

**THE WINGATE**

SOHO

# A SOHO ICON REINVENTED

A PROGRESSIVE  
WORKPLACE WITH  
EXTENSIVE  
OUTSIDE SPACE





CURZON

TENET

AN EASY GIRL (UNE FILLE FACILE)

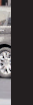
PARASITE

Three.

BANK OF CHINA

THE WINGATE

CURZON



# PAST



## TIMELESS HISTORY

The Wingate was constructed in 1958 by renowned architects Sir John Burnet, Tait and Partners. It was an exemplar modernist office and leisure building then, and remains so today.



SHAFTESBURY AVENUE



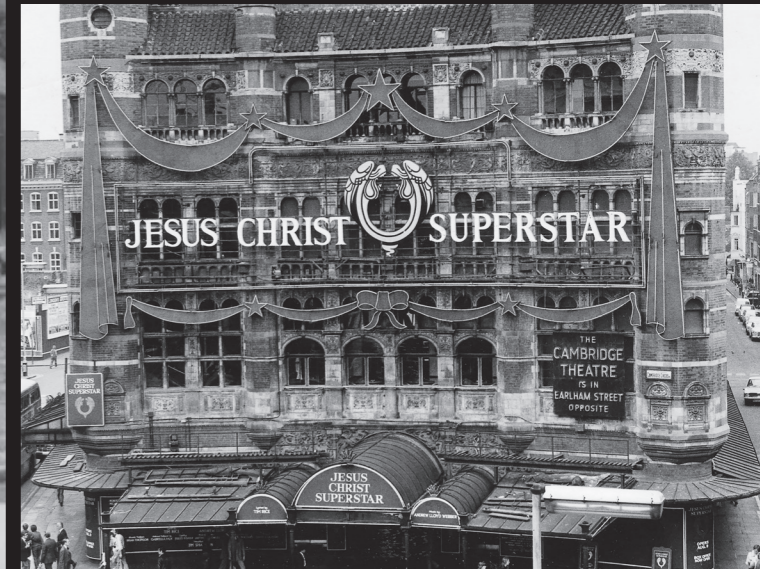
KETTNER'S WINE SHOP



RONNIE SCOTT'S JAZZ CLUB



DOBELL'S JAZZ RECORD SHOP



THE PALACE THEATRE

# PRESENT



# LOCATION

## FOOD & DRINK

- 01 Cay Tre Soho
- 02 Ceviche Soho
- 03 Dean Street Townhouse
- 04 Barrafina
- 05 Cafe Monico
- 06 La Bodega Negra
- 07 The Palomar
- 08 Bocca Di Lupo
- 09 Social Eating House
- 10 Bao
- 11 Bob Bob Ricard

## MEMBERS CLUBS

- 12 Soho House
- 13 The Groucho Club
- 14 Ronnie Scott
- 15 Crazy Bear Club House
- 16 Century Club

