A building that focuses on wellness, sustainability and technology to create an environment that's best for its people and the planet.

Edenica

Edenica

Edenica has been intelligently designed with sustainability and user experience at its core.

Extensive terraces, openable windows and landscaped gardens are just some of the unique features that create a space to make your working day a pleasure.



View from Fetter Lane

Edenica

Connectivity

Space

Sustainability

Wellness



Edenica

Connectivity

Space

Sustainability

Wellness

With 8,728 sq ft of beautifully landscaped terraces and gardens, plus access to a further 4,600 sq ft at the adjacent St Dunstan's Gardens, there is plenty of space for you to interact with nature.



Photo of Level 9 Terrace looking South

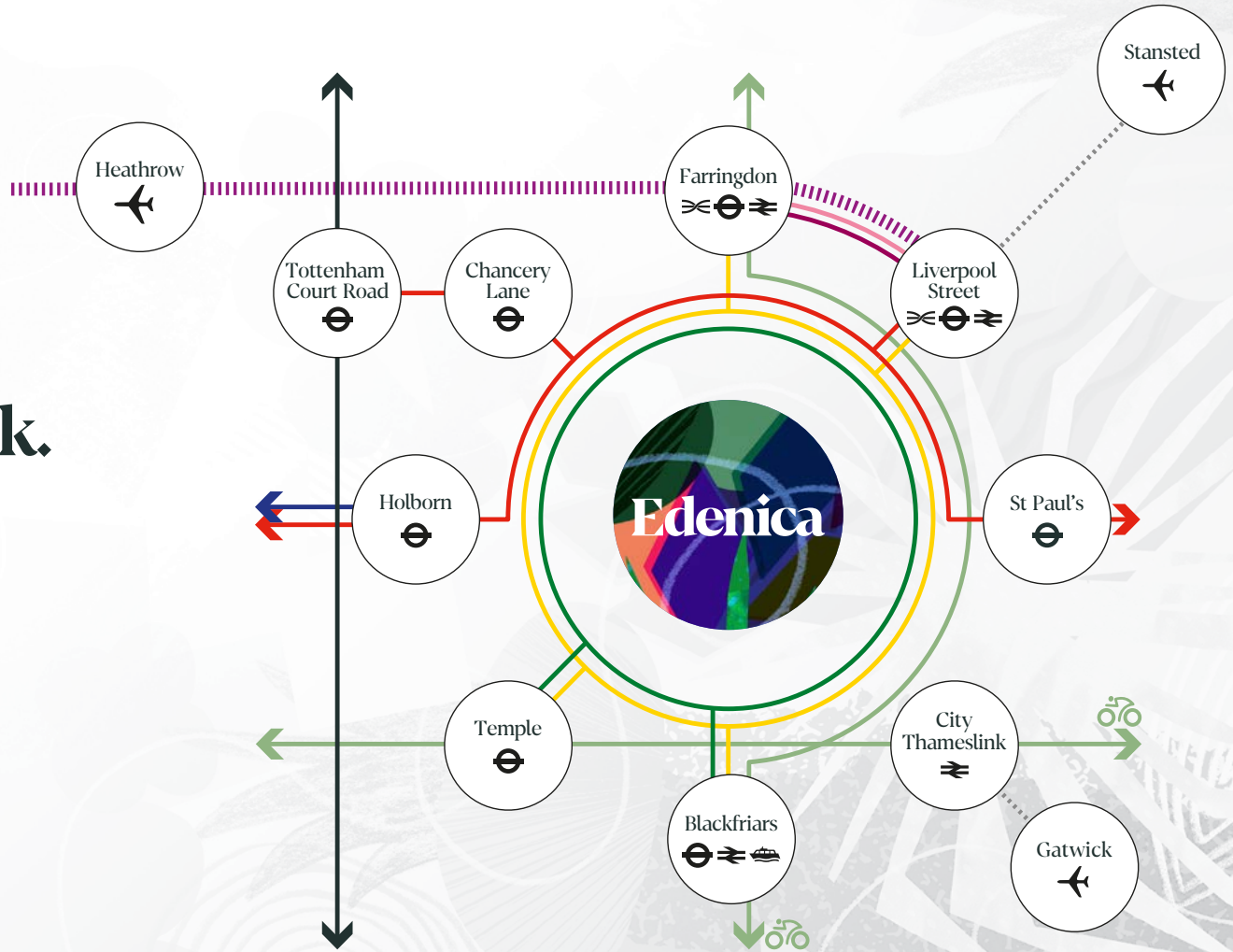
Edenica is at the centre of it all, with the City Thameslink, Elizabeth Line and major London underground and overground hubs all **within a 10 minute walk.**

