

RIVINGTON STREET

Nº1  
RIVINGTON

SHOREDITCH EC2

# THE ART OF WORK

A NEW MIXED-USE  
LANDMARK DEVELOPMENT  
OFFERING 7,825 –  
49,222 SQ FT OFFICE  
SPACE WITH UNRIVALLED  
TENANT AMENITIES.

# A VISIONARY SCHEME

A stunning tower designed by Squire and Partners – One Rivington occupies a prominent position on the Shoreditch skyline.

The five floors of workspace forms part of the new art'otel development – where art and design lie at the core of the brand, highlighted with two retained artworks, believed to be by Banksy, brought into the fabric of the architecture at lower level.

FLOOR	SQ FT	SQ M	TERRACES (SQ FT)
Sixth	7,836	728	
Fifth	7,825	727	603 & 398
Fourth	9,278	862	484 & 312
Third	11,496	1,068	
Second	11,851	1,101	
Reception	936		
<b>Total</b>	<b>49,222</b>	<b>1,797</b>	





An impressive dedicated office entrance faces onto Rivington Street.

Reception Entrance – CGI



- 24 MEETING ROOMS
- 6 OFFICE
- 5 OFFICE
- MEETING ROOMS
- 4 OFFICE
- MEETING ROOMS
- 3 OFFICE
- MEETING ROOMS
- 2 OFFICE
- MEETING ROOMS
- 1 OFFICE
- MEETING ROOMS

Main office reception – CGI

# AHEAD OF THE CURVE

## OFFICES



Landmark new  
Shoreditch development



360° panoramic  
views



Impressive  
reception



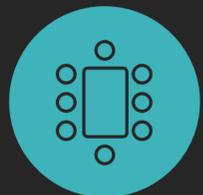
3 x 13 / 21  
person lifts



Private terraces  
on 4th and 5th floor



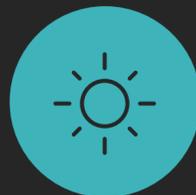
66 bicycle  
spaces



Direct access to 24th floor  
conference and meeting  
room facility



5 showers with  
changing rooms  
and 130 lockers



Flexible floor plates  
with excellent  
natural light

## HOTEL



Ground floor café / bar  
with terrace seating



1st floor bar, lounge  
and restaurant



Concierge  
service



Signature  
Artist



Gallery / library  
space



Auditorium  
space / cinema



Excellent  
transport links



25th floor – destination  
rooftop bar & restaurant  
with signature chef

# SMARTER WORKING

## OFFICE ESG

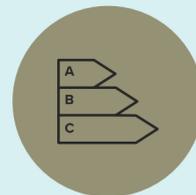
One Rivington offers sustainability and ESG credentials beyond the expectations of today’s occupiers.

The building provides an environment that benefits not only the planet, but also occupier wellbeing and productivity.

**SMART APP ENABLED**  
 Providing security access and digital identification, the app also allows tenants to book amenities and meeting spaces – whilst also keeping occupiers up-to-date on the latest events.



BREEAM Excellent targeted



Targeted EPC Rating: A



Smart building features – secure access control throughout



WiredScore Platinum rating targeted



Windows carefully designed to balance daylight, heat loss and heat gain via triple glazing



Water efficient equipment and fixtures installed throughout



Constructed using sustainably sourced materials, prioritising low embodied carbon materials



Multiple external terraces with greenery for fresh air



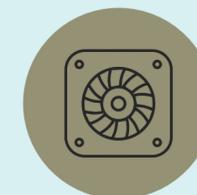
Low energy LED lighting throughout



Wellness facilities for users, including shower and changing areas, plus convenient cycle storage



Efficient mechanical ventilation system with heat recovery, linked to a modern, central building management system



Advanced fresh and recirculated air filtration



Fifth floor terrace – CGI

View from 24th floor meeting facility



Breathtaking views across the city skyline from the private fourth and fifth floor terraces.



art'otel's resident artist D\*Face has curated an eclectic collection of artworks across the spaces.

The Brush Grand Café



Auditorium

The 357 bedrooms are complemented by a ground floor café, two restaurants, lounges and bars offering environments which are relaxed, vibrant and playful – ideal spaces to relax and recharge or entertain clients.

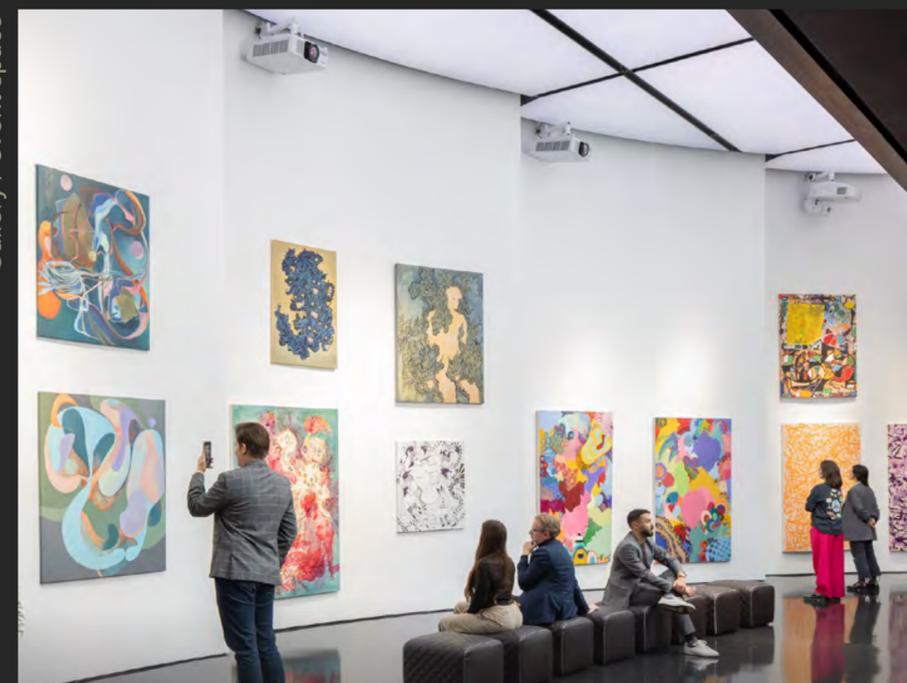
# ART'OTEL AMENITIES

At art'otel, inspiration is everywhere.

art'otel invites guests and visitors to create art. At art'otel London Shoreditch Signature Artists will create and present original work, paired with ever-changing exhibitions and art inspired events – with an onsite gallery space and auditorium open to hotel guests, office tenants and the local community.



Swimming pool & spa



Gallery / event space



Direct access  
to 24th floor  
conference and  
meeting room  
facility

# ALL EYES ON SHOREDITCH

THE BEATING HEART OF CREATIVITY IN THE CITY, THE AREA LEADS THE WAY AS LONDON'S MOST VIBRANT CULTURAL AND SOCIAL DESTINATION.



