

# J O H N S O N G A R D E N S

Farringdon, EC1

[johnsongardens.london](http://johnsongardens.london)



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BASE BUILD SPECIFICATION AND DESIGN CRITERIA 30



4th floor private terrace

# JOHNSON GARDENS

Farringdon's award-winning office campus

## THE JOHNSON BUILDING

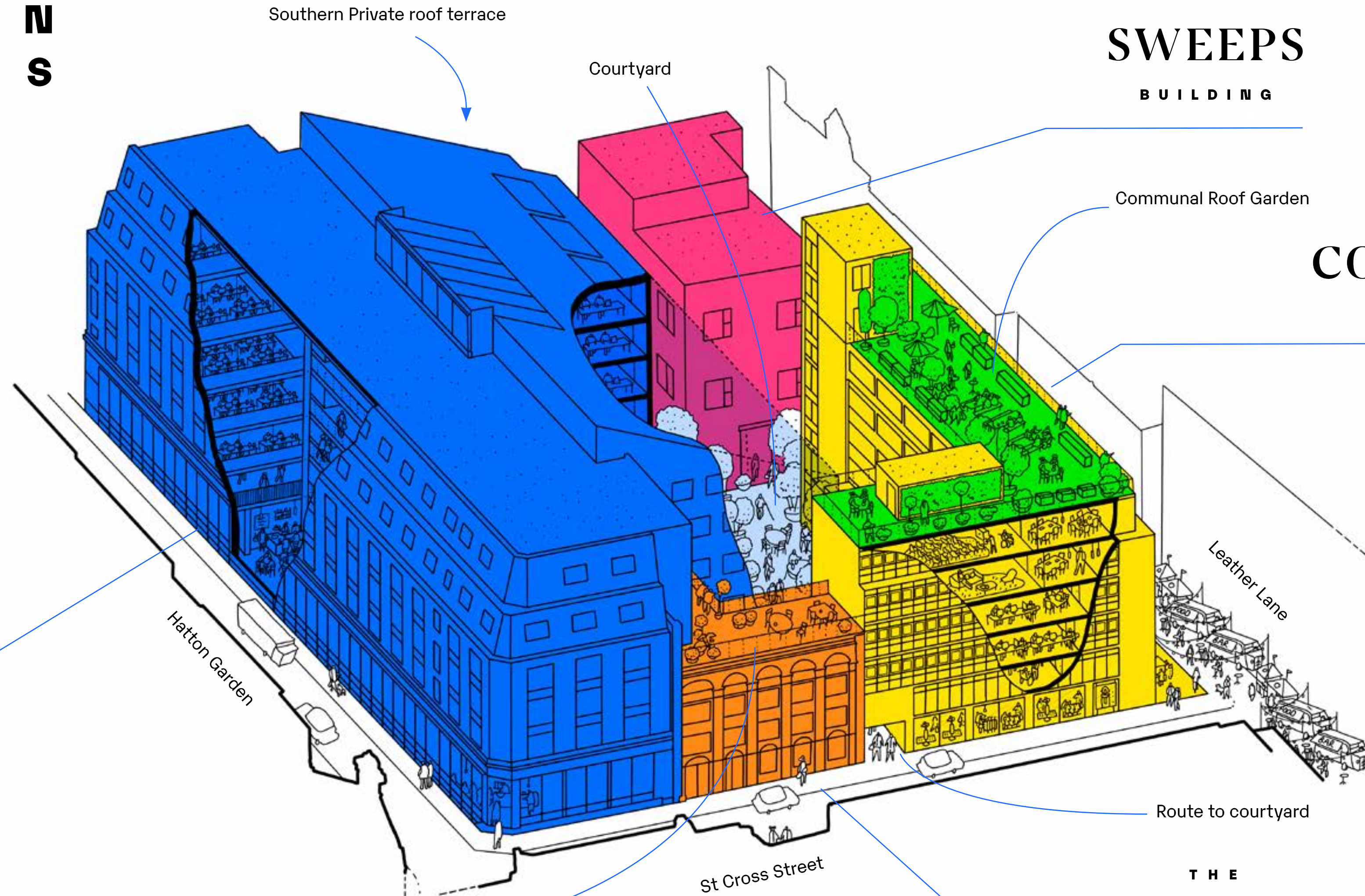
Southern Private roof terrace

Courtyard

## THE SWEEPS BUILDING

Communal Roof Garden

## THE COURTYARD BUILDING

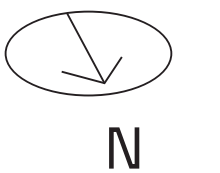


Northern Private roof terrace

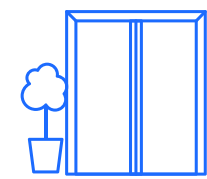
St Cross Street

Route to courtyard

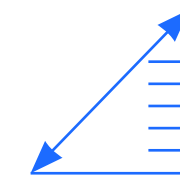
## THE TOWNHOUSE BUILDING



# DEAL CONSIDERATIONS



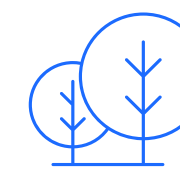
Penthouse HQ with private terraces



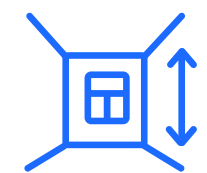
Up to 50,000 sq ft in  
10,000 sqft increments



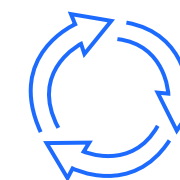
Ready now and low risk timing



Excellent ESG credentials



Immediate right sizing opportunity



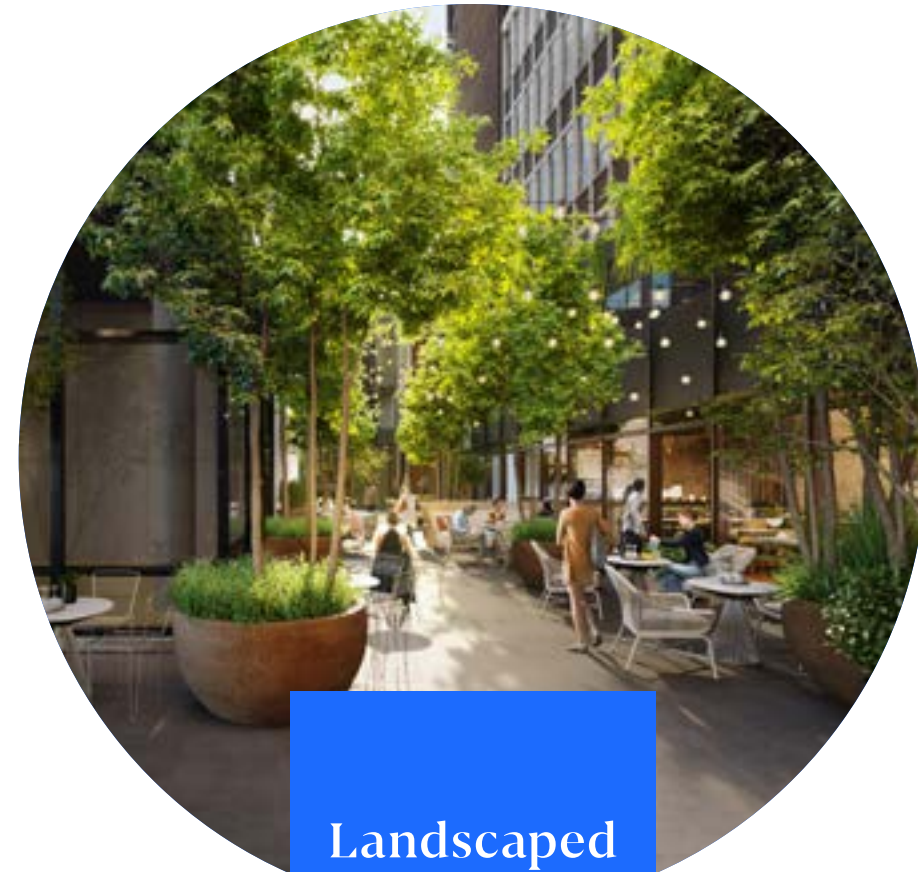
Major embodied carbon  
life cycle benefits



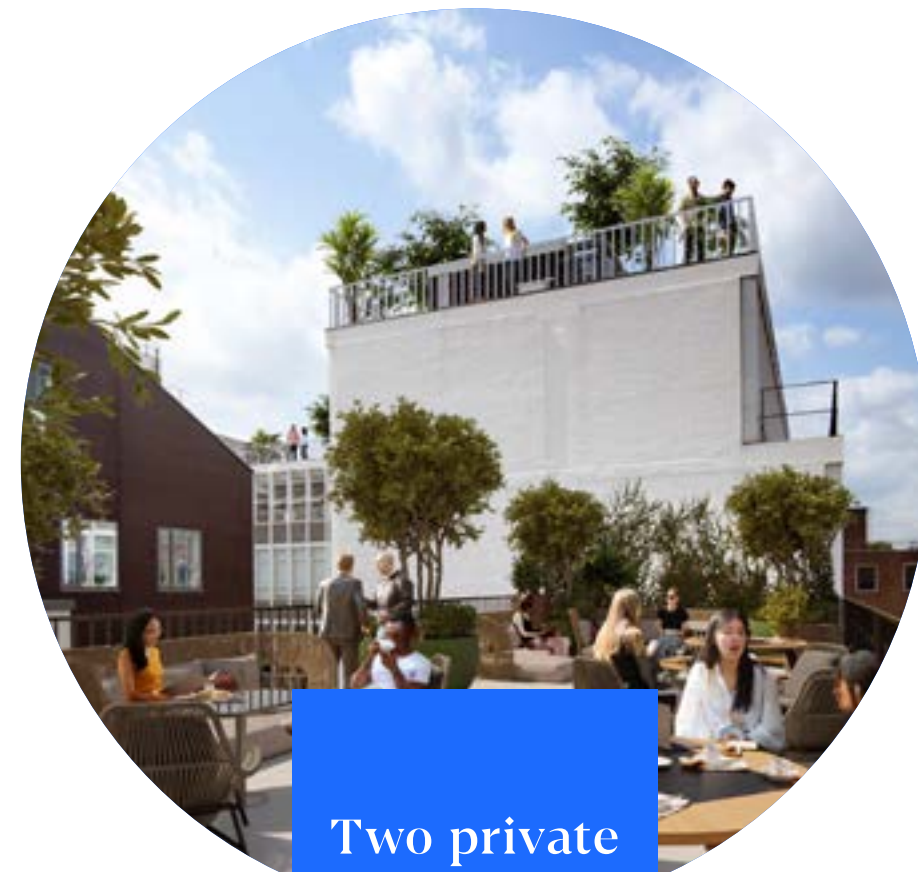
Expansion rights in short,  
medium and long term



