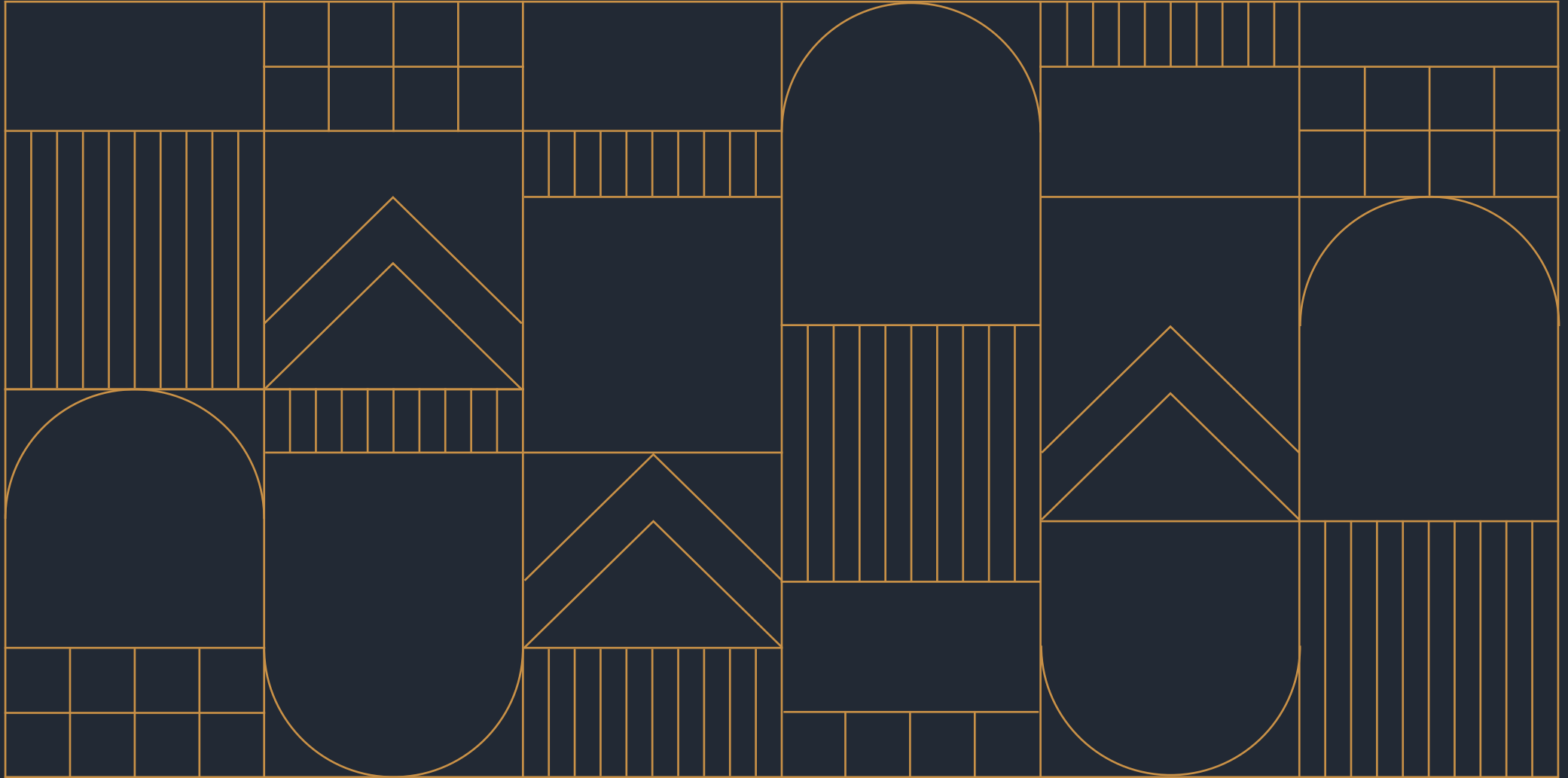


ARTESIAN



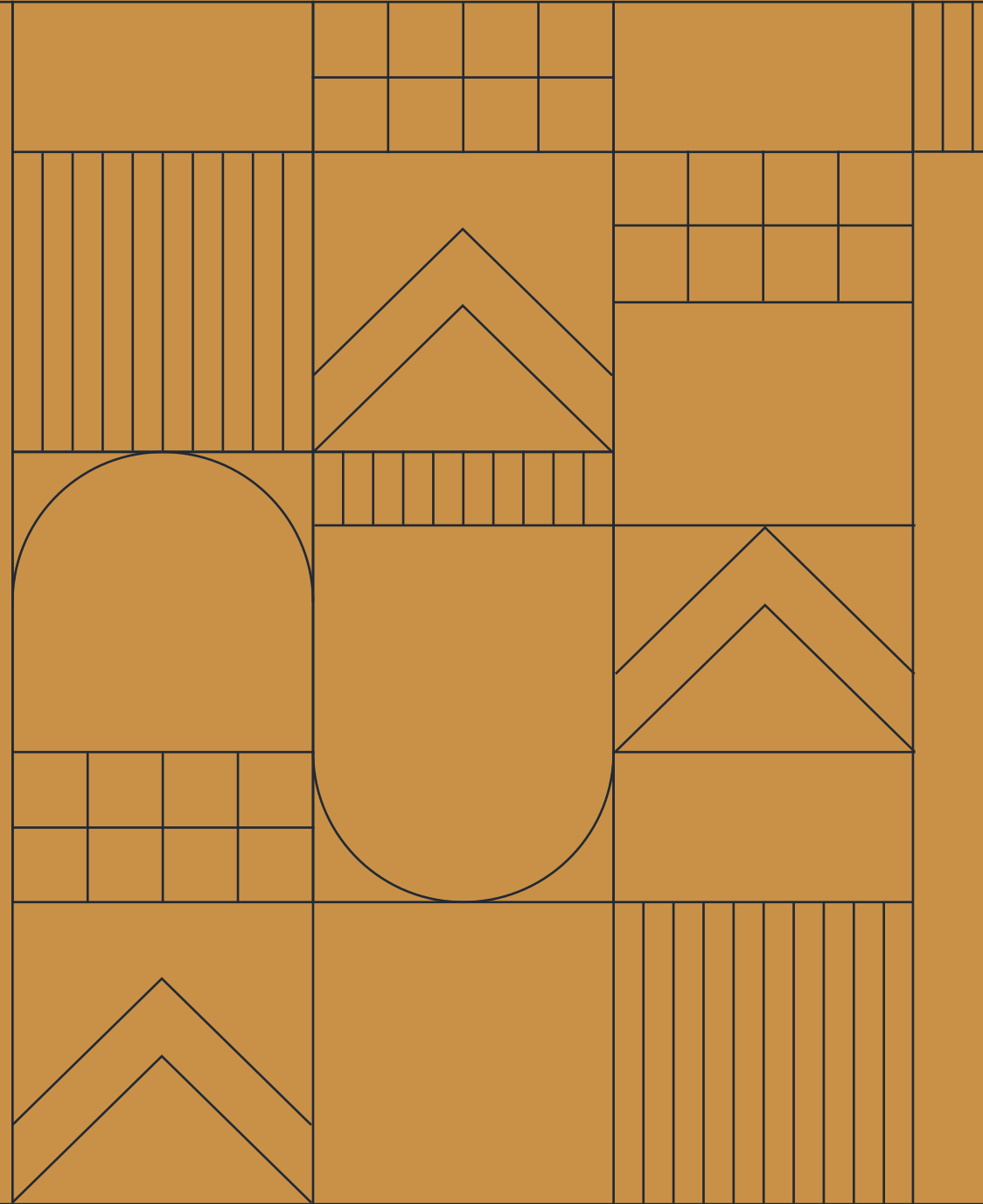
9 Prescott Street
London E1

Overview

Here & Now

Sensitively refurbished to retain many of the building's 1930s Art Deco features. Artesian offers up to 48,350 Sq Ft of premium office space, arranged over five floors.

Flexible spaces provide the perfect canvas to work the way you want and more importantly, flourish.





Overview

Beyond the façade

The building has been restored and enhanced to provide the perfect contemporary workspace to suit occupiers needs.

Flooded with natural light, the floors are supported by intelligent building systems to promote sustainability and encourage productivity.

Social Hub

Get together

Users are greeted by a new double height social hub at ground floor level. Situated at the heart of the development it features the reception, café and social amenity spaces.



Feature staircase between
Ground and Lower Ground floors

ESG Credentials

Green machine

Artesian's green credentials are front and centre.

The building features a low carbon footprint thanks to retaining up to 90% of the building's existing structure. Whilst, mature and varied planting at roof level creates a bio-diverse environment.

Internally it's an all-electric building with an annual operational energy output below the RIBA New Build 2025 targets, all supported by intelligent building systems to promote sustainability.

And that's just the start...



EPC A &
BREEAM 'Excellent'



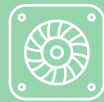
Target annual operational energy:
93 kwh/m² (below RIBA 2025
target for new builds)



