

44 FEATHERSTONE ST.

SCRIPT

OLD STREET, EC1

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SCRIPT

A DEVELOPMENT BY

LBS
PROPERTIES

OLD STREET, EC1

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REWRITE THE SCRIPT

51,000 sq ft of comprehensively refurbished and thoughtfully designed office space including a self-contained studio with its own entrance.

A striking palate of contemporary finishes inside and out creates a truly impressive workplace, which stands out from the crowd – and along with a new sixth floor – it will be an outstanding addition to the area providing businesses with a truly impressive and versatile workspace.



WRITTEN IN HISTORY

Script is named after its position opposite Bunhill Fields – where two historic literary and artistic figures are laid to rest.

Today, people travel in cultural pilgrimage to visit the memorials to Daniel Defoe (Robinson Crusoe) and most famously William Blake.



DANIEL DEFOE

13 SEPTEMBER 1660 —
24 APRIL 1731

An English trader, writer, journalist, pamphleteer and even spy. Defoe is most famous for his novel *Robinson Crusoe* – which holds the accolade of being second only to the Bible in its number of translations.

Often seen as one of the early proponents of the Novel, he was a prolific writer and produced over 300 works (books, pamphlets and journals) on many diverse subjects.



WILLIAM BLAKE

28 NOVEMBER 1757 —
12 AUGUST 1827

A radical and rebellious English poet, painter, and printmaker – today he's celebrated for creating some of the most iconic images in British art.

Whilst he spent most of his lifetime unrecognised – today his work continues to inspire visual artists, musicians, poets and performers worldwide.

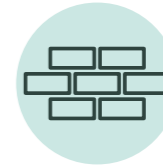


SUMMARY SPECIFICATION

Fully air conditioned, terraces, cycle store and shower facilities – Script is a scheme that is streets ahead.



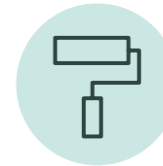
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NEW FAÇADE AND EXTENSION TO COMPRISE APPROXIMATELY 51,000 SQ FT



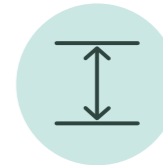
STUDIO @ SCRIPT — SELF-CONTAINED DUPLEX WITH OWN FRONT DOOR TO FEATHERSTONE ST.



COMPREHENSIVE REFURBISHMENT



RAISED ACCESS FLOOR



2.9M TO 3.7M FLOOR TO CEILING HEIGHT



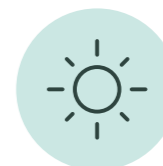
EXPOSED SERVICES WITH SUSPENDED LED LIGHTING



PRIVATE SOUTH FACING TERRACES TO LEVELS 5 & 6



NINE UNISEX SHOWERS



FLEXIBLE FLOORPLATES WITH EXCELLENT NATURAL LIGHT



80 CYCLE SPACES

TYPICAL UPPER FLOOR



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WRITE YOUR OWN STORY

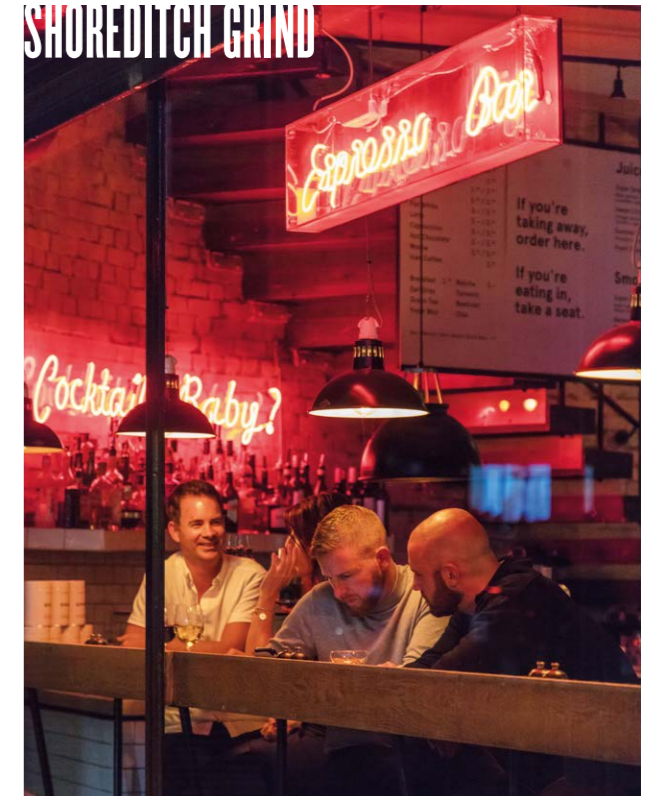
A location that really needs no introduction,
Old Street and Shoreditch have social and retail
amenities for every occasion.