## GYMS

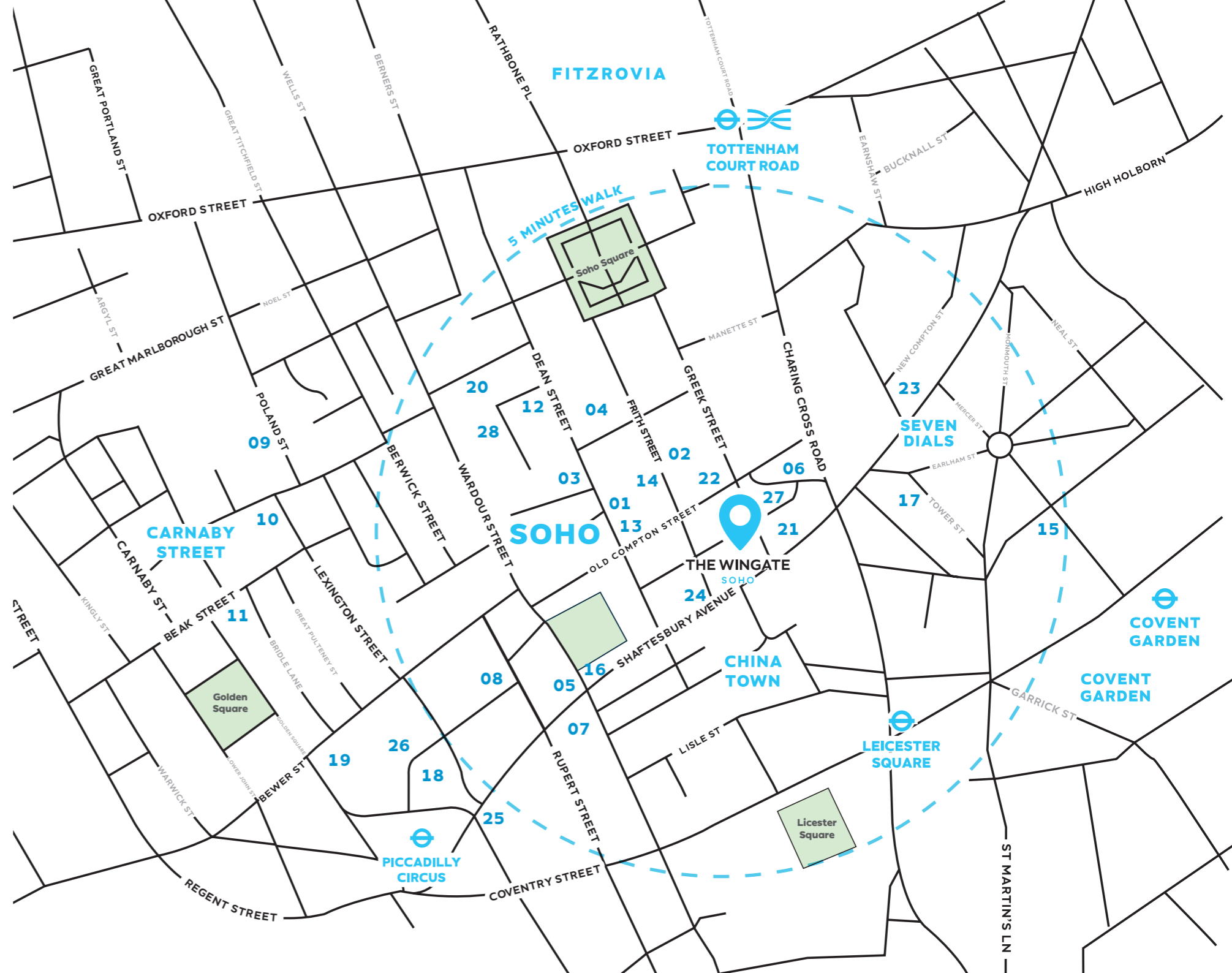
- 17 Another\_Space
- 18 Jack Solomons Gym
- 19 Third Space
- 20 Soho Fitness Lab

## THEATRES & CINEMAS

- 21 Palace Theatre
- 22 Prince Edward Theatre
- 23 Odeon Cinema
- 24 Curzon Cinema
- 25 Picturehouse

