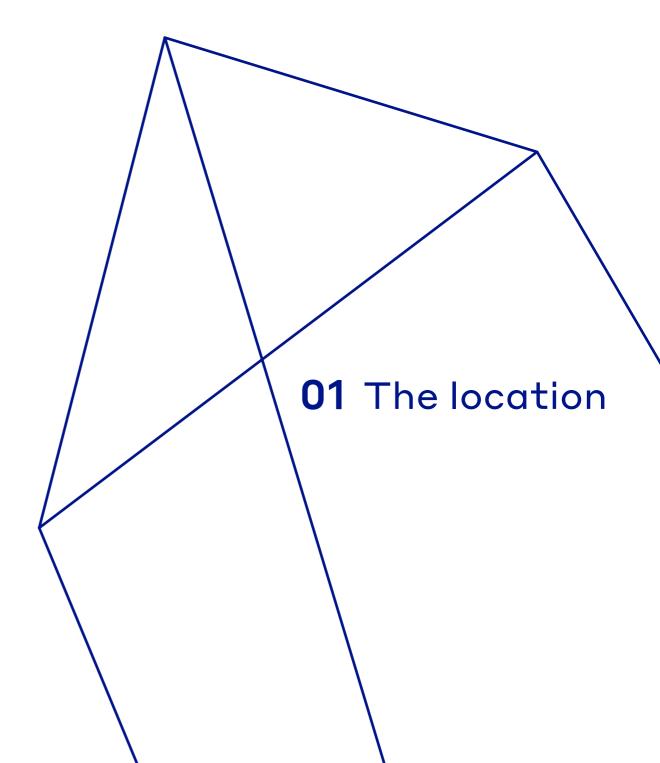


The location

Kensal	03
Connections	05
Local area	07
Area man	09

The building

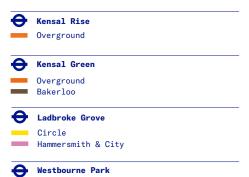
Phase 01	13
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Connections

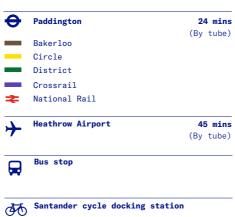




Source: Google

Hammersmith & City

___ Circle















O1 Canal Deli

02 Grand Union Canal

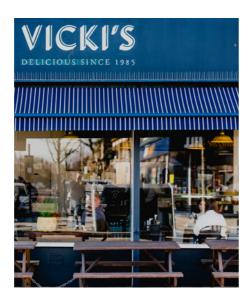
03 Pizza East

04 Minkie's Deli

Area map







Food & Drink

- Parlour 01 02 Paradise 03 Gail's Canal Deli Pizza East 05 06 Pichi 07 Laylow
- Panella Lisboa Delicatessen
- Golborne Deli & Wine Store
- 11 Flying Horse Coffee
- 12 Klear Labs
- 13 Bluebelles of Portobello
- Lowry & Baker 14
- 15 Nest Cafe
- Double Shot 16
- Burrito and Tequila
- 18 Vicki's

