

# 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



# A great location

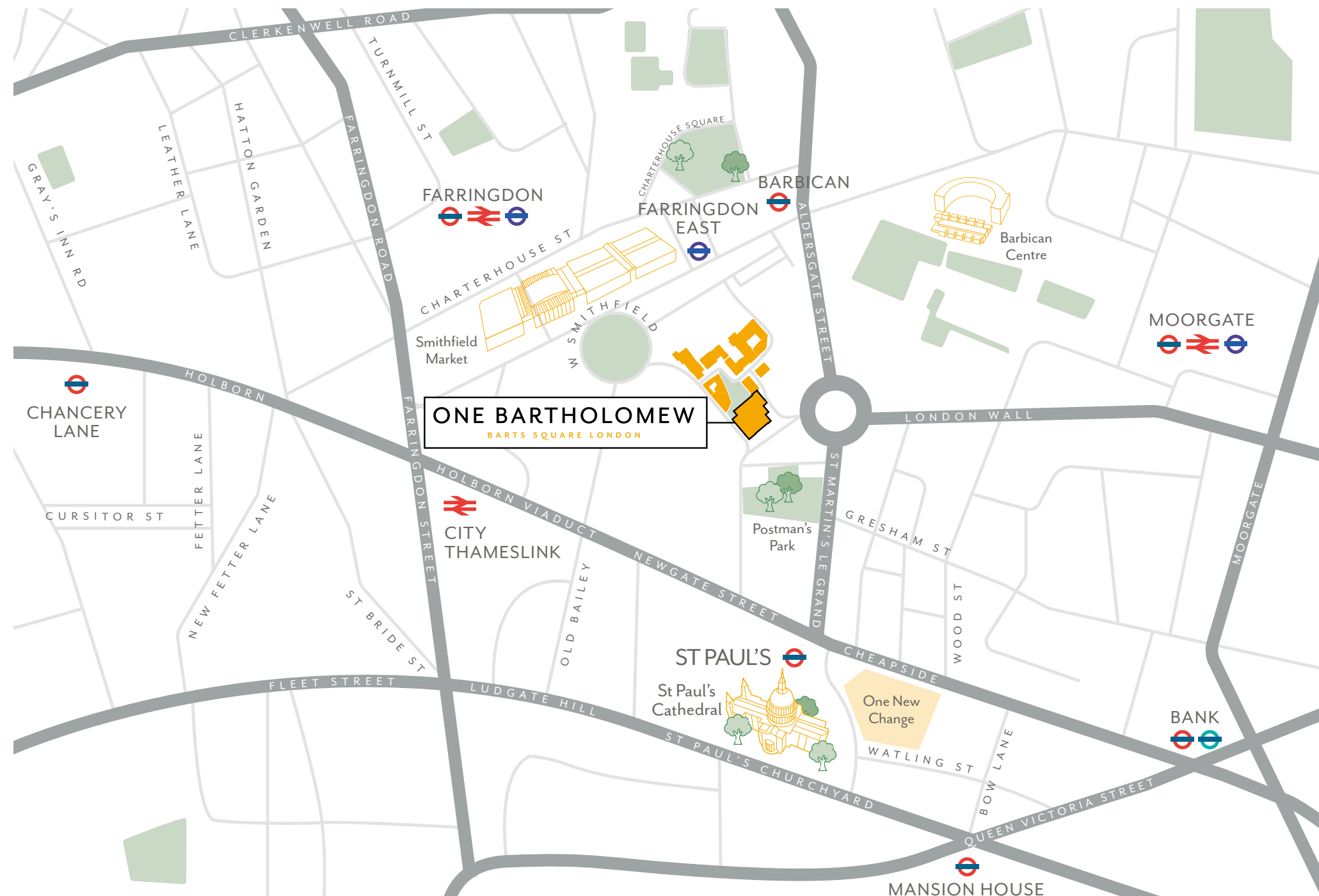
ONE BARTHOLOMEW OCCUPIES AN ENVIABLE POSITION BETWEEN THE FAVOURED WESTERN CITY AND THE CREATIVE, ARTISAN AREA OF FARRINGDON, TAKING INSPIRATION FROM BOTH.



New and 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



## 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 BARBER.

R7

HIGH PROFILE RESTAURANT.

R8

STEM + GLORY.

R9

WINE AND TAPAS BAR.

R10

LET TO WRIGHT AND BELL.

