

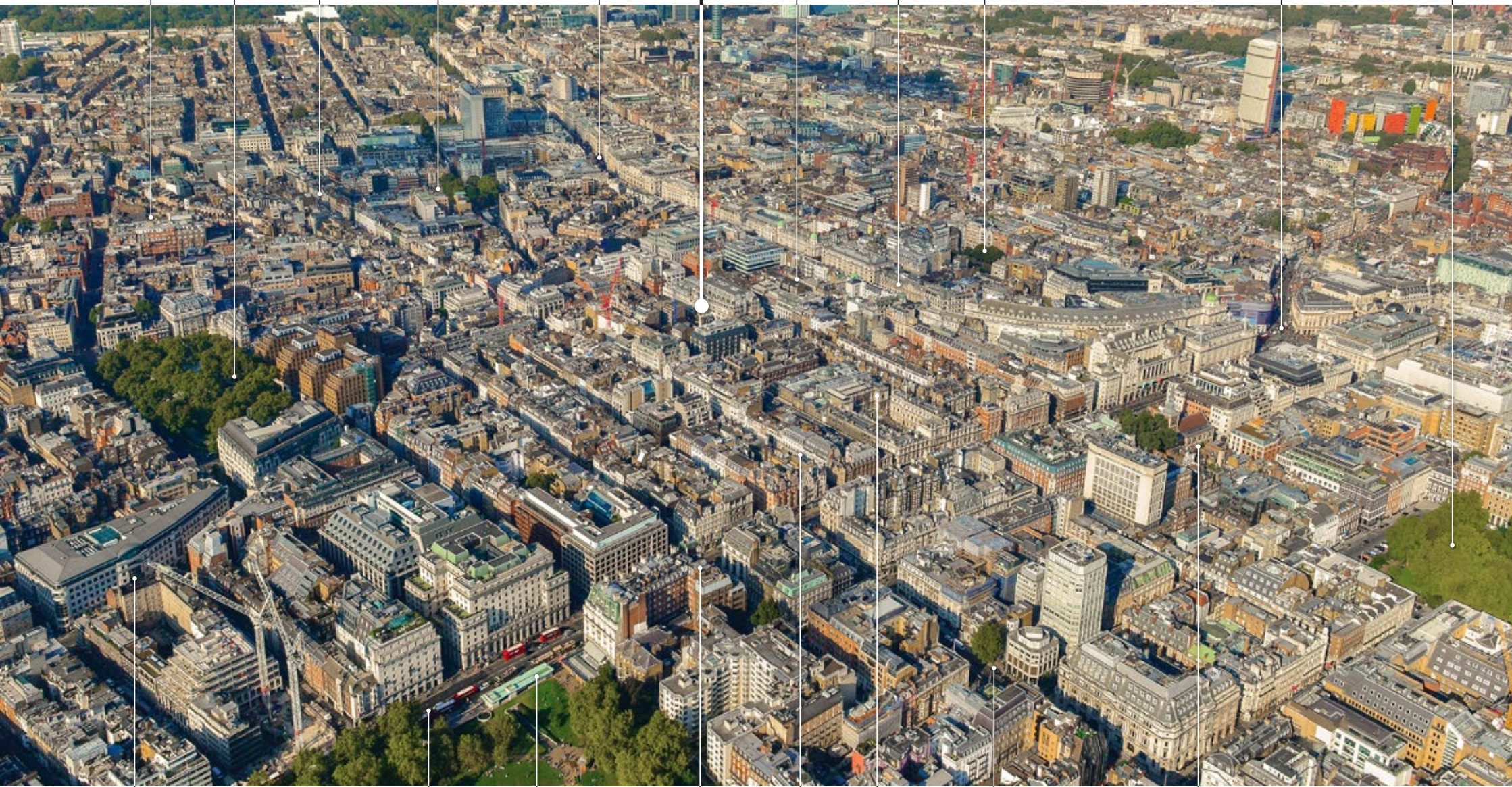


OLD
Burlington
STREET

MAYFAIR



31



CLARIDGE'S

BERKELEY SQUARE

NEW BOND STREET

BOND STREET CROSSRAIL (HANOVER SQUARE 2020)