OLD STREET & SHOREDITCH

Old Street and Shoreditch are still ahead of the pack in the London social scene – whether it's dining, drinking, shopping or taking in a cultural event.

The area constantly evolves and breaks boundaries with new emerging food trends, a growing number of boutique retail brands, a cutting-edge arts scene and an overwhelming choice of cocktail bars, cafés, pubs and pop up event spaces.

It's easy to see why the area continues to attract forward-thinking businesses who are drawn to the amenity offering as well as the creative environment.



AMENITIES

RESTAURANTS

- 01 Blacklock
- 02 Bone Daddies
- 03 Breddos
- 04 Dinerama
- 05 Enoteca da Luca
- 06 Flamboree!
- 07 The Jugged Hare
- 08 Passo
- 09 Popolo
- 10 Serata Hall
- 11 St Leonards
- 12 Gloria

BARs & PUBS

- 13 Draft House
- 14 Finch's
- 15 Flight Club
- 16 The Fox
- 17 The Princess of Shoreditch
- 18 Nightjar
- 19 Queen of Hoxton
- 20 Singer Tavern
- 21 Taylor & Elementary
- 22 Whistling Shop

CAFÉS & DELIS

- 23 Lantana
- 24 Ozone Coffee Roasters
- 25 Franzè & Evans
- 26 Pasta Nostra
- 27 Shoreditch Grind

HOTELS & MEMBERS CLUBS

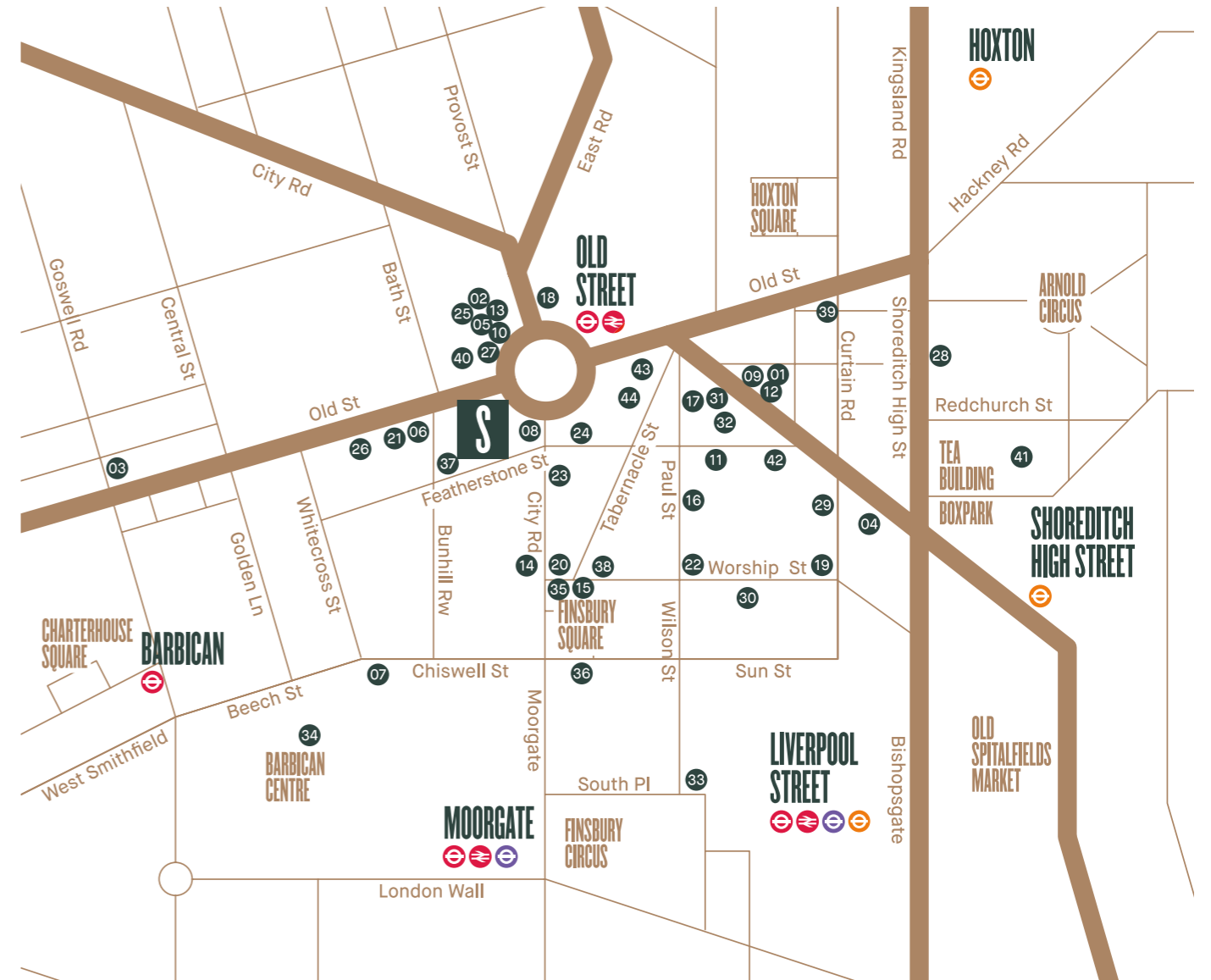
- 28 Ace Hotel
- 29 The Curtain
- 30 Eight Moorgate
- 31 The Hoxton Hotel & Grill
- 32 Nobu Hotel
- 33 South Place Hotel

