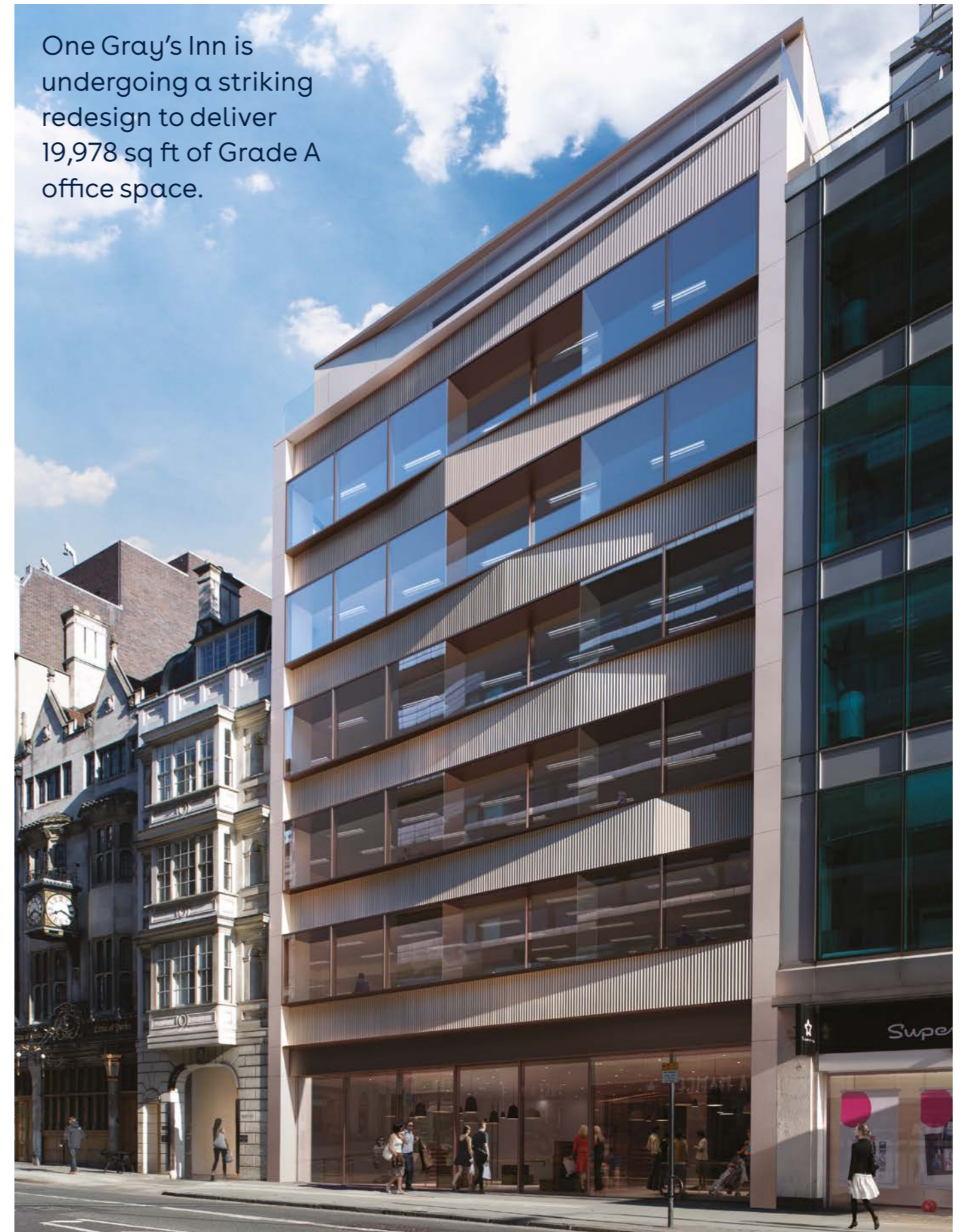


ONE  