## HOTELS

- 26 Ham Yard Hotel
- 27 Kettner's
- 28 The Soho Hotel



# SUMMARY

## SPECIFICATION



OPENABLE  
WINDOWS



4 ROOF  
TERRACES

BREEAM®

EXCELLENT



WIREDScore  
SILVER



BIKE  
RACKS



SHOWERS



LOCKERS



EXPOSED  
CEILINGS





FOURTH FLOOR  
TERRACE

**NINTH FLOOR TERRACE**

2,013 SQFT

**EIGHTH FLOOR TERRACE**

420 SQFT

**SEVENTH FLOOR TERRACE**

743 SQFT

**FOURTH FLOOR TERRACE**

2,713 SQFT

5,900 SQFT  
**TOTAL OUTSIDE SPACE**

# PANORAMIC VIEWS

VIEW EAST FROM NINTH FLOOR



VIEW SOUTH FROM NINTH FLOOR





TYPICAL OFFICE FLOOR

# AN ABUNDANCE OF NATURAL LIGHT



OPENABLE  
WINDOWS

BREEAM®

EXCELLENT



EXPOSED  
CEILINGS

# COMING SOON AUTUMN 2021

**ON FLOOR ARRIVAL EXPERIENCE**







NINTH FLOOR  
ROOF TERRACE



**NINTH FLOOR  
ROOF TERRACE**



**NINTH FLOOR  
ROOF TERRACE**

# SCHEDULE OF AREAS



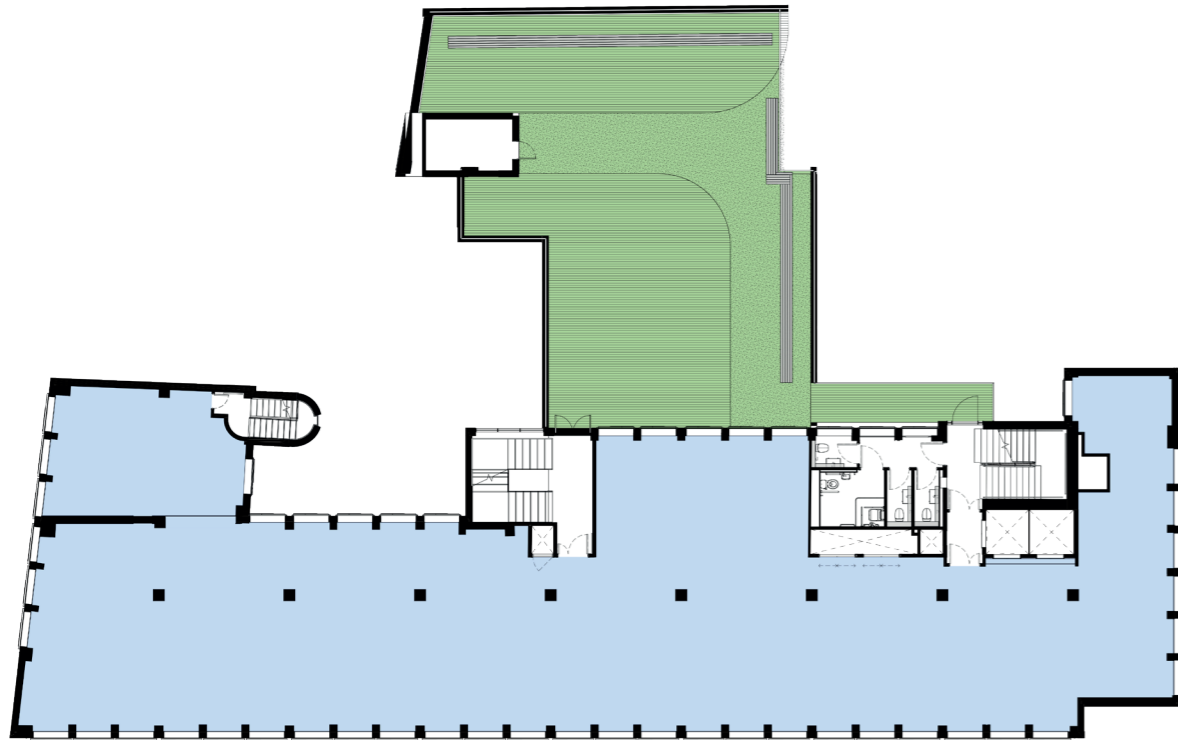
FLOOR	NIA SQ FT / SQ M	TERRACE SQ FT
9 <sup>TH</sup>	1,056 / 98	2,013
8 <sup>TH</sup>	3,388 / 315	420
7 <sup>TH</sup>	4,418 / 410	743
6 <sup>TH</sup>	5,519 / 513	-
5 <sup>TH</sup>	5,527 / 513	-
4 <sup>TH</sup>	5,516 / 512	2,713
3 <sup>RD</sup>	LET	-
2 <sup>ND</sup>	LET	-
1 <sup>ST</sup>	LET	-
<b>TOTAL</b>	<b>25,424 / 2,361</b>	<b>5,889</b>

\*AREAS MEASURED IN ACCORDANCE WITH RICS CODE OF MEASUREMENT PRACTICES 2ND EDITION 2018. ALL AREAS ARE SUBJECT TO FINAL MEASUREMENTS.