GYM & LIFESTYLE

- 34 Barbican Centre
- 35 Barry's Bootcamp
- 36 Bloomberg Space
- 37 Energie Fitness
- 38 Fight City Gym
- 39 GoodHood
- 40 Gymbox
- 41 London Shuffle Club
- 42 Pure Evil Gallery
- 43 Tokyobike
- 44 XOYO



THE AREA IS AT THE FOREFRONT WHEN IT COMES TO FASHION, ART AND FOOD & DRINK.



LOCAL OCCUPIERS



OLD STREET DEVELOPMENT

Old Street roundabout's redevelopment will provide the area with a more pedestrian-friendly and cycle-friendly route through Old Street and return traffic to two-way. The new public realm will make the transfer between trains and buses smoother.

Right: One of the four shortlisted designs – Gpad London's proposal for the redevelopment of Old Street Roundabout and station.

GPAD LONDON'S PROPOSAL



A NEW PENINSULA AND STATION ENTRANCE

THE NEW PLANS ARE EXPECTED TO INCLUDE:

- NORTH WESTERN SIDE OF THE ROUNDABOUT BEING PAVED OVER TO MAKE A LARGE 'PENINSULA' DESIGNED TO CREATE A NEW PUBLIC SPACE AND MAKE THE JUNCTION SAFER FOR PEDESTRIANS AND CYCLISTS.
- OLD STREET STATION WILL HAVE A NEW ENTRANCE WAY INSTALLED IN A CENTRAL LOCATION WHERE THE ISLAND IS AT PRESENT.
- OTHER PLANNED IMPROVEMENTS INCLUDE SEGREGATED CYCLE LANES AND CYCLE FRIENDLY TRAFFIC SIGNALS.



CONNECTIONS

Script is perfectly situated for access to the City's transport network and is just a one minute walk away from Old Street station.

Moorgate, Liverpool Street, Barbican, Shoreditch High Street and Hoxton stations are all within a short walk of the building. Script provides occupiers with flexibility and choice to move around London.