OXFORD CIRCUS

SAVILE ROW

REGENT STREET

GOLDEN SQUARE

PICCADILLY CIRCUS

ST JAMES'S SQUARE

CURZON STREET

PICCADILLY

GREEN PARK UNDERGROUND STATION

THE RITZ

OLD BOND STREET

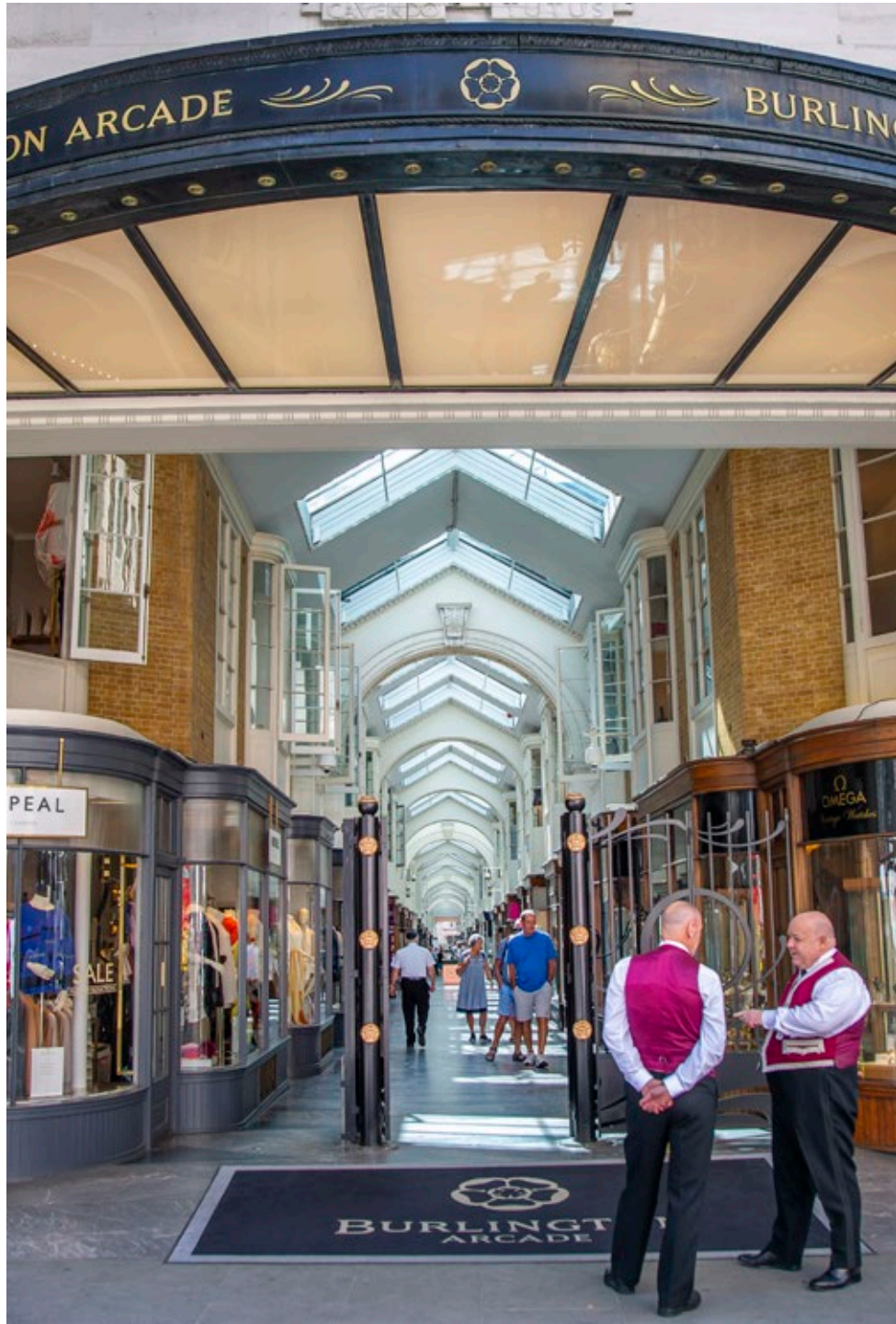
ROYAL ACADEMY OF ARTS

ST JAMES'S STREET

JERMYN STREET







PRIME LOCATION

31 Old Burlington Street is located a stone's throw from the Royal Academy of Arts in an area of Mayfair synonymous with luxury retail, Michelin-starred restaurants, world-famous hotels and galleries and internationally renowned businesses.



