

PORTSONEN

PORTSOKEN

FREE TO THINK

Dynamic office space available
from 20,000 sq ft to 233,000 sq ft.

A place to work, uninhibited and
unchallenged, with the power to act,
speak, and think freely, away from
constraints and convention.

Portsofen is for the free thinkers.

FREE TO THINK

THE LOCATION

THE BUILDING

THE DETAILS



Principal entrance on Portsofen Street.
Computer generated image.

THE LOCATION

THE BUILDING

THE DETAILS



Typical floor.
Computer generated image.

THE LOCATION

THE BUILDING

THE DETAILS



Eighth floor terrace – 3,810 sq. ft.
Computer generated image.

THE LOCATION

THE BUILDING

THE DETAILS



On-site restaurant, café and bar



Cycle racks
302 internal
40 external



34 showers



Exposed services



2-pipe fan coil AC



9 new passenger lifts including 1 goods lift



302 secure lockers



Full building concierge app



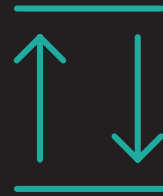
7,093 sq ft of terraces



Feature art installation



Designed to achieve 'Gold' WiredScore



3.95m floor to soffit ceiling heights



Wi-fi throughout the whole building



Occupational density 1:8m²

BREEAM[®]

BREEAM Very Good



New glazing throughout

SUMMARY SPEC

SPITALFIELDS

THE CITY

WHITECHAPEL

ST KATHARINE

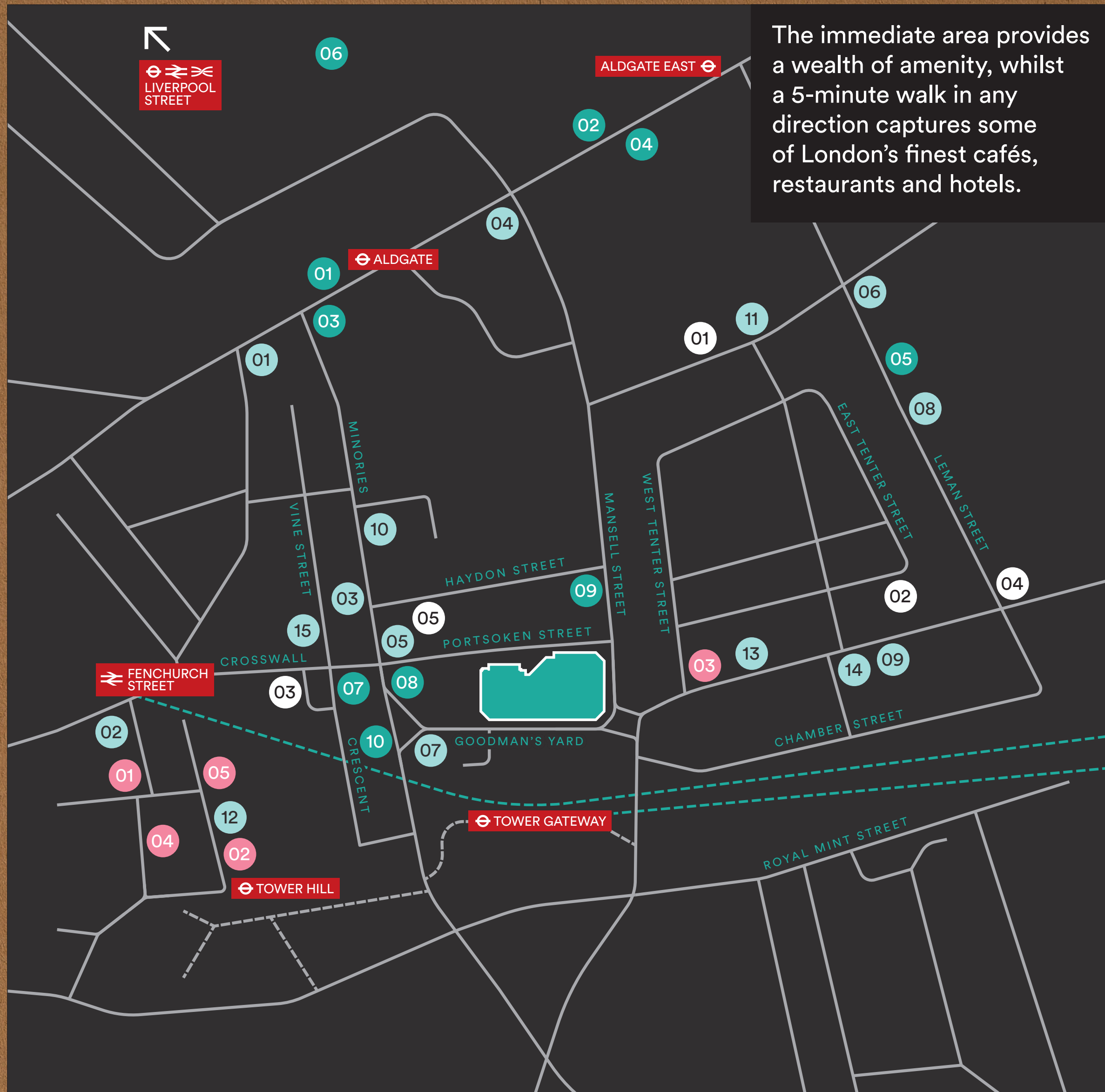
DOCKS

Centrally situated
between four of London's
renowned villages,
One Portsoken benefits
from their identities
and cultural influences.

THE LOCATION

THE BUILDING

THE DETAILS



The immediate area provides a wealth of amenity, whilst a 5-minute walk in any direction captures some of London's finest cafés, restaurants and hotels.

