


8

—

SALISBURY
SQUARE

—

MIDTOWN



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“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



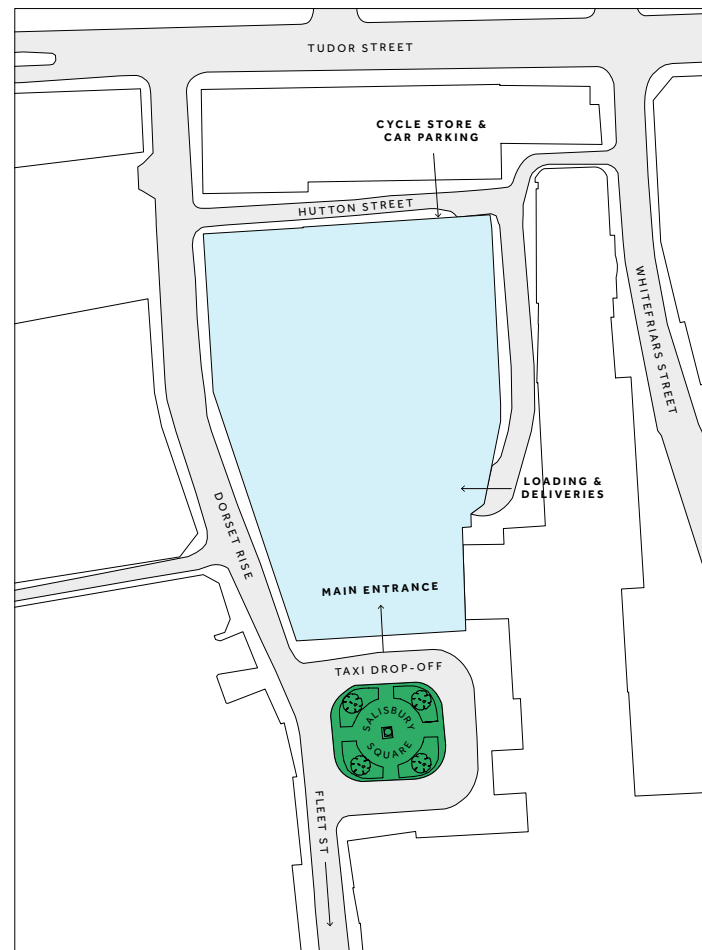
SPACE TO MAKE YOUR OWN

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.





SPACIOUS & UNIQUE RECEPTION

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.

—
PEACEFUL
SPACE
—

Salisbury Square is a peaceful oasis just a stone's throw from Fleet Street and the vibrancy of London life.

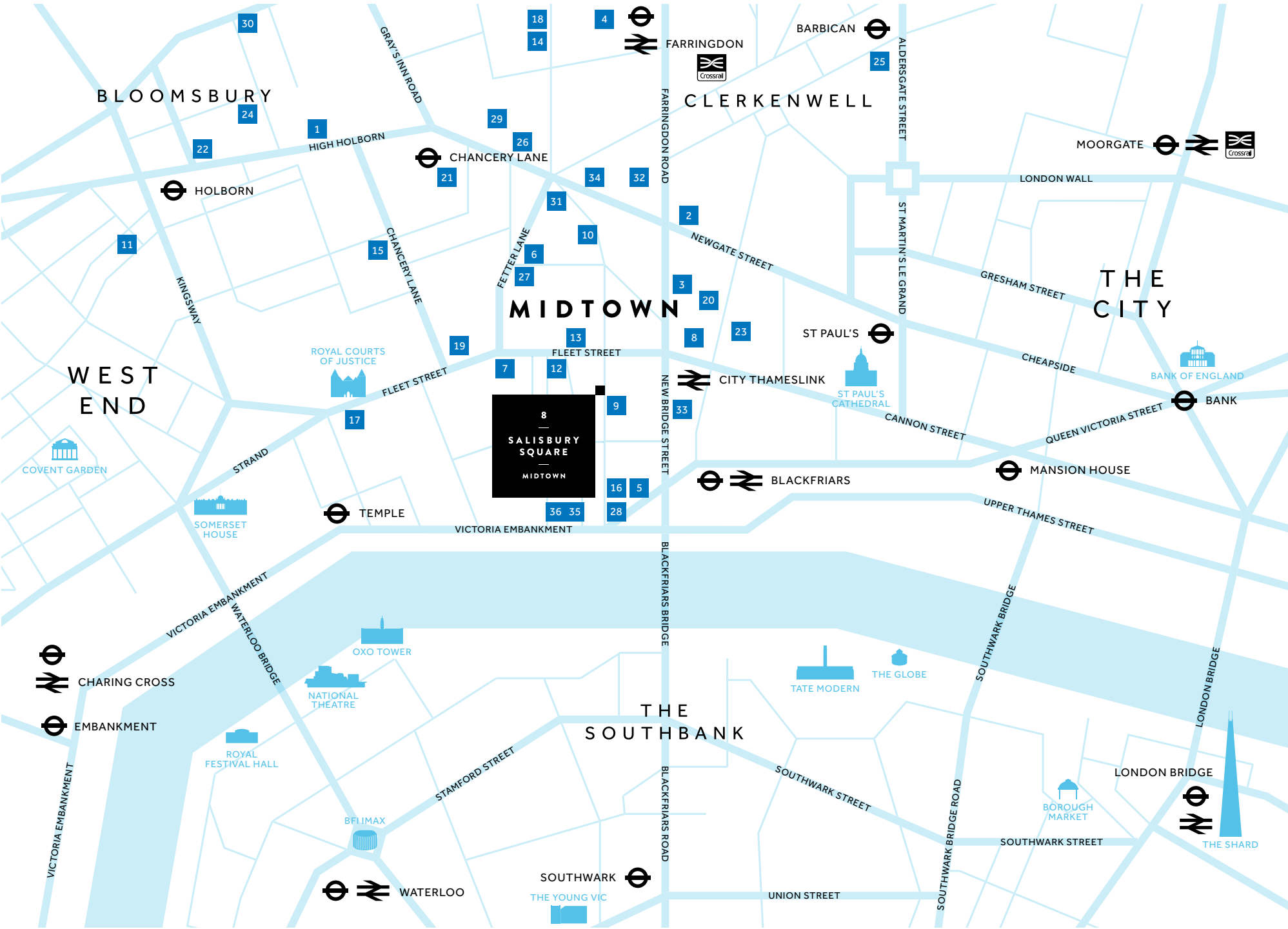
—
SOCIABLE
SPACE
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A wealth of high quality, independent
and unique amenity is just a few
moments away.

