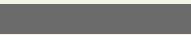


TEN FOUR
PENTONVILLE ROAD
ANGEL N1





WELCOME TO
10-4 PENTONVILLE ROAD
ANGEL, N1



This stunning refurbishment skilfully connects two existing buildings to provide 55,000 sq ft of office space in the Borough of Islington, just 200m from Angel Underground station. While the lower floors remain separated by Angel Mews, the upper floors have been bridged together, presenting our prospective occupiers with a range of possible configurations — from a single linked building to numerous floor by floor occupations.

Revitalised and redeveloped with a unique brick façade, 10-4 Pentonville now stands proudly alongside its listed and Georgian neighbours on one of London's premier thoroughfares, providing an exceptional opportunity for businesses on the rise.



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THE TWIN BUILDINGS OF NO.4 AND NO.10 PENTONVILLE ROAD COMMAND AN ENVIABLE POSITION AT A KEY LONDON CROSSROADS



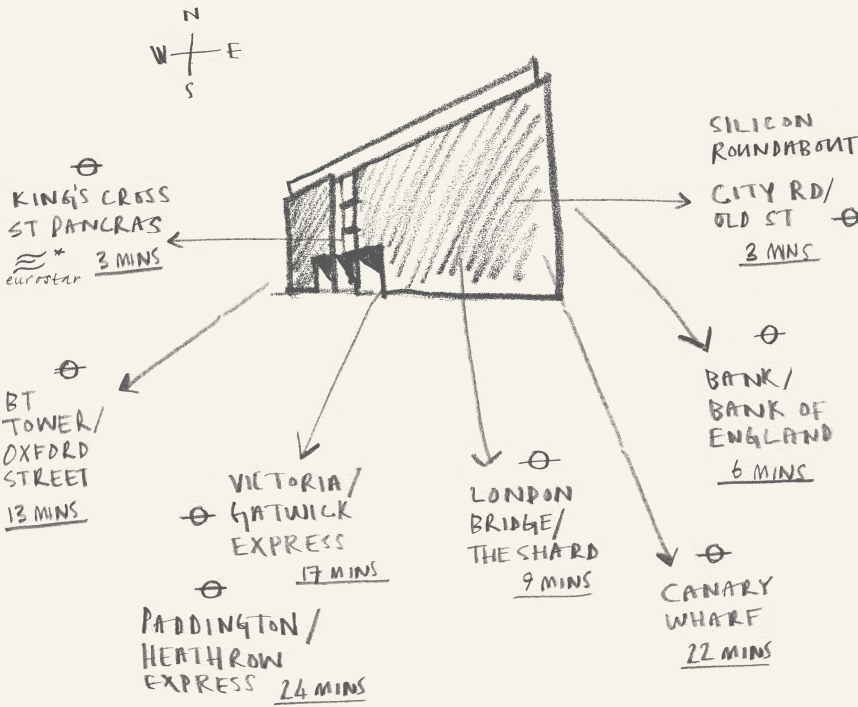
IN THE THICK OF THINGS

Find yourself in fast-evolving Clerkenwell, the commercial heart of London's thriving creative quarter.

Bustling Upper Street leads north from neighbouring Angel and its eponymous Underground station, while City Road heads east towards Shoreditch and the City. Venture south via St. John Street and you'll find the bars and restaurants of Farringdon, or take Pentonville Road westwards for the international terminus of King's Cross St Pancras.

Nearby Angel station provides commuters with easy access around the capital and beyond. One stop west (a three-minute hop) takes you to King's Cross St Pancras for connections north of London, or via Eurostar to Europe; two stops and five minutes the other way and you're in the heart of the city's financial district at Moorgate. It takes fewer than 15 minutes to reach Oxford Circus and the West End tube stops, and the commuter hubs of London Bridge, Liverpool Street and Waterloo are all within easy reach.

London's international airports are also readily accessible. Fastest official times are 35 minutes from Angel to London City Airport, 50 minutes to Gatwick, and an hour to either Heathrow or Stansted. By train, central Paris is only 2 hours 15 minutes from nearby King's Cross St Pancras, while a trip to Brussels takes just 2 hours.



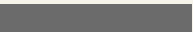


ON YOUR DOORSTEP



SHOP

Upper Street is heaven for the serious shopper, boasting high street favourites and designer boutiques alongside one-of-a-kind antiques emporia and traditional market stalls.



