



CHANCERY LANE  
LONDON WC2

**2,216-10,697 FT<sup>2</sup>  
OF GRADE A AND  
FULLY FITTED  
OFFICE SPACE WITH  
PRIVATE TERRACES**

ON THE INSIDE

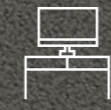
REFURBISHED RECEPTION,  
BESPOKE FINISHES,  
THREE FLOORS AND THREE  
PRIVATE TERRACES.



**EVIDENTLY MODERN**

A striking building benefiting from full-height glazing within an articulated frame. This opens the floors up to an abundance of natural light on three sides adding to the spacious feel of the offices.

The new interior design has created highly flexible offices with private terraces on the available upper floors.



**2 PLUG & PLAY FLOORS AVAILABLE**



**CONCIERGE**



**24/7 ACCESS**



**FAN COIL HEATING & COOLING**



**FIBRE CONNECTIVITY**



**LED OFFICE LIGHTING**



**RAISED FLOORING**



**ACCESSIBLE 13-PASSENGER LIFT**



**CCTV**



**EXCELLENT NATURAL LIGHT THROUGHOUT**



**MULTIPLE TERRACES**



**24 SECURE CYCLE SPACES**



**5 NEW SHOWERS**



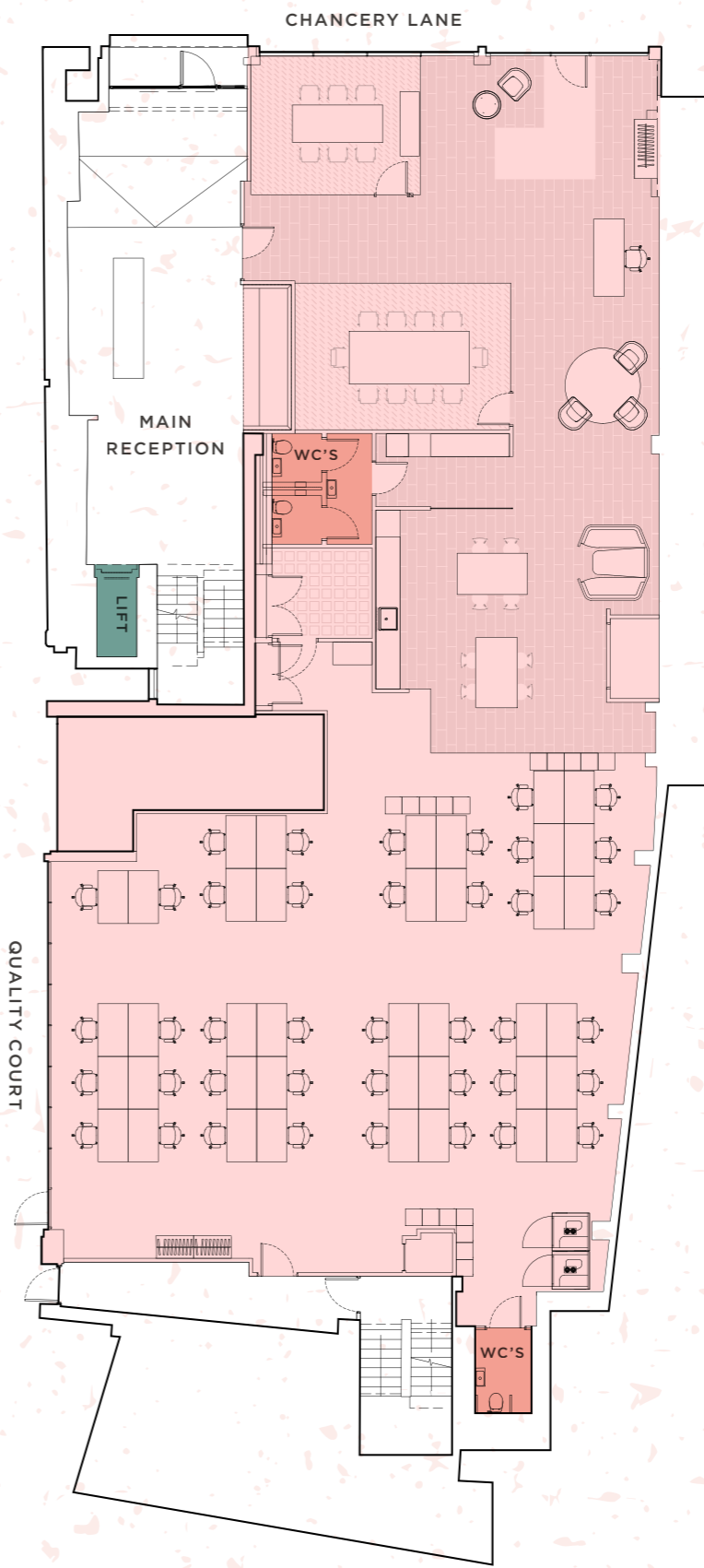
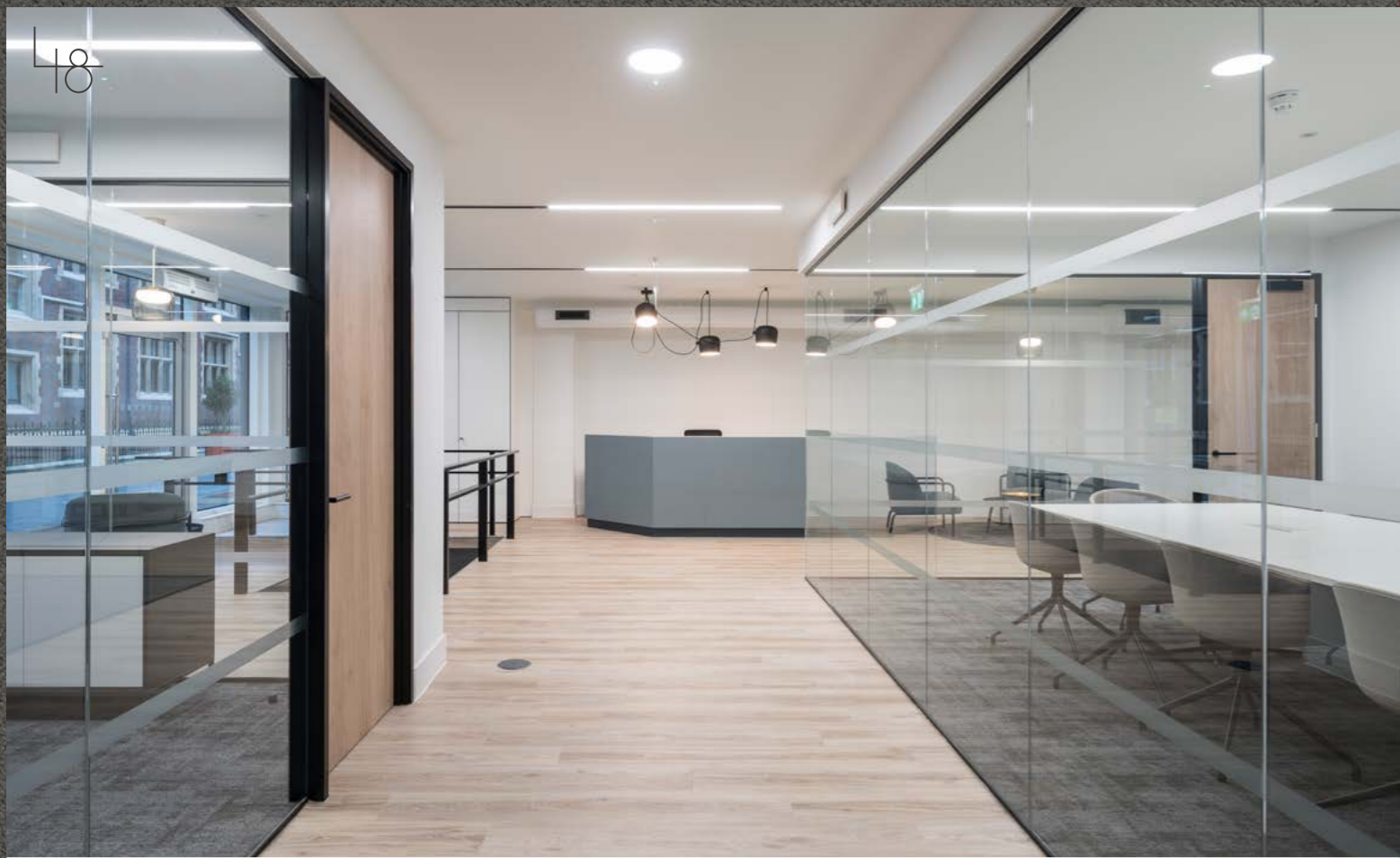
**24 LOCKERS**



