



Completion Pack 2025



New Build



18,193 sq ft of best in class offices



Smart Enabled



Well Certification Gold

BREEAM®

BREEAM Excellent



Wired Score Platinum



3,700 sq ft of terraces



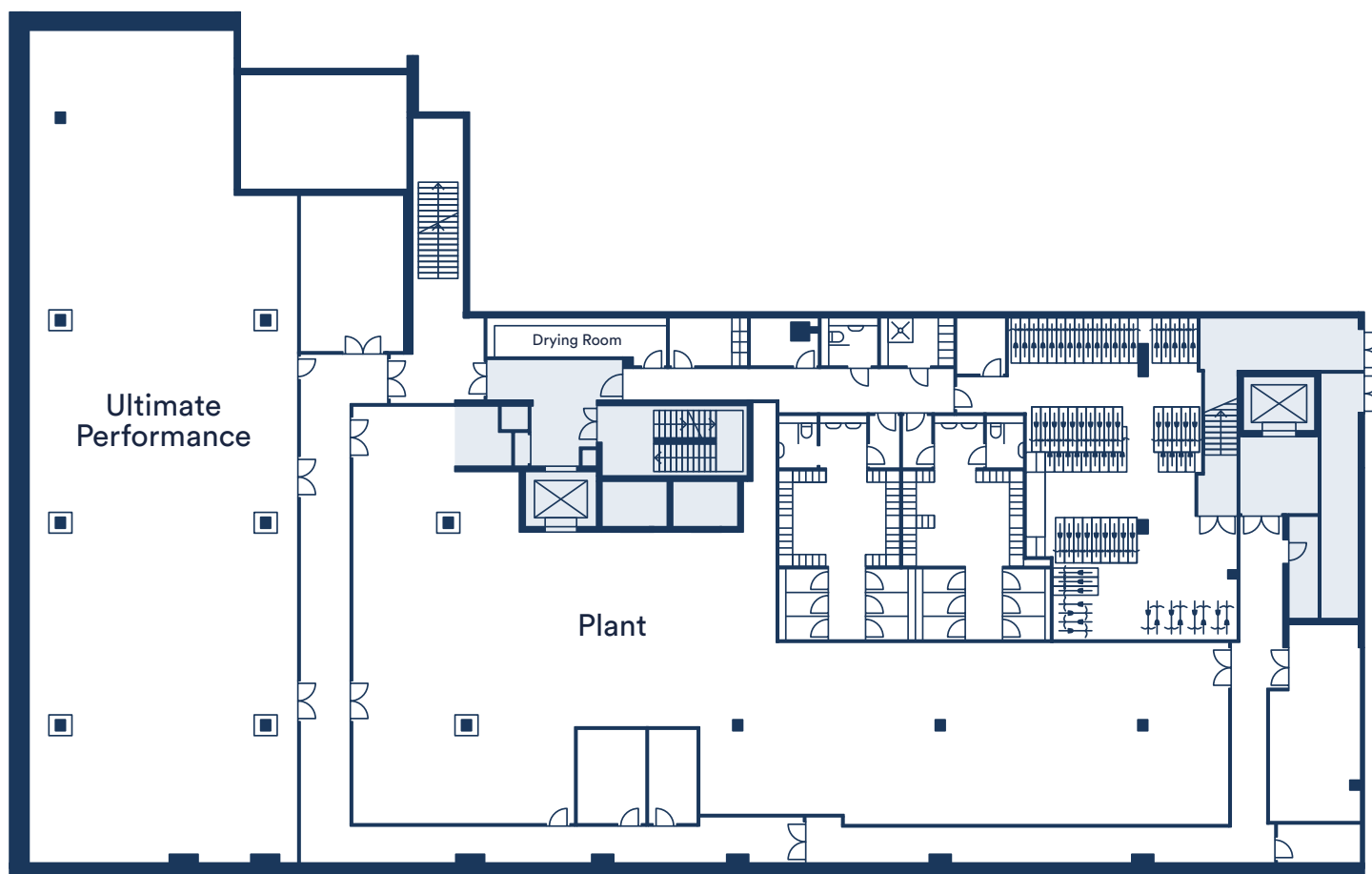
Typical floor plate of 14,000 sq ft

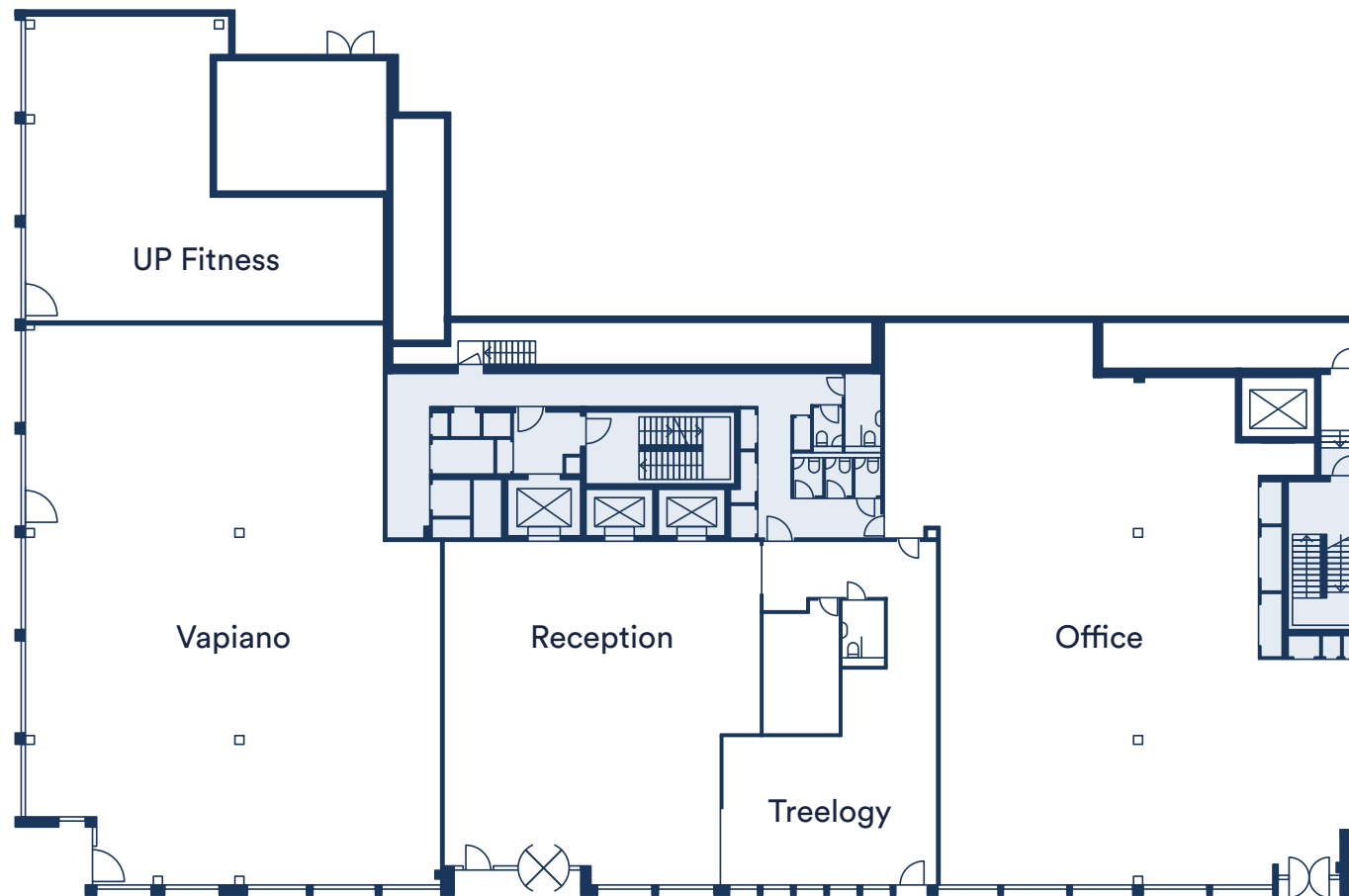


Extensive cycle and changing facilities

