

UNDERWOOD WORKS

SHOREDITCH



**A COMPREHENSIVELY RENOVATED
25,000 SQ FT WAREHOUSE BLENDING
HERITAGE WITH CONTEMPORARY FINISHES
AVAILABLE Q4 2018**



THE BUILDING

Built in 1908 as a paper production warehouse, Underwood Works has now been reimagined to house contemporary, flexible office spaces.

- A modern reception providing a large communal area for all tenants
- Typical floors of circa 5,000 sq ft
- Exposed services on original ceilings
- Exposed original steels and columns
- Exposed air cooling
- Exposed ceiling volume on 3rd floor
- Two passenger lifts
- Cycle storage facilities
- Lockers and drying room
- 3 showers and 1 accessible WC with shower



Reception Area

FLOOR

1





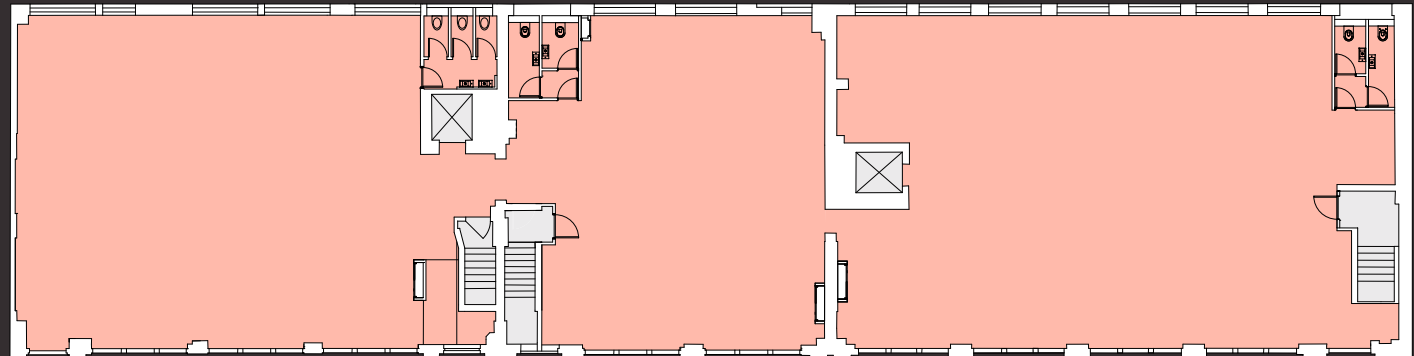
FLOOR

3

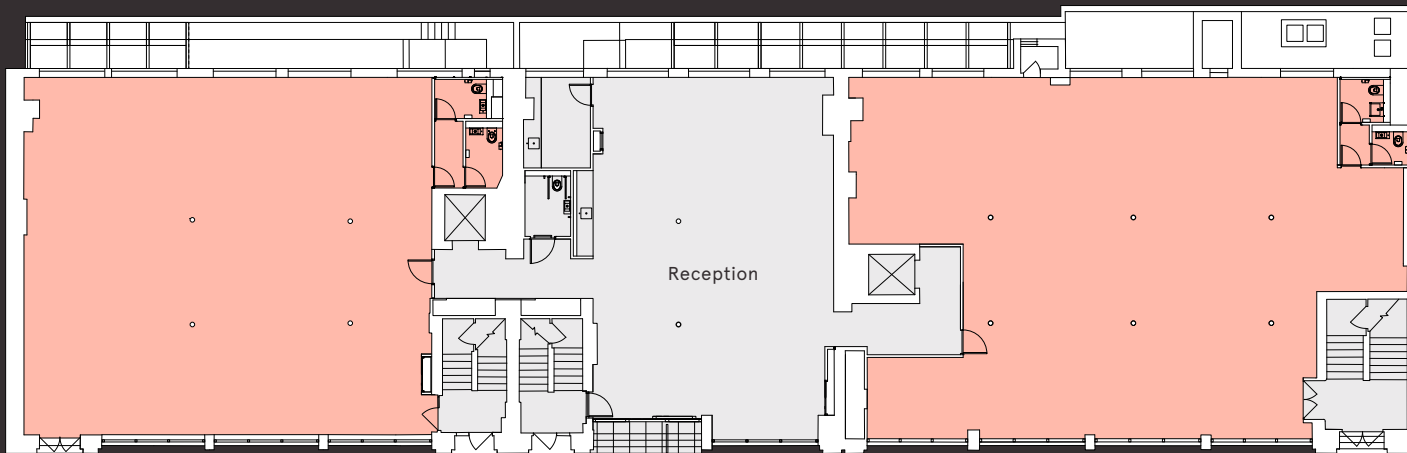
AREA SCHEDULE

FLOOR	SQ M	SQ FT
3	544	5,855
2	506	5,447
1	500	5,382
G	422	4,542
LG	398	4,284
TOTAL	2,370	25,510

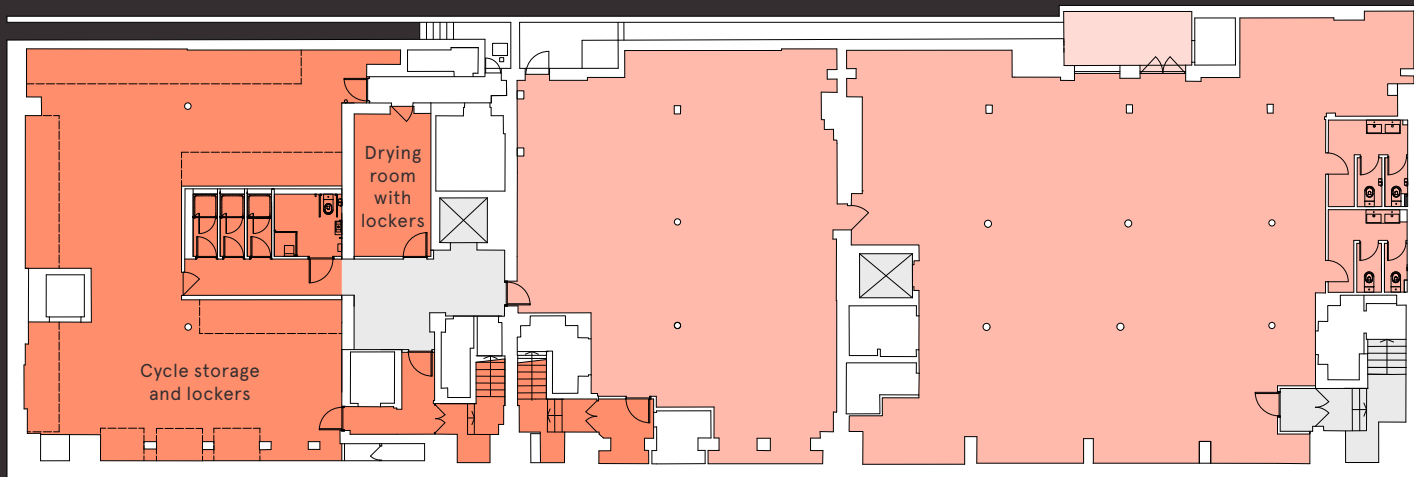
FLOOR 3



Plans not to scale.
Indicative only.



FLOOR
G



FLOOR
LG

Plans not to scale.
Indicative only.

LOCATION

Eat, drink, work and play with an eclectic mix of food, drink and retail just moments away

FOOD & DRINK

- | | |
|---------------------|---------------------|
| 1 The Wenlock Arms | 27 Boondocks |
| 2 William IV | 28 Shepherdess Café |
| 3 The Eagle | 29 Sardine |
| 4 Jamie Oliver's 15 | 30 The Commissary |

- | |
|-----------------------------|
| 5 Bodean's |
| 6 Nando's |
| 7 Coffice |
| 8 The Royal Star |
| 9 Bavarian Beer House |
| 10 Ceviche |
| 11 Nightjar |
| 12 Bone Daddies |
| 13 The Draft House |
| 14 The Shoreditch Grind |
| 15 Look Mum No Hands |
| 16 The Magic Roundabout |
| 17 The Craft Beer Co |
| 18 Bounce |
| 19 Redemption |
| 20 Red Dog Saloon |
| 21 Princess of Shoreditch |
| 22 The Reliance |
| 23 Hoxton Grill |
| 24 The Artillery Arms |
| 25 Whitecross Street Market |
| 26 Nincomsoup |