**STORAGE AVAILABLE**

## SCHEDULE OF AREAS

<b>FLOOR</b>	<b>FT<sup>2</sup></b>	<b>M<sup>2</sup></b>
Fifth	2,216	206
Fourth	LET	
Third (Fully-fitted)	4,436	412
Ground (Fully-fitted)	4,045	376
<b>Total Available</b>	<b>10,697</b>	<b>994</b>

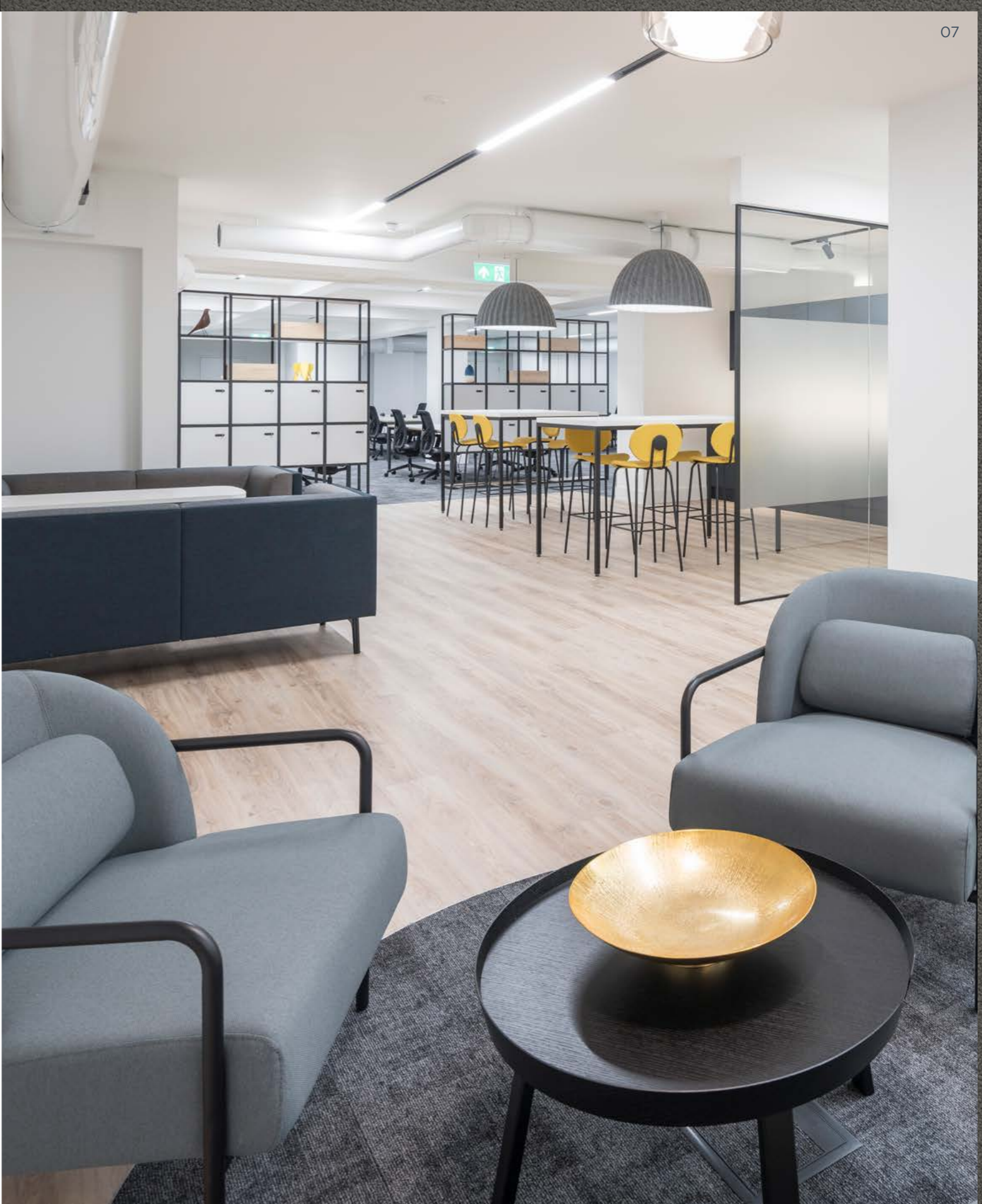
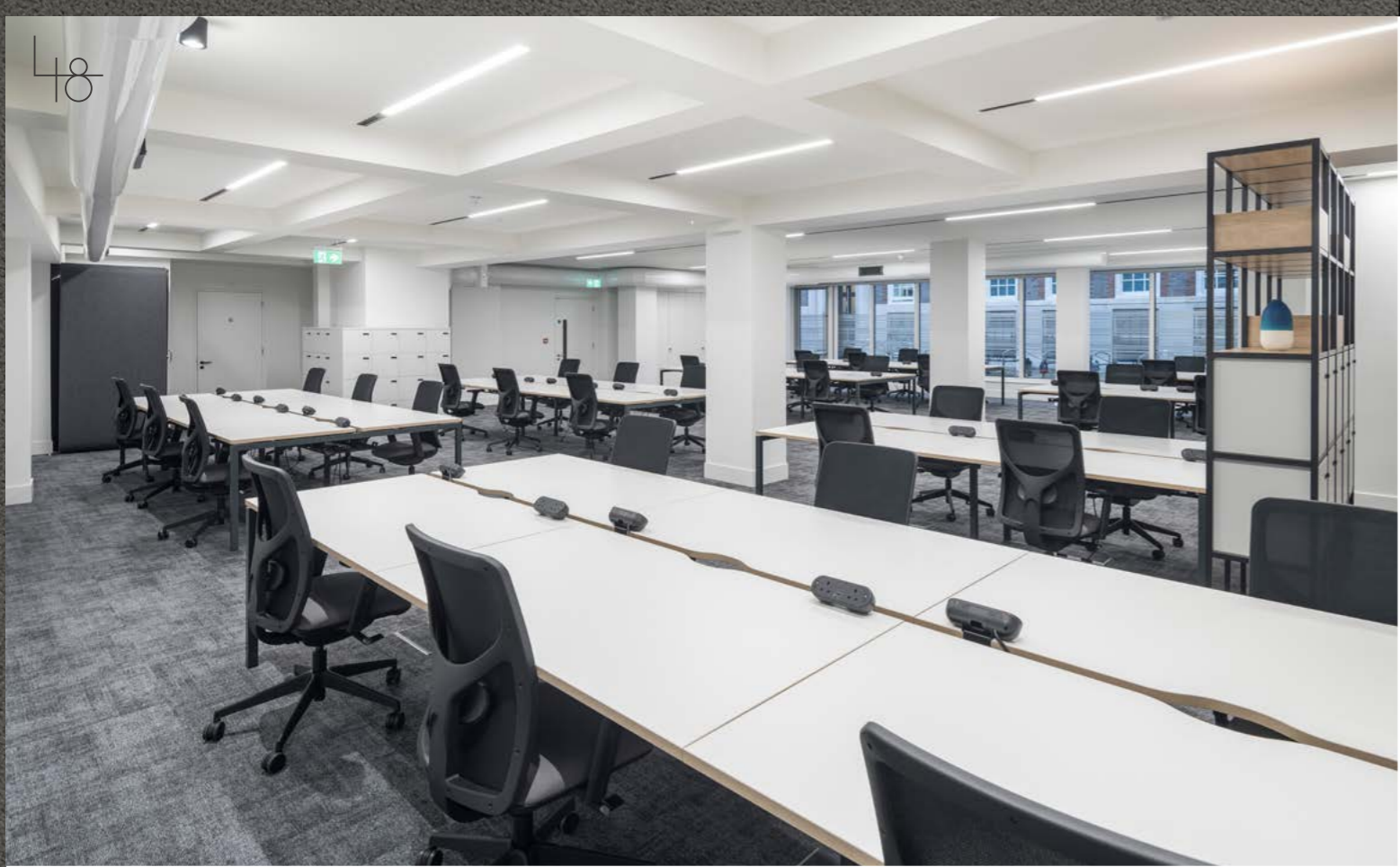