RESTAURANTS

- | | |
|--------------------|----------------|
| 1 Cecconi's | 7 The Wolseley |
| 2 Sartoria | 8 Café Murano |
| 3 Nopi | 9 Novikov |
| 4 Goodmans | 10 Nobu |
| 5 45 Jermyn Street | 11 Sexy Fish |
| 6 Gymkhana | 12 Scott's |
| | 13 Wild Honey |

LOCAL OCCUPIERS

- | | |
|----------------------------|-----------------------|
| 1 Cerberus | 8 Apax Partners |
| 2 HSBC | 9 The Carlyle Group |
| 3 Tudor Capital | 10 Rio Tinto |
| 4 Accel Partners | 11 Artemis Investment |
| 5 Angelo Gordon & Co | 12 Lazard |
| 6 Apollo Global Management | 13 Blackstone Group |
| 7 Softbank | |

Transport links are excellent, being a short walk from Green Park, Piccadilly Circus and Oxford Circus Underground stations.

 **GREEN PARK**
6 MINUTES WALK

 **PICCADILLY CIRCUS**
6 MINUTES WALK

 **OXFORD CIRCUS**
8 MINUTES WALK

31 OLD BURLINGTON STREET A BUILDING RICH IN HERITAGE

Built in 1718, 31 Old Burlington Street is a Grade I listed, classic example of early Georgian architecture. Designed by architect Colin Campbell for Lord Burlington, the original terrace of which it formed part of is often referred to architecturally as the prototype on which Georgian Mayfair was based. Its subsequent ownership by a succession of courtiers, members of parliament, masons and antique furnishers, contributed to its rich architectural heritage.

HIGH PROFILE OCCUPIERS

31 Old Burlington Street's first occupant was Sir William Stapleton, 4th Baronet in 1724. The building went on to have a series of high profile occupiers until 1958, when it was used as textiles showroom offices. Thereafter the house was occupied by offices from the 1970s until 2015.