### KEY

Residential

Office

Retail

Barts Square

# Barts Square

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

CLOTH FAIR



THE  
ASKEW  
BUILDING

ABERNETHY  
HOUSE

DOMINION  
HOUSE

54-58  
BARTHOLOMEW  
CLOSE

THE  
UNDERWOOD  
BUILDING

VIRGIN ACTIVE  
HEALTH CLUB AND SPA

ST  
BARTHOLOMEW  
THE GREAT

MIDDLESEX PASSAGE

HOGARTH  
HOUSE

HOGARTH  
HOUSE

STEM + GLORY

VICARY  
HOUSE

R9

ALBION WAY

BARTS  
SQUARE

ONE BARTHOLOMEW

BARTS SQUARE LONDON

MONTAGUE STREET

HOGARTH  
HOUSE

R7

PERCIVALL  
HOUSE

THE LEVETT  
BUILDING

R2

R3

R4

R5

R1

THE BUTCHERS'  
HALL

FENWICK  
HOUSE

R6A

R6B

90 BARTHOLOMEW  
CLOSE

WRIGHT  
AND BELL

LITTLE BRITAIN

ST. PAUL'S  
3 MIN WALK



WEST SMITHFIELD







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

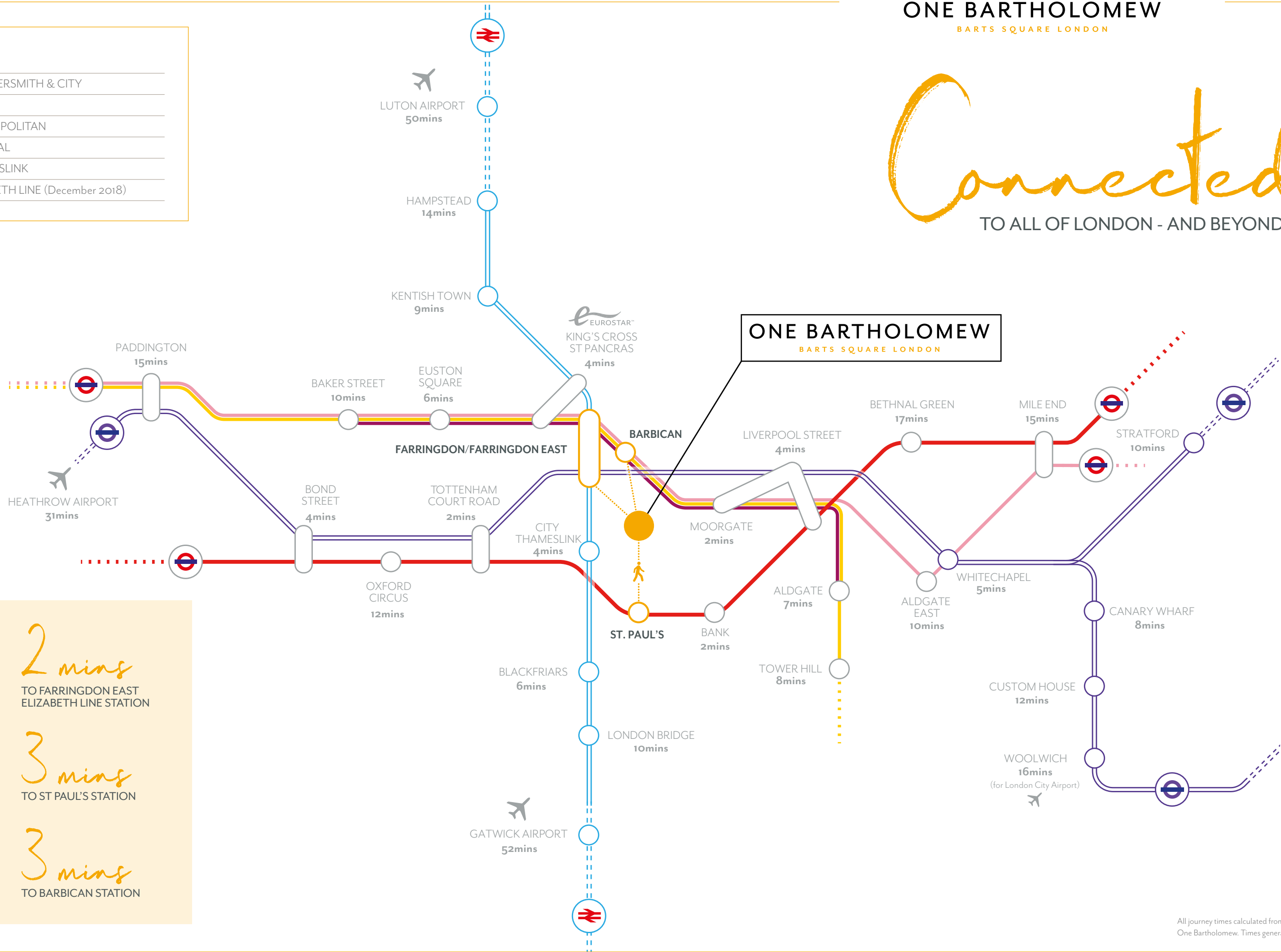


ONE BARTHOLOMEW  