ENJOY

For a more cultural experience, the area is home to Sadler's Wells and the Almeida Theatre, as well as the Screen on the Green cinema. Art lovers will enjoy the galleries of Hoxton and Shoreditch, while the nearby Barbican Arts Centre combines art exhibitions with cinema, theatre, music and dance.



EAT

Across the road, the village of Clerkenwell is famed for its eclectic eateries and vast array of pubs and bars. Choose from artisan bakeries for a lunchtime coffee, cosy gastro pubs for an enjoyable evening pint, or haute cuisine restaurants for a night of style.

- 01 Expedia
- 02 Sage
- 03 Cancer Research UK
- 04 Squire and Partners Architects
- 05 Wolff Olins
- 06 Elite Models

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- 01** Midnight Jazz & Blues Bar
- 02** The Fish Shop on St John
- 03** Jamie's Italian
- 04** Hummingbird Bakery
- 05** Busaba Eathai
- 06** Byron
- 07** Euphorium Bakery
- 08** Fig & Olive
- 09** Hamburger Union
- 10** Isarn
- 11** Ladybird Cocktail Lounge
- 12** Le Mercury
- 13** Sea Fish
- 14** Slim Jim's Liquor Bar
- 15** Med Kitchen
- 16** OQO
- 17** Keston Lodge
- 18** The Harlequin
- 19** Anam Bar
- 20** Chapel Bar & Club
- 21** Banana Tree
- 22** Lakorn Thai
- 23** The Breakfast Club
- 24** The Elk In The Woods
- 25** Frederick's
- 26** Browns
- 27** Cuba Libre
- 28** Giraffe
- 29** Planet Organic
- 30** Wenlock & Essex
- 31** Ottolenghi
- 32** Old Queen Head
- 33** Pig & Butcher
- 34** 69 Colebrooke Row
- 35** Wagamama
- 36** Yo! Sushi
- 37** Bill's

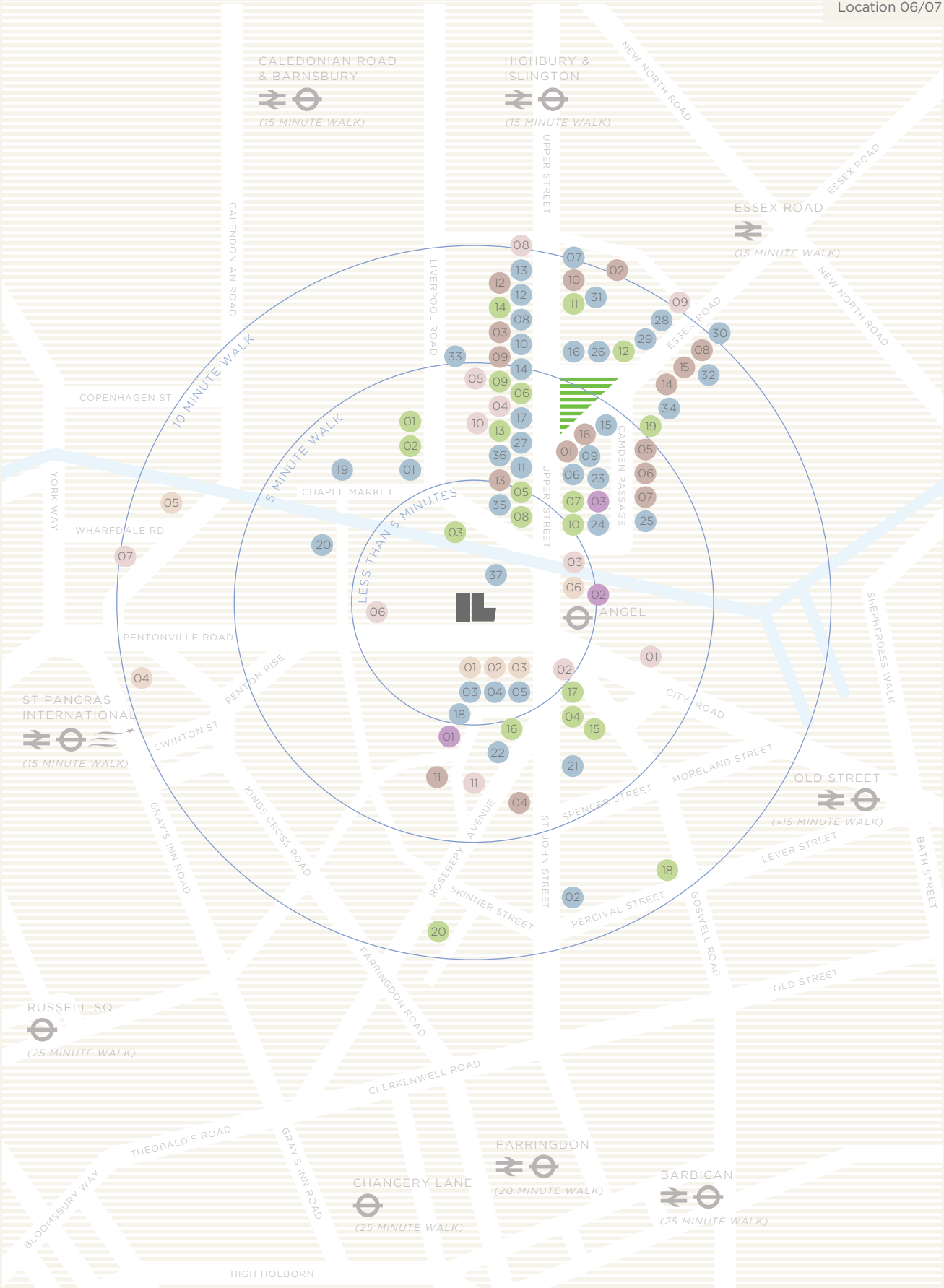
- 01 Fitness First
- 02 Virgin Active Gym
- 03 Mall Antiques Arcade
- 04 Screen on the Green
- 05 Hilton London Islington Hotel
- 06 Jurys Inn Islington
- 07 Premier Inn Islington
- 08 Sequin Park Gym
- 09 Esporta Health & Fitness
- 10 Vue Cinema
- 11 Sadler's Wells Theatre

