

# ONE BARTHOLOMEW

BARTS SQUARE LONDON

A HIGHLY SPECIFIED OFFICE BUILDING FORMING THE CENTREPIECE OF  
THE MIXED USE BARTS SQUARE DEVELOPMENT





## ONE BARTHOLOMEW

BARTS SQUARE LONDON

# An introduction

ONE BARTHOLOMEW IS A NEW  
GRADE A OFFICE BUILDING  
COMPRISING 223,000 SQ.FT.

ONE BARTHOLOMEW OFFERS NEW EFFICIENT OFFICE SPACE  
ACROSS GROUND AND 11 UPPER FLOORS, ALL BENEFITTING  
FROM FLOOR TO CEILING GLAZING, VIEWS OVER BARTS  
SQUARE AND VIEWS SOUTH TO ST. PAUL'S.

THE BUILDING WILL BE COMPLETED IN AUTUMN 2018.



A new mixed-use  
neighbourhood



VIEW LOOKING NORTH WEST FROM ONE BARTHOLOMEW OVER BARTS SQUARE



# A great location

ONE BARTHOLOMEW OCCUPIES AN ENVIABLE POSITION BETWEEN THE FAVOURED WESTERN CITY AND THE CREATIVE, ARTISAN AREA OF FARRINGDON, TAKING INSPIRATION FROM BOTH.



NEW & EXCITING

bars & restaurants

FARRINGDON

One of London's most dynamic urban villages, Farringdon is home to an exciting range of leisure opportunities with some of London's newest bars and restaurants.



OVER 50

retailers

ST. PAUL'S

Minutes away are Cheapside, the City's main retail thoroughfare, and the One New Change shopping centre opposite St Paul's.





GROUND LEVEL PLAN

FARRINGTON EAST  
ELIZABETH LINE  
2 MIN WALK



# Barts Square

A NEW NEIGHBOURHOOD  
SUPPORTED BY 20,000 SQ FT  
OF RETAIL

## RETAIL STRATEGY

- R1  
FLORIST, COFFEE KIOSK  
OR JUICE BAR.
- R2  
HIGH QUALITY DELI CAFÉ.
- R3-6  
AI AMENITY PROVIDERS SUCH AS A  
BAKERY, BOOKSHOP, WINE RETAILER  
OR BARBERS.
- R7  
HIGH PROFILE RESTAURANT.
- R8  
COFFEE/BAR OPERATOR.
- R9  
WINE AND TAPAS BAR.
- R10  
LET TO WRIGHT AND BELL.

KEY

- Residential
- Office
- Retail
- Barts Square



WEST SMITHFIELD



ST. PAUL'S  
3 MIN WALK







VIEW EAST TO ONE BARTHOLOMEW

A MIXED-USE DEVELOPMENT ON A SIGNIFICANT SCALE, WITH 236 HIGH QUALITY APARTMENTS, 20,000 SQ FT OF RETAIL AND 258,000 SQ FT OF OFFICE SPACE.

ONE BARTHOLOMEW IS THE LARGEST OFFICE BUILDING AND FORMS THE CORNERSTONE OF THIS NEW AND EXCITING NEIGHBOURHOOD.

THIS NEW DESTINATION WILL OFFER AREAS OF AMENITY FOR THE PUBLIC, RESIDENTS AND OFFICE OCCUPIERS. A CAREFULLY SELECTED AND ACCESSIBLE RANGE OF RETAILERS SURROUND CENTRAL LONDON'S NEWEST SQUARE.



