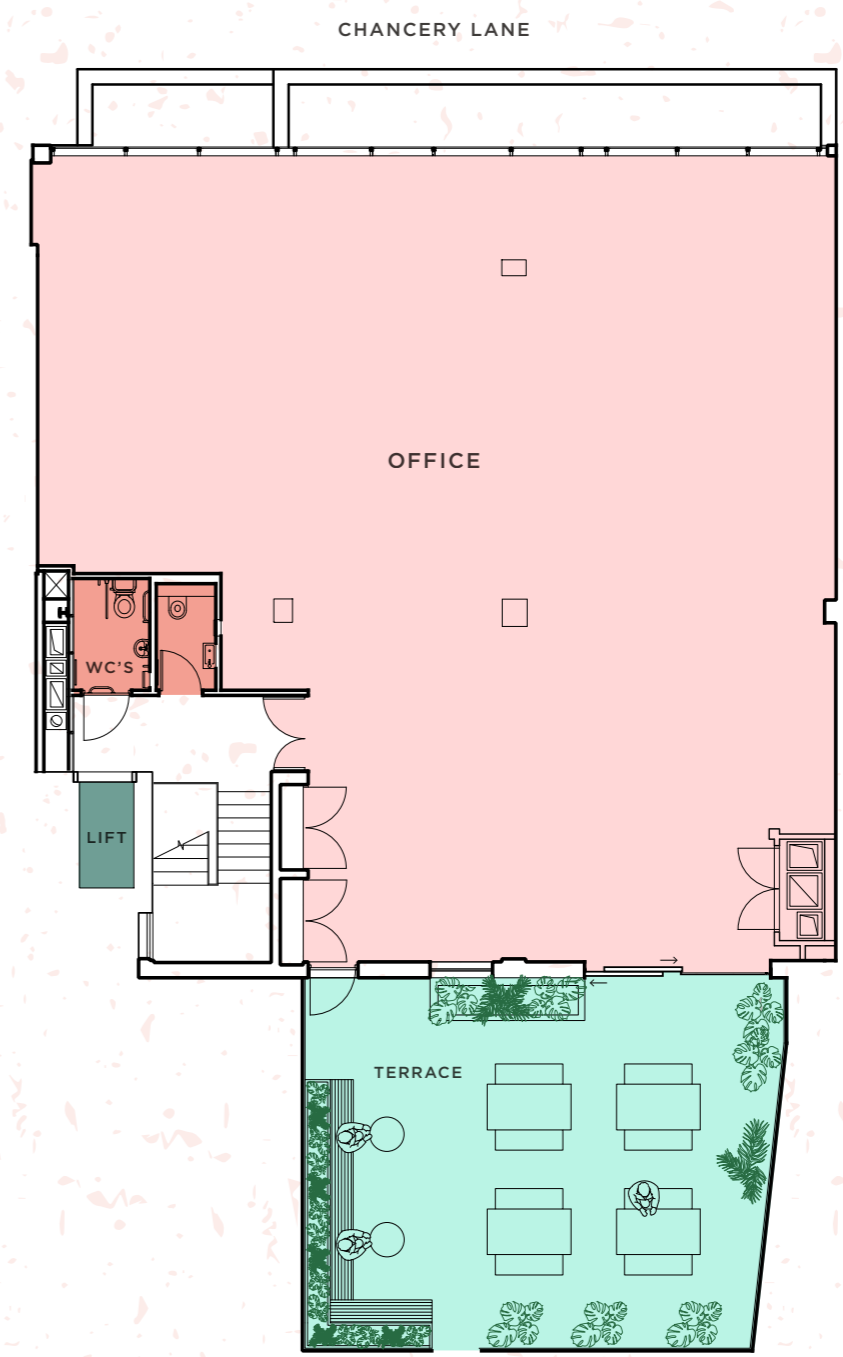




SOPHISTICATED
DESIGN WITH
A MODERN AND
HIGH QUALITY
APPEARANCE.

SCHEDULE OF AREAS

FLOOR	FT ²	M ²
Fifth	2,216	206
Fourth	LET	
Third (Fully-fitted)	4,436	412
Total Available	6,652	618



FIFTH FLOOR
—
2,216 FT² APPROX.



ACCOMMODATION SCHEDULE

Reception	1
1,400mm x 800mm Workstations	48
Meeting Room (12 persons)	1
Meeting Room (6 persons)	1
Meeting Room (5 persons)	1
Informal Meeting	2
Quiet Booths	2
Tea Point / Breakout	1
Copy / Print	2
Comms Room	1

THIRD FLOOR
 —
 4,436 FT² APPROX.



