

For
every
you



72
BROADWICK
STREET

a development by
Shaftesbury **CARNABY**

Everything you want, and more

Shaftesbury unveils Carnaby's premium plug and play offering on the 1st floor of this high profile refurbishment.

Perfectly positioned. Boldly reimagined. 72 Broadwick Street is a gateway between world-famous Carnaby Street and the heart of Soho.

Arrive through your own dedicated reception and head up the feature stair to be greeted in the luxurious welcome lounge. With windows overlooking vibrant Carnaby, the first floor boasts 8,813 sq ft just waiting to be called home.

A lift will whisk you to the stunning sixth floor roof terrace, a built-in bar and catering kitchen complete with panoramic skyline views.

With brand new retail outlets and restaurants all occupying the building too, you'll find yourself at the centre of an innovative, inspiring, and excitingly collaborative community.



For those who demand even more

8,813 sq ft
of sophisticated
office space



Floor	Use	sq ft
Sixth	Terrace	1,991
Fifth	Residential	-
Fourth	Office (Let)	-
Third	Office available Q2 2023	-
Second	Office available Q2 2023	-
First	Office	8,340
Ground	Comms room / Storage / Wellness room	473
TOTAL		8,813



Across the space, every detail has been carefully considered to make sure any and every need you have is met. From a comfortable welcome area for clients, to private pods and breakout booths to take calls or collaborate as a team, you have it all. There's even a private nursing room designed with working mothers in mind.

Beautiful furniture throughout, combined with original exposed concrete features softened by smoked oak timber flooring, the closest attention has been paid to quality details making the space as stunning and stylish as such an impressive Soho address would suggest.

Your every
need carefully
considered



Floor plan

Ground floor

473 sq ft



- Entrance
- Core
- Storage

Space plan

Level 1

8,340 sq ft



Accommodation

Reception Desk	1	Kitchen	1
Drinks Station	1	Breakfast Bar	1
Guest Welcome Lounge	1	Communal Dining Area	1
Locker Room	1	Comms Room (fully cabled & fibre connected)	1
Showers	2	Dedicated DDA lift	1
Vanity Area	1	IT/AV & digital booking system (in each meeting room)	1
Drying Room	1	WiFi & soundsystem	1
WCs	7	CCTV system and intruder alarm	1
Quiet Room	1		
Nursing/Wellness Room	1		



● Office
● Core



From Broadwick Street, you can access your brand new and effortlessly elegant glass fronted entrance area. You and your clients will enjoy a private, tailored experience with your own reception, and an impressive integral welcome lounge for guests.

An entirely self-contained office experience, you'll also have easy access to the strikingly new and beautifully designed terrace on the six-floor, overlooking the bustle of Carnaby below and London's inspiring city skyline in the distance.



Welcome to your own private world

Don't settle for anything less than the best

Taking time away from your desk to breathe and admire your surroundings has never been more important. Thanks to the shared open-air terrace and catering kitchen on the sixth floor, you'll always have the chance to pause and be mindful. The very best views in the very best space. Everything about this office really is a cut above.



Everything's commuter friendly too. The cleverly designed cycle-straight-in provides easy access straight to the bike parking. Our calming vanity area kitted out with top of the range styling tools means you'll always feel relaxed and ready for the day ahead.





Pizza Pilgrims

60+

Restaurants, bars and cafés within 5 minutes walk



Imad's



Pastaio

The very best of London. On your doorstep. Innovative. Invigorating. Always inspiring. At the gateway between Carnaby Street and Soho, you'll find yourself surrounded by more of the places you love: forward thinking businesses, exotic eateries, fabulous fashion boutiques, hotels, cafés, and transport links that are second to none.

It's all here. For every you, and even more.