BARTS SQUARE LONDON

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



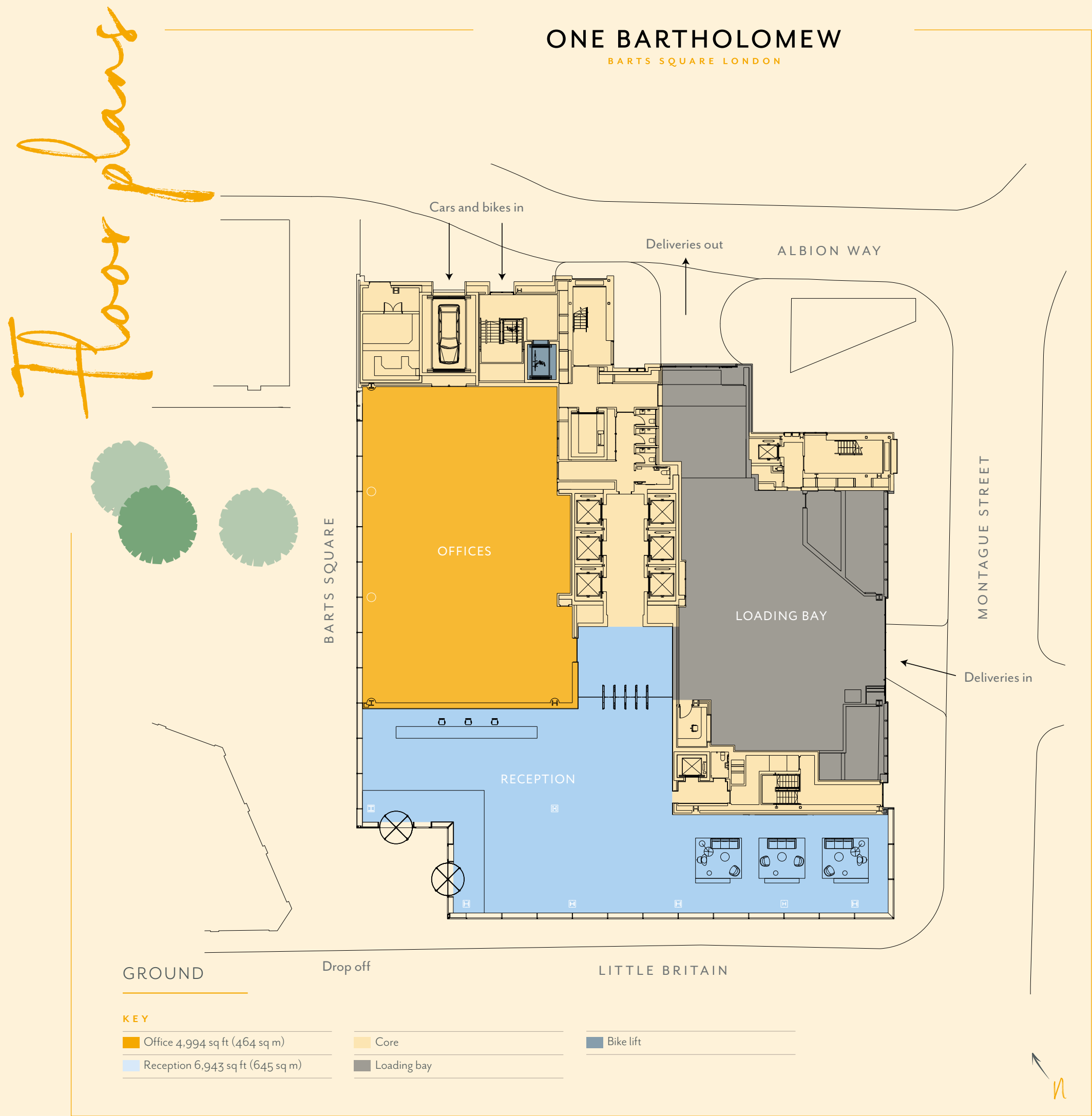
GROUND FLOOR RECEPTION



# Accommodation

FLOOR	AVAILABILITY	SQ FT	SQ M
Eleventh	Let to The Trade Desk	17,470	1,623.0
Tenth (Terrace)	Let to The Trade Desk	17,470	1,623.0
Ninth	Let to The Trade Desk	19,515	1,812.9
Eighth	Available to Let	19,580	1,819.0
Seventh	Available to Let	19,580	1,819.0
Sixth	Available to Let	19,580	1,819.0
Fifth	Available to Let	19,580	1,819.0
Fourth	Available to Let	19,401	1,802.4
Third	Available to Let	19,401	1,802.4
Second	Available to Let	19,401	1,802.4
First	Available to Let	19,401	1,802.4
Ground	Available to Let	4,994	464.0
TOTAL LET		54,455	5,058.9
TOTAL AVAILABLE		160,918	14,949.6
Ground	Reception	6,943	645.0
Lower Ground	Storage	474	44.0
Basement	Storage	323	30.0
TOTAL		223,113	20,727.5

