

BentallGreenOak / Welput | Regent's Wharf

KKS Savills Space Planning Consultant Services



Regents Wharf

THE CANAL BUILDING

THE MILL

THE MILL

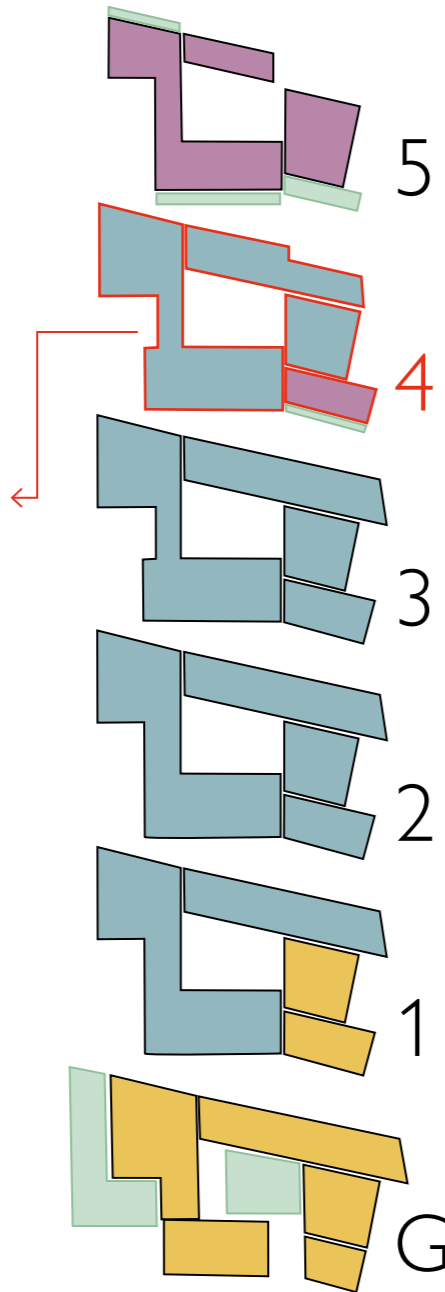
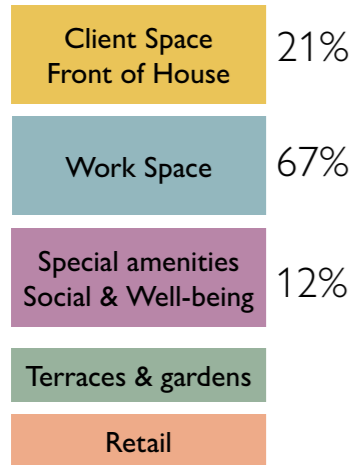
THE

Regents Wharf

Planning Scenario 1

Full Campus
Single tenant
110,289 sqft

Plan 1 - Level 4
Tech / Media / Creative tenant
Typical workspace floor

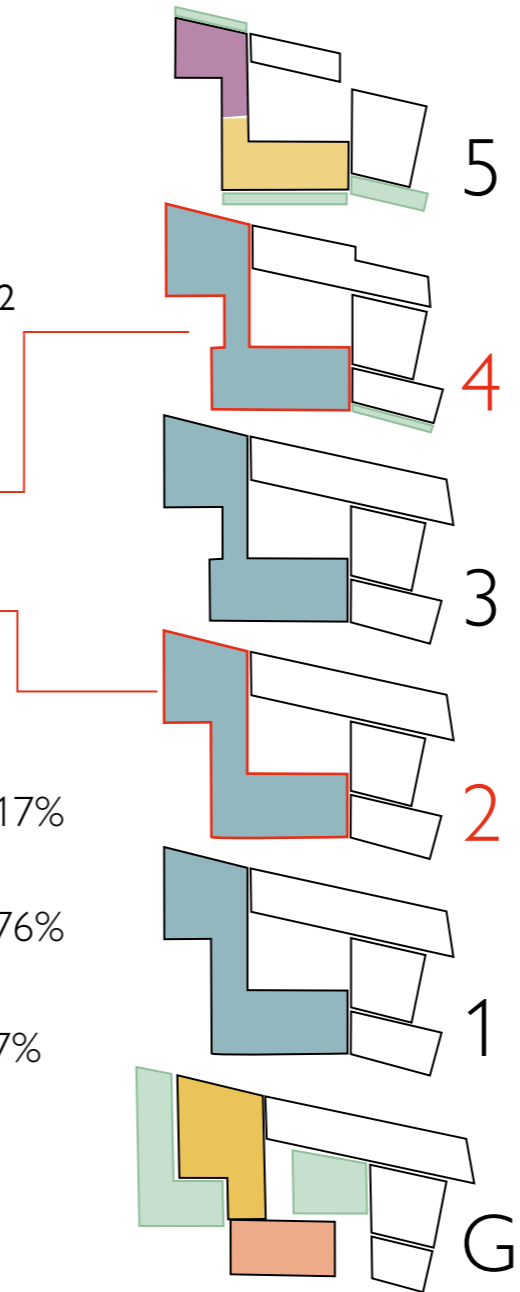
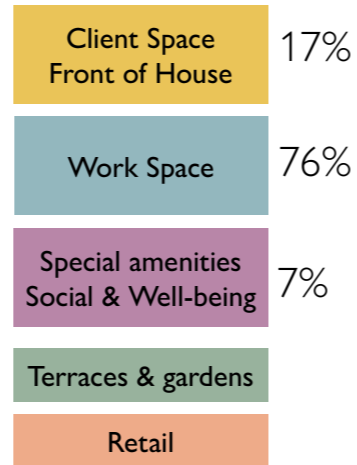


Planning Scenario 2

Thorley Works
Single tenant building
57,853 sqft

Plan 2 - Level 4
Corporate tenant
Typical workspace floor

Plan 3 - Level 2
Life Science tenant
Typical workspace floor



Planning Scenario 3

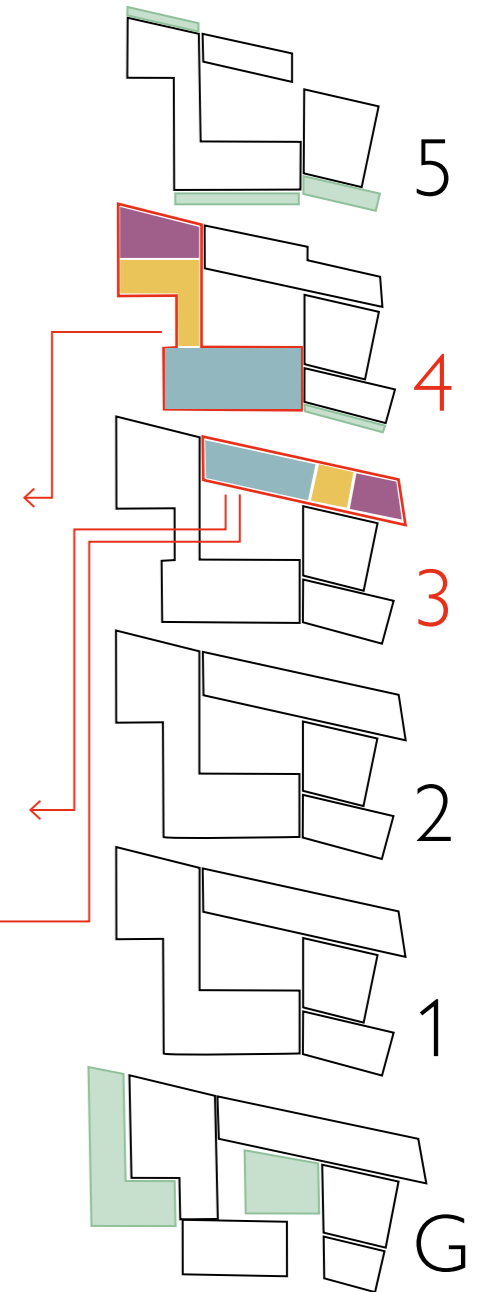
Thorley Works
Multi tenanted building
10,721 sqft