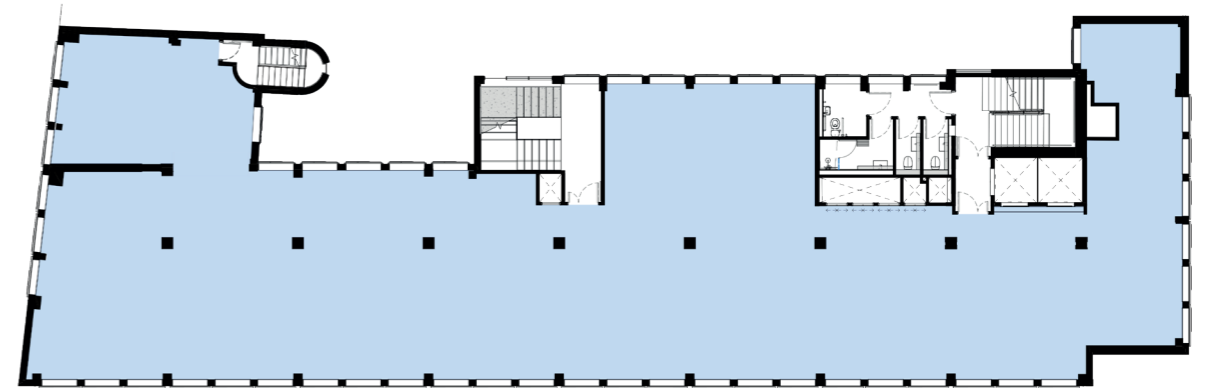
# FLOOR PLANS

■ COMMUNAL TERRACE

■ OFFICE



**FOURTH FLOOR (5,516SQ FT)  
TERRACE (2,713 SQ FT)**

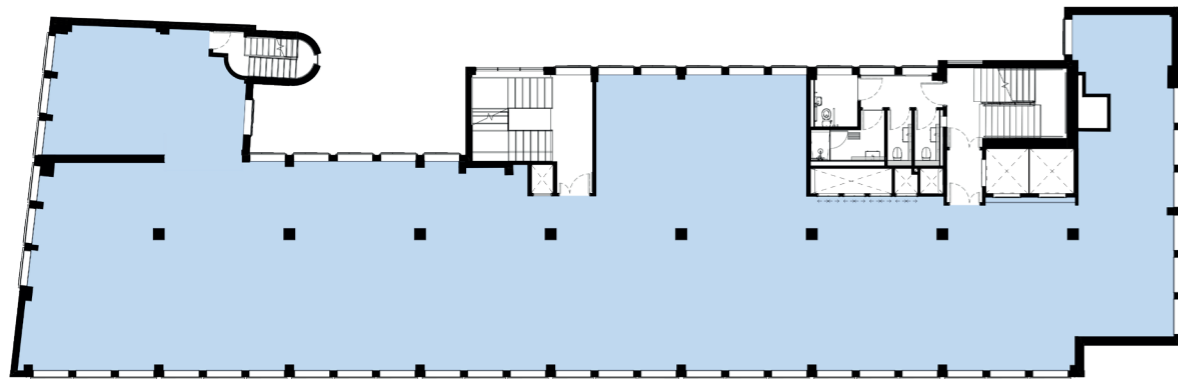