Net Internal Areas subject to measurement



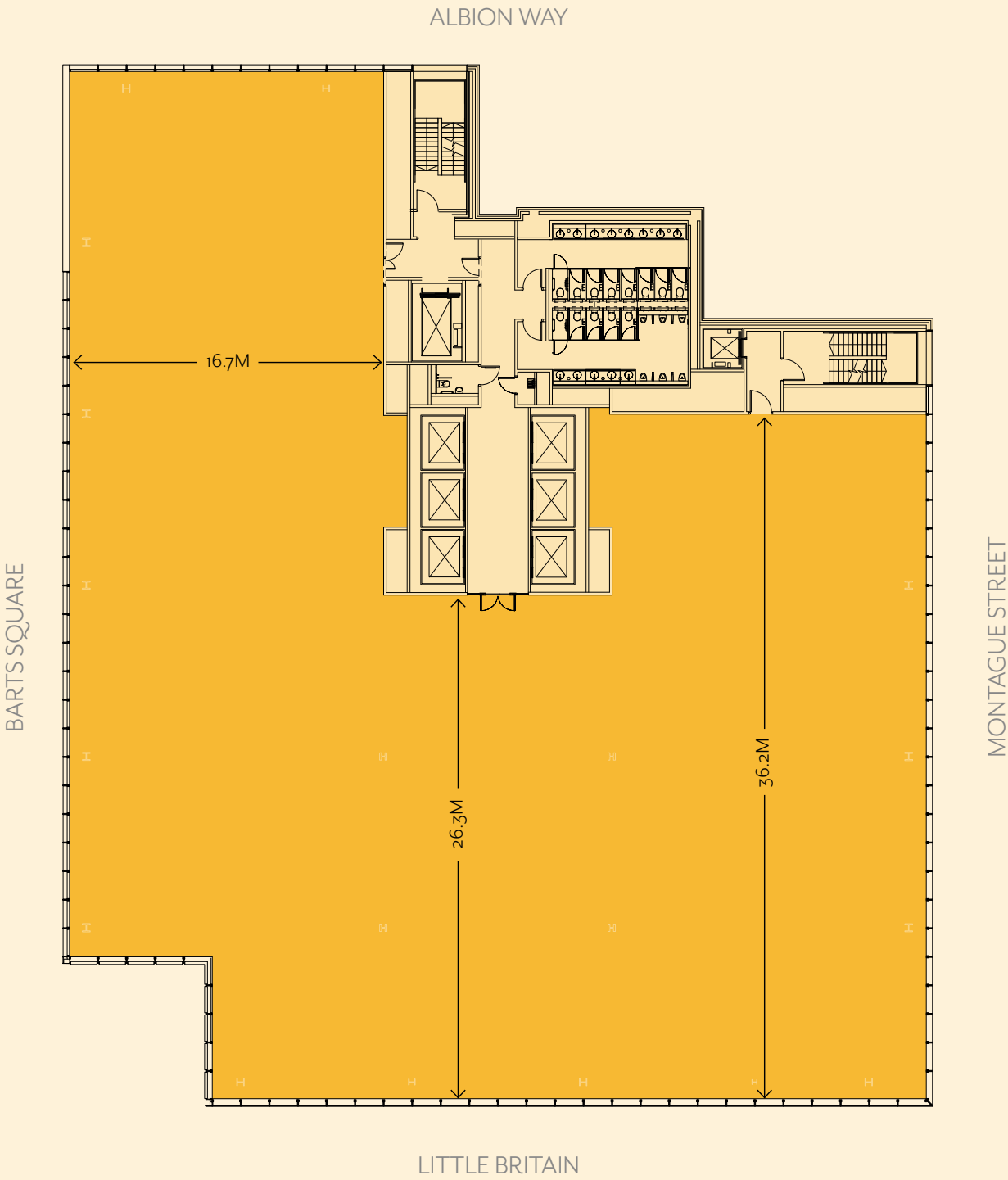




RECEPTION INTERIOR VIEW LOOKING TOWARDS BARTS SQUARE