Plan 4 - Level 4
Tech / Media / Creative tenant
Single floor occupier

The Canal Building
Multi tenanted building
5,599 sqft

Plan 5 - Level 3
Tech / Media / Creative tenant
Single floor occupier

Plan 6 - Level 3
Corporate tenant
Single floor occupier



Full Campus

Level 4 Creative

Campus Occupier



Net Internal Area
1,741 sqm / 18,739 sqft

Entrances onto floorplates & connections between buildings

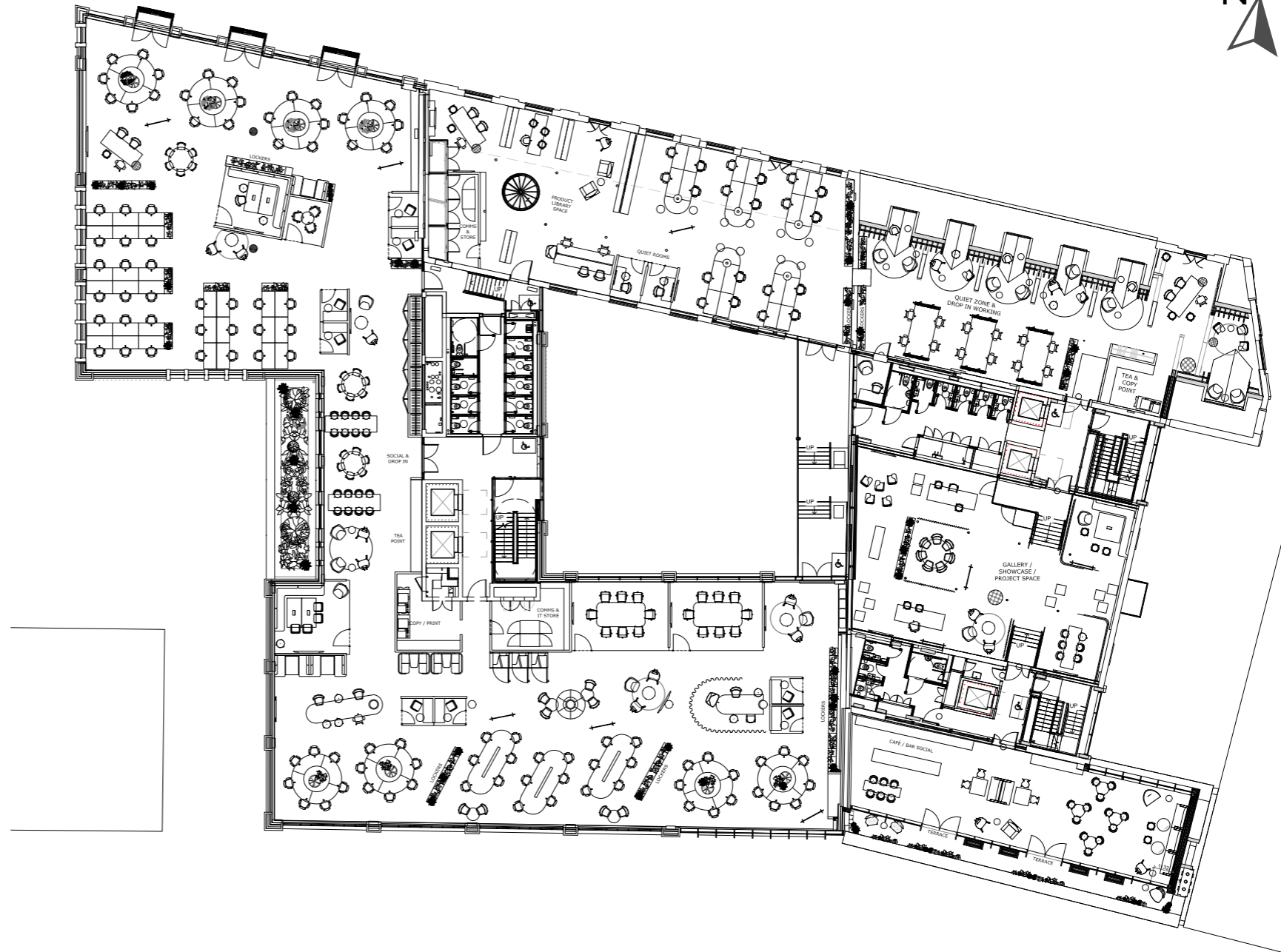
Indicative Planning Ratios
1:8 sqm = 218 persons
1:10 sqm = 174 persons

Work Space

Room / area	Seat Quantity
Open plan desks / docking stations	136
Offices / quiet rooms	23
Internal meeting rooms	56
Open collaboration & drop in areas	110
Workspace support (tea, copy, store, lockers, coats, etc.)	n/a
Total Work Space Seats	325