GRAY'S  
INN

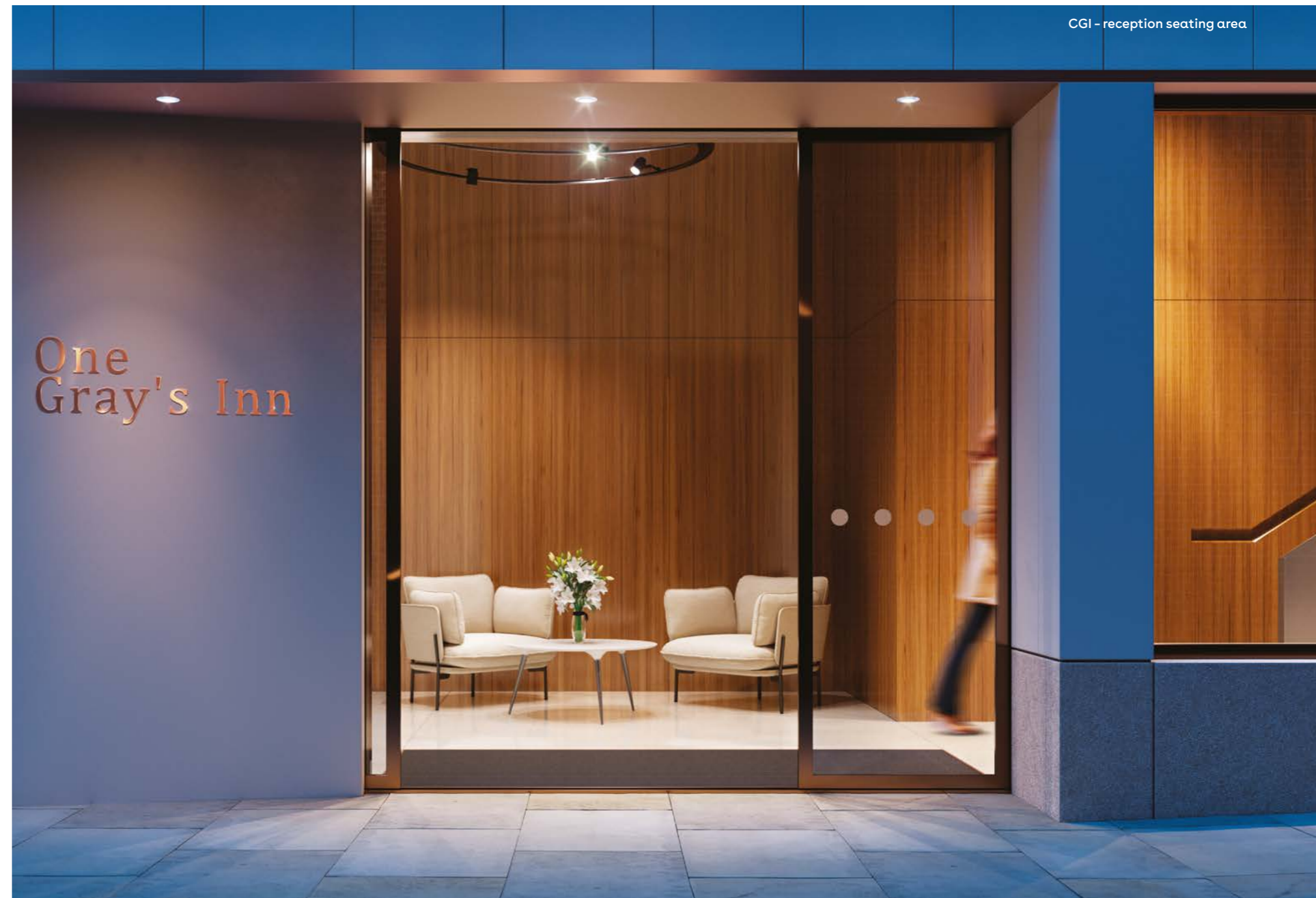