WiredScore 'Platinum'



All-electric building



Bi-polar ionisation filtration
(eliminates 99.8% Covid particles)



190m² green roof



Active CO₂ control - variable air volume
fresh air system with elevated fresh air
rates in line with BCO COVID best practice
2021: 14L/s/person (at 1 person per 8 sq m)



120m² photovoltaics



Two-stage filtration on AHU's



Hybrid VRF air conditioning
(reduced refrigerant volumes)



Water treatment -
UV & particulate filtration



New high-performance glazing



Retention of up to 90% of the
existing structure of the building



Integrated communications
network (ICN), smart metering
& energy monitoring system

Roof Terrace

The sky's the limit

An extensive communal roof terrace and pavilion offers 3,356 sq ft of space with panoramic views across London – perfect for recharging or collaborating.

Summary Specification

Exceeding expectations

Artesian has been designed with today's occupiers needs in mind.

The building features a wide range of best-in-class onsite amenities to attract the best people and retain them.



3,293 Sq Ft wi-fi enabled reception / café space



Collaboration and agile working spaces on the Ground Floor



3,356 Sq Ft communal roof terrace



Panoramic views across London



Pavilion, flexible event space with hospitality



Highly efficient new led lighting



Openable windows



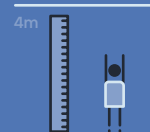
On-site barista



163 bicycle spaces (including electric charging and oversize spaces)



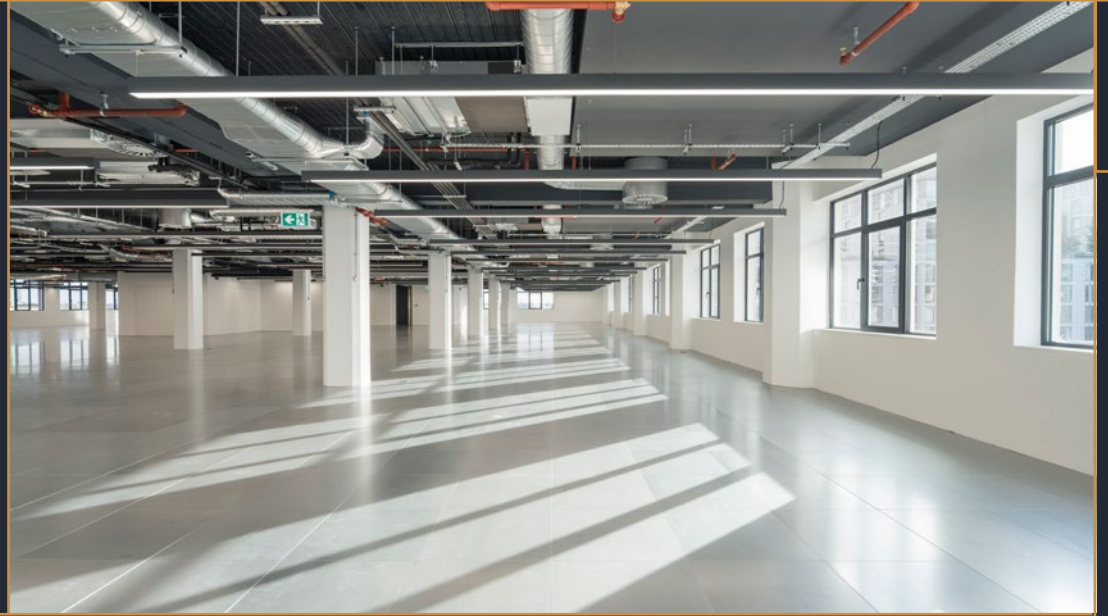
16 showers (DDA shower on ground & 15 at Lower Ground) and 181 lockers