HEALTH & FITNESS

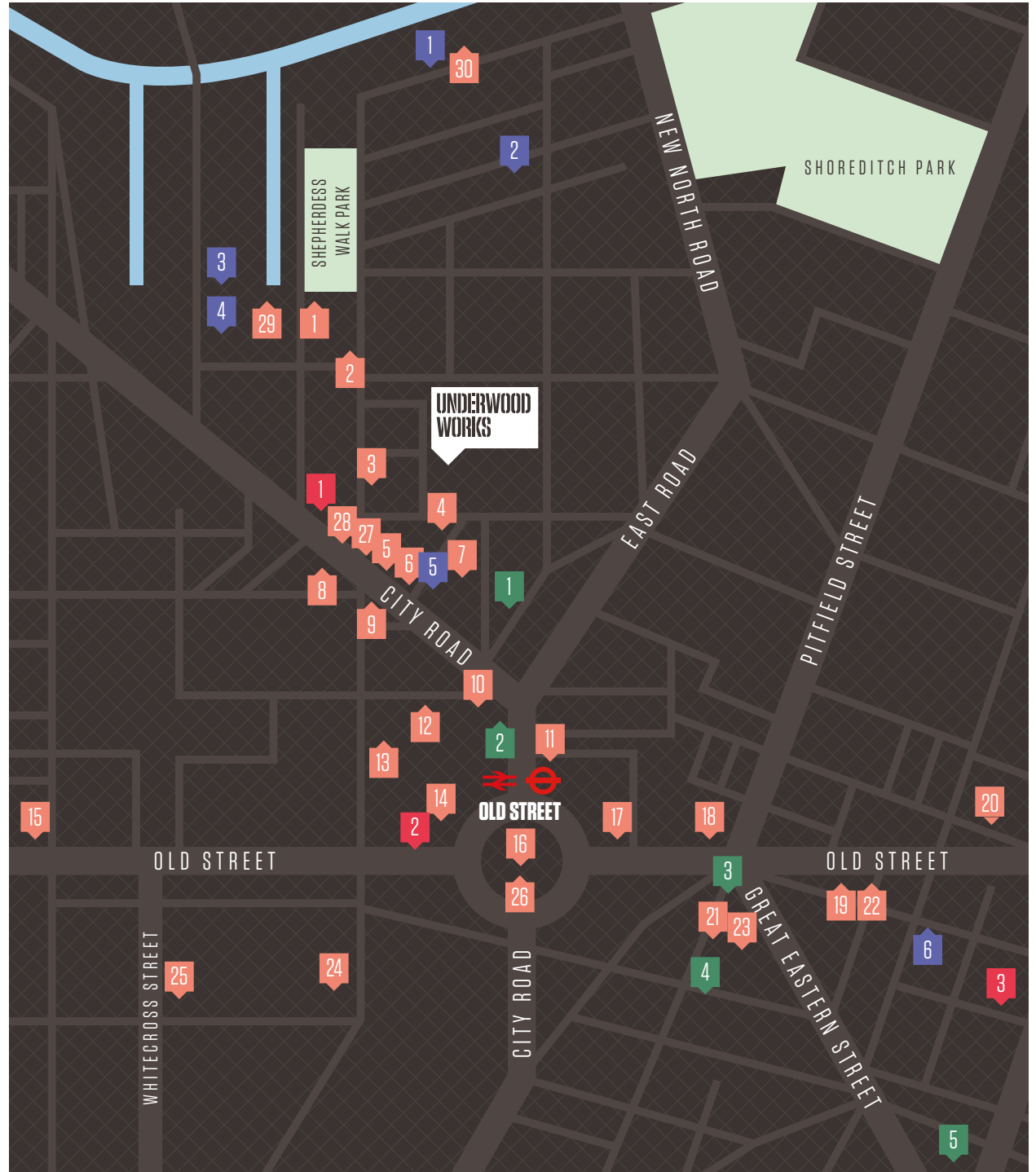
- | |
|---------------|
| 1 The Foundry |
| 2 Gymbox |
| 3 Frame |

HOTELS

- | |
|-----------------|
| 1 M by Montcalm |
| 2 Z Shoreditch |
| 3 The Hoxton |
| 4 Nobu Hotel |
| 5 Citizen M |

RETAIL / GALLERY / STUDIOS

- | |
|--|
| 1 Holborn Studios |
| 2 SBS Cycles |
| 3 Victoria Miro |
| 4 Parasol Unit Foundation for Contemporary Art |
| 5 Renaissance |
| 6 Mr Start |