More variety more creativity

100+

Famous retail brands and independents within 5 minutes walk

Johnny's Chop Shop



10

Sweaty Betty



Kingly Court

Ganni



5+

Hotels within 5 minutes walk



A destination that matches your ambition

- 4' Oxford Circus
- 4' Piccadilly Circus
- 8' Tottenham Court Road
- 10' Leicester Square
- 13' Green Park
- 15' Covent Garden

Fashion

1. Monki
2. Levi's
3. Timberland
4. Barbour
5. End
6. Ray-ban
7. Hype
8. Liberty
9. Sweaty Betty

Health & Beauty

10. Too Faced
11. Third Space Soho
12. Barry's Bootcamp
13. Skin Laundry
14. MoreYoga
15. Duck & Dry
16. Marshall St
Leisure Centre
17. Marshall Laundry

Dining & Nightlife

18. Rita's
19. Bao
20. Bar Crispin
21. Pam's
22. Imad's Syrian Kitchen
23. Mamma Pastrama
24. Club Mexicana
25. Pizza Pilgrims
26. Cahoots
27. Folie
28. Le Bab

Beyond sustainable

In considering every detail and designing a building that is a cut above the rest, 72 Broadwick Street takes sustainability to a whole new level too. It's embedded in the design, in the day-to-day management and in our real, measurable targets.



Targeting **BREEAM** "Excellent" and **WELL** certified.



Photovoltaic (PV) panels on 6th and 7th floor roof level.



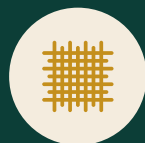
Near **net zero carbon** heat pump heating.



On site **waste management** and **recycling** centre.



Improved site **biodiversity** with multiple planters, **two living walls** and **green roofs**.



Enhanced fabric performance to **reduce heat loss** and **improve thermal comfort**.



Technical Specifications

1. Architectural Finishes

1.1 External Envelope

1.1.1 Existing Walls / Cladding Systems

Mixture of new and existing treated brickwork with areas of coloured metal cladding.

1.1.2 Glazing

New aluminium framed double-glazed windows.

1.2 Internal Finishes

1.2.1 Office unit

General Office Areas – The scheme is provided as fully fitted out office accommodation with the following features:

- Ground floor rear entrance with fire escape lobby and services room
- First floor lobby with lift to 6th floor, storage room and disabled W/C
- First floor welcome lounge leading to; the staff cloaks and post room, a lounge room, 2 x meeting rooms and boardroom with a demountable partition wall
- First floor open plan area containing a fully equipped kitchen and bifold screen to breakfast bar and island, 4 booths and 3 pods. This area leads to; 2 lounge rooms, a meeting room, a multifunction and breast feeding room with fridge, and the core 2 lobby.
- The core 2 lobby leads to: a print and storeroom, cleaners' store, staff lockers, 2 lobbied showers, 6 toilets, and a drying cupboard.

Floors: Engineered timber floor finishes with removable access runs for maximum flexibility. Micro-cement floor finishes in reception and the locker room.

Internal walls: Clay plaster finishes to the entrance lobby and reception lobby walls. Acoustic panels to meeting room walls. Feature wall panels between meeting rooms etc. Flexible dividing drapes to breakout areas. High quality glazed partition system

Internal columns: Existing and new internal columns to be painted to match soffit.

Skirtings: Skirtings are installed in some areas

Ceilings: The ceilings are a mixture of exposed concrete and painted plasterboard with exposed and decorated services, exposed painted conduit and trunking, exposed lighting, fire detection. In some locations steel structure is exposed and painted with a decorative fire protective coating.

New doors, frames & architraves: Solid core doors, Painted finish to the faces, exposed timber edges. Clear fire rated vision panels to doors in circulation areas. Frames finished to match doors with shadow gaps. Intumescent strips with integral smoke seals.

Ironmongery: Bespoke knurled solid brass. Suited locks / cylinders to be provided.

Tea station provision: High Specification Coffee machine and Boiling / chilled water Billi taps

Cleaners' sockets, light switches etc: MK Logic Plus type, satin stainless-steel finish.

Signage: Statutory signage to office areas and fire doors.

Toilet lobby

Floor: Terrazzo floor tiles

Skirtings: None

Walls: Eggshell painted finish generally. Feature veneered wall panel with doors. Recessed linear lighting.

Doors / frames: Generally, as offices

Ironmongery: Coloured metal finish

Toilets

Floor: Terrazzo floor tiles

Skirtings: None

Walls: Eggshell painted finish generally with porcelain wall tiles. Concealed cistern enclosure, behind WC with integral shelf

Ceilings: Plasterboard MF ceilings, white eggshell paint finish. Demountable metal ceiling access panels in toilet cubicles

Doors / frames: Solid core doors, stained veneer finish. Clear fire rated vision panels to doors in circulation areas as necessary

Ironmongery: solid brass bespoke ironmongery

Sanitaryware: White wall-mounted porcelain WCs, matching seat, and concealed cistern with dual flush button.