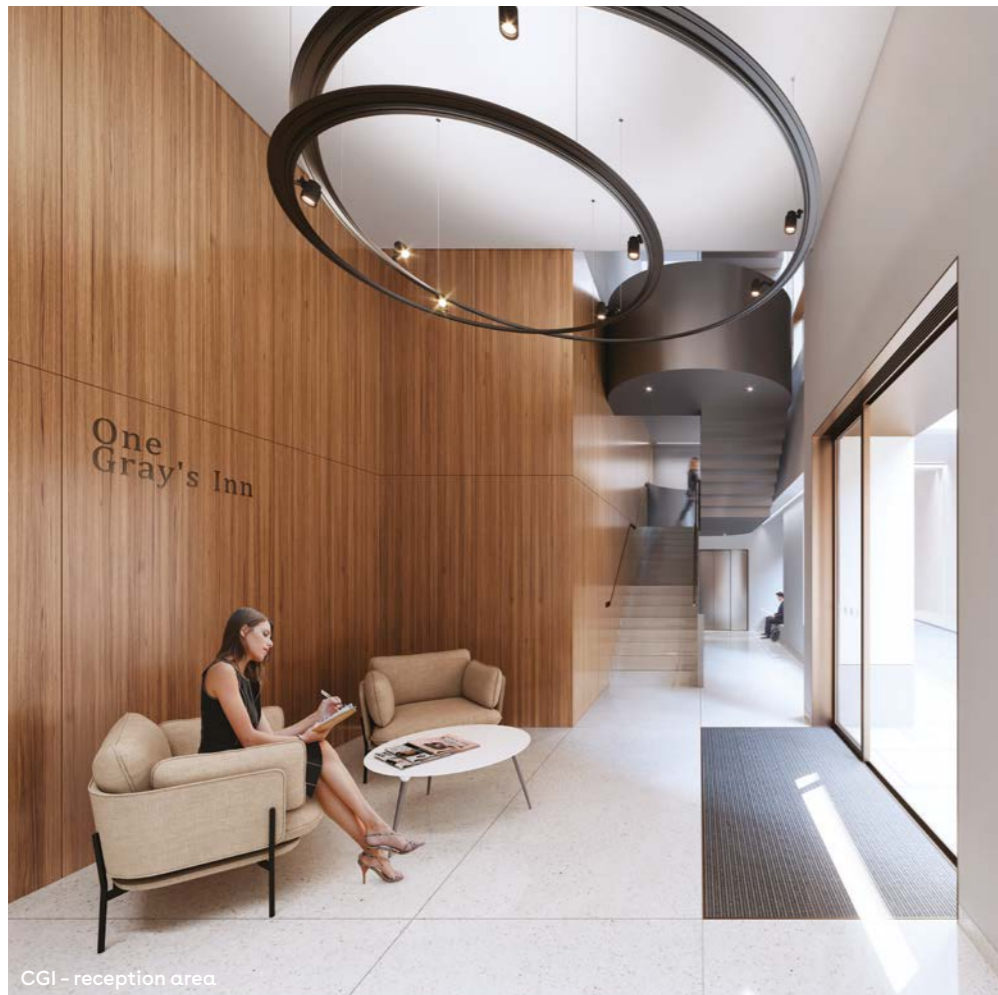
LONDON WC1

