

2021

101 NEW CAVENDISH STREET LONDON W1





101 New Cavendish Street is a striking new addition to the Noho streetscape.

Occupying an island site of just over half an acre, this landmark modern office development provides 90,000 sq ft of offices with floor plates of circa 22,000 sq ft.



101 NEW CAVENDISH STREET LONDON W1



NEW CAVENDISH
STREET W1
CITY OF WESTMINSTER



014



KEY FEATURES

- Large, flexible 22,000 sq ft footprint on a 1.5m planning grid
- Imposing external facade
- Bespoke cladding system designed to minimise heat gain through east-facing facade
- Energy efficient multi-service active chilled beam air conditioning system
- 1,700 sq ft reception with feature lighting and etched backlit glass
- Three 17 person scenic passenger lifts
- BREEM Rating "Very Good"
- EPC Rating "C"
- Naturally ventilated feature atrium
- Green roofs promoting bio-diversity
- 87 bicycle spaces and parking for 7 cars



www.oneoneone.co.uk



LOCATION

The development occupies an island site with frontages to New Cavendish Street, Great Titchfold Street, Claxstone Street and Hanson Street.

101 New Cavendish Street is superbly located for cross London access, being within easy walking distance of eight tube stations. These in turn provide access to all the Central London main rail termini without the need to change lines.

Consequently, connectivity to all of the London Airports is excellent.



APPROXIMATE WALKING DISTANCES
FROM 101 NEW CAVENDISH STREET

MAINLINE STATIONS
DIRECTLY ACCESSIBLE

Great Portland Street	(5 minutes)	Circle Line	Paddington & Liverpool Street
Great Portland Street	(5 minutes)	Metropolitan Line	Paddington, Liverpool Street
Great Portland Street	(5 minutes)	Hammersmith & City Line	Paddington, Liverpool Street
Warren Street	(5 minutes)	Victoria Line	King's Cross, St. Pancras, Euston, Victoria
Warren Street	(5 minutes)	Northern Line	Euston, Charing Cross, Waterloo
Oxford Circus	(5 minutes)	Metropolitan	Liverpool Street, Tottenham
Oxford Circus	(5 minutes)	Bakerloo Line	Paddington, Charing Cross, Waterloo
Oxford Circus	(5 minutes)	Victoria Line	King's Cross, St. Pancras, Euston, Victoria
Bond Street	(13 minutes)	Jubilee Line	London Bridge, Waterloo
Bond Street	(13 minutes)	Circle Line	Liverpool Street, Tottenham

LOCAL OCCUPIERS

- | | |
|---------------------|--------------------|
| 1. AMBASS | 11. BOC |
| 2. HOOE CONNECTIONS | 12. WOLF |
| 3. ASSOCIATIONAL | 13. ZENITH OPTICAL |
| 4. URBAN MEDA | 14. BROWN |
| 5. PALACE | 15. BT |
| 6. BEDFORD SQUARE | 16. TUNA |
| 7. CORAL GROUP | 18. MFI |
| 8. WFP | 19. STAGE GROUP |
| 9. SWITCH & SWITCH | |

RESTAURANTS
(a selection from the many)

- | | |
|-------------------------------|-------------------|
| 1. THE DOO | 13. HAWKSH |
| 2. POG RESTAURANT | 14. CHRYSLER |
| 3. ONE GRAVE | 15. FRODO BAGGINS |
| 4. CARLWOODS | 16. PISCATCH |
| 5. ZOO | 17. THE SOCIAL |
| 6. ISLANDIA | 18. WANDS |
| 7. CHANDLER SQUARE | 19. WRECA |
| 8. PERLA | 20. GEMELLI STORE |
| 9. THE LINGAL (LINDHAM HOTEL) | 21. PETS & TONS |


AMENITIES

- | |
|--------------------------|
| 1. GARDEN STREET HOTEL |
| 2. GARDEN STREET HOTEL |
| 3. ROSSON (BAYTON HOTEL) |
| 4. STREET FANT |
| 5. LEAFWOOD |
| 6. HENRY |
| 7. HOLT |
| 8. JOHN LEWIS |
| 9. BELFRIDGE |









RECEPTION

The development has a most impressive and distinguished reception incorporating a feature glass wall, bespoke reception desk, scenic lighting and basalt stone floor.