**FIFTH FLOOR (5,527 SQ FT)**

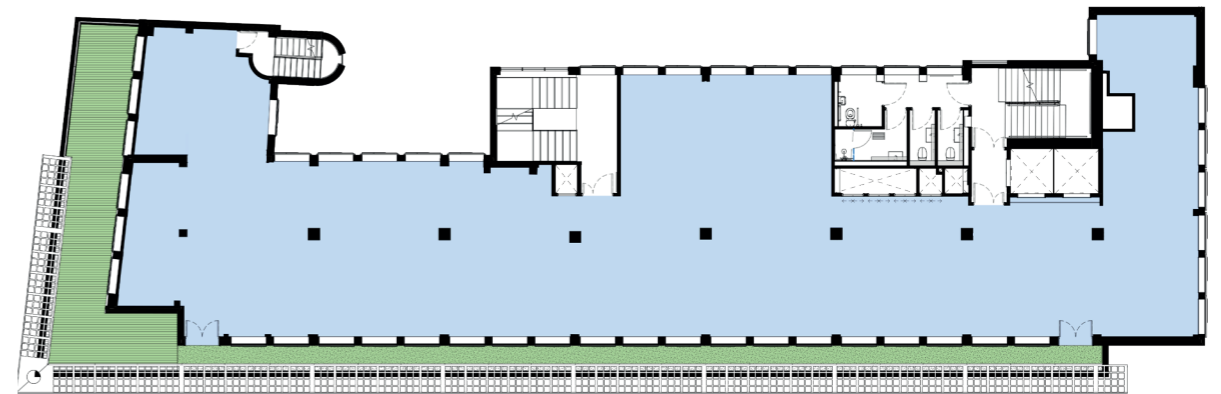
**INDICATIVE FLOOR PLAN**

DEDICATED TERRACES

OFFICE



SIXTH FLOOR (5,519SQ FT)

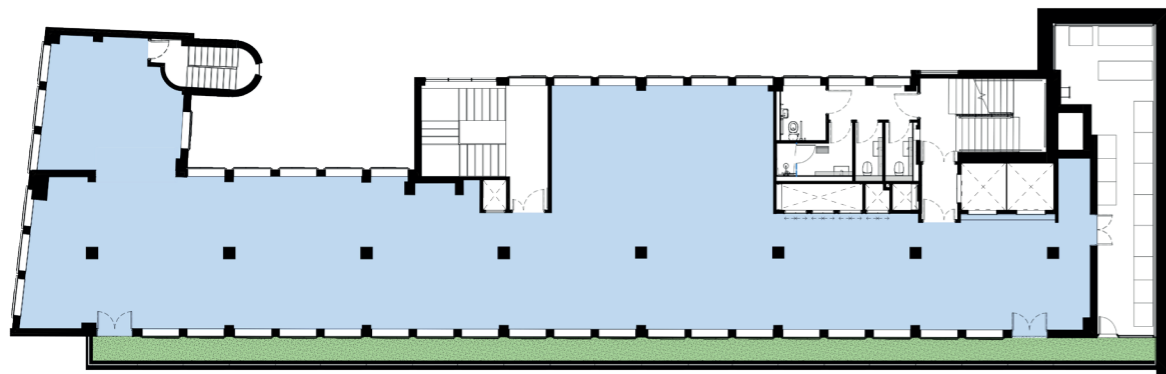


SEVENTH FLOOR (4,418 SQ FT)  
TERRACE (743 SQ FT)

