



*UP TO 57,000 SQ FT OF NEW OFFICES
NEXT TO MARBLE ARCH WITH VIEWS
OVER HYDE PARK*

Coming Q3 2022



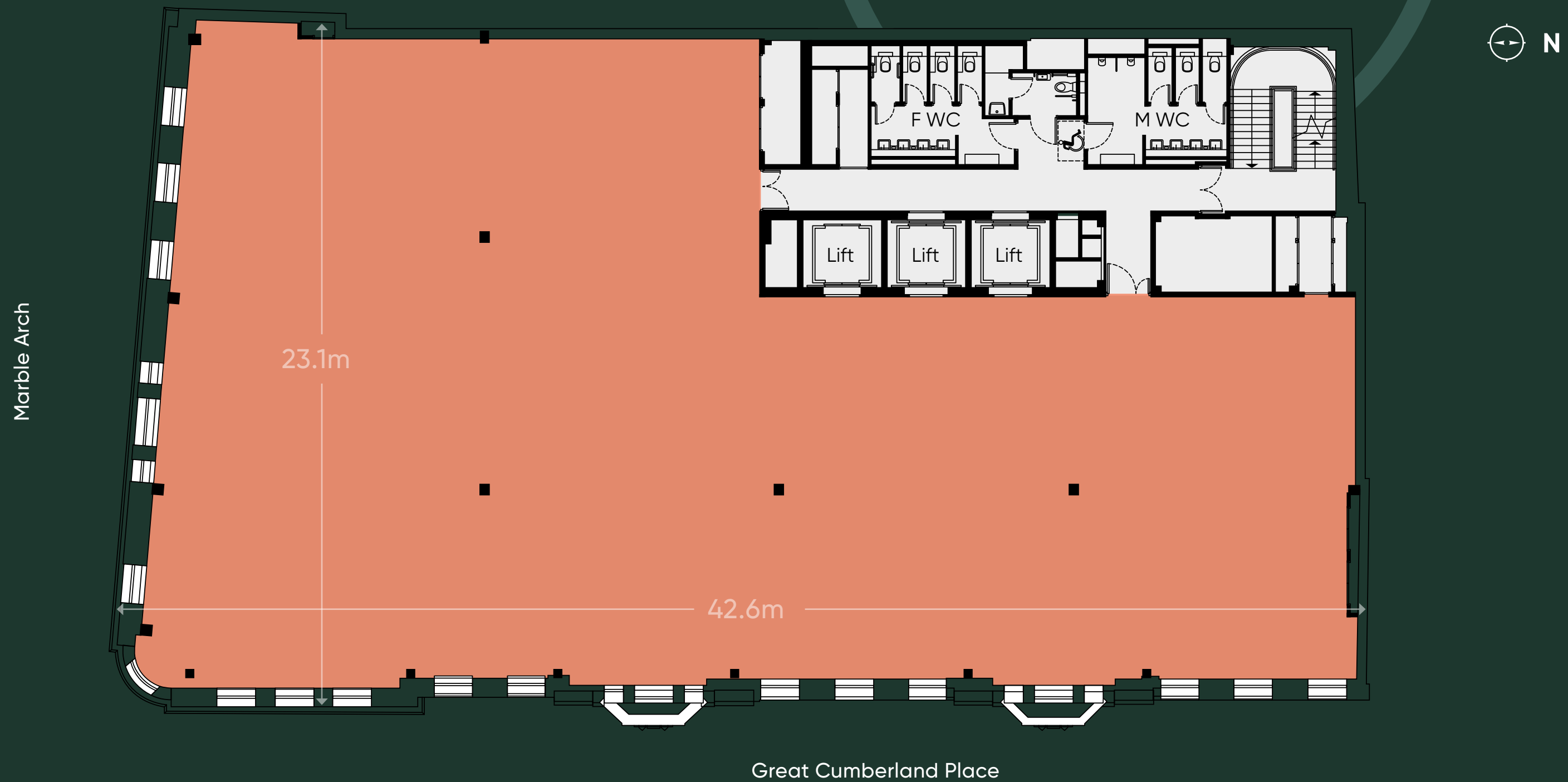


Summary Specification

- Brand new Grade A offices
- Designed by AHMM
- BREEAM 'Excellent'
- 150mm raised access flooring
- Four pipe fan coil air conditioning
- Fresh Air Flow Rate 1.65l/s per m²
- 3.26 m floor to soffit ceiling height
- Exposed services with hybrid raft ceiling system
- Office occupational density 1:8 sqm
- Terraces on floors 6, 7 and 8
- 3 x 24 person passenger lifts
- 121 cycle spaces, 10 showers, 154 lockers and drying room
- Ground floor café
- Openable windows providing the opportunity for mixed mode operation

Typical Floorplan

Floor 5 8,353 sq ft | 776 sq m



Accommodation Schedule

Floor	Use	Sq ft	Sq m	Terrace Sq ft
08	Office	5,207	484	635
07	Office	7,586	705	226
06	Office	8,119	754	95
05	Office	8,353	776	
04	Office	8,384	779	
03	Office	8,371	778	
02	Office	8,393	780	
01	Office	3,013	280	
G	Reception & café	1,905	177	
Total		59,331	5,511	956

Please contact the joint agents for more information:



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Approx NIA measured off architects plans.