Connectivity

Space

Sustainability

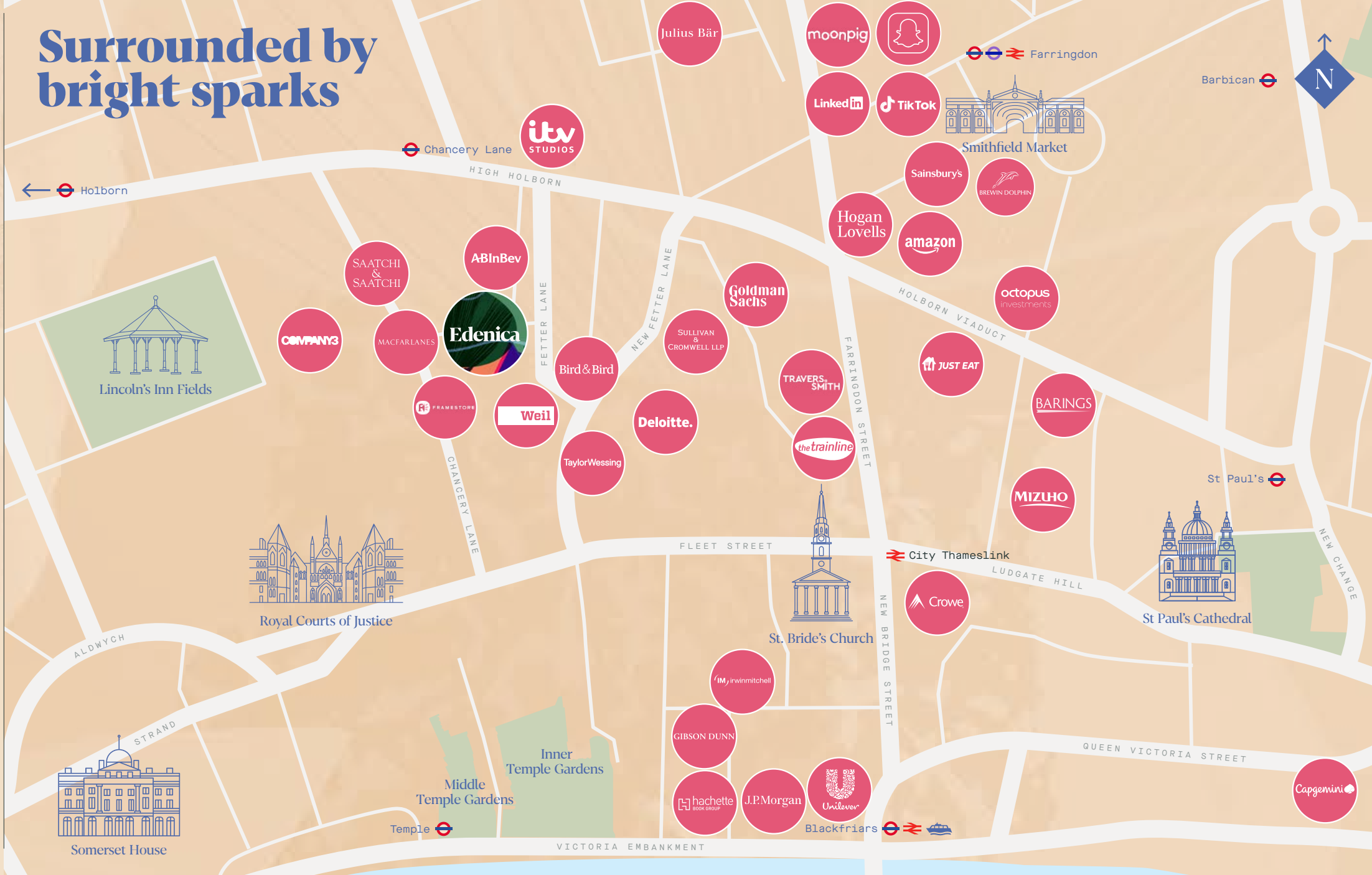
Wellness



Edenica

Surrounded by bright sparks

- Connectivity
- Space
- Sustainability
- Wellness



Edenica

Connectivity

Space

Sustainability

Wellness

View from Bream's Buildings



Edenica



Smith's of Smithfield



Brewdog

Fine dining or a swift one at the end of the week. There's no shortage of choice to keep your clients and employees happy.

Rosewood London



Meet, eat, *or* grab and go.

- Connectivity
- Space
- Sustainability
- Wellness



WatchHouse Coffee

Leather Lane Market



The Hoxton



Edenica

Connectivity

Space

Sustainability

Wellness



Lincoln's Inn Fields Tennis Courts



Thames Path



Bounce

Getting out & active.

The neighbourhood has some of the best places for a change of pace. Day or night.



Gymbox



Lincoln's Inn Fields

Flight Club



Edenica

Clever,



180 House



King's College London



The Maughan Library



St Paul's Cathedral

cultural,



Museum of London

Connectivity

Space

Sustainability

Wellness

Super-central for the best arts and educational institutions in London.

London School of Economics





Kimchi and Chips, Halo at Somerset House

calm.

Space

Generous volume with natural finishes, openable windows and lush biophilic design inside and out. Enjoy access to terraces as well as a new landscaped public realm. **The way an office building should be.**

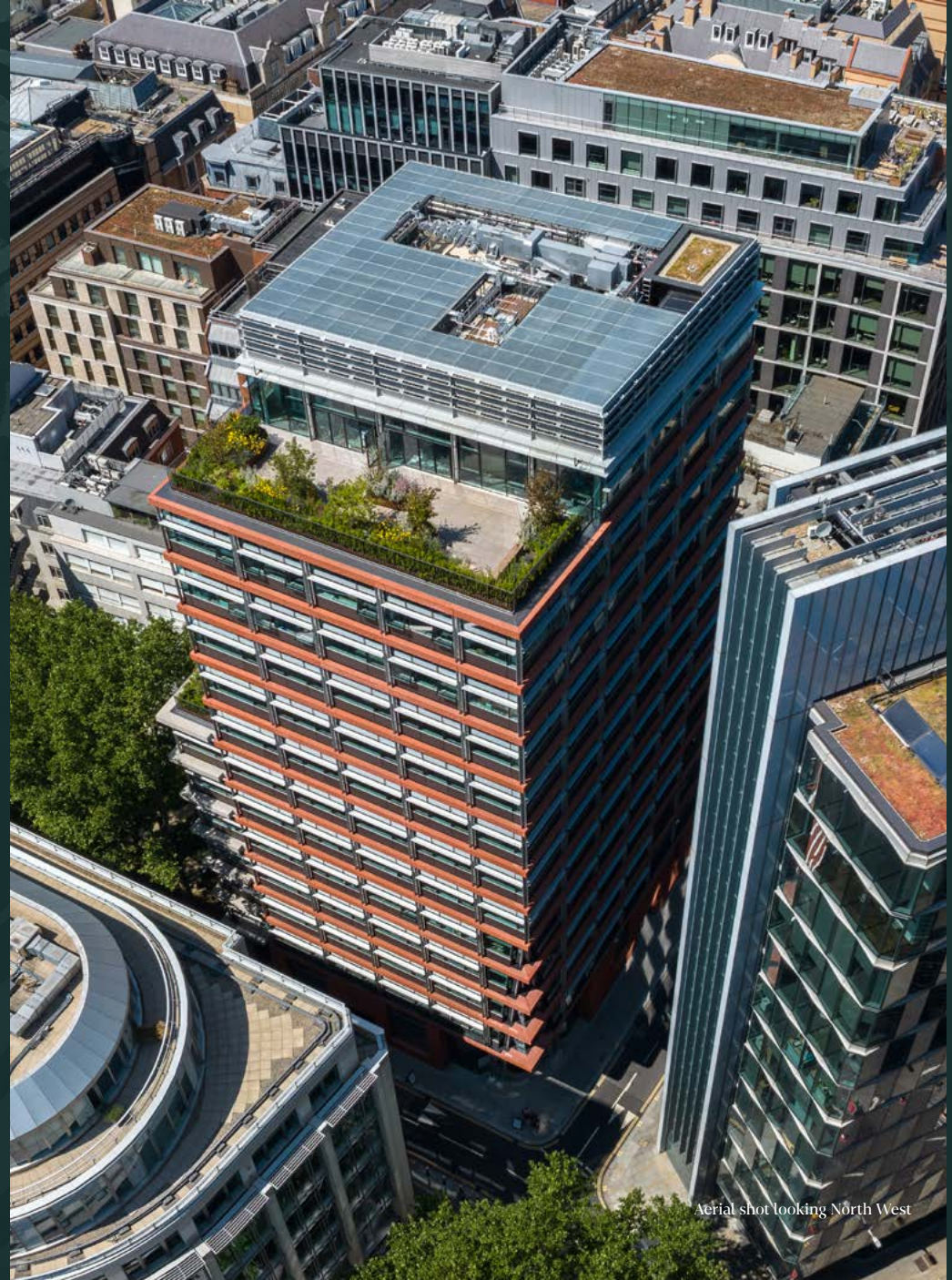
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Connectivity