**Shoreditch Grind**

Opened 2011, the Old Street location is the original Grind. Serving cocktails, coffee and bottomless brunch, day and night.

213 Old Street – grind.co.uk

**Vitra**

Vitra's flagship UK showroom at the Tramshed building on Rivington Street showcases the best of contemporary lifestyle design.



The area's diverse amenity mix provides occupiers with the best of the city's food, drink, retail and social scene – morning, day or night.

Tramshed, 32 Rivington Street – vitra.com



Rivington Place – autograph.org.uk

**Autograph**

Housed in an iconic building designed by Sir David Adjaye, Autograph is England’s first permanent public space dedicated to diversity in the visual arts.

49-51 Curtain Road – mantecarestaurant.co.uk



**Manteca**

A nose-to-tail Italian inspired menu with wood-fired breads, hand-rolled pastas and an Amaro focussed cocktail menu. Overseen by David Carter (Smokestack) and Chris Leach (ex-Kitty Fisher's).

**AIDA**

With a focus on sustainability, Aida presents a thoughtfully curated store of the very best of independent lifestyle brands.



133 Shoreditch High Street – aidashoreditch.co.uk



73 Great Eastern Street – pachamamalondon.com

**Pachamama East**

Pachamama East’s arrival in Shoreditch celebrates the harmony between Chinese & Peruvian cuisine in a menu packed with flavour.

# AMENITIES

## DINING

- 1 Blacklock
- 2 Brat
- 3 Butchies
- 4 Cocotte
- 5 Daffodil Mulligan
- 6 Gloria
- 7 Goddard & Gibbs
- 8 Hoxton Grill
- 9 Manteca
- 10 Meat Liquor
- 11 Pachamama East
- 12 Popolo
- 13 Rossopomodoro
- 14 Sagardi
- 15 Santo Remedio
- 16 Serata Hall
- 17 Smoking Goat
- 18 Sodo Pizza
- 19 The Clove Club
- 20 The Princess

## BARS & CAFÉS

- 21 Attendant Coffee
- 22 Bike Shed Moto Co.
- 23 Black Sheep Coffee
- 24 Bounce
- 25 Brewdog
- 26 Callooh Callay
- 27 Colours Hoxton
- 28 Fountain Tap
- 29 Friends Of Ours
- 30 Gibney's
- 31 Gigi's Hoxton
- 32 Happiness Forgets
- 33 Kybelle
- 34 Lantana
- 35 Nightjar
- 36 Ozone Coffee
- 37 Photobookcafe
- 38 Queen Of Hoxton
- 39 Seed Library
- 40 The Bricklayers Arms

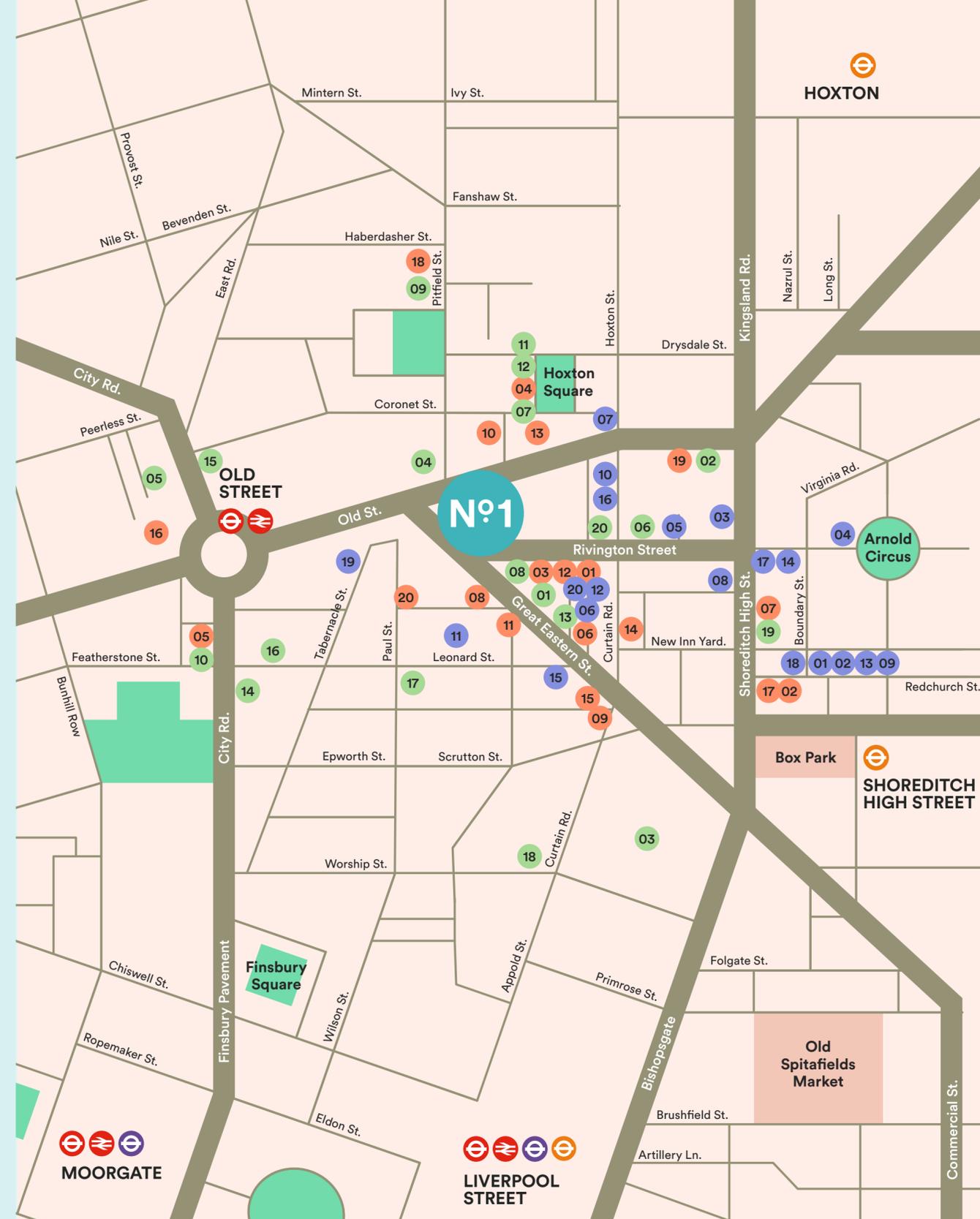
## RETAIL

- 41 A.P.C.
- 42 Aimé
- 43 Aida
- 44 Ally capellino
- 45 Autograph gallery
- 46 Beggars run
- 47 British standard
- 48 Carharrt
- 49 Folk
- 50 Goodhood
- 51 House of hackney
- 52 Mr start
- 53 Nudie jeans
- 54 Oliver spencer
- 55 Pure evil gallery
- 56 SCP
- 57 SNS London
- 58 Sunspel
- 59 Tokyobike
- 60 Vitra