1725—1730
LORD JOHN HERVEY



1732—1776
FIRST EARL OF
ILCHESTER, STEPHEN
FOX-STRANGWAYS
AND HIS FAMILY



1815—1898
SECOND VISCOUNT
AND LADY LISMORE



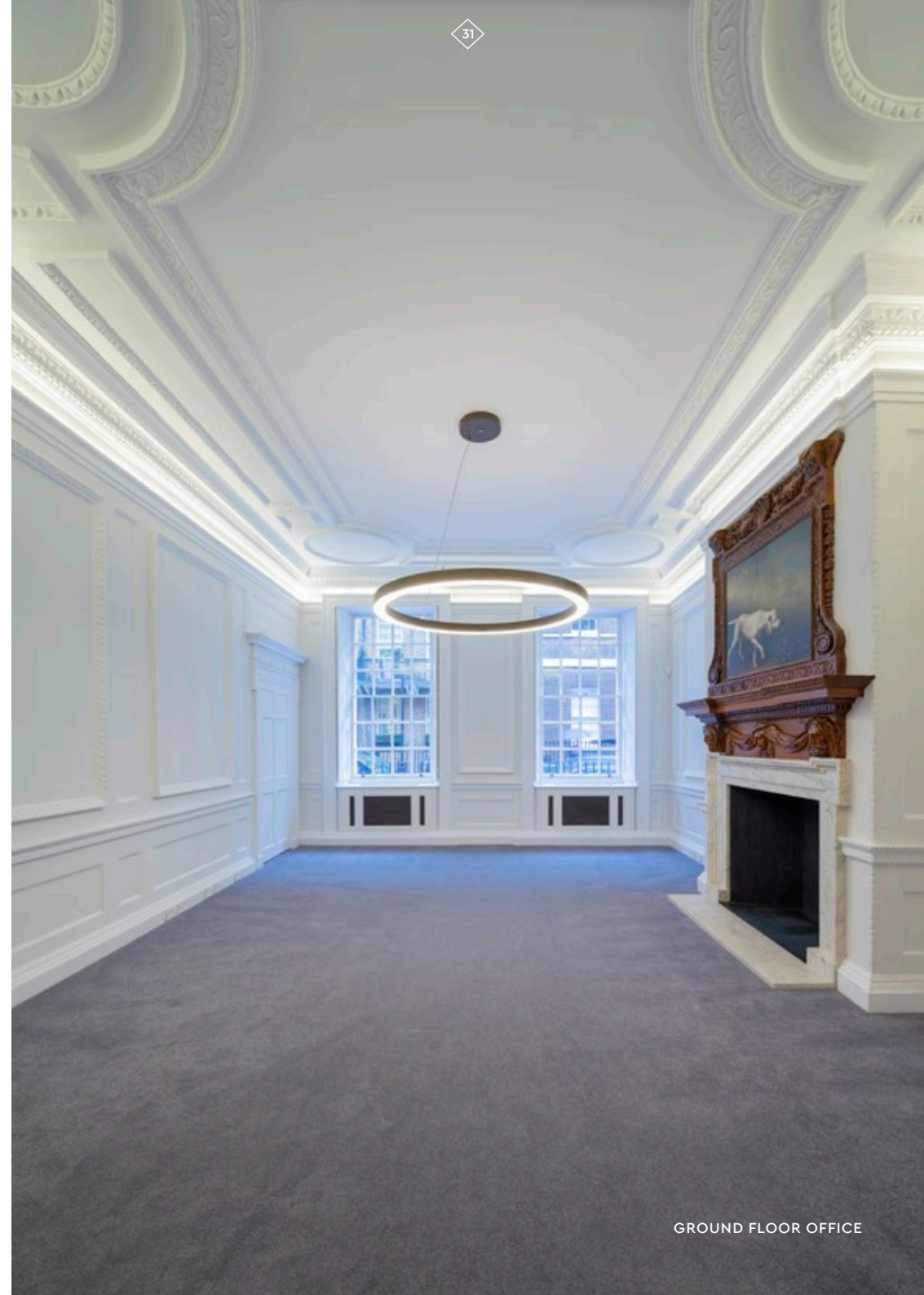
1935—1954
MESSRS. LENYON



SUMMARY SPECIFICATION

- ◆ Unique self-contained headquarters building comprising 9,452 sq ft arranged over lower ground, ground and 5 upper floors
- ◆ Grade I listed, originally built in 1718
- ◆ Sympathetically designed by JMArchitects
- ◆ Striking modern rear extension with floor-to-ceiling height of 3.8m at lower ground floor level. Potential multi-functional uses such as gallery, conference and event space
- ◆ Mixture of grand period rooms with a variety of architectural features and modern open plan office space
- ◆ Glazed roof courtyard
- ◆ Roof terraces (1st and 5th floors)
- ◆ Passenger lift
- ◆ New LED lighting throughout
- ◆ Bespoke chandeliers on ground and first floors
- ◆ Broadloom carpets and solid wood floors
- ◆ Fibre connectivity and fully cabled throughout
- ◆ VRF air conditioning
- ◆ State of the art kitchen facilities
- ◆ New WCs on every floor
- ◆ Secure cycle accommodation
- ◆ Shower facilities