Vanity: Porcelain wall hung basins.

Walls behind basins to be tiled with wall mounted mirror.

Taps: Coloured metal finish.

Fittings: Coloured metal finish, toilet roll holders, soap dispenser, coat hooks and doorstops.

Sanitary towel disposal: Not provided – by tenant if required.

Disabled: General design is of similar specification to other toilets. Coloured metal finish recessed towel dispenser and bin. Panic alarm with metal push plate to reset button. Flush mirrors.

1.2.2 Office passenger lift

Lift L4 will serve the Ground Floor, 1st Floor, 4th Floor, and 6th Floor. This will be a landlord lift which the Tenant will have access to.

Details of lift is as follows:
Electric traction machine room less 12-person (900kg) passenger lift operating at 1.6 m/s.

The lift car finishes will be:

Floor: Large format tile

Skirtings: Coloured metal

Walls: Coloured metal with fluted glass panel, mirror to rear

Doors / frames: Coloured metal finish

Handrails: Coloured metal finish

Control Panel: Coloured metal finish

Lighting: Recessed spots

2. Services Installation

Design Criteria – provided as Open Plan

- **External Design Conditions:**

Winter: -4oC db / saturated

Summer: 30oC db / 20oC wb

- **Internal Design Conditions:**

Office Areas

Winter: 21°C db / no RH control

Summer: 24°C db / no RH control

Toilets

Winter: 20°C db / no RH control

Summer: No maximum temperature control/ no RH control

Shower / changing areas

Winter: 20°C db / no RH control

Summer: No maximum temperature control/ no RH control

Reception

Winter: 20°C db minimum/no RH control

Summer: 24°C db / no RH control

Staircases

Winter: 20°C db minimum/no RH control

- **Internal Noise Design Criteria (due to Mechanical and Electrical Services):**

Office areas: NR38

Reception: NR40

Toilets: NR45

- **Design Cooling Loads:**

Office Occupancy Level (for cooling load):

1 person per 8m2 net office area

Small Power: 25 W/m2 for office areas

terminal units

Lighting:

10 W/m2 office areas

Occupants:

Sensible: 90 W per person

Latent: 50 W per person

- **Ventilation Rates**

Office occupancy level (for fresh air provision): 1 person per 8m2 net office area

Office fresh air supply rate: 12 litres/s per person

Toilet ventilation rate: 10 air changes per hour extract

- **Controls Tolerance**

Controls tolerance on room temperature: 2oC at point of measurement

Lighting Levels

Office areas 400 lux average maintained

illuminance at 0.75 m working plane and

0.7 uniformity based upon the following

reflectances:

Ceilings 70%

Walls 50%

Floors/upward horizontal surfaces 20%

2.1 Heating & Cooling

Heating & Cooling – VRF simultaneous heating and comfort cooling by the provision of perimeter and ceiling mounted fan coil units, provided with local control and served from condenser equipment located in rooftop plant room 6A.

2.2 Fresh Air Ventilation Systems

Fresh air ventilation to the floor by the provision of a centralised heat recovery air handling unit located in the roof top plant area between plant rooms 6A & 6B. Fresh air supply and extract to the floor is by ducted distribution to fan coil units and the general space.

Kitchenette extract system from the cooking area for domestic use with discharge to the service yard.

2.3 Office Toilets Ventilation

Provided from the Landlord's base build toilet extract system.

2.4 Tenant Plant Space

Space allocation will be provided within the 6th floor plantroom area 6B for tenant future comms room cooling condensers.

2.5 Electrical Services

Electrical Supply: The incoming electrical supply serving the building and office floor is provided at HV and therefore HV metered by the supply authority. Metering to the office floors will be via MID check meters.

The electrical supplies to the office floor will be provided from the main building switch panel in the basement.

The load allocation for the floors is
Office Level 1: 120 kVA

Small Power Installation: The small power installation is provided to serve the Cat. B fitout providing general power outlets for tenant use.

Small power to meeting rooms and open plan areas is provided by a under floor plug in busbar systems.

Lighting Installation: The lighting installation is Dali controlled and comprises suspended linear LED luminaires to the main space with decorative LED pendant luminaire to specialist spaces and meeting rooms

Toilet and circulation areas are provided with recessed circular LED downlight luminaires.