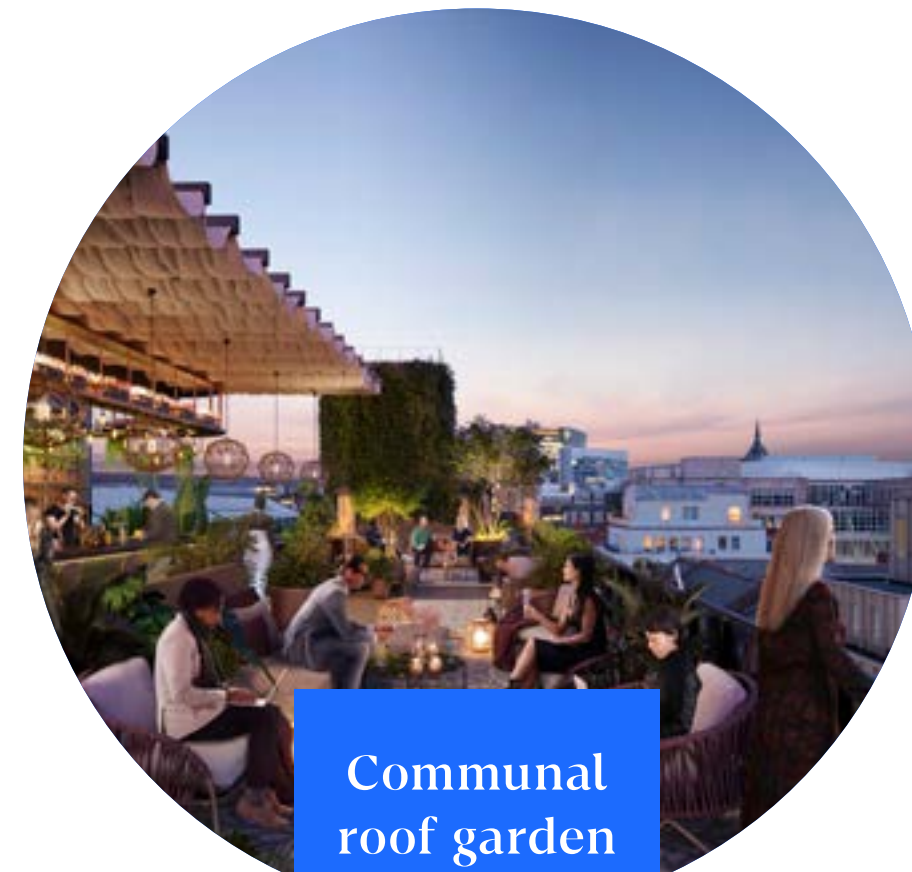
# MORE THAN JUST AN OFFICE



Landscaped courtyard



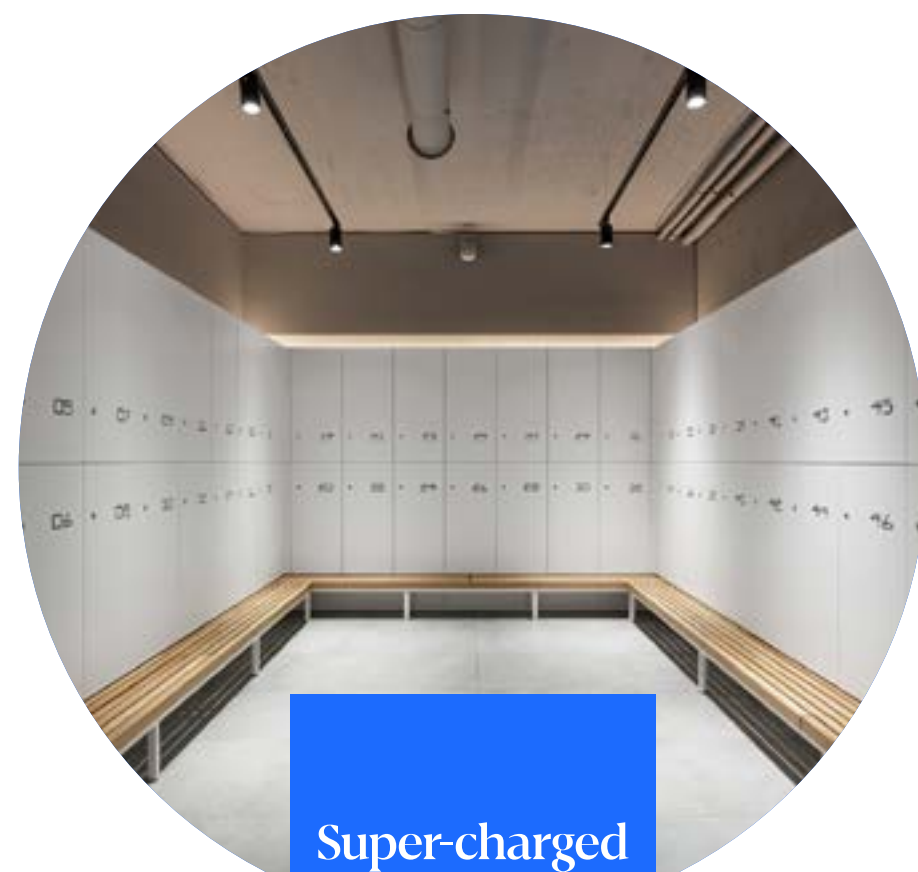
Two private terraces



Communal roof garden and events space