- 01** Jack Wills
- 02** Jigsaw
- 03** Oliver Bonas
- 04** Dress for Less
- 05** Annie's Vintage Clothes
- 06** FrostFrench
- 07** Macondo
- 08** White Stuff
- 09** Toast
- 10** Kew
- 11** Covet
- 12** Charlie Allen
- 13** N1 Islington Centre
Benetton
French Connection
Gap
Karen Millen
L'Occitane
Monsoon
O2 Academy
Tinderbox
- 14** All Saints
- 15** Reiss
- 16** Ben Sherman

1. *Journal of the American Medical Association*, 2000; 284: 2689-2695.

- 01** Charis Beauty
- 02** Toni & Guy
- 03** The Blow Bar

- 01** Waitrose
- 02** Sainsbury's
- 03** Marks and Spencer
- 04** Broad Gallery
- 05** Angel Flowers
- 06** Atelier Abigail Ahern
- 07** Benefit
- 08** Body Shop
- 09** The Bull
- 10** Space NK Apothecary
- 11** twentytwentyone
- 12** Waterstone's
- 13** Business Design Centre
- 14** Hart Gallery
- 15** Mandala Furniture
- 16** Planet Bazaar
- 17** Pret A Manger
- 18** Porcelanosa
- 19** Cass Art
- 20** Exmouth Market
The Ambassador
The Apartment
Bagman & Robin
Brindisa
Café Kick
Family Tree
Lemon & Thyme
Medcalf
Moro
Pod
Space EC1
Bincho
Morito





THE
BEAUTY
OF
BRICK



10-4 Pentonville Road's unmistakeable frontage features charcoal-fired clay bricks from Denmark's Petersen brickworks.

Made by hand, and collected together into a bespoke mix of blacks, whites and greys, they act as a unifying design detail that's fundamental to every feature of the building – from its characterful façade to its calming reception areas.



AN ELEGANT BLEND OF
MODERNIST PRINCIPLES
AND NATURAL MATERIALS





FIRST IMPRESSIONS



A UNIVERSAL LANGUAGE

The visual language of 10-4 Pentonville Road is a lesson in proportions. Double height windows and reception areas combine the sunken ground and first floor stories into an architectural ‘giant order’, which is then balanced by extended top floor windows to create a visual cornice. Each of the windows boasts a feature mullion – a silver anodised column that supports its lintel – echoing the building’s vertical lines and acting as a nod to the light industrial architecture of nearby Shoreditch.