Emergency Lighting: Emergency lighting will be provided in accordance with the recommendations of BS 5266 and BS EN 1838, using 3-hour duration self-contained battery/ inverter units mounted integral or adjacent to the luminaires they serve.

Fire Alarm System: A standalone fully addressable fire detection system is provided to the first floor fit out space complying with the requirements of BS 5839: Part 1 providing category L1 level of protection. The fire alarm control panel for the first floor is interfaced with the main building fire alarm system.

Telecommunications: The provision of the fibre-optic infrastructure to the building is based on the following providers, Openreach, Colt and Gnetworks. Connections to these services are made available to the first-floor tenant.

Access Control and Video Entry System:

HID Access Control readers (connected to Axis Controllers) and CCTV Video surveillance Axis IP Cameras have been deployed at strategic ingress/egress points within the demise.

The access control system can be integrated into the Door Application. CCTV images are stored on a local NVR.

Data Cabling: A universal cabling has been installed to IEC 61156-5, EN50288, TIA 568-B.2-1 Category 6/Class E standards with a minimum 15-year performance warranty.

The Comms Room is located on the Ground Floor. This room houses the main components of the Local/Wide Area Network and associated devices for the technical infrastructure.

Data cabling for the Ground and Level 1 emanates from this room, as well as a 16 Core 50/125 OM3 fibre link to Level 6.

A wall mounted rack is installed on Level 6. The rack contains the requisite patch panels for the local distribution, fibre patch panel for the link to the ground floor Comms room, as well as a local network switch.

AV Screens / IT: A total of 14 meeting spaces with large TVs and Logitech Swytch video conferencing systems.

- **Meeting Rooms and 3 Person PODs**

· Microsoft Teams enabled Logitech

· Conferencing System (including large format display, camera, microphones and speakers).

· Agnostic support for other conferencing

systems utilising Logitech Swytch

· Logitech Rooms Scheduler Tablet

- **4 Person Booths**

· 43" Display for presentations

· HDMI and USB C inputs

- **Open Plan Area**

· Projector Display for wired/wirelessly

attached laptops

· Ceiling Mount camera for Town Hall style

Conferencing

· Terrestrial Satellite Television services

(Satellite connectivity via house

distribution system)

· Wireless microphone solution, coverage to

include drop down screen for presentations as

well as around the kitchenette to provide voice

reinforcement for the cooking demonstrations.

· Amplified sound output via wall speakers

· Zone controlled Audio Streaming from

mobile devices

· iPad interface providing an intuitive means

of selecting the different inputs, selecting

TV channels and controlling the input/

output volumes

- **Networking**

· 300Mb Internet Connection with

Professional Firewall

· 3No. 48 Port Gigabit Switches

· Fully Heat Mapped Wi-Fi Solution

(Level 1 and Level 6)

Disabled Persons WC Alarm

A disabled WC alarm system is provided within the disabled WC on the office floor. Remote indication of activation of an alarm will be provided adjacent to the room.

Satellite and Digital Terrestrial

TV Installation

A communal satellite dish and digital TV aerial system is located on the roof of the building.

The office floor will be able to connect to the TV/satellite installation via the sitewide infrastructure, with splitters provided within telecom/electrical risers for future connection by the tenants.

2.6 Domestic Water & Drainage Services

Mains fed cold water services is provided to the floor and toilets from the point of entry at basement level. The high-pressure fittings are provided with boosted cold-water supply from the landlord's boosted cold-water service fed from the cold-water storage tank in the basement.

The mains water supply is metered via a TWA meter located in external meter pit in Marshall Street and with a further check meter provided at first floor. The boosted landlord's water supply to the office floor is provided with dedicated water check meter.

Domestic hot water for the wash hand basins, sinks and showers is generated by centralised electric hot water calorifier located within the service cupboard on first floor.

New gravity ventilated sanitary plumbing pipework is provided connecting sanitary appliances and fittings. The new pipework will discharge into the existing landlord's sanitary plumbing services and to sewer outfall.

8,813 sq ft Office space	473 sq ft Private entrance
6th floor Roof terrace	7 Demised W/Cs
B EPC rating	10 Cycle storage spaces
1 Passenger lift	1:8 Occupancy
12 litres/s Fresh air per person	2 Showers

You deserve to be here

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