ON THE OUTSIDE

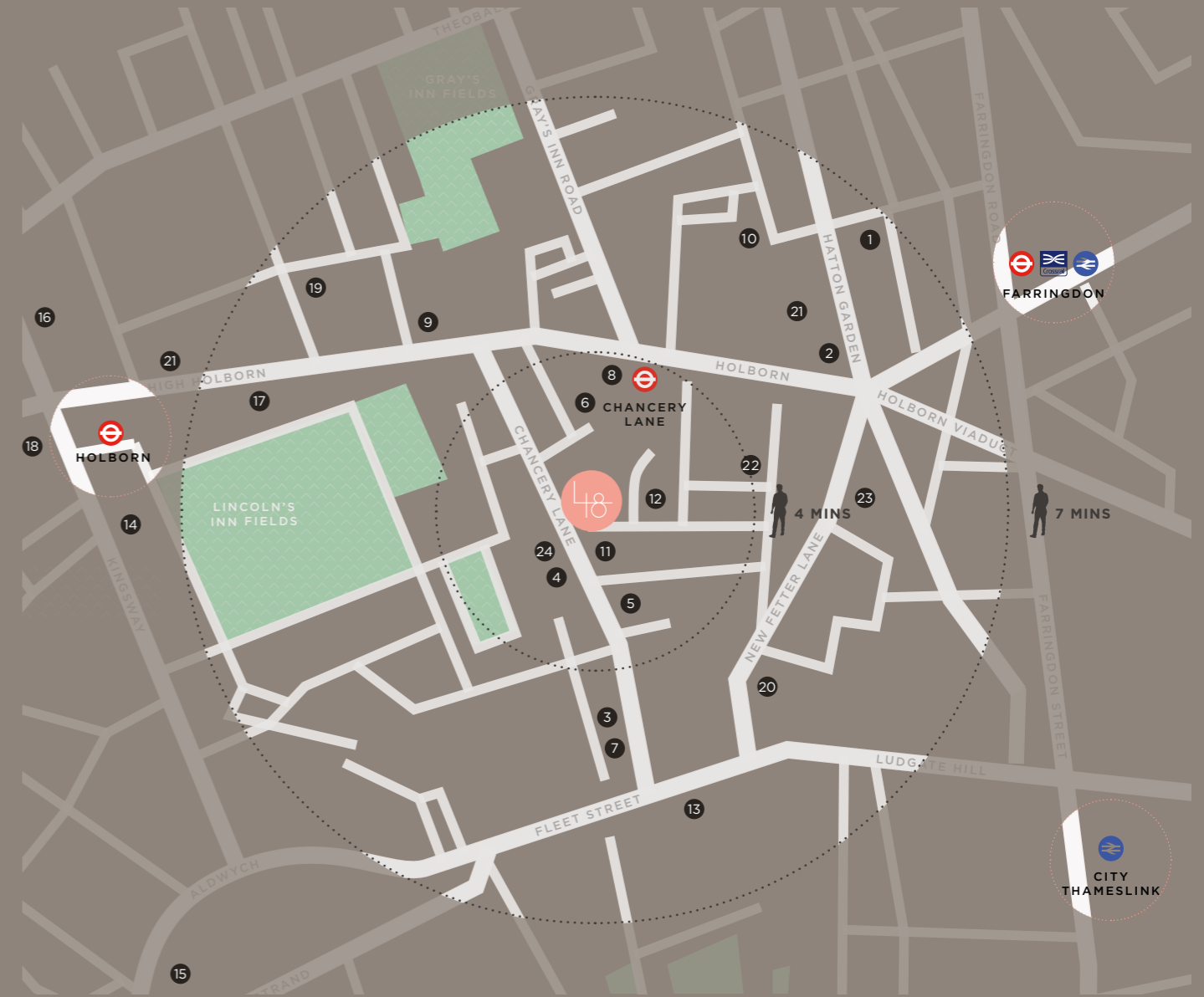
The building is situated in the heart of Midtown on Chancery Lane, which is bookended by Fleet Street and High Holborn. Chancery Lane benefits from a wide range of local amenities from small, independent coffee shops to world-famous restaurants.



PLACES TO GO

Chancery Lane is centrally located in bustling Midtown directly between the West End and the City of London. The office is located a stone's throw from Chancery Lane Underground Station (Central Line).