VIEW OF PERCIVALL HOUSE FROM ONE BARTHOLOMEW



LITTLE BRITAIN RETAIL NORTH



LITTLE BRITAIN RETAIL SOUTH



VIEW NORTH EAST TOWARDS ONE BARTHOLOMEW



# ONE BARTHOLOMEW

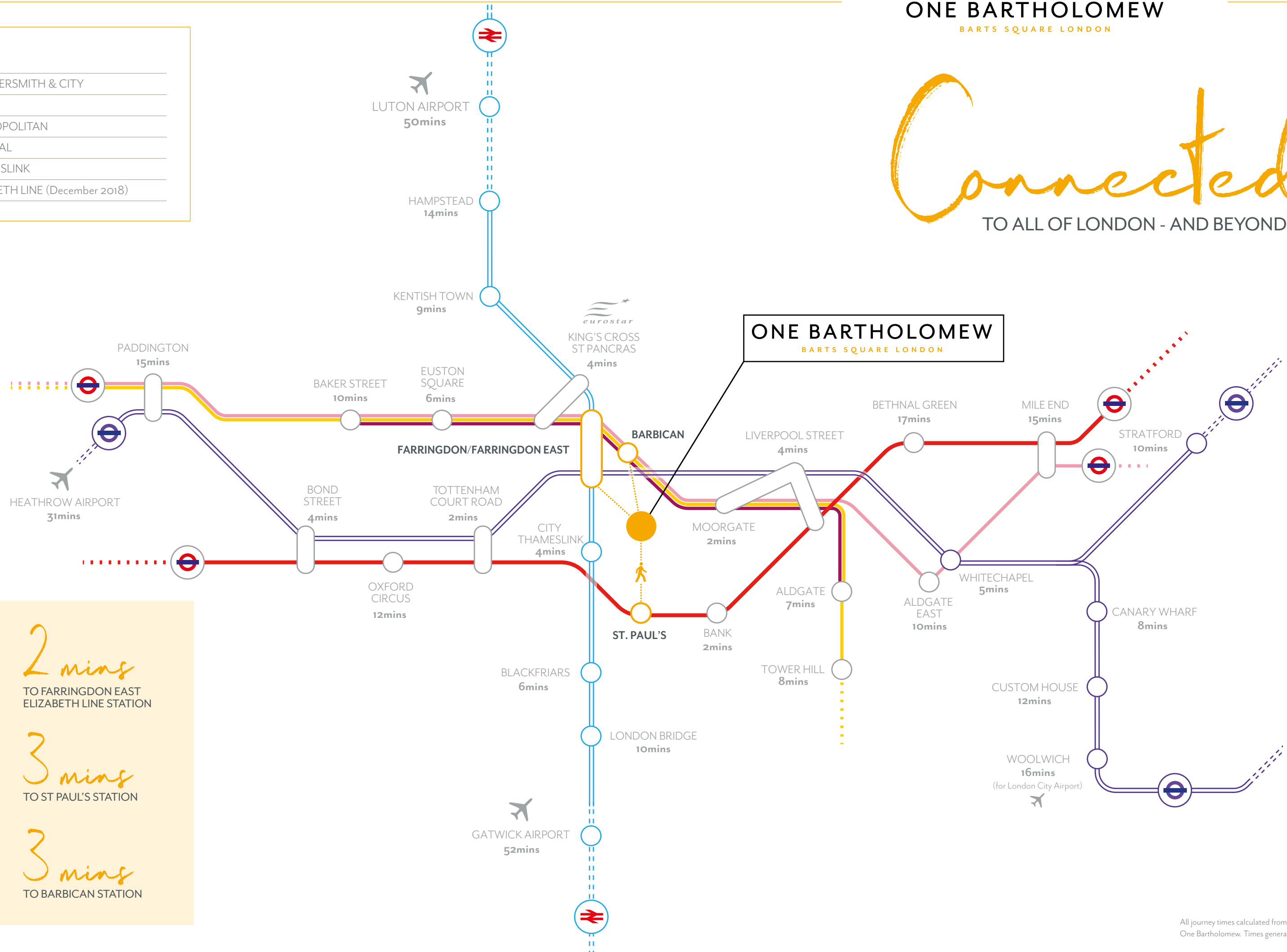
BARTS SQUARE LONDON

# Connected

TO ALL OF LONDON - AND BEYOND.

## KEY

- HAMMERSMITH & CITY
- CIRCLE
- METROPOLITAN
- CENTRAL
- THAMESLINK
- ELIZABETH LINE (December 2018)



All journey times calculated from the nearest station to One Bartholomew. Times generated by TFL.