A BREATH OF FRESH AIR

Oblong banks of low level hedging encased by the feature brickwork follow the building’s clean straight lines, while tall silver birches extend upwards to echo its height. Underfoot, tumbled granite and slate paving create a welcoming approach to the entrance, stylishly lit by feature pavement lighting.



Above
Entrance to No.10
Left
Building’s façade



A SENSE OF ARRIVAL

Both reception areas are highlighted by cantilevered canopies that visually extend the interior outwards. Supported by Mies van der Rohe inspired single steel cruciform columns, they create two striking and confident entrances into the building. Inside, the reception areas combine an array of natural materials including exposed brickwork, batten clad timber, concrete and leather for a sense of quiet sophistication. A curvaceous high gloss reception desk, Artek pendant lights and classic Scimitar chairs lend a premium feel, while wall art by British artist Hugo Dalton adds a striking individuality.



10-4 PENTONVILLE’S PETERSEN
BRICKS HAVE INSPIRED A NORDIC
INFLUENCE THAT MAKES ITSELF
FELT AT EVERY OPPORTUNITY.



SCANDINAVIAN STYLE

Of all the great Scandinavian modernist architects, it is perhaps the Finnish designer Alvar Aalto who has had the greatest influence on the building’s overall aesthetic. Certainly, it was Aalto’s post-war experiments with face brickwork that inspired 10-4 Pentonville’s key design story, but his influence goes even deeper than that. In each reception area, you’ll see Aalto-designed pendant lamps suspended over a desk that is unmistakably inspired by his iconic Savoy vase. And the belief that the Savoy vase was inspired by the undulating lines of the Finnish landscape is even reflected in Hugo Dalton’s artwork for the reception areas that are each based on the coastlines of Cornish islands.

Elsewhere, the Nordic feel is expressed through a clean and calming palette of black, white and grey, and an appreciation of form over decoration. The predominant aesthetic is one of natural integrity, where materials from polished concrete to white oiled oak are celebrated for their simple honesty. Even the silver birch trees that run parallel to the road represent an affectionate nod to Scandinavian style.



Left
Savoy Vase, designed by Aalto
Above
Cottbus University, East Germany,
based upon the Savoy Vase structure
Opposite
Reception detail at 10-4 Pentonville Road



TRADITIONAL CRAFT

10-4 Pentonville Road is characterised by a stunning façade of hand-made clay bricks from the Petersen brickworks in Denmark. Dedicated to the craft of brick-making, the company has mastered the art of firing each brick using charcoal as fuel, which creates a unique and distinctive finish that is prized among the world's greatest architects.

The bricks are made by pressing a wet lump of clay into a wet mould which is immediately lifted, leaving the perfect brick behind as the water acts as a release agent. A few days of air-drying follows, after which the bricks are charcoal-fired in the kiln. The result is a collection of uniform, yet non-uniform, bricks, each displaying unique colour variations.

Petersen Tegl (the Danish word for brick) has been established as a brickworks since 17 May 1791, when King Christian the Seventh allowed smallholder Peter Andresen to open a brick factory on his farm at Nybol Nor, an area rich in the tertiary clay deposits ideal for the craft. The company is now run by the seventh and eighth generation of the family, and exports its bricks all over the world.



Opposite
Firing the bricks
Above
Selecting and testing the correct mix of bricks
Left
Making pre-cast brick lintels



SCHEDULE OF AREAS

GROUND FLOOR

LOWER GROUND FLOOR

FIRST FLOOR

SECOND-FOURTH FLOOR (TYPICAL)

FIFTH FLOOR

SPACE PLANNING



10 PENTONVILLE ROAD	Sq ft	Sq m
Fifth	3,048	283
Fourth	3,472	323
Third	3,461	322
Second	3,468	322
First	2,970	276
Ground	2,868	266
Lower ground	2,861	266
Total	22,148	2,058



4 PENTONVILLE ROAD	Sq ft	Sq m
Fifth	4,896	455
Fourth	5,539	515
Third	5,519	513
Second	5,551	516
First	3,904	363
Ground	2,696	250
Lower ground	3,154	293
Total	31,259	2,905



GROUND FLOOR

No.10	2,868 Sq ft	266 Sq m
No.4		
Front	1,109 Sq ft	103 Sq m
Rear	1,587 Sq ft	147 Sq m
Total	2,696 Sq ft	250 Sq m