The building takes full advantage of its island site and provides a striking impression to the four streets that it fronts.







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SCHEDULE OF FLOOR AREAS

FLOOR	SQ FT (APPROX)	SQ M (APPROX)
FOURTH FLOOR	22,568	2,097
THIRD FLOOR	22,597	2,099
SECOND FLOOR	22,574	2,097
FIRST FLOOR	22,300	2,072
GROUND FLOOR RECEPTION	1,719	160
BASEMENT	7 CAR SPACES 87 BICYCLE SPACES	
TOTAL	91,758	8,525

In addition to the above the ground floor provides 10,132 sq ft of retail accommodation and 7 newly created residential apartments. At the top of the building, on the 9th floor, there are two penthouse apartments. Information on these elements of the building are available on request.



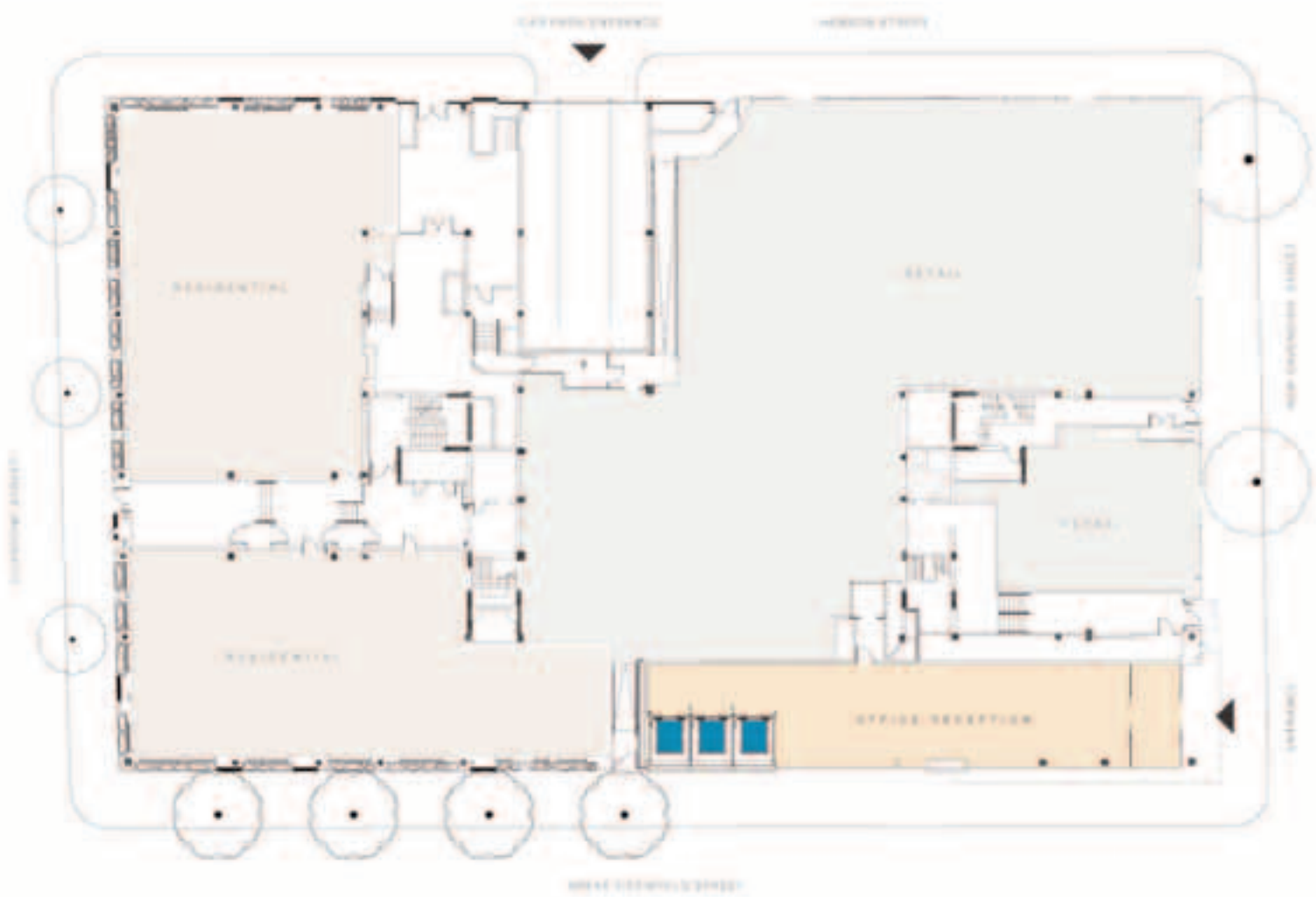






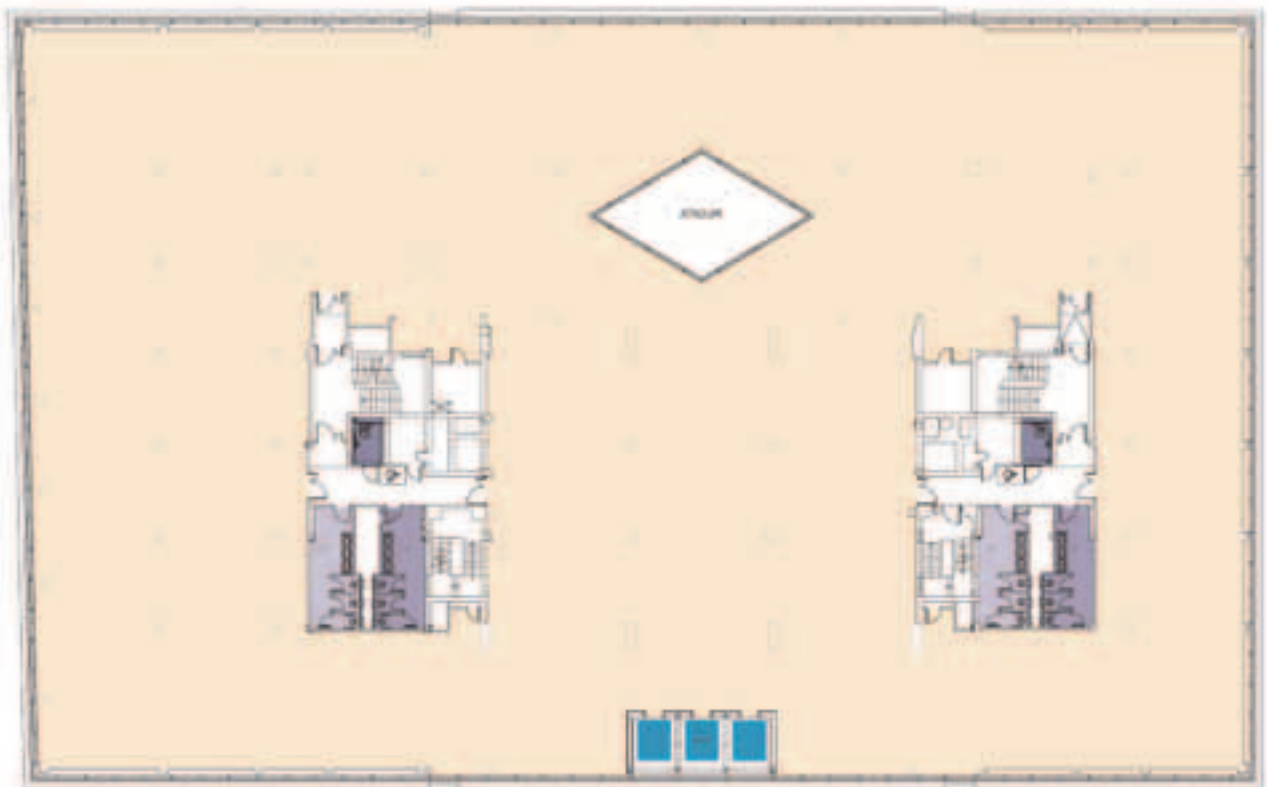


GROUND FLOOR





SECOND & THIRD FLOORS





2ND FLOOR CORPORATE OPEN PLAN



TEST KEY TYPE	Corporate Open plan
NSA	2,000 sqm / 21,500 sqft
Open Office	8
Open Plan Workstations	146
SUB TOTAL WORKSTATIONS	154
OPM PER PERSON	12.9 sqm / 139 sqft