# Reception



GROUND FLOOR RECEPTION

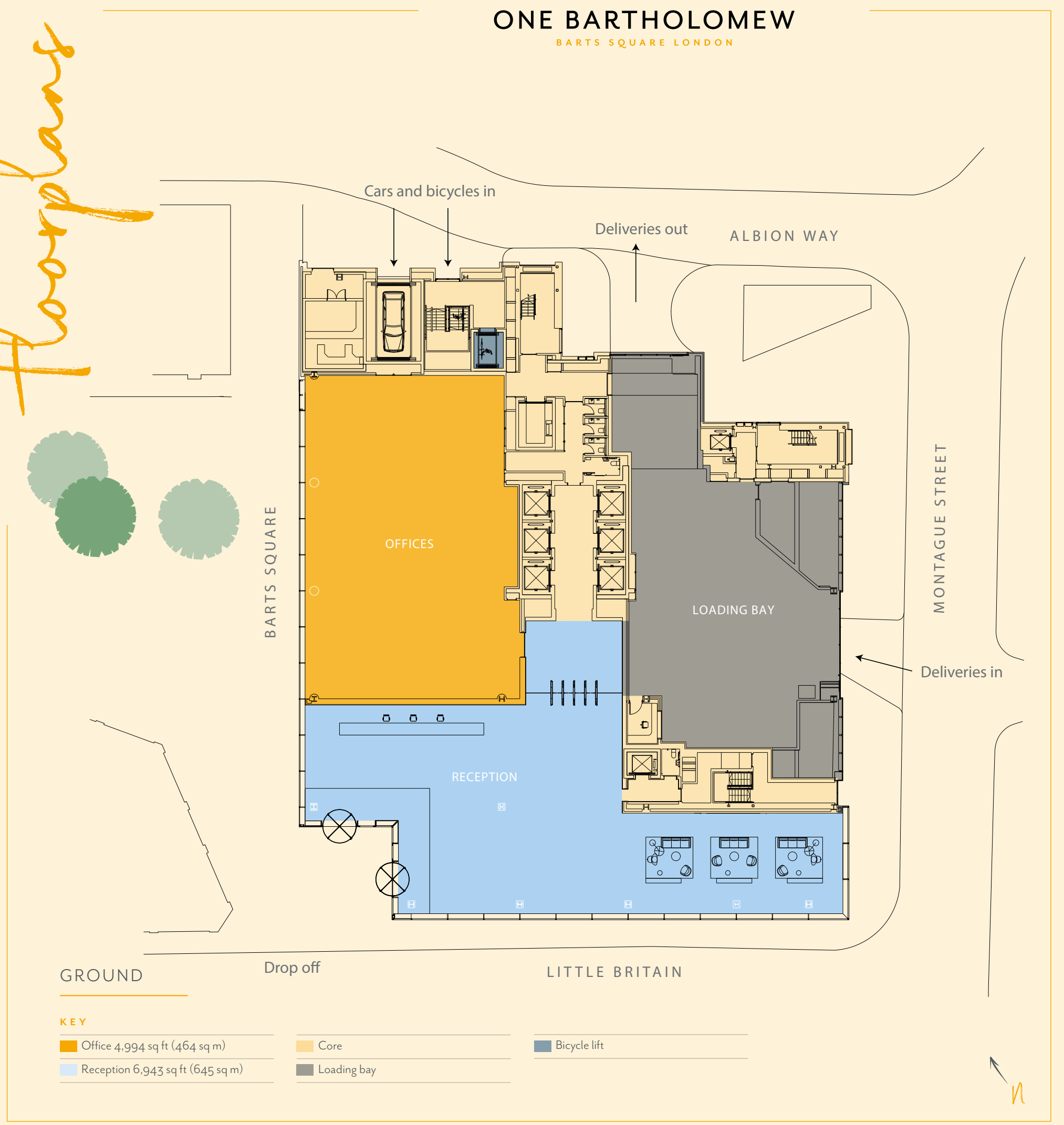


# Accommodation

FLOOR	AVAILABILITY	SQ M	SQ FT
Eleventh	Let to The Trade Desk	1,623.0	17,470
Tenth (Terrace)	Let to The Trade Desk	1,623.0	17,470
Ninth	Let to The Trade Desk	1,812.9	19,515
Eighth	Available to Let	1,819.0	19,580
Seventh	Available to Let	1,819.0	19,580
Sixth	Available to Let	1,819.0	19,580
Fifth	Available to Let	1,819.0	19,580
Fourth	Available to Let	1,802.4	19,401
Third	Available to Let	1,802.4	19,401
Second	Available to Let	1,802.4	19,401
First	Available to Let	1,802.4	19,401
Ground	Available to Let	464.0	4,994
<b>TOTAL LET</b>		<b>5,058.9</b>	<b>54,455</b>
<b>TOTAL AVAILABLE</b>		<b>14,949.6</b>	<b>160,918</b>
Ground	Reception	645.0	6,943
Lower Ground	Storage	44.0	474
Basement	Storage	30.0	323
<b>TOTAL</b>		<b>20,728.5</b>	<b>223,113</b>