IMMEDIATE AREA

CAFÉS

- 01 Black Sheep Coffee
- 02 Department of Coffee & Social Affairs
- 03 Itsu
- 04 Grind
- 05 The Pastry Parlour
- 06 POD
- 07 Pret A Manger
- 08 Starbucks
- 09 Victus Soul Bar
- 10 Flock

RESTAURANTS & BARS

- 01 37 Jewry
- 02 Crutched Friar
- 03 Dirty Martini
- 04 Hoop & Grapes
- 05 Jamies Minories
- 06 Lemn Street Tavern
- 07 The Minories
- 08 Oliver Conquest
- 09 The Princess of Prussia
- 10 Three Lords
- 11 White Swan
- 12 The Wine Library
- 13 Tower Grill
- 14 Café Spice
- 15 Missouri Angel

LEISURE

- 01 Anytime Fitness
- 02 Hybrid Fitness
- 03 PureGym
- 04 Urban Fitness
- 05 Virgin Active

HOTELS

- 01 Double Tree by Hilton
- 02 CitizenM
- 03 Leonardo Royal
- 04 Four Seasons Hotel
- 05 Hotel Novotel

SPITALFIELDS

  
LIVERPOOL STREET
13 minute walk

 
WHITECHAPEL
17 minute walk


ALDGATE EAST
5 minute walk


ALDGATE
4 minute walk

WHITECHAPEL

THE CITY


FENCHURCH STREET
7 minute walk

ONE


MONUMENT
13 minute walk


TOWER GATEWAY
2 minute walk


TOWER HILL
6 minute walk

ST KATHARINE DOCKS



2 mins



TOWER GATEWAY DLR



CANARY WHARF 9 MINS

CITY AIRPORT 23 MINS



4 mins



ALDGATE



MOORGATE 4 MINS

FARRINGDON 7 MINS

5 mins



ALDGATE EAST



MONUMENT / BANK 4 MINS

KING'S CROSS 14 MINS

BAKER STREET 20 MINS

6 mins



TOWER HILL



EMBANKMENT 9 MINS

VICTORIA 15 MINS

7 mins



FENCHURCH STREET



GRAYS 35 MINS

SOUTHEND CENTRAL 52 MINS

13 mins



LIVERPOOL STREET



BOND STREET 7 MINS

PADDINGTON 20 MINS

STANSTED AIRPORT 51 MINS



17 mins



WHITECHAPEL



SHOREDITCH 2 MINS

HIGHBURY & ISLINGTON 16 MINS

TUBE & RAIL

When the full route opens, an Elizabeth line service every two and a half minutes at peak time will allow passengers to travel all the way through to Paddington, Heathrow or Reading in the west and Shenfield or Abbey Wood in the east.



ELIZABETH LINE



SPITALFIELDS

From Brick Lane's famous cafés and curry houses to the tech hub of Old Street and the popular market, Spitalfields continues to redefine the boundaries of art, design, food and drink.

CAFÉS

- 01 The Attendant
- 02 Book Club
- 03 Café 1001
- 04 The Canvas
- 05 Albion
- 06 Rosa's Cafe
- 07 Salad Box
- 08 Trade

RESTAURANTS & BARS

- 01 Blues Kitchen
- 02 The Diner
- 03 Dishoom
- 04 Hoxton Grill
- 05 Pizza East
- 06 Queen of Hoxton
- 07 Smokestack
- 08 Lyle's
- 09 Rochelle Canteen
- 10 Yauatcha
- 11 Shoreditch House
- 12 Spitalfields Market

LEISURE

- 01 BLOK
- 02 Frame
- 03 Powerleague
- 04 Truman Brewery

HOTELS

- 01 Batty Langley's
- 02 The Curtain
- 03 Nobu Hotel



Clockwise from top left:
Spitalfields Market,
Spitalfields, Truman
Brewery, Brick Lane



Broadgate Circle

THE BOTANICAL

THE BUILDING

THE DETAILS



THE CITY

Try the latest food pop-ups or fine dining while exploring the City's past and the skyline defining architecture.

CAFÉS

- 01 Association Coffee
- 02 Breakfast Club
- 03 The Good Yard
- 04 Nusa Kitchen
- 05 Secret Frog Coffee Co.
- 06 Black Sheep Coffee
- 07 Beany Green
- 08 Joe & the Juice

RESTAURANTS & BARS

- 01 The Alchemist
- 02 Blacklock
- 03 Duck & Waffle
- 04 The Folly
- 05 The Mercer
- 06 The Ned
- 07 Coya
- 08 Pizza Pilgrims
- 09 Temper
- 10 14 Hills
- 11 Bar20 at Birleys
- 12 Brewdog
- 13 Paris Grill
- 14 Omino
- 15 Leadenhall Market

LEISURE

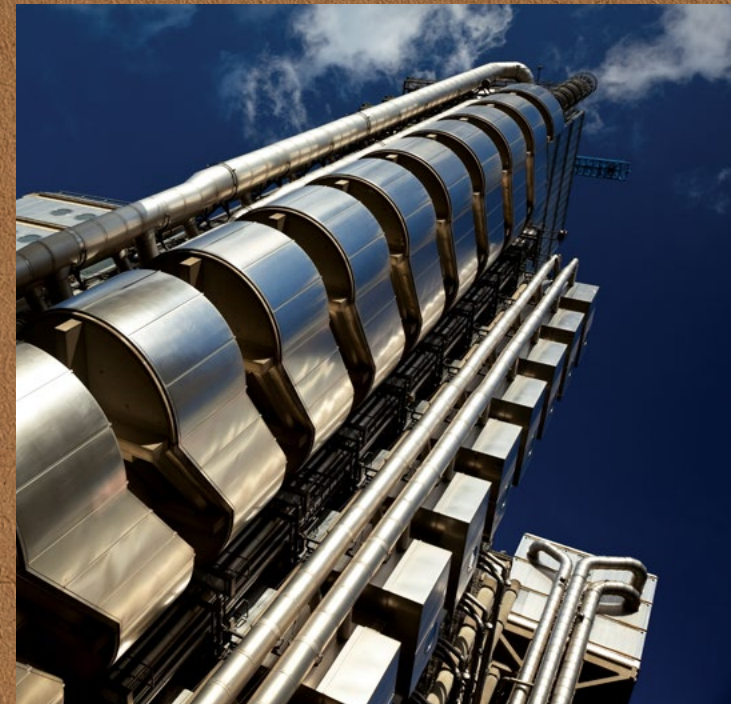
- 01 1 Rebel
- 02 American Golf
- 03 Gymbox
- 04 The Royal Exchange
- 05 Sky Garden
- 06 Third Space Gym

HOTELS

- 01 Andaz London
- 02 Threadneedles
- 03 Devonshire Club
- 04 Four Seasons Hotel