Up to 4m floor to ceiling heights



4 x 20 person passenger lifts



The Space

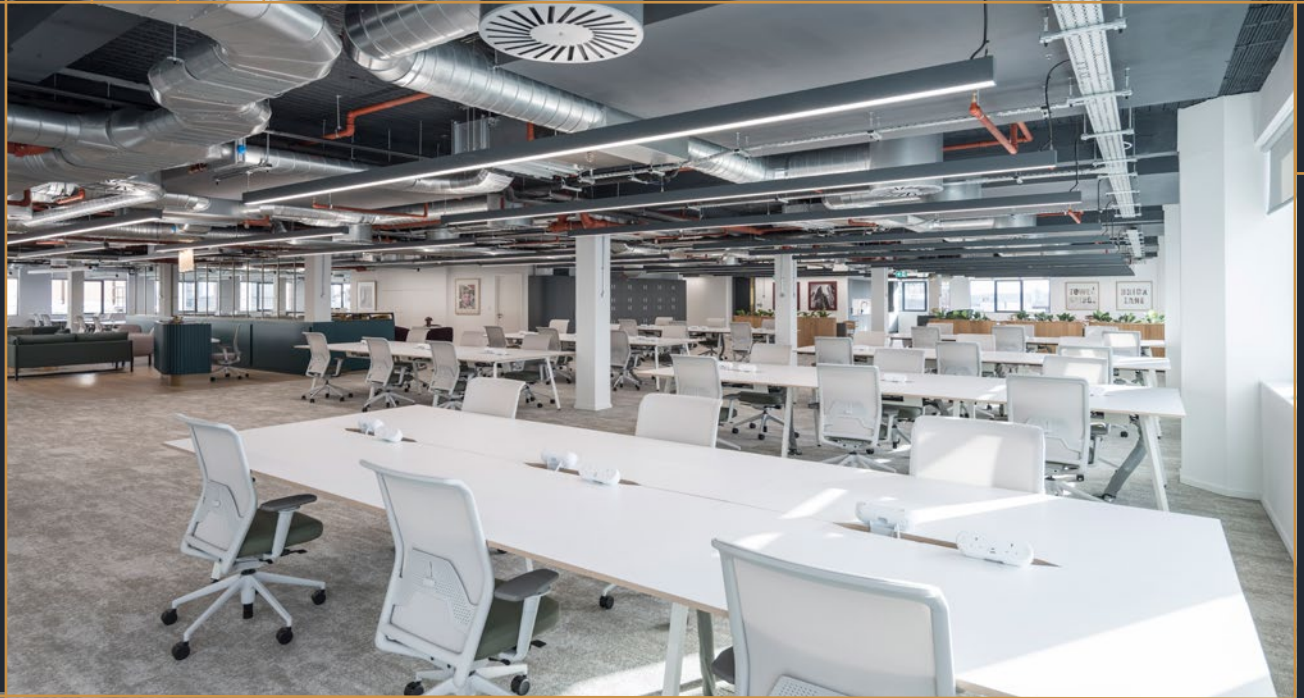
Ready to go space

Indicative Fit-Out

The Space

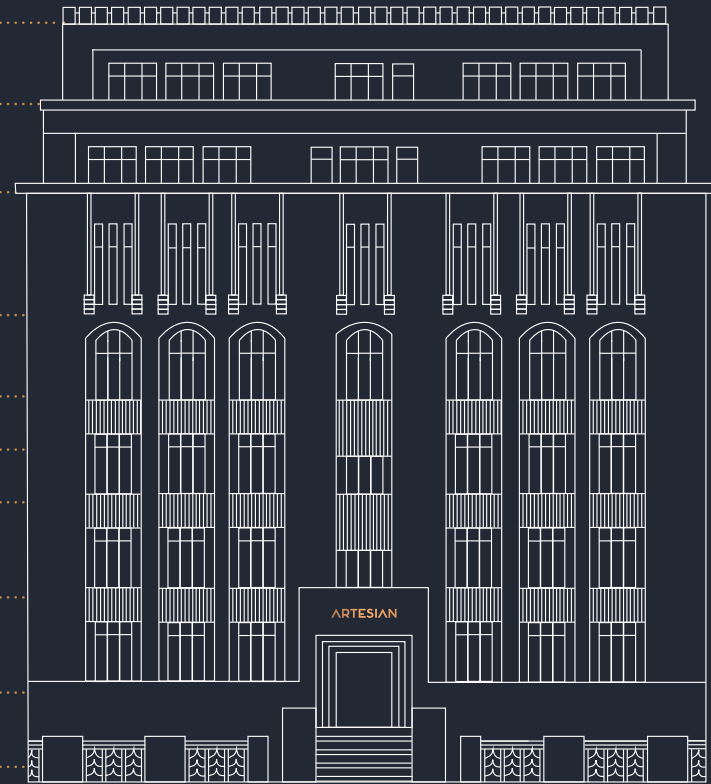
Contemporary finishes

The floors are currently in Cat A condition but can be provided fully fitted and furnished, with meeting rooms, kitchenette and open plan desks ready for occupation.



Available Accommodation

Floor	Use	Sq Ft	Sq M
7th	Terrace	(3,356)	(312)
6th	Office	UNDER OFFER	
5th		LET	
4th	Office	LET	
3rd	Office	13,039	1,211
	Office (West)	LET	
2nd	Office (East)	6,329	588
1st	Office	13,075	1,215
Ground	Office (West)	4,833	449
	Office (East)	3,411	317
	Reception	(3,293)	(306)
Lower Ground	Office	7,663	712
Basement	Storage	(1,606)	(149)
Total Office		48,350	4,492