Space

Sustainability

Wellness



Aerial shot looking North West

Floor		NIA sq ft	Terrace sq ft
12 Let	BSF BOIES SCHILLER FLEXNER		
11 Let	BSF BOIES SCHILLER FLEXNER		
10 Let	BSF BOIES SCHILLER FLEXNER		
09		4,684	2,088
08		6,571	366
07		6,983	312
06		7,371	1,076
05 Let	T.EN TECHNIP ENERGIES		
04 Let			
03 Let	MACFARLANES		
02		10,745	
01 Let	fletcher priest architects london + köln + riga		
M Let			
GF Let	Reception		
B1 (storage)		153	
Total Available		36,507	3,842

Areas have been measured by Michael Gallie in accordance with the RICS Code of Measuring Practice (6th Edition). Terrace areas exclude adjacent St Dunstan's Gardens

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Connectivity

Space

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Wellness



Photo of landscaped gardens.

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Connectivity

Space

Sustainability

Wellness



Photo of Reception and Cafe

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Connectivity

Space

Sustainability

Wellness



Photo of Reception and Cafe looking into Lift Lobby

Edenica

Ground floor

Mezzanine

N

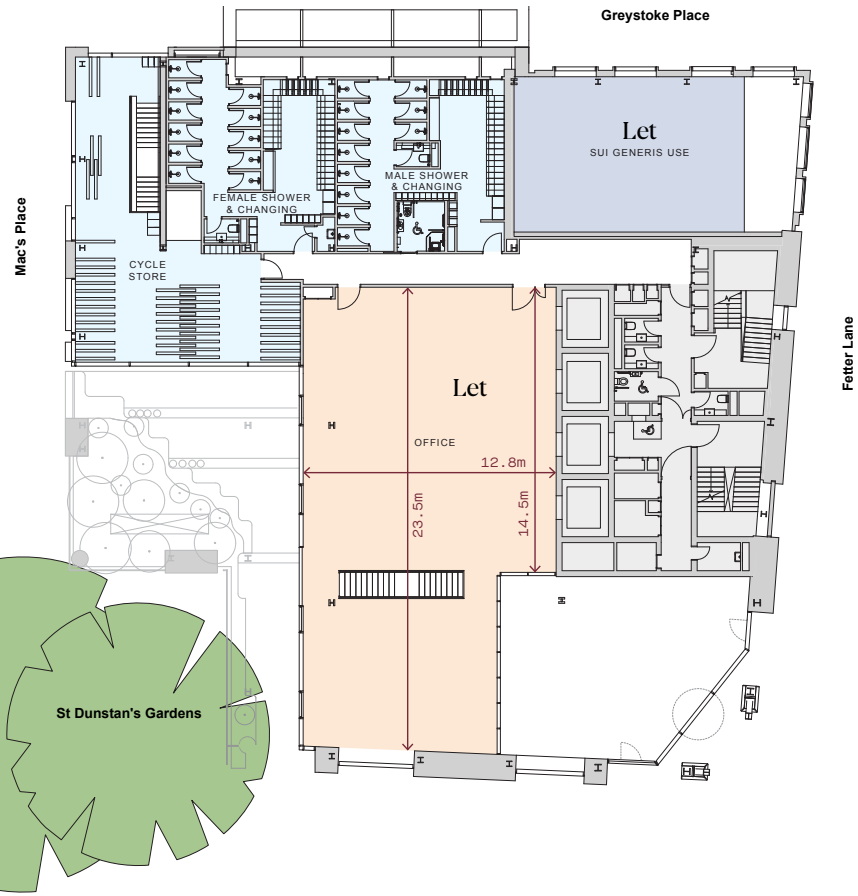
Connectivity

Space

Sustainability

Wellness





St.Dunstan's Gardens ····· Cycle entry point ○ Cycle Store ○ Reception ○ Cafe ○ Office (Let)