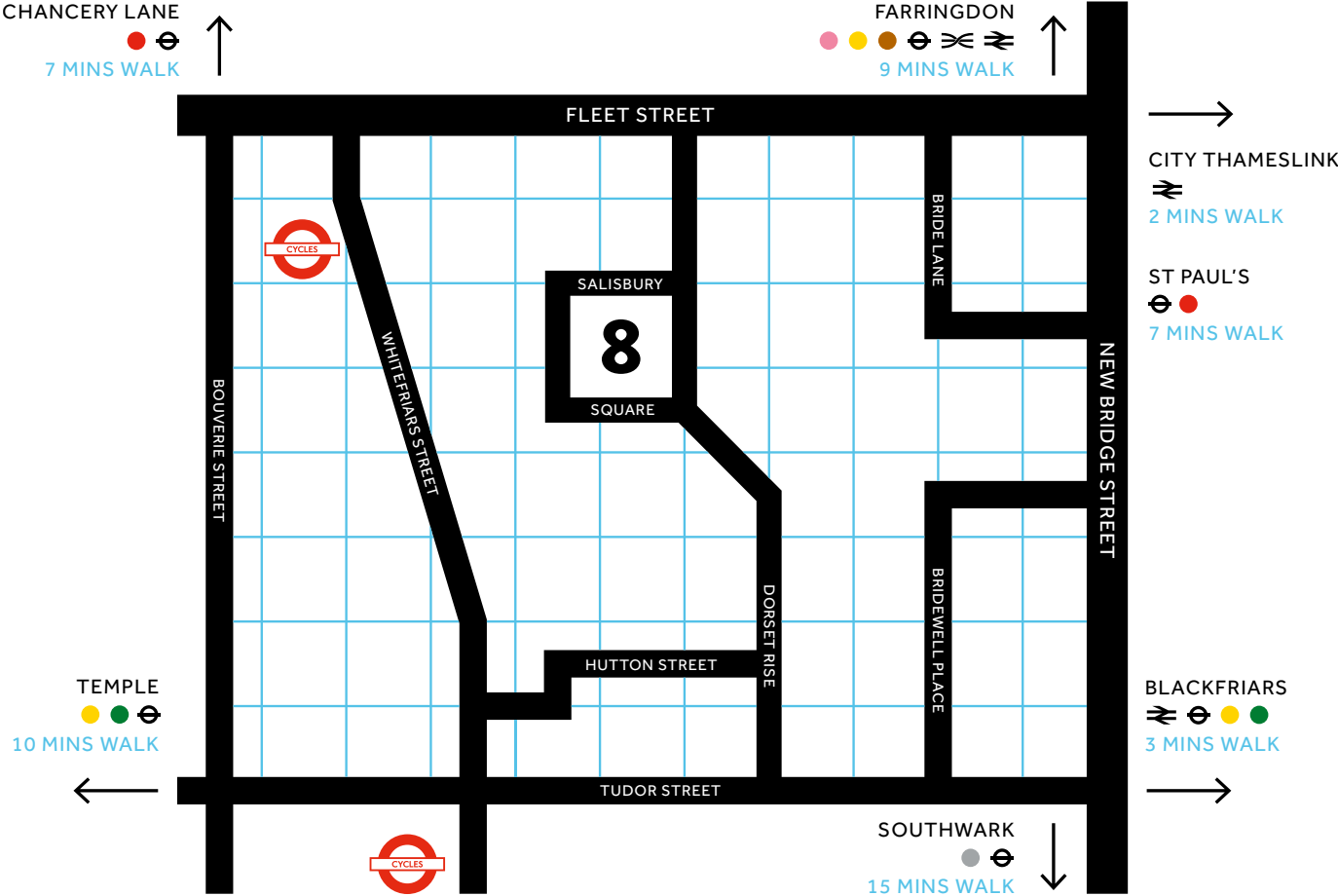
28° 50' Fetter Lane

YOUR SPACE IN MIDTOWN

- 1. Aecom
- 2. Amazon
- 3. Baker Tilly
- 4. Blinkbox
- 5. Bristows
- 6. Burges Salmon
- 7. C Hoare & Co.
- 8. Charles Russell Speechleys
- 9. Crowe Clark Whitehill
- 10. Deloitte
- 11. Fladgate
- 12. Freshfields
- Bruckhaus Deringer
- 13. Goldman Sachs
- 14. Grey Advertising
- 15. Hardwicke
- 16. JP Morgan
- 17. KJ Smith Solicitors
- 18. Lastminute.com
- 19. Lewis Silkin
- 20. Lovell Consulting
- 21. Morgan Sindall
- 22. Olswang
- 23. Rosling King
- 24. Saffery Champness
- 25. Saunderson House
- 26. Skype
- 27. Taylor Wessing
- 28. Unilever
- 29. Weber Shandwick
- 30. Wedlake Bell
- 31. Wilson Wright
- 32. Hogan Lovells
- 33. Baker & McKenzie
- 34. Irwin Mitchell
- 35. Hachette Publishing
- 36. Gibson Dunn & Crutcher



A CONNECTED SPACE



EASY ACCESS TO THE CITY & WEST END

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 on Bouverie Street
- 3. Blackfriars Station





1. The Delaunay

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 a rich selection of restaurants, cafés, pubs, museums and galleries that you would struggle to find elsewhere in London.

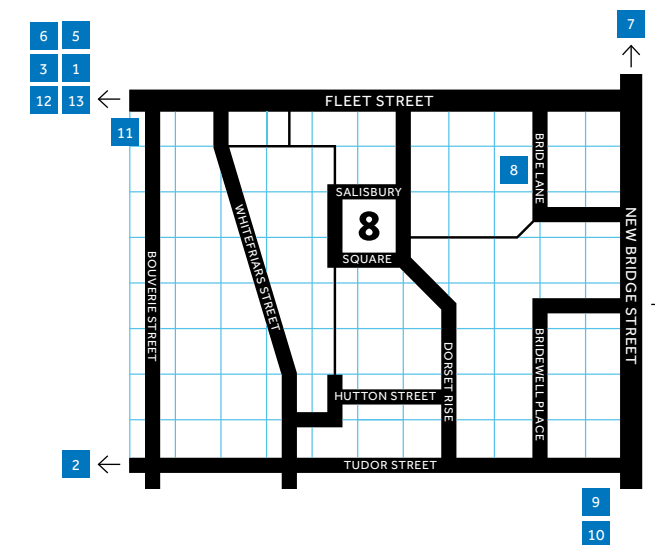
SOME OF LONDON'S
FINEST PUBS,
WORLD-CLASS
MUSEUMS, GALLERIES,
RESTAURANTS AND
SPECIALIST SHOPS.



2. Inner Temple Gardens



3. Oliver Sweeney



YOUR LOCAL AMENITIES

1. The Delaunay
2. Inner Temple Gardens
3. Oliver Sweeney
4. Alchemy
5. 28° 50°
6. El Vino, Fleet Street
7. Somerset House galleries
8. Department of Coffee & Social Affairs
9. Bridewell Hall
10. New Street Square
11. Diciannove in the City
12. Crowne Plaza Hotel
13. Kim's Vietnamese
14. The Fleet Street Press Coffee and Tea House



4. Alchemy



5. 28° 50'