CONNECTIONS

 **5 MIN WALK**

OLD STREET



National Rail



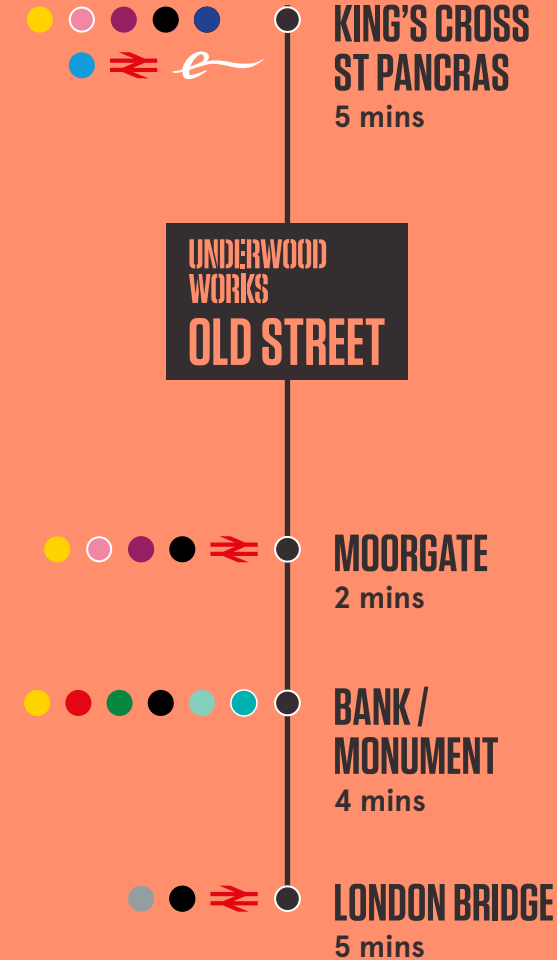
Northern Line

Key

- | | |
|--------------------|-----------------|
| Circle | Piccadilly |
| Central | Victoria |
| District | Waterloo & City |
| Hammersmith & City | Elizabeth Line |
| Jubilee | DLR |
| Metropolitan | National Rail |
| Northern | Eurostar |

TUBE TRAVEL TIMES

Northern Line



ELIZABETH LINE
2 mins from Old Street



Source: TfL
Elizabeth Line opening 2018

AMENITIES

A creative location with easy access to the vibrant offering of Old Street and Shoreditch



- 1 Jamie Oliver's Fifteen
- 2 The Foundry
- 3 Nightjar
- 4 Nincomsoup
- 5 William IV
- 6 Boondocks
- 7 Ceviche



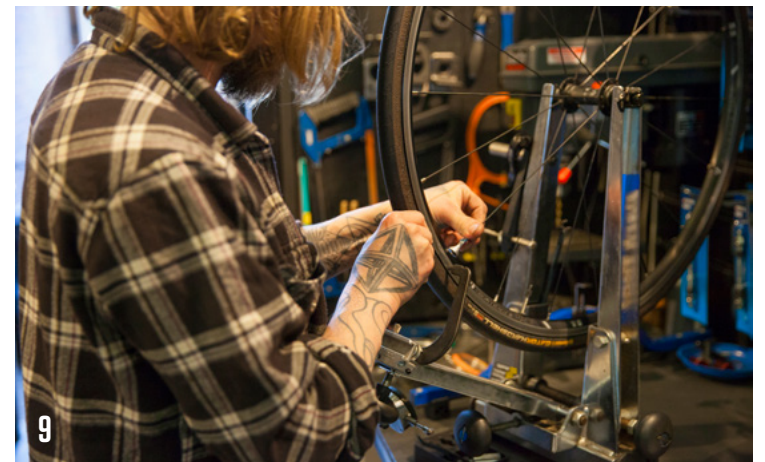
A dynamic and diverse community
of retail, dining and entertainment
on your doorstep



7



8



9

- 7 Parasol Unit
Foundation for Contemporary Art
- 8 Z Shoreditch
- 9 SBS Cycles
- 10 The Eagle
- 11 Look Mum No Hands
- 12 Bounce



10



11



12

SPECIFICATION

FINISHES

STRUCTURE

Original cast iron columns, steel and concrete beams and steel roof structure exposed and decorated

FLOORS

Reception: oak block herringbone parquet

Upper floor offices: sealed spruce plywood

Lower ground offices: vinyl sheet

Upper floor WCs: vinyl sheet

Lower ground showers: non-slip ceramic tiling

WALLS

Reception: exposed brick wall and plasterboard

Offices: painted brick walls and plasterboard

WINDOWS

Ground and upper floors: openable windows at front and rear, secondary glazing to rear