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Second floor

10,745 sq ft (998 sq m) Office

Connectivity

Space

Sustainability

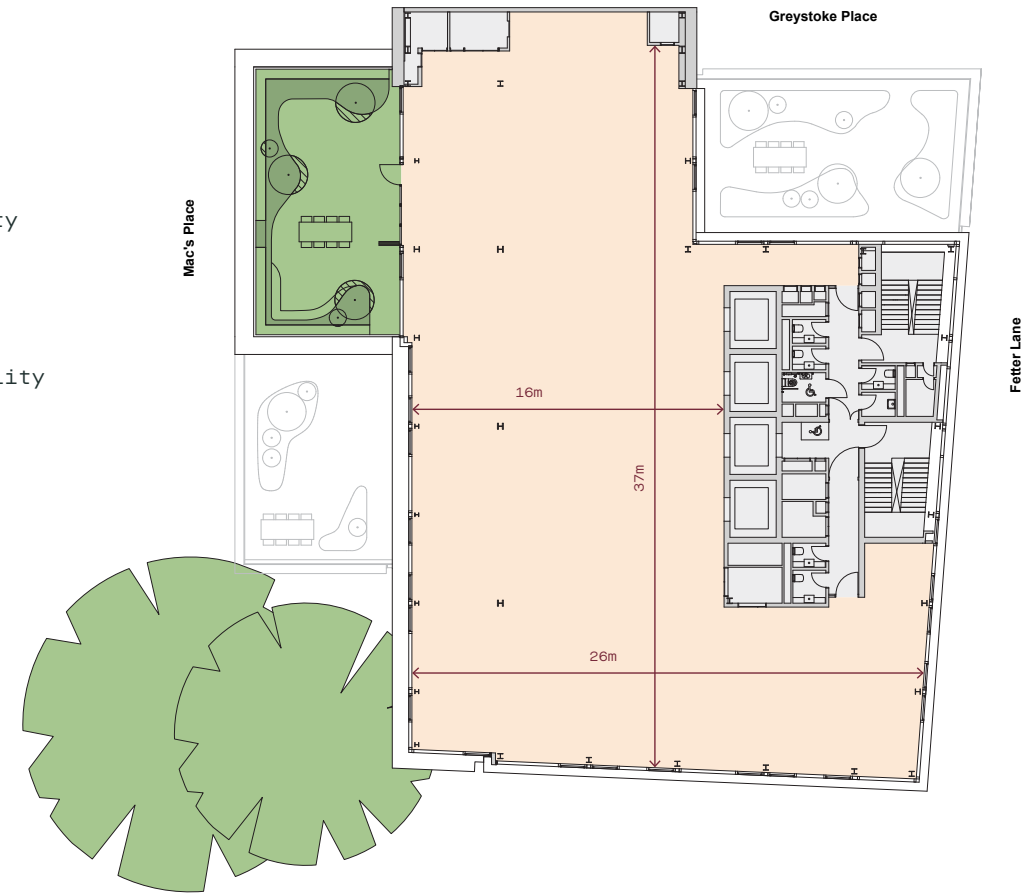
Wellness



Edenica

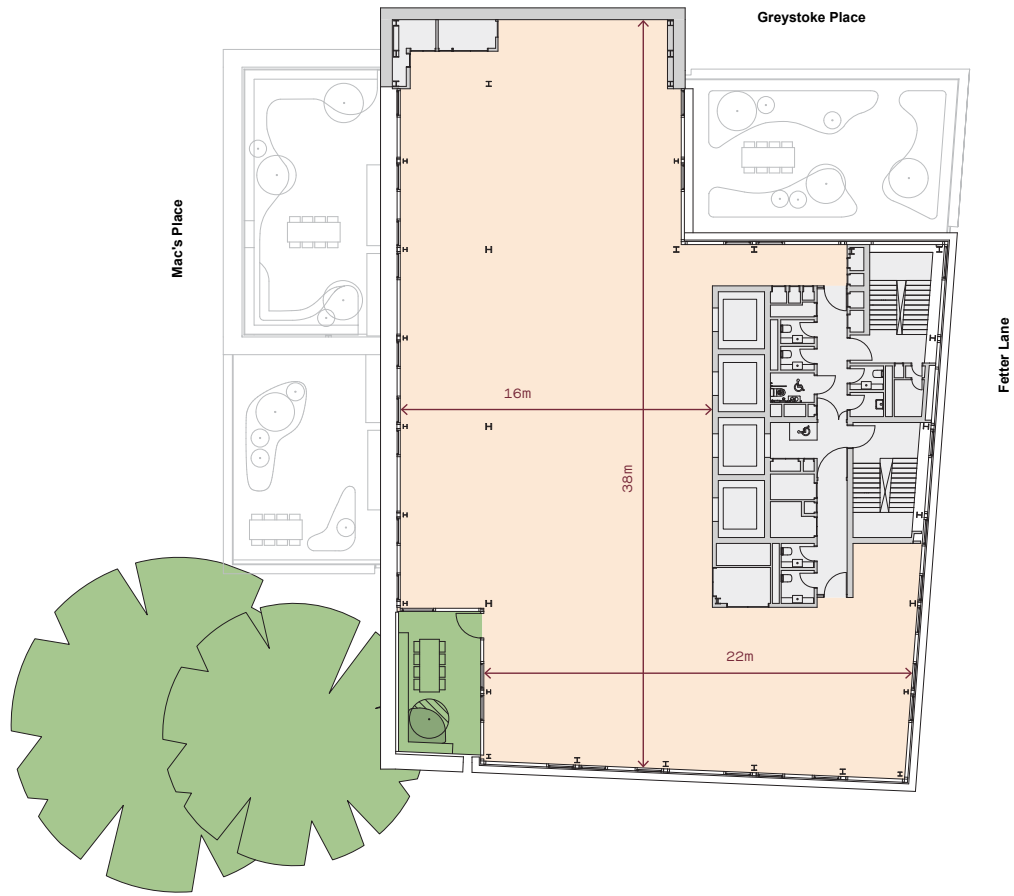
Sixth floor

7,371 sq ft (685 sq m) Office
1,076 sq ft (100 sq m) Terrace



Seventh floor

6,983 sq ft (649 sq m) Office
312 sq ft (29 sq m) Terrace



Office Terrace

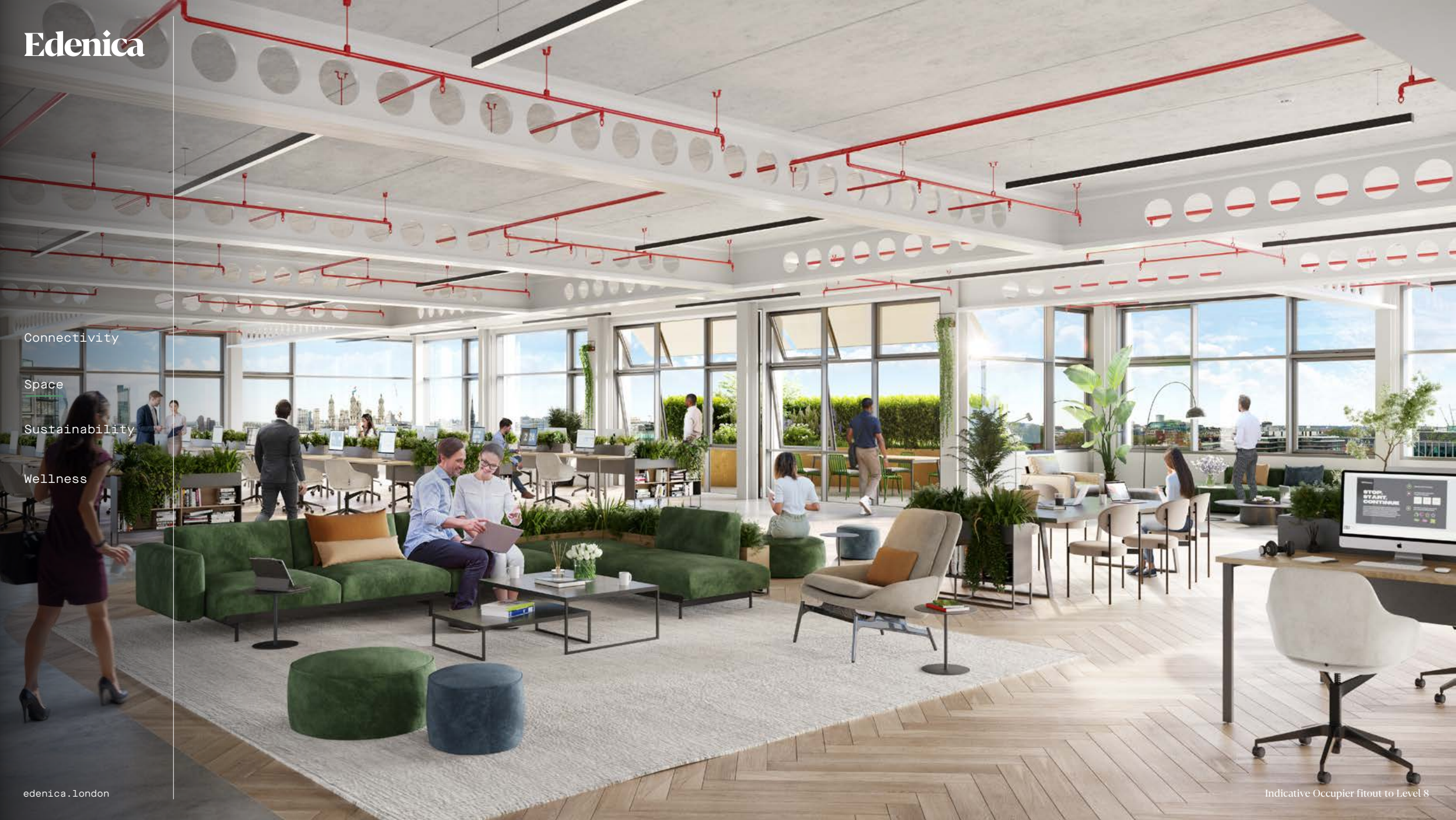
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Connectivity