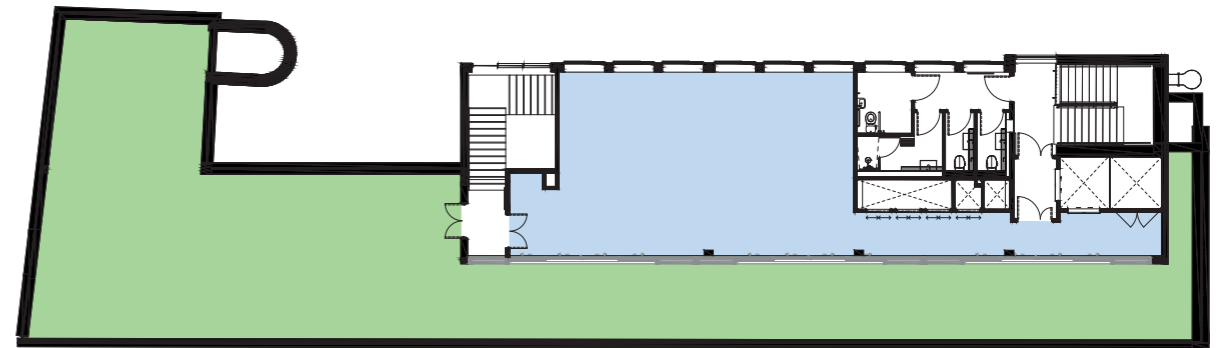
INDICATIVE FLOOR PLAN

DEDICATED TERRACES

OFFICE



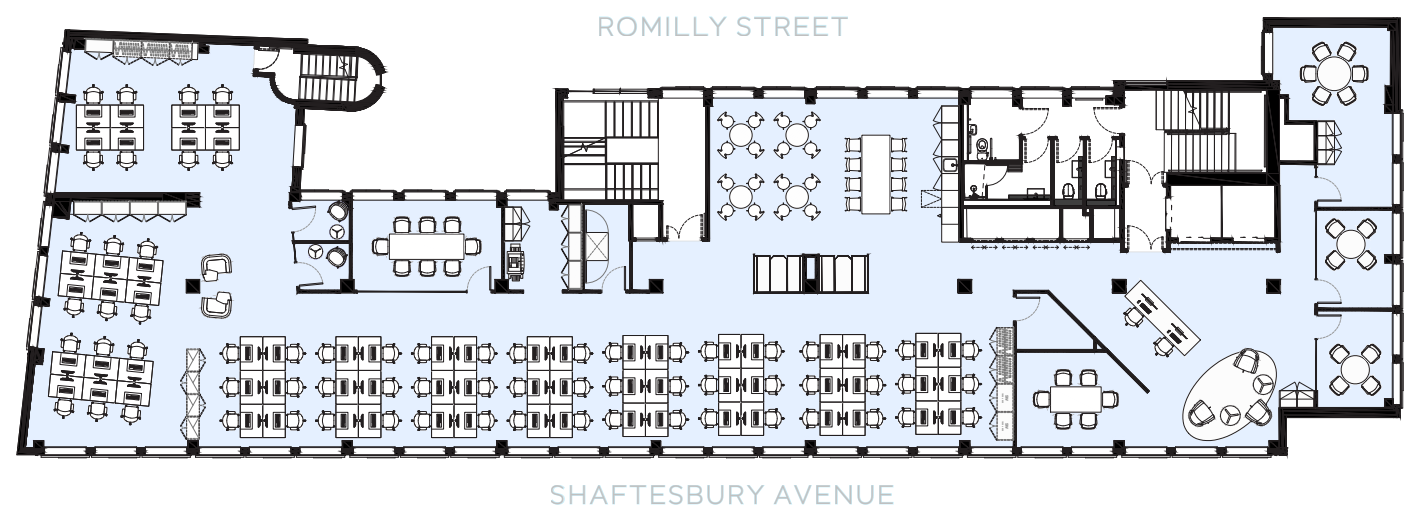
**EIGHTH FLOOR (3,388 SQ FT)  
TERRACE (420 SQ FT)**