Clockwise
from top left:
Gresham Street,
Threadneedle
Walk, The Royal
Exchange

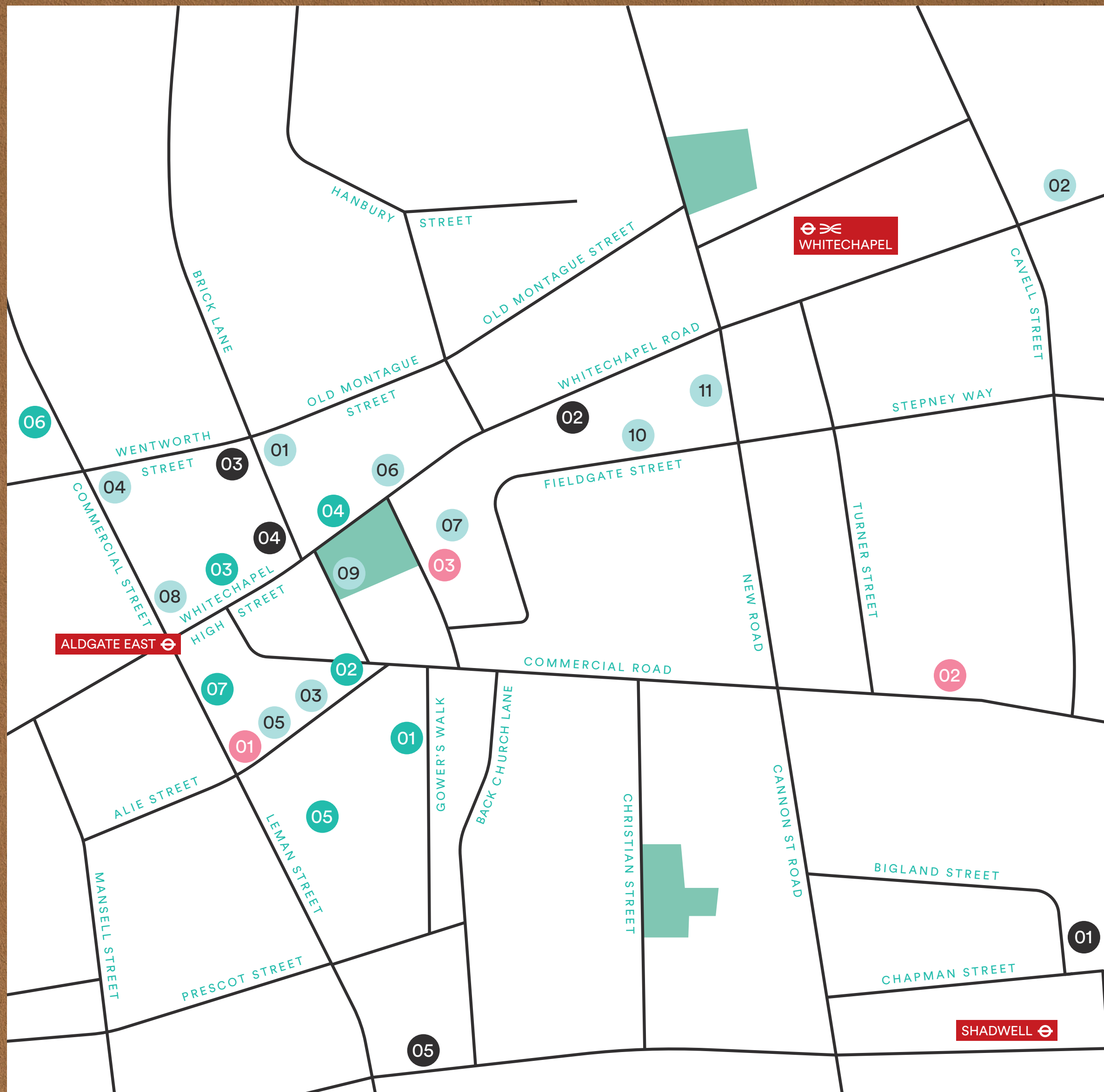




WHITTECHAPPEL

THE BUILDING

THE DETAILS



WHITECHAPEL

Whitechapel is a melting pot of architecture, sounds and taste, renowned for its creative vibe. The area provides an enormous variety of eateries, bars and restaurants, perfect for that post-work drink.

CAFÉS

- 01 Amber
- 02 Benugo
- 03 Exmouth Coffee Co.
- 04 Grounded
- 05 The Pastry Parlour
- 06 Trade
- 07 Treves & Hyde

RESTAURANTS & BARS

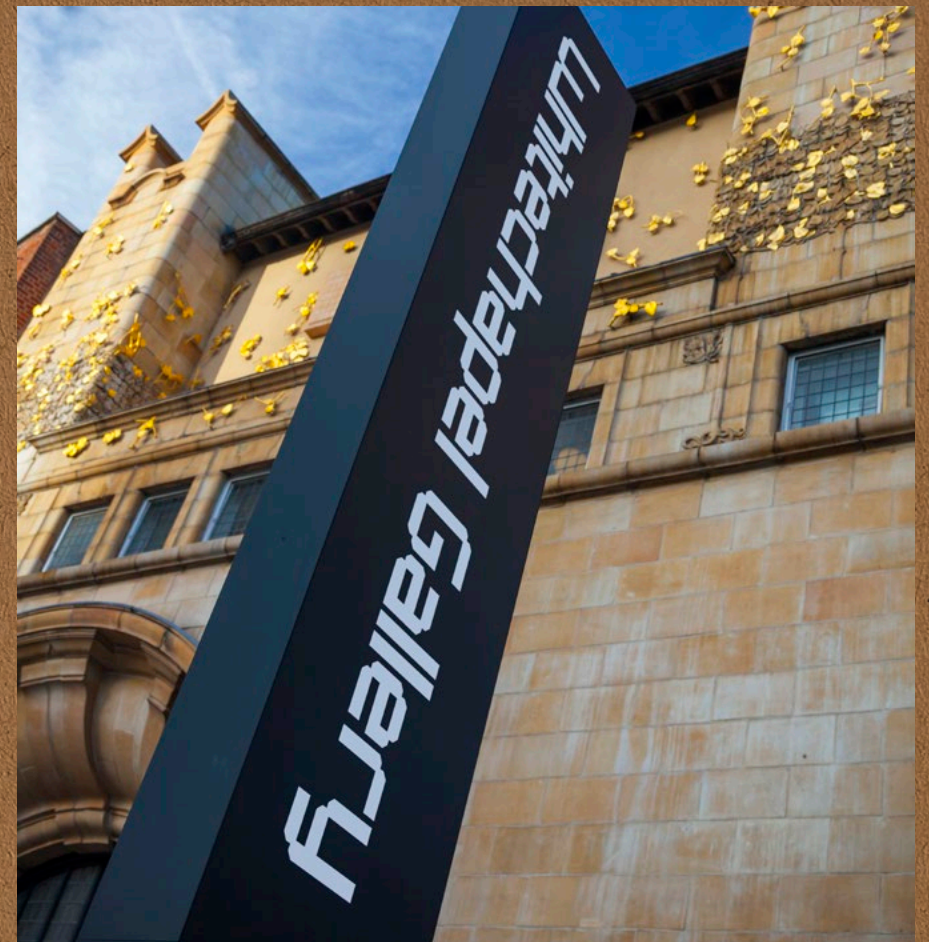
- 01 Apples and Pears
- 02 The Blind Beggar
- 03 The Castle
- 04 The Culpeper
- 05 Emilia's Crafted Pasta
- 06 Circle & Slice
- 07 Motley
- 08 Big Moe's Diner
- 09 Sushinoen
- 10 Tayyabs
- 11 Mr Whites Chophouse