- Office
- Common Parts
- WC & Showers
- Plant

GROUND FLOOR

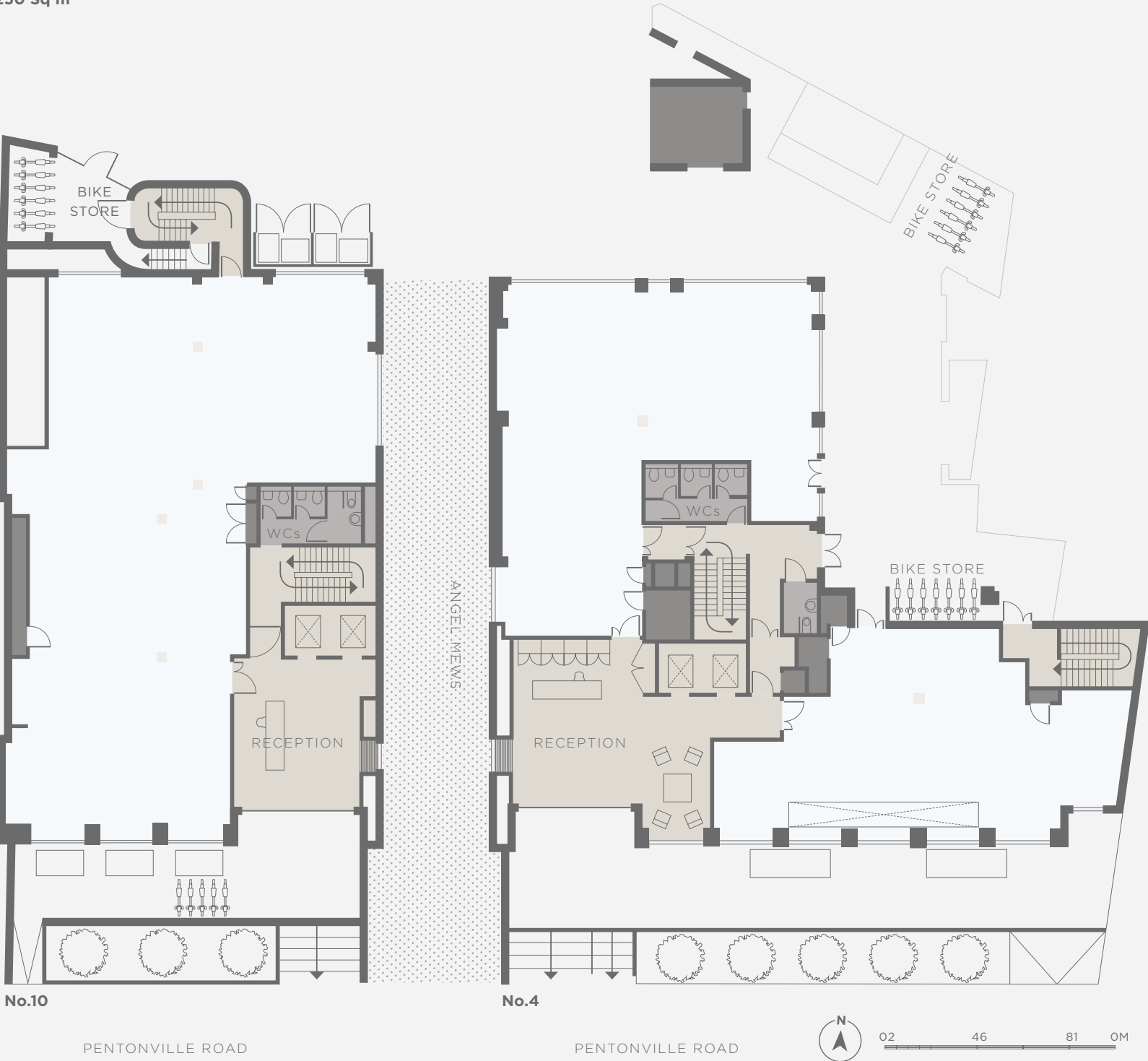
LOWER GROUND FLOOR

FIRST FLOOR

SECOND-FOURTH FLOOR (TYPICAL)

FIFTH FLOOR

SPACE PLANNING





LOWER GROUND FLOOR

No.10		
Front	2,080 Sq ft	193 Sq m
Rear	781 Sq ft	73 Sq m
Total	2,861 Sq ft	266 Sq m
No.4		
Front	2,131 Sq ft	198 Sq m
Rear	1,023 Sq ft	95 Sq m
Total	3,154 Sq ft	293 Sq m

