

**THE WINGATE**

SOHO

A SOHO ICON  
**REINVENTED**

**A PROGRESSIVE  
WORKPLACE**



# PAST



## TIMELESS HISTORY

The Wingate was constructed in 1958 by renowned architects Sir John Burnet, Tait and Partners. It was an exemplar modernist office and leisure building then, and remains so today.



SHAFTESBURY AVENUE



KETTNER'S WINE SHOP



RONNIE SCOTT'S JAZZ CLUB



DOBELL'S JAZZ RECORD SHOP



THE PALACE THEATRE



# PRESENT



# LOCATION

## FOOD & DRINK

- 01 Cay Tre Soho
- 02 Ceviche Soho
- 03 Dean Street Townhouse
- 04 Barrafina
- 05 Cafe Monico
- 06 La Bodega Negra
- 07 The Palomar
- 08 Bocca Di Lupo
- 09 Social Eating House
- 10 Bao
- 11 Bob Bob Ricard

## MEMBERS CLUBS

- 12 Soho House
- 13 The Groucho Club
- 14 Ronnie Scott
- 15 Crazy Bear Club House
- 16 Century Club

## GYMS

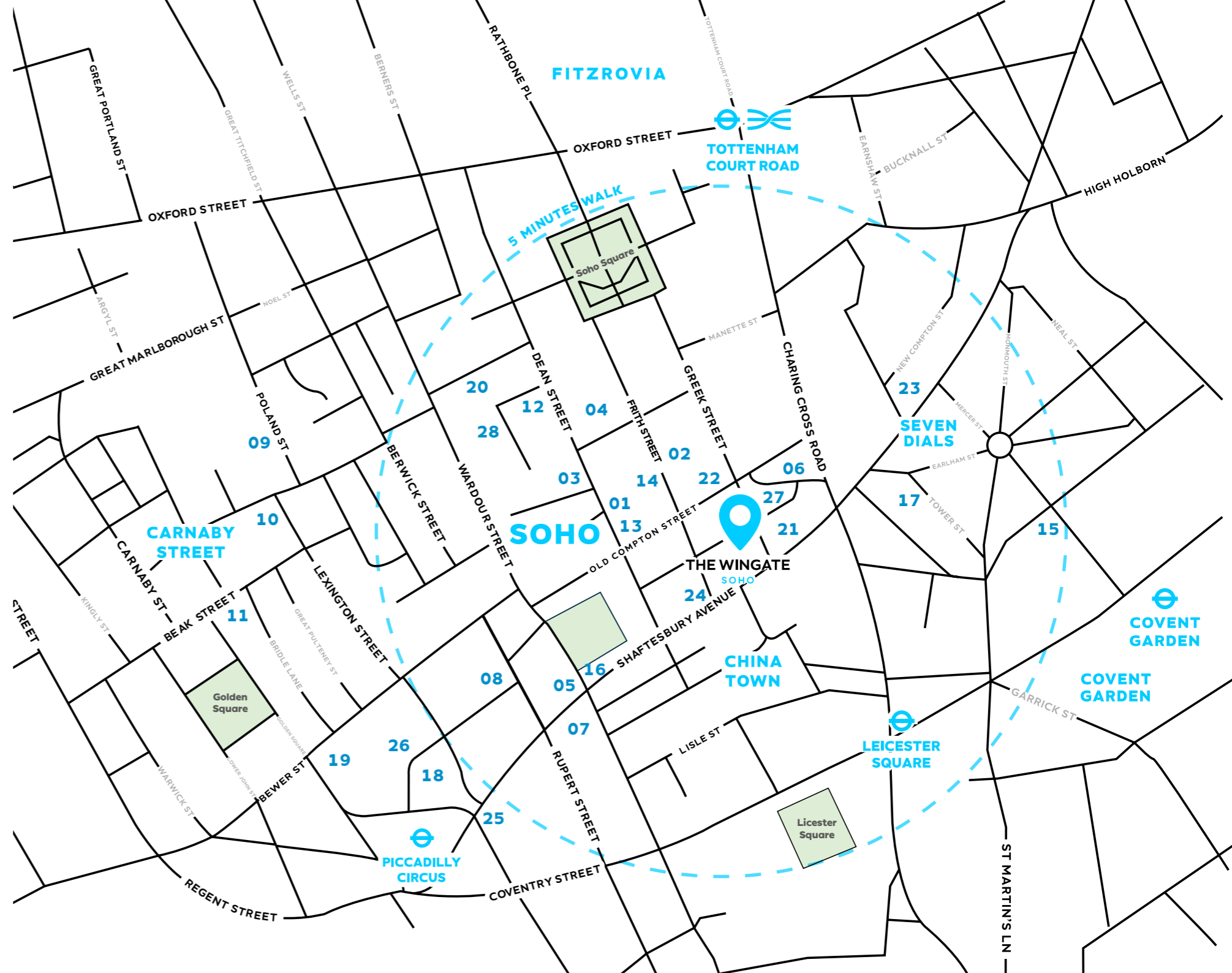
- 17 Another\_Space
- 18 Jack Solomons Gym
- 19 Third Space
- 20 Soho Fitness Lab