LEISURE

- 01 Left Hook Boxing
- 02 Pure Gym
- 03 Secret Studio
- 04 Whitechapel Gallery
- 05 Wilton's Music Hall

HOTELS

- 01 Lemon Locke
- 02 Holiday Inn
- 03 Qbic Hotel



Clockwise
from top left:
The Culpeper,
Circle & Slice,
Whitechapel
Gallery

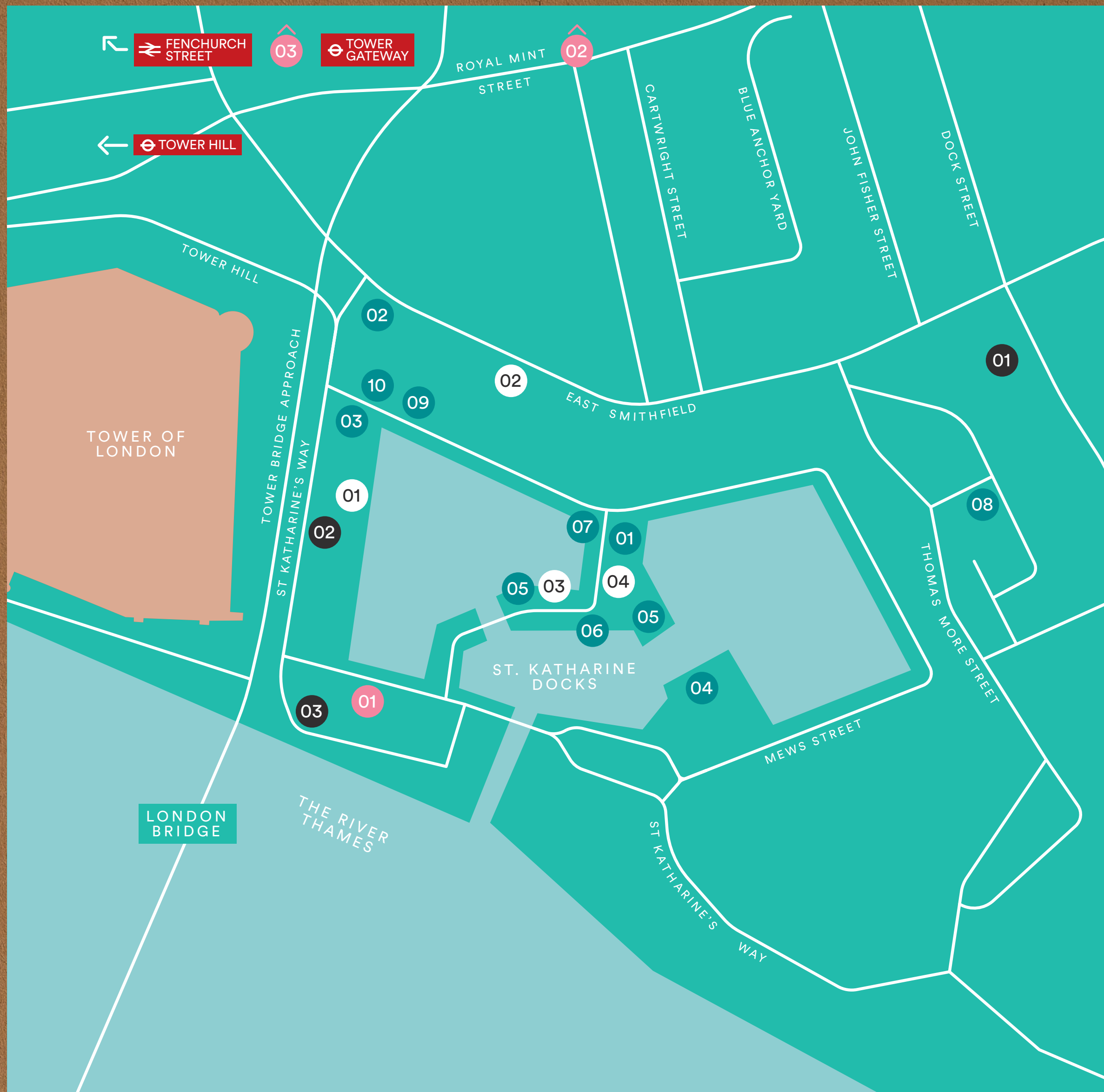
WHITECHAPEL

THE BUILDING

THE DETAILS



ST KATHARINE DOCKS



ST KATHARINE DOCKS

St. Katharine Docks feels a world apart from the fast pace of the city. Enjoy floating film festivals, boat shows, or simply grab a bite to eat from the regular food markets and take in the tranquil setting.

CAFÉS

- 01 Benugo
- 02 Natural Kitchen
- 03 St Katharine Docks Café
- 04 White Mulberries

RESTAURANTS & BARS

- 01 Bravas Tapas
- 02 Café Rouge
- 03 Côte Brasserie
- 04 The Dickens Inn
- 05 Zizzi
- 06 Kilikya
- 07 The Medieval Banquet
- 08 Moretown Belle
- 09 Ping Pong
- 10 Strada

LEISURE

- 01 DW Fitness
- 02 F45
- 03 Thames Rockets

HOTELS

- 01 The Tower Hotel
- 02 Premier Inn
- 03 Travelodge



Clockwise from top left:
Dockside,
White Mulberries,
The Dickens Inn,
The Quay



THE BUILDING

PORTSOKEN



View from Goodman's Yard.
Computer generated image.