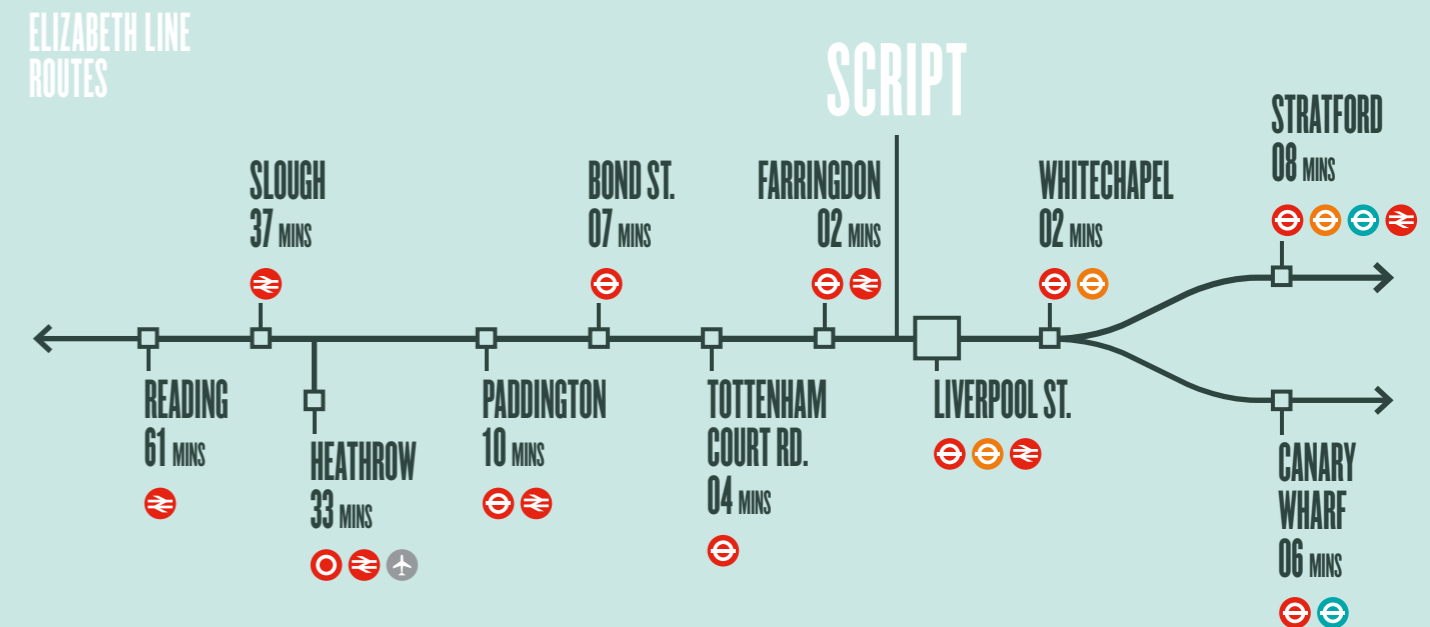
ELIZABETH LINE

The Elizabeth Line is expected to arrive in 2020 dramatically reducing travel times across the City.

With access to the Elizabeth Line at Liverpool Street and Moorgate stations - the service will provide a schedule with trains every two and a half minutes spanning the breadth of the City and even further afield.

TRAVEL TIMES

STATIONS	OLD STREET	MOORGATE	BARBICAN	SHOREDITCH HIGH STREET	LIVERPOOL STREET	FARRINGTON
WALK TIMES FROM SCRIPT	01	09	09	11	13	15
CYCLE TIMES FROM SCRIPT	01	03	03	04	04	05



Travel times sources tfl.gov.uk and crossrail.co.uk



CGI for indicative purposes only.



STUDIO @ SCRIPT IS ARRANGED OVER THE GROUND AND LOWER GROUND FLOORS. INTERLINKED BY A STYLISH STAIRCASE, THE FLOORS BENEFIT FROM THEIR OWN DEDICATED ENTRANCE AND THE LOWER GROUND FLOOR FEATURES AN IMPRESSIVE 3.7M FLOOR TO CEILING HEIGHT.

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SPACE / FLOOR PLANS

FLOOR	USE	SQ FT	SQ M
6th	Office	5,079	472
	Terrace	(506)	(47)
5th	Office	6,607	614
	Terrace	(506)	(47)
4th	Office	7,016	652
3rd	Office	7,209	670
2nd	Office	7,263	675
1st	Office	7,263	675
STUDIO @ SCRIPT (G & LG)	Office	5,111	475
	Office	5,391	501
TOTAL OFFICE		50,938	4,734

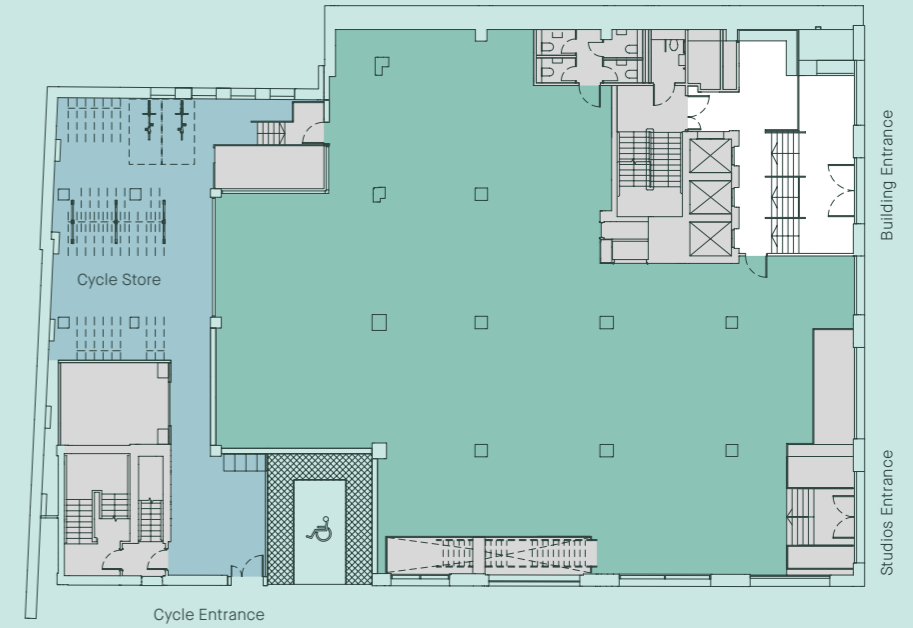
The above-mentioned proposed floor areas are for guidance purposes only and will be verified upon the practical completion of the building works, so may be subject to change.