## THEATRES & CINEMAS

- 21 Palace Theatre
- 22 Prince Edward Theatre
- 23 Odeon Cinema
- 24 Curzon Cinema
- 25 Picturehouse

## HOTELS

- 26 Ham Yard Hotel
- 27 Kettner's
- 28 The Soho Hotel

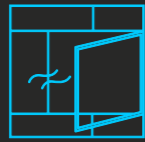


# SUMMARY

## SPECIFICATION



CAT A+



OPENABLE  
WINDOWS



DOUBLE HEIGHT  
RECEPTION

BREEAM®

EXCELLENT



89 BIKE  
SPACES



NEW WCs AND  
SHOWERS



NEW LIFTS



NEW VRF COOLING WITH  
HEAT RECOVERY



EXPOSED  
CEILINGS



NEW ENERGY  
EFFICIENT WINDOWS



PRE-INSTALLED  
FIBRE CONNECTION



WIRED  
SCORE

GOLD



AN ABUNDANCE OF NATURAL LIGHT



AVAILABLE NOW

TYPICAL OFFICE FLOOR



6TH FLOOR INDICATIVE FITOUT CGI



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6TH FLOOR INDICATIVE FITOUT CGI

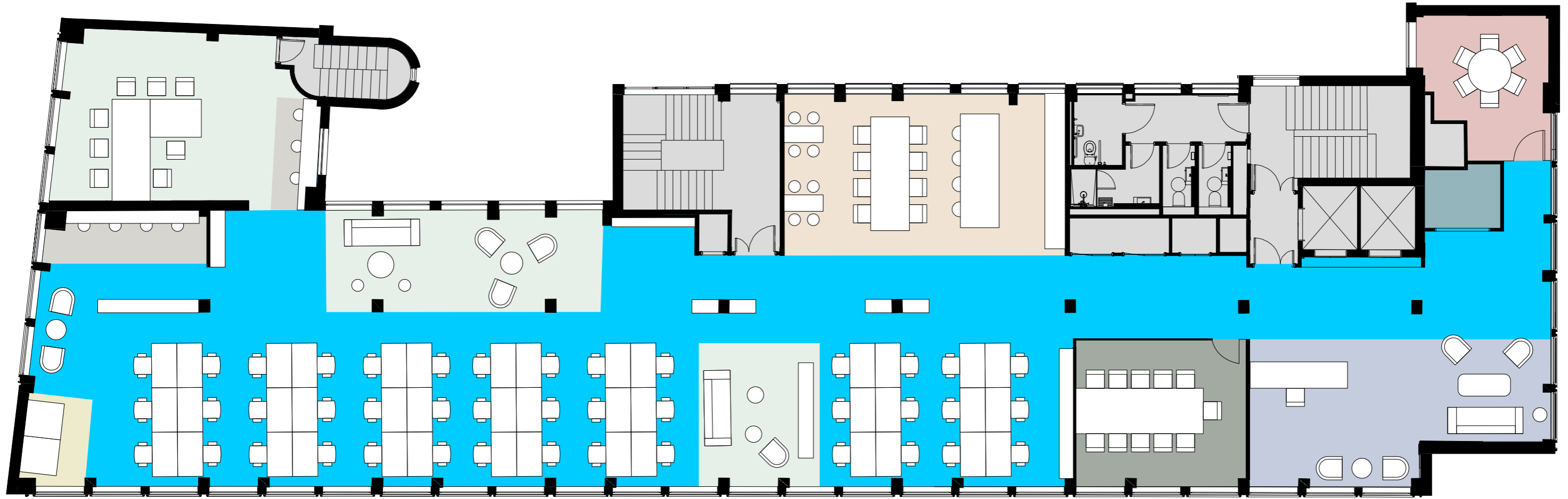


6TH FLOOR INDICATIVE FITOUT CGI












# SCHEDULE OF AREAS

FLOOR	OFFICE SQ FT / SQ M	FITOUT
9 <sup>TH</sup>	LET	-
8 <sup>TH</sup>	LET	-
7 <sup>TH</sup>	LET	-
6 <sup>TH</sup>	5,230 / 486	CAT A+
5 <sup>TH</sup>	UNDER OFFER	-
4 <sup>TH</sup>	LET	-
3 <sup>RD</sup>	LET	-
2 <sup>ND</sup>	LET	-
1 <sup>ST</sup>	LET	-
<b>TOTAL</b>	<b>5,230 / 486</b>	