NSA - NET SURFACE AREA
OPM - OCCUPANCY PLANNING METRIC



2ND FLOOR CORPORATE CELLULAR



NOT TO SCALE - INDICATIVE ONLY

OFFICE TYPE	Corporate Cellular
NSA	5,000sqm / 53,674sqft
Single Office	45
Open Plan Workstations	101
TOTAL HEADCOUNT	146
SFM PER PERSON	54.5sqm / 587sqft

NSA - NET AVAILABLE AREA
SFM - INDICATIVE PLANNING GATTO

OUTLINE SPECIFICATION

1. STRUCTURAL DESIGN STANDARDS

Vertical Heights

Slab to Slab Height 2.7m
Floor to Ceiling Height (typical) 2.5m
Raised Floor in void greater 100mm.

Planning Grid

1.2m.

Occupational Standards

Normal office work 1 person/12 sq m
Lift provision 1 person/12 sq m
Sanitary accommodation 1 person/10 sq m
00:00 male/female split

Imposed Floor Loadings

Office Floor: 2.0 kN/m² m + 1.0 kN/m² partition loading allowance
Total 3.0 kN/m² + 1.0 kN/m² for partitions.

2. EXTERNAL FINISHES

The dramatic facade is a floor to floor spanning unitised curtain walling system, with FPC aluminium framing and terracotta spandrel panels. The best shading system is natural anodised aluminium aerofin louvre profiles and anodised aluminium extruded louvre frames, with blue-tinted glass fixed to the bottom pan.

Roof

Tilt roofing is finished with a high performance single layer roofing membrane. A rain water gully is provided at one floor level.

Entrance

Automatic sliding entrance double doors with canopy over.

3. INTERNAL FINISHES

3.1 OFFICES

Ceilings

Plasterboard dry lined with joint finish.

Lighting

Lighting meets CIBSE code L10
400 lux at desktop height.

Walls/Columns

Plasterboard with joint finish.

Floors

Fully accessible 600mm x 600mm metal clad raised floors.

Windows

Four star powder coated finish in white to the interior, grey to the exterior.

Doors

Solid core reinforced doors in American Black Walnut.

Entranceway

Brushed Stainless steel.

3.2 ENTRANCE HALL

Ceilings

Plasterboard with jointed finish and a combination of recessed and concealed LED feature lighting.

Walls

Back curved terrazzo glass wall with patterned features.
Frameless glass screen to the reception.
Glass screen @ 6m with brushed stainless steel surrounds.

Floors

Black Stone with a honed finish and seating to the entrance lobby.

3.3 LIFT INTERIORS

Passenger

Motor ceilings, incorporating recessed lighting. Glass panel to rear wall. Glass opening doors with brushed stainless steel surrounds. Brushed stainless steel panels to sides including control panel. Black Stone floor with a honed finish.

Goods

Brushed stainless steel.

3.4 TOILETS

Ceilings

Plasterboard with jointed finish and insetted down lights.

Walls

Plasterboard with jointed finish.

Floors

Concrete floor tiles.

Doors

Solid core veneer doors.

Cubicles

Full height plastic/wood partitions with removable back panels.

Sanitary Ware

High quality white ceramic china.

Vanity Units

Underbank hand basins set in a stone vanity top with mirrors over the basins.
Brushed stainless steel paper towel dispensers recessed to adjacent wall.

3.5 ATRIUM

ETFE roof incorporating smoke venting. Single glazed unitised curtain walling with mechanical. Stone floor.

4. DESIGN CRITERIA

External Design Conditions

Summer: 25°C db 15°C wb.
Winter: -1°C (unheated).
Summer peak heat gains are based on the use of internal light without blinds (provided by the tenant).

Internal Design Conditions

Summer: 24°C +/- 1.5°C db (no humidity control).
Winter: 21°C +/- 1.5°C db (no humidity control).

Tenant Small Power Cooling Loads

General Office: 15 W/m²m

An additional allowance of 10 W/m²m is provided within central plant and main.

Ventilation

Office: 14.4 liter outside air/cubic person

Toilet: 10 liter air change/hour

4.1 MECHANICAL SYSTEMS

Air Conditioning

Exposed multi-service active chilled beams provide outside air supply, zone controlled cooling. Outside water is provided by high efficiency water cooled chillers located in the basement. The chilled water is circulated to serve the office air handling units in the basement and chilled beams on all office levels. Heat extraction is via cooling towers located at upper roof level.