Space

Sustainability

Wellness

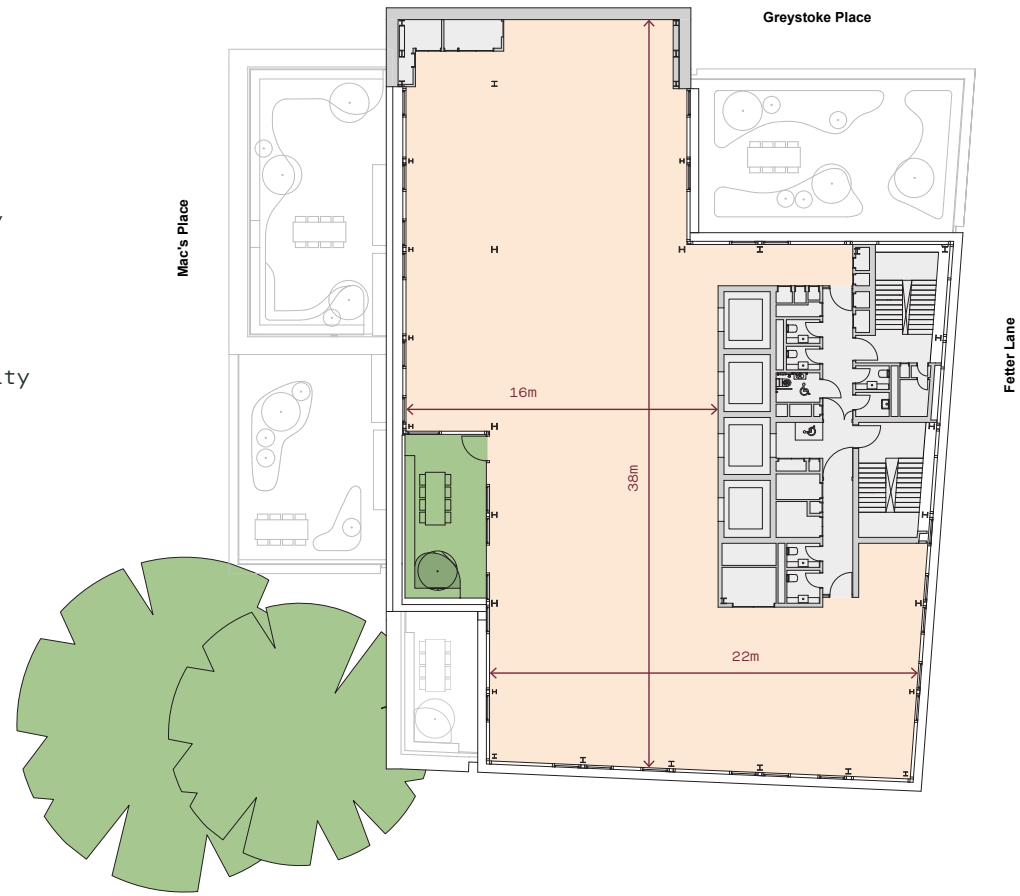


Indicative Occupier fitout to Level 8

Edenica

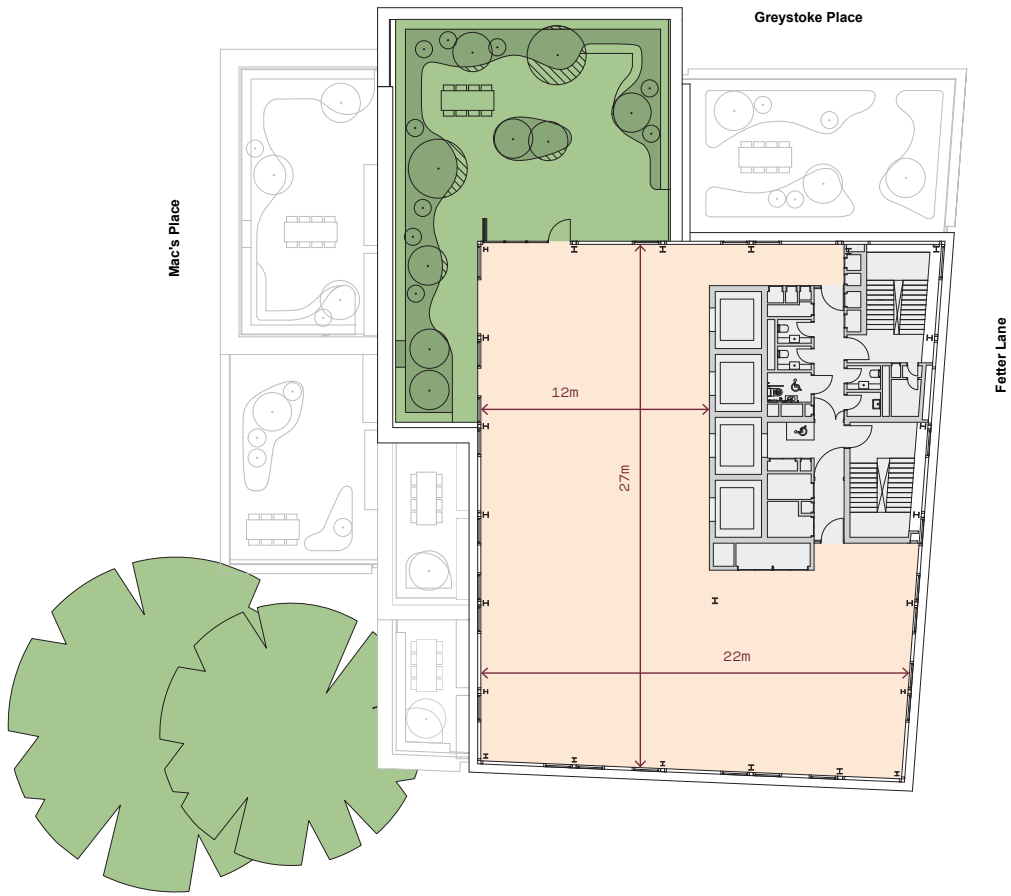
Eighth floor

6,571 sq ft (611 sq m) Office
366 sq ft (34 sq m) Terrace



Ninth floor

4,684 sq ft (435 sq m) Office
2,088 sq ft (194 sq m) Terrace



N

Office Terrace

Connectivity

Space

Sustainability

Wellness

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Connectivity

Space

Sustainability

Wellness



Photo of Cat A Office floor - Level 9

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Connectivity

Space

Sustainability

Wellness



edenica.london

Photo of buildings Terraces

"Our intention was to remove the shackles of conventional design so that the team could take a truly un-fettered and holistic approach to the sustainability strategy"
– Maxwell Shand, YardNine

Sustainability

Edenica

Connectivity

Space

Sustainability

Wellness



Photo of Edenica from Chancery Lane

Target accreditations

BREEAM®

'Outstanding'

BCO

Workspace

Smart Score 'Platinum'

A

EPC A-Rating

WELL PLATINUM

'Platinum Enabled'

Wired Score 'Platinum'

Edenica

Keeping it green

Low carbon construction

- Recycled materials produced off site to reduce embodied carbon.
- Photovoltaic Arrays providing electrical power.