Wellness studio



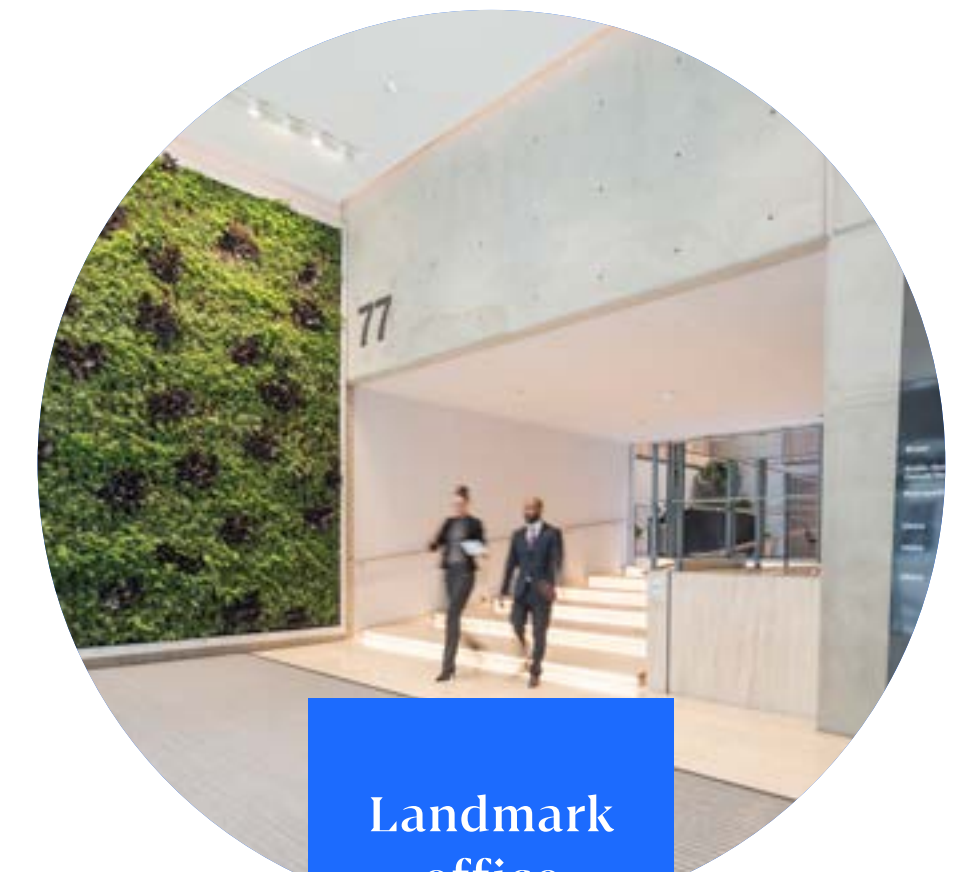
Super-charged Commuter Zone



On-site barista

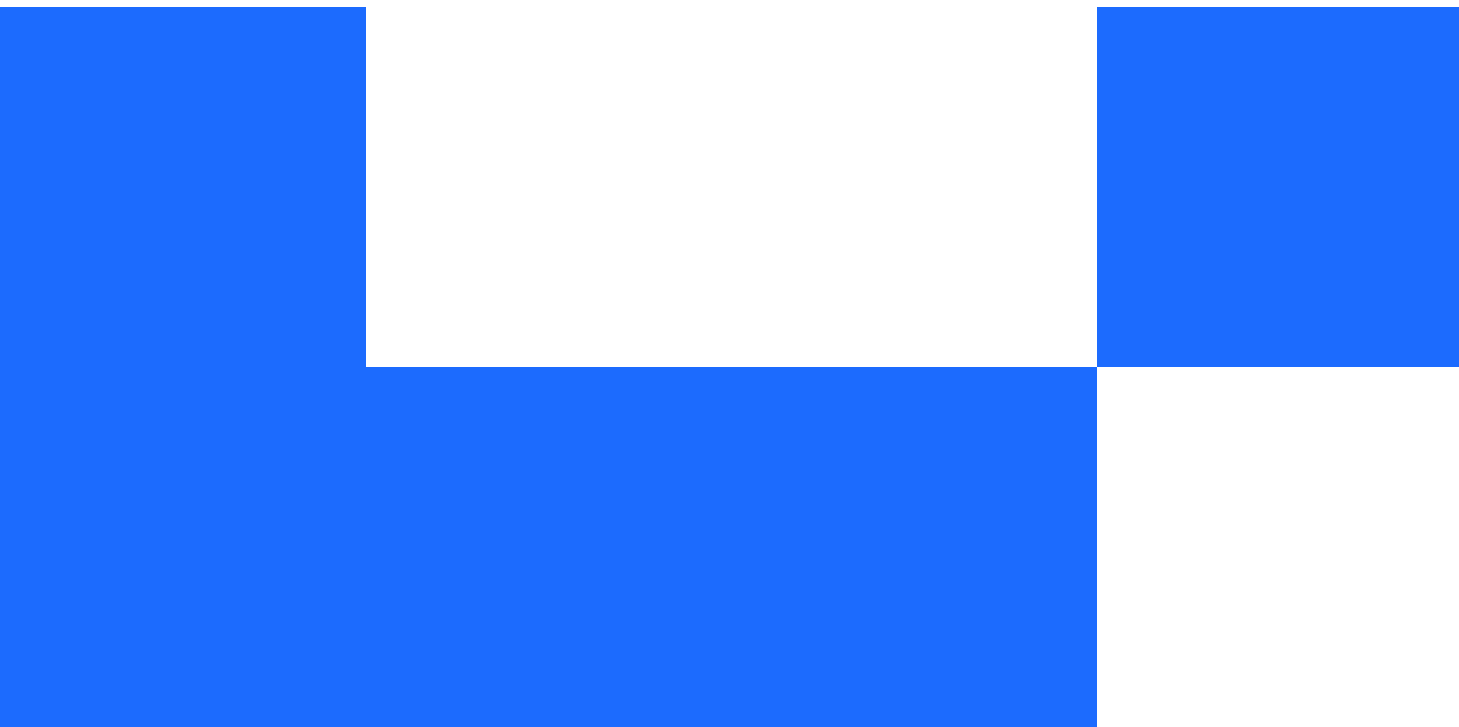
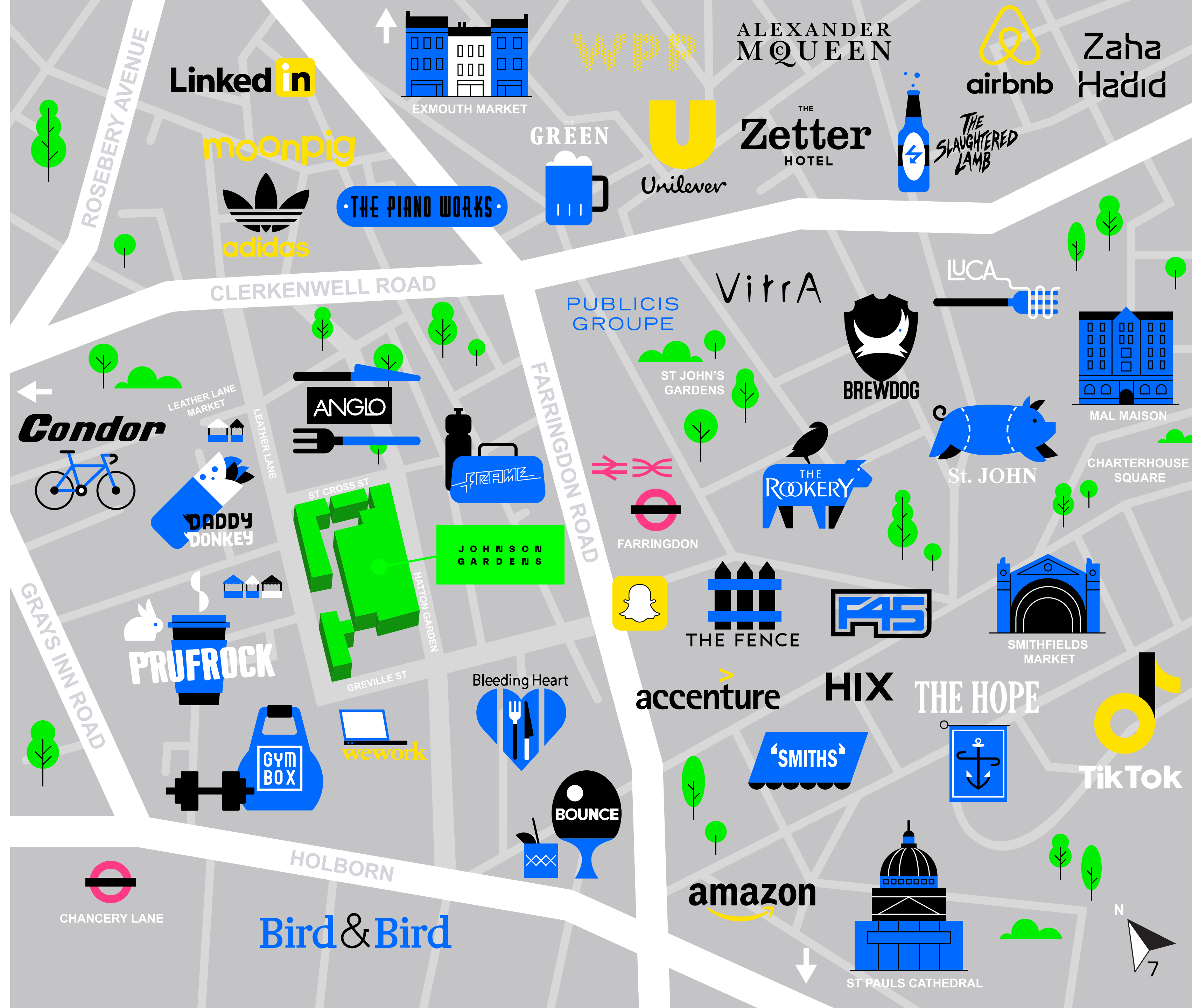