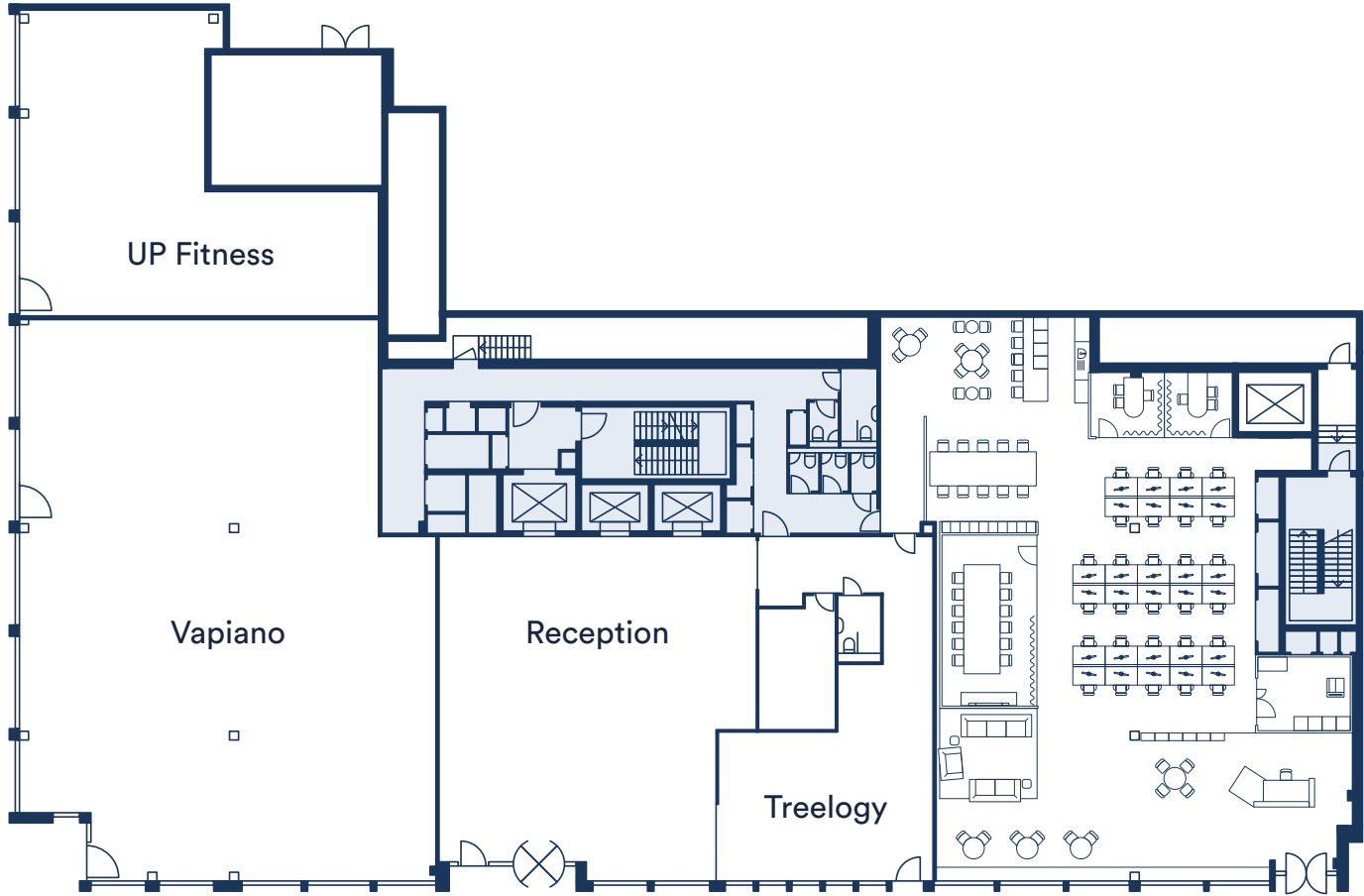
Schedule of Areas

			Communal Terrace	Private Terrace
Sixth		LET	800 sq ft	LET
Fifth		LET	—	LET
Fourth		LET	—	—
Third		LET	—	LET
Second				
- Option 1	Fully Fitted	5,165 sq ft	—	—
- Option 2		8,557 sq ft	—	—
- Option 3		14,139 sq ft	—	—
First		LET		
Ground		4,054 sq ft	—	—
Lower Ground		—	—	—
Total		18,193 sq ft	800 sq ft	—