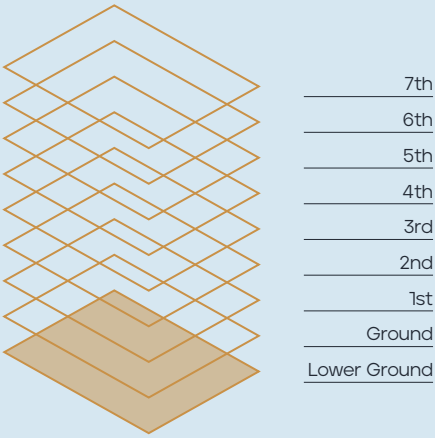


Floor Plans

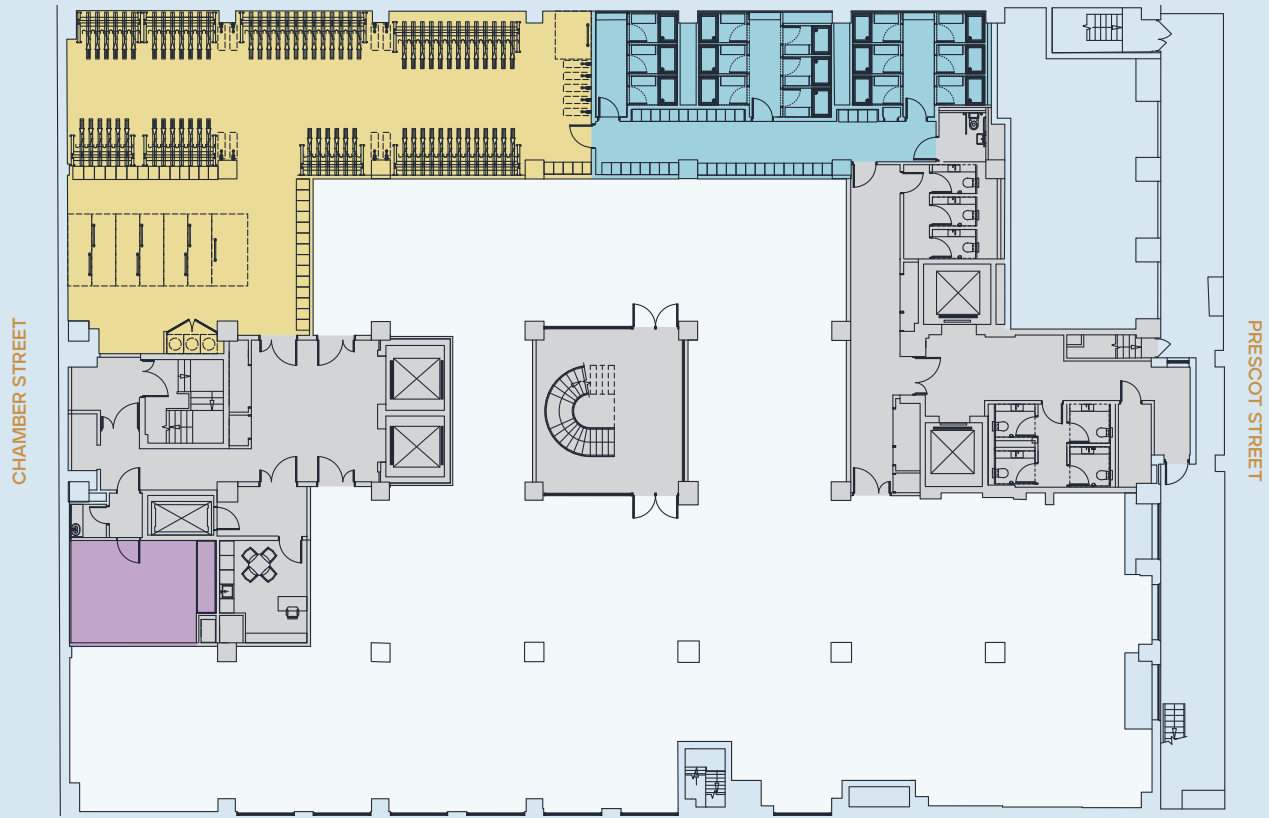
Lower Ground Floor

7,663 Sq Ft / 712 Sq M

- 15 showers
- 181 lockers
- 163 bicycle spaces
- 33 electric charging spaces
- 8 oversize spaces



Floor plan not to scale, for indicative purposes only.



● Office ● Core ● Showers ● Cycle Store ● Multi Faith Room

Floor Plans

Ground Floor

8,244 Sq Ft / 766 Sq M

West Office

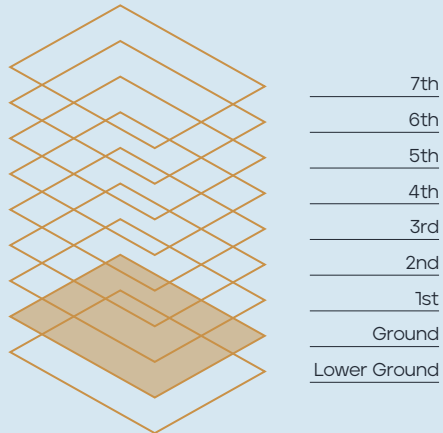
4,833 Sq Ft / 449 Sq M

East Office

3,411 Sq Ft / 317 Sq M

Reception

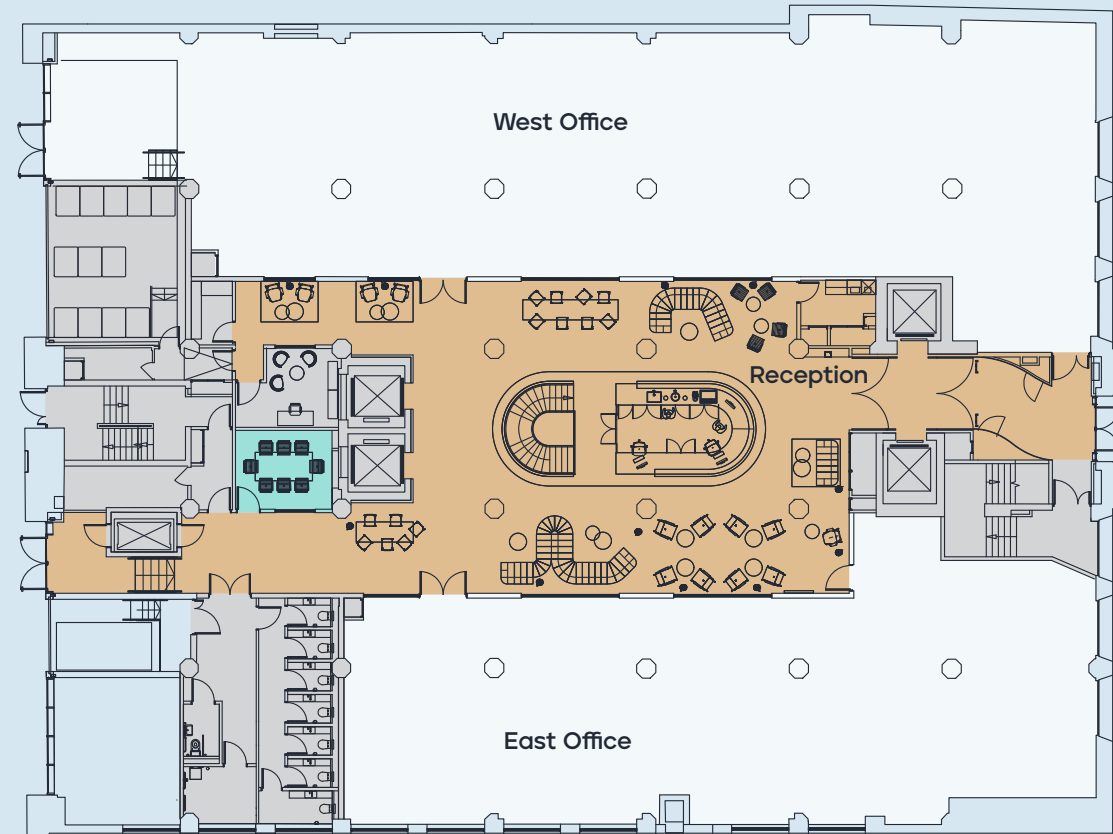
3,293 Sq Ft / 306 Sq M



Floor plan not to scale, for indicative purposes only.