One Gray's Inn is undergoing a striking redesign to deliver 19,978 sq ft of Grade A office space.



## Building Overview

The building entrance and reception is located on the main route into Gray's Inn, offering a stylish and contemporary arrival for visitors.



### Summary Specification

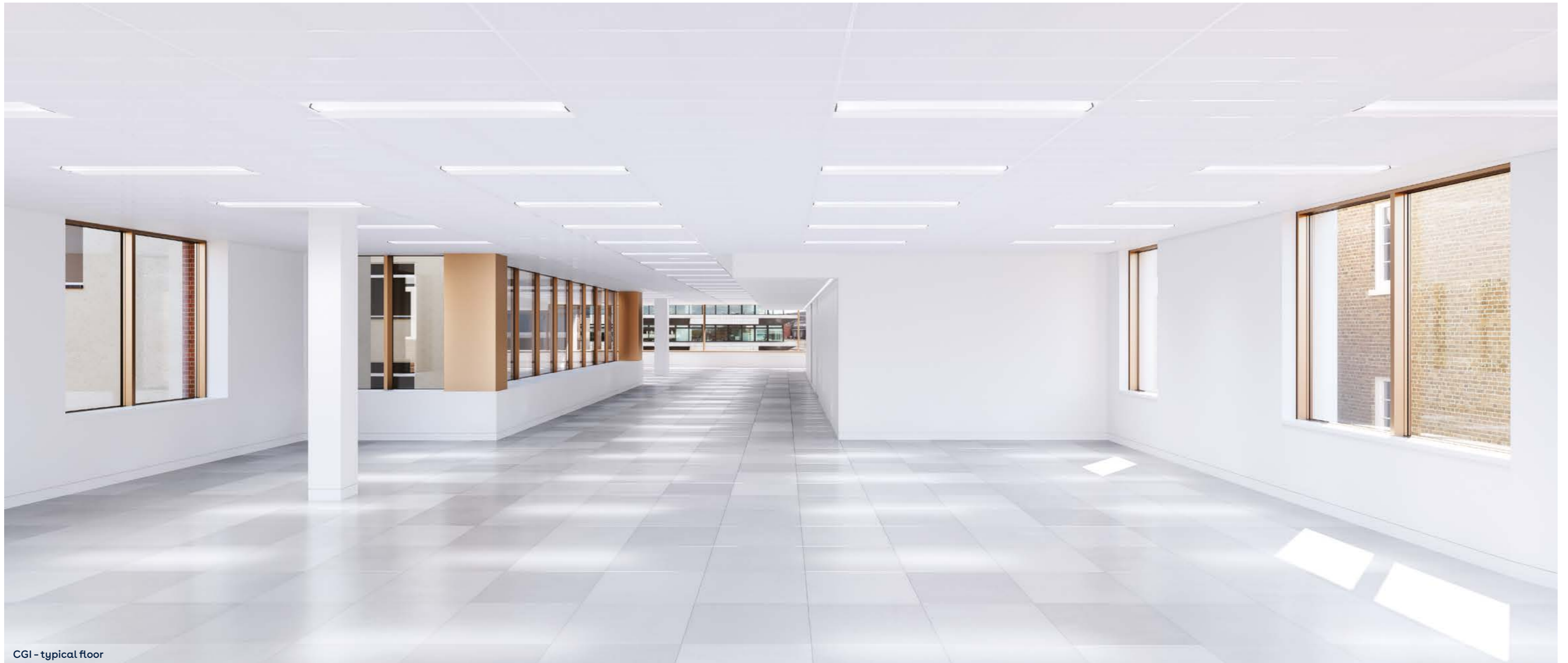
- New glazing, cladding and structure
- New air conditioning
- New WCs and central core
- Two new 8 person lifts
- Contemporary acoustic ceilings
- 110mm raised metal floors
- 1:10m occupancy
- 2 showers with associated lockers
- 14 bike spaces
- EPC Rating B
- BREEAM Rating 'Excellent'

## The Space / Plans

The redevelopment of One Gray's Inn provides 19,978 sq ft of net internal area (NIA) with individual floors from 1,722 sq ft to 3,929 sq ft - the fifth and sixth floors benefit from large roof terraces.