Heating

Parmaire trench heating units provide zone controlled and weather compensated heating. Heating water is provided by high efficiency condensing boilers located in the basement with flue gases discharging at roof level via a stainless steel flue. The heating water is circulated to serve the office air handling units in the basement and parmaire trench heaters on all office levels.

Ventilation

Outside air supply is delivered to the occupied office space via the exposed multi-service active chilled beams. Outside air is supplied by air handling units located in the basement. The air handling units also extract air from all office levels. High efficiency heat recovery is incorporated between the supply and extract air. Supply and extract air is distributed to/from all office levels via a range of variable area and invariable ductwork. Zone control is provided on the supply air to each office level to allow a three tenant split of occupancy. Extract air is removed from each office level via extract and bulkhead grilles.

Humidity Control

Supply is provided within the air handling units for future addition of humidification.

4.2 ELECTRICAL SYSTEMS

Electrical Installation

Two EDF substations in the basement supply the building at LV (400/230 volts) consisting of an 800A (140kW) service from the south substation and two services from the north substation one at 300A (150kW) and the second at 600A (300kW). Tenant ring busbars are provided in on floor tenant electrical riser enclosures in the North and South cores. Provision is made for tenants' small power on each floor in the form of a top-of-unit on the tenants' rising ductwork, a 3 phase panelboard for final connection of tenants' small power and provision by the tenant of a meter for connection to the landlord's central metering system. A clean low impedance earth facility is provided at each floor electrical cupboard for tenant's connection. The electrical services have been designed to accommodate three separate tenants on each floor if required.

Lighting

High efficiency fluorescent luminaires are incorporated into the exposed multi-service active chilled beams in the tenant's office space to provide the general office space lighting. A lighting control system is provided which incorporates the provision for the future addition of local lighting control for surface office within the space. Means of escape lighting is provided in accordance with statutory requirements.

Lighting Power

General Office: 15 W/m²m



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Tenant's Power

General Office: 25 W/m²m

An additional provision of up to

20 W/m²m is included in main switchgear and tenant electrical rising ductwork.

Telecommunications & Data

There are two intake rooms in the basement, cable support systems and rise cupboards to facilitate tenants' telecommunications and data requirements.

Automatic Controls & BMS

Each plant is provided with its own integral fully automatic local control package. The controller associated with each plant is intelligent and fully addressable and connected via a communication bus to a network controller. A central BMS monitoring system is provided to display and interrogate all system information, alarm and allow set points adjustment.

4.3 Lifts

3 x 17 person (3,270kg) stairs passenger lifts

Speed: 1.0m/sec

Average Waiting Time: less than 30 seconds

Serving the ground to fourth floor office

1 x 6 person (600kg) passenger lift

Speed: 0.7m/sec

Serving the ground to basement

4.4 LIFE SAFETY SYSTEMS

Standby Generator

A 400VA Lindab's emergency generator is provided in the basement.

Fire Alarm

An analogue addressable fire alarm system in to L2 classification is provided throughout all areas.

Fire Protection Services

The basement is protected throughout by an automatic sprinkler system.

5. GENERAL

Acoustic Criteria

Office: NR 35

Fire Strategy

Section 22 building with single evacuation and dry rise systems.

Car Parking

Car parking for 17 cars (if needed), 7 are allocated for commercial use.

87 Bicycle spaces and 2 showers.

Security

Access control to the office entrance incorporates proximity readers (RFID) incorporated into the fire exit security doors and RF call buttons positioned in the main ground floor entrance.

A confinement system is provided to stop and slow access doors for tenant's security installations.







101 NEW CAVENDISH STREET LONDON W1

DEVELOPMENT TEAM

Developer: Greycoat Central London Office Development

Development Manager: CORE

Architect: Sturge Associates LLP

Structural Engineer: Furness Partnership

Building Services Engineer: JB&B (UK) Limited

Employer's Agent: Buro4

Cost Consultant: WT Partnership

Construction: Faith+Dean Plc

CDM: WT Partnership



AGENTS



David Harrahan

Chris Watkin



Robert Young

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