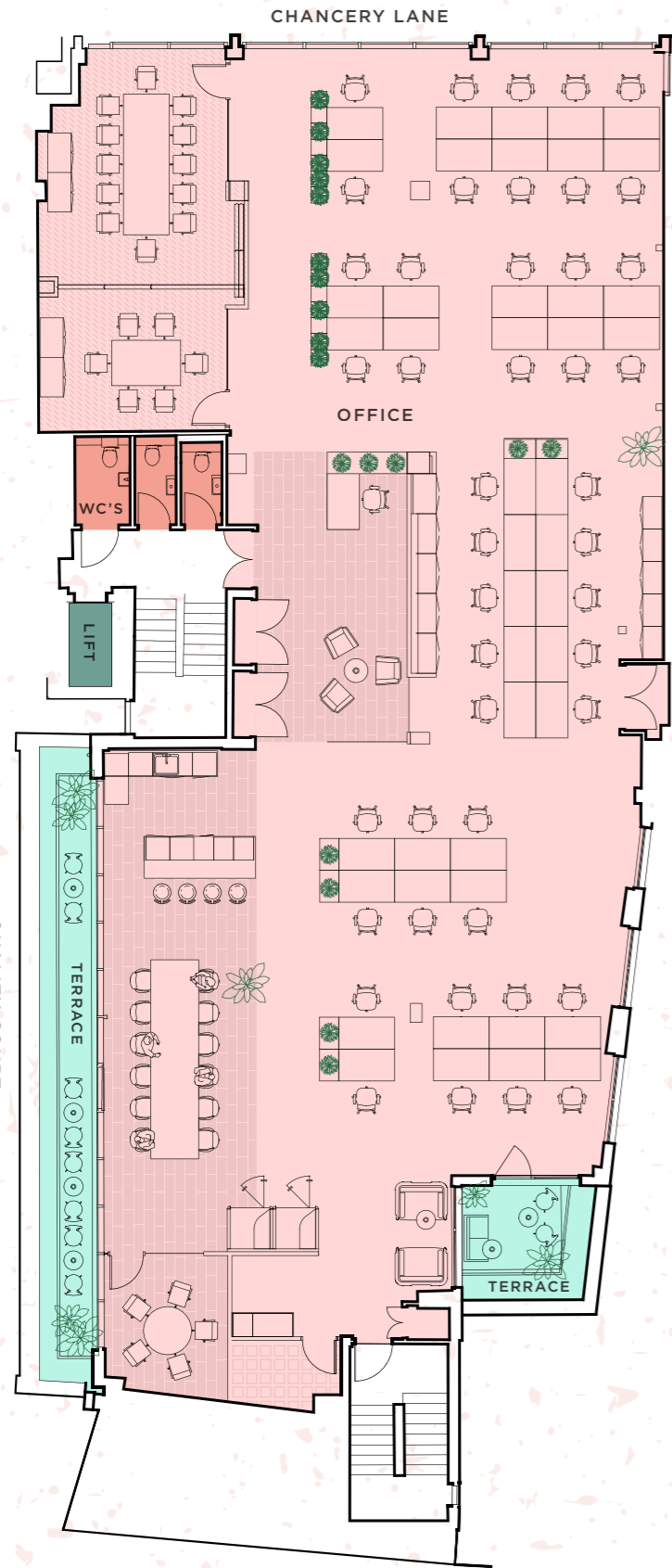
**GROUND FLOOR**  
 4,045 FT<sup>2</sup> APPROX.