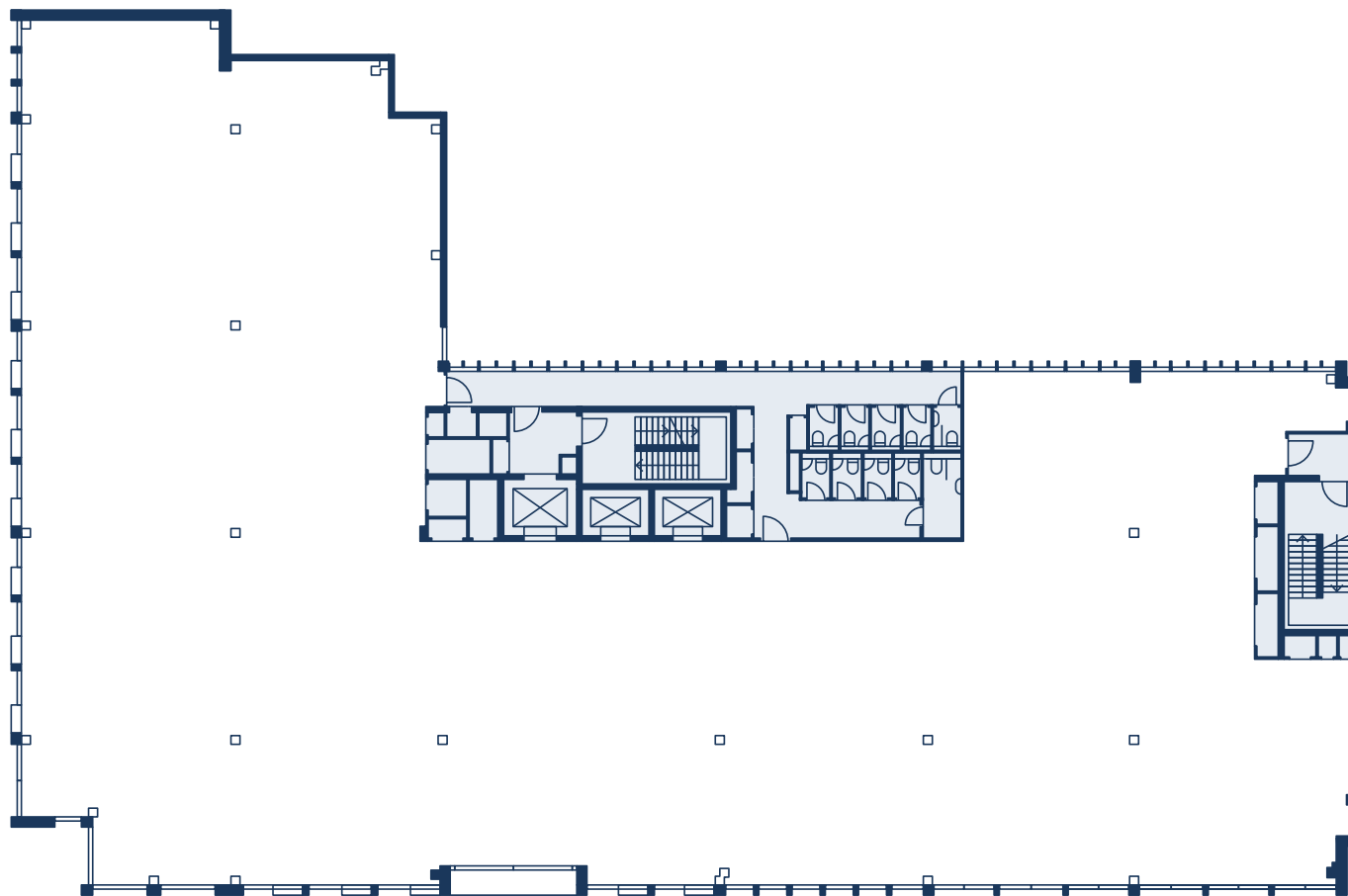
Ground Floor Spaceplan



3 Cellular meeting rooms
2 Open collaboration spaces
1 Touchdown spaces

Total desks: 28