87-89 Tabernacle Street – tokyobike.co.uk

**Tokyobike**  
The independent bicycle company, featuring apparel, lifestyle and homeware goods.



LOCAL OCCUPIERS



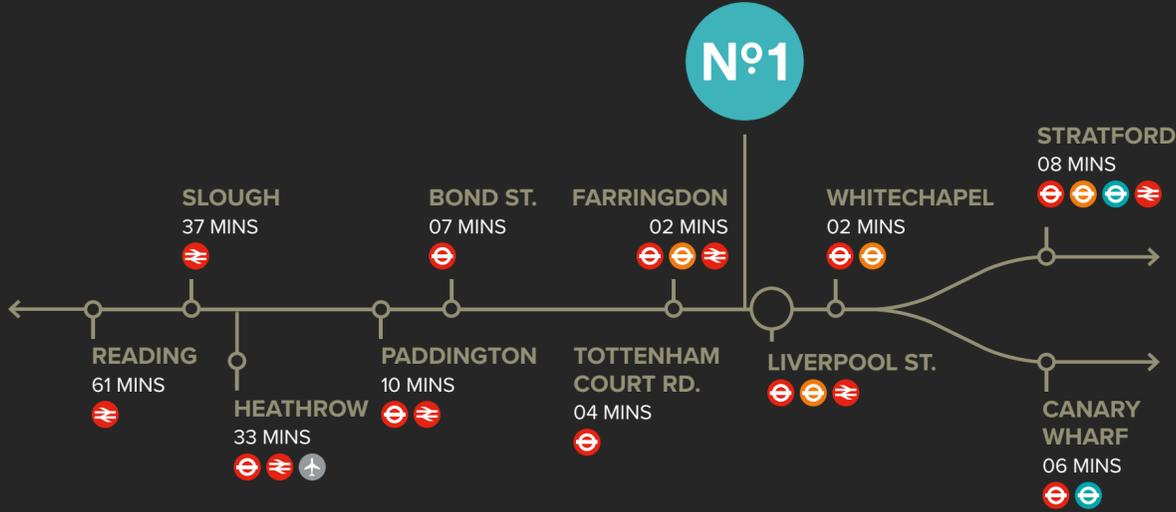
# CONNECTIVITY

However you like to move around town, One Rivington is ideally situated - and is just a two minute walk from newly redesigned and reconfigured Old Street station.

Shoreditch High Street, Hoxton, Liverpool Street and Moorgate stations are also all within easy reach – providing access to all major London transport routes and services.



## ELIZABETH LINE KEY TRAVEL TIMES

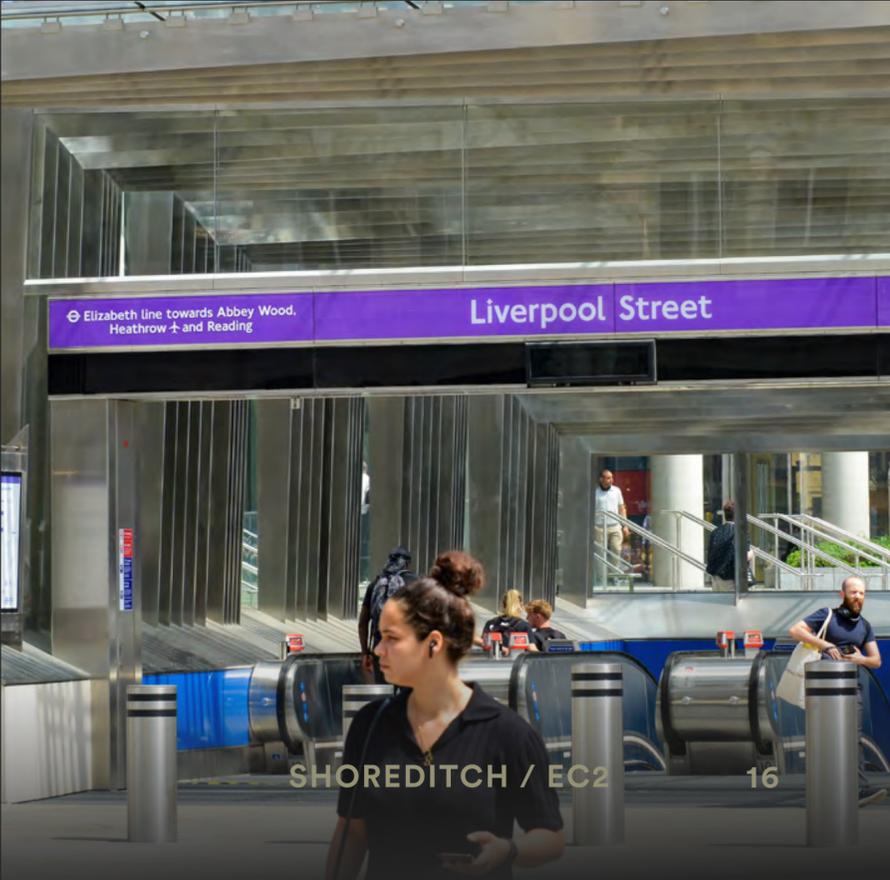


## TRAVEL TIMES

STATIONS	OLD STREET	SHOREDITCH HIGH STREET	HOXTON	LIVERPOOL STREET	MOORGATE
WALK TIMES FROM ONE RIVINGTON	02	05	08	11	11
CYCLE TIMES FROM ONE RIVINGTON	01	02	03	04	04

The recent arrival of the Elizabeth Line at Liverpool Street station has reduced travel times across London and further afield.

A high frequency timetable with trains every two and a half minutes and high capacity trains, means whether travelling to Canary Wharf, the West End, Heathrow or Reading – you can do it with ease.



# THE SPACE

FLEXIBLE WORKSPACE  
WITH 360° VIEWS  
AND FLOODED WITH  
NATURAL LIGHT.

Floor-to-ceiling glazing and open spaces provide a bright, flexible working environment – perfect to inspire.

Indicative office floor – CGI



Indicative CAT B office floor – CGI

The office space is provided in a CAT A condition.