### Schedule of Areas

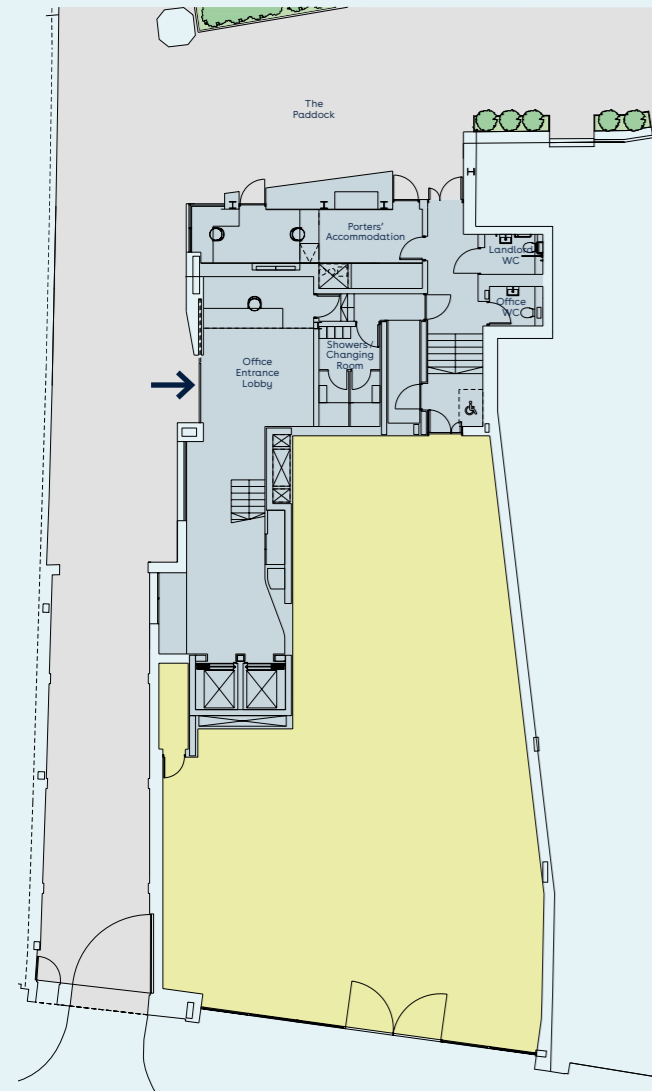
Floor	Use	sq m	sq ft
6th	Office	160	1,722
5th	Office	250	2,691
4th	Office	351	3,778
3rd	Office	365	3,929
2nd	Office	365	3,929
1st	Office	365	3,929
Ground	Retail		
Basement	Retail		
<b>Total</b>		<b>1,856</b>	<b>19,978</b>



CGI - typical floor

# Floor / Space Plans

## Ground Floor

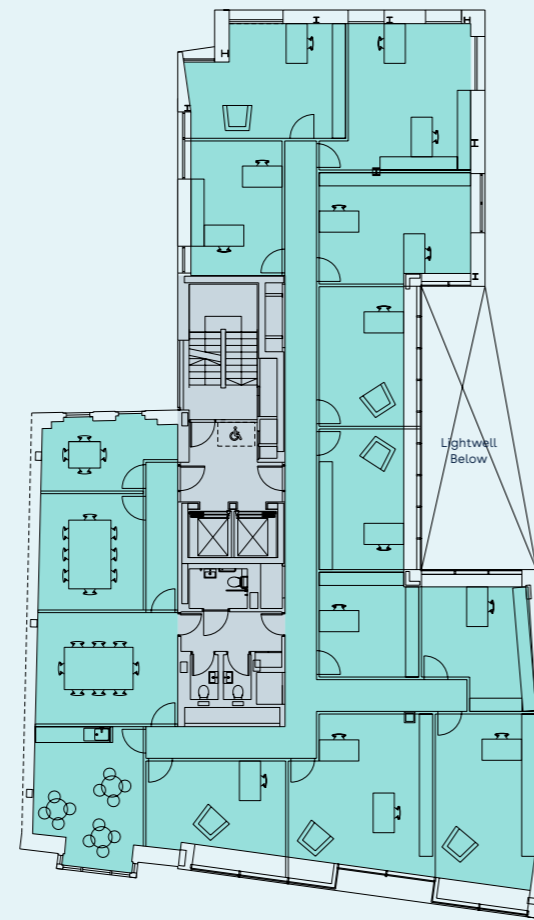


High Holborn

## 3rd Floor - Cellular

Office: 365 sq m / 3,929 sq ft

1 person office	7	<b>Total occupancy</b>	<b>15</b>
2 person office	4	<b>Occupancy ratio</b>	<b>1:10 sq m</b>
8 person meeting room	2		
4 person meeting room	1		
Kitchenette & common room	1		
WC	2		
Accessible WC	1		