- 50% less embodied carbon than the industry standard.
- 30% less embodied carbon than the UKGBC's baseline.
- Net Zero in Construction.

Protecting the planet

- A 100% electric building.
- Operational energy consumption will be lower than the UKGBC* target for 2030.
- Rainwater capture by blue roof and grey water recycling significantly reduces water consumption.
- Best in class cycle facilities.
- Net Zero Carbon in operation.

Intelligent design

- Natural ventilation and air conditioning.
- Night time cooling of concrete soffits provides a natural ventilation solution.
- Underfloor heating and cooling system.
- High performance glazing and solar fins reduce solar gain.
- Minimum 3.4m floor to ceiling heights allowing for optimal volume.

*UKGBC identified that the office sector will need to achieve an overall 60% reduction in energy by 2030 use,

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Connectivity

Space

Sustainability

Wellness



Photo of Edenica from Chancery Lane

Aerial photo from above

Edenica

Pathway to net zero

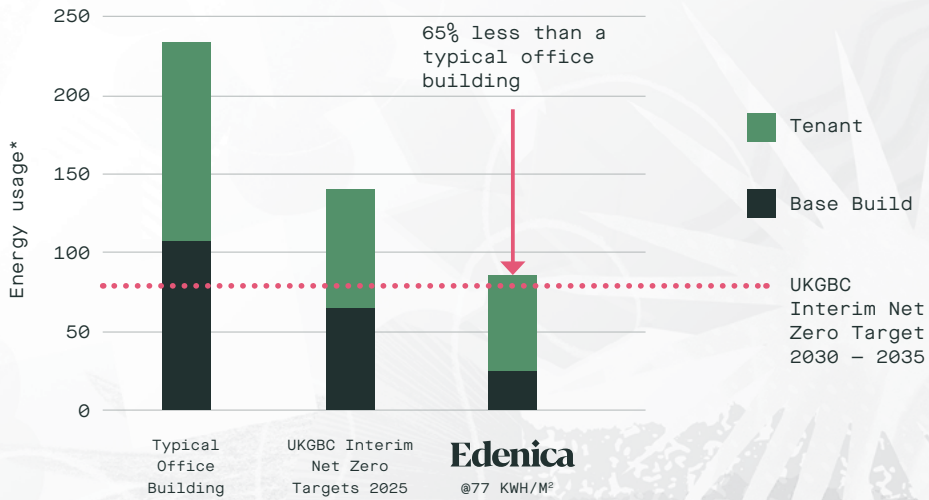
Connectivity

Space

Sustainability

Wellness

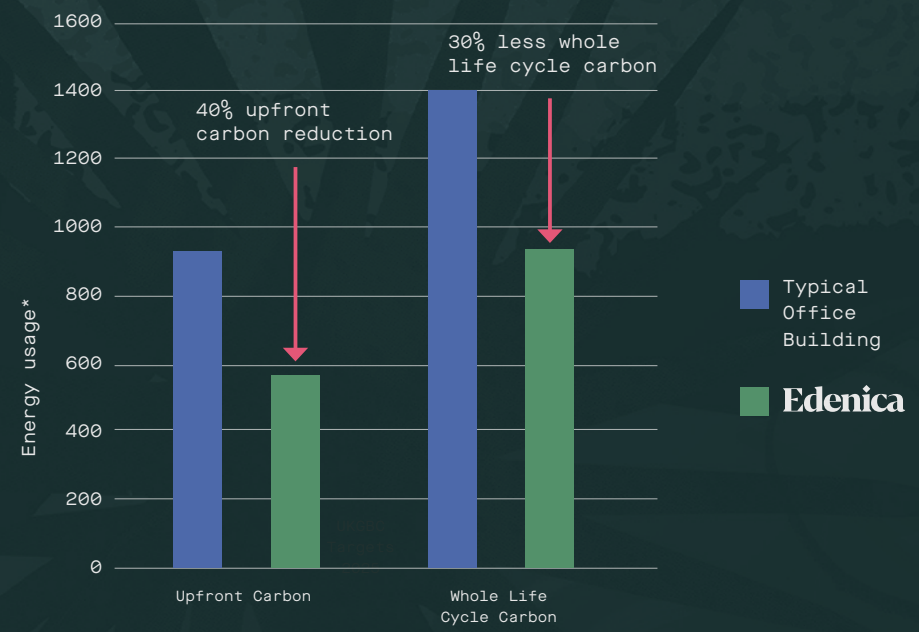
Energy Performance



Saving you £687,156 per year in energy costs over a typical office building.