6. El Vino, Fleet Street



7. Somerset House galleries



8. Department of Coffee & Social Affairs



9. Bridewell Hall



Salisbury Square



10. New Street Square



11. Diciannove in the City



12. Crowne Plaza Hotel

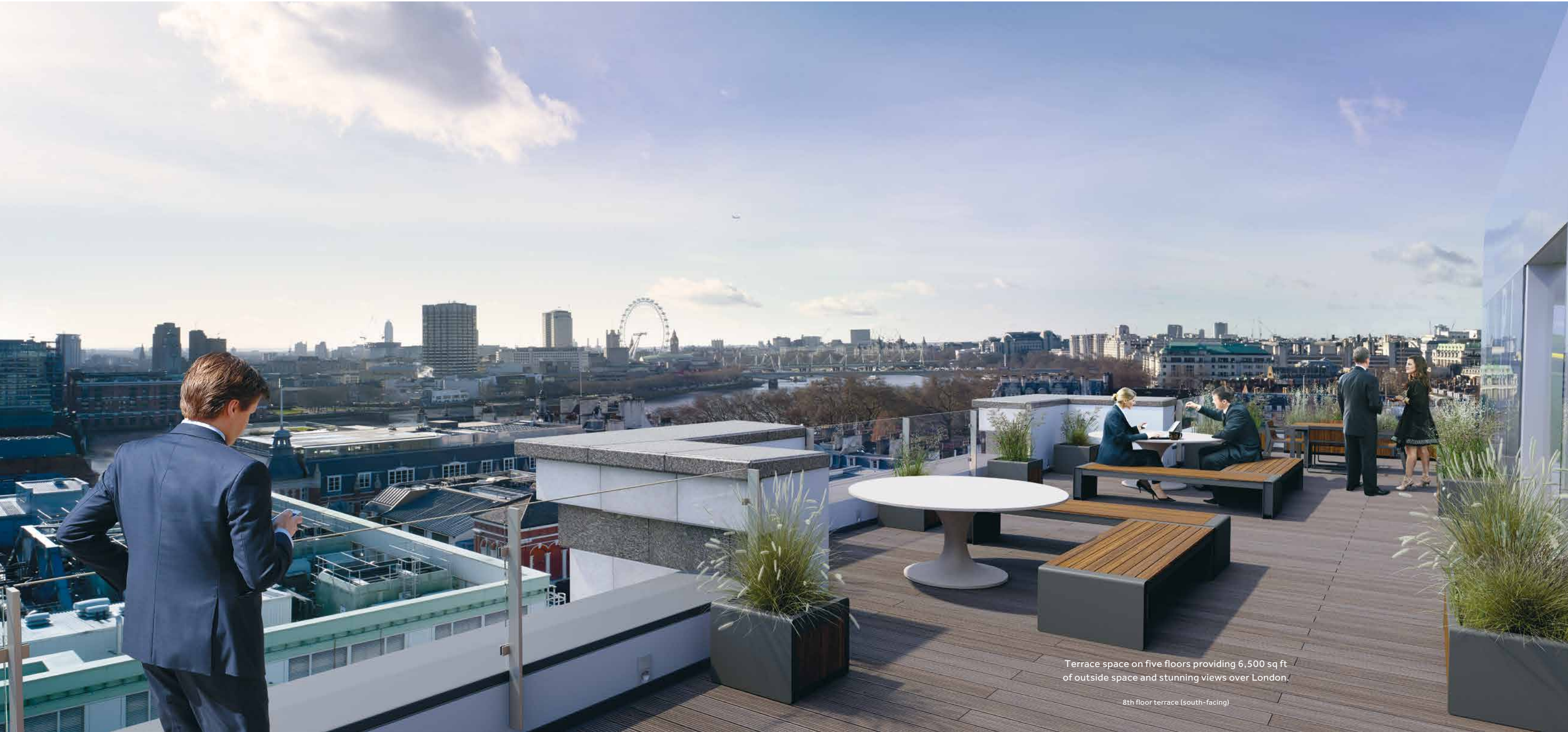


13. Kim's Vietnamese



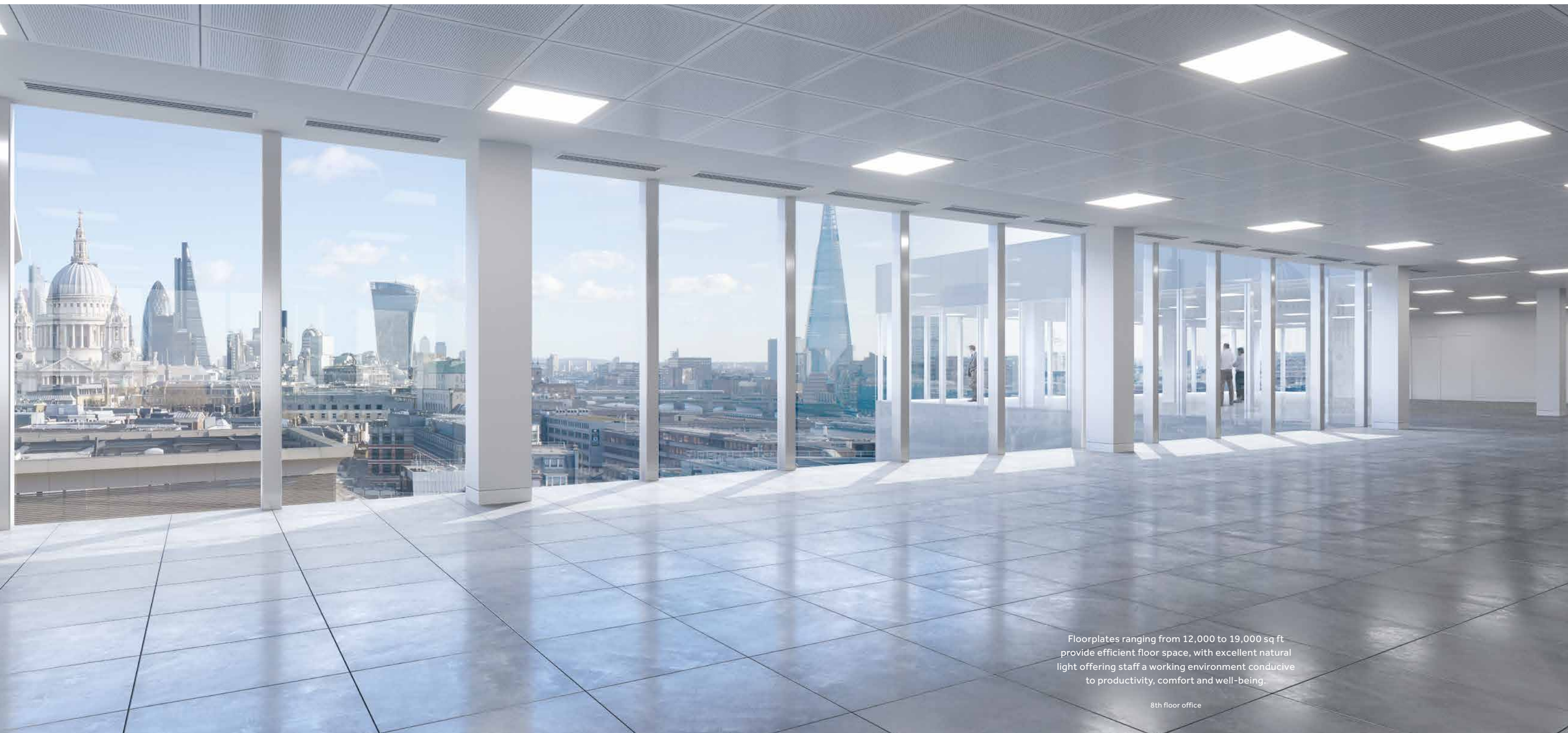
14. The Fleet Street Press Coffee and Tea House

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.

8th floor terrace (south-facing)



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.