With the opening of Crossrail - the new 'Elizabeth' line at nearby Farringdon Station, connections will be further improved with fast access to Heathrow, Paddington and Stratford.



- 
CHANCERY LANE STATION
 4 mins walk
- 
HOLBORN STATION
 8 mins walk
- 
CITY THAMESLINK STATION
 10 mins walk
- 
FARRINGDON STATION
 10 mins walk
- 
CHARING CROSS STATION
 19 mins walk

TRAIN TIMES

- HOLBORN TO KINGS CROSS**
 3 mins
- HOLBORN TO BOND STREET**
 4 mins
- CHANCERY LANE TO LIVERPOOL ST**
 6 mins
- FARRINGDON TO PADDINGTON**
 8 mins*
- CITY THAMESLINK TO GATWICK**
 38 mins

FOOD AND DRINK

- 1 Bleeding Heart
- 2 Bounce
- 3 Brasserie Blanc
- 4 Chancery Press
- 5 Cojean
- 6 Black Sheep Coffee

- 7 Gaucho
- 8 Joe & The Juice
- 9 Kimchee
- 10 Leather Lane Market
- 11 The Pregnant Man
- 12 Vanilla Black

HOTELS

- 13 Apex Temple Court
- 14 Club Quarters Hotel
- 15 ME Hotel
- 16 L'oscar London
- 17 Rosewood London
- 18 Hoxton Hotel

FITNESS & LEISURE

- 19 Boom Cycle
- 20 Fitness First
- 21 Gymbox Holborn/Farringdon
- 22 Pure Gym
- 23 The Gym London
- 24 Urban Fitness

* Via forthcoming Crossrail opening 2021

SPECIFICATION SUMMARY

01 ENGINEERING SERVICES DESIGN CRITERIA

Power	25 watts / m ²
Lighting	10 watts / m ²
Fresh air	1 person per 5.6m ²
Heating & cooling	155 watts / m ²

02 EXTERNAL DESIGN CONDITIONS

Winter	-4°C
Summer	29°C db / 20°C wb

03 INTERNAL DESIGN CONDITIONS

Winter/summer	22°C ±2°C
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04 MECHANICAL

Conditioned supply air and extract is provided via the central AHU plant.

Exposed horizontal distribution ductwork at high level around the perimeter of the demise with duct mounted supply grilles.

Heating and Cooling is provided by floor mounted fan coil units. Each fan coil unit can be controlled individually or via a master floor area controller.

05 ELECTRICAL

Office lighting is recessed linear LED trough fittings incorporating sections of track to accommodate feature spotlights as required.

Layout provides average maintained illuminance of approx. 420lux at desk level. Lighting is Dali dimmable and operated via presence and daylight sensors linked via an Ethernet bus network to a floor Hub for control and programming.

Emergency lighting complies to BS5266 and is integrated into the main luminaire layout and/or local standalone illuminated fire exit signage.

06 OCCUPANCY (DENSITY)

- Workspace Density of 1:8m² (NIA, based on 80% occupancy)

07 CORES

Central Core

- BKB Metallic Alpha Bolon finished staircase
- Unisex loos on each floor including an accessible toilet, finished in a contemporary and clean style with a resin floor
- Accessible service riser distributing: cooling & heating, fresh air, power, data and water

08 INTERNAL FINISHES

Office space

- Floors - concrete screed with metal raised accessible floor on pedestals
- Walls - dry-lined plasterboard decorated
- Ceilings - dry-lined plasterboard decorated

Reception

- Redesigned by Minifie Architects
- Contemporary desk with natural oak front
- Terrazzo resin floor throughout
- New luxury seating area with natural oak flooring
- New entrance canopy and entry doors

09 EXTERNAL FINISHES

- Terraces on 3rd, 4th and 5th floors
- Contemporary composite decking in stone grey

10 BIKE STORE, SHOWERS & ADDITIONAL FACILITIES

Secure bike store with shower and changing room facilities to meet BCO design guidelines. Facilities will include:

- 18 double tier bike racks, 6 single bike racks
- 24 lockers
- 4 unisex showers plus 1 wheelchair accessible shower
- Vanity stations

Additional Facilities

- Private storage space available
- Incoming services room

11 13-PASSENGER LIFT

Wheelchair accessible and DDA compliant

12 SECURITY

- 24 hour access fob/card operated video door entry system linked to reception, cycle entrance and office floors.
- CCTV to cover Landlord common areas
- Concierge

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Refurbishment by



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CHANCERY LANE

LONDON WC2