My Johnson Gardens app



Landmark office building

# LOCAL AREA





**ELIZABETH LINE,  
THAMESLINK  
AND 3 TUBE LINES  
ON YOUR DOORSTEP**

**4 INTERNATIONAL  
AIRPORTS  
WITHIN 40 MINS**



**HEAD TO  
KING'S CROSS  
IN 4 MINS**



**WHIZZ TO SOHO  
IN 5 MINS**



**REACH JOYS  
OF THE CITY  
IN 5 MINS**

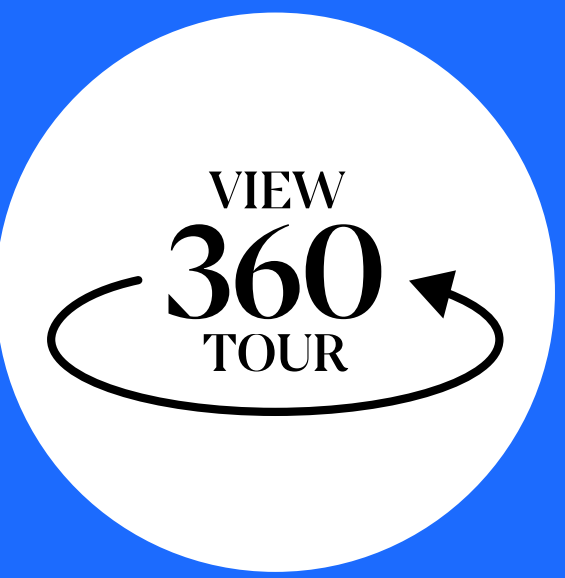






**LONDON'S FINEST  
IN FARRINGDON**

# CONFIGURATIONS AND FLOOR PLANS





CGI for reference only





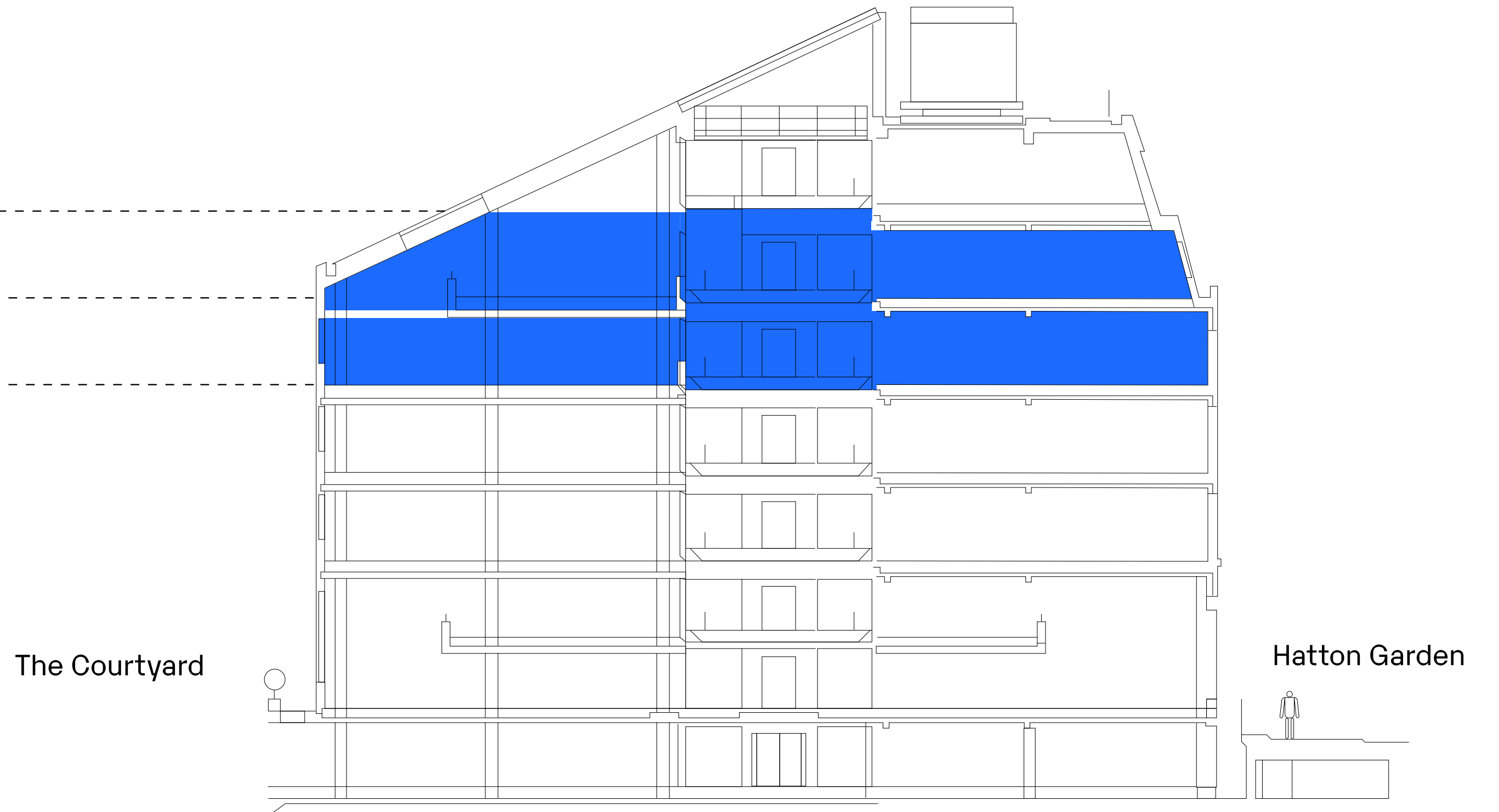
# THE LOFT CONFIGURATION OPTIONS

	NIA Sq. Ft	PRIVATE TERRACE (S) Sq. Ft	DEMISE
OPTION A	49,692 Sq. Ft	L5: 503 Sq. Ft L4: 1,024 Sq. Ft X2 atrium balconies	L6, L5 + L4
OPTION B	39,781 Sq. Ft	L5: 503 Sq. Ft L4: 1,024 Sq. Ft X2 atrium balconies	L4 + L5
OPTION C	28,681 Sq. Ft	L5: 503 Sq. Ft X2 atrium balconies	L5 + L4WEST
OPTION D	19,312 Sq. Ft	X2 atrium balconies	L5WEST + L4WEST

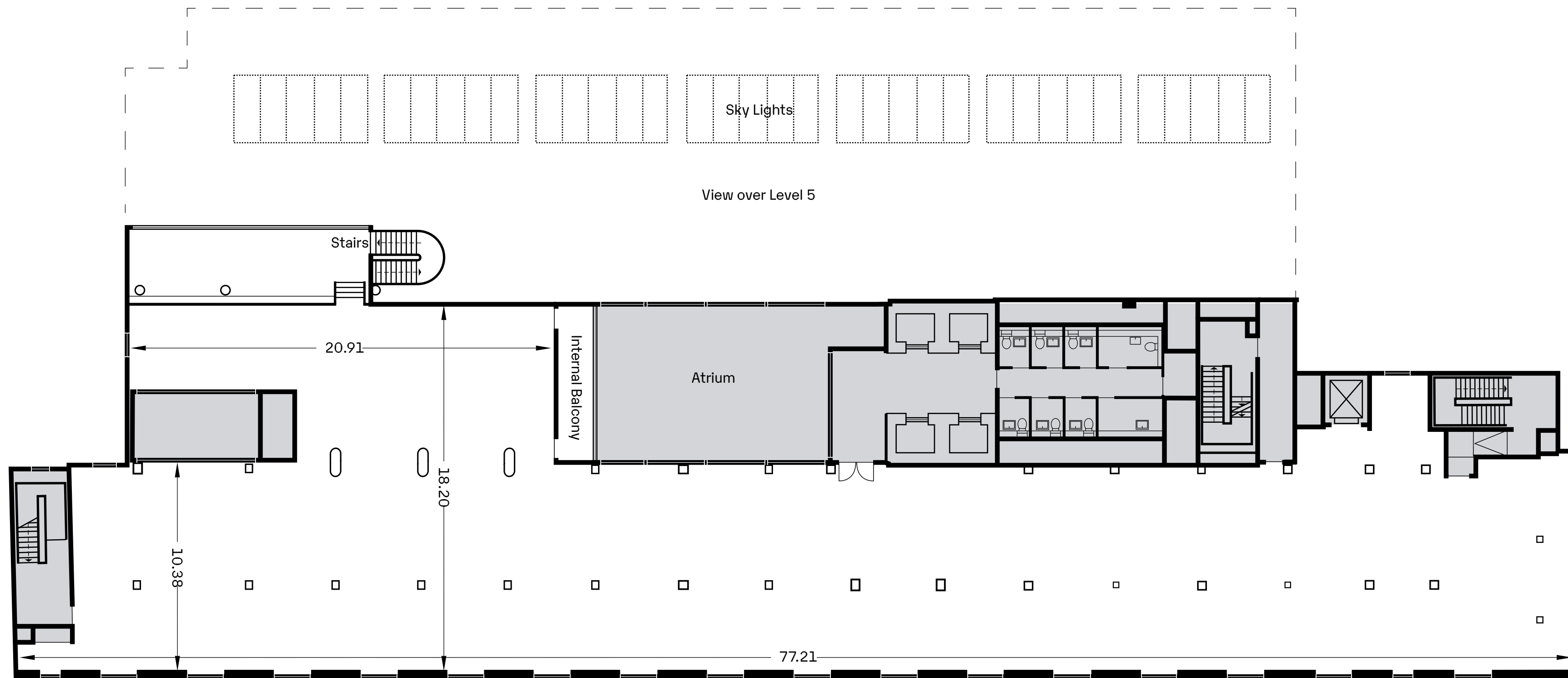
NOTE all areas for indicative purposes only and subject to final measurements.

# OPTION A

LEVEL	NIA Sq. Ft	Private Terrace	Internal Balcony
6	10,395		159
5	17,074	503	159
4	22,223	1,024	159
Total	49,692	1,527	477



NOTE all areas for indicative purposes only and subject to final measurements.



OPTION A

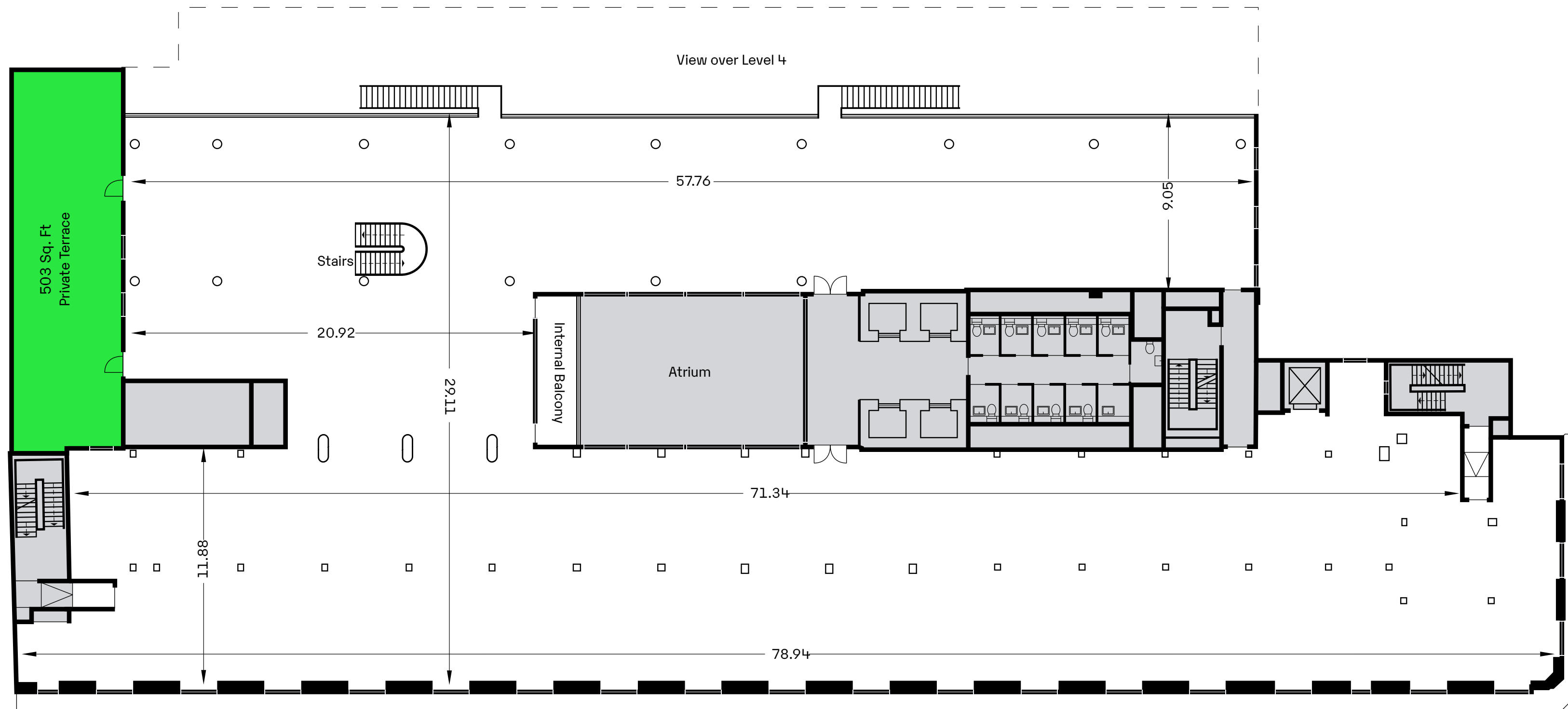
6

LEVEL	Sq. Ft	sq m
6	10,529	978

Floor areas subject to re-measurement

NOTE all areas for indicative purposes only and subject to final measurements.





OPTION A

5

LEVEL	Sq. Ft	sq m	Terrace Sq. Ft
5	17,457	1,621	503

Floor areas subject to re-measurement

NOTE all areas for indicative purposes only and subject to final measurements.