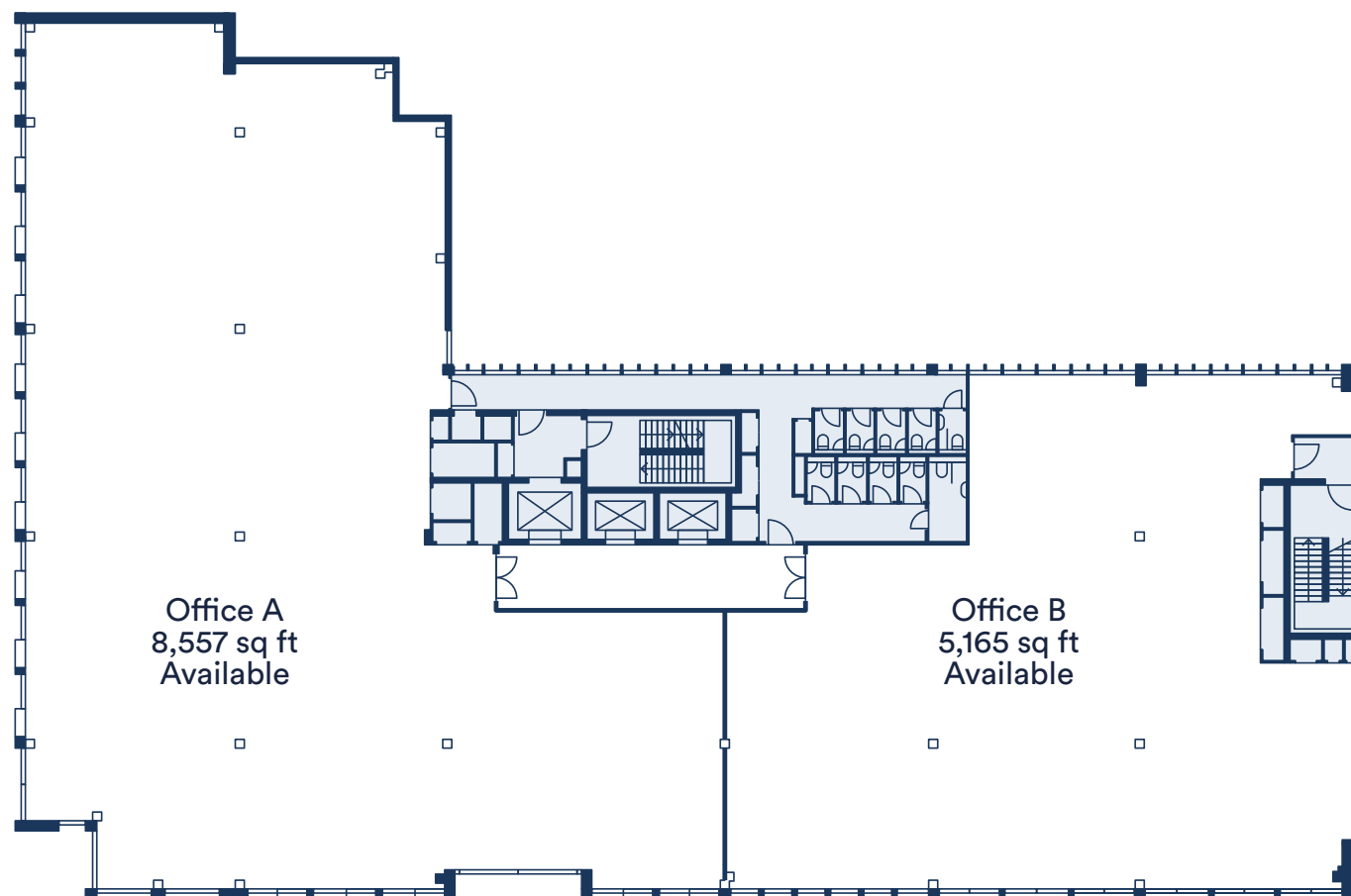




Second Floor Optional Split

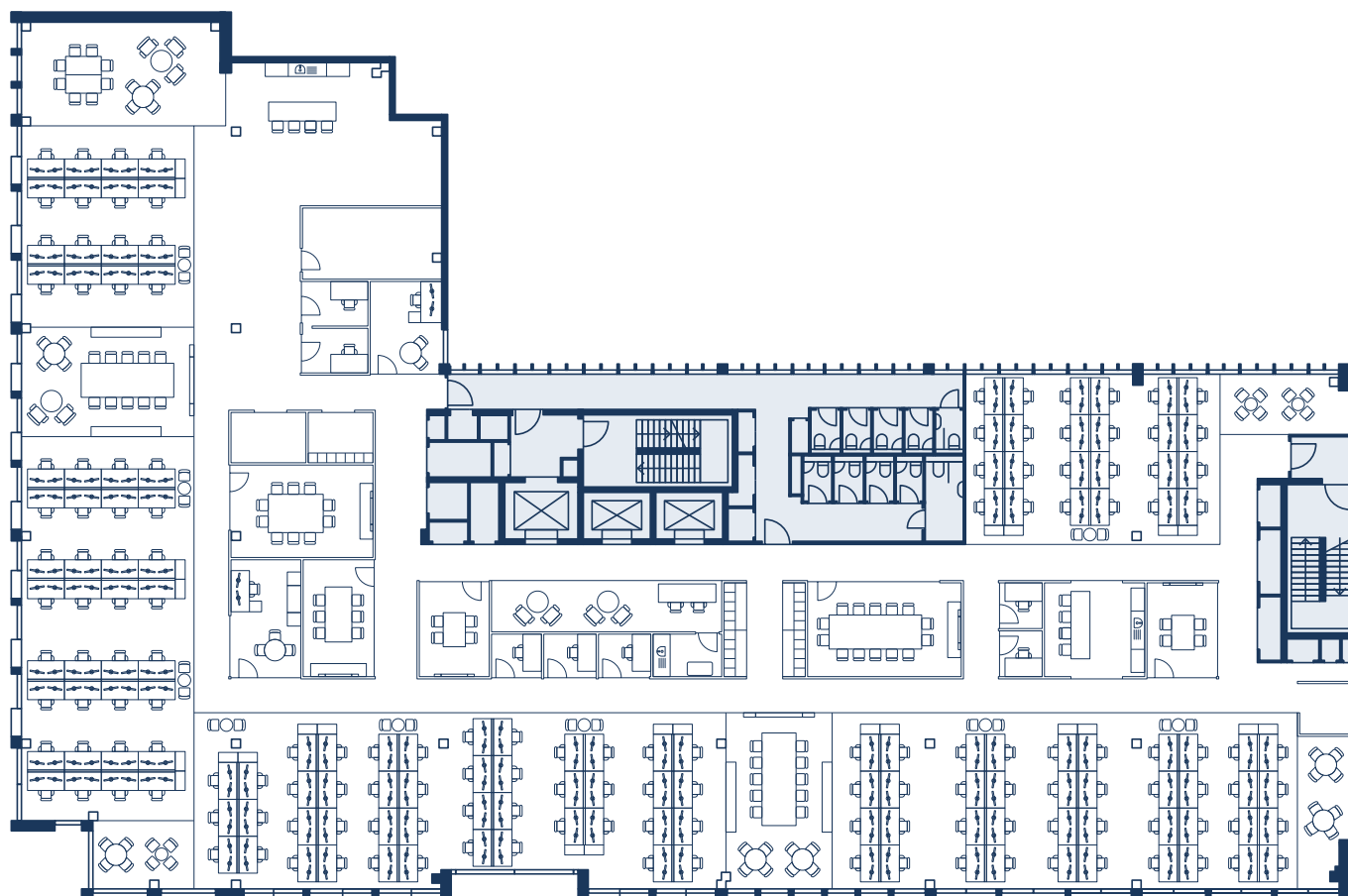
Office A
8,557 sq ft

Office B
5,165 sq ft



Indicative only. Not to scale.