Health & Well-being Space

Social area	72
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Full Campus

Level 4 Creative

Campus Occupier



Net Internal Area
1,741 sqm / 18,739 sqft

Entrances onto floorplates & connections between buildings

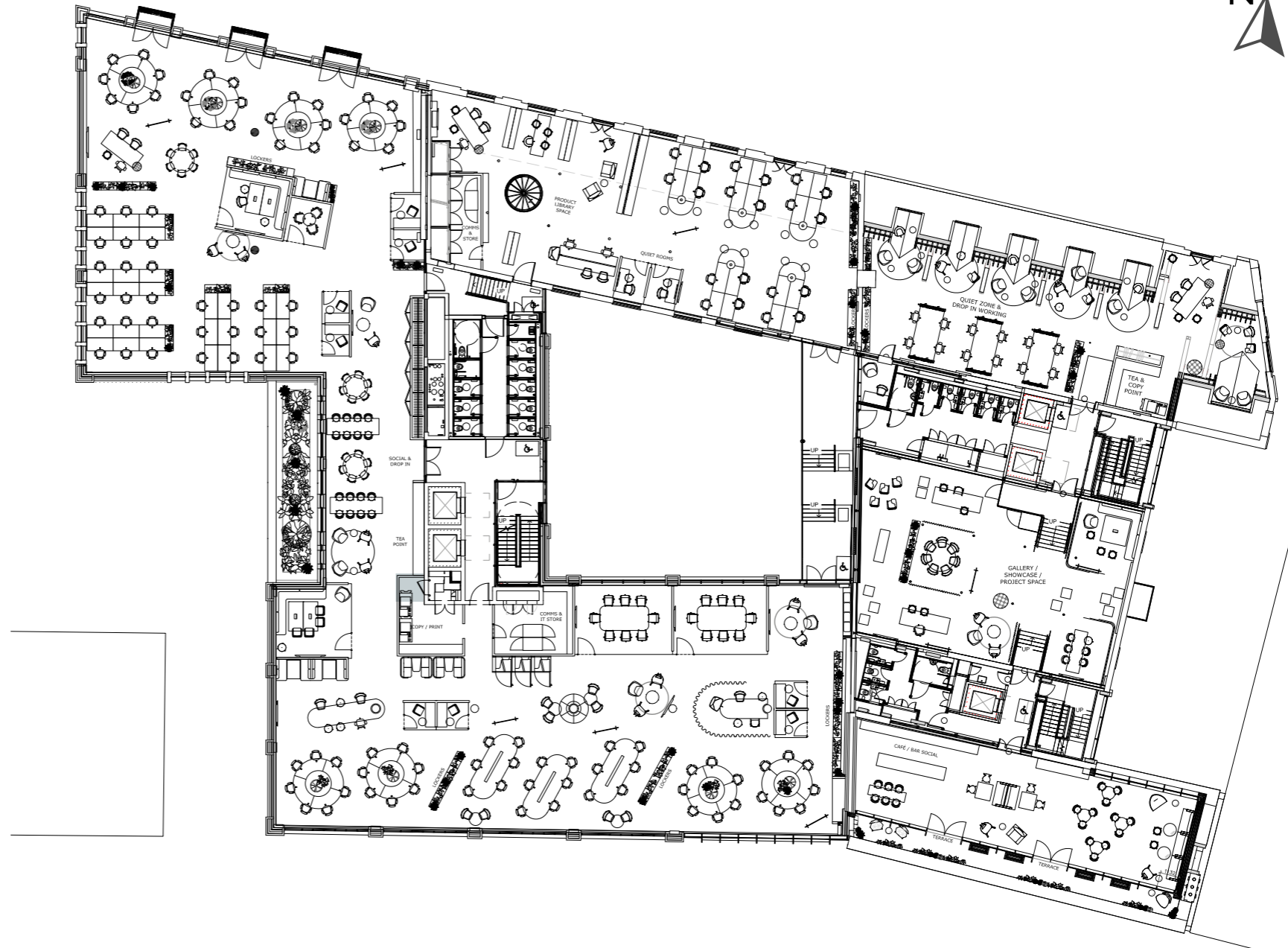
Indicative Planning Ratios
1:8 sqm = 218 persons
1:10 sqm = 174 persons


Work Space

Room / area	Seat Quantity
Open plan desks / docking stations	9 136
Offices / quiet rooms	13 23
Internal meeting rooms	8 56
Open collaboration & drop in areas	10 110
Workspace support (tea, copy, store, lockers, coats, etc.)	6 n/a
Total Work Space Seats	325

Health & Well-being Space

Social area	2 72
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 Click on colours to highlight settings

Thorley Works

Level GF Corporate Multi Floor Occupier

Entrances onto floorplates & connections between buildings

Client Space

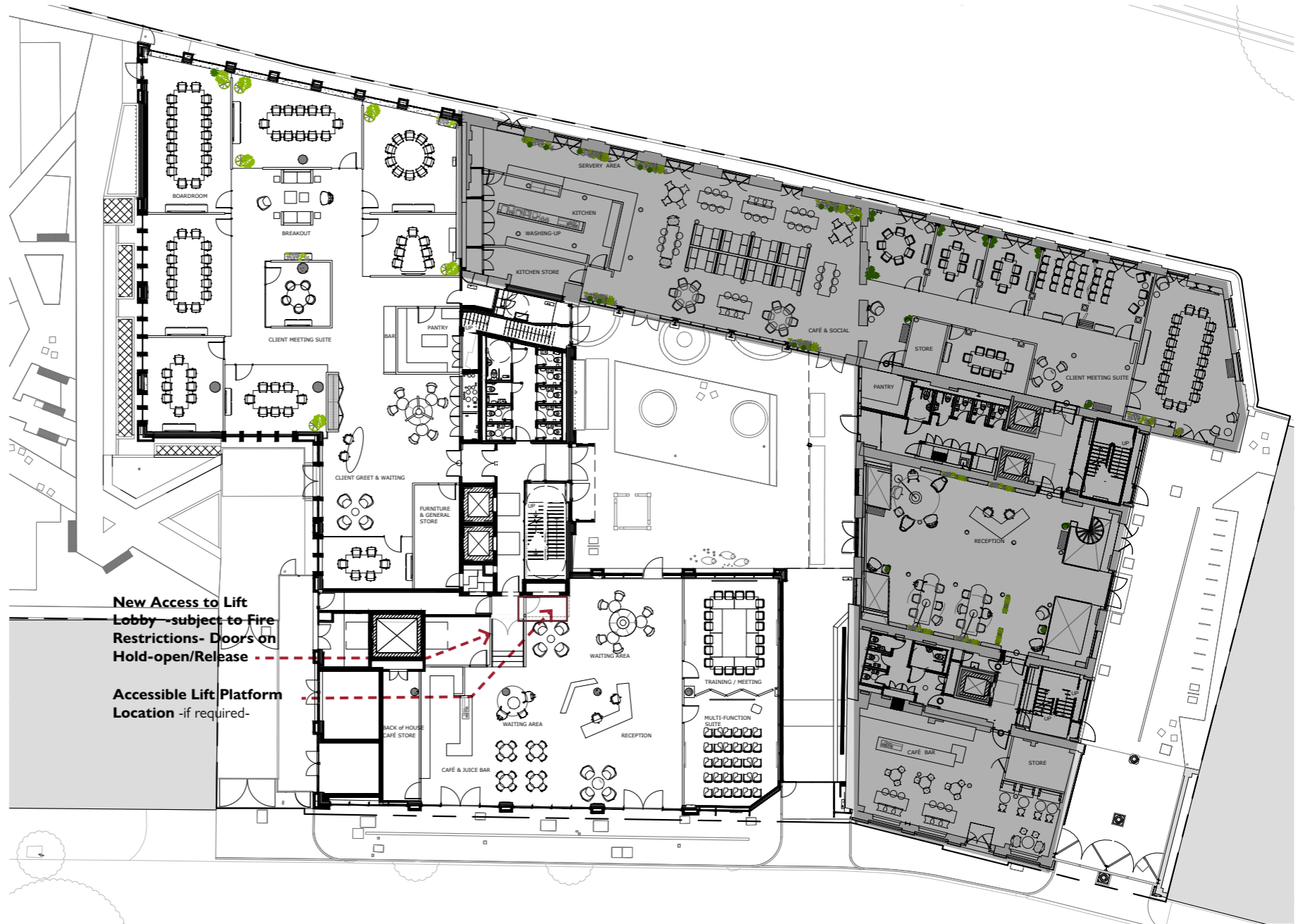
Reception & waiting	2	20
Meeting Suite	11	138
Breakout & business lounge	1	8

Health & Well-being Space

Social area	1	20
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Back of House Support Amenities

4



Thorley Works

Level GF Corporate Multi Floor Occupier

Entrances onto floorplates & connections between buildings



Client Space

Reception & waiting	2	20
Meeting Suite	11	138
Breakout & business lounge	1	8

Health & Well-being Space

Social area	1	20
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Back of House Support Amenities