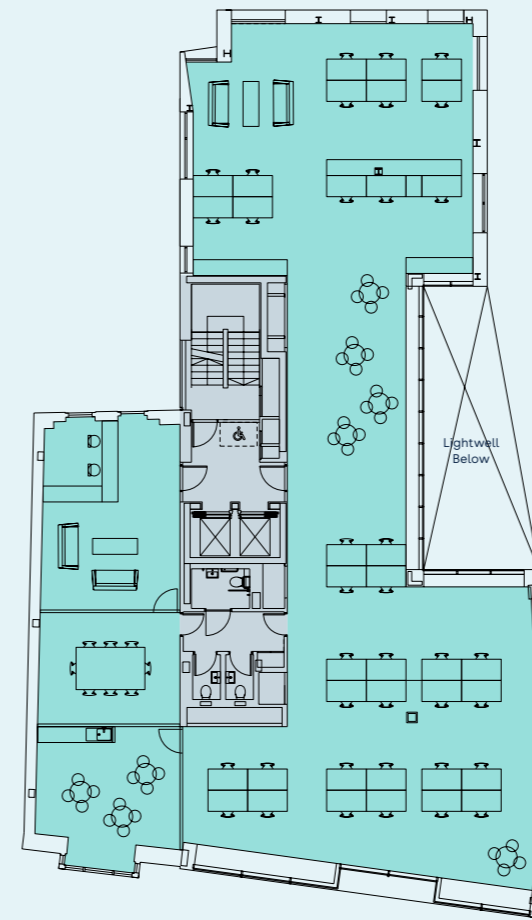


High Holborn

## 3rd Floor - Open Plan

Office: 365 sq m / 3,929 sq ft

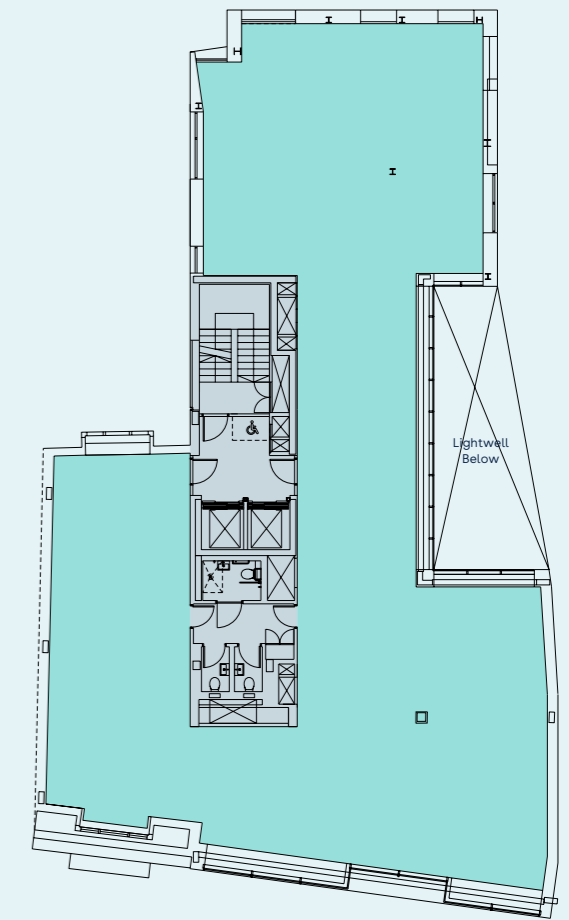
Open plan desks	37	<b>Total occupancy</b>	<b>38</b>
8 person meeting room	1	<b>Occupancy ratio</b>	<b>1:10 sq m</b>
Kitchenette & common room	1		
Breakout area	2		
Receptionist	1		
WC	2		
Accessible WC	1		



High Holborn

## 4th Floor

Office: 351 sq m / 3,788 sq ft



High Holborn

Office  
Retail  
Side Street  
Core

Floor plans not to scale. For indicative purposes only.



**Building  
Outlook**

Terraces on the fifth and sixth floors provide occupiers with stunning views across Gray's Inn to the rear of the building and across High Holborn to the front.