Indicative CAT A office floor – CGI

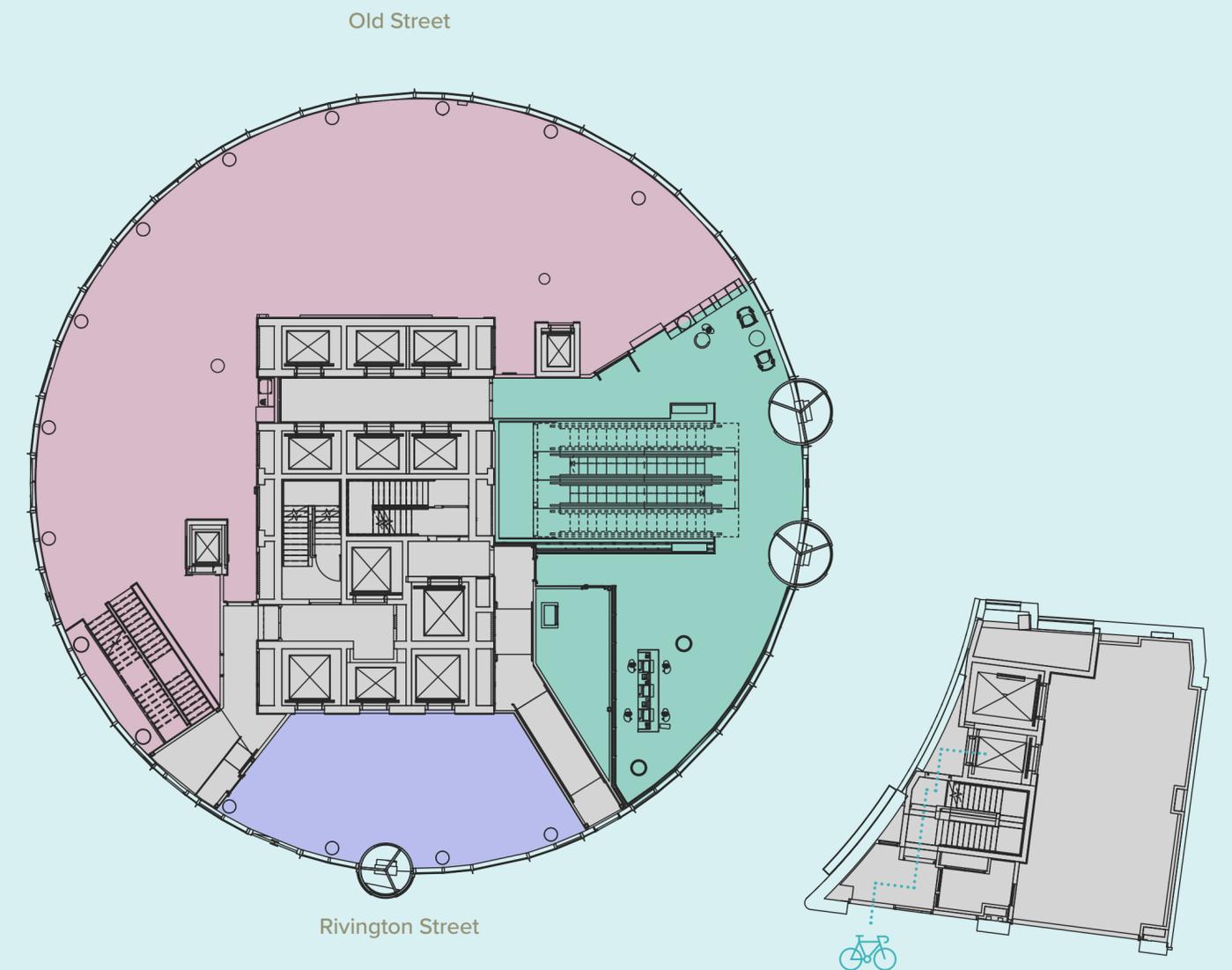
# OFFICE ACCOMMODATION

FLOOR	SQ FT	SQ M	TERRACES (SQ FT)
Sixth	7,836	728	
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Fourth	9,278	862	484 & 312
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Reception	936		
<b>Total</b>	<b>49,222</b>	<b>1,797</b>	

\* Subject to final measurement upon completion of development.