Second Floor Spaceplan 1:8 Density



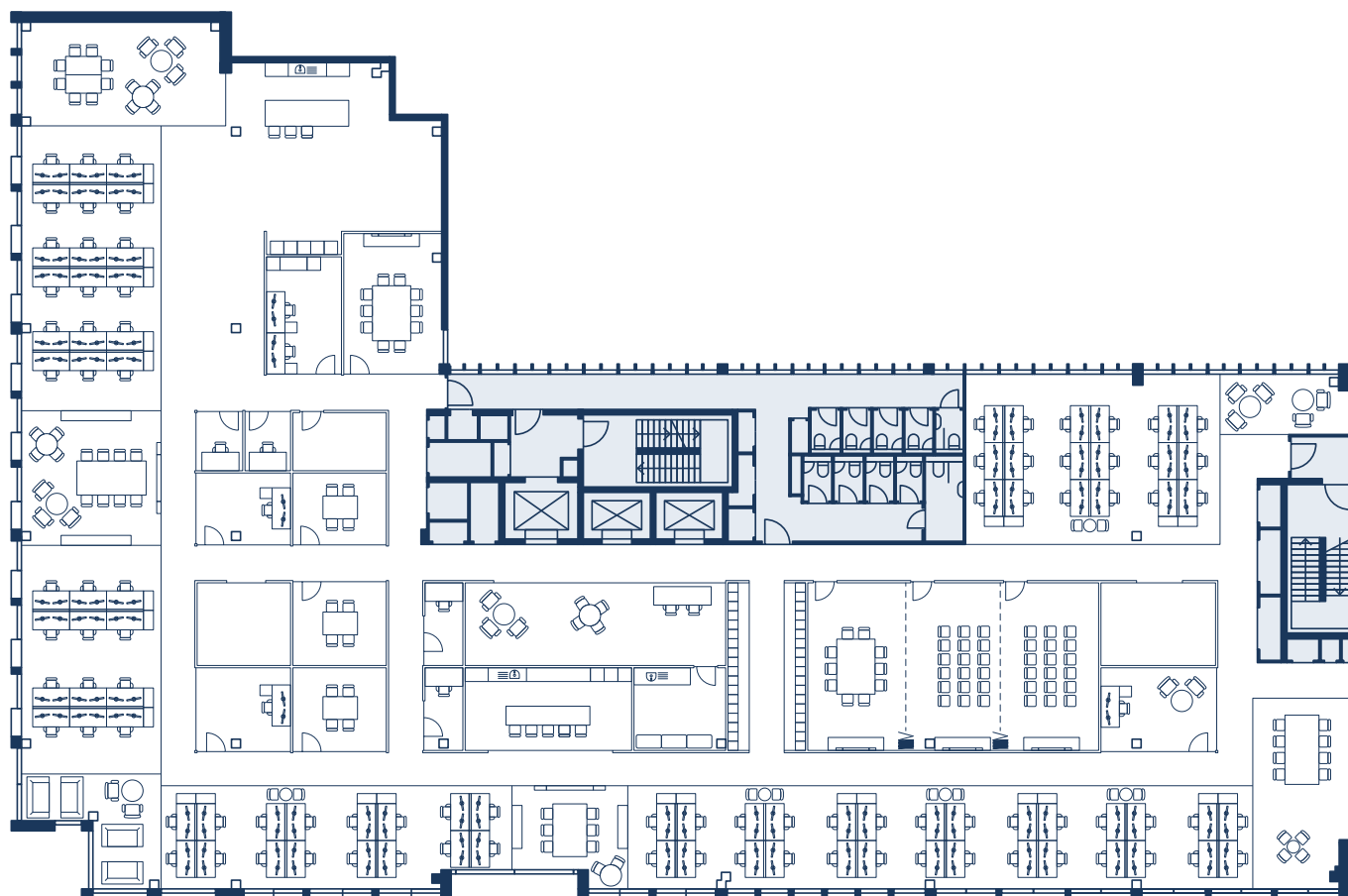
- 2 Offices
- 5 Cellular meeting rooms
- 4 Open collaboration spaces
- 7 Focus rooms
- 2 Touchdown spaces