CGI - fifth floor terrace looking north across Gray's Inn

# Building Specification

## Overview

The works comprise the comprehensive refurbishment of an existing office building over eight levels, basement ground and six upper floors with the top floor being replaced and a new office core and rear extension added. The office (B1) entrance is located on the main access route into Gray's Inn from High Holborn.

## Occupancy Standards

The following design criteria have been adopted:

Fire Escape:	1 person / 6m <sup>2</sup>
Indoor climate:	1 person / 10m <sup>2</sup>
Lifts:	1 person / 10m <sup>2</sup>
WC Accommodation:	1 person / 10m <sup>2</sup>

Plus 20% excess provision in line with BCO guidance.

## Sanitary Accommodation

Provision of two super loos on each floor plus disabled WC on each floor with provision for shower facilities.

## Cycle Provision

14 covered spaces (1:132 m<sup>2</sup> / 1:1421 ft<sup>2</sup>) – with access at the rear of the building via the Paddock and access from the ground floor office reception area.

Two showers to be provided on the ground floor with separate external access and lockers.

## Façade

A mixture of a terracotta rainscreen glazed tile (profile and smooth finish) cladding system with a lightwell formed of a Schüco glazed curtain walling system and a brick elevation at the rear. Windows, bronzed anodised aluminium Schüco fixed window system.

## Main Entrance / Reception

Office entrance to West side of building. Automatic glazed sliding entrance doors. Light oak panelling to reception with terrazzo floor tile finish throughout reception lift, office lobbies and stairs. Enhanced external areas with feature lighting, landscaping and planting with surfacing a mixture of Yorkstone paving and granite sets.

## Lifts

Two 8 No. passenger lifts serving all floors from reception area.

## Terraces

Fifth floor rear terrace and sixth floor front and rear terraces surfaced with concrete paving in stone pebble finish resting on pedestal supports.

## Office Floors

New raised access floor with metal finish, white painted walls and acoustic suspended planked ceiling recessed linear LED lighting integrated into suspended ceiling system. (900 x 300 grid system).

## Doors

Glazed doors and screen to office lobby elsewhere painted flush single doors.

## WCs

High quality ceramic tile with bespoke Thrislington trough style wash basin, stainless steel accessories, Grohe taps. Full height walls & Thrislington 'flow' veneered doors.

## Structural Floor Loadings

The floors have been engineered to meet the following design criteria:

Retail	4.00kN/m <sup>2</sup>
Office	3.5kN/m <sup>2</sup>
Office floor loadings	+1.0kN/m <sup>2</sup>

## Mechanical Services

The following design criteria have been utilised in the design of the base building services.

### External Design Criteria

Summer	= 29°C db 20°C wb
Winter	= -4°C db -4°C wb

### Internal Design Criteria

Internal offices (for purposes of main plant sizing)

Temperature:	
Summer	= 24°C db +/- 2°C
Winter	= 22°C db +/- 2°C

### Toilet Areas

Summer uncontrolled  
Make up air from offices

Winter	= 18°C +/- 2°C
No humidity control	

## Reception

Summer	= 24°C db +/- 2°C
Winter	= 22°C db +/- 2°C
No humidity control	

## Office Air Conditioning Loads

Lighting:	12W/m <sup>2</sup>
Equipment:	25W/m <sup>2</sup>

Occupancy one person per 10m<sup>2</sup>

## Heat Gain From People

70W/p Sensible

40W/p Latent

## Ventilation Rates

Offices: 10L/s/p at 1 person per 10m<sup>2</sup>

Toilets: 10 ac/hr

## Internal Noise Levels

Offices: NR38

Toilets and stairs: NR40

Reception: NR42

## Electrical Services

### Electrical Design Criteria

The following allowances have been used within the electrical design:

Tenant lighting: 10W/m<sup>2</sup>

Tenant's power: 10W/m<sup>2</sup>

Landlord's power 70W/m<sup>2</sup>

Mechanical Services, Lifts:

Future tenant spare capacity: 10W/m<sup>2</sup>

## Tenant Power

Tenants power is derived via a split-metered lighting and power distribution board to each floor, fed via MID metered tap offs from a single rising busbar.