- Hana Japanese
- Wildcard
- Morso Kensal Rise
- 22 Sacro Cuore Pizza

Green Spaces

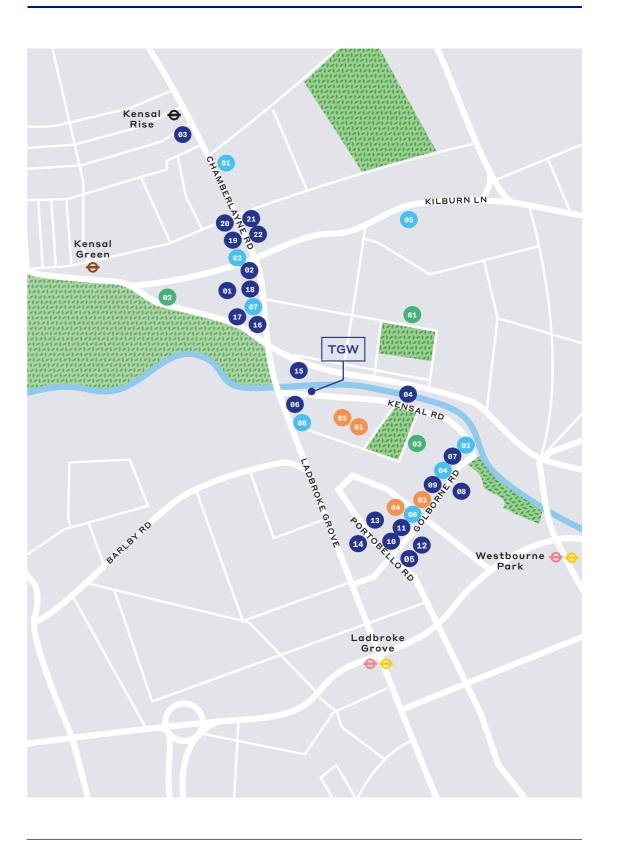
- 01 Queen's Park Gardens
- 02 Kensal Green Cemetery
- 03 Emslie Horniman's Pleasance Park

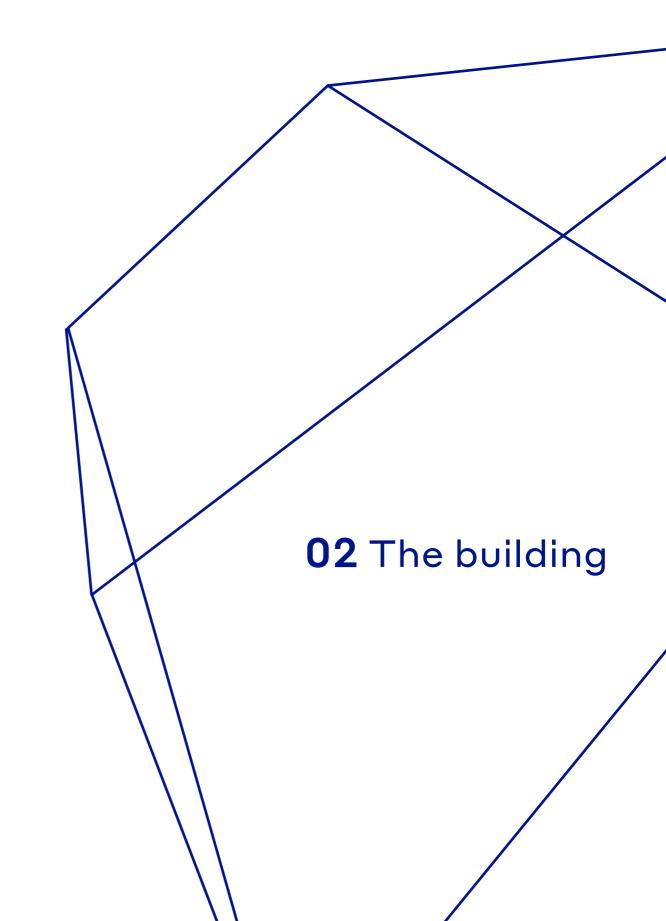
Lifestyle

- 01 Supra
- 02 Scarlet & Violet
- Rellik
- Cha Cha x Sister Jane
- Fierce Grace Hot Yoga
- 06 the store
- 07 RISE
- 08 Anytime Fitness