**SIXTH FLOOR (5,519 SQ FT)**  
 CAT A+ 

- |   |  |
|---|--|
|  1 reception             |  3 touchdown spaces |
|  42 open plan workspaces |  1 teapoint         |
|  1 boardroom             |  2 phone booths     |
|  1 meeting room          |  cloak room         |
|  3 collaboration spaces  |  |







# SPECIFICATION

## 1.0 INTERIOR SPECIFICATION

- New walls to be dry-lined and columns painted in RAL 9016 and existing walls painted in RAL 9016. Terrazzo and polished plaster to reception area, porcelain to washrooms and showers.
- Floors, levelling screed to structural slab within offices. Existing Terrazzo and concrete to stairwells.
- Ceilings, walls in main staircases painted Dulux Trade Quartz Grey 30YY 64/048.
- Lifts - with sand blasted white back painted glass upper panels
- Bicycle storage, provision for secure and covered racks within close proximity to building.
- Shower provisions, within washroom block with washbasins.
- Dedicated terraces located on levels 4,7,8,9.
- 1:8 occupancy.

## 2.0 MECHANICAL SERVICES

### DETAILS OF COMFORT HEATING/COOLING SYSTEM

A brand new heat recovery VRV system will provide the comfort heating/cooling via wall mounted chassis fan coil units, located on the façade of the building. To provide flexibility to the occupant, each fan coil unit can be individually controlled via the central controller or localised set point adjuster.

### DESIGN CRITERIA FOR THE COMFORT HEATING/COOLING

- External design temperature
  - Summer External 35C
  - Winter External -5C
- Internal design temperature
  - Summer Internal 22C
  - Winter Internal 22C

## 3.0 ELECTRICAL SERVICES

### DETAILS OF LIGHTING SYSTEM

- Entrance lobby / reception / ground floor typical office floors: high quality led lighting and external quality led terrace lighting
- Lift lobbies (typical office floors): high quality led lighting
- Toilets: high quality led lighting under PIR control
- Stairs: high quality led lighting
- Lighting levels are as follows:
  - Corridors and Disabled WCs = 200 lux
  - WCs = 150lux
  - Staircase 1 Main Stairs = 200lux
  - Staircase 2,3 and 4 = 100lux

### DETAILS OF ELECTRICAL SYSTEM

The electrical installation consists of the following major elements:

- Emergency lighting in accordance with BS 5266
- Dedicated earth bars service providers in incoming Telecommunications room
- Rising bus-bar mains utilising plug-in tap-off units on each floor for tenants fit-out of distribution boards
- Lighting is 8 watts per m<sup>2</sup>
- Small power is 25 watts per m<sup>2</sup>, equivalent to 100 watts + 12.5watts per m<sup>2</sup>

## 4.0 LIFTS

### LIFT SPECIFICATION

- 1 x 9 stop 8no occupancy adjacent entrance firefighting lift
- 1 x 8 stop 10no occupancy single entrance passenger lift

ReGen drives reduce energy usage by up to 75 percent compared to non-regenerative drives.

## 5.0 STRUCTURAL LOADS

Typical office floor above ground — 2.5 kN/m<sup>2</sup>  
Terraces — 2.5 kN/m<sup>2</sup>

# CONTACT DETAILS

## AGENTS

**RX**  
LONDON

SOPHIE BARTLETT  
T: +44 (0)7802 338 295  
E: SOPHIE.BARTLETT@RX.LONDON

HANNAH BUXTON  
T: +44 (0)7976 747 569  
E: HANNAH.BUXTON@RX.LONDON

**PILCHER●LONDON**

DAVID ROSEN  
M: +44 (0)7801 526 711  
E: DAVIDROSEN@PILCHER.LONDON

SIMON RINDER  
M: +44 (0)7734 488 286  
E: SIMONRINDER@PILCHER.LONDON

## DEVELOPERS

**BC PARTNERS**

  
**SEAFORTH**

## DESIGNER AND CONTRACTOR

  
**oktra**

We design and build exceptional workplaces.

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