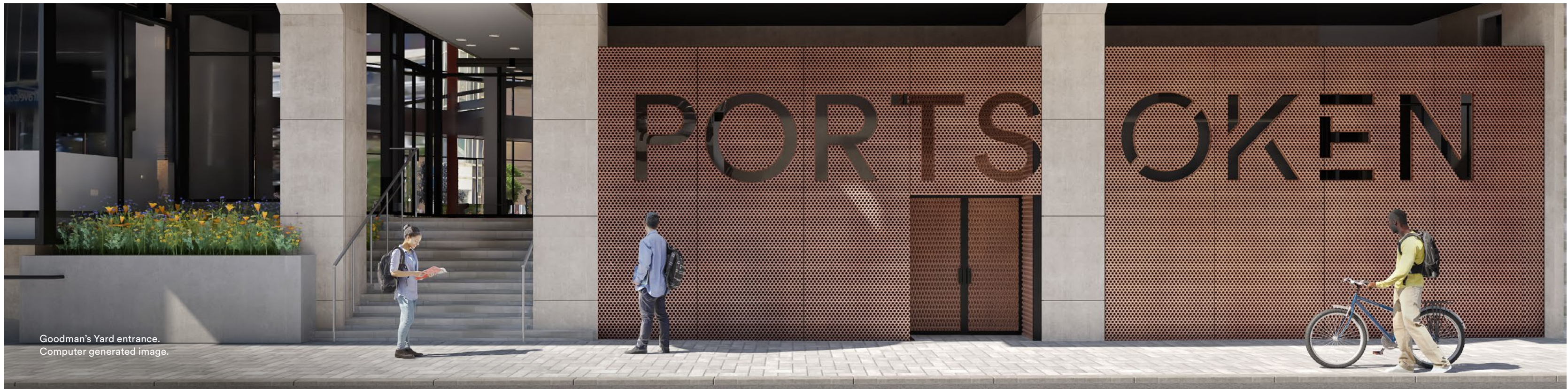
COMPREHENSIVELY REFURBISHED



View from Portsocken Street.
Computer generated image.



Portsoken Street entrance.
Computer generated image.



Goodman's Yard entrance.
Computer generated image.



Foyer.
Computer generated image.



Café area.
Computer generated image.



Café area.
Computer generated image.



CAT A specification.
Computer generated image.

3.95m floor to soffit height.



View south towards Tower Bridge from 8th floor.

THE DETAILS



G 12,897 sq ft
1,198 sq m

APPROX AREA (NIA)			TERRACES	
	SQ FT	SQ M	SQ FT	SQ M
8	19,800	1,839	3,810	354
7	24,894	2,313	721	67
6	25,622	2,380	1,593	148
5	27,372	2,543	785	73
4	28,179	2,618	1,400	130
3	29,737	2,763	581	54
2	30,334	2,818		
1	27,213	2,528		
MEZZANINE	1,554	144		
G	12,897	1,198		
B	4,876	453		
TOTAL	232,479	21,598		

AREAS SUBJECT TO FURTHER MEASUREMENT.



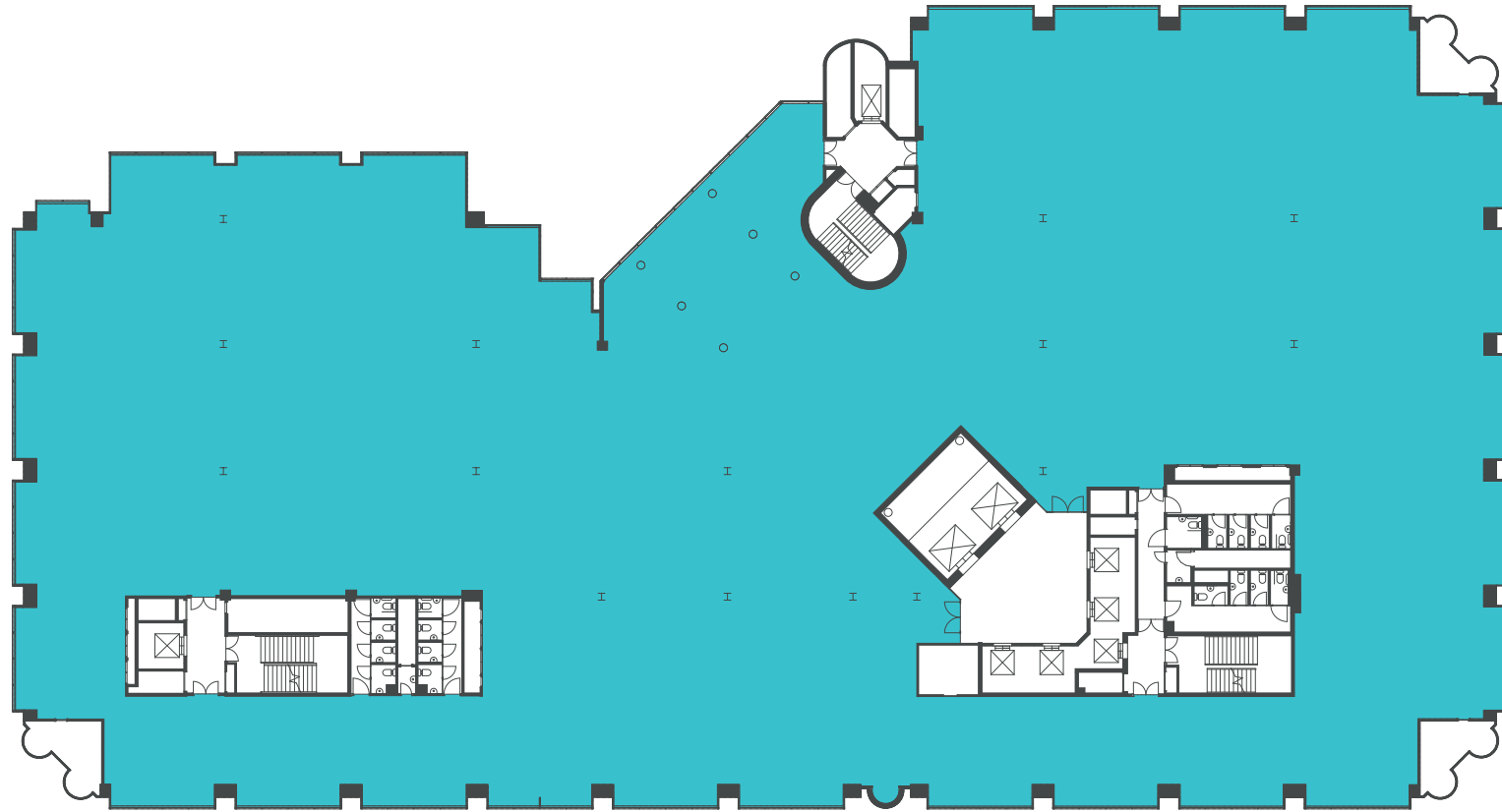
SCHEDULE OF AREAS

INDICATIVE ONLY. NOT TO SCALE.