*KWH / M2(GIA) / YEAR

Embodied Carbon Performance



Carbon savings equivalent to the impact of growing 91,125 trees for 10 years.

*KG CO2E / M2

Edenica

Circular Economy

Material Passporting

Edenica is a pioneering scheme that will be the first project within the City of London to use the building as a material bank to enable future re-use of materials.



New buildings with new materials



All material data stored in a material 'bank'



Material can be taken apart or recovered for future developments

Recycled Material

High recycled content of structural steel **saving more than 238 tonnes CO2.** *That's the equivalent of driving 600,000 Miles in an average passenger vehicle.*

Structural intelligence

High percentage of cement replacement in the structure.

Lean design principles

Use of an underfloor air system to reduce the need for a significant amount of ductwork allowing for clear ceilings. Wholelife carbon saving through minimising components that need to be maintained, repaired wand altered in fit outs.

Edenica

Smart workspace

Edenica is a SMART enabled building, meaning that a backbone system is installed ready to facilitate the adoption of SMART APP Technologies. Adopted SMART App Technologies can be used to control all aspects of your work space including temperature control and energy monitoring.

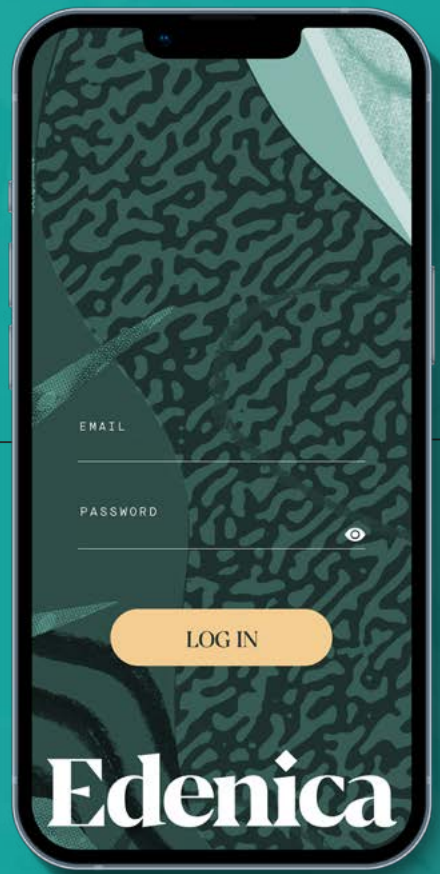
Connectivity

Space

Sustainability

Wellness





Seamless access

All you need is your mobile phone. Edenica is a completely contactless journey from reception to your workspace. Pass through the speed gates, a lift will automatically be called and take you to your required floor.

Staying connected

Connect with your local community and be the first to know about upcoming events in the area.

Optimised workspace

Control your environment through bespoke temperature and lighting settings.

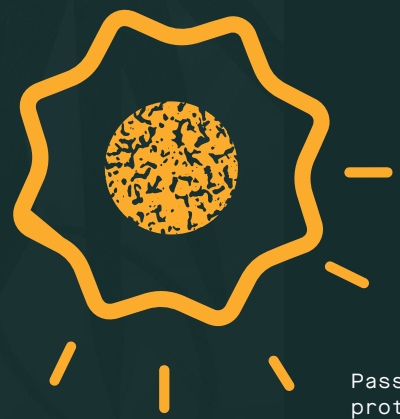
Energy consumption

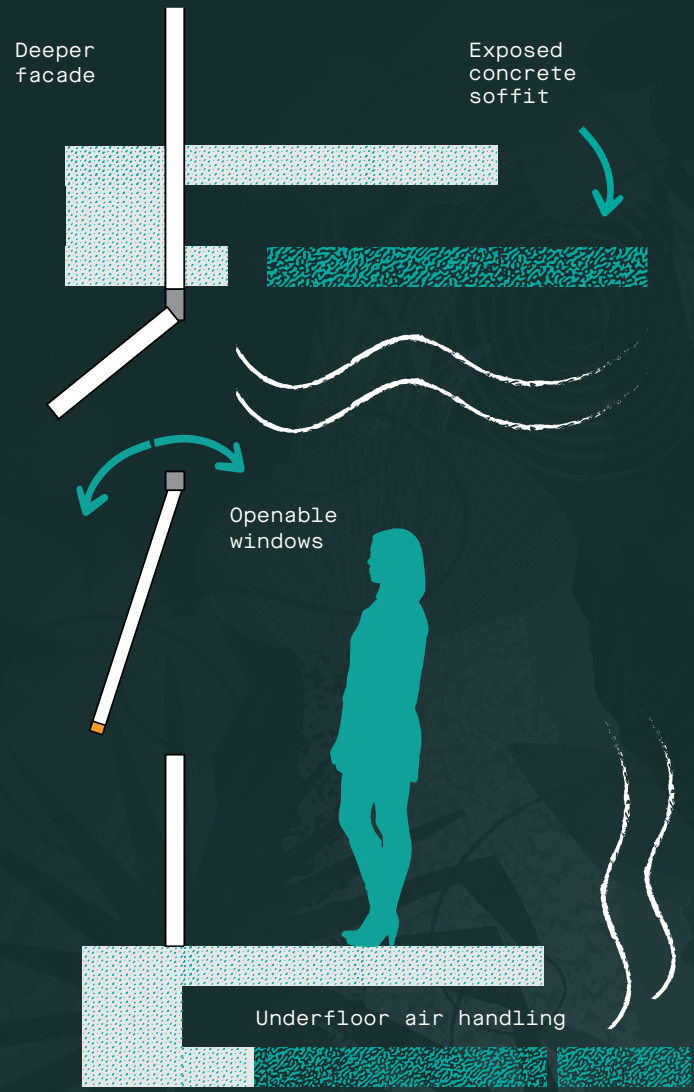
Monitor your energy and water consumption in real time, make sustainable changes and generate energy savings.

Edenica

‘Natural Ventilation and How it Works’

Letting nature do its thing...
Edenica has been designed to take full advantage of the air quality and peaceful nature of its locality.





High ceilings *A 3.4m floor to soffit height provides excellent daylight penetration, greater flexibility for fitting out, and improved comfort levels.*

Natural ventilation *The building is designed with openable windows throughout, to enable natural ventilation whenever outside temperatures are suitable to cool the building (approximately 50% of occupied hours per year).*

Mixed Mode Ventilation Support *Underfloor air handling units on each floor to support Natural Ventilation strategy when required.’*

Edenica ensures optimal comfort in a work environment conducive to the health and well-being of all employees.

Wellness.