**NINTH FLOOR (1,056SQ FT)  
TERRACE (2,013 SQ FT)**

# INDICATIVE

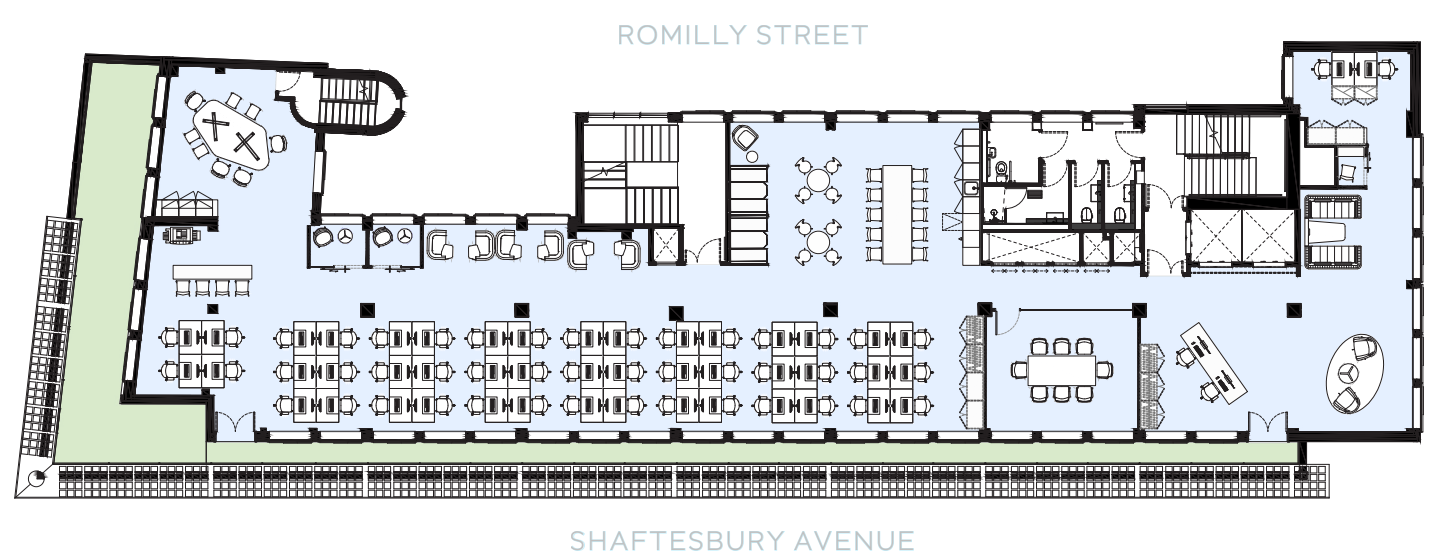
# FLOOR LAYOUTS



## FIFTH FLOOR

Office – 5,527 ft<sup>2</sup> / 513 m<sup>2</sup>

Workstations	68
Reception	2
Tea-Point / Breakout	1no
1 person quiet room	2no
4 person meeting room	2no
6 person meeting room	2no
6-8 person meeting room	1no
Print area	1no
Comms room	1no
Stationery / Store / Post	1no



ROMILLY STREET  
SHAFTESBURY AVENUE

## SEVENTH FLOOR

Office – 4,418 ft<sup>2</sup> / 410 m<sup>2</sup>

Workstations	46
Agile workbench	8
Reception	2
Tea-Point / Breakout	1no
1 person quiet room	2no
4 person meeting room	2no
6 person meeting room	2no
6-8 person meeting room	1no
Print area	1no
Comms room	1no
Stationery / St / Post	1no



ROMILLY STREET  
SHAFTESBURY AVENUE

## NINTH FLOOR

Office – 1,056 ft<sup>2</sup> / 98 m<sup>2</sup>

Agile workbench	10
Tea-Point / Breakout	1no
Lounge area	1no
1 person quiet area	1no
1to1 soft seating	4no

Key:



Not to scale. For identification purposes only.





# SPECIFICATION

## 1.0 INTERIOR SPECIFICATION

- New walls to be dry-lined and painted in RAL 9016, existing walls painted in RAL 9016 with sand blasted columns within offices. Terrazzo and Porcelain to reception area, washrooms and showers.
- Floors, levelling screed to structural slab within offices. Existing Terrazzo and concrete to stairwells.
- Ceilings, exposed plastered and painted to RAL 9016 within existing offices and stairwells. Painted plasterboard ceilings / raft to washrooms and reception.
- Lift carts, metal grating low level panels in black with etched white glass upper panels and mirror.
- Bicycle storage, provision for secure and covered racks within close proximity to building.
- Shower provisions, within washroom block with washbasins.
- Terraces, dedicated located on levels 7, 8 and 9 with a shared provision on level 4.
- 1:8 occupancy.