## GROUND FLOOR

Reception 936 sq ft / 87 sq m

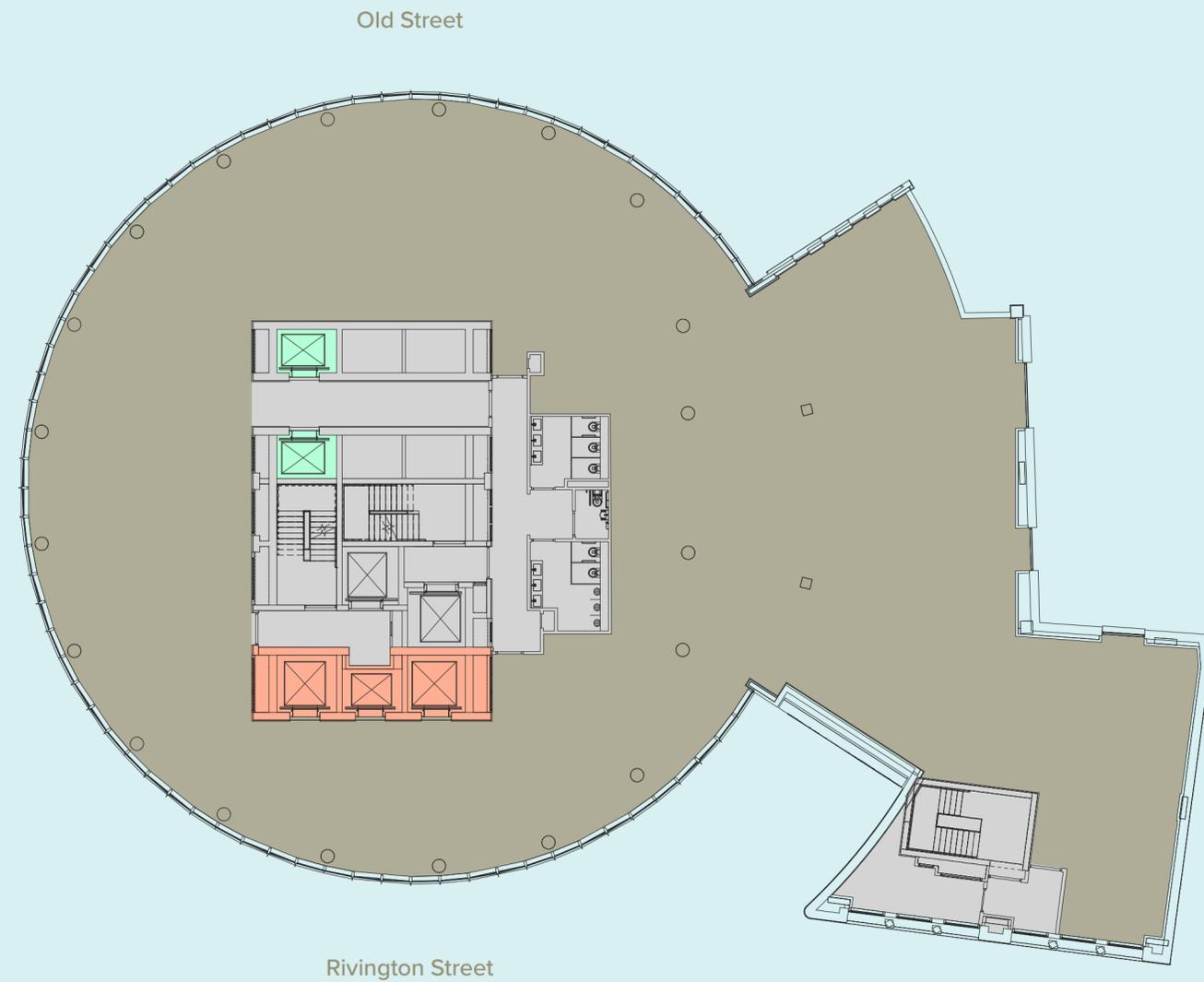




# SECOND FLOOR

Office 11,851 sq ft / 1,101 sq m

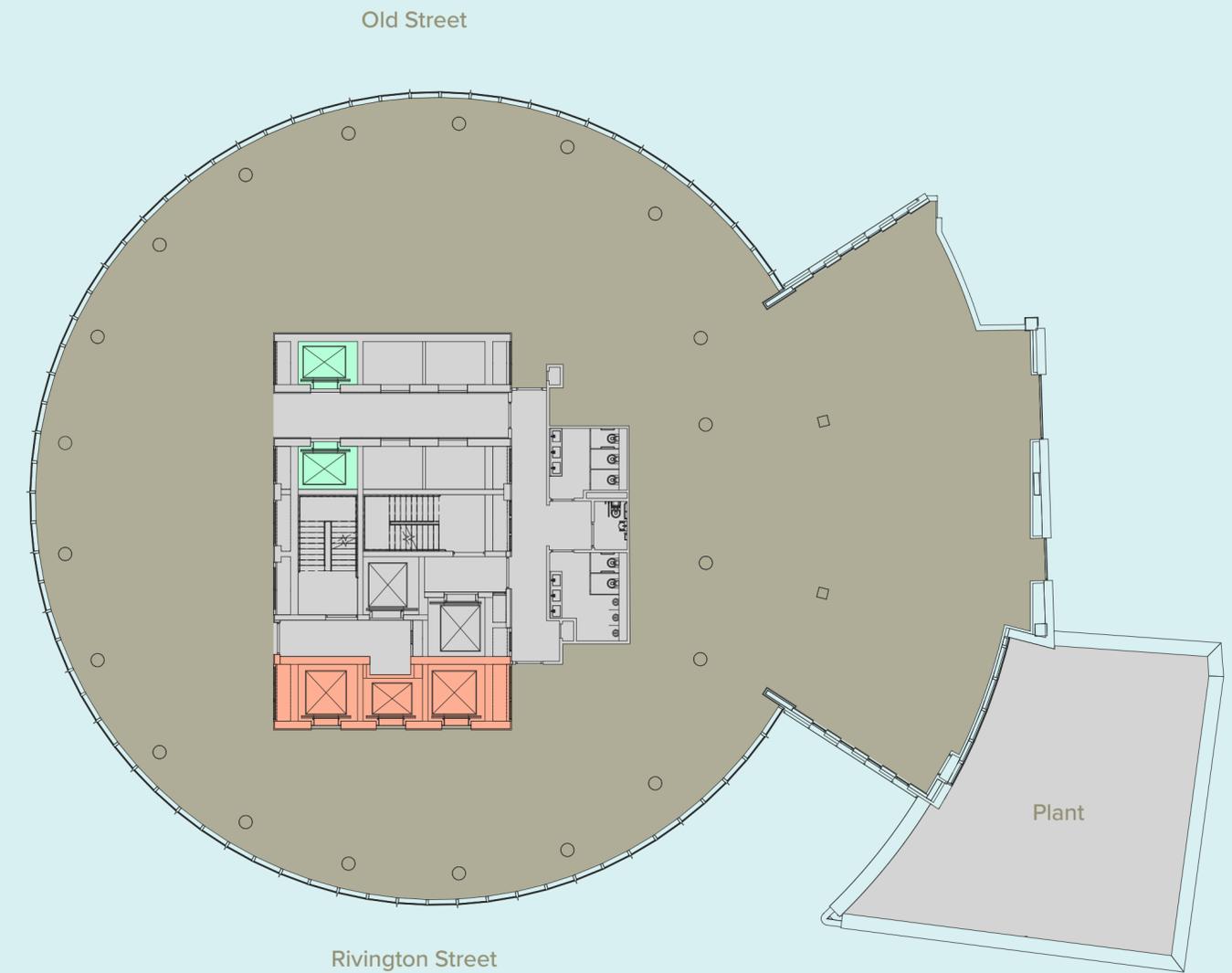
- Office
- Office Lifts
- Lifts to 24th/25th floors
- Core



# THIRD FLOOR

Office 11,496 sq ft / 1,068 sq m

- Office
- Office Lifts
- Lifts to 24th/25th floors
- Core



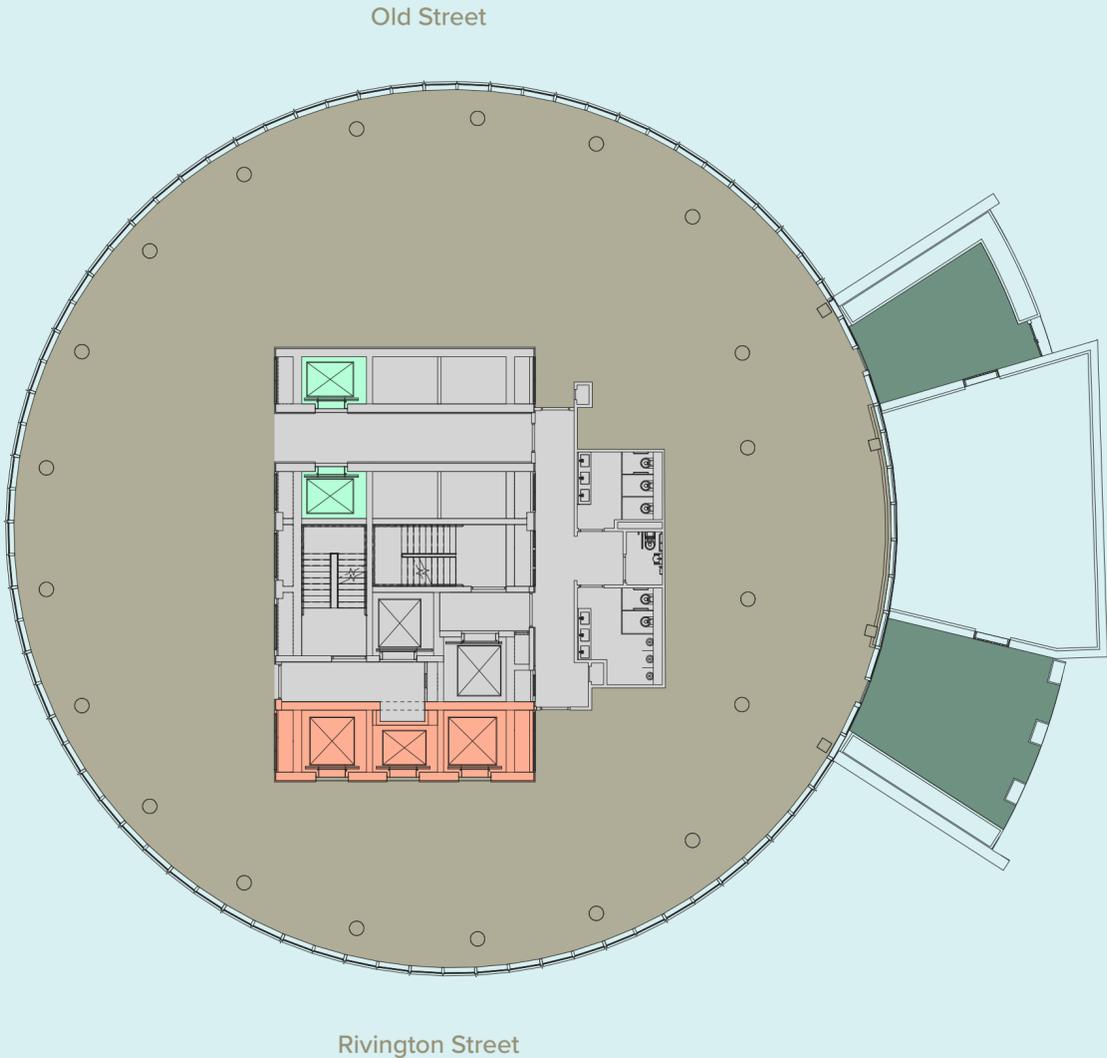
For indicative purposes only, not to scale.