4



Click on colours to highlight settings

The Mill, Canal Building & Packing House

Level GF Corporate
Multi Floor Occupier

Entrances onto floorplates & connections between buildings

Client Space

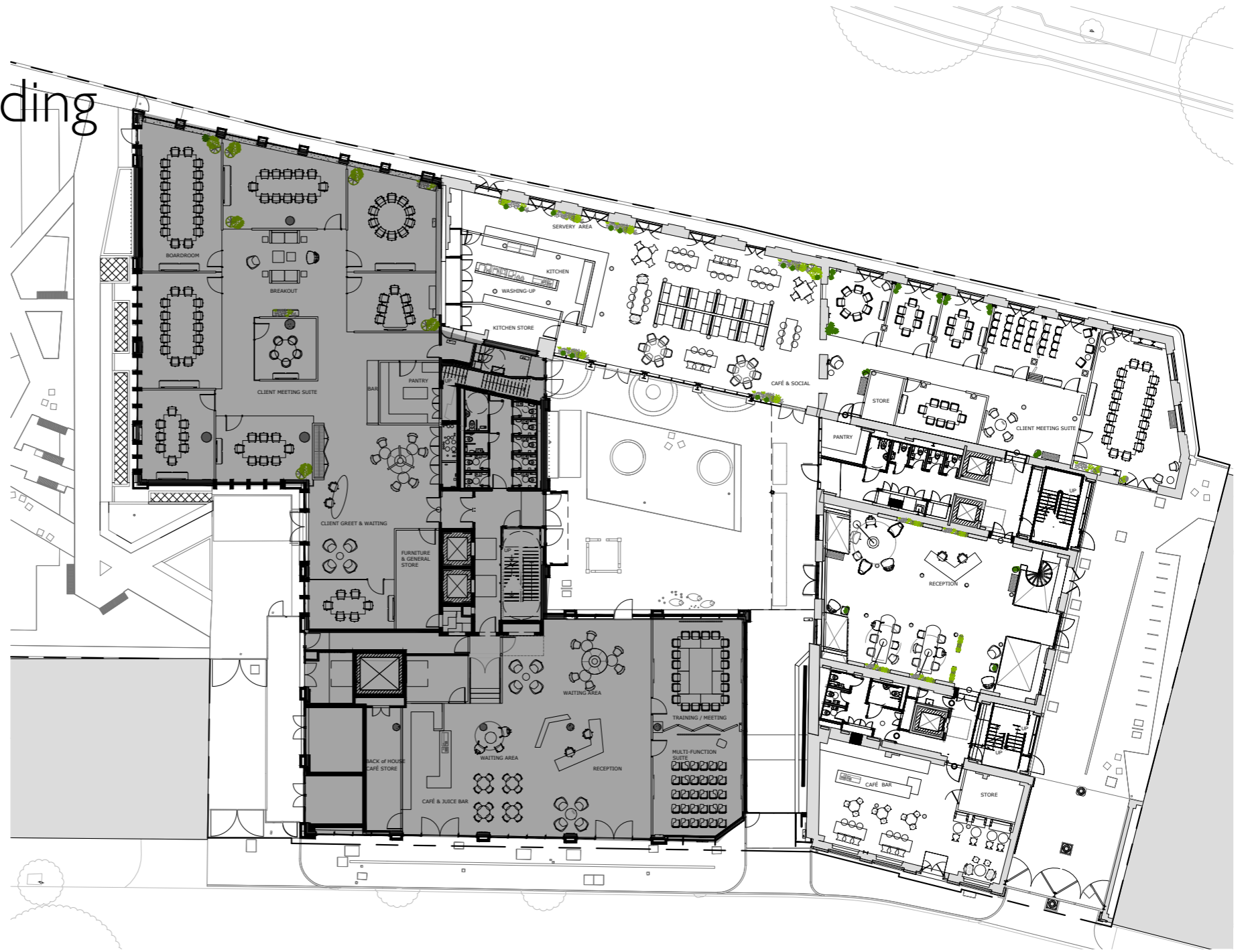
- Reception & waiting
- Meeting Suite
- Breakout & business lounge

Health & Well-being Space

- Social area

Back of House Support Amenities

Room / area		Seats
Reception & waiting	1	20
Meeting Suite	7	75
Breakout & business lounge	2	7
Social area	1	110+
Back of House Support Amenities	2	