GROUND FLOOR OFFICE



GROUND FLOOR OFFICE



FIRST FLOOR OFFICE

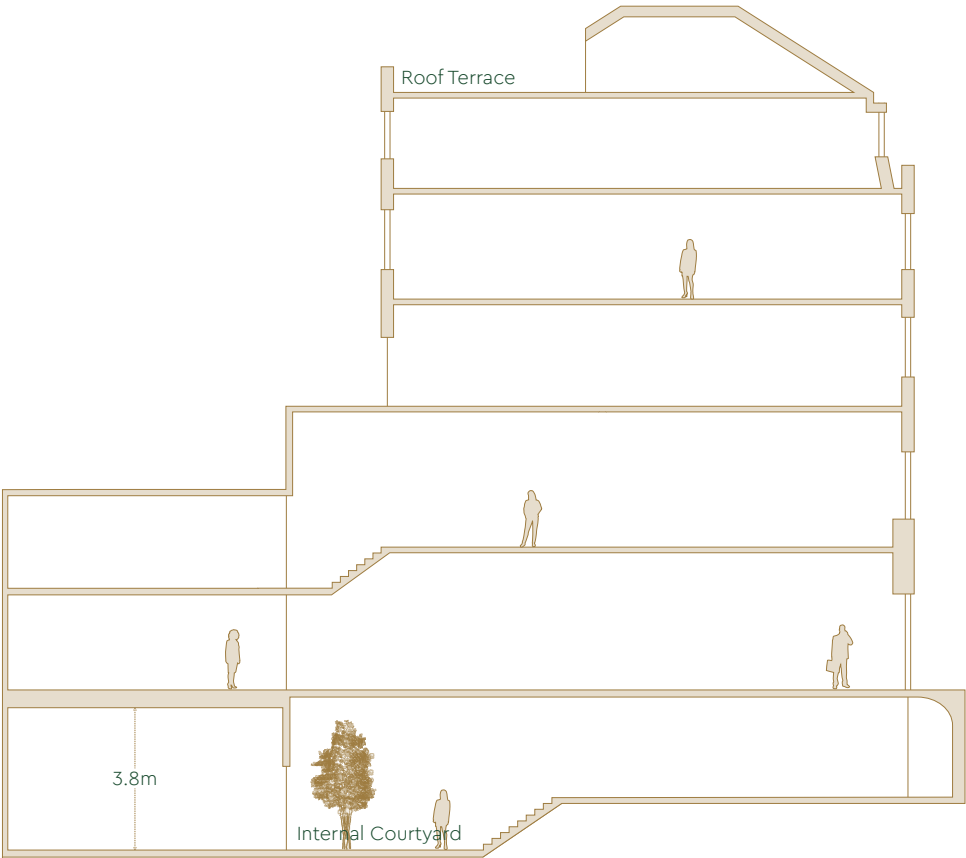


FIRST FLOOR KITCHEN



FIRST FLOOR OFFICE

SCHEDULE OF AREAS



Not to scale, for indicative purposes only

FLOOR	USE	NIA		GIA		
		SQ_FT	SQ_M	SQ_FT	SQ_M	
FIFTH	Office / Residential	476	44.2	768	71.3	TERRACE
FOURTH	Office	872	81.0	1,531	142.3	
THIRD	Office	1,155	107.3	1,640	152.3	
SECOND	Office	1,110	103.2	1,602	148.8	
FIRST	Office	1,690	157.0	2,443	227.0	TERRACE
GROUND	Office	1,992	185.1	2,769	257.2	
LOWER GROUND	Office	2,157	200.4	3,786	351.8	INTERNAL COURTYARD
TOTAL		9,452	878.2	14,539	1,350.7	

GROUND FLOOR

1,992 SQ FT \ 185.1 SQ M



LOWER GROUND FLOOR

2,157 SQ FT \ 200.4 SQ M



FIRST FLOOR

1,690 SQ FT \ 157.0 SQ M



■ Offices ■ Services / Ancillary ■ Circulation

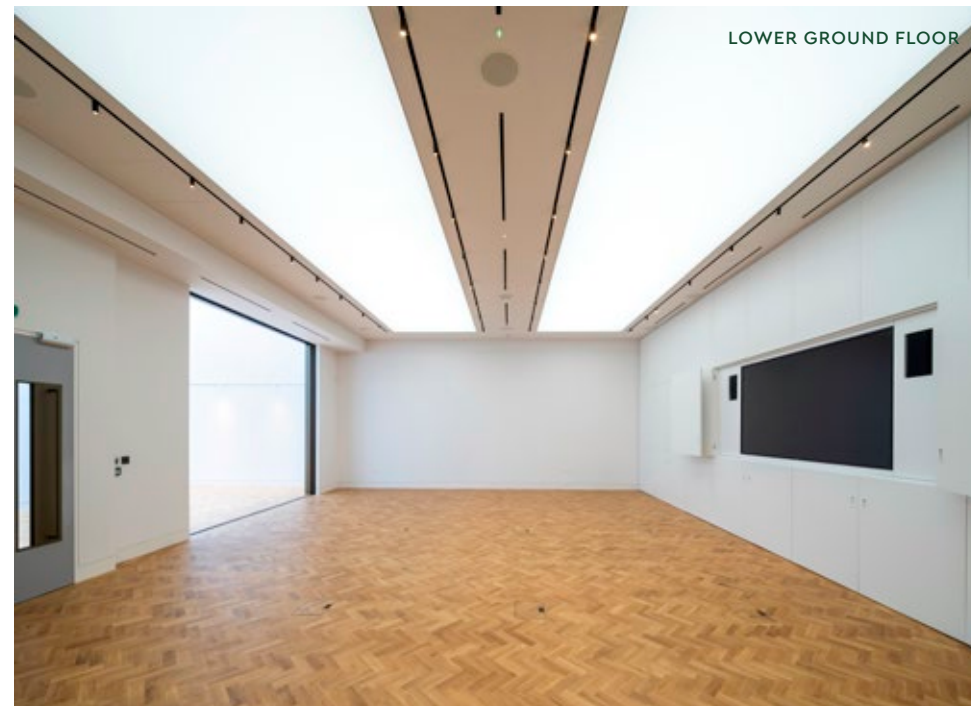
Not to scale, for indicative purposes only