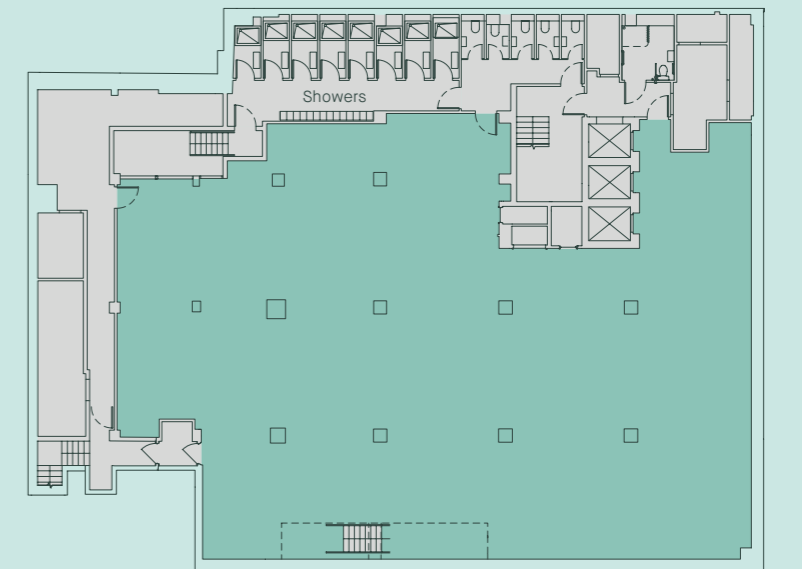
- Office
- Reception
- Core
- Cycle Store

STUDIO @ SCRIPT

GROUND
5,111 SQ FT
475 SQ M



LOWER GROUND
5,391 SQ FT
501 SQ M



For indicative purposes only, not to scale.