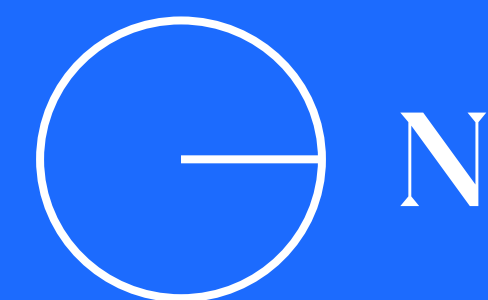




OPTION A

4

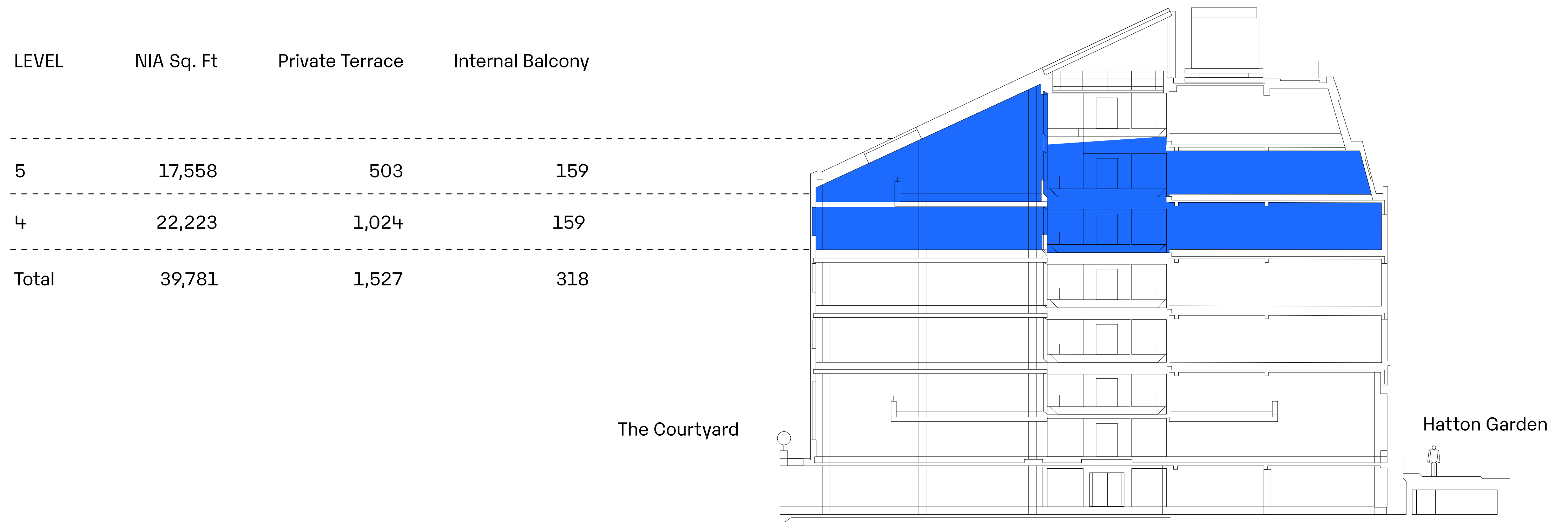
LEVEL	sq ft	sq m	Terrace Sq. Ft
4	22,307	2,072	1,024



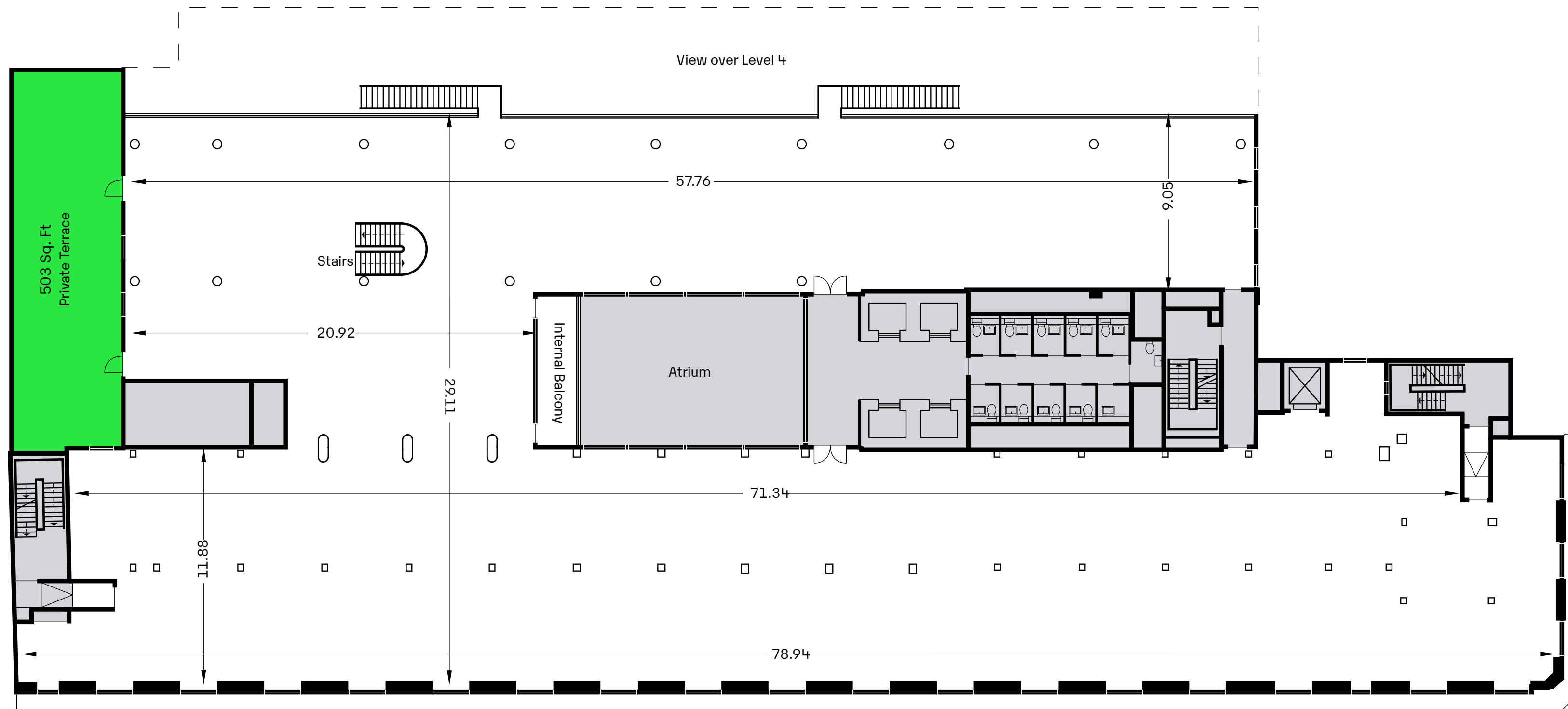
NOTE all areas for indicative purposes only and subject to final measurements.



# OPTION B



NOTE all areas for indicative purposes only and subject to final measurements.



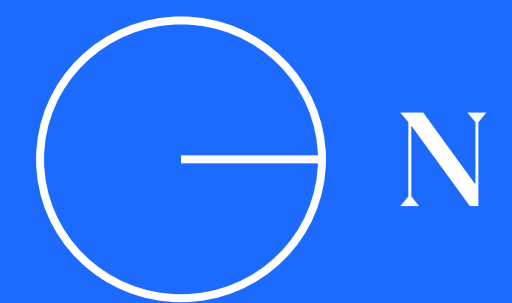
OPTION B

5

LEVEL	Sq. Ft	sq m	Terrace Sq. Ft
5	17,457	1,621	503

Floor areas subject to re-measurement

NOTE all areas for indicative purposes only and subject to final measurements.