## 2.0 MECHANICAL SERVICES

### DETAILS OF COMFORT HEATING/COOLING SYSTEM

A brand new heat recovery VRV system will provide the comfort heating/cooling via floor standing chassis fan coil units located on the façade of the building. To provide flexibility to the occupant, each fan coil unit can be individually controlled via the central controller or localised set point adjuster.

The black chassis unit have been selected due to their variety of colours and have been selected due to their slimline features so as to not encroach excessively on the floor plate.

### DESIGN CRITERIA FOR THE COMFORT HEATING/COOLING

- External design temperature  
Winter saturated  $-4^{\circ}\text{C}$   
Summer dry bulb  $30^{\circ}\text{C}$
- Internal design temperature  
Winter dry bulb  $21 \pm 2^{\circ}\text{C}$   
Summer dry bulb  $23 \pm 2^{\circ}\text{C}$

## 3.0 ELECTRICAL SERVICES

### DETAILS OF LIGHTING SYSTEM

- Entrance lobby / reception / ground floor typical office floors: high quality led lighting and external quality led lighting (by specialist lighting consultant)
- Lift lobbies (typical office floors): high quality led lighting (by specialist lighting consultant)
- Toilets: high quality led lighting (by specialist lighting consultant) under PIR control
- Stairs: high quality led lighting (by specialist lighting consultant)
- Emergency lighting will be self-contained battery units integrated within the luminaries
- Lighting levels are as follows:
  - Toilets / circulation: 200lux
  - Stairs and landings : 200 lux

### DETAILS OF ELECTRICAL SYSTEM

The electrical installation consists of the following major elements:

- Emergency lighting in accordance with BS 5266
- A building earthing system throughout in accordance with the relevant
- British standards
- Dedicated earth bars service providers in incoming Telecommunications room
- Rising bus-bar mains utilising plug-in tap-off units on each floor for tenants fit-out of distribution boards
- Disabled wc alarm on floor system
- Energy supply capacity
- 12 watts per m2 for lighting
- 25 watts per m2 for small power

## 4.0 LIFTS'

### LIFT SPECIFICATION

- 1 x 9 stop 8no occupancy adjacent entrance firefighting lift
- 1 x 8 stop 10no occupancy single entrance passenger lift

ReGen drives reduce energy usage by up to 75 percent compared to non-regenerative drives.

## 5.0 FLOOR LOADINGS'

1. Typical Live Load allowance for office floors above ground floor in line with NA BS EN 1991 (Category B1)  
a.  $q_k = 2.5 \text{ kN/m}^2$  (area load)  
b.  $Q_k = 2.7 \text{ kN}$  (point load)

2. Typical load for plant rooms (subject to assessment) designed in line with the BS 6399-1 at the time and we would allow for the same for new plant areas  
a.  $q_k = 7.5 \text{ kN/m}^2$  (area load)  
b.  $Q_k = 4.5 \text{ kN}$  (point load)

3. Typical Live Load allowance for balconies in line with NA BS EN 1991 (Category C11)  
a.  $q_k = 2.0 \text{ kN/m}^2$  (area load)  
b.  $Q_k = 3.0 \text{ kN}$  (point load)

4. Typical Live Load allowance for Staircases and Landings in institutional buildings subjected to crowds in line with NA BS EN 1991 (Category C35)  
a.  $q_k = 4.0 \text{ kN/m}^2$  (area load)  
b.  $Q_k = 4.0 \text{ kN}$  (point load)

# CONTACT DETAILS

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## DEVELOPERS

**BC PARTNERS**

  
SEAFORTH  
LAND

## DESIGNER AND CONTRACTOR

  
oktra

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