The Mill, Canal Building & Packing House

Level GF Corporate
Multi Floor Occupier

Entrances onto floorplates & connections between buildings

Room /
area

Seats

Client Space

Reception & waiting

1

20

Meeting Suite

7

75

Breakout & business lounge

2

7

Health & Well-being Space

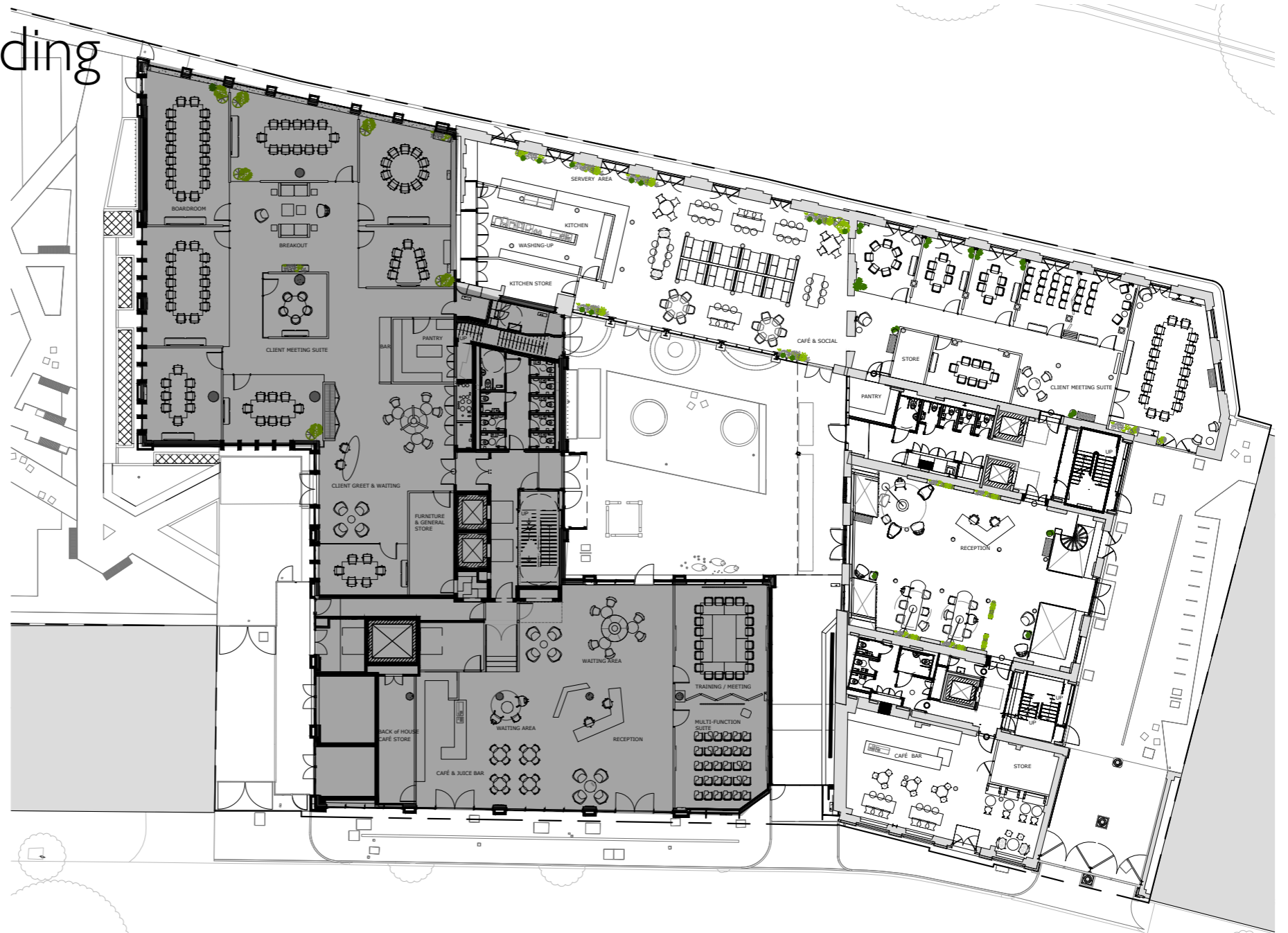
Social area

1

110+

Back of House Support Amenities

2



Click on colours to highlight settings

Thorley Works

Level 4 Corporate Multi Floor Occupier



Net Internal Area
996 sqm / 10,721 sqft

Entrances onto floorplates &
connections between buildings

Indicative Planning Ratios

1:8 sqm = 125 persons
1:10 sqm = 100 persons

Work Space

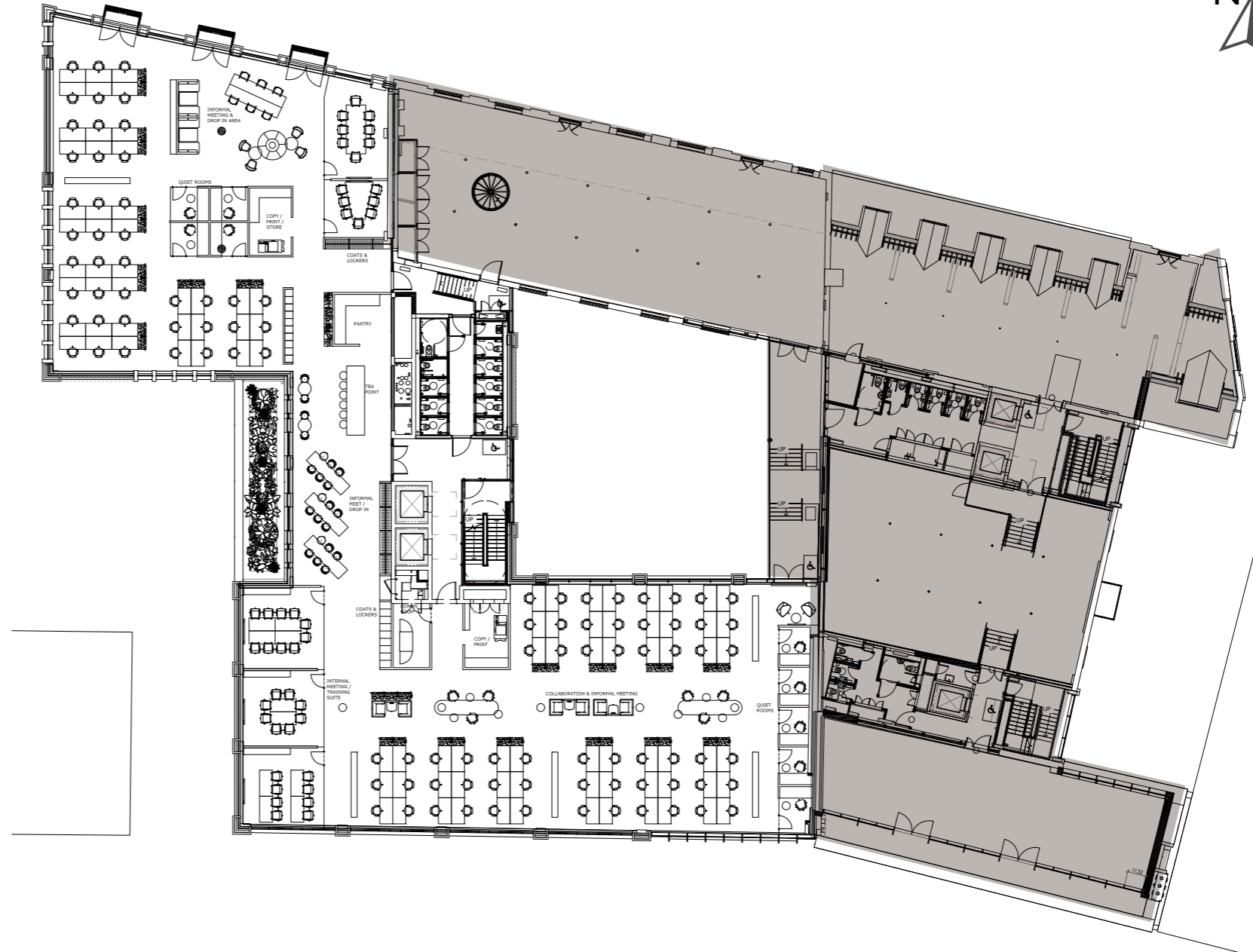
- Open plan desks / docking stations
- Offices / quiet rooms
- Internal meeting rooms
- Open collaboration & drop in areas
- Workspace support (tea, copy, store, lockers, coats, etc.)
- Total Work Space Seats