Net Internal Areas subject to measurement

# Floorplans





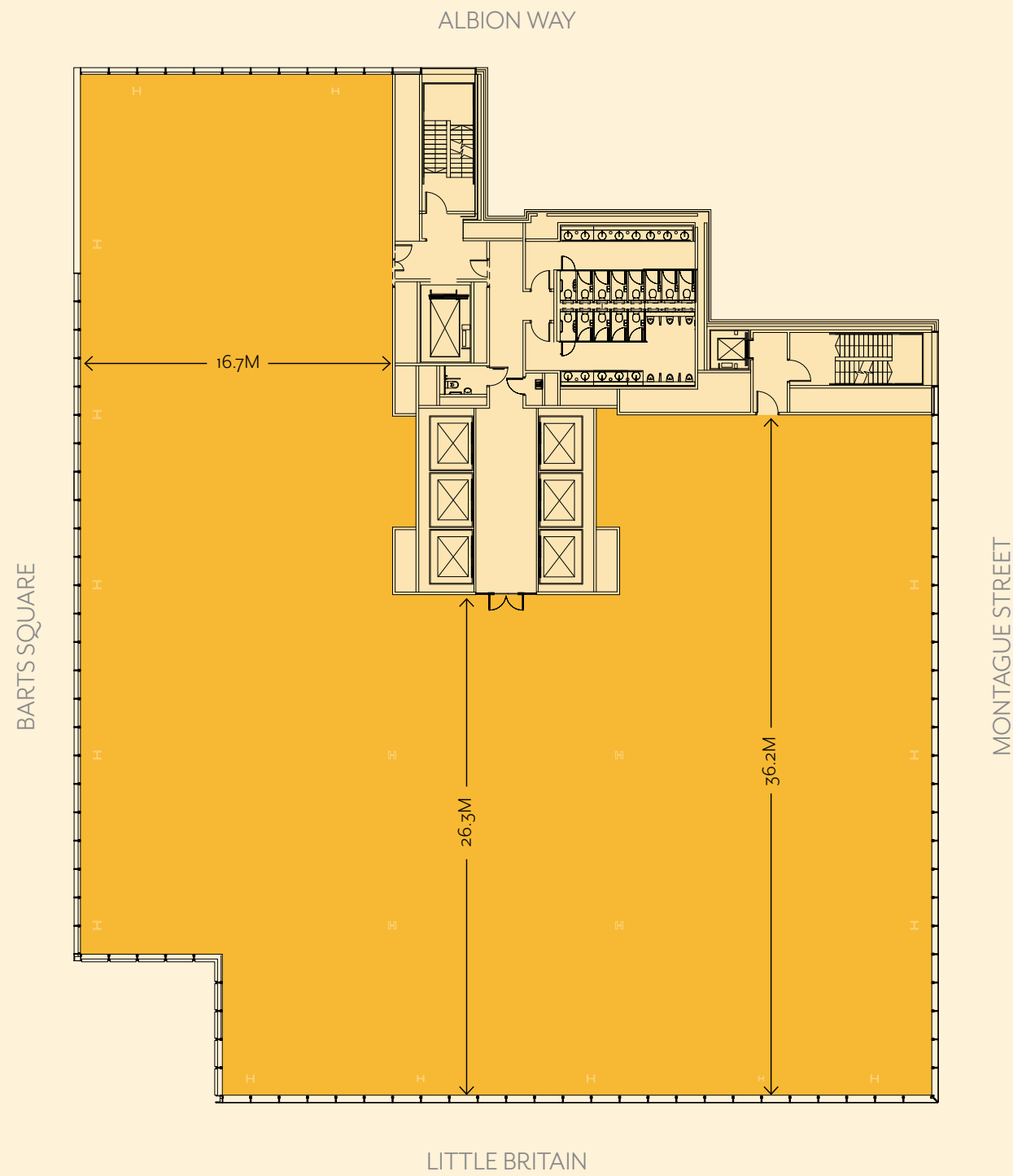


RECEPTION INTERIOR VIEW LOOKING TOWARDS BARTS SQUARE



# ONE BARTHOLOMEW

BARTS SQUARE LONDON



TYPICAL LOWER FLOOR  
1ST - 4TH FLOOR - 19,401 SQ FT

**KEY**

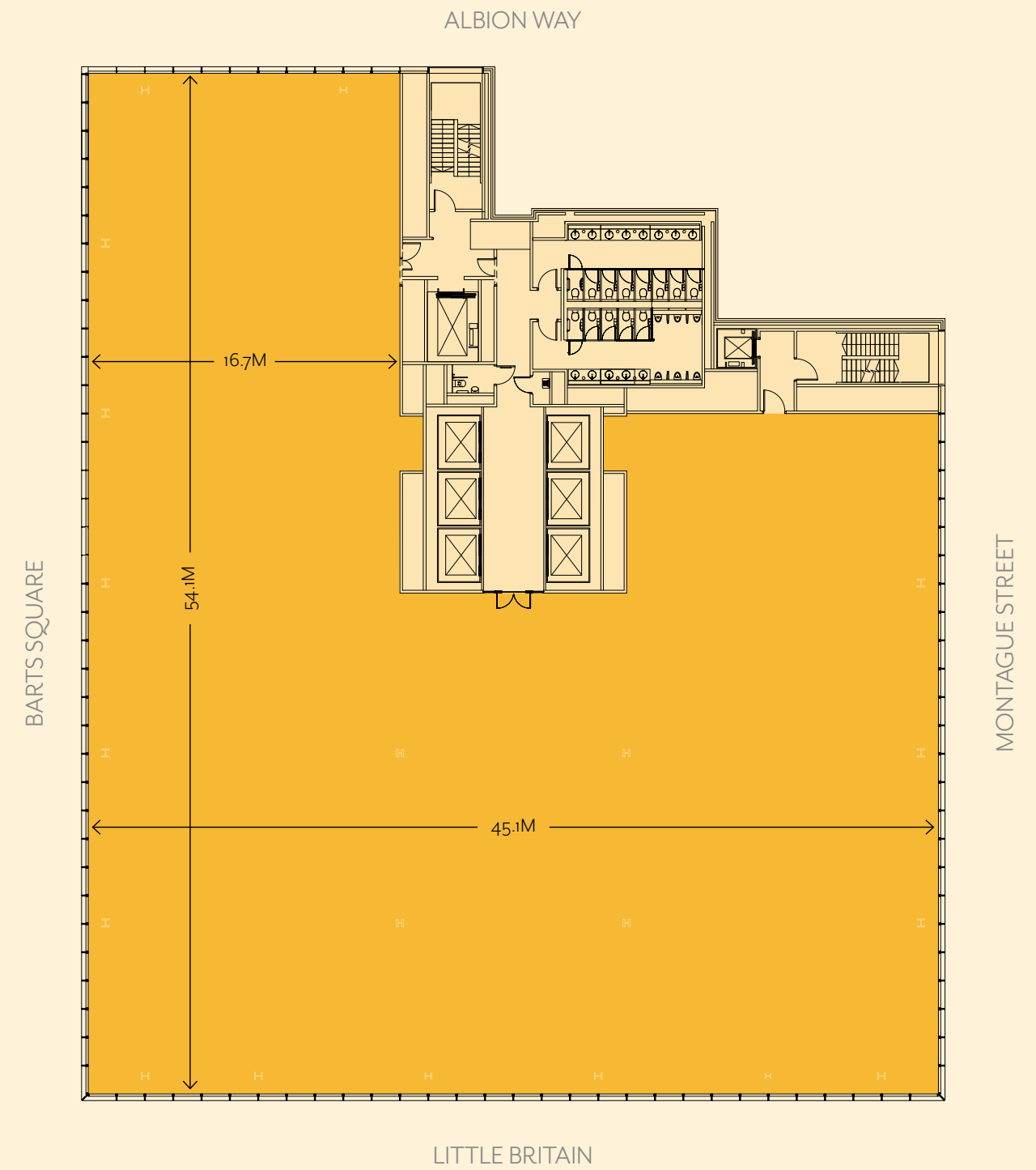
Office 19,401 sq ft (1,802.4 sq m)