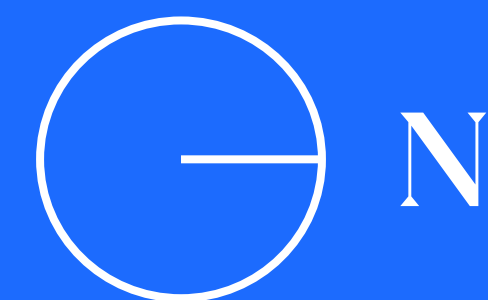




OPTION B

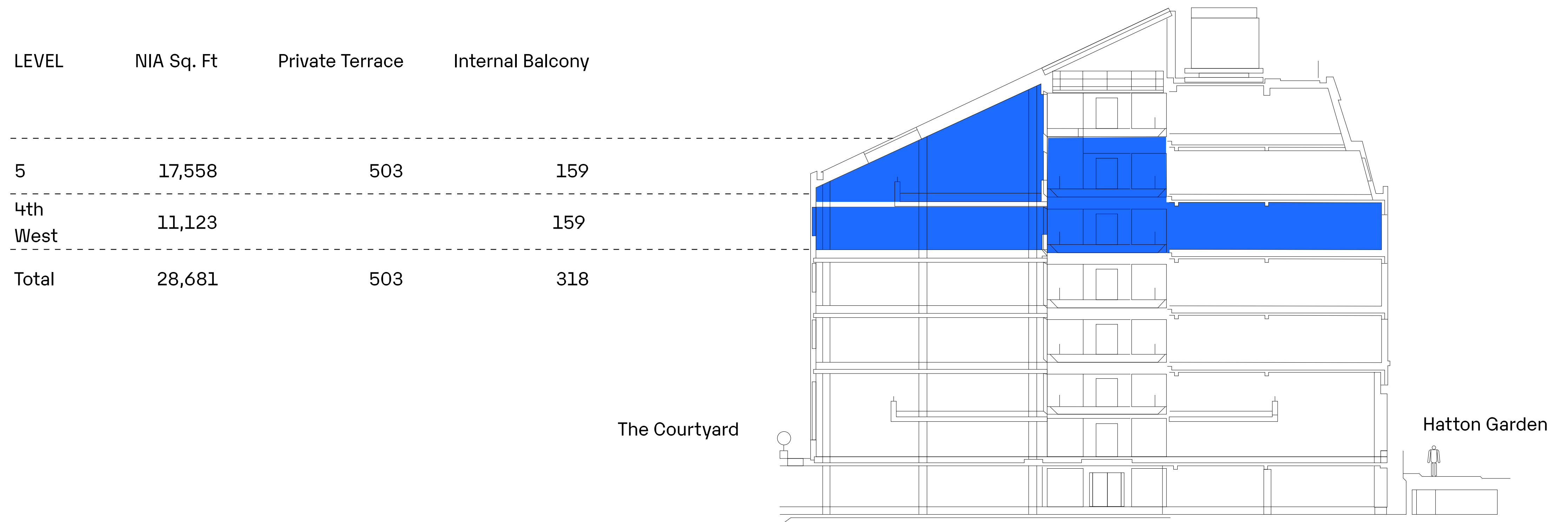
4

LEVEL	sq ft	sq m	Terrace Sq. Ft
4	22,307	2,072	1,024

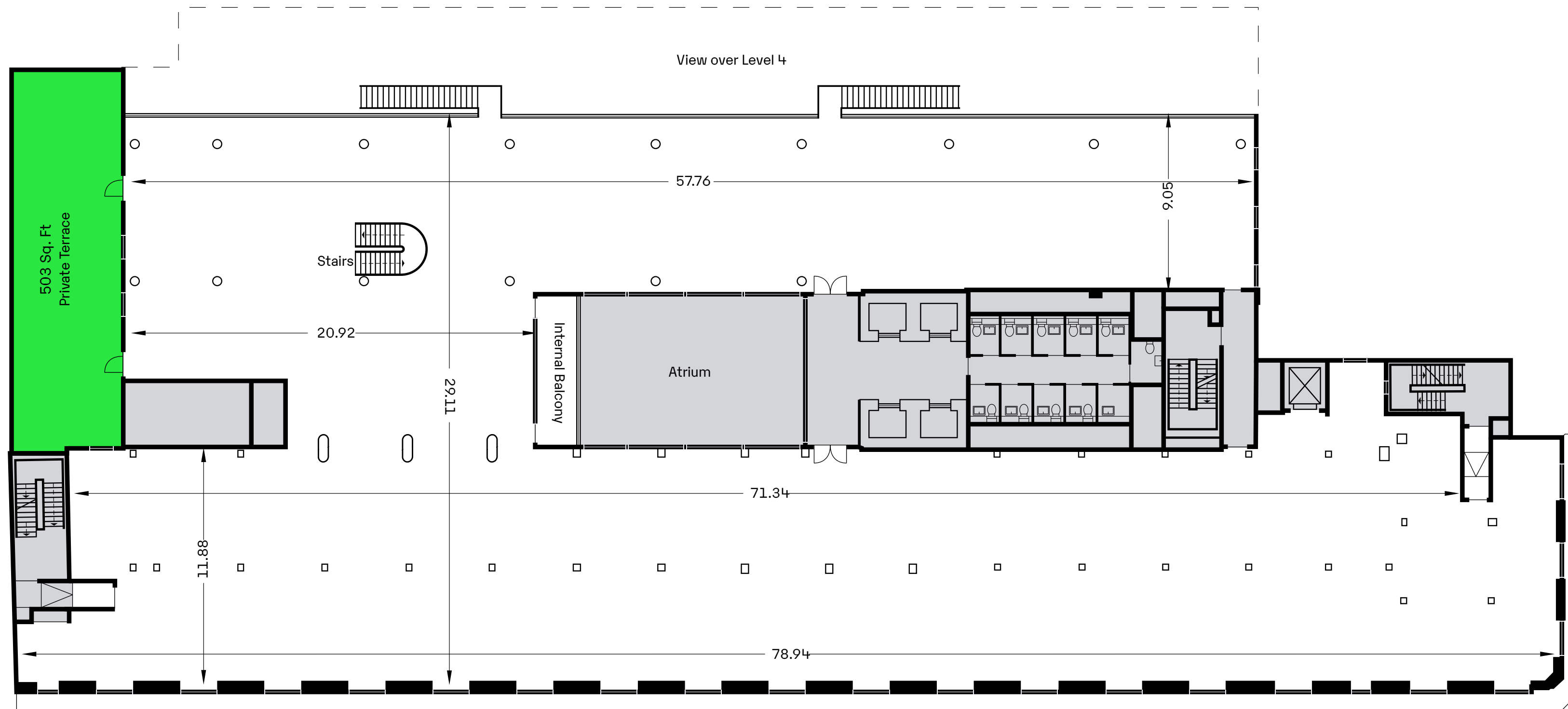


NOTE all areas for indicative purposes only and subject to final measurements.

# OPTION C



NOTE all areas for indicative purposes only and subject to final measurements.



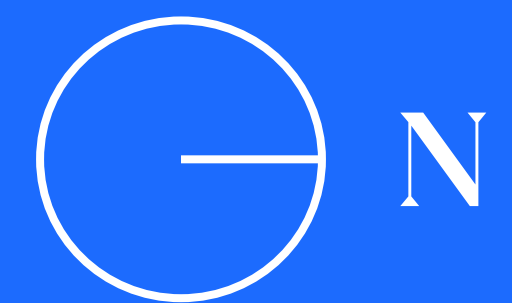
OPTION C

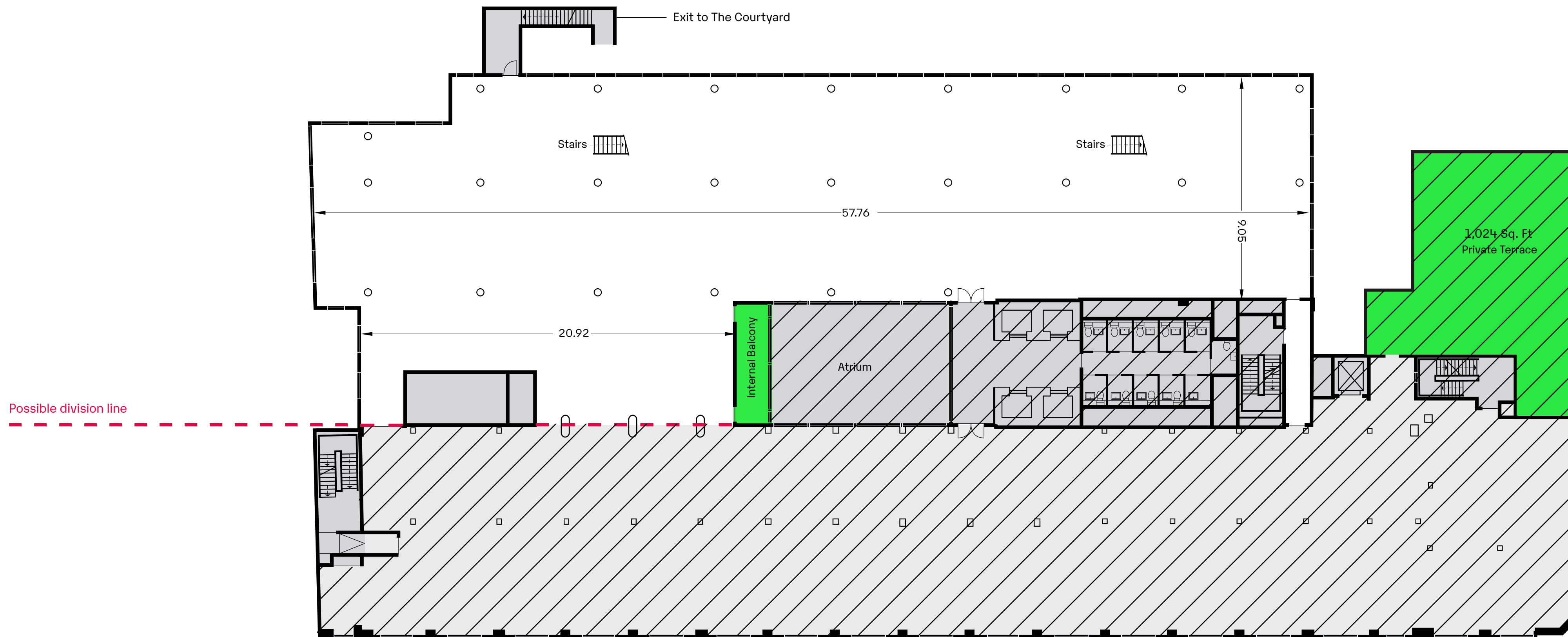
5

LEVEL	Sq. Ft	sq m	Terrace (Sq. Ft)
5	17,457	1,621	503

Floor areas subject to re-measurement

NOTE all areas for indicative purposes only and subject to final measurements.