Music

- 01 The Moat Studios
- 02 Sleeper Sounds
- 03 Lotown
- 04 Rough Trade





Project Team

Architects Studio RHE

Development ManagementAshridge

Project Manager Quartz Structural Engineer

Heyne Tillett Steele

M&E ConsultantsAtelier Ten

Planning Consultants

GVA

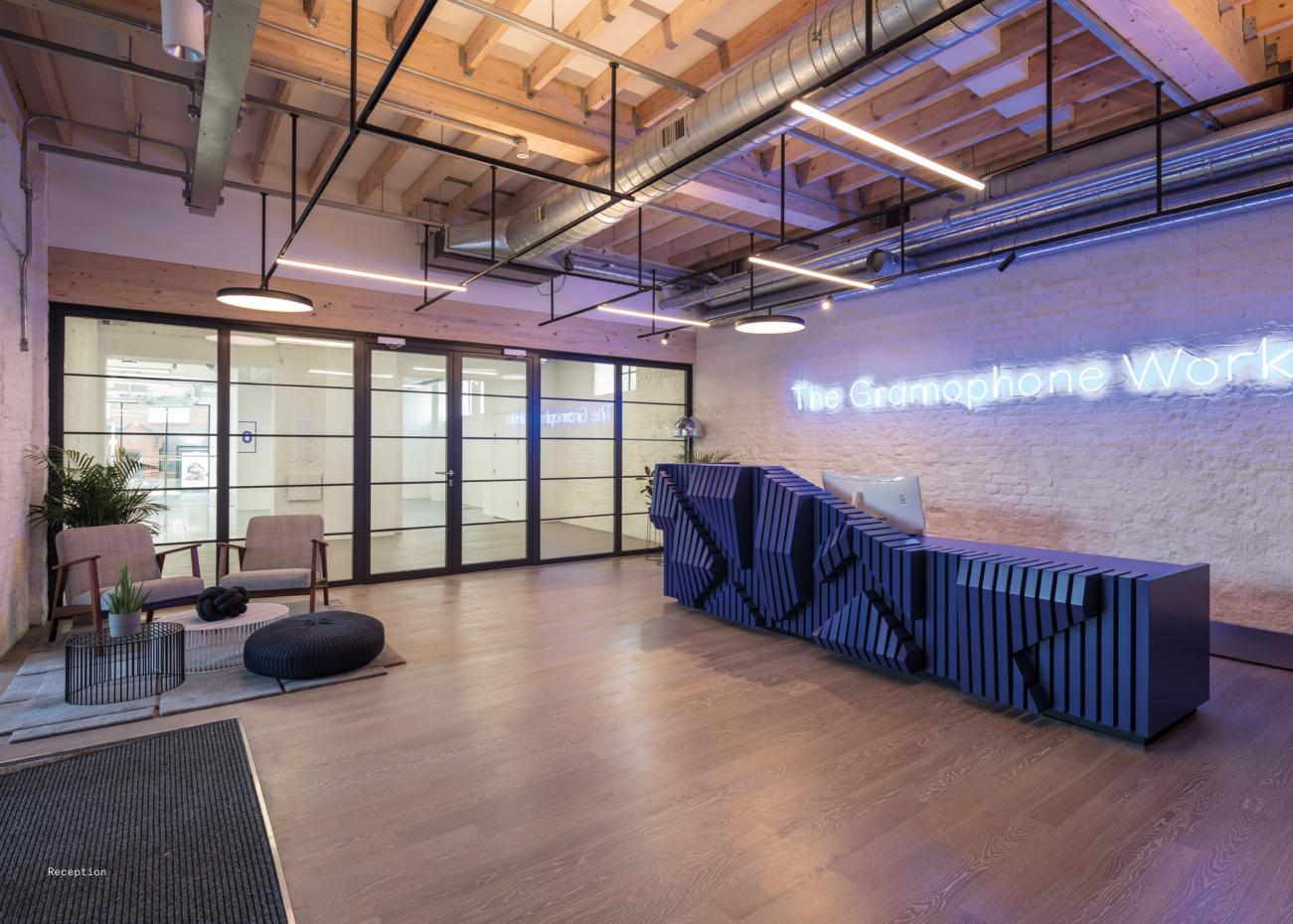
Phase 01

The project is a refurbishment of the original 20th century building. The development retains a strong canal side industrial character whilst introducing new and contemporary architecture & office environments to the site. Large set back terraces provide exciting external spaces overlooking the canal.