[VIEW 360° TOUR](#)

**ACCOMMODATION SCHEDULE**

Reception	1
1,400mm x 800mm Workstations	40
Meeting Room (10 persons)	1
Meeting Room (6 persons)	1
Quiet Booths	2
Tea Point / Breakout	1
Copy / Print	1
Comms Room	1





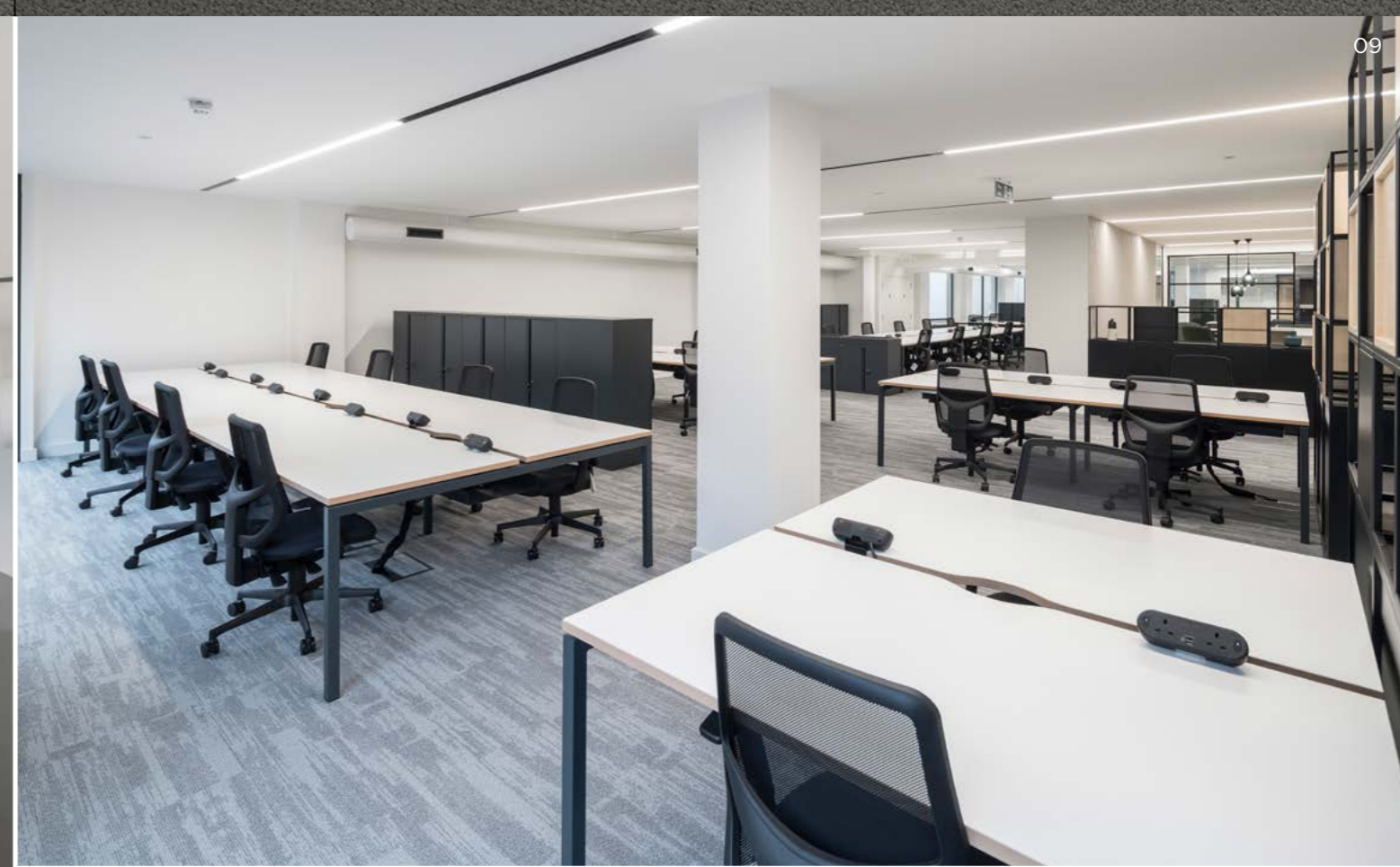
**THIRD FLOOR**  
 4,436 FT<sup>2</sup> APPROX.

[VIEW 360° TOUR](#)

**ACCOMMODATION SCHEDULE**

Reception	1
1,400mm x 800mm Workstations	44
Meeting Room (12 persons)	1
Meeting Room (6 persons)	1
Meeting Room (5 persons)	1
Quiet Booths	2
Tea Point / Breakout	1
Copy / Print	1
Comms Room	1