CHAMBER STREET

PRESCOT STREET

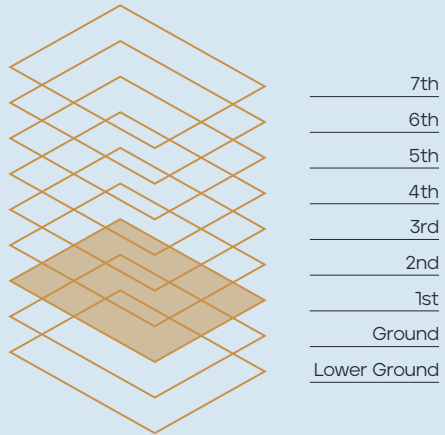


● Office ● Core ● Reception ● Meeting Room

Floor Plans

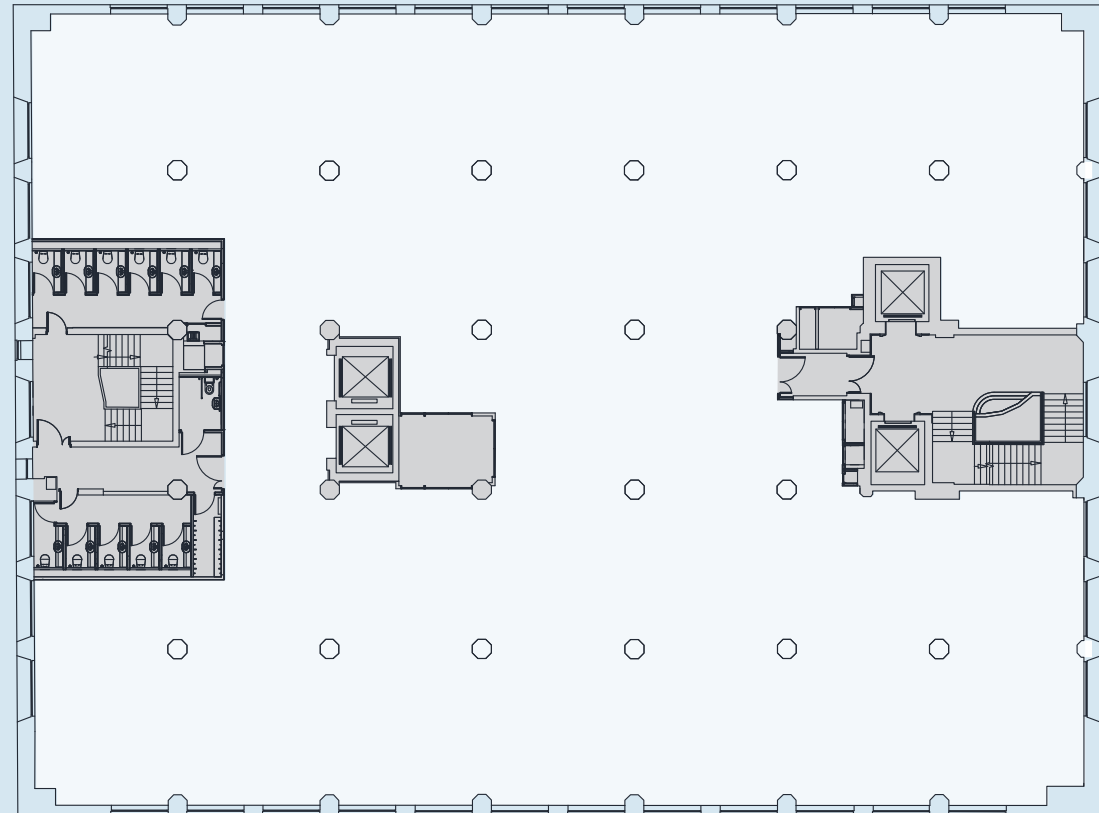
1st Floor

13,075 Sq Ft / 1,215 Sq M



Floor plan not to scale, for indicative purposes only.