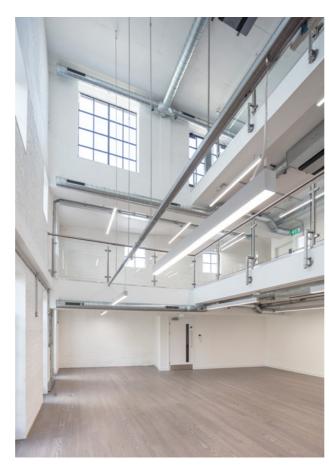


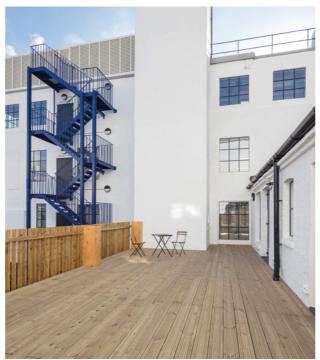




Specification

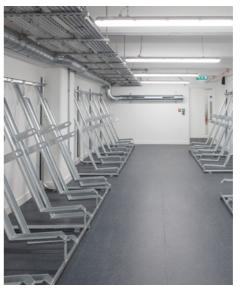
- Total office area c.20,000 sq ft NIA
- Floor plates ranging from 1,000 5,000 sq ft NIA
- Contemporary office reception
- 4 roof terraces totalling 1,200 sq ft
- 13 person passenger lift
- Exposed concrete structure
- Industrial double-glazed crittall windows
- Exposed ceiling mounted VRF heating & cooling system with fresh air supply
- Occupational density of 1:8 sq m
- LED linear suspended up/down lighting