ONE BARTHOLOMEW  
BARTS SQUARE LONDON



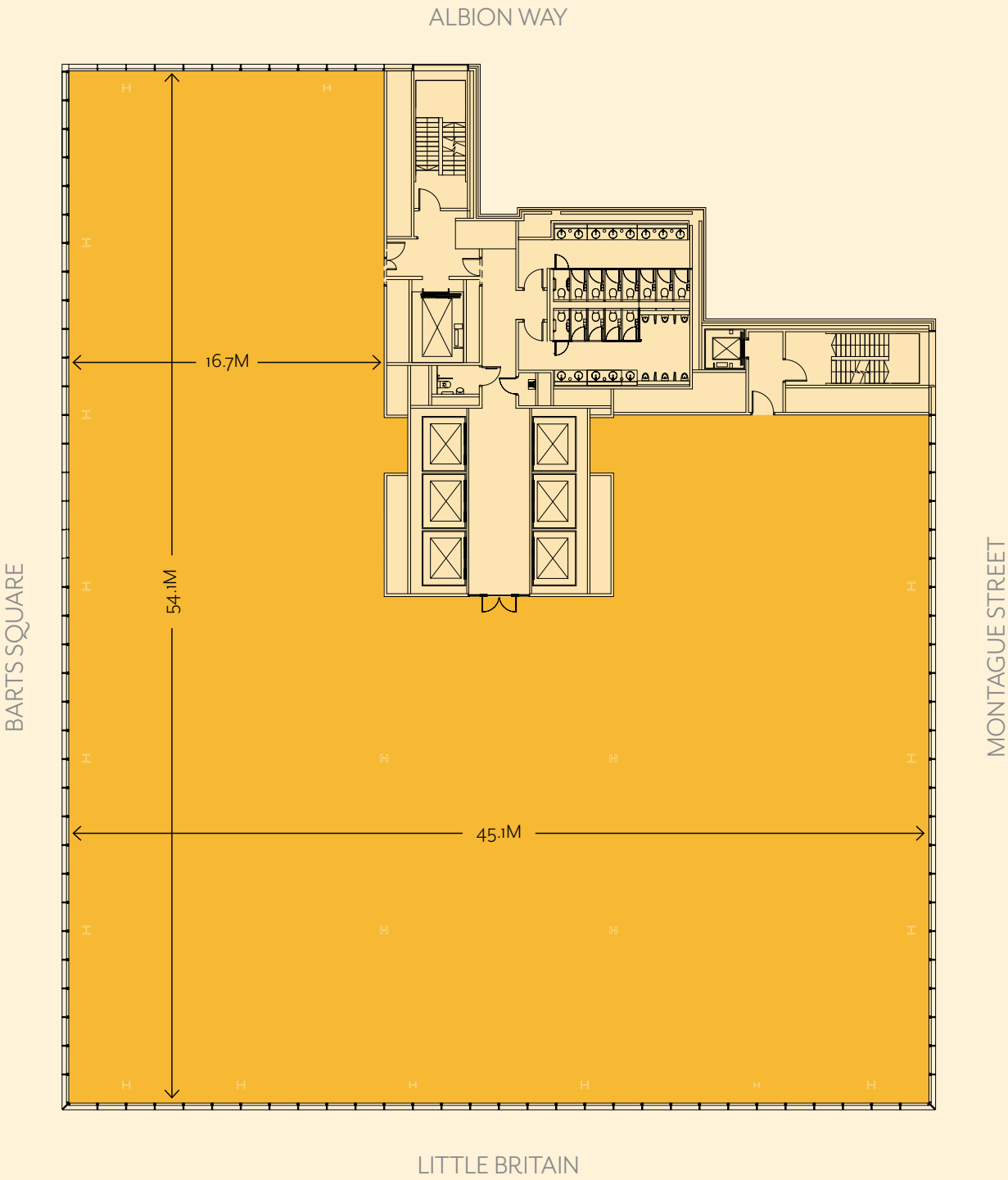
TYPICAL LOWER FLOOR  
1ST - 4TH FLOOR - 19,401 SQ FT