Total desks: 158



Indicative only. Not to scale.

Second Floor Spaceplan 1:12 Density



- 4 Offices
- 7 Cellular meeting rooms
- 3 Open collaboration spaces
- 4 Focus rooms
- 3 Touchdown spaces

Total desks: 97

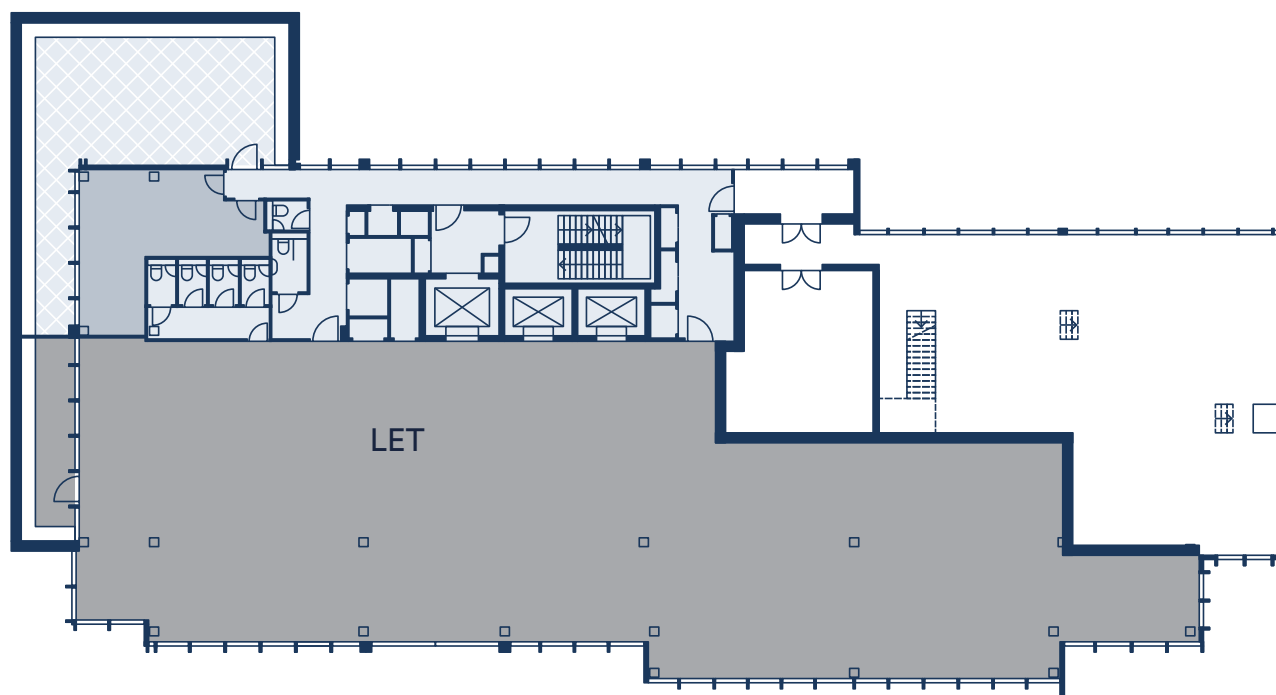


Indicative only. Not to scale.

