8

SALISBURY SQUARE

MIDTOWN
SPACE TO THINK
Using new technologies together with an approach that embraces the potential of the building’s character we have been able to create high quality environments for people to work, socialise and exchange ideas.

Together, this underpins our design values, allowing us to cater for a range of working styles that businesses of tomorrow are already considering today

James Elliott, TP Bennett LLP
Occupying a peaceful pocket of prime Midtown, 8 Salisbury Square offers over 155,000 sq ft of office space just a stone’s throw from the vibrancy of Fleet Street. With impressive terraces on five floors and clear efficient floor plates, 8 Salisbury Square is a space to make your own. A space to grow. A space to succeed.
ARRIVAL EXPERIENCE

Your arrival experience at 8 Salisbury Square promises to be a peaceful and efficient one. The secluded square, just off Fleet Street offers a dedicated taxi drop-off area, a calm arrival for both you and your visitors. Employees benefit from direct cycle access at street level down into a secure basement store area, making the arrival to work just that little bit easier.
The reception is one of exceptional scale. A double height entrance area leads you into a more intimate space where you can meet, greet and discuss the day’s business. With modern and contemporary finishes, along with usable and private meeting areas the reception area at 8 Salisbury Square is one that has been designed with people in mind. It is a space that both welcomes people and encourages them to stay.
Salisbury Square is a peaceful oasis just a stone’s throw from Fleet Street and the vibrancy of London life.

PEACEFUL SPACE
A wealth of high quality, independent and unique amenities is just a few minutes’ walk.

— New Lanark —

SOCIABLE SPACE
TRANSPORT

Whether mainline rail, bus, underground, Crossrail or cycle-ways, 8 Salisbury Square offers a wealth of transport options no matter where you are travelling. All are located within close proximity, offering easy access in and out of London. The addition of Crossrail at Farringdon will provide quick and efficient access to east and west alike. Furthermore, the proposed cycle-super highway and improvements to the existing river walkway will offer an excellent alternative for those wishing to walk or cycle to work.

1. Farringdon Crossrail Station
2. Cycle hire at Bouverie Street
3. Blackfriars Station
YOUR LOCAL SPACE

MIDTOWN

A quick coffee and croissant to start the day or an evening drink in a classic Victorian pub, 8 Salisbury Square is perfectly located, enabling you to dip into Midtown life and all it has to offer. There is no shortage of places to eat and drink in this area – besides the usual high-street fare, Midtown is home to a selection of unique retailers that you simply won’t find anywhere else. A perfect balance of the new and the old, this area boasts an rich selection of restaurants, cafes, pubs, museums and galleries that you would struggle to find elsewhere in London.

SOME OF LONDON’S FINEST PUBS, WORLD-CLASS MUSEUMS, GALLERIES, RESTAURANTS AND SPECIALIST SHOPS.

YOUR LOCAL AMENITIES

1. The Delaunay
2. Inner Temple Gardens
3. Oliver Sweeney
4. Alchemy
5. 28º 50º
6. El Vino, Fleet Street
7. Somerset House galleries
8. Department of Coffee & Social Affairs
9. Bridewell Hall
10. New Street Square
11. Diwan in the City
12. Crowne Plaza Hotel
13. Kim’s Vietnamese
14. The Fleet Street Press Coffee and Tea House
Midtown is a great place to work, to live and to visit. There is so much on offer – an eclectic mix of the new and the old.
Terrace space on five floors providing 6,500 sq ft of outside space and stunning views over London.
Floorplates ranging from 12,000 to 19,000 sq ft provide efficient floor space, with excellent natural light offering staff a working environment conducive to productivity, comfort and well-being.
**SPACE FOR BUSINESS**

<table>
<thead>
<tr>
<th>FLOOR</th>
<th>NIA (SQ FT)</th>
<th>TERRACE (SQ FT)</th>
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<tbody>
<tr>
<td>Eighth</td>
<td>12,002</td>
<td>1,981</td>
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<tr>
<td>Seventh</td>
<td>14,725</td>
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<tr>
<td>Sixth</td>
<td>14,693</td>
<td>1,798</td>
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</tr>
<tr>
<td>Fourth</td>
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</tr>
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<td>Lower Ground</td>
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<tr>
<td>Total</td>
<td>156,326</td>
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**BUILDING FACILITIES**

Include lockers, drying room, showers, changing rooms & 153 secure basement cycle spaces.

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**GROUND FLOOR**

13,250 SQ FT OFFICE
5,286 SQ FT RECEPTION
SECOND FLOOR

19,343 SQ FT OFFICE
883 SQ FT TERRACE

FIFTH FLOOR

16,878 SQ FT OFFICE
388 SQ FT TERRACE

Floor plans not to scale. For indicative purposes only.
SIXTH FLOOR

14,693 SQ FT OFFICE
1,798 SQ FT TERRACE

EIGHTH FLOOR

12,002 SQ FT OFFICE
1,981 SQ FT TERRACE

Floor plans not to scale. For indicative purposes only.
1:8 OPEN PLAN LAYOUT

37,933 SQ FT OFFICE

THE BUILDING

Cellular layout—

17,933 SQ FT Office

Floor plans not to scale. For indicative purposes only.
The floor plates are built to accommodate 1 person per 10 sq m, an average operative condition in summer of 24°C ±2°C, 8 sq m (16 litres per person fresh air at 1 person per 10 sq m), with system providing 12 litres per person fresh air based on 1 person per 6 sq m basis.