- Office
- Common Parts
- WC & Showers
- Plant
- Terrace

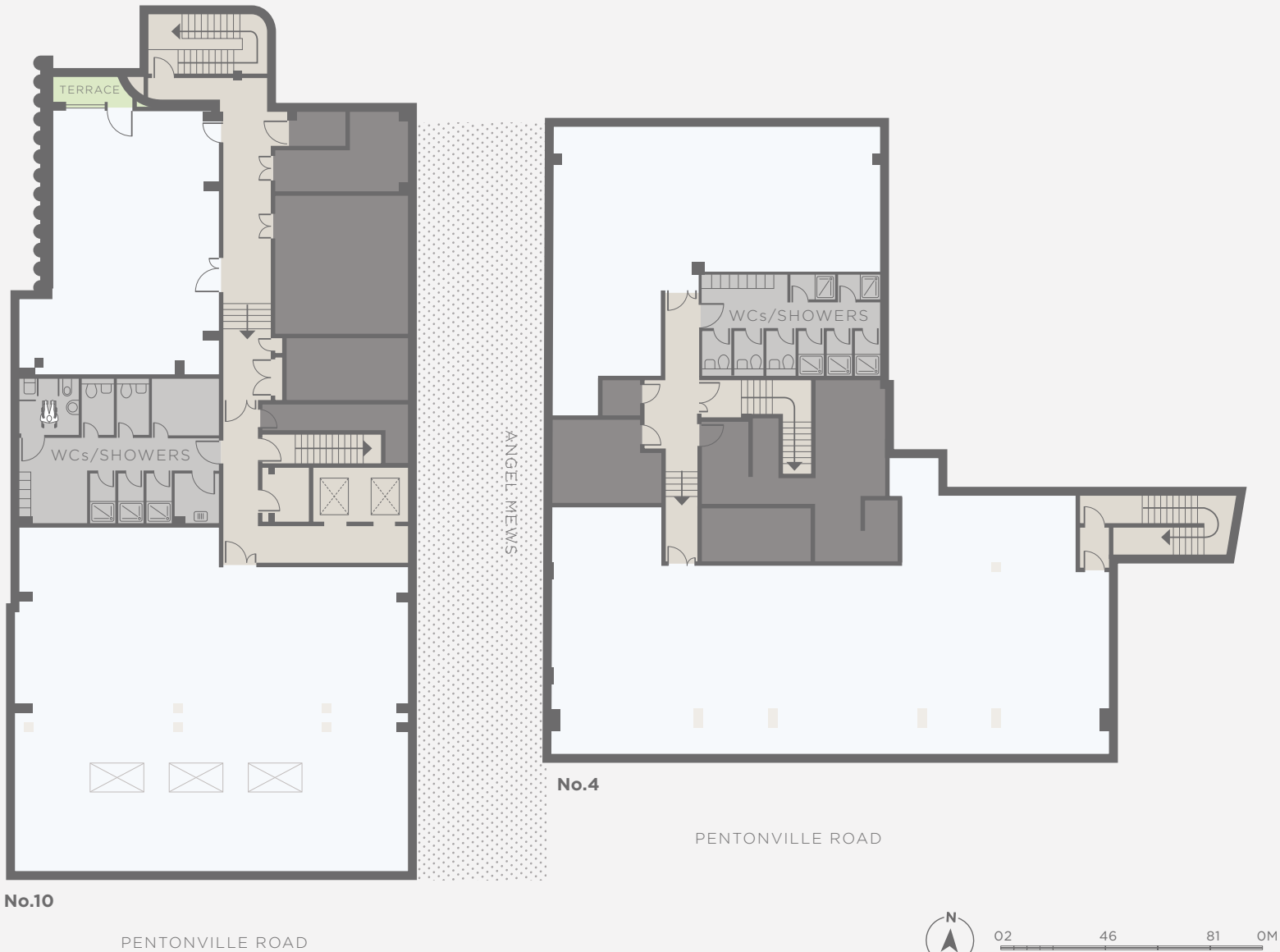
LOWER GROUND FLOOR

FIRST FLOOR

SECOND-FOURTH FLOOR (TYPICAL)