# OPTION C

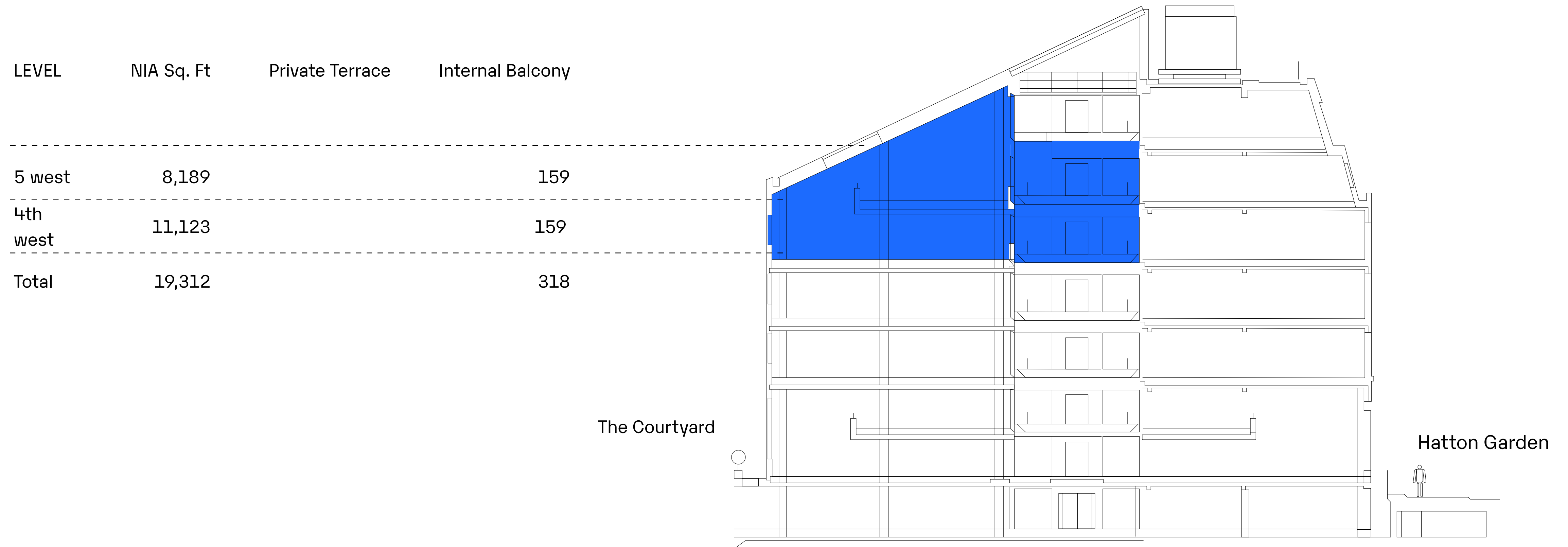
# 4

LEVEL	Sq. Ft	sq m	Terrace Sq. Ft
4 west	10,961	1,018	1,024

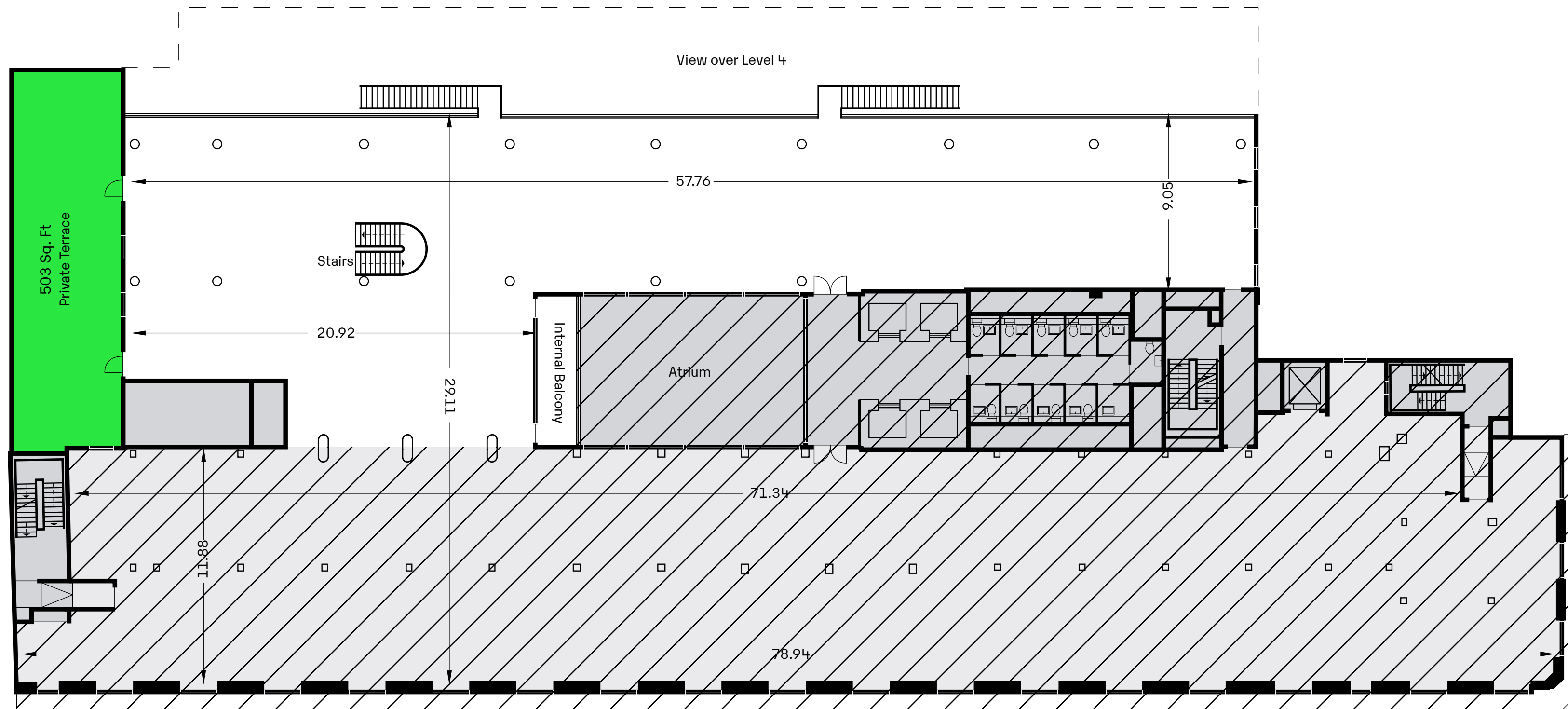


NOTE all areas for indicative purposes only and subject to final measurements.

# OPTION D



NOTE all areas for indicative purposes only and subject to final measurements.



OPTION D

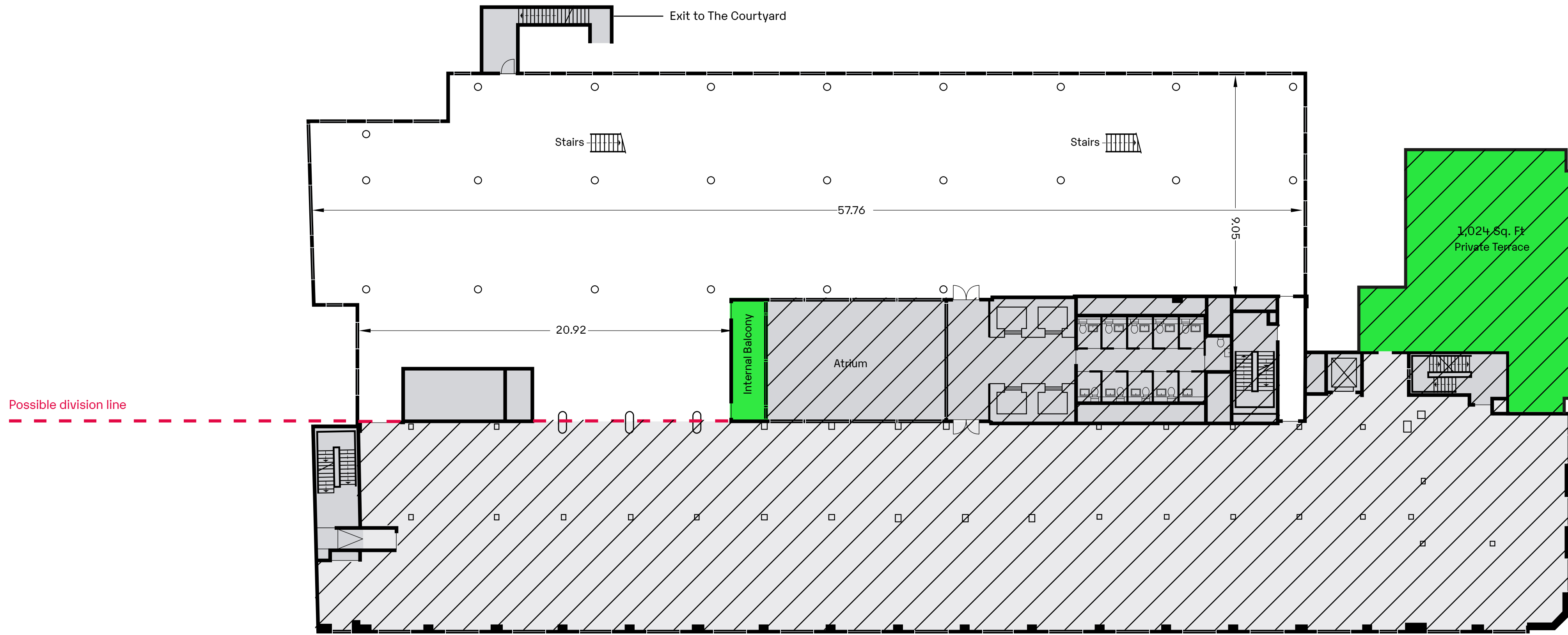
5

LEVEL	Sq. Ft	sq m	Terrace (Sq. Ft)
5 west	8,189	761	

Floor areas subject to re-measurement

NOTE all areas for indicative purposes only and subject to final measurements.