8th floor office

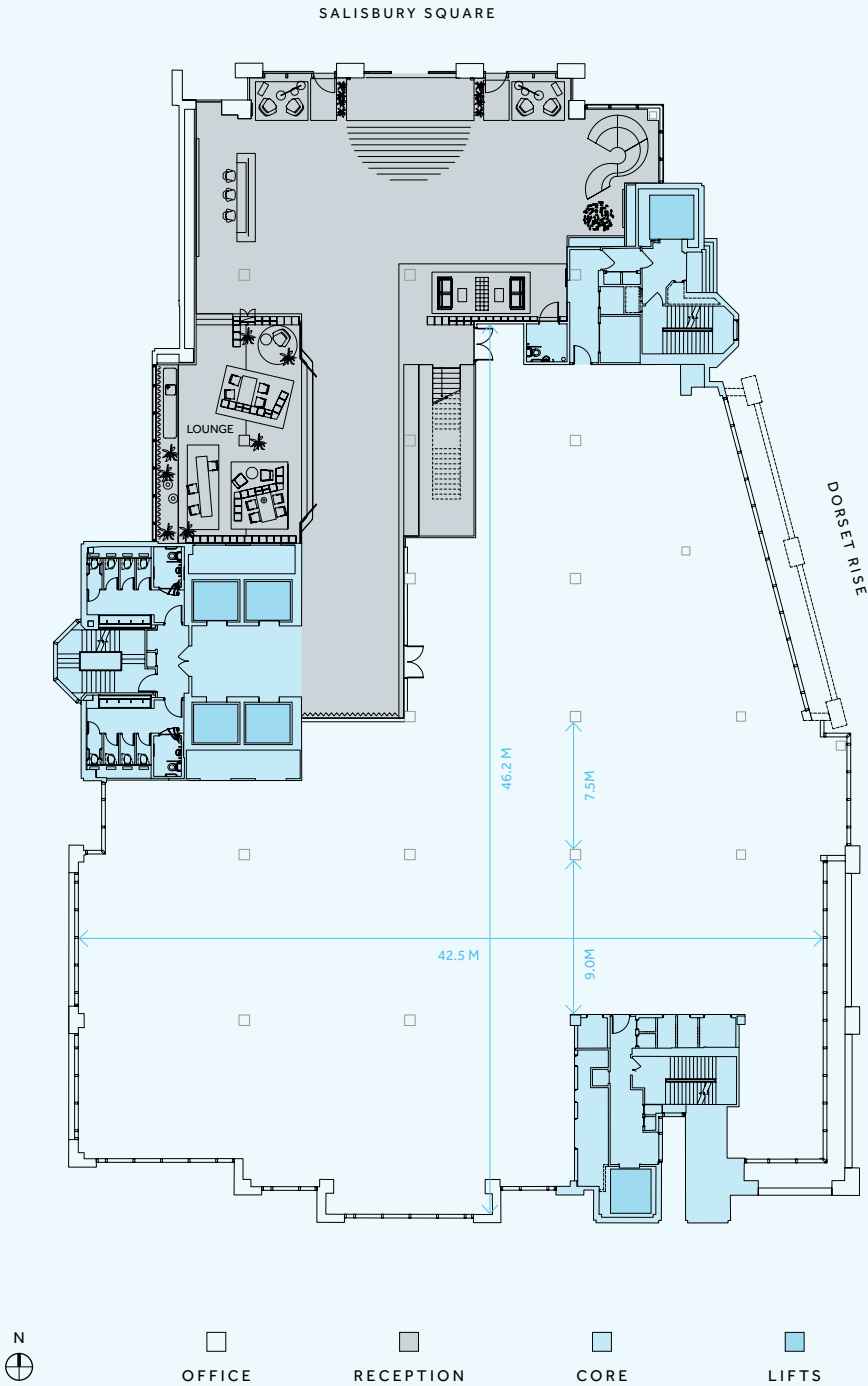
SPACE FOR BUSINESS

FLOOR	NIA (SQ FT)	TERRACE (SQ FT)
EIGHTH	12,002	1,981
SEVENTH	14,725	
SIXTH	14,693	1,798
FIFTH	16,878	388
FOURTH	17,933	
THIRD	18,019	1,292
SECOND	19,343	883
FIRST	17,287	
GROUND	13,250	
LOWER GROUND	12,196	
TOTAL	156,326	6,342

BUILDING FACILITIES
INCLUDE LOCKERS,
DRYING ROOM, SHOWERS,
CHANGING ROOMS &
153 SECURE BASEMENT
CYCLE SPACES.

GROUND FLOOR

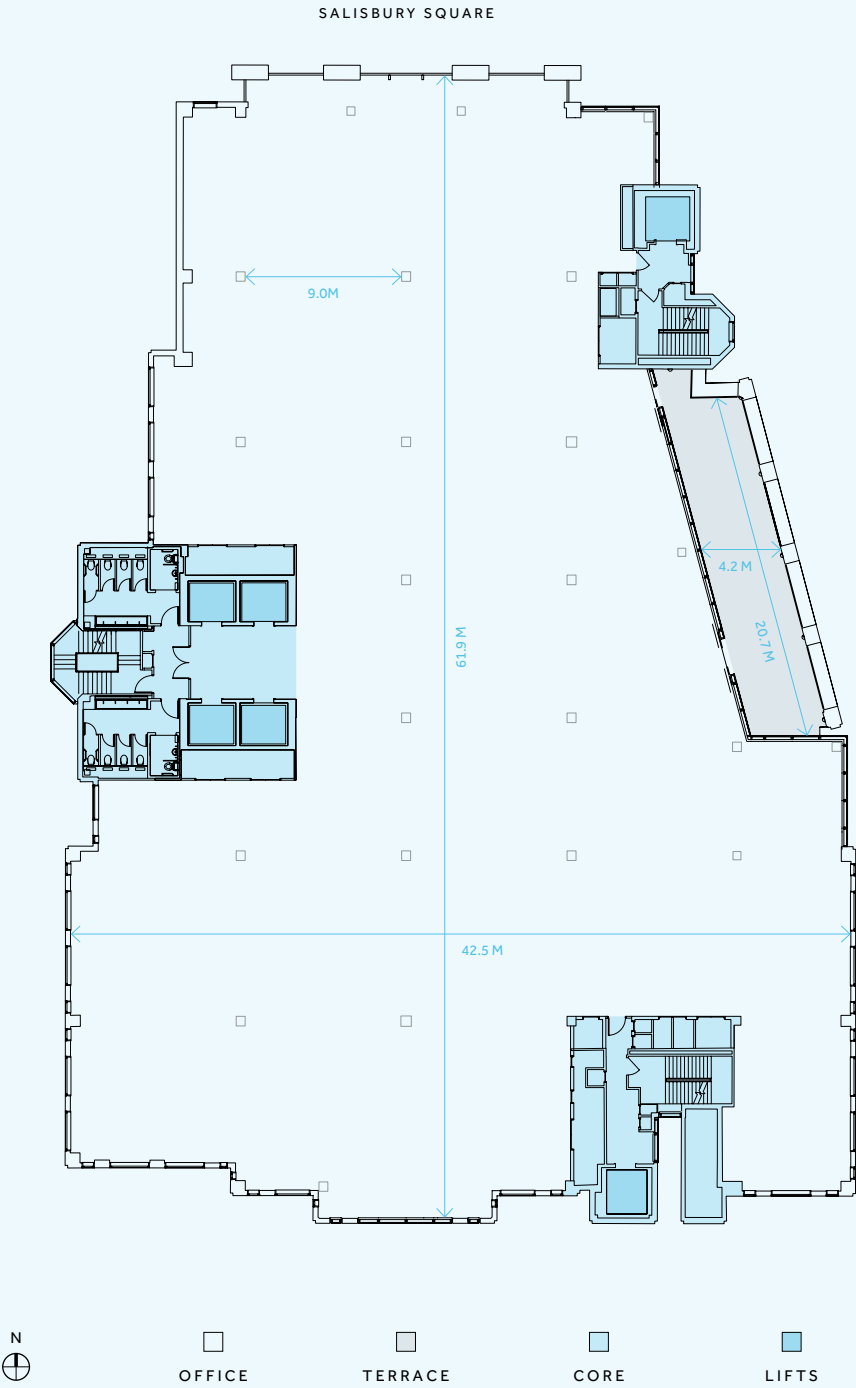
13,250 SQ FT OFFICE
5,586 SQ FT RECEPTION



Floor plans not to scale. For indicative purposes only.