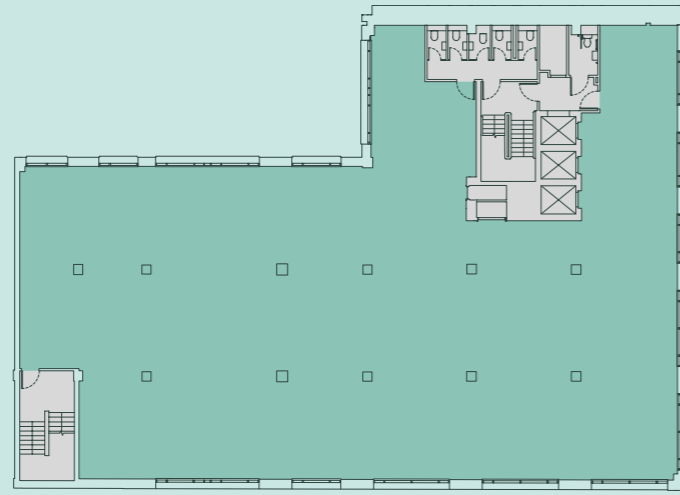


FEATHERSTONE STREET

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FLOOR PLANS

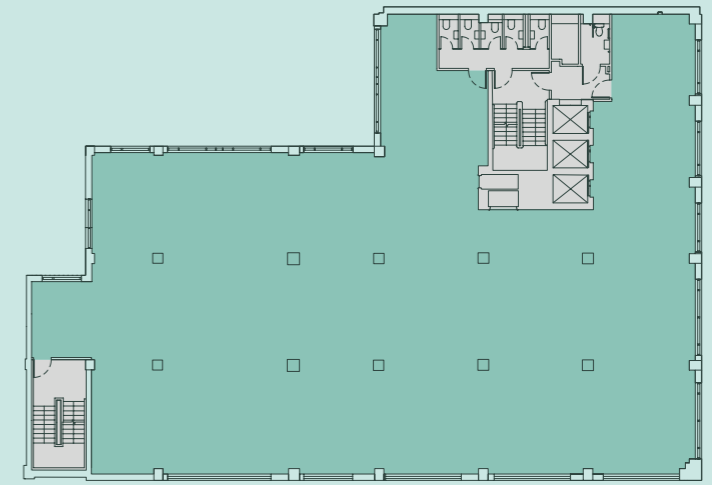
FIRST
7,263 SQ FT
675 SQ M



FEATHERSTONE STREET

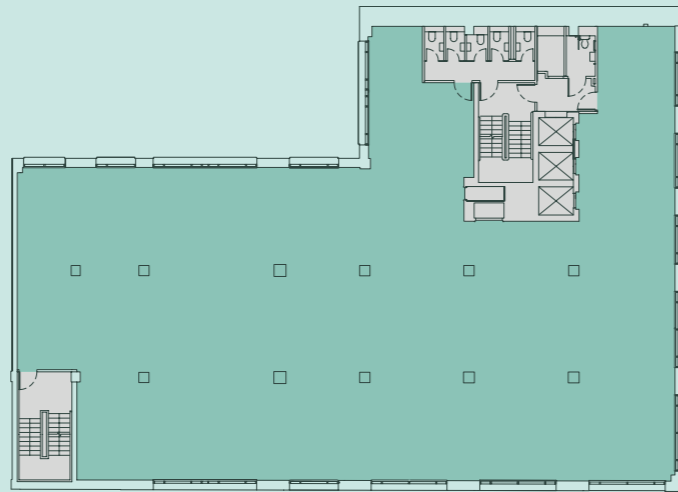
- Office
- Core
- Terrace

FOURTH
7,016 SQ FT
652 SQ M



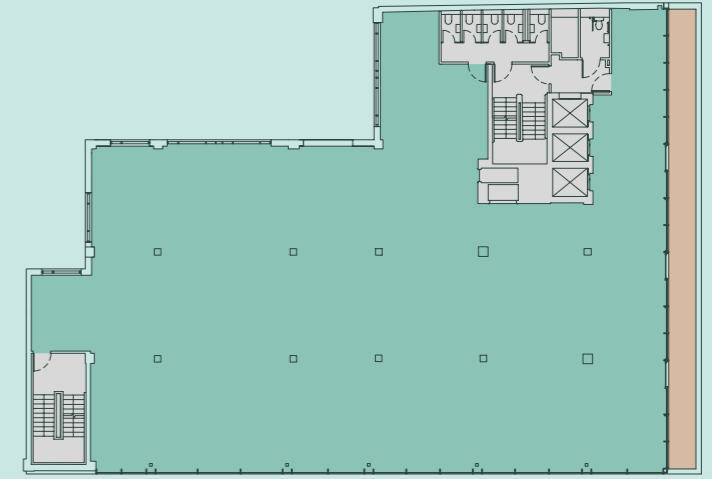
FEATHERSTONE STREET

SECOND
7,263 SQ FT
675 SQ M



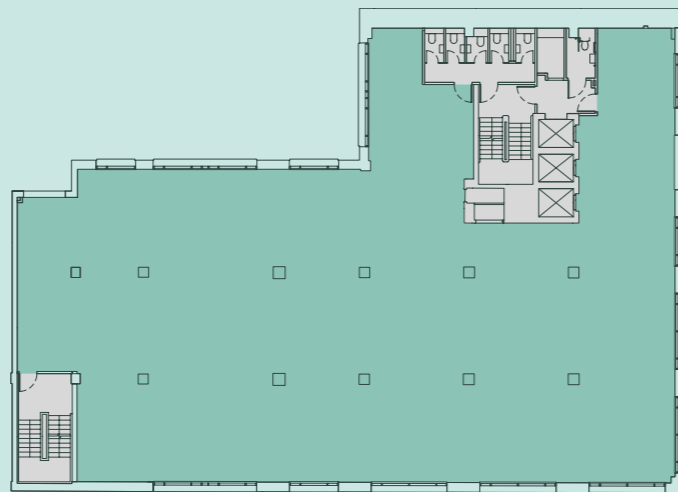
FEATHERSTONE STREET

FIFTH
6,607 SQ FT
614 SQ M



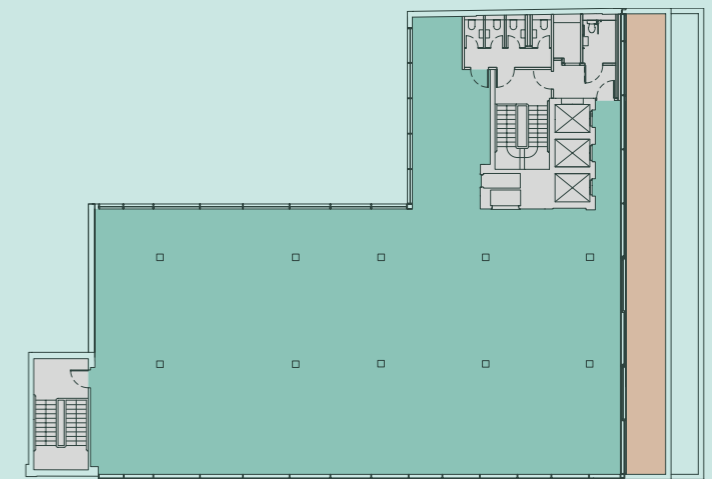
FEATHERSTONE STREET

THIRD
7,209 SQ FT
670 SQ M



FEATHERSTONE STREET

SIXTH
5,079 SQ FT
472 SQ M



FEATHERSTONE STREET

TERRACE
506 SQ FT
47 SQ M

TERRACE
506 SQ FT
47 SQ M

For indicative purposes only, not to scale.