■ Offices ■ Services / Ancillary ■ Circulation ■ Terrace

Not to scale, for indicative purposes only



LOWER GROUND
INTERNAL COURTYARD



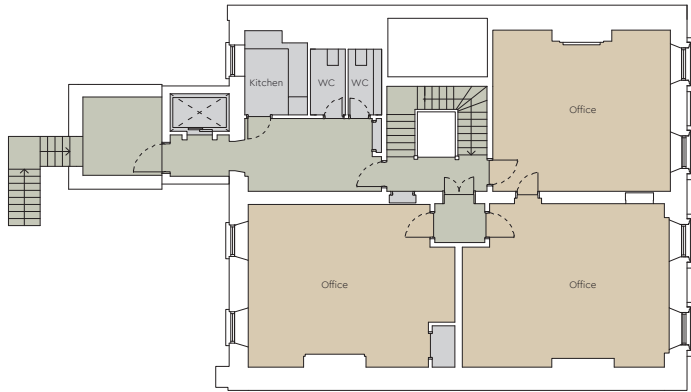
LOWER GROUND FLOOR



LOWER GROUND OFFICES

SECOND FLOOR

1,110 SQ FT \ 103.2 SQ M



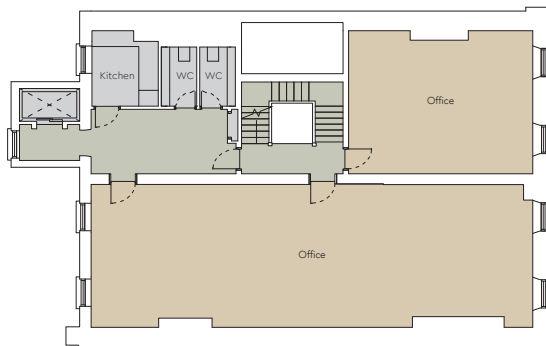
FOURTH FLOOR

872 SQ FT \ 81.0 SQ M



THIRD FLOOR

1,155 SQ FT \ 107.3 SQ M



FIFTH FLOOR

476 SQ FT \ 44.2 SQ M



■ Offices ■ Services / Ancillary ■ Circulation

Not to scale, for indicative purposes only

■ Offices ■ Residential ■ Services / Ancillary ■ Circulation ■ Terrace

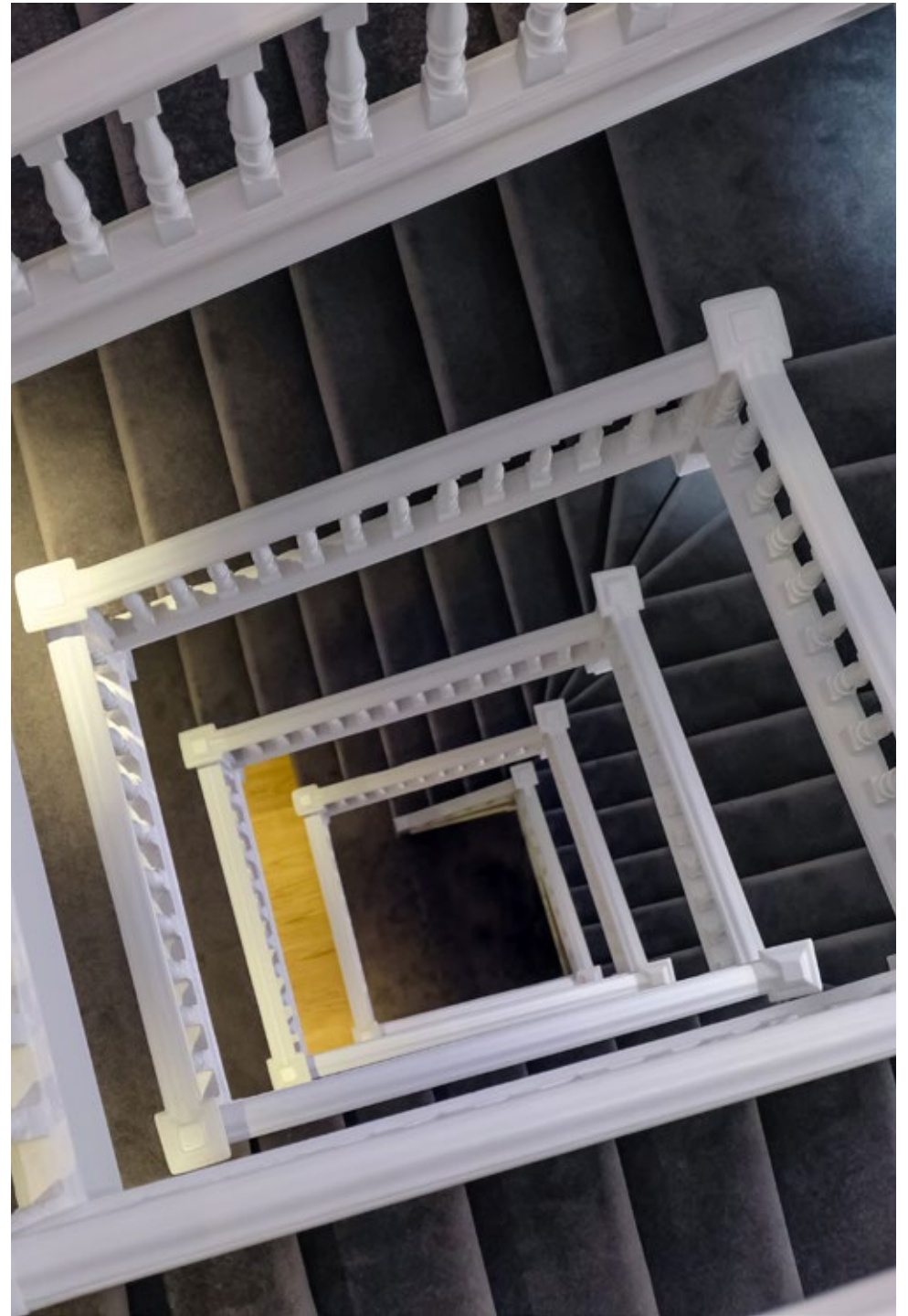
Not to scale, for indicative purposes only