SECOND FLOOR

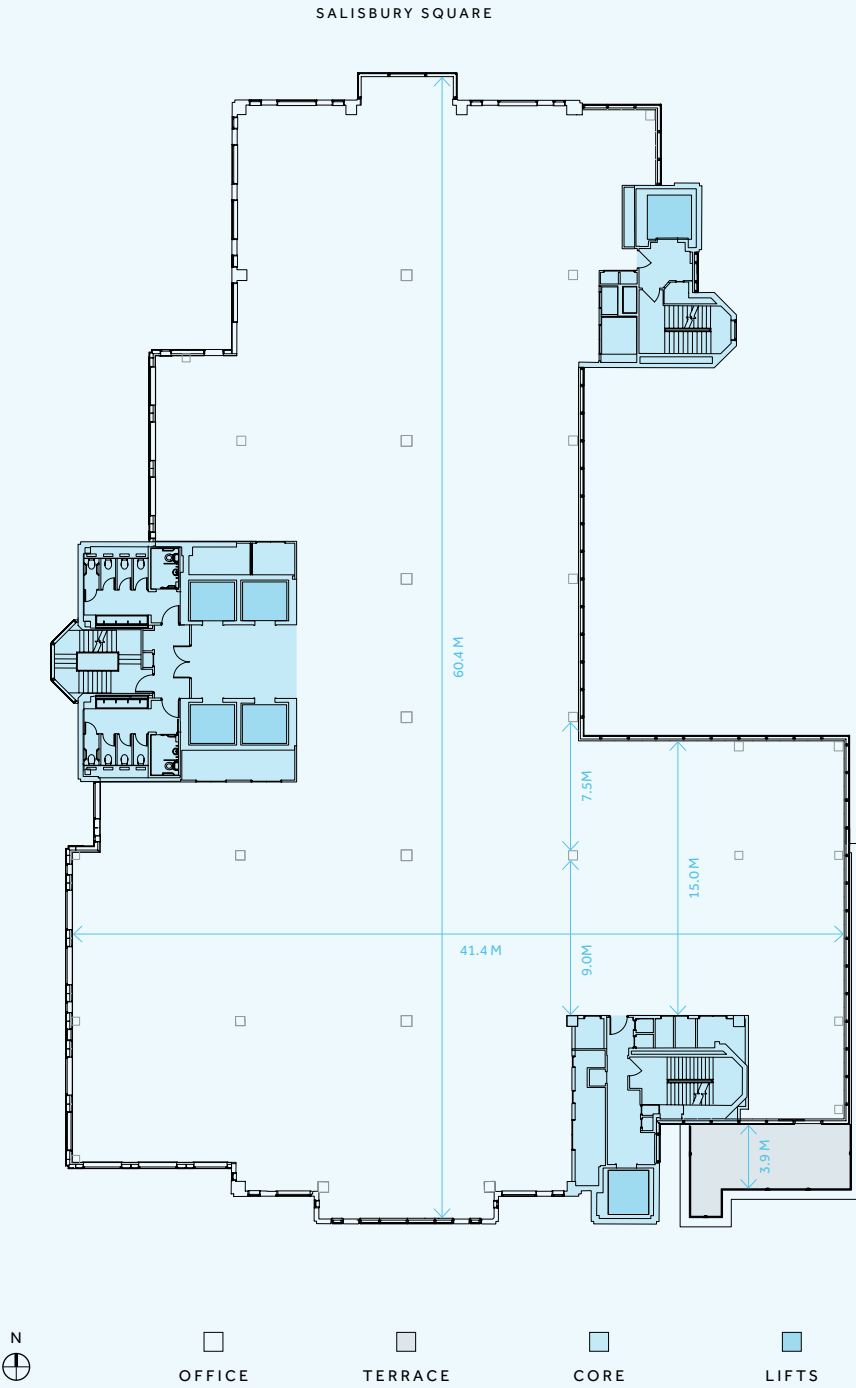
19,343 SQ FT OFFICE
883 SQ FT TERRACE



Floor plans not to scale. For indicative purposes only.

FIFTH FLOOR

16,878 SQ FT OFFICE
388 SQ FT TERRACE

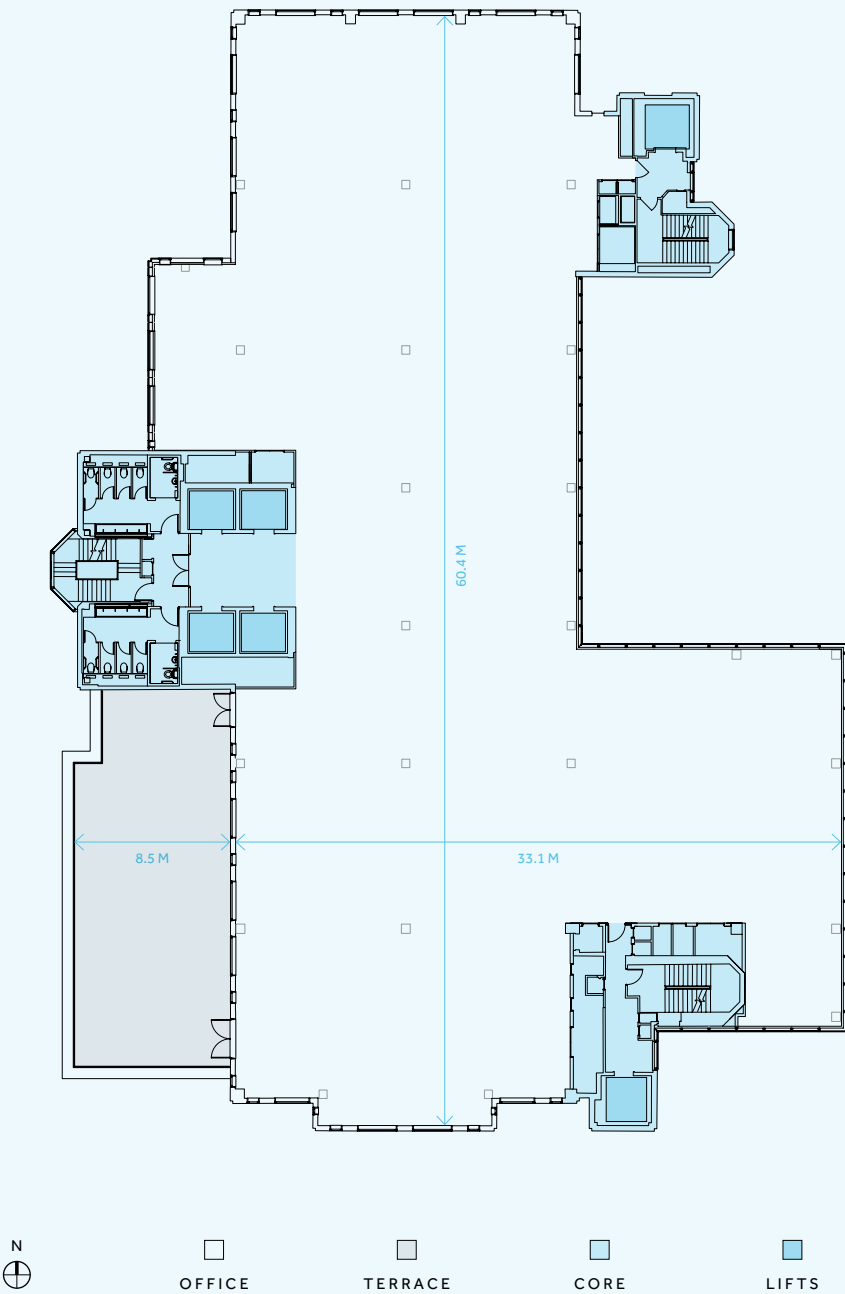


Floor plans not to scale. For indicative purposes only.