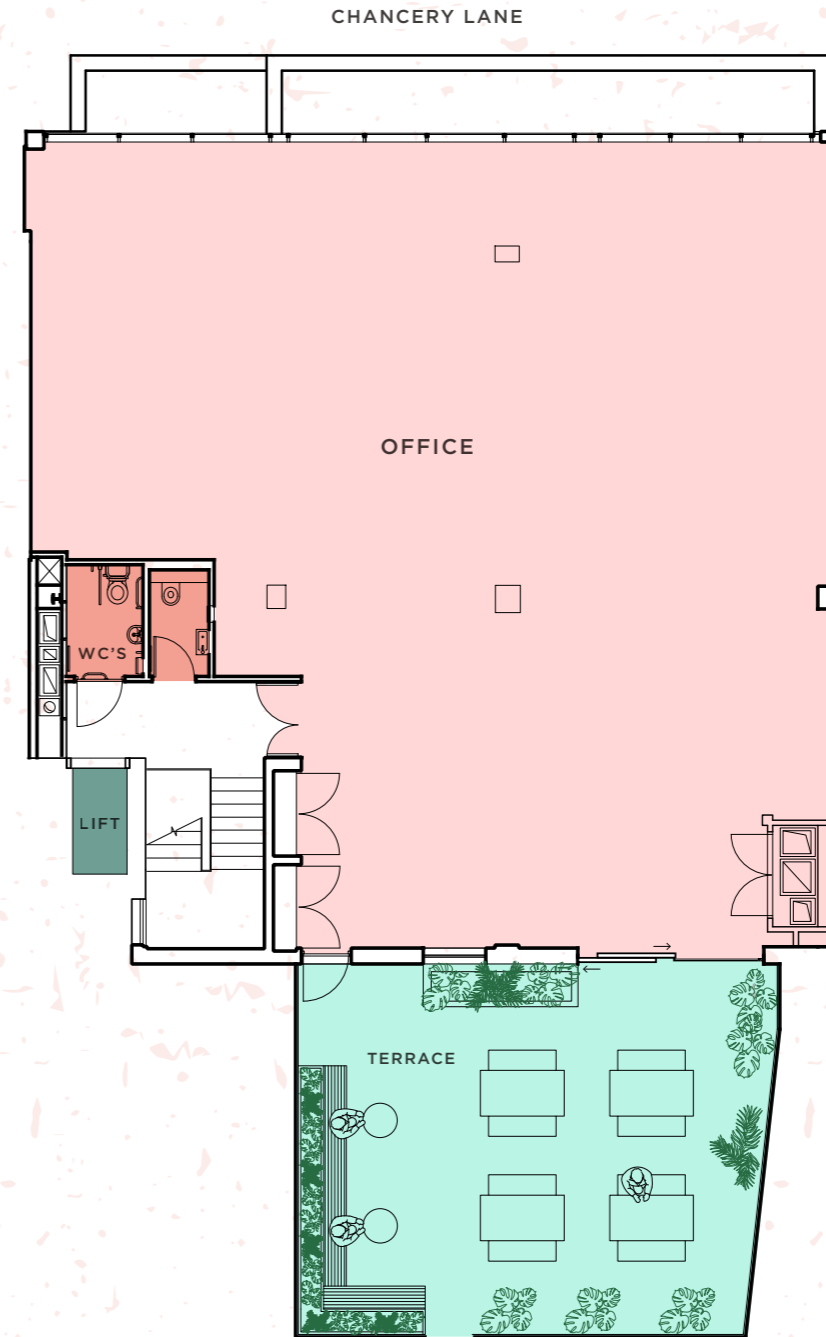


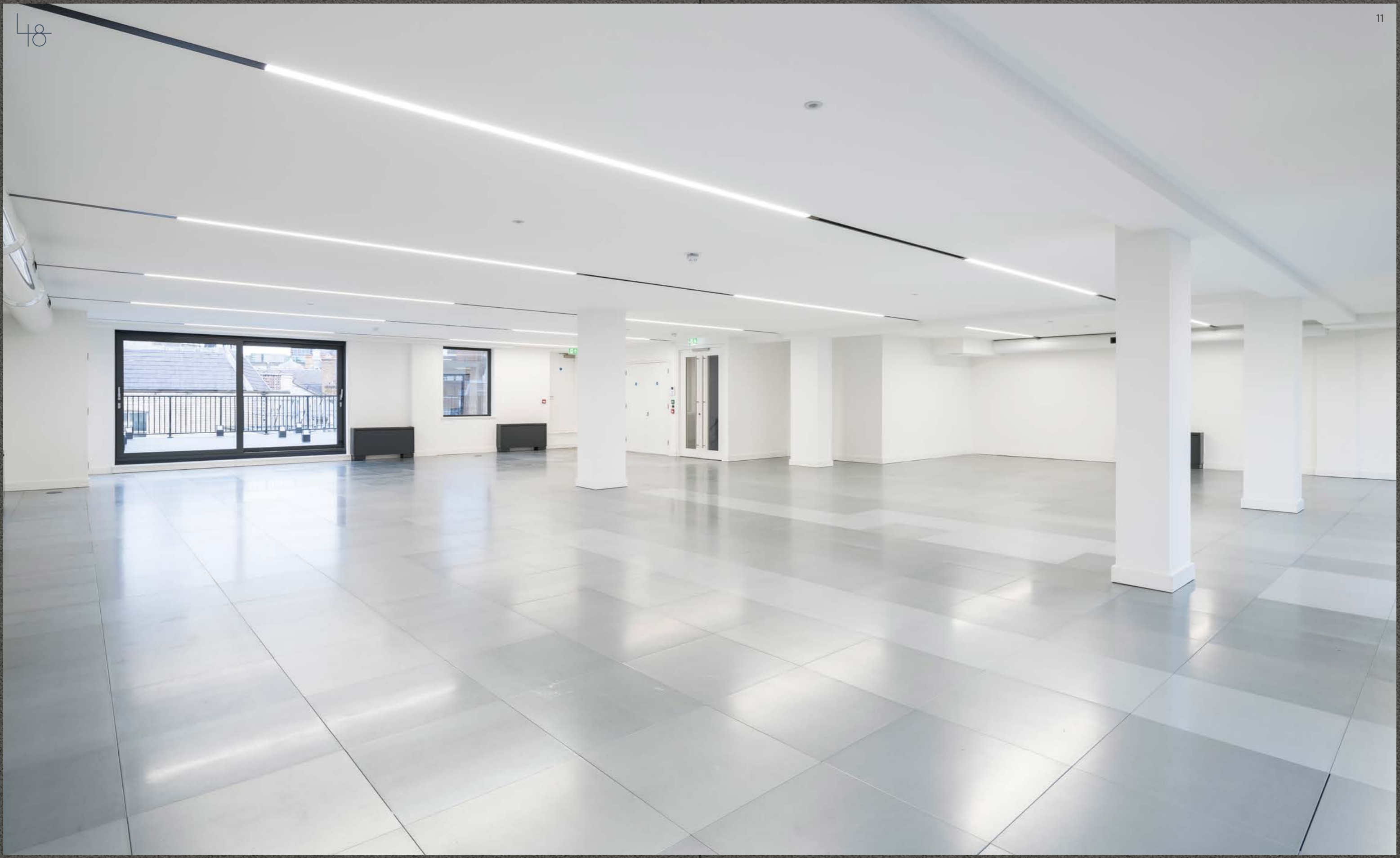


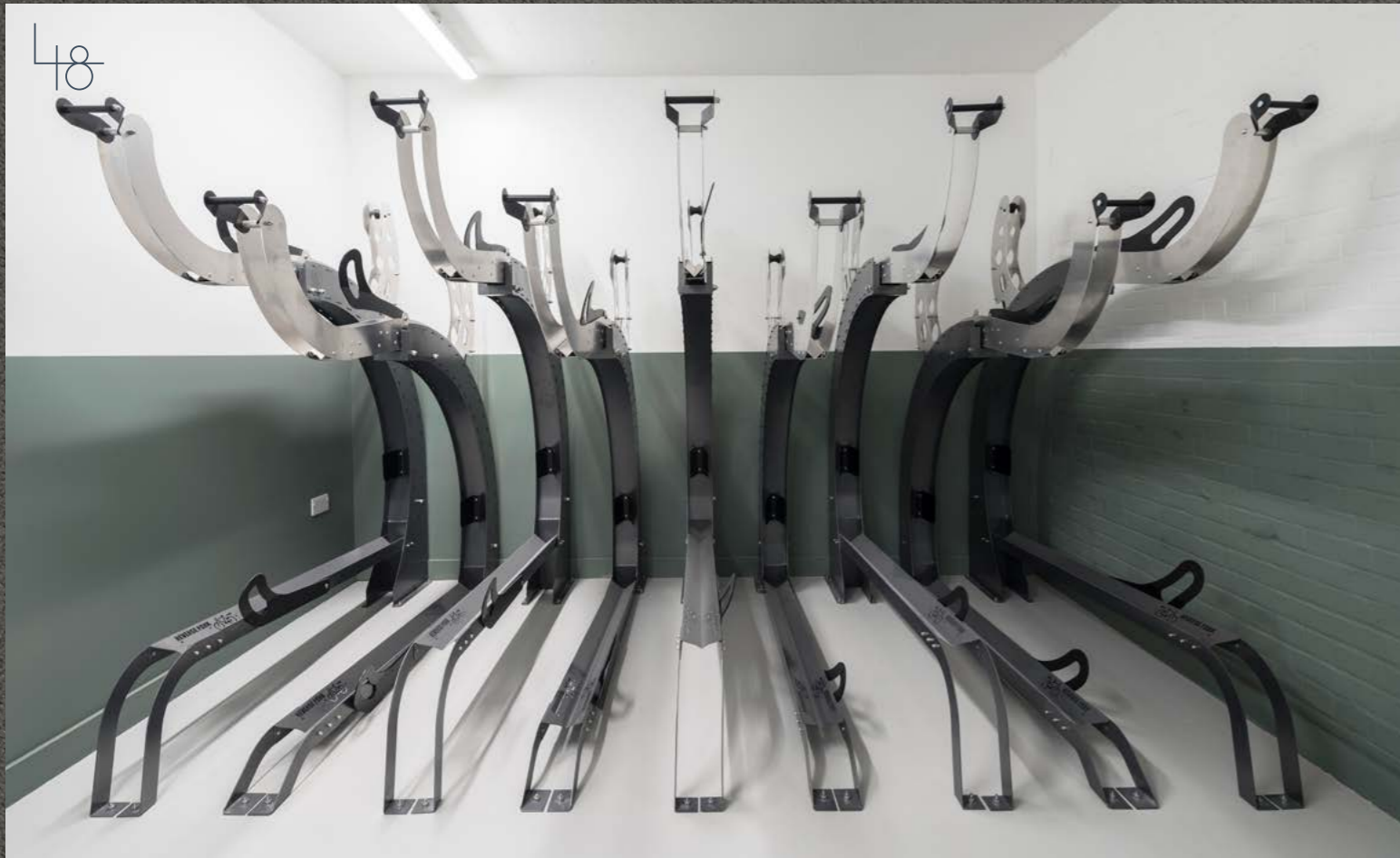


**FIFTH FLOOR**  
 2,216 FT<sup>2</sup>  
 APPROX.

[VIEW 360° TOUR](#)







**WELLBEING FACILITIES**

WITH 24 CYCLE RACKS, 5 SHOWERS AND 24 LOCKERS, THE BUILDING IS IDEALLY SUITED TO THE TWO-WHEELED COMMUTER.