Core



# ONE BARTHOLOMEW

BARTS SQUARE LONDON



TYPICAL UPPER FLOOR  
5TH - 8TH FLOOR - 19,580 SQ FT

**KEY**

Office 19,580 sq ft (1,819.0 sq m)

Core





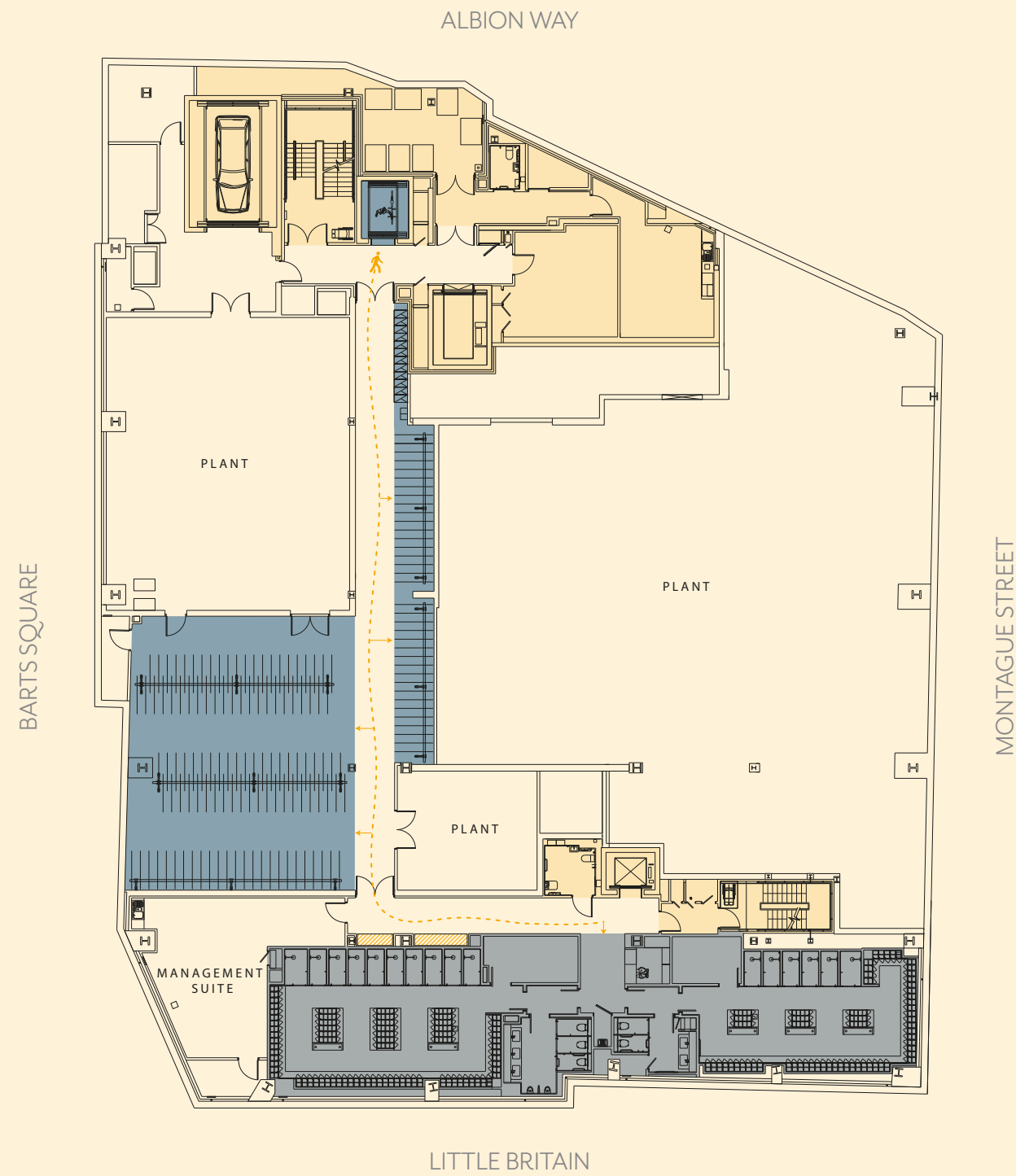


INDICATIVE CGI SHOWING A POSSIBLE FIT-OUT



# ONE BARTHOLOMEW

BARTS SQUARE LONDON



## LOWER GROUND

### KEY

- 336 Bicycle racks / Bicycle lift
- Core
- 90 Amazon Lockers
- Changing rooms (including 338 lockers)
- Route for cycle storage/showers/lockers