SIXTH FLOOR

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

SALISBURY SQUARE

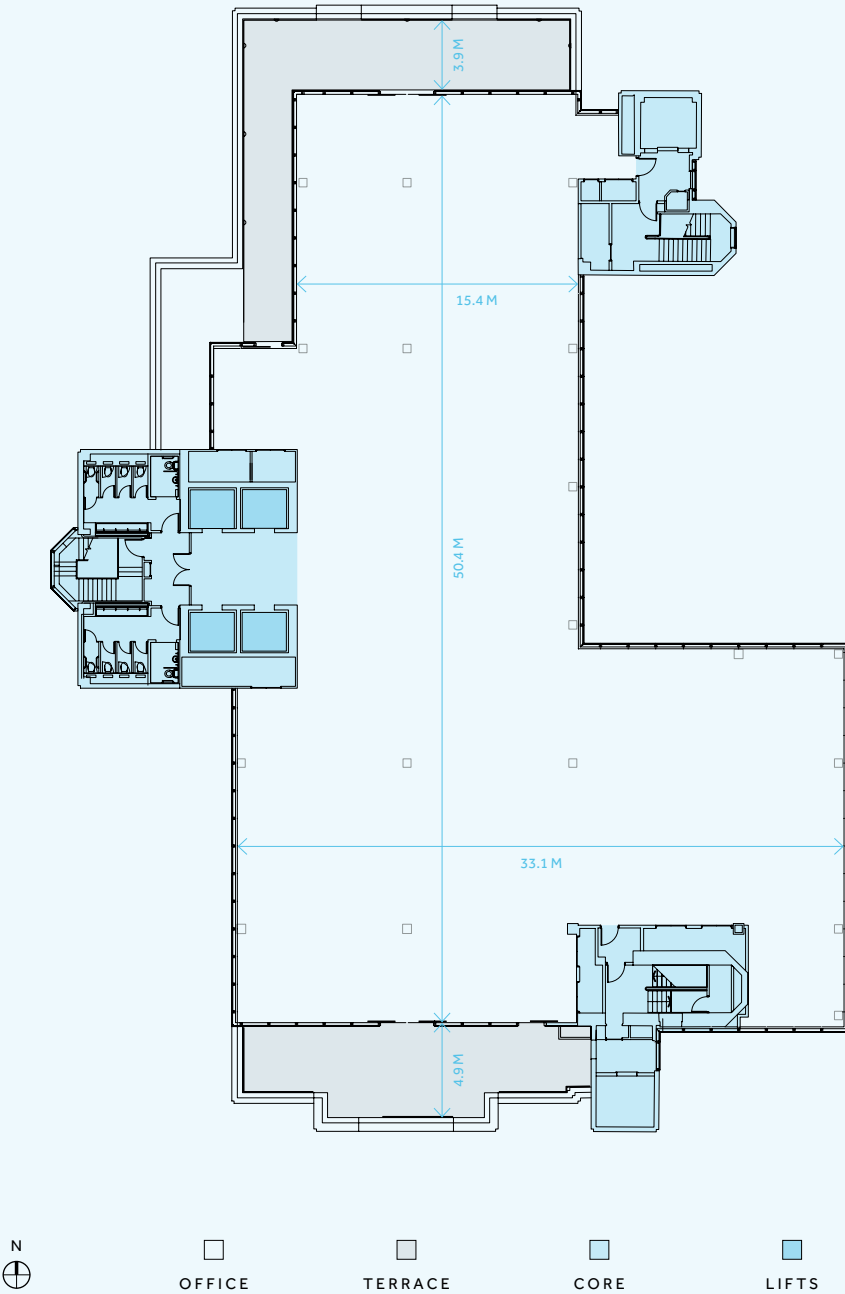


Floor plans not to scale. For indicative purposes only.

EIGHTH FLOOR

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

SALISBURY SQUARE

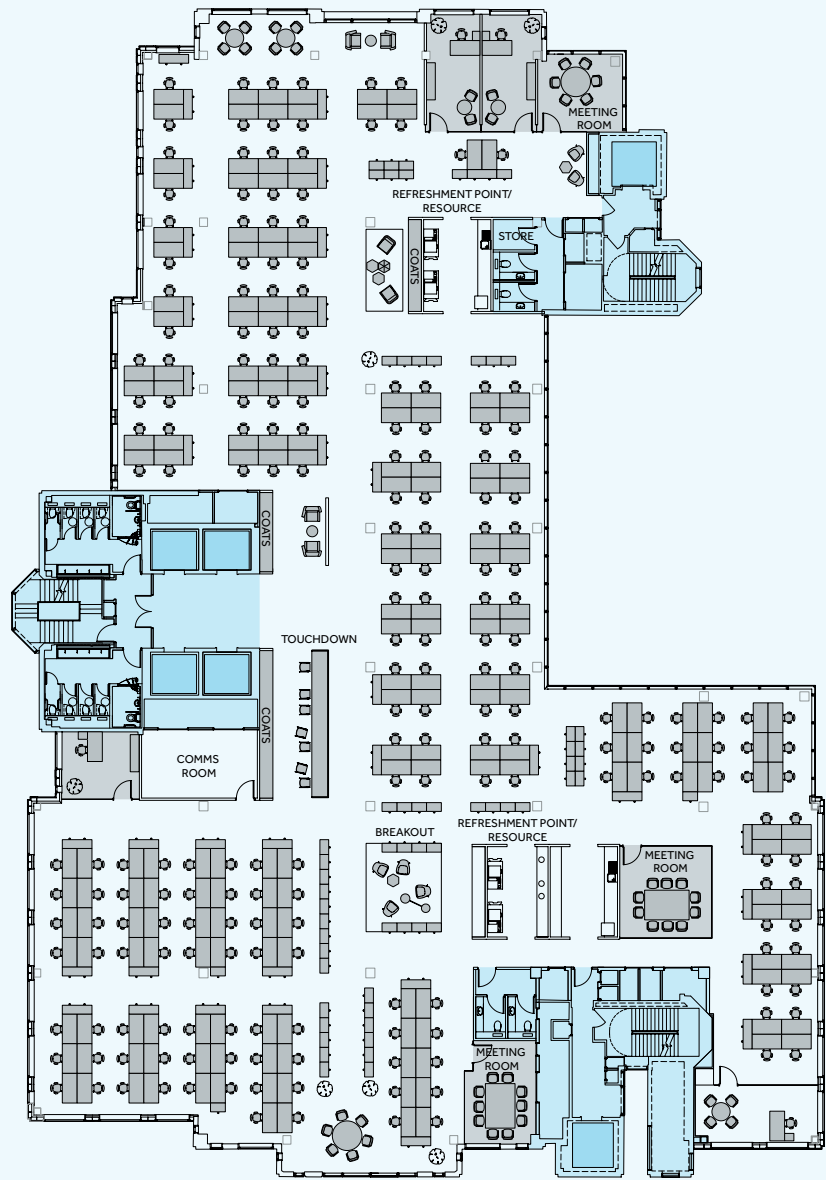


Floor plans not to scale. For indicative purposes only.