# FOURTH FLOOR

Office 9,278 sq ft / 862 sq m    Terrace 797 sq ft / 74 sq m

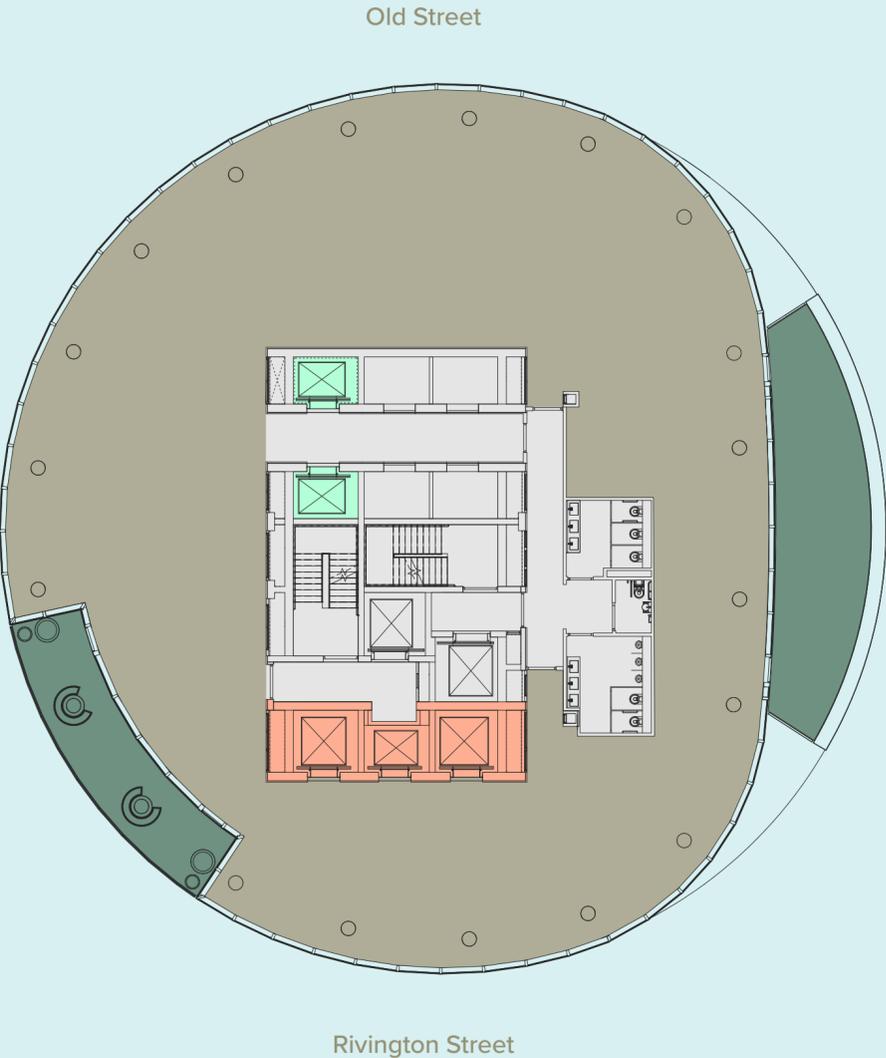
- Office
- Terrace
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- Core



# FIFTH FLOOR

Office 7,825 sq ft / 727 sq m    Terrace 1,001 sq ft / 93 sq m

- Office
- Terrace
- Office Lifts
- Lifts to 24th/25th floors
- Core



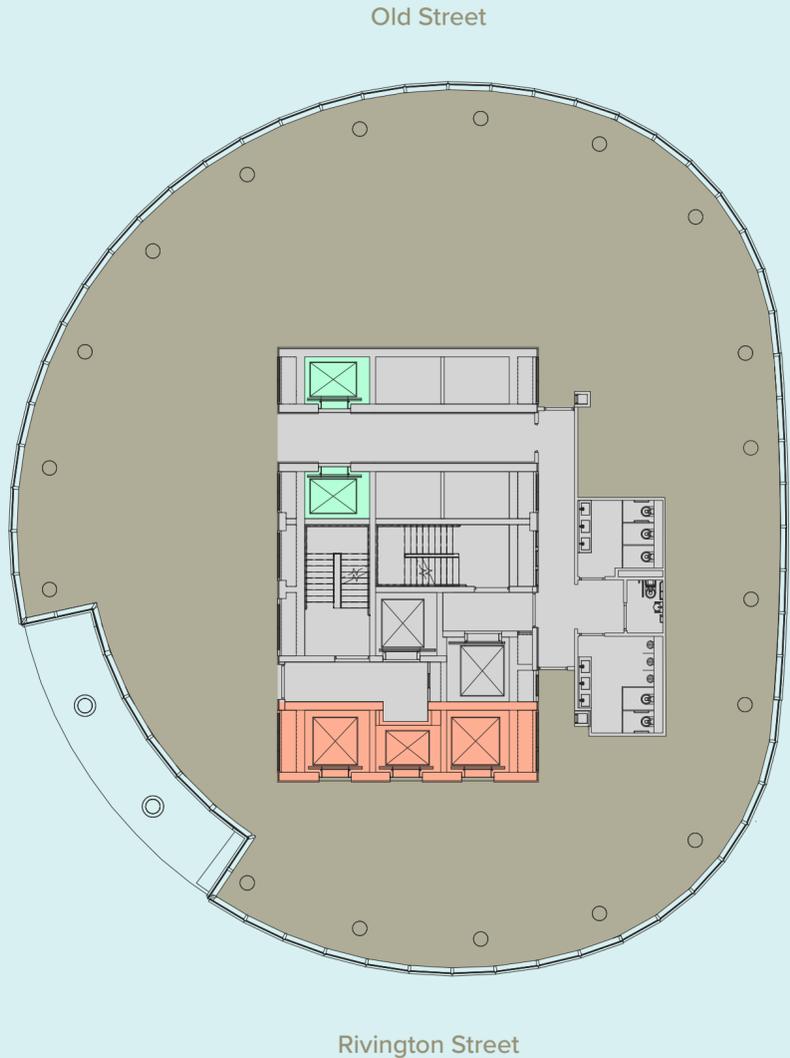
For indicative purposes only, not to scale.