CHAMBER STREET



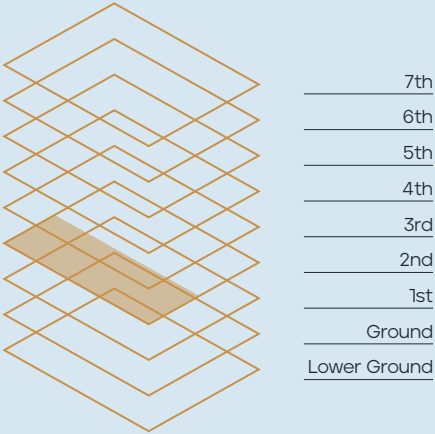
PRESCOTT STREET



● Office ● Core

Floor Plans

2nd Floor East
6,329 Sq Ft / 588 Sq M

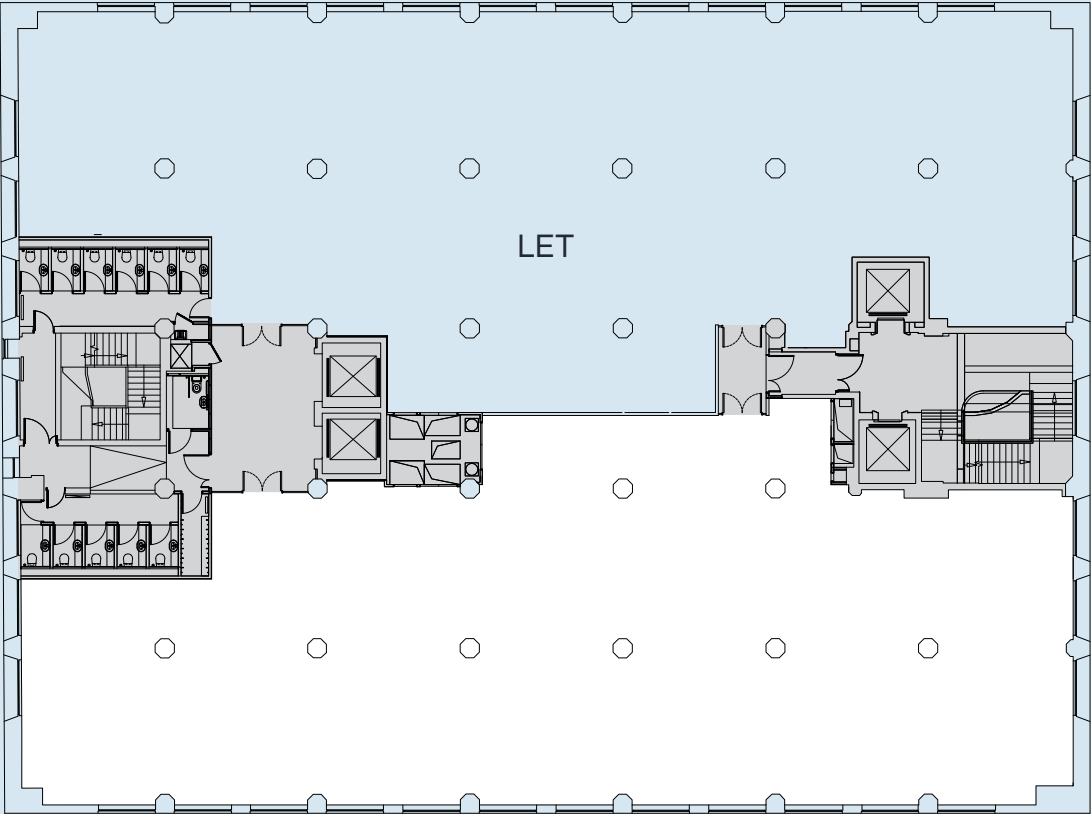


Floor plan not to scale, for indicative purposes only.



● Office ● Core

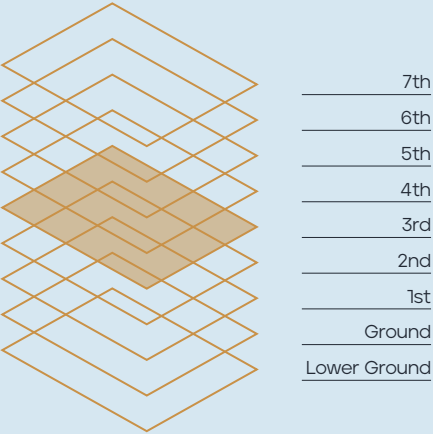
CHAMBER STREET



PRESCOT STREET

Floor Plans

3rd Floor
13,039 Sq Ft / 1,211 Sq M

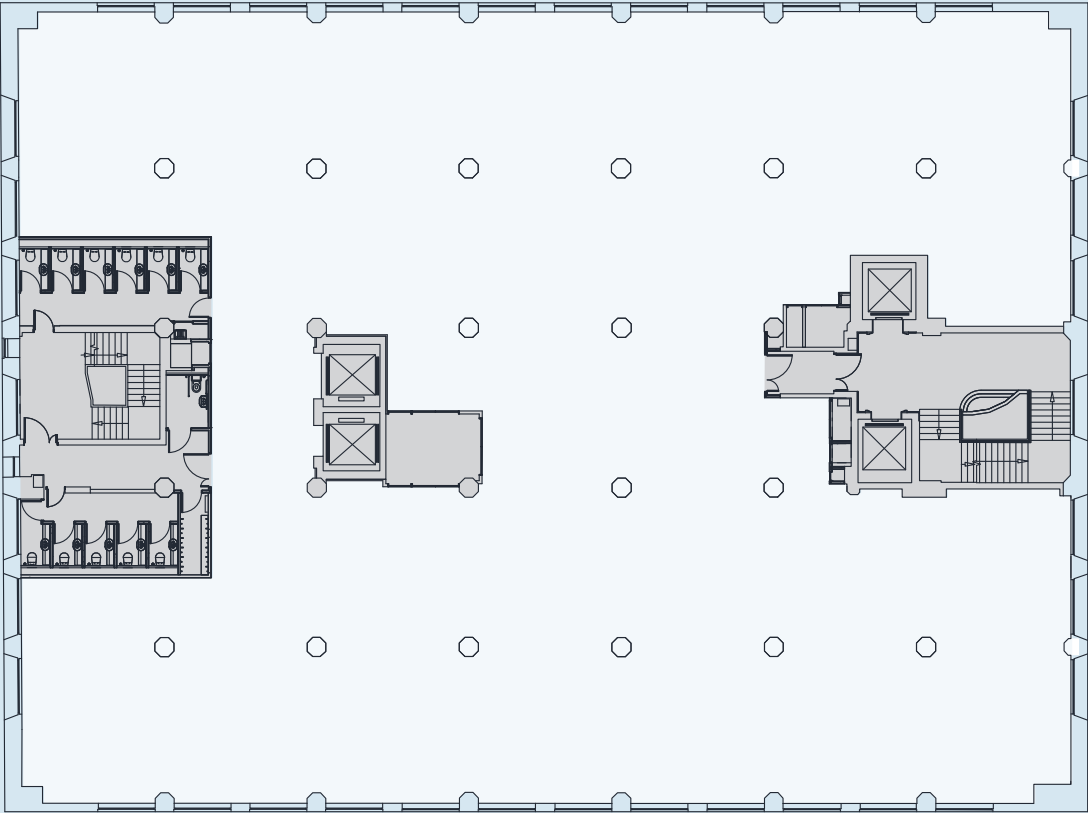


Floor plan not to scale, for indicative purposes only.