FIFTH FLOOR

SPACE PLANNING





FIRST FLOOR

No.10	2,970 Sq ft	276 Sq m
No.4	3,904 Sq ft	363 Sq m

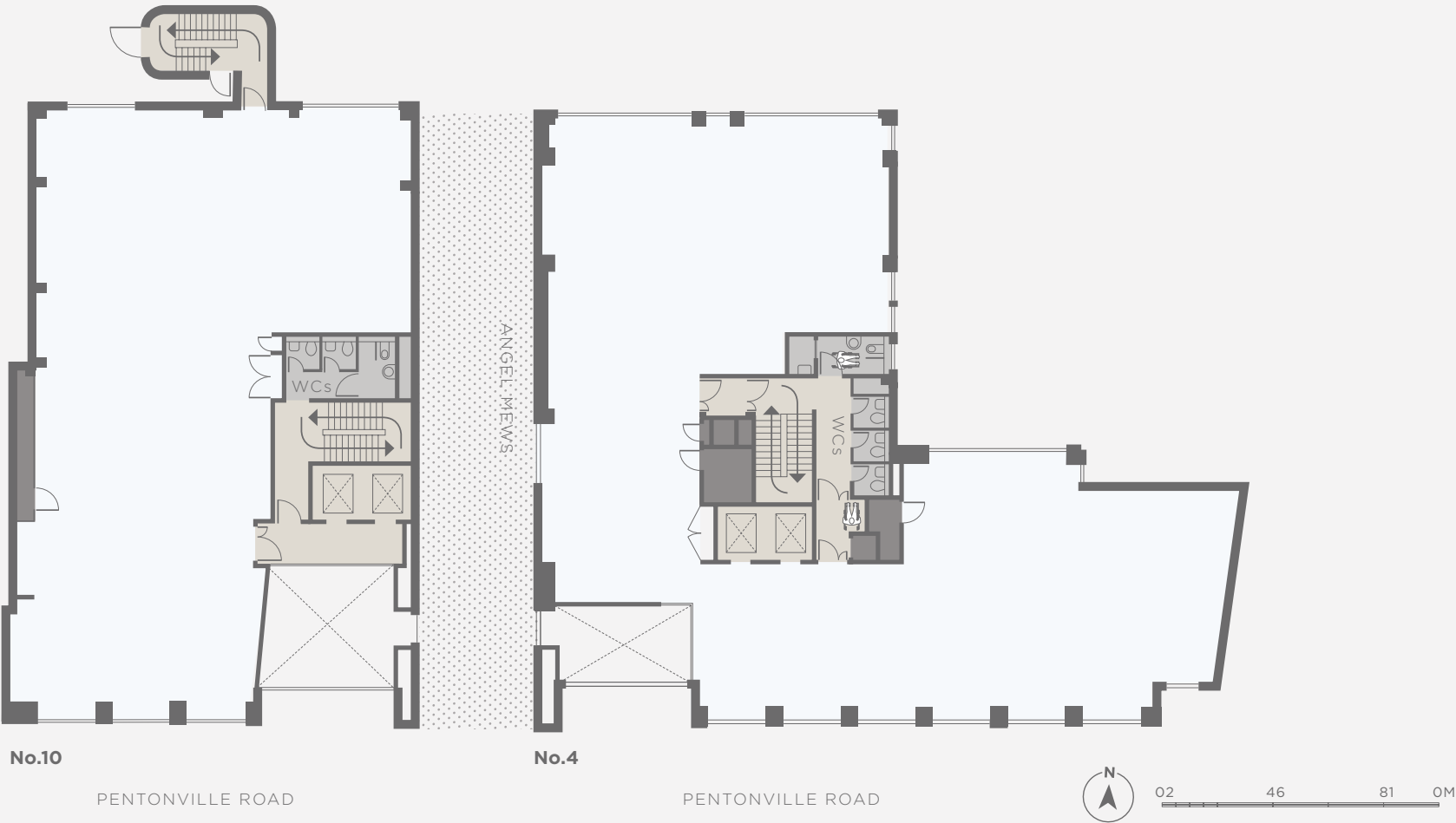
- Office
- Common Parts
- WC & Showers
- Plant

FIRST FLOOR

SECOND-FOURTH FLOOR (TYPICAL)

FIFTH FLOOR

SPACE PLANNING





SECOND—FOURTH FLOOR (TYPICAL)

2ND FLOOR		
No.10	3,468 Sq ft	322 Sq m
No.4	5,551 Sq ft	516 Sq m
* Total	9,041 Sq ft	840 Sq m