# SIXTH FLOOR

Office 7,836 sq ft / 728 sq m

- Office
- Terrace
- Office Lifts
- Lifts to 24th/25th floors
- Core



# LEVEL -1

- Cycle Store
- Showers/Changing/Lockers
- Auditorium
- Wellness/Spa
- Gallery
- Tenant Plant
- Office Lifts
- Core



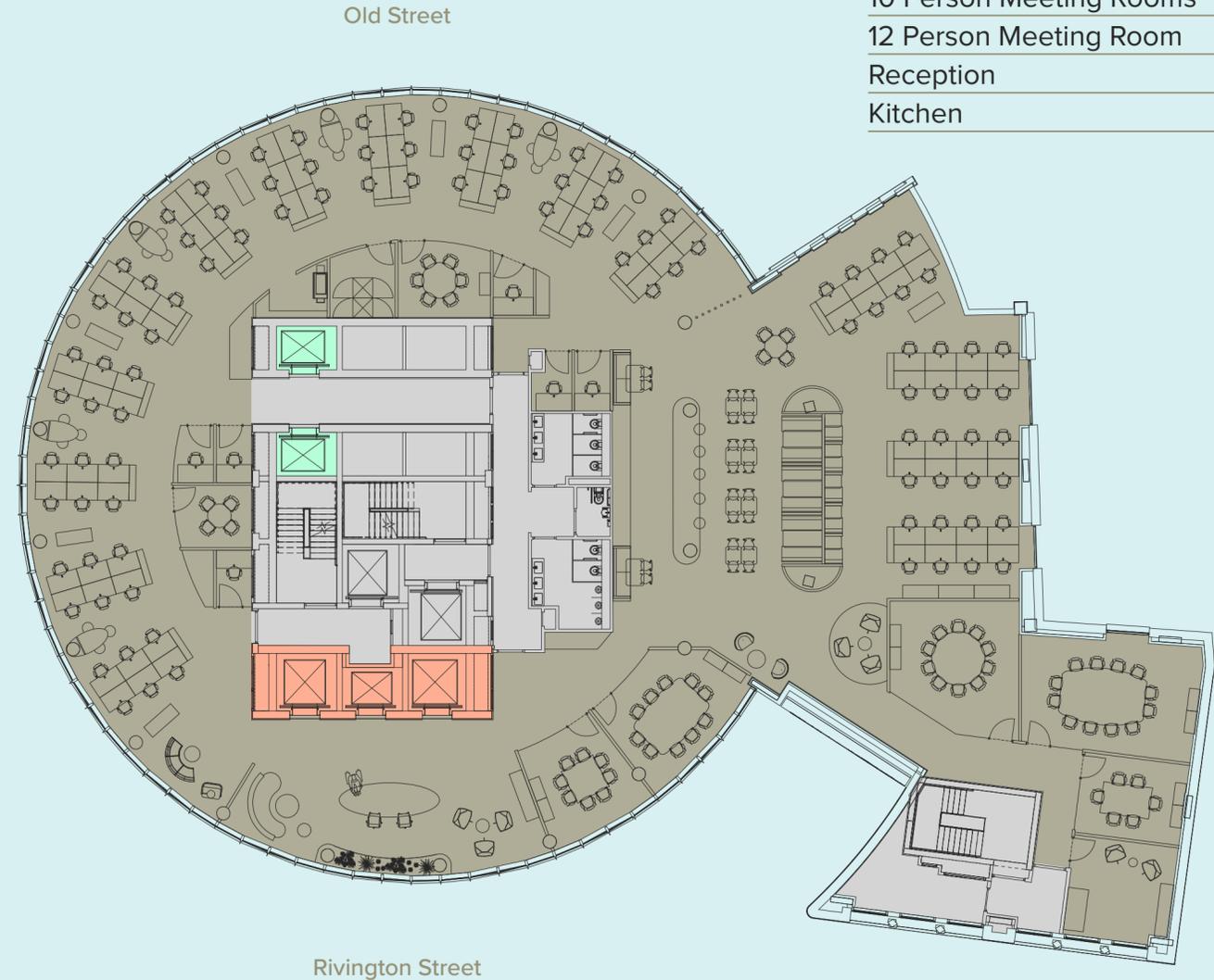
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## SECOND FLOOR SPACE PLAN

Office 11,851 sq ft / 1,101 sq m

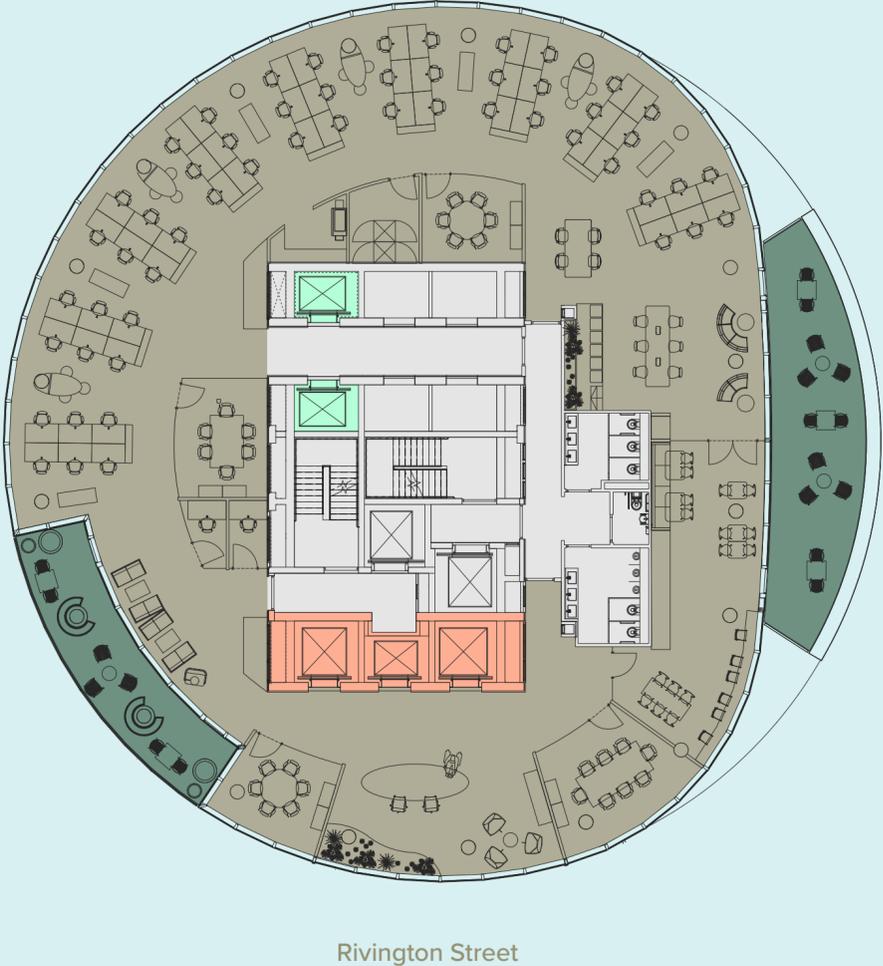
Open Plan Workstations	98
Focus Rooms	06
6 Person Meeting Rooms	02
8 Person Meeting Room	01
10 Person Meeting Rooms	02
12 Person Meeting Room	01
Reception	01
Kitchen	01