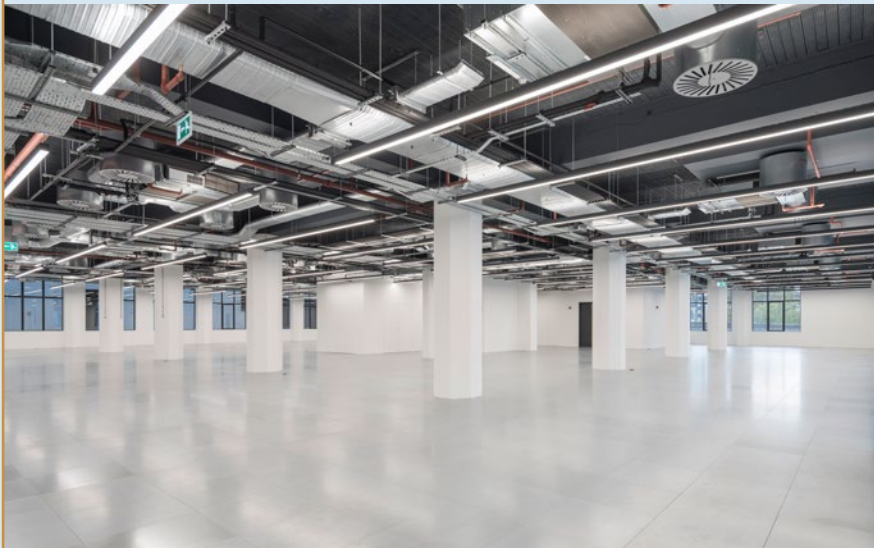
● Office ● Core

CHAMBER STREET



PRESCOT STREET

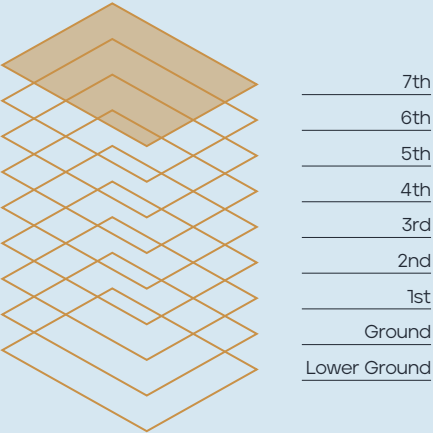




Floor Plans

7th Floor

Communal Roof Terrace
3,356 Sq Ft / 312 Sq M



Floor plan not to scale, for indicative purposes only.

CHAMBER STREET



PRESCOT STREET



Terrace Pavilion Green Roof Core



Space Plans

1st Floor Space Plan (Typical Floor)

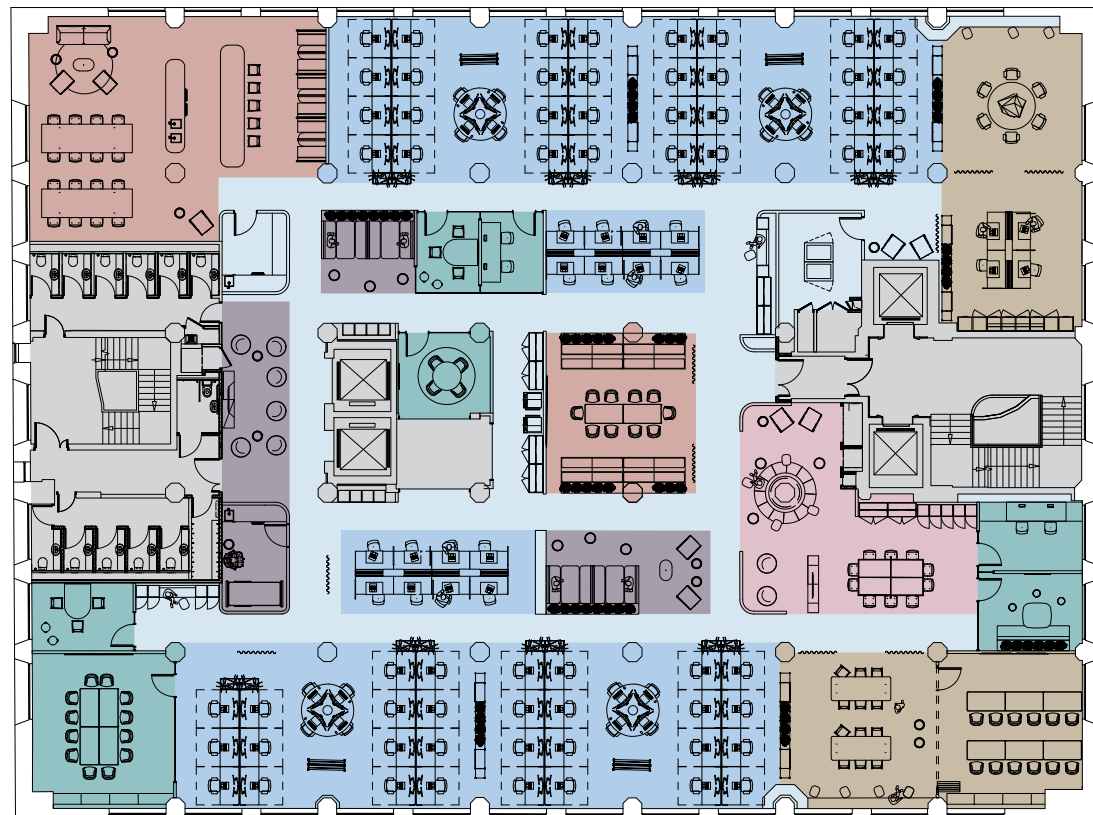
13,075 Sq Ft / 1,215 Sq M

- Touchdown / Individual Focused
- Social Hub
- Enclosed Meeting
- Alternate Work Settings
- Open Collaboration / Co-working
- Flexible Project Room / Area
- Core

Standard Workstation	82
Focus Workstation	16
Touchdown Desk	06
High Focus Room / Hot Office	02
High Touch Down Bench	11
Informal Banquette / Booth Seating	11
Informal Lounge Seating	04
Flexible Project Rooms	06
Small Meeting Rooms (3-4 ppl)	04
Large Meeting Rooms (12-14 ppl)	06
Social Hubs	02
Town Hall	01
Tea Point	01
Island	01
Total Workpoints	148

Floor plan not to scale, for indicative purposes only.

CHAMBER STREET



PRESCOTT STREET



Technical Specification

OCCUPANCY (NIA)

Means of escape

1 person per 6 sq m.

Internal climate

1 person per 8 sq m (cooling and fresh air).

Lift provision

1 person per 8 sq m (@80% occupancy).

Sanitary provision

1 person per 8 sq m, based on BCO guidance for Unisex WCs, with accessible WCs provided on each floor (@80% occupancy).

STRUCTURAL GRID

Typical column grid

6.4m x 6.5m / 6.4m x 6.7m

PLANNING MODULE

Floorplates & ceilings are designed to enable maximum flexibility for tenant fit-out.

FLOOR LOADINGS

Office Floors

2.5 + 1.0 kN/sq m (assumed imposed loads)

Toilet areas

3 kN/sq m

Plant rooms

7.5 kN/sq m

Basement

5.0 kN/sq m

Basement plant areas

7.5 kN/sq m

Roof plant deck

4 kN/sq m

FLOOR HEIGHTS

Office floor to ceiling

Up to 3,000mm

Office floor to soffit

Up to 4,100mm

Raised floor

100mm typically for all floors (slab/screed level to top of floor finishes).