# OPTION D

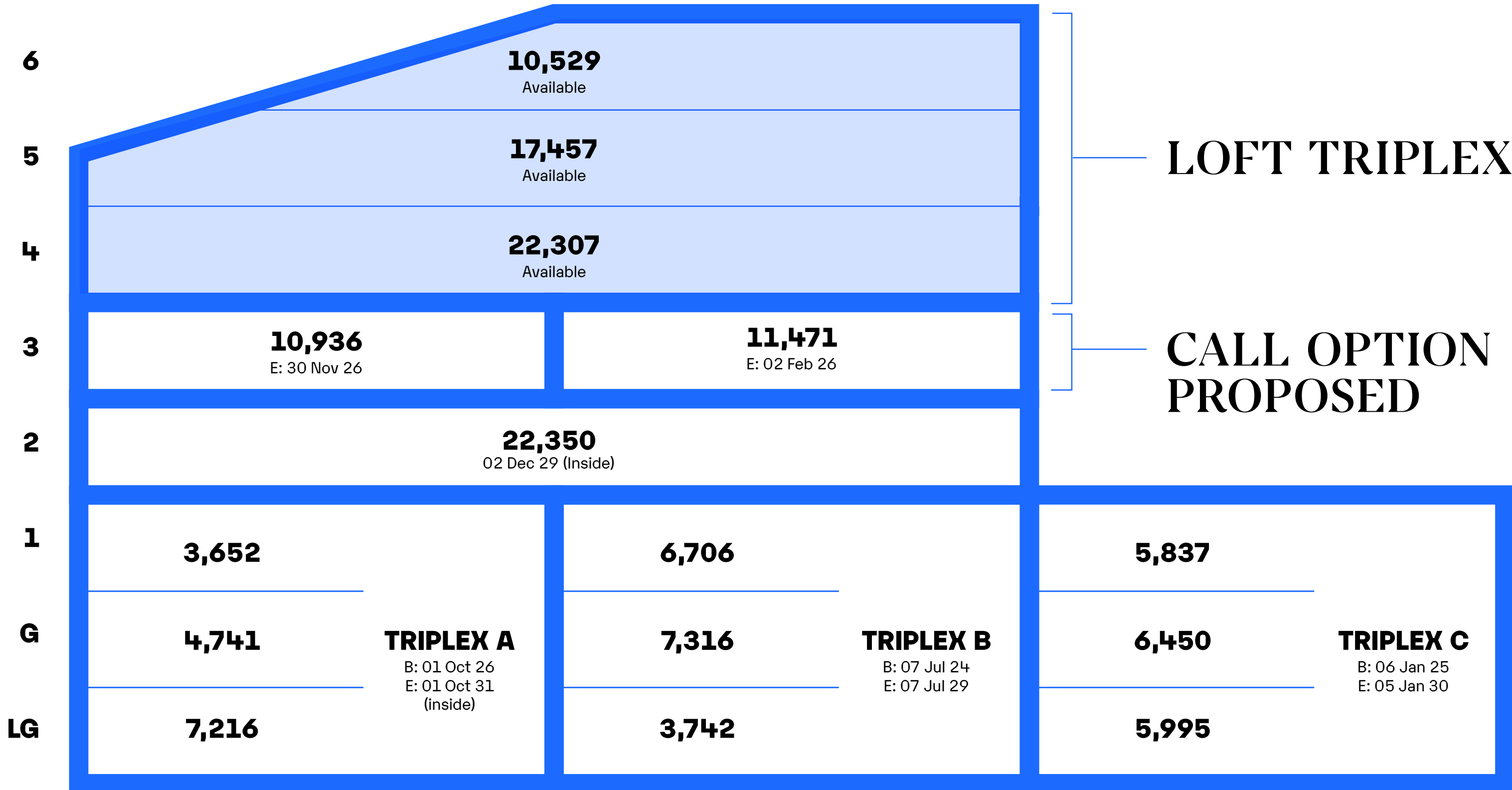
# 4

LEVEL	Sq. Ft	sq m	Terrace Sq. Ft
4 west	10,961	1,018	1,024



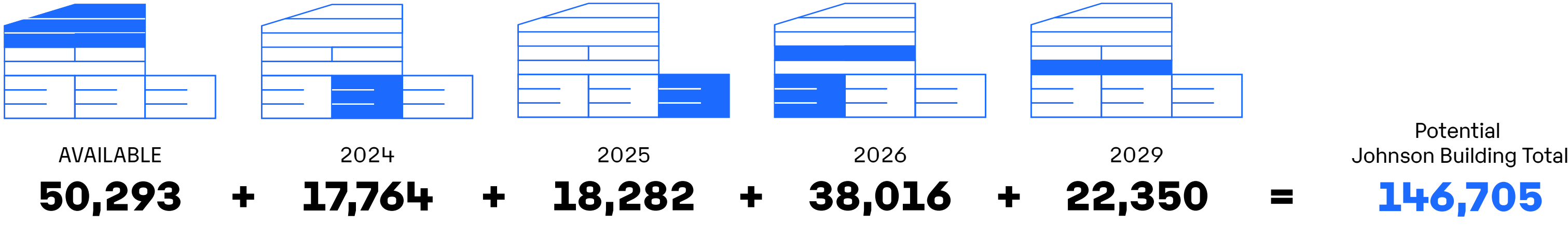
NOTE all areas for indicative purposes only and subject to final measurements.

# JOHNSON BUILDING FURTHER EXPANSION OPPORTUNITIES



B: Lease Break  
E: Lease Expiry

All areas are subject to final measurement



# BASE BUILD SPECIFICATION AND DESIGN CRITERIA





## **THE LOFT TRIPLEX CATEGORY A SPECIFICATION**

### **Structural Capacity**

Imposed live load of 3.5 kN/m<sup>2</sup> + 1.0 k/wm<sup>2</sup> per partitions

### **Design Criteria and Occupancy Density**

Office General Power:

25 watts per m<sup>2</sup>

Lighting Power:

8 watts / m<sup>2</sup>

Fresh air:

Minimum fresh air supply rate 12 l/s per occupant, bases on 1/10m<sup>2</sup>

Maximum fresh air supply rate 50 l/s per occupant, based on 1/10m<sup>2</sup>

Means of Escape:

1 person per 8m<sup>2</sup>

Toilet Accommodation:

1 person per 10m<sup>2</sup>

### **Offices Design**

- Configuration: the office areas are in open plan configuration with all floors interconnected; two open staircases link L4 and L5 and a spiral staircase connects L5 and L6.
- Walls: Dry lined core walls decorated in an emulsion paint finish Exposed pre-cast concrete and steel frame elements, and feature venetian plaster finishes throughout.
- Columns: a combination of dry lined columns decorated in emulsion paint and feature venetian plaster, and exposed concrete and steel frame columns
- Floor Finish: Kingspan galvanised steel medium duty raised access floor panels screwed down on to adjustable support pedestals, adhesive bonded and/ or mechanically fixed to substrate and left exposed
- Ceilings: plasterboard ceiling soffit and downstand beams decorated in an emulsion paint finish. Feature Venetian Plaster and exposed concrete finish to various areas of the soffit
- Doors: Full height architectural glazed doors with 'Paxton 10' smart access control provision. Riser doors finished in white emulsion

- Intelligent DALI Simmtronic lighting control system with high quality LED linear and 'can' fittings
- Smart-enabled electronic blinds are provided to all L5 west sky lights

### **Terraces and Balconies**

- All floors have internal precast concrete balconies facing the atrium with fully glazed access onto the balconies.
- 5<sup>th</sup> floor private roof terrace (503 Sq. Ft) with four access doors and finished with porcelain floor tiles.
- The 4<sup>th</sup> floor private roof terrace (1,024 Sq. Ft) will be finished with lighting and porcelain floor tiles (due for completion Q4 2022)
- Two open mezzanine areas are provided on the L5 and L6 including feature spiral stair and bleacher seating
- A Communal Roof Garden and Hospitality Space is also provided, see below.

### **Noise Levels/Acoustic Criteria**

- Offices NR38
- Toilets NR45

### **Generators**

- Space provision for a tenant stand by generator is allowed for at basement level

### **Mechanical**

- Air displacement ventilation system- conditioned air is supplied by a rooftop air handling unit through the raised floor and supplied into the occupied zone through circular stainless steel floor diffusers using displacement ventilation principles. Return air passes through high level grilles and is ducted back to the roof
- Fresh air via central air handling unit as well as natural ventilation through openable windows throughout
- Supplementary heating and cooling provided to mezzanine areas via VRF Fan Coil Units.

## **COMMUNAL CAMPUS FACILITIES AND AMENITIES**

### **WC design**

- Walls: Painted plasterboard and new timber panel framing with LED lighting
- Floor Finish: polished porcelain tiling
- Ceilings: Suspended plasterboard soffit decorated in emulsion paint
- Fixtures: wall mounted white vitreous china sanitaryware
- Lighting: mixture of surface mounted linear tubular, surface mounted tubular cans and suspended high bay pendants on DALI controls

### **WC provision**

- 6F - 7
- 5F - 10
- 4F - 10
- 3F - 10
- 2F - 10
- 1F - 10
- GF - 14
- LG - 9
- WCs are 'super loos' and provision is unisex

### **Lifts**

- The Johnson Building is served by a group of 4, 17 person passenger lifts which are machine-room-less type. These connect all floors and were refurbished in 2022.
- A goods lift connects all floors to the courtyard and Commuter Zone
- Disabled platform lift in reception

### **Reception**

- The hospitality quality reception contains 2x living walls
- The reception desk and barista bar is situated at the base of the atrium
- Work stations and meeting tables are positioned through the atrium
- Free campus-wide WiFi

### **Commuter Zone**

- Level access for occupier cyclists and visitor cyclists via the Courtyard entrance.
- The best-in-class cycle hub and wider end of trip facilities are located on the LGF with direct lift connectivity to the Loft Triplex

### **Cycle Hub**

- 194 secure cycle spaces including 21 folding bike 'Brompton' lockers
- Cycle repair station
- Charging points for scooters and electric bicycles
- ActiveScore Certification

### **Showers and Changing Areas**

- 18 unisex 'super' showers with changing space (including 1 accessible)
- Male and Female dry-changing areas are provided with associated vanity station facilities including
  - Ironing stations
  - Hair straighteners
  - Hair dryers
- Towel service and dry cleaning management service

### Lockers

- 184 Digital lockers provided in the commuter zone and changing area
- Extensive wet-kit drying lockers are provided

### Communal Courtyard

- At the 'heart' of the campus this is provided with seating, planting and festoon lighting.

### Communal Roof Garden and Hospitality Space

- 3,228 sq ft roof garden located on top of The Courtyard Building (due for completion Q1 2023) with views across London
- Capacity for 267 persons
- Provided with new high quality WCs to enable a contained hospitality
- Architectural lighting, with power and waste provision

### Wellness Studio

- 1,250 sq ft studio space is provided at LG adjacent to the Commuter Zone
- Timber floor
- Feature lighting
- Feature wall mirrors and barre
- Gym and yoga equipment

### Telecommunications

- Wayleaves in place with Openreach, Virgin Media, Verizon, EU Networks and Colt
- Platinum Wirescore rating

### Security

- Intercom system
- Paxton 10 access control system across the estate
- Permanently staffed reception and courtyard staffing during day time hours (secure access control outside of these hours)
- 24hr CCTV across the campus

### Sustainability/ESG

- BREEAM excellent
- EPC B
- Fitwel Community (two-star)- London's only
- Cyclescore platinum Green Apple Awards (x2)
- Significant Embodied Carbon Life Cycle benefits

### Floor levels

Johnson Building – Schedule of floor levels		
All dimensions are in meters	SSL (Structural Slab Level) to FFL (Finished Floor Level)	Distance to floor above (FFL to FFL)
Fourth Floor	0.470	3.520
Fifth Floor	0.480	3.696
Sixth Floor	0.516	3.484

### Floor to ceiling heights

- L4 West: 2750mm at flat soffit, 3840-6000mm at raked ceiling.
- L4 East: 2620mm typical.
- L5 West: 2800mm at flat soffit, 3170-6820mm at raked ceiling.
- L5 East: 2700mm - 3050mm, bulkheads down to 2350mm
- L6 2975mm at flat soffit, 2700-3000mm at coffered ceiling, typical bulkheads 2600mm, 1no. bulkhead 2240mm.

A development by

**ARAX PROPERTIES**



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