Room / area	Seat Quantity
6	102
9	18
5	41
3	42
5	n/a
	203

Health & Well-being Space

- Social area

1	28
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Thorley Works

Level 4 Corporate Multi Floor Occupier



Net Internal Area
996 sqm / 10,721 sqft

Entrances onto floorplates &
connections between buildings

Indicative Planning Ratios

1:8 sqm = 125 persons
1:10 sqm = 100 persons

Work Space

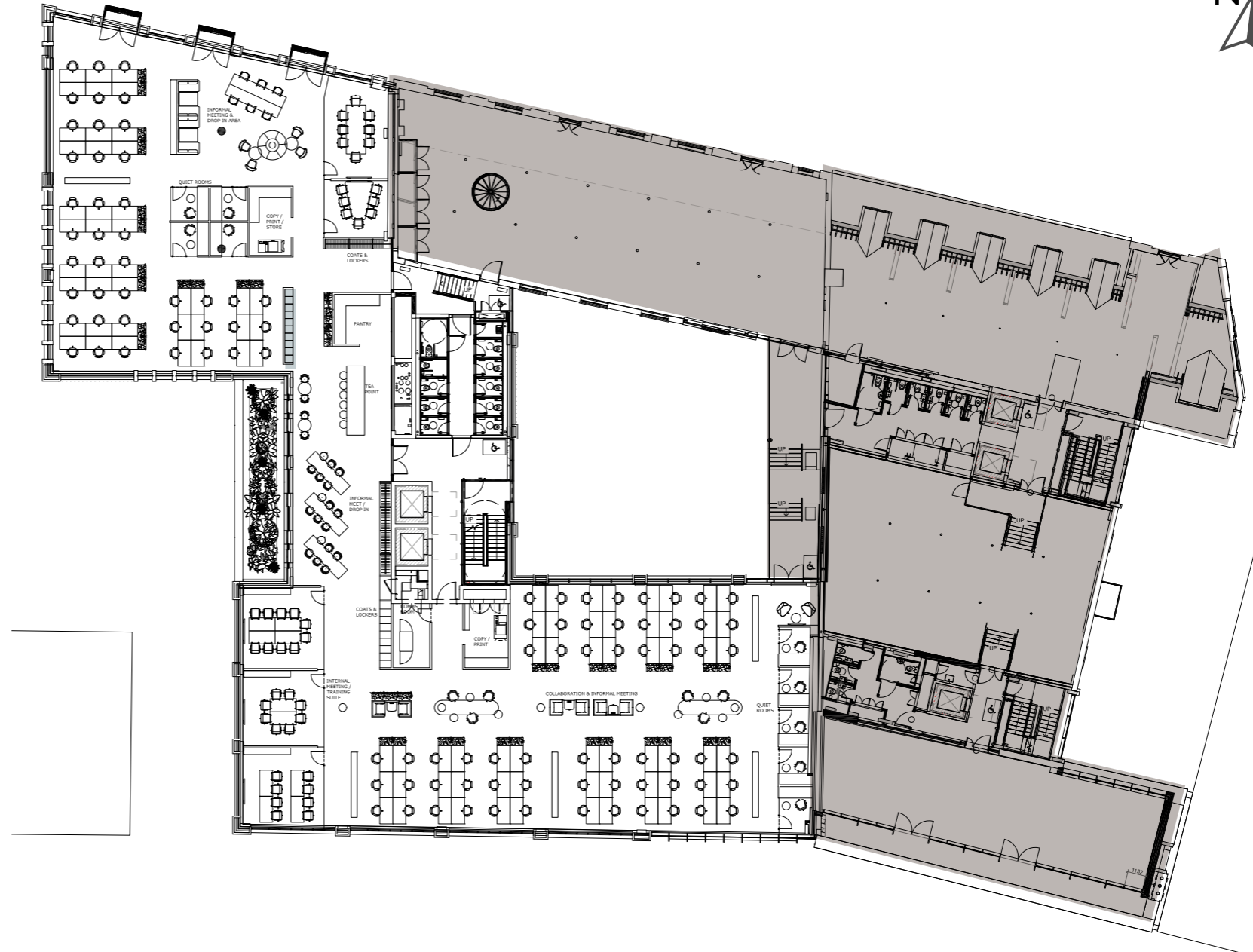
- Open plan desks / docking stations
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- Internal meeting rooms
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- Workspace support (tea, copy, store, lockers, coats, etc.)
- Total Work Space Seats

Room / area	Seat Quantity
6	102
9	18
5	41
3	42
5	n/a
	203

Health & Well-being Space

- Social area

1	28
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Click on colours to highlight settings

Thorley Works

Level 4 Creative Single Floor Occupier



Net Internal Area
996 sqm / 10,721 sqft

Entrances onto floorplates &
connections between buildings

Indicative Planning Ratios

1:8 sqm = 125 persons

1:10 sqm = 100 persons

Work Space

Open plan desks / docking stations

Room / area	Seat Quantity
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Offices / quiet rooms

4	86
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Internal meeting rooms

11	16
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Open collaboration & drop in areas

1	10
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Workspace support (tea, copy, store, lockers, coats, etc.)

5	46
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Total Work Space Seats

2	n/a
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158	
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Client Space

Reception & waiting

1	6
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Meeting Suite

6	62
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Breakout & business lounge

2	12
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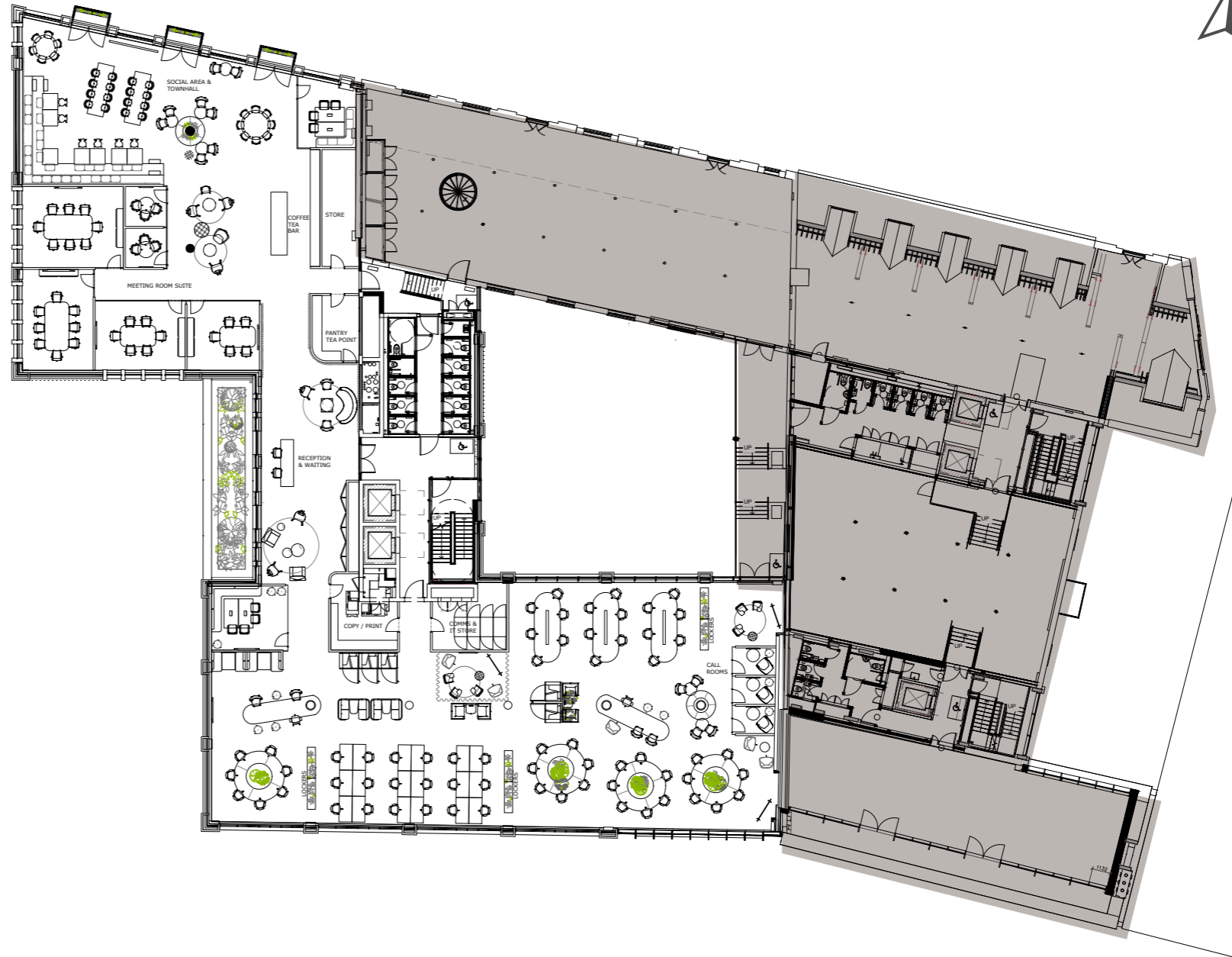
Health & Well-being Space

Social area

1	60
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Back of House Support Amenities

2	
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Thorley Works

Level 4 Creative Single Floor Occupier



Net Internal Area
996 sqm / 10,721 sqft

Entrances onto floorplates &
connections between buildings

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1:8 sqm = 125 persons
1:10 sqm = 100 persons

Work Space

	Room / area	Seat Quantity
Open plan desks / docking stations	4	86
Offices / quiet rooms	11	16
Internal meeting rooms	1	10
Open collaboration & drop in areas	5	46
Workspace support (tea, copy, store, lockers, coats, etc.)	2	n/a
Total Work Space Seats		158