Edenica

Connectivity

Space

Sustainability

Wellness

Temperature

The temperature within the workspaces can be easily controlled by means of air conditioning or natural ventilation in this mix mode building.

Amenity

With immediate access to an onsite cafe, Edenica Gardens and St Dunstans Gardens.



Lighting

The average building is often 33% overlit. Edenica has been designed to a highly efficient 300 LUX. Saving over a third of lighting energy consumption.

Space

3.4m floor to soffit heights, (that's roughly the height of a male African elephant).

Air quality

Fresh air is in abundance with openable windows and a night purging system that ensures the building is ready for the next day.

Noise

All internal services have been provided to minimise noise impact to occupants.

Edenica

Edenica's cycle stores are visible from the ground floor reception for seamless access and to promote the benefits of travelling in by bike.



Photo of Showers

234 bike spaces

22 showers

220 lockers



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Connectivity

Space

Sustainability

Wellness

The Gardens

Edenica Gardens nestles into the adjacent St Dunstan's Garden, sensitively complementing its 'woodland glade' landscaping and offering a place to rest in the shade of climbers and lush ferns.



Photo from the Sunken Garden

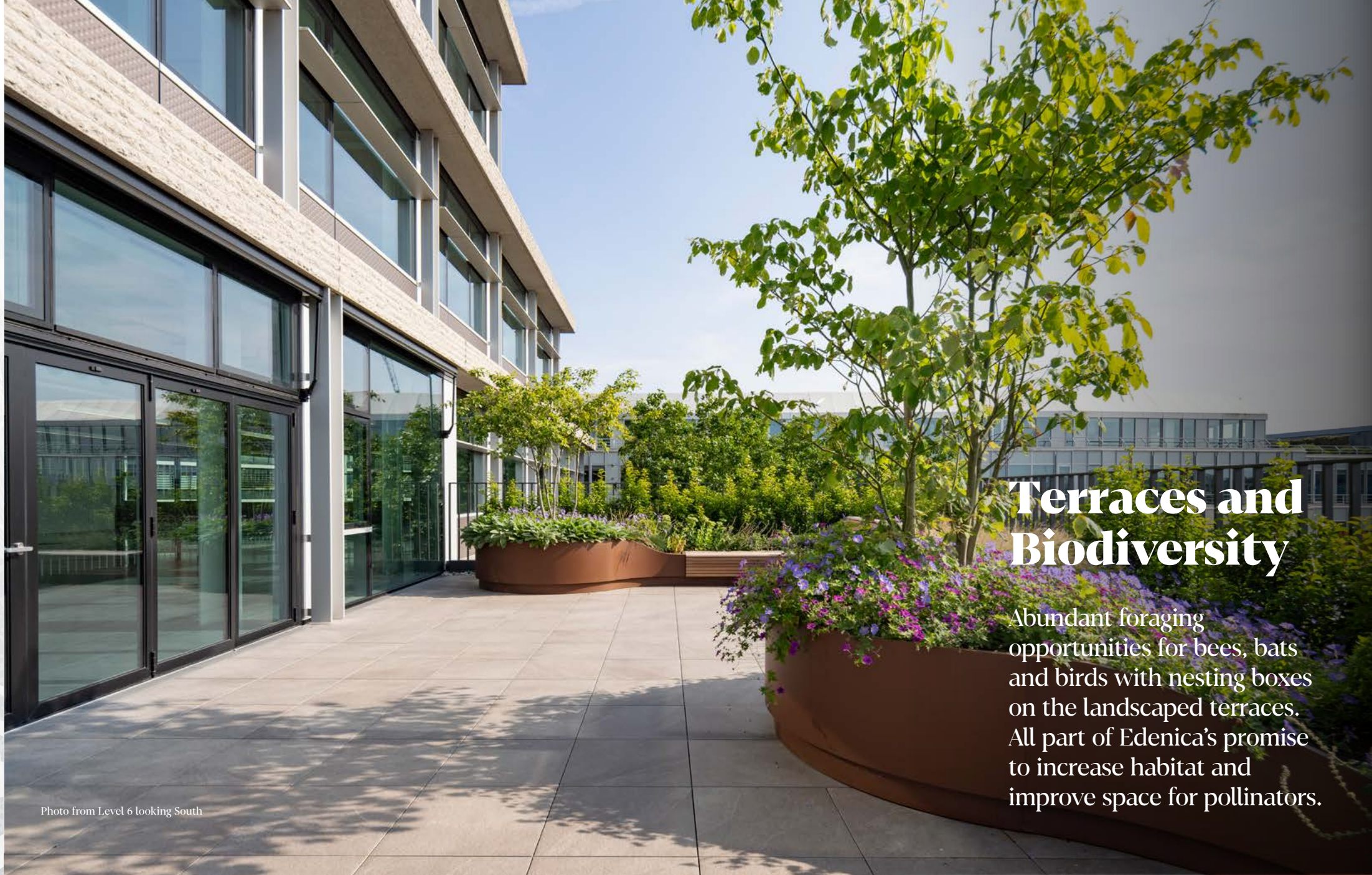
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Connectivity

Space

Sustainability

Wellness



Terraces and Biodiversity

Abundant foraging opportunities for bees, bats and birds with nesting boxes on the landscaped terraces. All part of Edenica's promise to increase habitat and improve space for pollinators.

Photo from Level 6 looking South

Edenica

Building summary

Connectivity

Space

Sustainability

Wellness

Mixed mode ventilation
Use of natural ventilation in combination with underfloor air distribution system.

Blue roof & water recycling
Rainwater capture through the blue roof and greywater.

Roof terraces
8,728 sq ft of above ground floor terraces. (Excludes sunken garden)

Solar shading
Reduced solar gains through high performance glazing and solar fins.

100% electric building
Air source heat pumps for heating, cooling and hot water generation.

Underfloor heating
Underfloor heating within shower and changing areas.

Communal green space
Immediate access to 5,600 sq ft at ground floor ((Excludes sunken garden).

Best in class cycle facilities
Located on ground and mezzanine levels and visible from street level.



Photovoltaics
Discreet PV Arrays provided on plant screen.

Flexible floorspace
Arrangement of steel beams and high floor to ceiling heights allowing for highly adaptable space.

Underfloor air system
Provides heating and cooling whilst delivering enhanced 3.4m ceiling heights.

Passive cooling strategy
Exposed concrete soffits reducing reliance on air conditioning.

Low carbon construction
Off-site production using recycled, low carbon material.

Converged network
Networked Backbone within the building to connect all building systems. SMART building expansion.

Who to call

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Photo from Fetter Lane

Edenica

Delivered by YardNine & BAUMONT REAL ESTATE CAPITAL

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