## Voice and Data

Space within the electrical riser has been allocated for future tenant comms risers.

## UPS Battery

Provided for life safety equipment.

## Security Systems

A landlord's intruder alarm and internal perimeter CCTV coverage is provided.

Electronic access control protects external entrances and this system can be expanded by incoming tenants to cover individual floors or areas.

## Lighting

Lighting is designed in accordance with BS EN 12464-1:2011.

The artificial internal lighting installations will provide the following average levels of illumination:

Office areas	400 lux
Reception	200 lux
Toilets, lobbies, corridors	200 lux
Plantrooms	200 lux
Stairs	150 lux

Emergency lighting – to BS5266.

## Fire Alarm System

Fire Alarm – to BS5839, classification L2.

## Environmental Features

– BREEAM – The works are designed to achieve a BREEAM 2014 rating of 'Excellent'.

– VRF air source heating and cooling.

– Point of use electric hot water heaters for DHW production.

– High efficiency fans and run-around-coil heat recovery on ventilation plant.

– High efficiency LED lighting throughout with presence detection and daylight dimming.

## Tenant Plant

Provision will be made for tenant plant at roof level of 21 High Holborn.

## Telephones

A number of ducts will be installed from the incoming telecoms room at basement level to the Paddock at the rear to allow for future provision of telephone and cable connections by the tenant.

Dedicated communications risers are provided with cable trays and cable baskets.

## Refuse

A refuse and recycling bay is provided within the Paddock area for tenants use.



CGI - main building entrance

## Local Area / Amenities

### Occupiers

- |                        |                      |
|------------------------|----------------------|
| 01 Grey London         | 11 Lacoste           |
| 02 Amazon              | 12 Tesco Digital     |
| 03 Ben Sherman         | 13 Saatchi & Saatchi |
| 04 Agent Provocateur   | 14 MediaCom          |
| 05 Publicis Groupe     | 15 Arriva            |
| 06 Trainline           | 16 Weber Shandwick   |
| 07 Secret Escapes      | 17 Irwin Mitchell    |
| 08 Sainsbury's         | 18 Bird & Bird       |
| 09 Octopus Investments | 19 Slater + Gordon   |
| 10 GANT                |                      |

### Amenities

- |                            |                          |
|----------------------------|--------------------------|
| 01 Vanilla Black           | 09 Grand Union           |
| 02 Bounce                  | 10 Kimchee               |
| 03 Leather Lane Market     | 11 Fields Bar & Kitchen  |
| 04 Bleeding Heart          | 12 Rosewood London Hotel |
| 05 Hix Oyster & Chop House | 13 Little Waitrose       |
| 06 Comptoir Gascon         | 14 Fleet River Bakery    |
| 07 Smiths                  | 15 Brasserie Blanc       |
| 08 The White Swan          | 16 Hoxton Hotel          |
|                            | 17 Holborn Grind         |



One Gray's Inn occupiers have access to some of the City's most renowned cafés, bars, restaurants and retail amenities. From long established street food markets to fine dining favourites – traditional City outfitters to celebrated hotel brands.



Hoxton Hotel reception



<b>Bond Street</b> <b>05</b> mins (via Chancery Lane) 	<b>King's Cross</b> <b>03</b> mins (via Holborn) 	<b>Farringdon</b> <b>05</b> mins 
<b>Holborn</b> <b>06</b> mins 	<b>ONE GRAY'S INN</b>	<b>Bank</b> <b>03</b> mins (via Chancery Lane) 
<b>Heathrow</b> <b>32</b> mins (via Farringdon from 2018) 	<b>Chancery Lane</b> <b>01</b> mins 	<b>Liverpool Street</b> <b>06</b> mins (via Chancery Lane) 

Travel times from TfL.



Situated centrally between the West End and the City in Midtown. The building has unrivalled connectivity and is in close proximity to four major transport hubs - linking One Gray's Inn across the city and beyond.



The Walks, Gray's Inn

Further  
Information



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