Sixth Floor
LET

Communal Terrace
800 sq ft

Private Terrace
LET



Sustainability Matrix Dashboard

	Key Metrics	50 Eastbourne Terrace	Industry Targets
	Green Building Assessment	BREEAM Excellent Rating (Office) Very Good Rating (Retail)	Office: Excellent Rating – minimum Very Good (BCO 2019)
	Healthy Building Assessment	WELL WELL Certification: Gold	WELL Certified: Gold
	Indoor Air Quality	Total Volatile Organic Compounds (TVOCs) Low VOC products specified in order to meet WELL indoor air quality tests for individual VOCs	BREEAM criteria assesses only total VOCs rather than individual VOCs required for WELL Certification
	Regulated Energy Assessment	EPC Rating A	Minimum B by 2030 in line with MEES
	Life Cycle Impacts	BREEAM 2018 Mat01: Life Cycle Impacts methodology (Max 7 credits) Life cycle impacts reduced through material selections to achieve 5 BREEAM credits and an exemplary credit	No industry standard
	Purposeful Green Space % of external floor area	Total % of Green Space of external floor area (m ²) 34%	No industry standard
	Construction Waste	Non-Hazardous Waste by Volume (m ³) or Tonnage (t) per 100m ² GIFA ≤ 3.2 by tonnage or ≤ 3.4 by volume	≤ 3.2 by tonnage or ≤ 3.4 by volume to maximise the available BREEAM credits
	Diversion from Landfill	Total diversion rate Tonnage (t) or Volume (m ³) ≥80% tonnage or ≥ 70% volume	≥ 80% by tonnage or ≥ 70% by volume to maximise the available BREEAM credits
	Operational Water Consumption	BRE baseline data (m ³ /person/year) 51% improvement over BRE baseline building water consumption (Achieves 4 BREEAM Wat 01: Water Consumption Credits)	12.5% improvement over BRE baseline building water consumption (minimum standard for BREEAM Excellent rating level)

Postal Address

50 Eastbourne Terrace, London, W2 6LG

Occupancy Design Criteria

Building Services

1 person per 8 sq m for ventilation and cooling.

1 person per 8 sq m for lifts with assumed utilisation factor of 80%.

Means of Escape

1 person per 6 sq m.

Sanitary Accommodation

1 person per 8 sq m with assumed utilisation factor of 80%.

Showers

13 showers (6 male, 6 female and 1 accessible) along with 3 WCs in lower ground changing area.

Cycles

130 cycle spaces (with one additional accessible space) and 12 'Brompton' lockers with 138 individual clothes lockers and dedicated drying room.

Office Accommodation

Planning Grid

The office accommodation layout provides opportunity for cellular, mixed or open plan office layouts utilising 1.5m circulation zones.

Clear Ceiling Heights

3.5m floor to soffit in office entrance lobby.
2.72m floor to ceiling in all upper floor offices.

Raised Floors

All office floors provide for nominal 150mm from top of structural slab to top of finished floor (including carpet finish).

Ceiling/ Services/ Structural zone

A ceiling, services and structural zone of 600mm is generally provided in the offices.

Internal Finishes –

Office Walls

The office floorplates have been designed as a neutral box to allow incoming tenants the freedom to carry out the Cat B fit out to their own specifications. The cores are clad in painted white (RAL 9016) plasterboard with 100mm high flush skirtings.

Internal Doors

The riser doors are flush and frameless with concealed hinges and hidden leading edge fire signage. Core doors (to the WCs and escape cores) are full height with a timber veneer finish and vision panels to escape corridors.

Ceilings

The Cat A office floorplates incorporate a series of independent suspended raft ceilings with expanded mesh ceiling tiles and acoustic infill panels. The structure, soffit and services will be exposed and visible between the individual ceiling rafts. A fixed plasterboard margin is installed to the perimeter of the floorplate.

Floors

The raised access floor is a medium grade solid core galvanised steel panel system. Carpets by occupier.

Internal Finishes – Reception Ground Floor

The ground floor reception is accessed via a fully glazed revolving door or accessible pass door. The reception has been carefully designed to create a simple, high quality space. A polished concrete floor is articulated with inlaid brass strips and incorporates an entrance matwell and underfloor heating. Walls are clad in full height black patinated mild steel panels, patinated lift landing doors and feature leather wall coverings.

The soffit of the reception is comprised of fair-faced precast concrete panels which echo the polished concrete floor. A suspended metal mesh bulkhead with acoustic insulation oversails the reception desk.

Lift Installation

3 passenger lifts (2 x 1275kg and 1 x 1800kg capacity) are installed. One lift is also used as a fire fighting lift and for transporting general supplies to the upper floor offices.

Lift car finishes comprise polished concrete floors to match the reception, ceramic painted glass & mirror glass wall panels and a floating suspended ceiling with concealed perimeter LED lighting.

A dedicated goods lift is provided adjacent to the Loading Bay between ground and lower ground levels.

Toilet Accommodation

Finishes

The unisex superloos have a floor to ceiling height of 2.5m with full height timber veneer doors. A full width low-iron mirror unit with concealed LED feature lighting sits above the bespoke composite stone vanity unit.

The floor and side walls have a large format porcelain tile finish in a tone to compliment the timber and composite stone.

Sanitaryware

Quality white vitreous china WCs with bespoke composite stone vanity unit and semi-inset basin to each typical unisex superloo.

Accessible WC

1 accessible WC is provided at each office floor level.

Showers

13 showers (6 male, 6 female and 1 accessible) with 138 changing lockers and separate drying room.

High specification gym quality facilities are provided for tenants with underfloor heating, towel facilities and background sound system provided by the landlord.

External Envelope and Terraces

The Eastbourne Terrace and Craven Road façades are composed of a reconstituted stone frame with clear glass infill windows, projecting bay windows and terracotta spandrel panels. The rhythm and texture of the façades pick up on the proportions and building lines of the surrounding Victorian buildings. The reconstituted stone façade culminates in a striking cupola on the corner of Eastbourne Terrace and Craven Road. This architectural feature is balanced by a similarly proportioned steel-framed cupola to the opposite corner at the boundary with 40 Eastbourne Terrace.