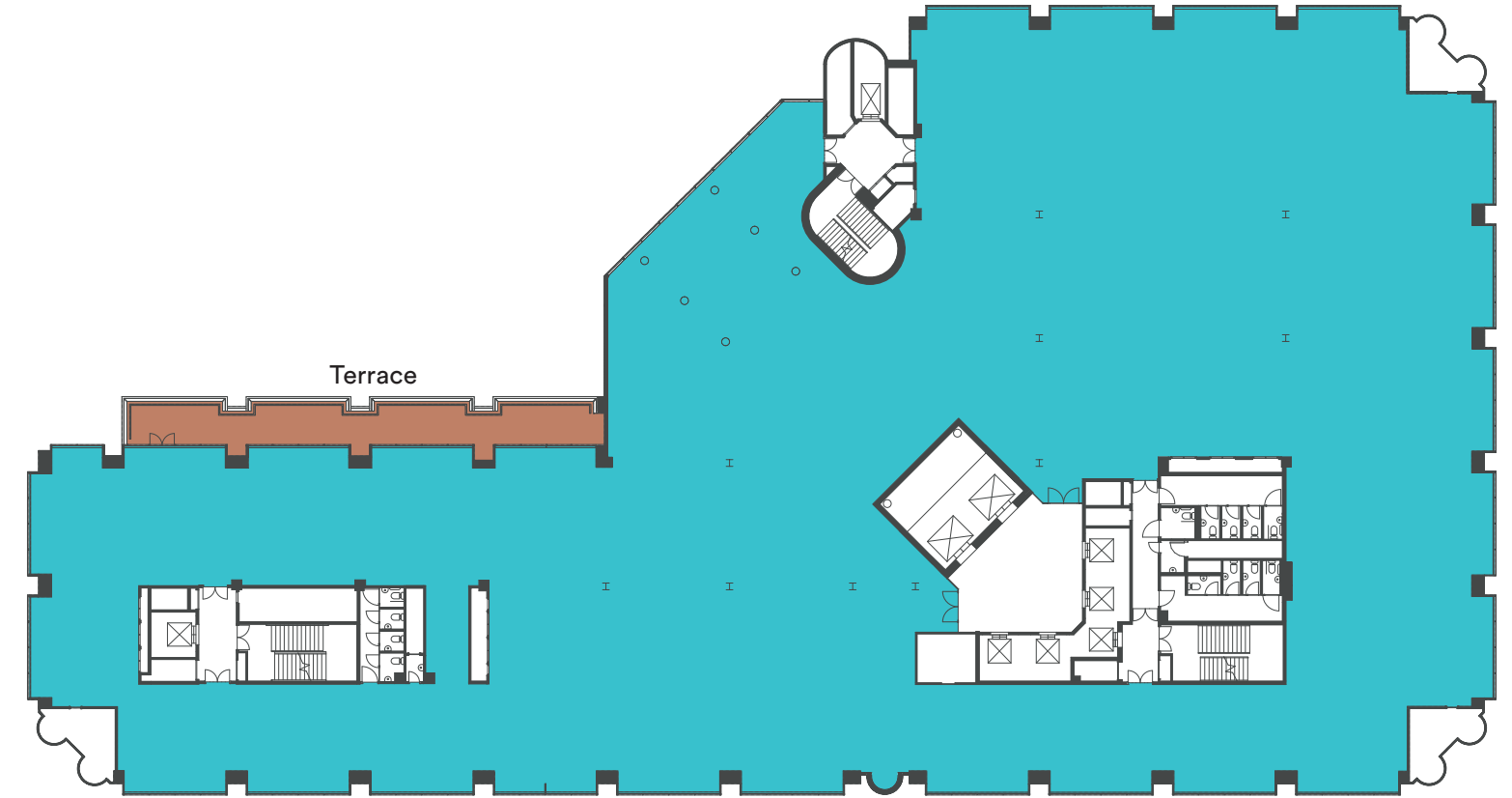
TYPICAL LOWER

Second Floor



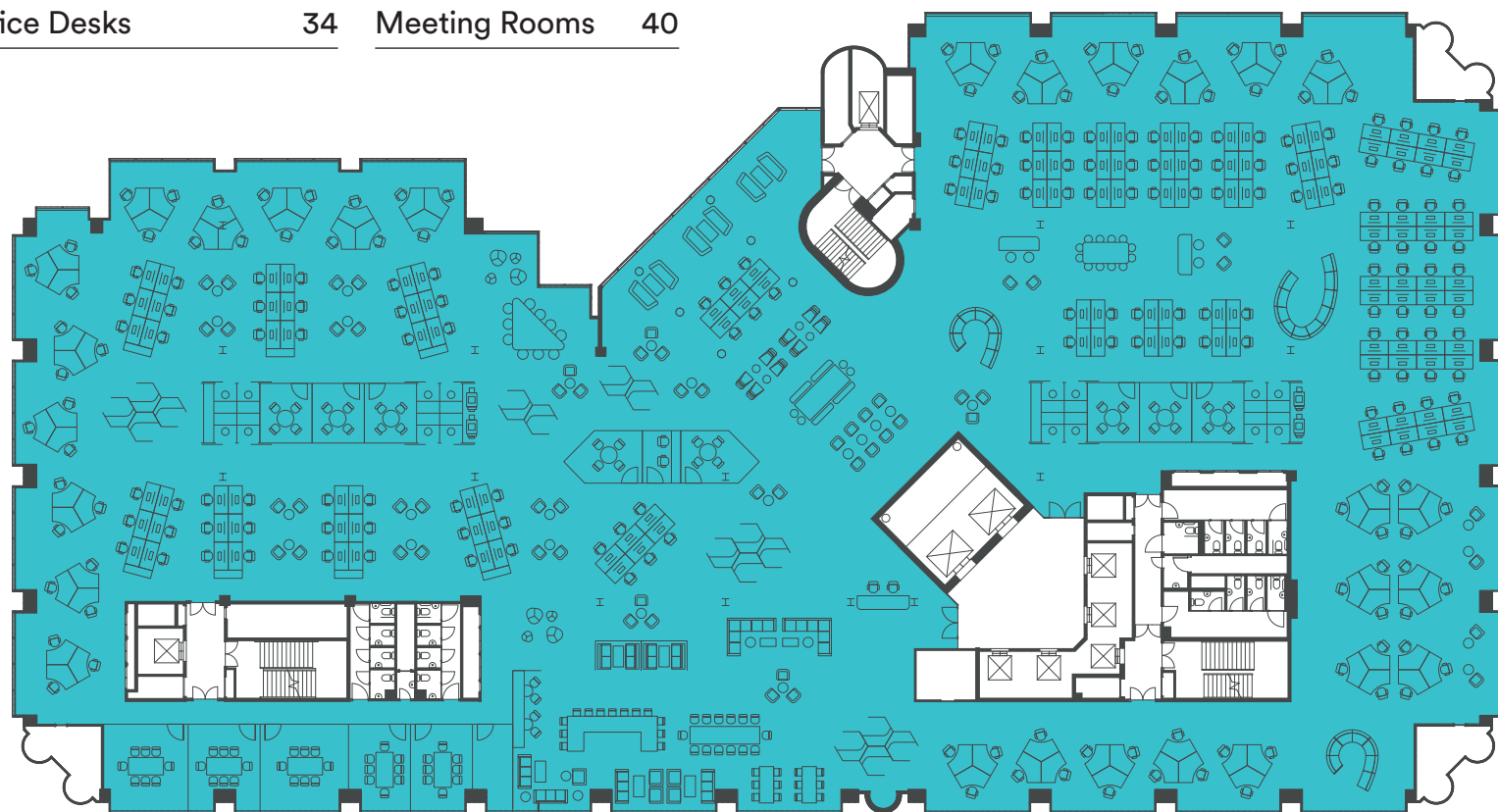
TYPICAL UPPER

Seventh Floor

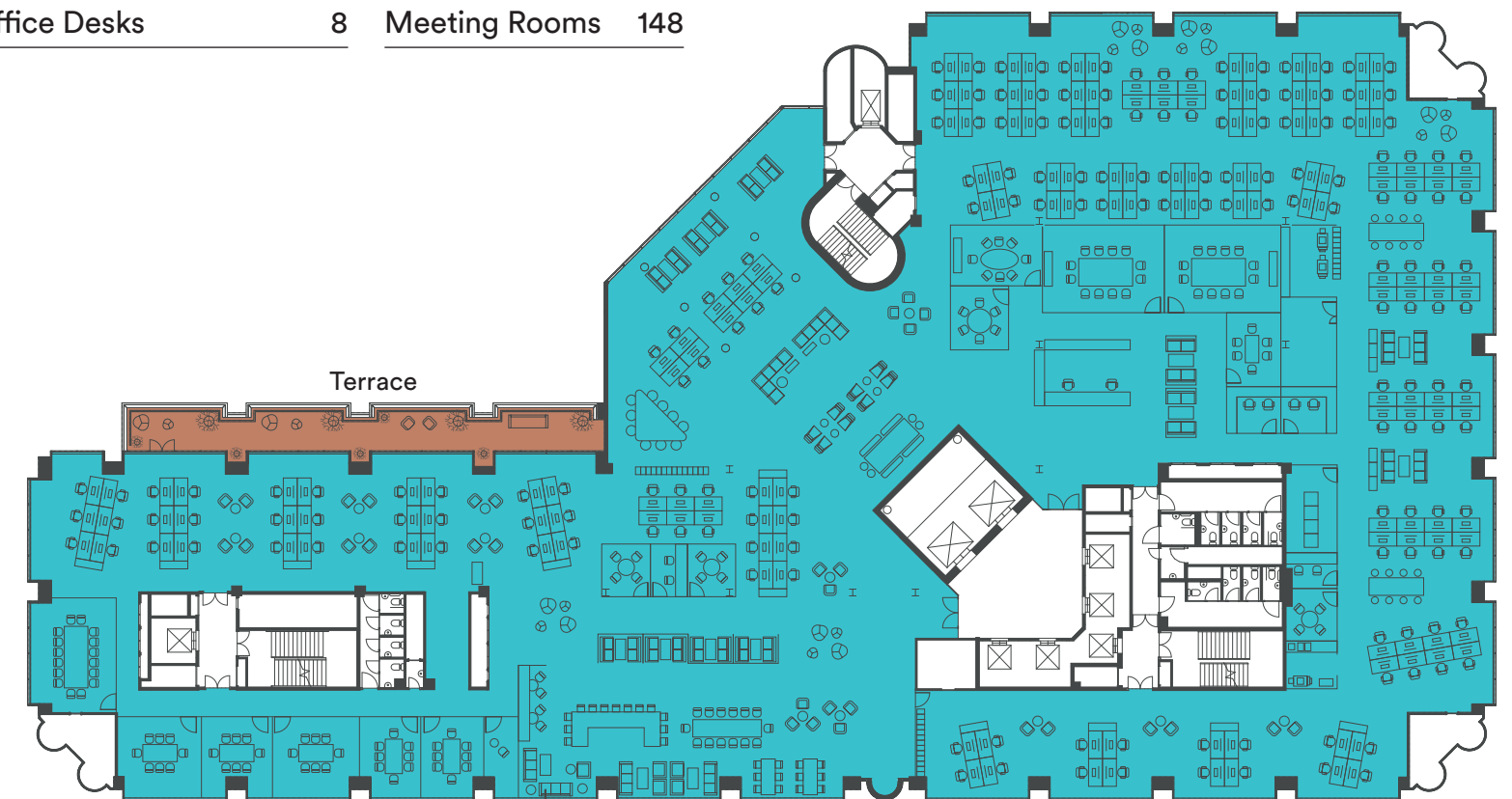


SPACEPLANS

Occupational Density	1:8	
Open Plan Desks	220	Touchdown Seats 142
Office Desks	34	Meeting Rooms 40



Occupational Density	1:8	
Open Plan Desks	176	Touchdown Seats 136
Office Desks	8	Meeting Rooms 148



EXTERNAL FINISHES

- Façade – Brand new fully glazed shop fronts at the ground floor with new glazing throughout the building façade. The external metalwork and façade to be painted in charcoal colour.
- Portsoken Street / Main Entrance – New entrance doors and glazing at the ground floor. A new feature canopy at the entrance. The main entrance block consists of 2 revolving doors and automated disabled door access.
- Goodman's Yard Street Entrance – New glazing and additional security barriers.
- Retail Units – North east side of the ground floor to be converted into a retail unit with a separate entrance. North west side of the ground floor to be partly converted into a café / restaurant unit which would be accessible for the building occupants via reception as well as for the public via the street.
- The external area on the ground floor will be landscaped to create footpaths and green spaces.