EXTERNAL FINISHES

Façade

- Original ornate Art Deco feature brickwork and fluted bronze spandrel panels.
- New bronze PPC high performance double glazed aluminium framed windows with opening vents.
- Ground Floor facade (chamber Street) - dark grey PPC curtain walling with extensive glazing and transparency.
- Bronze metal building signage with integrated lighting.

Gable Façades

- Existing light tone rendered masonry.
- New white PPC high performance double glazed aluminium framed windows with opening vents.

Roof

- New warm roof covering with areas of sedum/extensive green roof covering outside of plant enclosures.
- Dark grey acoustic plant enclosure screening with elephant grillage access walkways.

Terrace

- New warm roof covering with raised composite decking terrace, with additional astro turf activity area.
- Covered canopy terrace zone with adjustable timber slatted screening, feature slatted timber wall cladding and integrated roof bar/servey.

Principal Entrances

- New fully-glazed doors within polyester powder coated curtain walling.

INTERNAL FINISHES

Office Floors

- Floorplate: Designed to Cat A.
- Walls: Emulsion painted, plastered and dry lined walls
- Columns: Emulsion painted plastered columns.
- Floor: 600mm x 600mm fixed access flooring (Cat A).
- Ceilings: Existing exposed soffits painted dark grey.

RECEPTION

Walls

- Feature natural clay finish to entry lobby. Combination of white painted plasterboard, feature white stained timber wall panelling and translucent glass plank partitions to reception areas.

Lifts

- Glazed ceramic tile to lift core walls with brass PPC finish to lift doors/feature reveals and overpanels.

Ceilings

- Raised painted plasterboard soffit over desk/cafe/feature stair with track task lighting to desk and feature cascade pendant to stair.
- Light grey acoustic felt batten soffits to reception perimeter areas with feature pendant lighting and recessed strip lighting detail.

Floors

- Polished concrete surface with integrated brass strip detailing to main space, with oak engineered flooring to social/set down spaces
- Terrazzo tiling to central desk and feature stair areas.

SHOWERS & CHANGING

Lower Ground

- Unisex shower/changing facilities with 15 showers at Lower Ground and a fully accessible wet room shower at Ground Floor.
- Shower cubicles with benches, communal vanity stations and secure lockers to support 163 cycle spaces.

PASSENGER LIFTS

- 4 no. Passenger Lifts, 2 located in each core, serving all tenanted floors.
- Lift to transport cycles from street level to LG cycle store
- External DDA lift at Prescot St entrance.

BICYCLE PARKING

- 163 no. spaces to be provided within secure Lower Ground floor parking areas.
- These serve a selection of bike types from foldable lockers, double stacked and sheffiled stands.
- There will be electrical hookups for electric bikes or ambulant vehicles.
- Bicycle maintenance area.

ACCREDITATIONS

- BREEAM 'Excellent'
- Wiredscore 'Platinum'
- EPC 'A'

Location

Mix it up

We all know it's good to switch off and take a break. Whether it's a post work drink, a spot of retail therapy or a lunchtime workout the local area has it covered.

Local Area

Take your pick

The areas of Aldgate and Whitechapel offer an eclectic mix of restaurants, bars and cafés – as well as a celebrated cultural destinations including the Whitechapel Gallery.

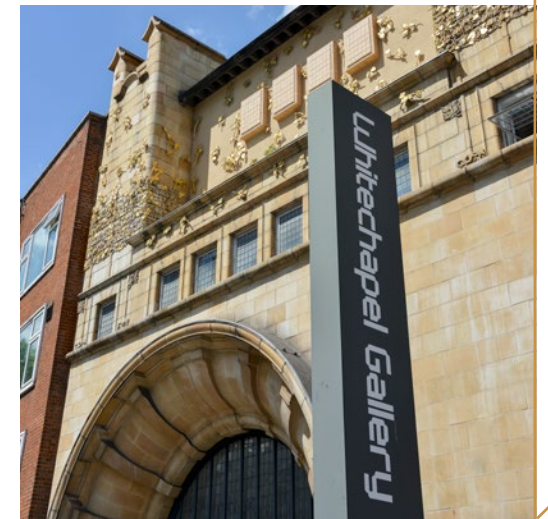


Above Goodman's Field

Below The Running Horse



Above BrewDog



Above Whitechapel Gallery



Below Truman Brewery



Above St Katharine Docks



Above Garden at 120



Above Spitalfields Market

Local Area

With Spitalfields Market, St Katharine Docks and Truman Brewery also within easy reach, occupiers have access to the best of the City's street food scene – as well as established and up and coming independent restaurant stars.

Alternatively, why not relax in one of the many urban green spaces in the surrounding area.

Location

Spoilt for choice

Coffee

- 01 Long Shot Coffee
- 02 Shaman London
- 03 Grind Whitechapel
- 04 Exmouth Coffee
- 05 Trade
- 06 White Mulberries
- 07 WatchHouse

Fitness

- 08 PureGym
- 09 Fitness First
- 10 12x3 Boxing
- 11 Victus Soul
- 12 Urban Fitness

Entertainment

- 13 Whitechapel Gallery
- 14 Curzon Cinema
- 15 Wilton's Music Hall

Restaurants

- 16 Amber
- 17 The Skyline
- 18 Satyrio
- 19 Hichki
- 20 The Culpeper
- 21 Zia Lucia
- 22 Côte Brasserie
- 23 Keepers Kitchen & Bar
- 24 Som Saa

Bars

- 25 Coppa Club
- 26 The Oliver Conquest
- 27 Lemn Street Tavern
- 28 Jin Bo Law
- 29 Apples & Pears
- 30 Discount Suit Company
- 31 The Dickens Inn
- 32 Cococure



Connectivity

Get around

Artesian is conveniently located in Aldgate, within a five minute walk of Tower Hill, Aldgate and Aldgate East Stations. Allowing easy access to the London Underground, DLR and National Rail network.



Walk from
Artesian



Tower
Gateway

03



Fenchurch
Street

05



Aldgate
East

06



Aldgate

06



Tower
Hill

08



St Katharine
Docks

10



Tower
Pier

12



Underground
from Aldgate



Liverpool
Street

02



Whitechapel

06



Bank

08



King's Cross
St Pancras

09



London
Bridge

10



Waterloo

17



Elizabeth Line
from Liverpool Street



Farringdon

02



Tottenham
Court Road

04



Canary
Wharf

06



Bond
Street

07



Stratford

08



Paddington

10



Heathrow
Airport

33



Cycle from
Artesian



BoxPark
Shoreditch

06



Borough
Market

06



Old Street
Roundabout

09



Victoria
Park

15



Hackney
Wick

20



Granary Square
King's Cross

20

Further Information

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