ON THE OUTSIDE

The building is situated in the heart of Midtown on Chancery Lane, which is bookended by Fleet Street and High Holborn. Chancery Lane benefits from a wide range of local amenities from small, independent coffee shops to world-famous restaurants.



## PLACES TO GO

Chancery Lane is centrally located in bustling Midtown directly between the West End and the City of London.

The office is located a stone's throw from Chancery Lane Underground Station (Central Line).

With the opening of Crossrail - the new 'Elizabeth' line at nearby Farringdon Station, connections will be further improved with fast access to Heathrow, Paddington and Stratford.



### WALKING TIMES from 48 Chancery Lane

 <b>CHANCERY LANE STATION</b> 4 mins walk	 <b>HOLBORN STATION</b> 8 mins walk	 <b>CITY THAMESLINK STATION</b> 10 mins walk	 <b>FARRINGDON STATION</b> 10 mins walk	 <b>CHARING CROSS STATION</b> 19 mins walk
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### TRAIN TIMES

<b>HOLBORN TO KINGS CROSS</b> 3 mins	<b>HOLBORN TO BOND STREET</b> 4 mins	<b>CHANCERY LANE TO LIVERPOOL ST</b> 6 mins	<b>FARRINGDON TO PADDINGTON</b> 8 mins*	<b>CITY THAMESLINK TO GATWICK</b> 38 mins
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### FOOD AND DRINK

- 1 Bleeding Heart
- 2 Bounce
- 3 Brasserie Blanc
- 4 Chancery Press
- 5 Cojean
- 6 Black Sheep Coffee

### HOTELS

- 7 Gaucho
- 8 Joe & The Juice
- 9 Kimchee
- 10 Leather Lane Market
- 11 The Pregnant Man
- 12 Vanilla Black
- 13 Apex Temple Court
- 14 Club Quarters Hotel
- 15 ME Hotel
- 16 L'oscar London
- 17 Rosewood London
- 18 Hoxton Hotel

### FITNESS & LEISURE

- 19 Boom Cycle
- 20 Fitness First
- 21 Gymbox Holborn/Farringdon
- 22 Pure Gym
- 23 The Gym London
- 24 Urban Fitness

\* Via forthcoming Crossrail opening 2021

## SPECIFICATION SUMMARY

### 01 ENGINEERING SERVICES DESIGN CRITERIA

Power	25 watts / m <sup>2</sup>
Lighting	10 watts / m <sup>2</sup>
Fresh air	1 person per 5.6m <sup>2</sup>
Heating & cooling	155 watts / m <sup>2</sup>

### 02 EXTERNAL DESIGN CONDITIONS

Winter	-4°C
Summer	29°C db / 20°C wb

### 03 INTERNAL DESIGN CONDITIONS

Winter/summer	22°C ±2°C
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### 04 MECHANICAL

Conditioned supply air and extract is provided via the central AHU plant.

Exposed horizontal distribution ductwork at high level around the perimeter of the demise with duct mounted supply grilles.

Heating and Cooling is provided by floor mounted fan coil units. Each fan coil unit can be controlled individually or via a master floor area controller.

### 05 ELECTRICAL

Office lighting is recessed linear LED trough fittings incorporating sections of track to accommodate feature spotlights as required.

Layout provides average maintained illuminance of approx. 420lux at desk level. Lighting is Dali dimmable and operated via presence and daylight sensors linked via an Ethernet bus network to a floor Hub for control and programming.

Emergency lighting complies to BS5266 and is integrated into the main luminaire layout and/or local standalone illuminated fire exit signage.

### 06 OCCUPANCY (DENSITY)

- Workspace Density of 1:8m<sup>2</sup> (NIA, based on 80% occupancy)

### 07 CORES

#### Central Core

- BKB Metallic Alpha Bolon finished staircase
- Unisex loos on each floor including an accessible toilet, finished in a contemporary and clean style with a resin floor
- Accessible service riser distributing: cooling & heating, fresh air, power, data and water

### 08 INTERNAL FINISHES

#### Office space

- Floors - concrete screed with metal raised accessible floor on pedestals
- Walls - dry-lined plasterboard decorated
- Ceilings - dry-lined plasterboard decorated

#### Reception

- Redesigned by Minifie Architects
- Contemporary desk with natural oak front
- Terrazzo resin floor throughout
- New luxury seating area with natural oak flooring
- New entrance canopy and entry doors

### 09 EXTERNAL FINISHES

- Terraces on 3rd, 4th and 5th floors
- Contemporary composite decking in stone grey

### 10 BIKE STORE, SHOWERS & ADDITIONAL FACILITIES

Secure bike store with shower and changing room facilities to meet BCO design guidelines. Facilities will include:

- 18 double tier bike racks, 6 single bike racks
- 24 lockers
- 4 unisex showers plus 1 wheelchair accessible shower
- Vanity stations

#### Additional Facilities

- Private storage space available
- Incoming services room

### 11 13-PASSENGER LIFT

Wheelchair accessible and DDA compliant

### 12 SECURITY

- 24 hour access fob/card operated video door entry system linked to reception, cycle entrance and office floors.
- CCTV to cover Landlord common areas
- Concierge

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LONDON WC2