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



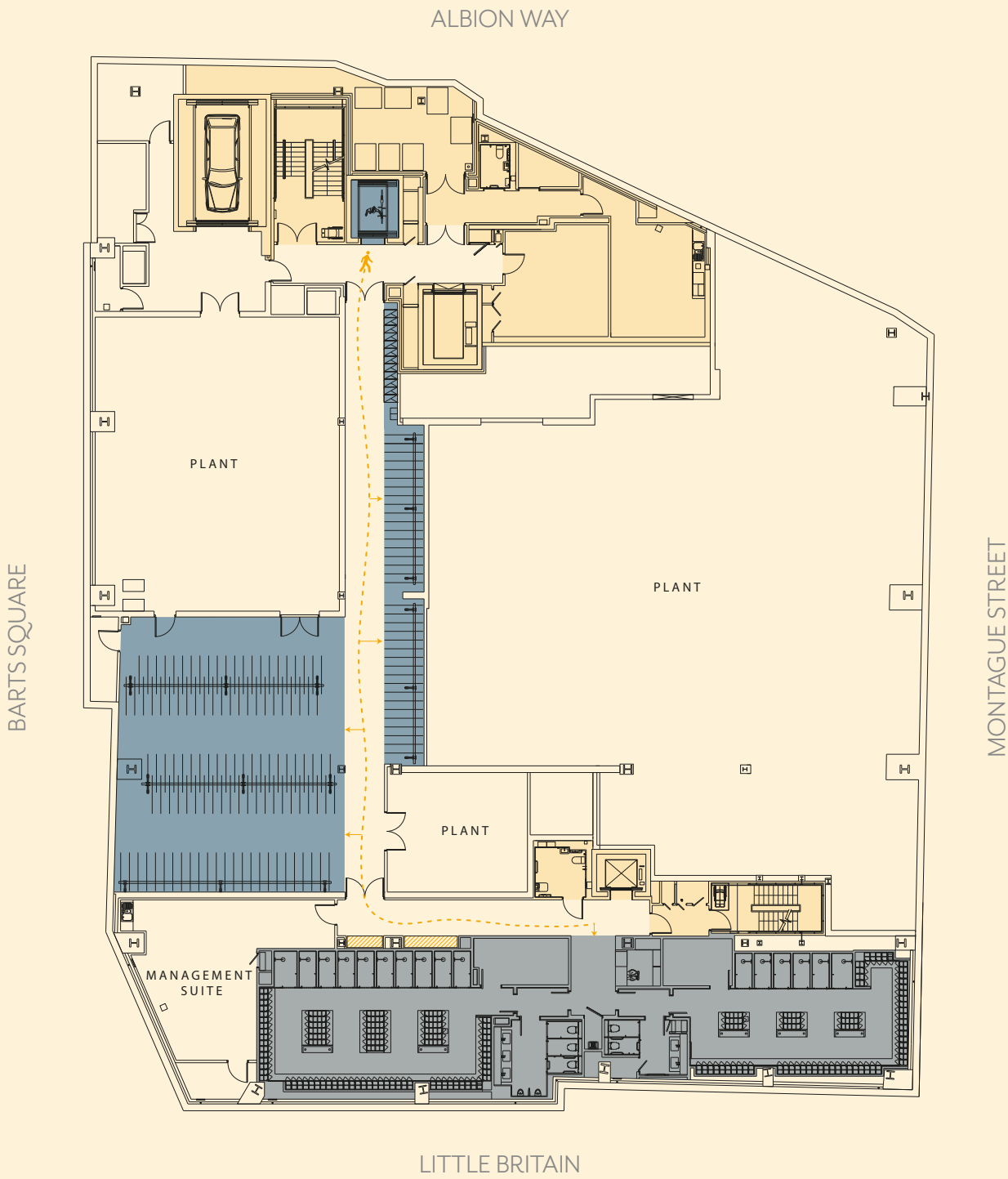




INDICATIVE CGI SHOWING A POSSIBLE FIT-OUT



ONE BARTHOLOMEW  
BARTS SQUARE LONDON



LOWER GROUND

KEY

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



ONE BARTHOLOMEW  