CGI for indicative purposes only.

SPECIFICATION

OVERVIEW

The works to Script will comprise the comprehensive refurbishment of an existing office building in the London Borough of Islington. The accommodation consists of eight levels; lower ground, ground and six upper floors.

The redevelopment will provide Grade A office space throughout and a studio at ground and lower ground with a dedicated entrance from Featherstone Street. A lightwell to the rear of the lower ground floor plate will flood the space with natural light.

OCCUPANCY STANDARDS

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

Fire escape: 1 person / 6 sq m

Indoor climate: 1 person / 8 sq m

Lifts: 1 person / 8 sq m

WC accommodation: 1 person / 10 sq m

SANITARY ACCOMMODATION

Provision of unisex superloos on each floor will include:

Lower ground floor – five unisex superloos and one accessible WC and shower

Ground floor – four unisex superloos and one accessible WC for visitors

First, second, third, fourth and fifth floors – five unisex superloos and one accessible WC

Sixth floor – four unisex superloos and one accessible WC

Eight unisex showers will also be provided at lower ground with direct access from the ground floor cycle store to locker room area.

CYCLE PROVISION

The design integrates various types of cycle parking, 80 covered spaces at lower ground floor consisting of:

Josta 2-tier cycle racks comprising 68 spaces

- 8 Brompton bike lockers

- 4 accessible parking spaces

Access will be provided at the rear of the building with access directly to the fully enclosed unisex shower rooms on the lower ground floor. These facilities are connected to the floors via lift number three and stair core number one.

FAÇADE

The building will include bespoke glazed bricks, windows and doors with dark charcoal mullions, polyester powder-coated metal pressings and panels, and high-quality charcoal render. At the fifth and sixth storeys, large format glazing will connect the office demise directly to their own dedicated terraces.

MAIN ENTRANCE / RECEPTION

The primary office entrance will be accessed from the southerly elevation, creating a prominent address directly onto Featherstone Street. The entrance consists of a power-assisted automated set of steel double doors, accessed via a key fob.

Internally the lobby walls will be lined with bespoke white oak and black steel panels, complimented with exposed concrete.

The floor of the reception lobby will be concrete finish, there will be a level variation between the entrance and the lift, which will be bridged by a set of monolithic concrete steps, with rose gold balustrades and nosings inset within the treads.

Accessibility will be provided by a Sesame lift hidden with the stairs. Custom black light fittings will further enhance the space.

LIFTS

There will be two ten-person passenger lifts as well as one eight-person passenger lift serving all floors. The lifts are to be finished in black stainless steel and concrete with black metal skirtings and a black back painted glass lift control panel.

TERRACES

The fifth and sixth floors will have large terraces to south façade for the full length of the elevation via large sliding doors. The decks are to be finished in high quality concrete pavers.

OFFICE FLOORS

Office floors include accessible flooring, exposed concrete structure, white painted walls and ceilings, exposed services with bespoke mesh MEP encasements and linear suspended light fittings.