# ONE BARTHOLOMEW

BARTS SQUARE LONDON



*Bikes*

BIKE REPAIR STATION, 336 BICYCLE RACKS AND A BICYCLE LIFT



*Showers*

ONSITE FOR YOUR CONVENIENCE



*Towels*

A TOWEL SERVICE IS PROVIDED FOR YOUR CONVENIENCE



*Lockers*

338 LOCKERS ARE AVAILABLE IN THE CHANGING ROOMS



*Amazon*

90 AMAZON LOCKERS AVAILABLE



LOWER GROUND FLOOR CHANGING FACILITIES

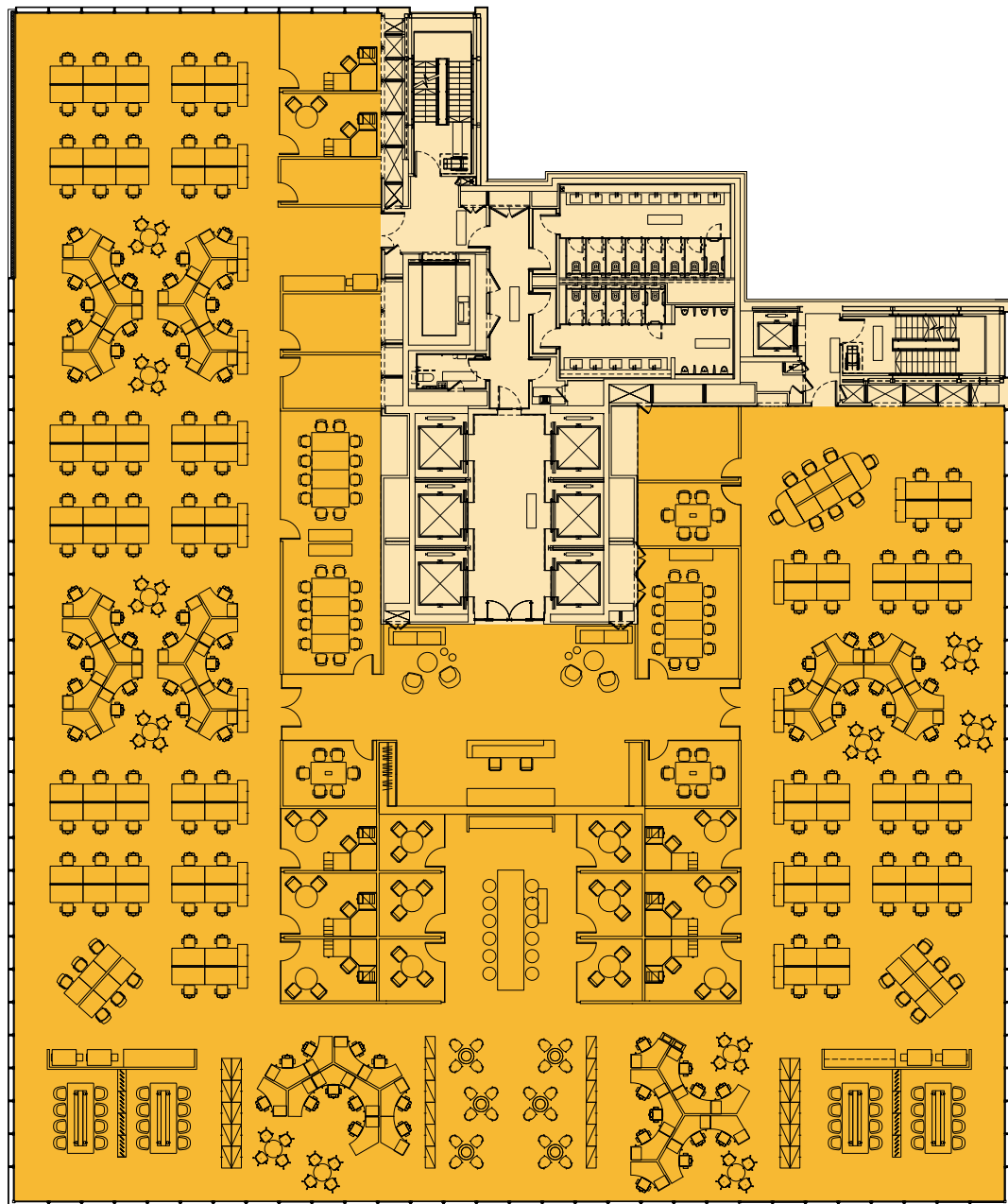


# ONE BARTHOLOMEW

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Office layouts



## MEDIA - SINGLE FLOOR OCCUPANCY

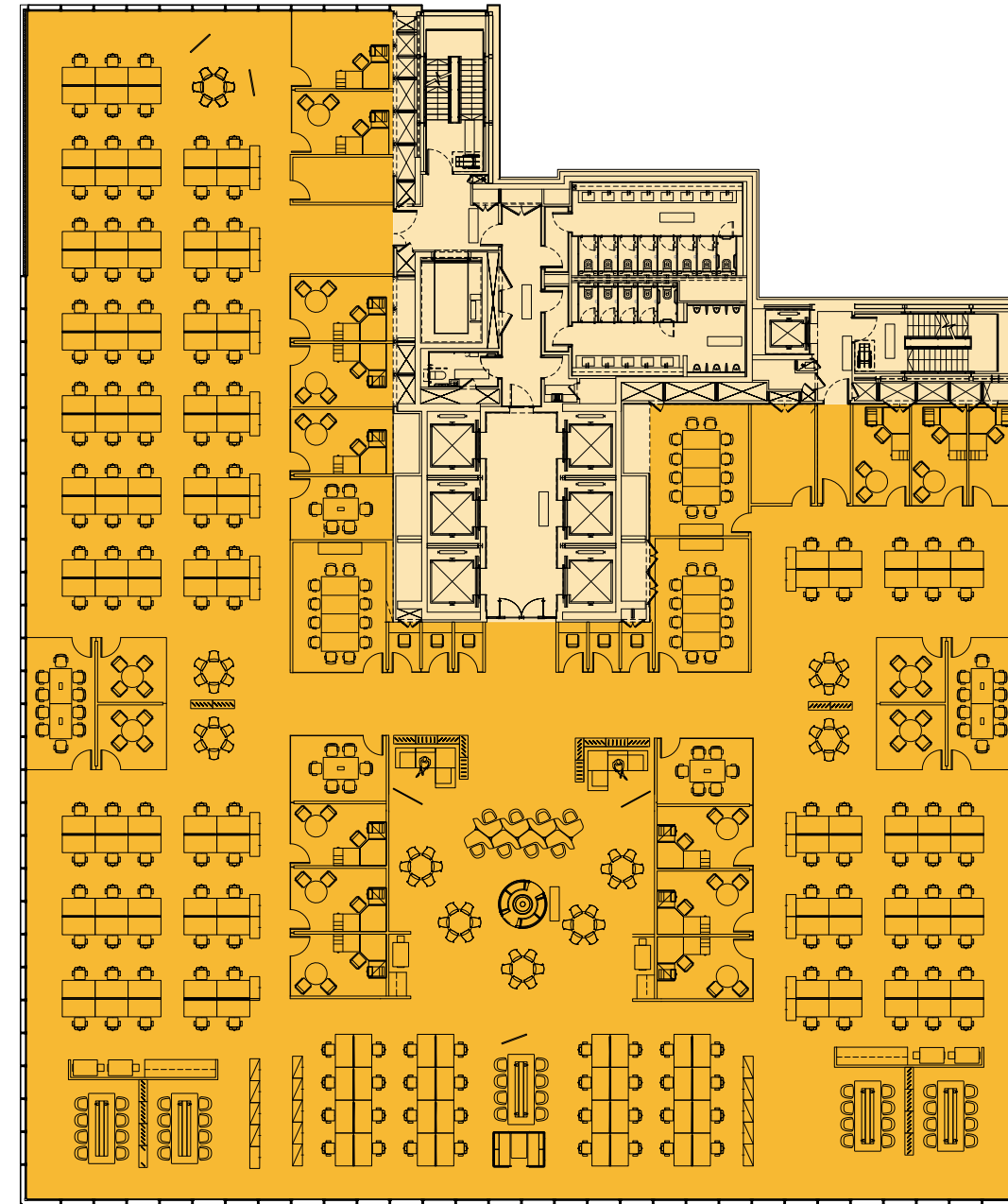
Open plan	172	Cafe/breakout	1
Reception	1	Copy/tea point	3
12 person meeting room	3	Server/AV room	2
6 person meeting room	3	First aid room	1
Meeting/quiet room	6	Store room	1
Offices	8	<b>Area sq ft</b>	<b>19,580</b>
Team space	2	<b>Area sq m</b>	<b>1,819.0</b>
		<b>Occupancy 1:10</b>	<b>180</b>

### KEY

Office Core

# ONE BARTHOLOMEW

BARTS SQUARE LONDON



## CORPORATE - MULTIPLE FLOOR OCCUPANCY

Open plan	168	Hub/breakout	1
12 person meeting room	3	Copy/tea point	3
6-10 person meeting room	5	Server/AV room	2
Offices	13	Store room	1
Team space	7	<b>Area sq ft</b>	<b>19,580</b>
Phone booth	6	<b>Area sq m</b>	<b>1,819.0</b>
		<b>Occupancy 1:10</b>	<b>181</b>