BARTS SQUARE LONDON

*Bikes*  
BIKE REPAIR STATION,  
336 BIKE RACKS AND  
A BIKE LIFT

*Showers*  
ONSITE FOR YOUR  
CONVENIENCE

*Towels*  
A TOWEL SERVICE IS  
PROVIDED FOR YOUR  
CONVENIENCE

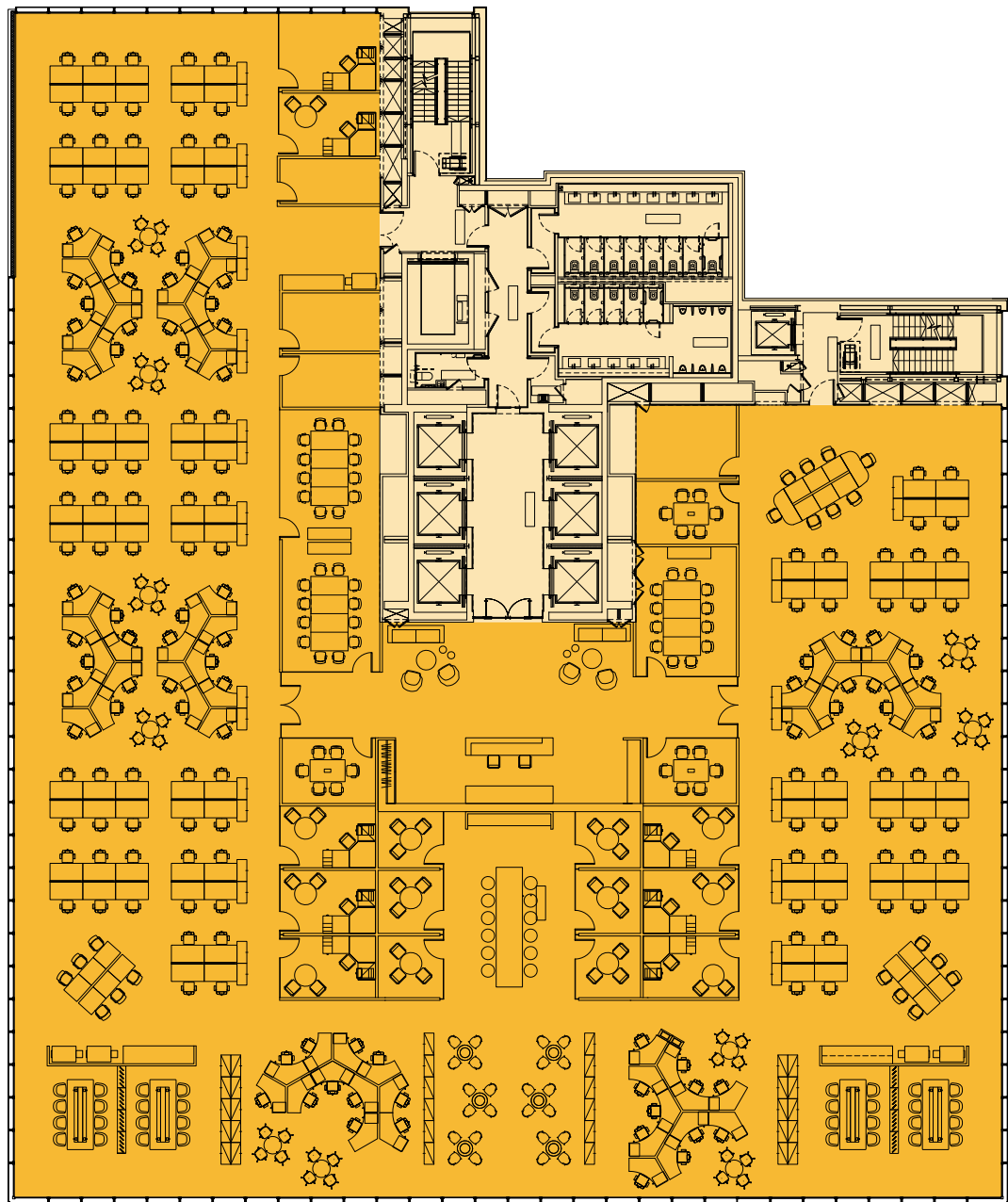
*Lockers*  
338 LOCKERS ARE  
AVAILABLE IN THE  
CHANGING ROOMS