Lower ground: glass block windows at front and patent glazing at rear

CEILINGS

Offices: original soffits exposed and decorated

WCs and showers: suspended plasterboard

DOORS

New ironmongery and cylinder locks to all doors

SIGNAGE

Building name and numbers

Tenant directory

Floor numbering to lift lobbies and stairs

Fire and safety signage

FACILITIES

RECEPTION

Capped off services for future allocation of coffee / cold drinks bar with hot / cold zip tap, drinks coolers, coffee machine

Reception desk with cable management and storage

Building management office and staff room with tea point

WCs

New superloos and upgraded cubicle WCs at each floor

Accessible WC at ground floor reception

Accessible WC within shower at lower ground

TEA POINTS

Capped off services for tenant tea point installation at each floor

BUILDING MANAGEMENT OFFICE

Staff area

Capped off services for future allocation of tea point with sink, dishwasher, fridge

SHOWERS

3 showers at lower ground

Accessible shower / WC at lower ground

CYCLE STORAGE

Dedicated secure access from street

Space for 92 bikes and 54 lockers

DRYING ROOM

Space for 33 additional lockers

Communal hanging space for drying

Mechanical ventilation



SERVICES

LIFTS

2 traction passenger lifts

HEATING / COOLING

New VRF heating and cooling system, consisting of external condensers (1 per floor) connected to BC boxes (1 per floor) which then serve new ceiling mounted 4 way cassette type fan coil units, within the office areas

The reception area is provided with a multi-split system, with a fan coil unit ducted to diffusers

Electric underfloor heating provided within WCs and showers

VENTILATION

Natural ventilation to ground and upper floor offices with openable windows

New mechanical ventilation to lower ground

New local mechanical extract to all WCs and new supply and extract to showers

Capped off louvres to tea points for tenant installation of local extract systems

LIGHTING

Reception: decorative lighting at entrance and over reception desk

Offices: suspended linear up / down LED luminaires with integrated presence detection and emergency lighting

WCs and showers: recessed LED downlighting, presence detection and emergency lighting

WATER SERVICES

Electric water heating for WCs

Capped off water supplies for future tenant tea points

SMALL POWER

New electrical risers and distribution boards for each potential unit

Office ceilings: new soffit mounted or suspended cable trays for tenant small power installation

Office floors: shallow depth below ply flooring for tenant cable installation

Reception: sockets for general use at sitting areas, cleaner's sockets in all areas

SECURITY

Audio door entry system of main panel at reception and intercom receivers to each unit

Proximity card access controls to main entrance

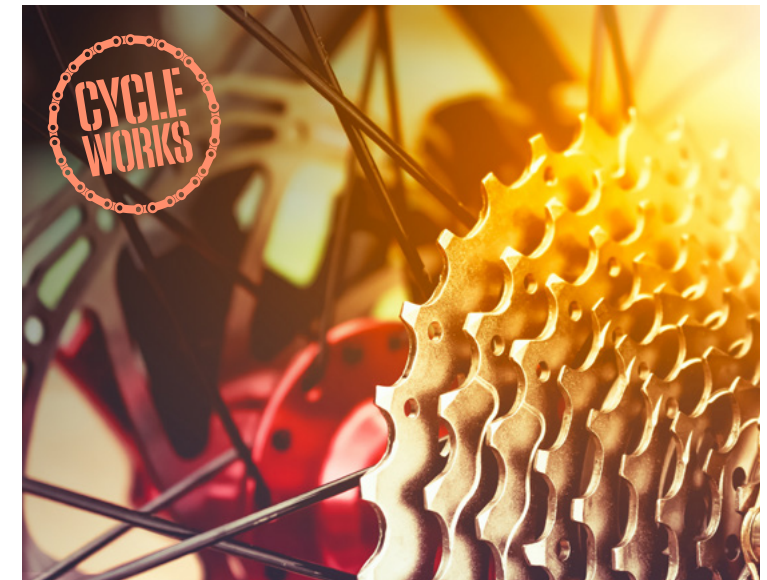
Proximity card access controls within lifts

Containment for tenant installation of access controls to each unit

CCTV monitoring of main entrance and external plant areas

SMOKE DETECTION / FIRE ALARM

New L2 system throughout



**UNDERWOOD
WORKS**

DEVELOPER

W • R E

ADDRESS

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SHOREDITCH

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UNDERWOOD-WORKS.LONDON

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