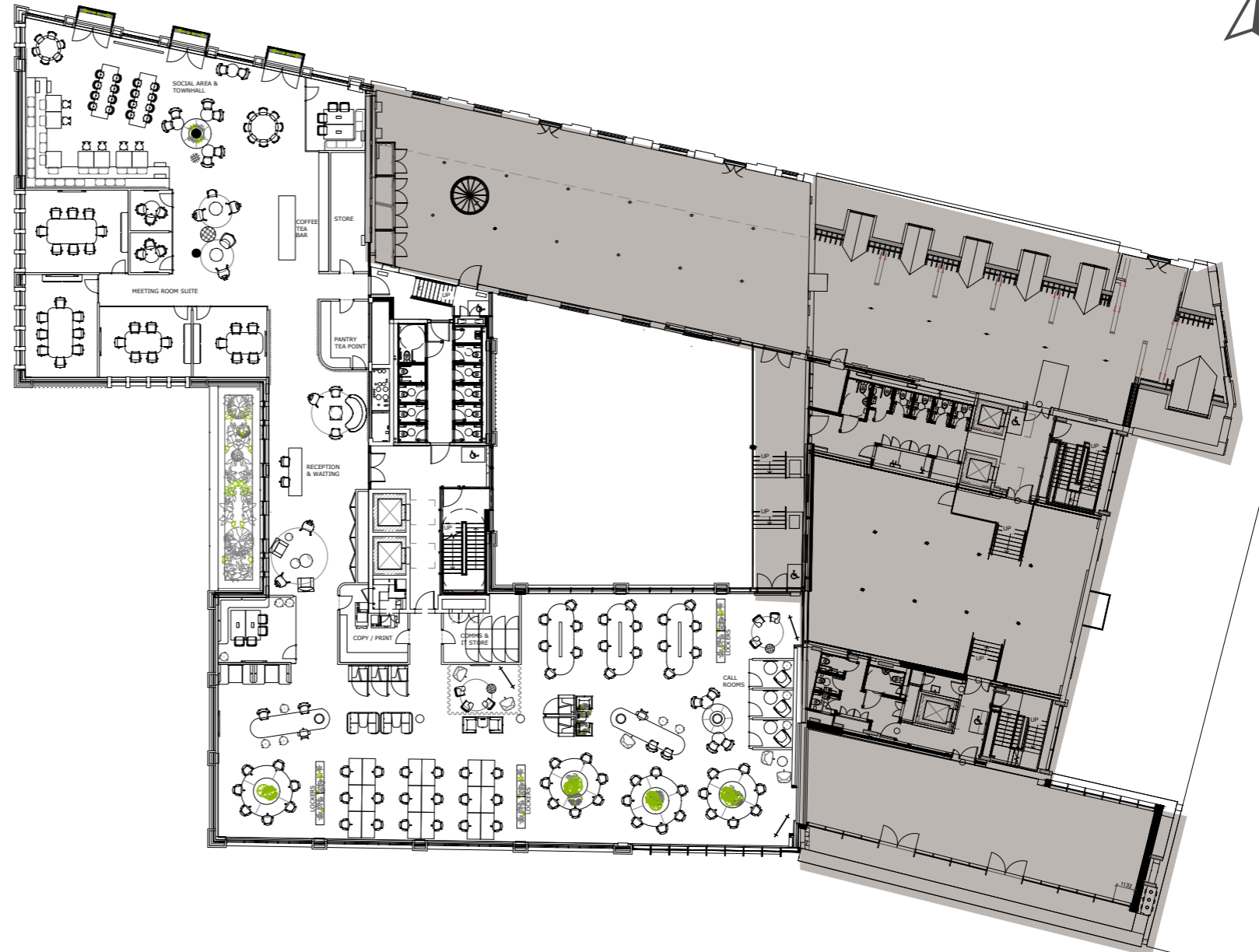
Client Space


Reception & waiting	1	6
Meeting Suite	6	62
Breakout & business lounge	2	12

Health & Well-being Space

Social area	1	60
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Back of House Support Amenities 2



 Click on colours to highlight settings

Canal Building

Level 3 Corporate Single Floor Occupier



Net Internal Area
520 sqm / 5,599 sqft

Entrances onto floorplates &
connections between buildings

Indicative Planning Ratios

1:8 sqm = 65 persons
1:10 sqm = 52 persons

Work Space

- Open plan desks / docking stations
- Offices / quiet rooms
- Internal meeting rooms
- Open collaboration & drop in areas
- Workspace support (tea, copy, store)
- Total Work Space Seats

**Room /
area** **Seat
Quantity**

1 30
2 4
4 17
4 29
3 n/a
80

Client Space

- Reception & waiting
- Meeting Suite

1 4
3 22

Health & Well-being Space

- Social area

1 20

Back of House Support Amenities

1



Canal Building

Level 3 Corporate Single Floor Occupier



Net Internal Area
520 sqm / 5,599 sqft

Entrances onto floorplates &
connections between buildings

Indicative Planning Ratios

1:8 sqm = 65 persons
1:10 sqm = 52 persons

Work Space

- Open plan desks / docking stations
- Offices / quiet rooms
- Internal meeting rooms
- Open collaboration & drop in areas
- Workspace support (tea, copy, store)
- Total Work Space Seats

**Room /
area** **Seat
Quantity**

1 30
2 4
4 17
4 29
3 n/a
80

Client Space

- Reception & waiting
- Meeting Suite

1 4
3 19

Health & Well-being Space


- Social area

1 20

Back of House Support Amenities

1



 Click on colours to highlight settings

Canal Building

Level 3 Creative Single Floor Occupier



Net Internal Area
520 sqm / 5,599 sqft

Entrances onto floorplates &
connections between buildings

Indicative Planning Ratios

1:8 sqm = 65 persons
1:10 sqm = 52 persons

Work Space

Open plan desks / docking stations
Offices / quiet rooms
Internal meeting rooms
Open collaboration & drop in areas
Workspace support (tea, copy, store)
Total Work Space Seats