Sustainability



Sustainably sourced timber terrace structures



Increased insulation levels and double glazed windows



Energy efficient heating/cooling systems



Low energy LED lighting with sensors

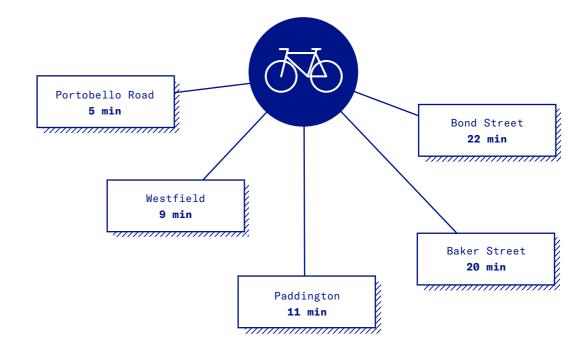




42 cycle hub spaces

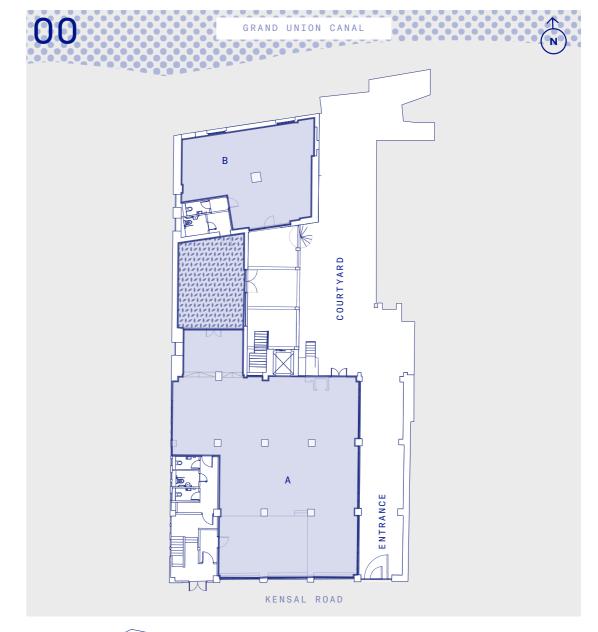


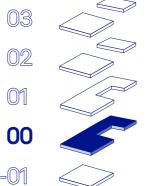


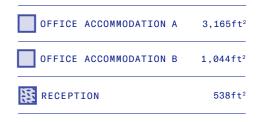


Floor plans

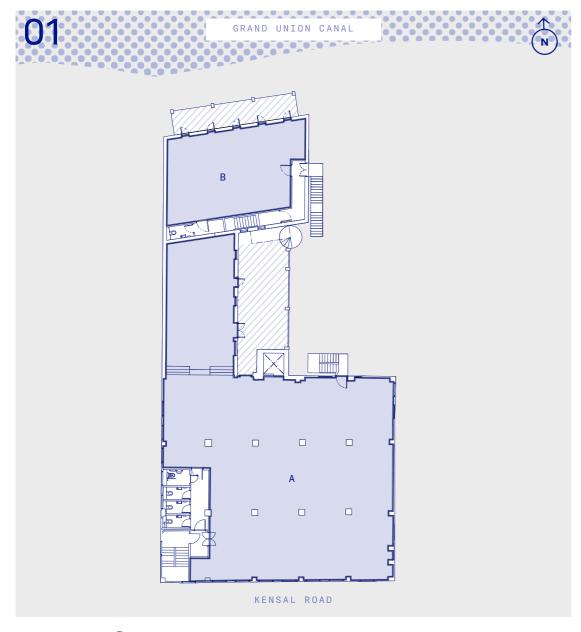
Area sched	dule	
FLOOR	AVAILABLE SPACE	
03	4,521ft ²	
02	4,790ft ²	
01	A Fully Let (Emilia Wickstead) B 1,055ft ²	
00	4,747ft ²	
-01	-	
Total	15,133ft ²	