### KEY

Office Core





INDICATIVE CGI SHOWING CREATIVE FIT-OUT WITH AN INTERNAL STAIRCASE



# Specification



## PLANNING GRID

- 1500mm x 1500mm planning grid



## OCCUPATIONAL DENSITIES

- Typical floor occupancy – 1 person per 8 sq m
- Any floor is capable of 1 person per 6 sq m occupancy (up to two floors in total)
- Lifts – 1 person per 8 sq m (assumed utilisation factor of 80%)
- Sanitary accommodation – 1 person per 8 sq m at 60/60 male/female split (assumed utilisation factor of 80%)
- Means of escape – 1 person per 6 sq m
- Services installation – Capacity to enhance 1st and 2nd floors to an occupational density of 1 person per 6 sq m. Systems are based on an occupancy of 1 person per 8 sq m
- Hours of operation – Base engineering systems are capable of continuous 24 hours working seven days a week for normal office usage



## CRITICAL DIMENSIONS

- Typical: finished floor to ceiling – 2.85m
- Ground: finished floor to ceiling – 4.9m
- Typical raised floor – 150mm gross
- Enhanced raised floor - 1st and 2nd floors – 200mm- 10th floor – 275mm
- Typical ceiling lighting zone – 100mm



## IMPOSED FLOOR LOADING

- 3.50 Kn/m<sup>2</sup> (+1.0 Kn/m<sup>2</sup> partitions) generally



## AIR CONDITIONING

- Four pipe fan coil units (perimeter) and two pipe fan coil units (internal)



## OFFICE TEMPERATURES

- Offices Summer: 24°C +/- 2°C
- Offices Winter: 20°C +/- 2°C
- Entrance/ Reception Summer: 25°C +/- 2°C
- Entrance/ Reception Winter: 21°C +/- 2°C



## POWER

- Lighting – 8 W/m<sup>2</sup>
- Power 25W/m<sup>2</sup> with 10W/m<sup>2</sup> upgrade allowance (35W/m<sup>2</sup> upgrade allowance for 1st and 2nd floors)



WC FACILITIES



## LIFTS

- Six passenger lifts
- Density of 1 person per 8 sq m (assumed utilisation factor of 80%)
- Average waiting time (up-peak) – 25 seconds
- Handling capacity (up-peak) – 12% of the served population in a five minute period
- One goods/firefighting lift
- One dedicated firefighting lift
- One vehicle lift (serving Ground, Lower Ground and Basement)
- One cycle lift (serving Ground and Lower Ground and Basement)
- One shuttle lift (serving Ground, Lower Ground and Basement)



## BUILDING DESIGN LIFE

- 60 years structure; 30 years cladding; MEPH services design life in accordance with CIBSE Guide M



## SUSTAINABILITY

- BREEAM rating – Excellent
- EPC Rating – B (anticipated)



## BUILDING AMENITIES

- 11 car park spaces
- 39 motorcycle spaces
- 336 bicycle racks

- Total 17 showers comprising of:- 10 x male showers- 6 x female showers- 1 x accessible shower
- Total 338 lockers comprising of:- 192 x male lockers- 144 x female lockers- 2 x accessible lockers



## CONNECTIVITY

- Diverse Comms rooms
- Dedicated independent fibre broadband spine through Hyperoptic offering plug and play day 1 connectivity
- The building has achieved WiredScore Platinum.





VIEW NORTH OVER BARTS SQUARE



# ONE BARTHOLOMEW

BARTS SQUARE LONDON

FOR FURTHER INFORMATION PLEASE CONTACT THE AGENTS  
BELOW. ALTERNATIVELY OUR ONLINE DATA ROOM CAN BE  
FOUND AT [WWW.ONEBARTHOLOMEW.CO.UK](http://WWW.ONEBARTHOLOMEW.CO.UK)

## DEVELOPERS



HELICAL

AshbyCapital

## AGENTS

INGLEBY  
TRICE

### MALCOLM TRICE

T +44 (0) 20 7029 3612  
M +44 (0) 78 6030 5024  
E [m.trice@inglebytrice.co.uk](mailto:m.trice@inglebytrice.co.uk)

### ALEC NEWTON

T +44 (0) 20 7029 3617  
M +44 (0) 79 0874 8464  
E [a.newton@inglebytrice.co.uk](mailto:a.newton@inglebytrice.co.uk)



### PETER THURSFIELD

T +44 (0) 20 7409 8928  
M +44 (0) 78 7055 5732  
E [pthurffield@savills.com](mailto:pthurffield@savills.com)

### JOSH LAMB

T +44 (0) 20 7409 8891  
M +44 (0) 79 7698 8486  
E [jlamb@savills.com](mailto:jlamb@savills.com)

CBRE

### MARK SLIM

T +44 (0) 20 7182 3788  
M +44 (0) 78 8769 2395  
E [mark.slim@cbre.com](mailto:mark.slim@cbre.com)

### SIMON CONIE

T +44 (0) 20 7182 3403  
M +44 (0) 77 0297 4333  
E [simon.conie@cbre.com](mailto:simon.conie@cbre.com)

### TOM MEIJER

T +44 (0) 20 7182 2778  
M +44 (0) 75 4059 5379  
E [tom.meijer@cbre.com](mailto:tom.meijer@cbre.com)

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