DOORS

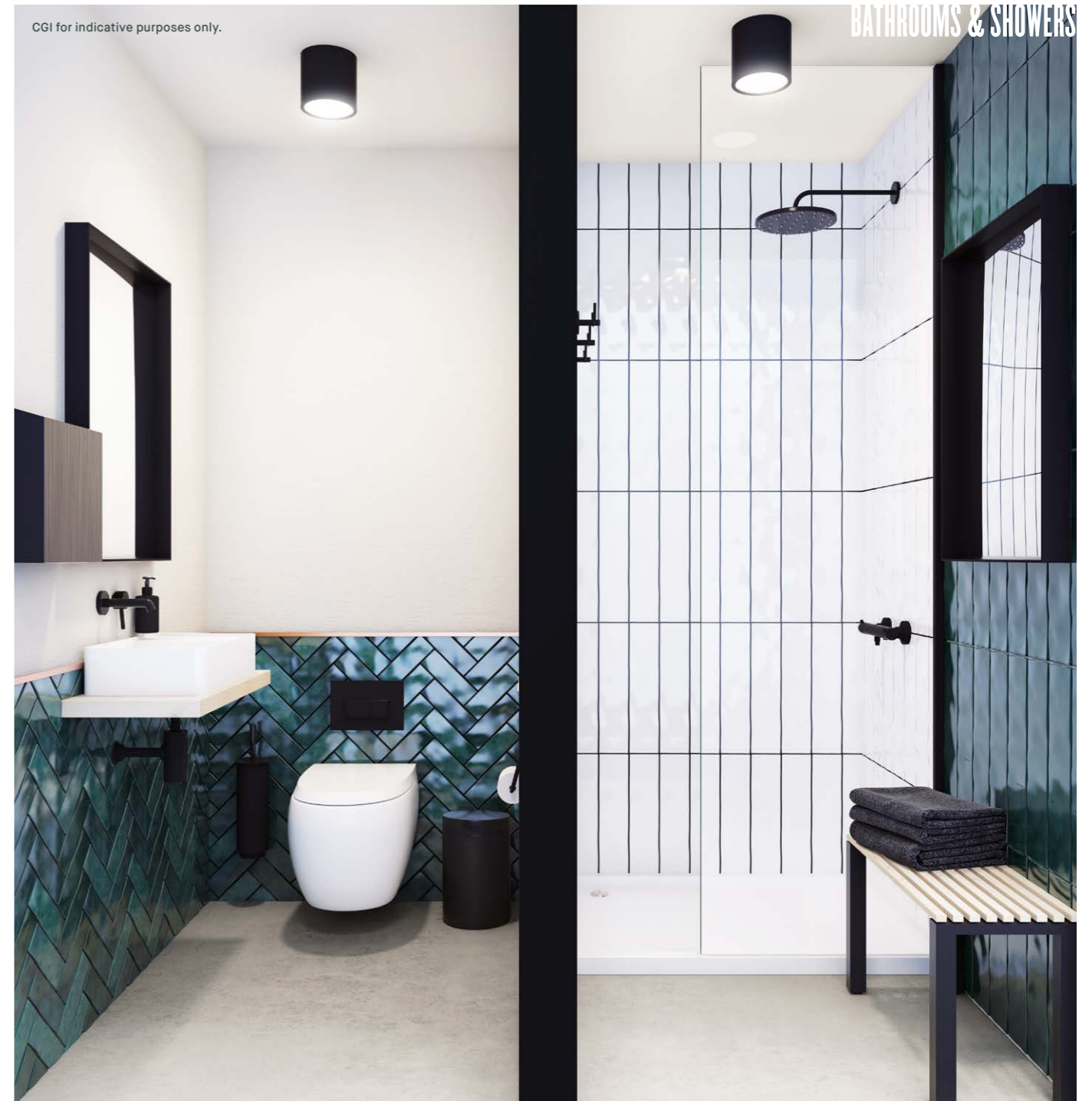
All internal doorsets will be painted joinery items with black associated ironmongery.

WCS

The superloos and accessible lavatories will feature high quality green ceramic tiles to the walls, a refined solid surface basin, matt black taps, soap dispensers and flush buttons with black stainless-steel accessories. The vanity units will be white oak and the floor will have an expressed raw concrete finish.

The showers will feature full height tiles, black fittings and white oak joinery.

CGI for indicative purposes only.





LBS PROPERTIES

Experts in the Central London property market, LBS Properties strives for a positive and lasting impact on the built environment by creating places for people to work and live.



MISSION

We are dedicated to delivering sustainable offices and homes of the highest quality in London's most sought after locations. We strive to ensure that our developments enhance the areas surrounding them through considered architecture and generous public open spaces.

THIRDWAY ARCHITECTURE

ThirdWay Architecture is a progressive studio of architects and designers embedded within The ThirdWay Group. Aligning all the benefits of traditional architectural practice with the pace, flexibility and market knowledge of a creative multi-disciplinary studio.



OVERVIEW

We actively work across all sectors with a key focus on creative office spaces, reworking existing buildings and complex mixed-use developments.

Our rich and varied portfolio, team and client base speaks not to a manifesto based on set rules or styles. Instead, we are focused on creating an exciting, commercially viable and valuable product through a clear and engaging process.

OUR VISION

We approach each project with an open mind throughout all stages of development, design and delivery; calling upon the best of our collective abilities to deliver great architecture, while having a great time doing it.

Our embedded position within the group allows us to quickly engage with the depth of cross-industry knowledge, project experience and a dynamic cross section of creators and innovators. Across the group we are continually challenging and improving the way buildings are designed and procured.



WE KNOW WHAT HAPPENS AT THE END

Further information

A development by:

LBS
PROPERTIES

TERMS

Upon Application.

TIMING

Completion Q3 2020.

SCRIPTEC1.LONDON

SCRIPT

Viewings

Through joint letting agents.



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