1:8 OPEN PLAN LAYOUT

17,933 SQ FT OFFICE

FOURTH FLOOR



Meeting rooms	3
Single offices	4
Open plan desks	202
TOTAL STAFF	206
OCCUPANY RATIO	1:8



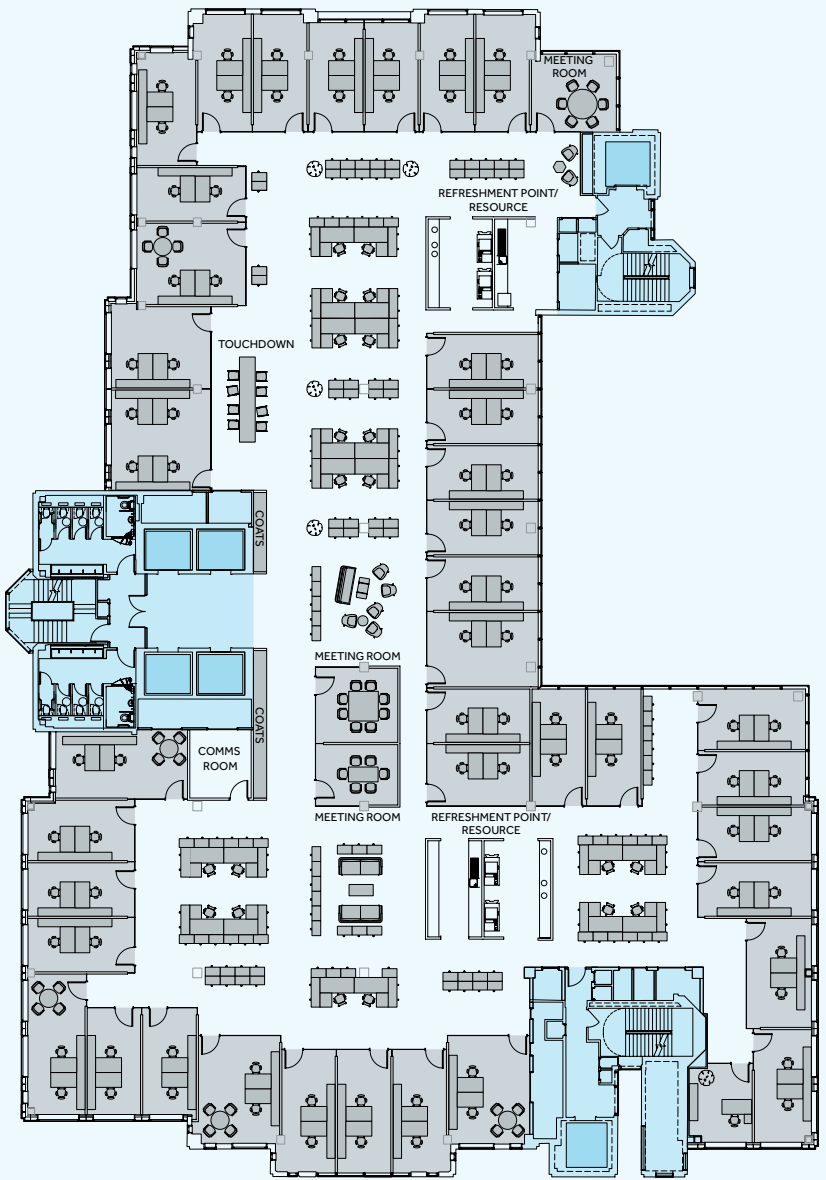
OFFICE
 CORE
 LIFTS
 OFFICE/MEETING ROOMS

Floor plans not to scale. For indicative purposes only.

CELLULAR LAYOUT

17,933 SQ FT OFFICE

FOURTH FLOOR



Meeting rooms	3
Cellular offices	40
Cellular/support desks	81/20
TOTAL STAFF	101
OCCUPANY RATIO	1:16



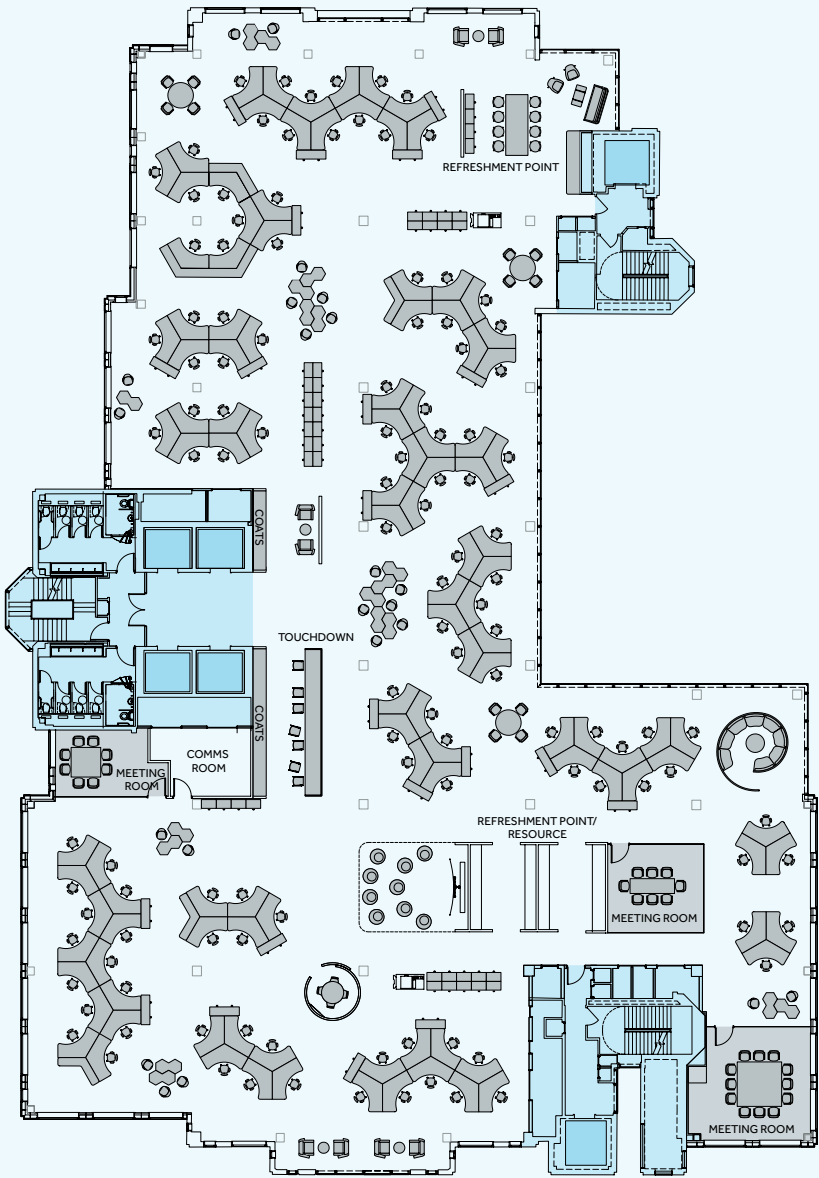
OFFICE
 CORE
 LIFTS
 OFFICE/MEETING ROOMS

Floor plans not to scale. For indicative purposes only.