SECOND FLOOR OFFICE



THIRD FLOOR OFFICE



SPECIFICATION

HEIGHT DIMENSIONS

Varies from 2,300 to 3,920mm.

FLOOR OCCUPANCY

Means of escape:

General offices: 6m² per person.

Multifunction room: 60 people maximum.

Heating / cooling design criteria:

New build rear office: 6m² per person.

Period offices: 8m² per person.

STRUCTURAL DESIGN CRITERIA

Rear extension:

The rear extension is constructed from a steel frame with metal deck concrete slabs.

Offices:

Superimposed dead load – 0.85kN/m².

Imposed loads – 2.75kN/m² + 1.0kN/m² partitions.

Roof:

Superimposed dead load – 2.0kN/m².

Imposed loads – 1.5kN/m² generally with 5.0kN/m² for plant equipment.

Main House:

The house is formed from a load bearing masonry construction with timber joist floors.

Offices:

Superimposed dead load – 0.85kN/m².

Imposed loads – 2.75kN/m² + 1.0kN/m² partitions.

Residential:

Superimposed dead load – 0.85kN/m².

Imposed loads – 1.55kN/m² + 1.0kN/m² partitions.

INTERNAL OFFICE FINISHES

Walls:

Emulsion paint to existing lath and plaster, render / new plasterboard – a controlled heritage range palette of off-white, cream and grey.

Exposed timber room has been varnished.

Flooring:

Engineered oak timber.

Parquet oak flooring (multifunction room).

Broadloom carpet throughout offices and circulation space.

Ceiling:

Emulsion paint to existing lath and plaster and new plasterboard ceilings.

First floor tea point has replica of original decorative painted ceiling.

INTERNAL RECEPTION FINISHES

Walls:

Emulsion paint to existing lath and plaster and painted timber panels – a controlled heritage range palette of cream and grey.

Flooring:

Restored existing timber flooring.

Ceiling:

Emulsion paint to existing lath and plaster ceiling.

Lighting:

Bespoke double height bronze pendant feature light filling well of principle staircase in reception.

WC SPECIFICATION

6x WC

2x shower rooms / WC

1x office en-suite

1x bedroom en-suite

1x universal accessible WC

Dry lined walls finished with high quality ceramic tiles and emulsion paint.

Ceilings formed in plasterboard with access provided to services in some WCs.

Cubicles fitted with concealed cisterns, bronze finish taps, toilet roll holders, coat hooks, door stops.

WCs fitted with bespoke Silestone vanity units with recessed high quality vitreous china basins and full height mirrors above vanity units, concealed paper towel dispensers, soap dispensers. Concealed waste bins detailed into vanity unit.