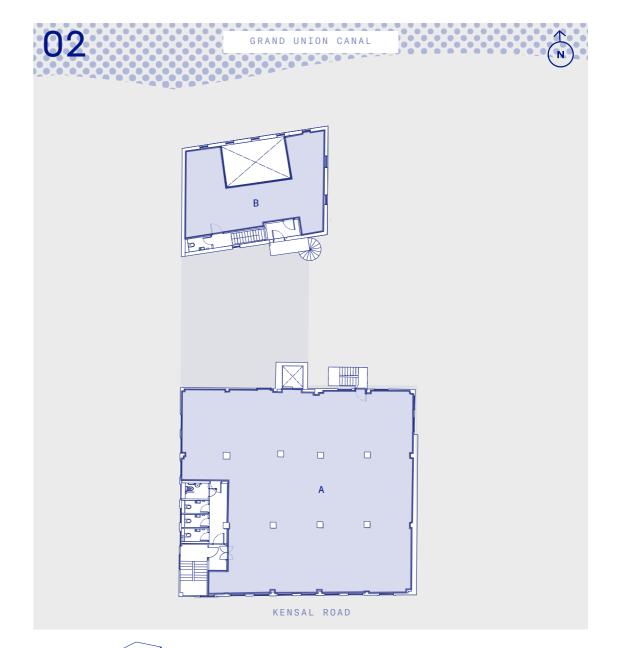


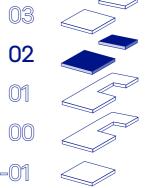


TOTAL AVAILABLE 4,747ft²









OFFICE ACCOMMODATION A 3,918ft²
OFFICE ACCOMMODATION B 872ft²

TOTAL AVAILABLE 4,790ft²

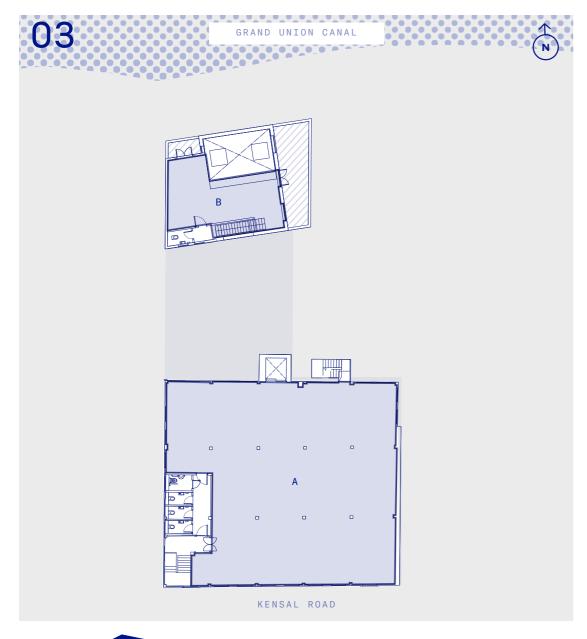
33

4,779ft²

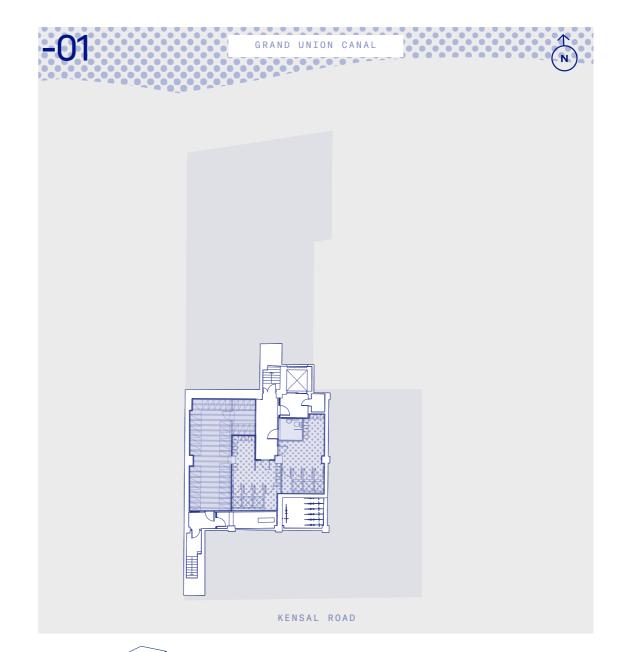
1,055ft²

1,055ft²

883ft²









35

581ft²

312ft²

4,521ft²

Technical specification

Occupancy Levels

For the purpose of calculation, the following occupation levels have been used:

- Ventilation/Servicing Strategy: 1 Person / 8 sqm
- Means of escape: 1 Person / 7.5 sqm
- Lifts: 1 Person / 8 sqm
- Toilet Provision: 1 Person / 10 sqm as per BCO guidelines

Structure

Existing structural concrete columns and beams have been retained, repaired and repainted. The new terrace extensions are constructed from Glulam timber columns & beams with timber decking infill & vertical timber balustrading.

Floor to Ceiling heights

On all office floors the height is maximised by the omission of raised access floors and suspended ceilings with the exception of the ground floor which has a raised access floor with 125mm service void. Due to the eclectic mix of buildings and spaces the floor to ceiling heights vary considerably across the development.

Approx. max. floor to ceiling heights

Building 1	
Ground	3900mm
First	2800mm
Second	2800mm
Third	2800mm
Building 2	
Ground	3700mm
First	2600mm - 5000mm (sloped roof)
Building 3	
Ground	4100mm
First	2600mm
Second	2800mm
Third	2200mm

Facade & Glazing

The existing facades have been repaired and internally insulated to improve thermal efficiency. All glazing is either double-glazed crittall windows or aluminium framed contemporary glazing (e.g. Reception entrance).

Terraces & External Spaces

Terraces & external spaces have been provided wherever possible to capitalise on the canal side location. The ground floor has direct access to the central courtyard space which is partially covered by the first-floor terrace. In addition, a canal side terrace can be accessed from the first floor. Two roof terraces overlooking the canal are also accessible from the third floor. The external spaces are secured with steel access gates.

Lifts

13 person passenger lift. This travels at 1.0m/s between basement & third floors. Fob access controls ensure security, due to the ground floor external access. Building 3 does not have lift access and is instead served by the existing external staircase.

WC's & Shower Facilities

All WCs are 'superloos' with hand basins and wall mounted pans, vanity mirrors & hand dryers. Materials reflect the character of the building with plain & feature tiled surfaces. Separate Male & Female changing rooms are provided with personal locker storage areas in the basement. Showers are individual wet rooms with private changing areas & 900mmm x 900mm showering areas. Non slip finishes are provided throughout.