MEDIA LAYOUT

17,933 SQ FT OFFICE

FOURTH FLOOR



Meeting rooms	3
Open plan desks	120
TOTAL STAFF	120
OCCUPANY RATIO	1:14



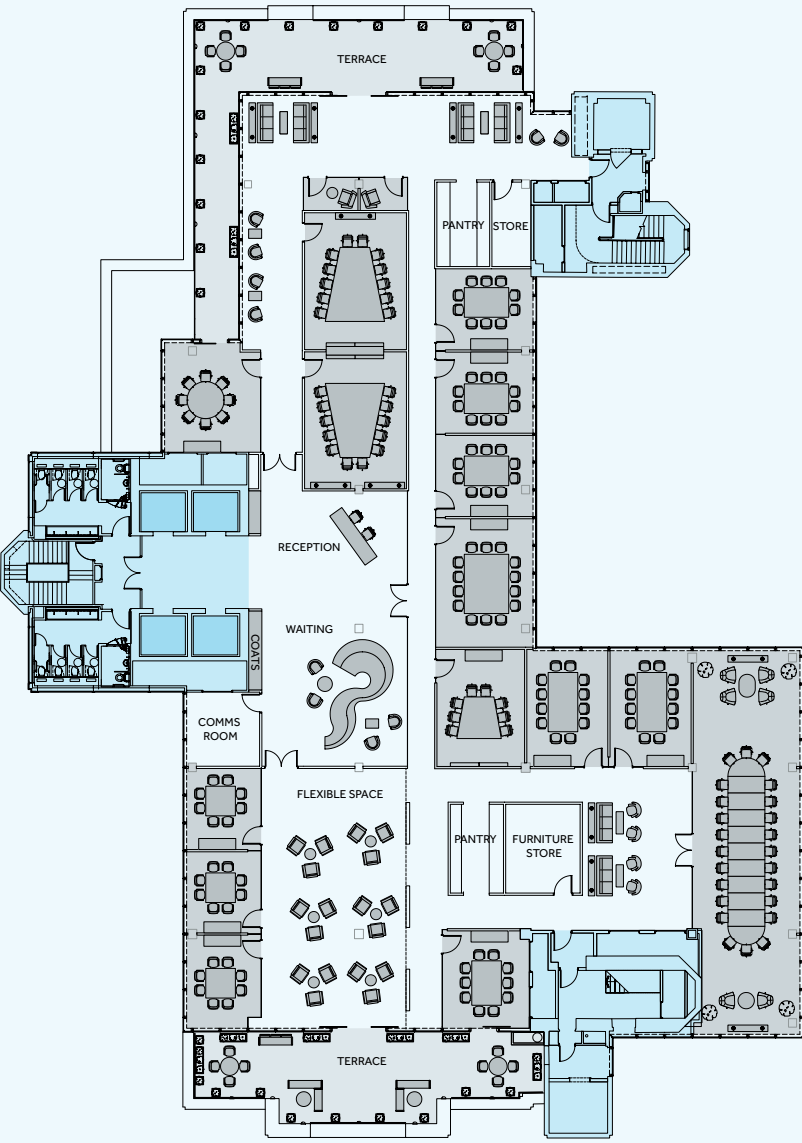
- OFFICE
- CORE
- LIFTS
- OFFICE/MEETING ROOMS

Floor plans not to scale. For indicative purposes only.

CLIENT MEETING ROOM LAYOUT

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

EIGHTH FLOOR



8 person meeting rooms	4
10 person meeting rooms	4
12 person meeting rooms	2
14 person meeting rooms	1
24 person meeting rooms	1



- OFFICE
- CORE
- LIFTS
- OFFICE/MEETING ROOMS

Floor plans not to scale. For indicative purposes only.

SPECIFICATION

OVERVIEW

Occupational Levels

The floor plates are built to accommodate 1 person per 10 sq m, with the ability to enhance to 1 person per 8 sq m where required.

General Office: 1 person per 8 sq m

Means of Escape: 1 person per 6 sq m

Ventilation: 1 person per 10 sq m on the basis of 1.6l/s/sq m

WC provision: 1 person per 10 sq m assuming a 60/60 split (typical floor) and 120% occupancy in accordance with BS 6465 part 1 1994, with provision to increase to 1:8 occupancy.

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

DOUBLE
HEIGHT RECEPTION

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	Ground offices: 2800mm
Level 7: 3000mm	Reception (double height): 7150mm
Levels 2–6: 2750mm	Reception (corridor area): 3025mm
Level 1: 2850mm	Lower Ground: 2850mm

Raised Floors

A fully accessible raised floor system comprising 600 x 600mm metal floor tiles mounted on pedestals with a nominal 200mm floor zone (to top of floor tile) throughout.

Suspended Ceiling

Office areas will comprise of 750mm square micro-perforated metal ceiling tiles set on a concealed grid with acoustic fleece 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 +/-2°C, and 22°C +/-2°C in winter.

Lifts

Four new 21-person (1600kg) passenger lifts will serve all floors, utilising MRL technology and rated to a speed of 2.5 m/s. Lifts will incorporate a bespoke cabin design incorporating stone floors and skirting to match the reception area, finished with stainless steel doors and surrounds (bronze at ground floor). Lift lobbies will feature back painted glass panels and ceiling feature lighting. Two 13-person (1000kg) firefighting/goods lifts are provided in the north and south cores.

CONSTRUCTION

Structure

The building consists of a 1200mm raft 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 8 levels of 130mm lightweight metal deck superstructure (typical 9m x 9m grid). The building is designed for imposed loads of 3.5kN/m² plus 1kN/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.

EXTERNAL FINISHES

Entrance

The main entrance on the north elevation will be double height and will benefit from a bolted double glazed feature glass (planar or equivalent), with automated double sliding doors operating off PIR sensors, together with electrically powered side pass doors.

Roofs and Terrace Areas

The building will feature six private roof terraces (including two on Level 8) providing approximately 6,500 sq ft of external occupier amenity space, accessed via sliding glass doors. These areas will be finished in composite Eco decking boards, with glass balustrades trimmed in stainless steel, together with bespoke modular timber benching and planters.

FIVE
ROOF TERRACES

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 hung off a unitised curtain walling frame. New double glazed units will be provided throughout, with a new unitised 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.

Cleaning and Maintenance

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

INTERNAL AREAS

Reception Area

The main ground floor reception area will comprise a 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. Conduits 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.

WI-FI
ENABLED LOUNGE

Beyond the main reception hall a more intimate fully Wi-Fi enabled lounge area will provide scope for additional occupier amenities, including informal meeting spaces and café facilities. A feature stair will link ground and lower ground floors.

Finishes to Office Areas

The main office areas will comprise the following:

— Ceilings – Powder coated suspended metal tile with painted plasterboard margins.

— Perimeter blind box for CAT B blind installation.

— Walls – Painted dry-lining system to perimeter and cores with 100mm high white painted skirting's

— Floors – Metal skinned accessible raised floor tiles.

— Doors – 44mm solid core veneer with brushed stainless steel ironmongery.

— Riser doors – flush metal doors with concealed hinges and ironmongery. 38dB smoke and FR as required.

Toilet Provision

Male, female and two disabled WCs are provided in the main (west) core on every floor. Additional capped services will be provided at the north and south cores of each floor allowing tenants to add additional WCs as part of their fit out to achieve a higher occupational density if required. Full height cubicles will be finished with veneered doors with brushed stainless steel ironmongery and stone vanity units, porcelain/stone floor tiles, and feature glass panels integrated with vanity mirror wall units and rear walls to cubicles.

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CYCLE SPACES

Cycling Facilities

Two tier bicycle racks will provide spaces for up to 138 cycles 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 approx. 150 laminate-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 laminate cubicle doors, brushed stainless steel ironmongery, stone 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)	Toilets: 200 lux
Lift Lobbies: 200 lux	Corridors: 100 lux
Stairs: 150 lux on treads	Plant Rooms: 200 lux

Controls and power infrastructure provided for supplementary lighting to be added by tenant if required.

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 SALISBURYSQUARE.COM

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