RECEPTION

- Fully glazed entrance with a 10-metre-high ceiling.
- Concrete floor tile with blackened steel trim throughout the reception foyer.
- Feature wall with a kinetic art / light installation.
- Feature mesh wall and a curved LED light in the lift lobbies.
- High quality entrance matting to the entrance lobby.
- Modern furniture and bespoke joinery seating within the reception foyer and café for the building users.

BICYCLES, SHOWERS & LOCKERS

Secure bike storage units at ground floor level, as well as external bike parking for short stay visitors.

- Secure space for 302 bikes internally and 40 bikes externally
- 34 showers and 1 wheelchair accessible shower facility
- 302 secure lockers provided

SPACE PLANNING & OCCUPATION DESIGN

- The offices are designed to accommodate an occupancy ratio of one person per 8m² NIA.
- The building is designed to accommodate both open plan and cellular office configurations.
- The building design module is 1.5m built on a 7,200mm grid which would be 1,800, but windows are at 1,500ctrs.
- Ceilings, floors and perimeter services have been coordinated for the ease of installation of partitions.
- WC accommodation is designed to accommodate an occupancy of one person per 8m² NIA based on 100% split for unisex provisions.
- Wheelchair accessible WCs are provided on the basis of a minimum one per floor.
- Means of Escape – 1 person per 6m² NIA.

RAISED FLOOR

- Medium grade tiles throughout office areas.
- Office floor void zone 100mm.

CEILINGS

- Exposed concrete and ribbed metal deck ceilings throughout the offices.
- Ceiling height for the offices: Clear height on floors 1-8 – 3m; 3.95m floor to soffit.

UNISEX WC CUBICLES

WCs – Full height WC 'superloo' cubicles for unisex use, with ceramic sanitary ware and sensor-controlled taps, stainless steel ironmongery and a porcelain tile floor finish.

- Square matt white tiles.
- High quality terrazzo tiled floor.
- Laminate solid-core doors with stainless steel ironmongery.
- High quality surface mounted downlights on plasterboard soffit within the toilet cubicles.
- Wall mounted sink and mirror with powder coated metal trim.
- Wall mounted WCs with concealed cisterns and brushed chrome flush plate.
- Wall mounted soap dispenser, double toilet roll holder, door stops and coat hooks.

MECHANICAL SERVICES

New air handling unit is located at roof level incorporating supply and extract fan assemblies, direct expansion heating and cooling coil, filtration, electrical frost protection coil and heat recovery.

There is an **area for tenant plant** on the roof.

AIR CONDITIONING

The reception and the office areas are air conditioned via energy efficient direct expansion two pipe volume refrigerant system with full heat recovery to enable simultaneous heating and cooling.

Internal terminal units are zoned taking into account BCO Guide to Specification 2014, with fan coil type units at high level discharging secondary air to diffusers.

Office areas to have the same energy efficient direct expansion two pipe volume refrigerant system to suit the tenancy demises.

DESIGN TEMPERATURES

External Design Conditions (CIBSE Guide A)

- Winter: -4°C DB / -4°C WB
- Summer: 29°C DB / 20°C WB

Internal Design Conditions (CIBSE Guide A)

- Summer: 24°Cdb ± 2
- Winter: 20°Cdb ± 2

VENTILATION RATES

- Occupation density 1 person/8m² floor area per person.
- A minimum fresh air quantity of 12l/s/person.
- 15 air changes / hour showers.
- 12 air changes / hour.
- Fresh air make up will be 85-90% of the extract volume.

BUILDING MANAGEMENT SYSTEM

The system is controlled via Building Management System.

LIGHTING DESIGN

Proposed levels of illuminance (lux):

- Offices: 400 lux at desktop height (0.8m AFFL)
- Entrance / reception: 200 (300 over reception desk)
- WCs: 200
- Stores including cycle store: 200
- Circulation: 100
- Comms rooms: 300
- Plant rooms: 200
- Atrium: 200

The office areas are illuminated using suspended circular LED luminaires mounted to the soffit and circular surface / recessed LED downlighters to the common areas.

Emergency lighting is installed in accordance with BS 5266.

ELECTRICAL SERVICES

The LV distribution has been designed for a 400/230 Volts, 50 Hz AC supply with a variation of +10% -6% in voltage and +1% in frequency with power factor correction to 0.95 lagging.

- Lighting 10 W/m²
- Small power 25 W/m²
- HVAC plant 50 W/m²
- Small Power Additional Capacity 10 W/m²

INTERNAL NOISE DESIGN

- Open plan office areas: NR38
- Reception / Atrium / Circulation areas: NR40
- Toilets, back of house areas: NR 45

SUSTAINABILITY

BREEAM Target – The design team are working towards achieving BREEAM Very Good under 'BREEAM Refurbishment and Fit Out (2014)' requirements.

FIRE ALARMS

A new analogue addressable fire alarm system will be installed covering the whole building, in compliance with BS 5839 part 1: 2002. Fire telephone and refuge intercom system will be provided within firefighting lobby and WC refuge location at every floor. This system will be in compliance with BS 9999 and BS 5839.

SECURITY

There will be a landlord CCTV system to provide coverage to the reception, ground floor facilities, basement to Level 8 lobby areas. Containment system with draw wires to allow for tenant installed access control. The building will be provided with 24 hour manned security with systems designed in compliance with 'SECURE BY DESIGN'.

WIRED SCORE

The building is designed to achieve a Gold WiredScore rating.

LIFTS

Proposed specification

- 9 x new lifts in accordance with BCO (2014) serving lower ground floor to level 8 consisting of:
 - 2 x Single entry 1,000kg 13 person fire lifts. Rated speed 1.0m/s
 - 1 x Single entry 2,000kg 26 person Goods Lift. Rated speed 1.5m/s
 - 2 x Single entry 1,350kg 17 person passenger lift. Rated speed 2.0m/s
 - 4 x Single entry 2,000kg 26 person passenger lift. Rated speed 2.0m/s

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Expected delivery date: Q4 2020

Q1 2021?

A development by



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