Servicing

Refuse stores are located on the ground floor below the external access stairs. Plant areas are located at basement and roof levels.

Office Cat A

- Plasterboard painted walls
- Exposed brickwork feature walls
- Painted concrete columns beams and soffits
- Exposed ceiling mounted services
- Glazed or partially glazed facades
- Galvanised steel perimeter & column service onduits throughout
- Cleaner's cupboards
- Capped off tea-point services

Building Reception

The ground floor of the central building provides a reception and communal space directly off the courtyard.

Cycle Provision

42 cycle spaces are within the basement adjacent to the shower facilities and lockers. Additional external visitor cycle spaces are provided at ground floor.

Mechanical Services

- All areas are air conditioned using a centralised high efficiency VRF system with a high level of zonal control. Heat rejection occurs via roof mounted cooling plant
- Ventilation is supplied to each unit via air handling units located at the roofplant area
- Extract is provided to the office toilet & shower areas.
- Dedicated tenant plant areas have been provided at roof level

Public Health Services

Portable boosted cold water service is provided to all drinking water outlets & sanitaryware cold water connections

Soil & waste systems are provided to take the discharge of foul & waste water from all sanitaryware & fitments.

Electrical services

Each office area has a dedicated distribution board and is metered to monitor small power & lighting consumption.

The electrical services have been designed to provide maximum flexibility for incoming tenants. General small power outlets are provided throughout the Landlord areas

of the building to serve cleaning equipment, plantroom maintenance, hand dryers, reception desk, security services & items of mechanical plant.

General small power distribution to tenant office spaces are not provided as part the Cat A fit-out allowing incoming tenants maximum flexibility for the configuration of office spaces.

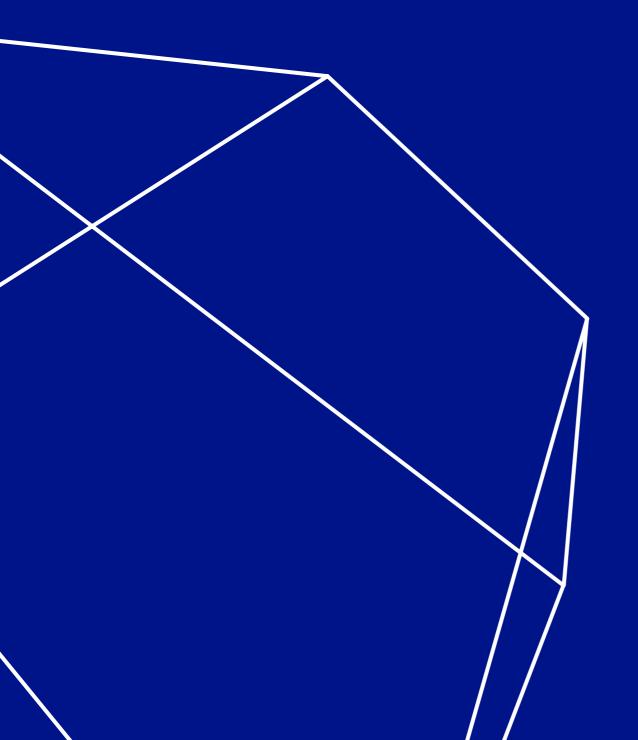
Lighting

Lighting design has been carried out in accordance with BCO guidelines & the principles of the CIBSE Lighting Guides. Office areas are illuminated by low energy, electronic, suspended fluorescent & / or LED luminaires. The lighting is controlled by means of a programmable control system. This enables the lighting layout to be easily reconfigured for partitioning works without major alterations. Recessed low energy LED lighting is used throughout WCs and changing areas.

- Architectural and feature LED lighting to Reception area
- External building accent lighting to reception area

Access & Security Systems

- Video entrance system with electronic release controls to gates
- Fob access lift





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