ACCESSIBILITY

One 5-person passenger lift is accessible from reception with a step up from street level. There is a universally accessible WC on ground floor.

LIFT

1x 450kg or 5-person capacity passenger lift by Titans lifts.

Finishes:

Oak flooring to match timber flooring elsewhere, oak veneers on walls, oak handrail, full height mirror to one elevation, anodized bronze feature lighting panels to wall and ceiling, bronze coloured lift door and surround.

HEATING AND COOLING

LG – 4th Floors:

The heating and cooling system is via a highly efficient Variable Refrigerant Flow (VRF) system comprising of 2 no. external condensing units located in the lightwell at first floor level linked by refrigerant pipework to each indoor fan coil unit (FCU).

Individual wall-mounted controllers are provided within each room to provide independent control to each heating zone.

Corridors, kitchens, WCs and common areas are served via LTHW radiators served from a VRF boiler.

5th Floor:

The 5th floor is served via a separate highly efficient VRF system providing comfort cooling / heating. Localised thermostats allow each area / room to have separate on / off, temperature and fan speed control. The system utilises 1 no. condensing unit located external to the accommodation.

Electric underfloor heating and towel rails are provided within the 5th floor bathroom.

VENTILATION

LG – 4th Floors:

A new central air handling unit is located on the terrace at 1st floor level and provides supply and extract air to and from all general areas of the building.

5th Floor:

A heat recovery ventilation system with humidity control is designed to completely change all the air within the property at least once every two hours. Purge ventilation is generally provided by way of operable windows.

Kitchen and WC ventilation utilises local extract fans.

SPECIFICATION

ELECTRICAL INSTALLATION

Small power:

Office area – 25 W/m².

Total building load estimated as 160 kVA.

LIGHTING

An automatic lighting control system is provided throughout the office areas and is digitally controlled.

The offices are fitted with direct and indirect lighting fixtures with some utilising integral flexible accent lighting for feature artwork or displays.

Bespoke bronze circular pendant feature lights in lower ground, ground, first and fourth floors of period building offices and first floor tea point.

Optelma Quad 70 Suspended Direct-Indirect to second and third floor period building offices.

The multifunction room features backlit Barrisol ceiling panels and adjustable track lighting for maximum flexibility.

The building is lit to standard

CIBSE light levels:

Offices – 400 lux.

Entrances, corridors, storerooms – 150 lux.

Stairs – 100 lux.

Plantrooms – 200 lux.

Emergency lighting:

1 lux min on centre line, open areas 0.5 lux min, to BS5266 self-contained luminaires with 3-hour battery back-up.

ACCESS CONTROL

A door access control system is provided that uses identity cards to unlock.

Security controlled doors are provided at the main entrance and the basement entrance as well as each office demise.

A video surveillance system provides coverage of the main entrance, reception, lower ground entrance and fire escape.

COMMUNICATIONS INSTALLATION

Cat6A data cabling has been installed within the skirting trunking systems on each floor.

All IT cabling is terminated in 19" cabinets in the IT equipment room in the lower ground floor. This room is secured with access control and space is provided for each tenant to locate their active network equipment.

BT have internet connections into the building that can be presented within the IT equipment room.



DEVELOPMENT TEAM

CLIENT
Ollerton Developments

ARCHITECT
JMArchitects

PROJECT MANAGER
CBRE

STRUCTURAL ENGINEER
Heyne Tillett Steel

SERVICES ENGINEER
Waterman

LIGHTING CONSULTANT
DPA

DEVELOPMENT MANAGER
Goldstone Commercial

HISTORIC BUILDING CONSULTANT
Donald Insall Associates

PARTY WALL SURVEYOR
Ten 1 Surveyors

COST CONSULTANT
Paragon Building
Consultancy Limited

**FOR FURTHER INFORMATION
PLEASE CONTACT**

BLUEBOOK

JOE FULLER
020 7167 6401 | 07803 937 733
joe@bluebooklondon.co.uk

ISOBEL EWART
020 7167 6403 | 07714 491 025
isobel@bluebooklondon.co.uk

A DEVELOPMENT BY



31OLDBURLINGTONSTREET.COM

Misrepresentations Act, 1967. BLUEBOOK for themselves and for the vendors of this property whose agent they are, give notice that: these particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each of the statements made herein: and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatever in relation to this property. September 2019

siren | +44 (0)20 7478 8300 | sirendesign.co.uk | S011265