*Amazon*  
90 AMAZON LOCKERS  
AVAILABLE



LOWER GROUND FLOOR CHANGING FACILITIES





MEDIA - SINGLE FLOOR OCCUPANCY

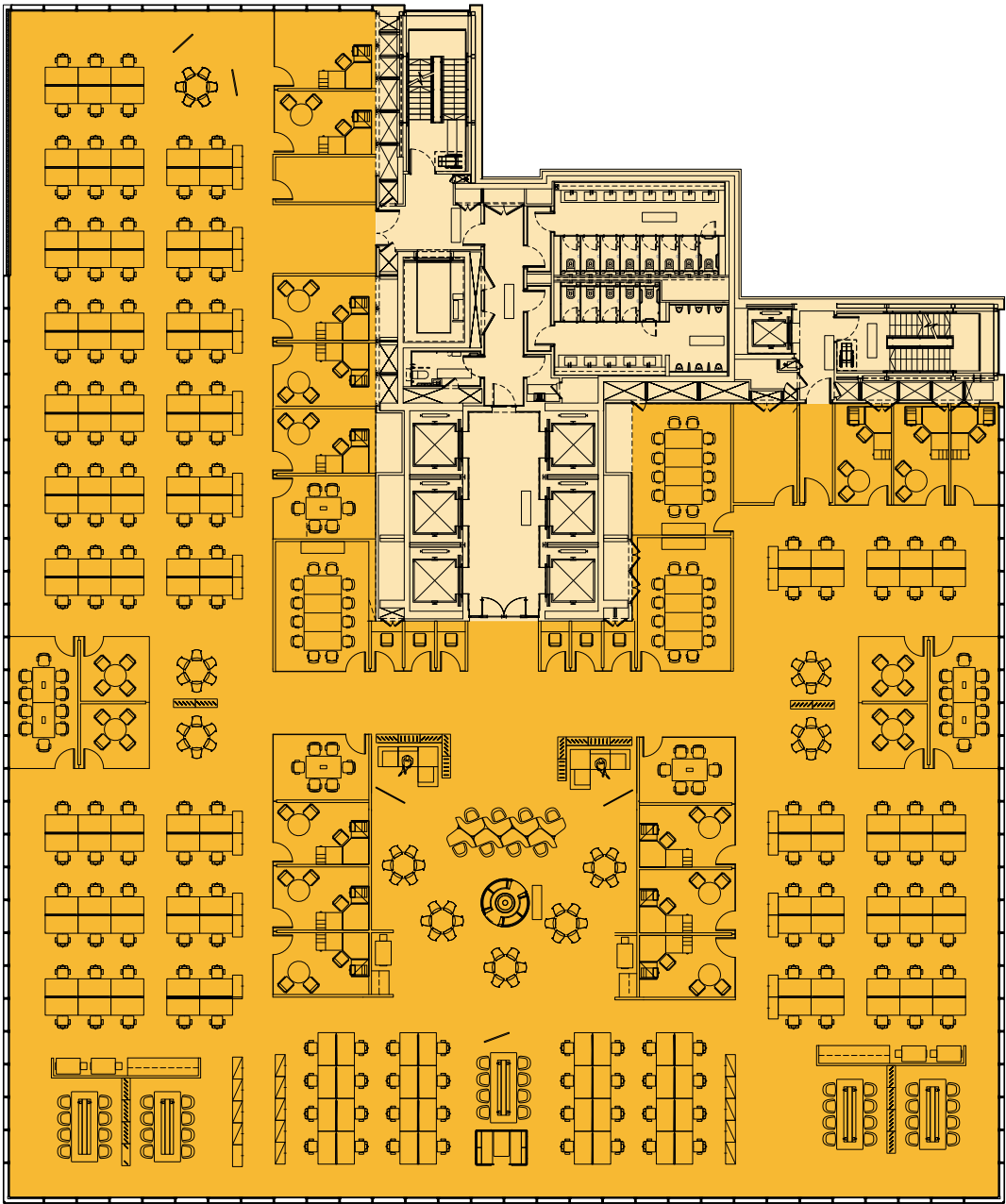
Open plan	172
Reception	1
12 person meeting room	3
6 person meeting room	3
Meeting/quiet room	6
Offices	8
Team space	2

Cafe/breakout	1
Copy/tea point	3
Server/AV room	2
First aid room	1
Store room	1
Area sq ft	19,580
Area sq m	1,819.0
Occupancy 1:10	181

KEY

Office

Core



CORPORATE - MULTIPLE FLOOR OCCUPANCY

Open plan	168
12 person meeting room	3
6-10 person meeting room	5
Offices	13
Team space	7
Phone booth	6

Hub/breakout	1
Copy/tea point	3
Server/AV room	2
Store room	1
Area sq ft	19,580
Area sq m	1,819.0
Occupancy 1:10	181

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 bike racks

- Total 17 showers comprising:- 10 x male showers- 6 x female showers- 1 x accessible shower
- Total 338 lockers comprising:- 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**

## DEVELOPERS



## AGENTS



**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 [pthursfield@savills.com](mailto:pthursfield@savills.com)

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



**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)

MISREPRESENTATION CBRE, Savills and Ingleby Trice LLP give notice that (i) The particulars are set out as a general outline only for the intended guidance of intended purchasers or lessees, and do not constitute any part of an offer or contract; (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of CBRE, Savills and Ingleby Trice LLP has any authority to make any representation or warranty whatever in relation to this property; (iv) Space planning contained in this brochure is indicative only and may require modifications to the building design. August 2018.