## FIFTH FLOOR SPACE PLAN

Office 7,825 sq ft / 727 sq m  
Terrace 1,001 sq ft / 93 sq m

Open Plan Workstations	54
Offices & Focus Rooms	02
6 Person Meeting Room	01
8 Person Meeting Room	01
Reception	01
Kitchen	01



- Office
- Office Lifts
- Lifts to 24th/25th floors
- Core

For indicative purposes only, not to scale.

# TECHNICAL SPECIFICATION

## TARGETING BREEAM EXCELLENT

## TARGETED EPC RATING: A

## WIREScore PLATINUM TARGETED

### OCCUPATIONAL FLOORS

The building refurbishment has been designed to the following design criteria:

Office density:	1 person per 10 sqm
Lift PL7:	1000kg 13 person @1.6m/s
Lift PL8:	1600kg 21 person @1.6m/s
Lift PL9:	1600kg 21 person @1.6m/s

### F-C HEIGHTS

Office Floors	
Floor to Floor:	3.51 to 3.71m
Floor to Ceiling:	2.34 to 2.4m

### RAISED FLOORS

Raised access floor voids to enable future tenant's maximum flexibility for low level power distribution.

Raised Access Floor Depth (including floor build-up): 150mm.

### AIR CONDITIONING

Office floors shall be provided with VRV heat recovery systems sized to meet the heating and cooling demands for each space.

Supply air from the FCU shall be provided to the room via insulated ductwork from the FCU discharge plenum to supply air slot diffusers mounted around the perimeter. Return air shall be direct from the space.

As the offices are open plan areas, ceilings will not be provided therefore all MEP services will be exposed.

### LIFTS

There are 3 no. lifts in total, located within the central core.

PL7 & PL8 serves Levels 00 & 02 – 06

PL9 serves Levels B2, 00 - 06

Passenger Lift PL9 is a dual-purpose passenger and cycle/goods lift at Level 00. The lift shall be provided with dual entrance to facilitate access to Level B2 and 01.

### STRUCTURE

The current structure is a twenty-seven-storey purpose-built building, including three-storey basement. The Office occupies Levels 02 to 06 with Lobby Entrance at Level 00 and Amenities at Level B2.

Levels B2 and 00 utilise traditional RC floors whereas Levels 02 to 06 uses post-tensioned (PT) concrete flat slabs spanning onto pre-cast concrete columns. Stability is provided by reinforced concrete core walls.

The typical office structure is designed for superimposed dead load of 1.0 kN/m<sup>2</sup> and live load of 4.0 kN/m<sup>2</sup>, which includes a 1kPa partitions allowance within the live load.

The typical core structure is designed for superimposed dead load of 2.15 kN/m<sup>2</sup> and live load of 3.0 kN/m<sup>2</sup>.

The typical terrace is designed for superimposed dead load of 2.65 kN/m<sup>2</sup> and live load of 4.0 kN/m<sup>2</sup>.

### EXTERNAL FINISHES

#### Main Block

The elliptical building form is articulated as a number of individual cogwheels with the teeth projecting radially in the form of a fin. Each cog is extruded over two floors and separated by aluminium clad spandrels to allow each cog to be read individually within its overall composition. Each alternate double height floor plate is offset to the levels above and below to provide the illusion of rotating cogwheels.

The fins are formed of painted metal tubes set in square plates top and bottom with the top plate turned through 90 degrees. The inner skin of the façade is a unitised system with golden effect mullions and transoms which provide a contrast against the dark fins.

In strategic locations, the inner glazed skin peels away to create a series of terraces at various levels. The terraces provide a series of public and private amenity spaces influenced by the views at various levels.

#### Low Level Wing Blocks

The Rivington and Old Street low level blocks act as transition buildings between the contemporary facade of the elliptical tower and the brick architecture of the adjacent streetscape. The facades are a contemporary interpretation of the historic brick warehouses / workshop type of architecture evident with the South Shoreditch Conservation Area. The use of dark brickwork links the building to its surrounding context through the material, while also tying it into the main building design through the similarity of facade colouration.

### WC PROVISION

Male/Female and accessible WCs are provided on every office floor.

High-quality, durable materials such as laminam wall and floor ceramic tiling, with glass partition and doors.

### INTERNAL AREAS

The reception area is accessed from the corner of Great Eastern Street and Rivington Street. It consists of a double height reception space, seating area, and main lift lobby with walls clad in champagne-coloured anodized aluminium panels. A feature wall of polished metal tubes that spans from floor to ceiling.

At Level 01, PL9 provides an exclusive direct access to the Bar/ Lounge Area via access control.

The Office space at Levels 02 to 06 will have its corridors finished in high quality laminam wall tiling finishes.

### CYCLING FACILITIES

The showers, bike store and changing rooms are contained in Level B2. Accessed via Office Reception on Great Eastern Street – PL9 lift will give access to Changing Room and Cycle Store.

The quantity of cycle spaces is 66 spaces (33 double stacker stands).

5 shower units, 2 WCs with wash hand basins and DDA Shower & WC are provided with 130 lockers.

### LIGHTING

The lighting system shall comprise of high efficiency LED luminaires, controlled via an intelligent DALI lighting control system with potential to link to floors via an ACM and presence detectors throughout the Office floors.

Fully automatic control systems shall be provided, to enable compliance with Part L2A of the Building Regulations and BREEAM requirements.

Nº1

## FURTHER INFORMATION

### VIEWINGS

Through joint sole joint letting agents.

### TERMS

Upon application.

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A DEVELOPMENT BY:

**pphe**  
HOTEL GROUP

## ONERIVINGTON.LONDON

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Night time from Old Street CGI