Systems provide 12 litres per person fresh air based on 1 person per 6 sq m basis.

The finished floor to ceiling heights, from the top of the raised floor (typical floor) and 120% occupancy in accordance with BS 6465 part 1:1994, with provision to increase to 1.8 occupancy at ground floor.

Lifts: 1 person per 10 sq m assuming 80% utilisation.

The offices are heated and cooled by a centralised air conditioning system (to top of floor tile) throughout.

Floor to Ceiling Heights

The finished floor to ceiling heights, from the top of the raised floor tile to the underside of the suspended ceiling will be:

- Level 8: 2750mm
- Level 7: 3000mm
- Levels 2-6: 2750mm
- Level 1: 2850mm

Suspended Ceiling

Office area will comprise of 750mm square micro-perforated metal ceiling tiles set on an acoustically treated grid with a decorative fascia backing, with integrated air conditioning and lighting system.

Air Conditioning

The offices are heated and cooled by a centralised air conditioning system, served by ceiling void mounted two pipe fan coil units to the main body of the accommodation, with four pipe fan coil units at the perimeter. These units are connected basement chillers and boiler plant, with dry air coolers located at roof level. The system provides 12 litres per person fresh air based on 1 person per 8 sq m (16 litres per person fresh air at 1 person per 10 sq m), with an average Operative Condition in summer of 24°C ±1°C, and 22°C ±2°C in winter.

Construcion

Structure

The building consists of a 120mm self foundation supporting two sub-structural levels of 400mm thick reinforced concrete slabs (lower ground and ground levels) and a steel lateral stability system. The superstructure consists of 9 levels of 135mm lightweight metal deck. The superstructure (typical 9m x 9m grid). The building is designed for imposed loads of 3.5kN/m² plus 10kN/m² for demountable partitions.

Planning Module

The building is built on a 1.5m planning grid and designed to accommodate open plan office space and cellular offices. Ceilings, floors and perimeter services have been co-ordinated for the ease of installation of partitions. The column grid typically comprises 9m x 9m or 9m x 7.5m.

Maintenance and Cleaning

Where possible façades are to be cleaned from street level and terrace areas, with all other areas cleaned via abseiling.

ternal finishes

Entrance

The main entrance on the north elevation will be double height entrance hall with bespoke seating, feature lighting, a timber and stone bespoke reception desk, and fine porcelain stoneware flooring with inset rugs to feature areas. Scope is provided for a second reception desk if required by a major occupier. Conducts and capped services will be installed in two locations to accommodate up to five security turnstiles, adjacent to the reception desk and adjacent to the main lift lobby. A dedicated DDA compliant WC will be provided.

External Envelope

The cladding system to the north, west and south elevations will comprise limestone faced panels with doubled glazed punched windows free of mullions and sub-divisions. New matching elements to part of the eastern elevation hang off a unified curtain walling frame. New glass units will be provided throughout, with a new unified silicon-jointed curtain walling system to the new 8th floor and much of the eastern elevation of the building, designed with mullions to 1.5m centres.

Cycling Facilities

Two tier bicycle racks will provide spaces for up to 153 cycle spaces at basement level, together with lockers for 15 folding bikes. A workshop area will provide the opportunity to carry out repairs, with a bespoke vending machine providing spares. Toilet, shower and changing facilities (including disabled accessible facilities) at lower ground floor together with a drying room and airlocks. 150 limestone-faced lockers.

Shower areas will incorporate seven male and six female showers, with full height cubicles, plus one DDA compliant shower. High quality finishes will include granite cutlery doors, brushed stainless steel in-mirror vanity units, and porcelain floor tiles.

Lighting

The lighting system is designed to enable tenants to comply with the requirements of LG7 as follows:

- Working plane within office areas: 300 to 500 lux (target 400 lux)
- Corridors: 100 lux
- Lift lobbies: 200 lux
- Plant rooms: 200 lux
- Stairs: 150 lux on treads
- Controls and power infrastructure provided for supplementary lighting to be added by tenant if required.
THE TEAM

DEVELOPERS
Greycoat and Cheyne Capital

ARCHITECT
TP Bennett Architects

QUANTITY SURVEYOR
WT Partnership

PROJECT MANAGER
WT Partnership

STRUCTURAL ENGINEER
Waterman Structures

MECHANICAL & ELECTRICAL ENGINEER
Waterman Building Services

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8 SALISBURY SQUARE.COM

DISCLAIMER: All areas are approximate, measured in accordance with RICS Code of measuring practice 6th edition.
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