The cupolas frame the accessible roof terraces at 5th floor level and are landscaped with tree planters and low-level perimeter planter boxes. Additional office roof terraces are accessible directly from the 3rd, 5th & 6th floor office accommodation.

All terraces have low level perimeter landscaped planter boxes. The terraces are complimented by the introduction of wildflower green roofs at 3rd & 5th floor levels with views directly from the offices.

A communal west-facing terrace is accessed directly from the communal meeting room and function area at 6th floor level.

Structural

On raft foundations with a reinforced concrete substructure. The building has a structural steel frame with composite metal deck concrete floor slabs around reinforced concrete cores.

Floor Loadings

The following imposed loads have been adopted in the design:

Offices on Ground floor level: 3.0kN/m²

+ 1.0kN/m² for partitions

Reception and Retail spaces: 5.00kN/m²

+ 1.0kN/m² for partitions

Offices above Ground floor level: 2.5kN/m²

+ 1.0kN/m² for partitions

Plant: 7.5kN/m²

5% of office floor area has increased live loadings to 7.5kN/m² (total).

Services

The heating and cooling system provided to the office areas is based on a split tenancy arrangement up to a maximum of 2 tenants per floor (except 6th floor which is designed as a single tenancy). The air conditioning system is comprised of four pipe fan coil units located on a modular basis to suit an open plan office layout. Linear air diffusers are located at the perimeter and interior of each office floorplate.

External Design Conditions

Summer: 30°C db 22°C wb

Winter: -4°C db -4°C wb

Internal Design Conditions

Offices Summer: 24°C db

(± 2°C control tolerance)

Offices Winter: 21°C db

(± 2°C control tolerance)

Toilet areas (heating only): 18°C db minimum (tempered via transfer make-up air from offices)

Staircases (heating only): 18°C db minimum

Landlord areas design air temperatures

Entrance/ Reception Summer: 25°C db ± 2°C

Entrance/ Reception Winter: 21°C db ± 2°C

(except areas within 3m of entrance doors)

Ventilation Systems

Office Area Fresh Air: 1.65 l/s/m²

Toilets: 10 air changes per hour extract

Shower and Changing Areas: 10 air changes per hour extract

Internal Humidity: No control

Power

Small power allowance: 25W/m² (on floor)

Lighting allowance: 10W/m² (on floor)

Noise Levels

Office: NR38

Reception: NR40

Toilets: NR45

Lighting

The following lighting levels have been adopted in the building design in accordance with the design intent of CIBSE Lighting Guide LG7

General Office: 400 lux

Reception: 300 lux

Stairs: 150 lux

Lift Lobbies & Toilet Areas: 150 lux

The lighting to the offices comprises modular LED luminaires and perimeter LED downlights in certain areas. Open plan offices are provided with PIR/ Daylight sensors.

Emergency Lighting

Emergency lighting is provided throughout the building to meet the requirements of BS 5266.

Standby Generator

A standby generator is provided primarily for Life Safety purposes and is installed at roof level. The generator can also provide some power for tenants' use such as SER in a main building power supply failure situation.

Fire Alarm

Comprehensive intelligent analogue addressable fire alarm system throughout the office building with break glass units positioned adjacent to all primary escape routes.

Smoke detectors and sounders are located throughout the office building as necessary, including all plant rooms.

Security

CCTV cameras cover the Eastbourne Terrace, Craven Road and Chilworth Mews entrances and landlord areas – service bay, reception, cycle entrance, cycle store, firefighting lift lobbies and core areas. Images are recorded on a digital recorder and transmitted to screens in the building management office located on the ground floor of the building.

Access control operated by a swipe card is provided at the main entrance reception door and lifts. The same system also provides access to the ground floor cycle store entrance and the service bay entrance plus landlord's circulation areas.

Doors between tenant and landlord space are fitted out with preinstalled conduits to enable future wiring of an access control system if required. External doors to terraces will have door contacts installed to allow future tenant alarm provision.

Refuse Strategy

The bin store is located at lower ground floor with space for the required number of recycling and general waste bins. The bins are transported

by the landlord to the goods lift area and presented as required for collection in the service bay. Taps and floor gullies are provided in the bin store for ease of cleaning.

Cleaning

One cleaners' cupboard is provided on each floor adjacent to the washrooms.

Access and Egress

The main office access and egress is via the ground floor reception on Eastbourne Terrace. Access for cyclists is via the entrance on Chilworth Mews. Deliveries and servicing to the building is via the Chilworth Mews service bay entrance.

Telecommunications

The building is provided with diverse routed incoming ducts for communications off Eastbourne Terrace. Intake points are provided at lower ground floor level along Eastbourne Terrace via two separate telecoms intake rooms. The building has been designed to achieve a WireScore Platinum rating.

Capped Services for Tenant

Waste connections and water connections are available for on-floor Tea Points.

Tenants' Plant

Space allocation is provided at roof level for the provision of future plant installation by office tenants which will be agreed by the landlord.

Sustainability

Sustainability is incorporated at the heart of the design. The building will deliver BREEAM 'excellent' for the offices and sustainable measures include green roofs and photovoltaic panels. The base build has achieved a Well GOLD Certification and the build has an EPC A rating.



fifty
eastbourne terrace
paddington
W2 6LG

Development by



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