Room / area	Seat Quantity
1	32
3	4
2	8
6	26
2	n/a
	70

Client Space

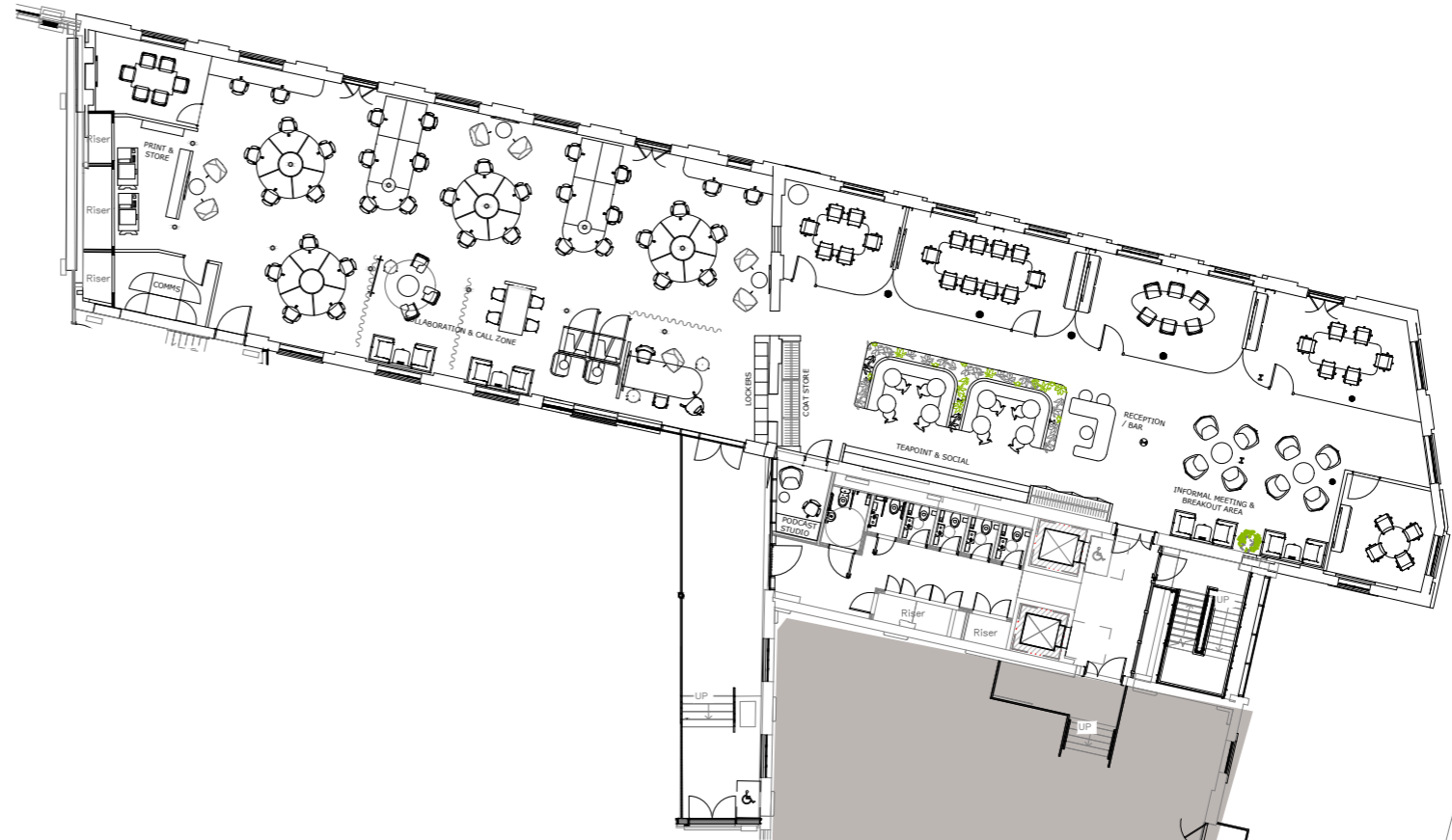
Reception & waiting
Meeting Suite
Breakout & business lounge

1	
5	32
1	12

Health & Well-being Space

Social area

1	24
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Canal Building

Level 3 Creative Single Floor Occupier



Net Internal Area
520 sqm / 5,599 sqft

Entrances onto floorplates &
connections between buildings

Indicative Planning Ratios

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1:10 sqm = 52 persons

Work Space

- Open plan desks / docking stations
- Offices / quiet rooms
- Internal meeting rooms
- Open collaboration & drop in areas
- Workspace support (tea, copy, store)
- Total Work Space Seats

**Room /
area** **Seat
Quantity**

1 32
3 4
2 8
6 26
2 n/a
70

Client Space

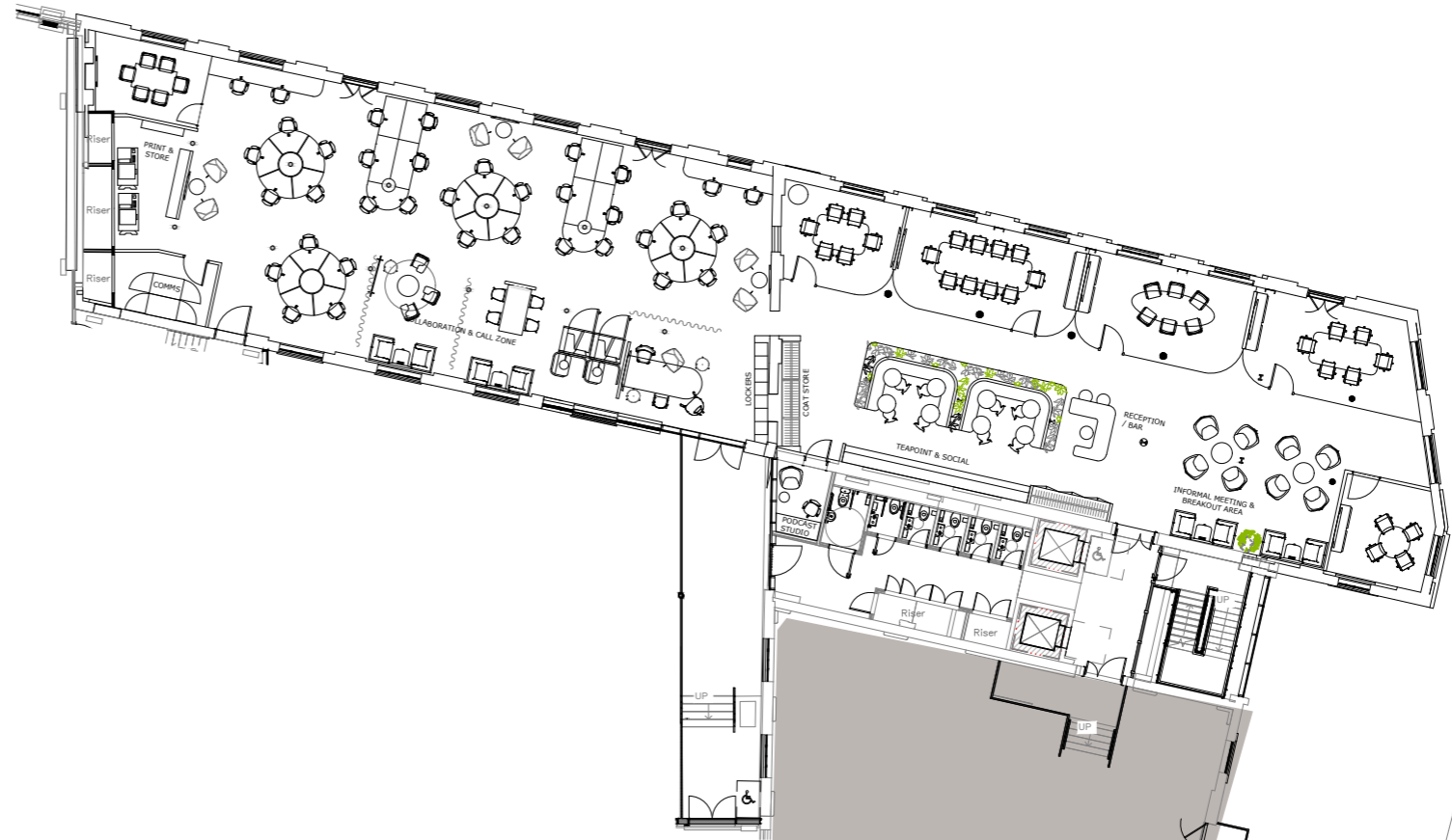
- Reception & waiting
- Meeting Suite
- Breakout & business lounge


1
5 32
1 12

Health & Well-being Space

- Social area

1 24



 Click on colours to highlight settings