3RD FLOOR		
No.10	3,461 Sq ft	322 Sq m
No.4	5,519 Sq ft	513 Sq m
* Total	8,998 Sq ft	836 Sq m

4TH FLOOR		
No.10	3,472 Sq ft	323 Sq m
No.4	5,539 Sq ft	515 Sq m
* Total	9,031 Sq ft	839 Sq m

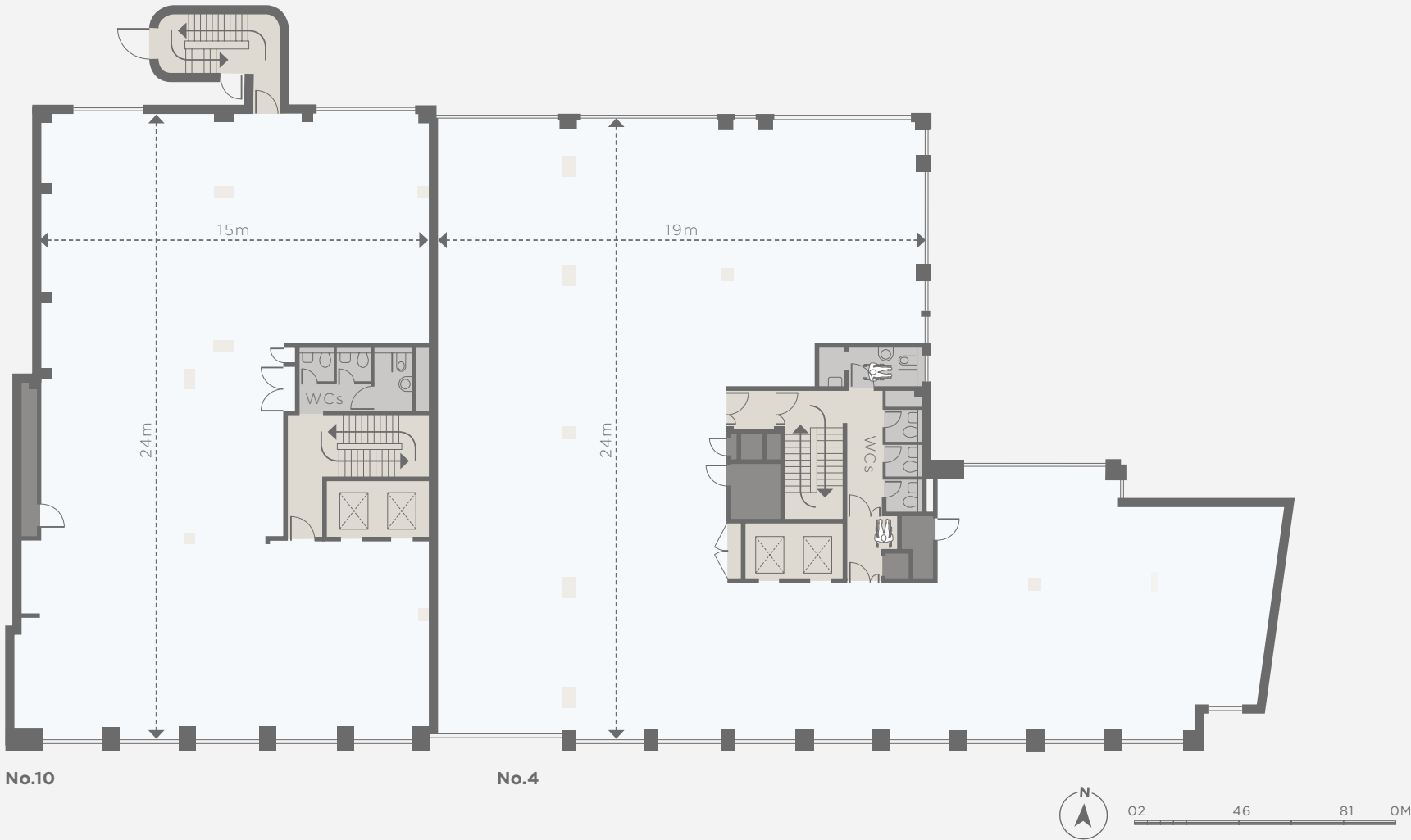
* Single floor (assumes wall removed)

Office
Common Parts
WC & Showers
Plant

SECOND—FOURTH FLOOR (TYPICAL)

FIFTH FLOOR

SPACE PLANNING



FIFTH FLOOR

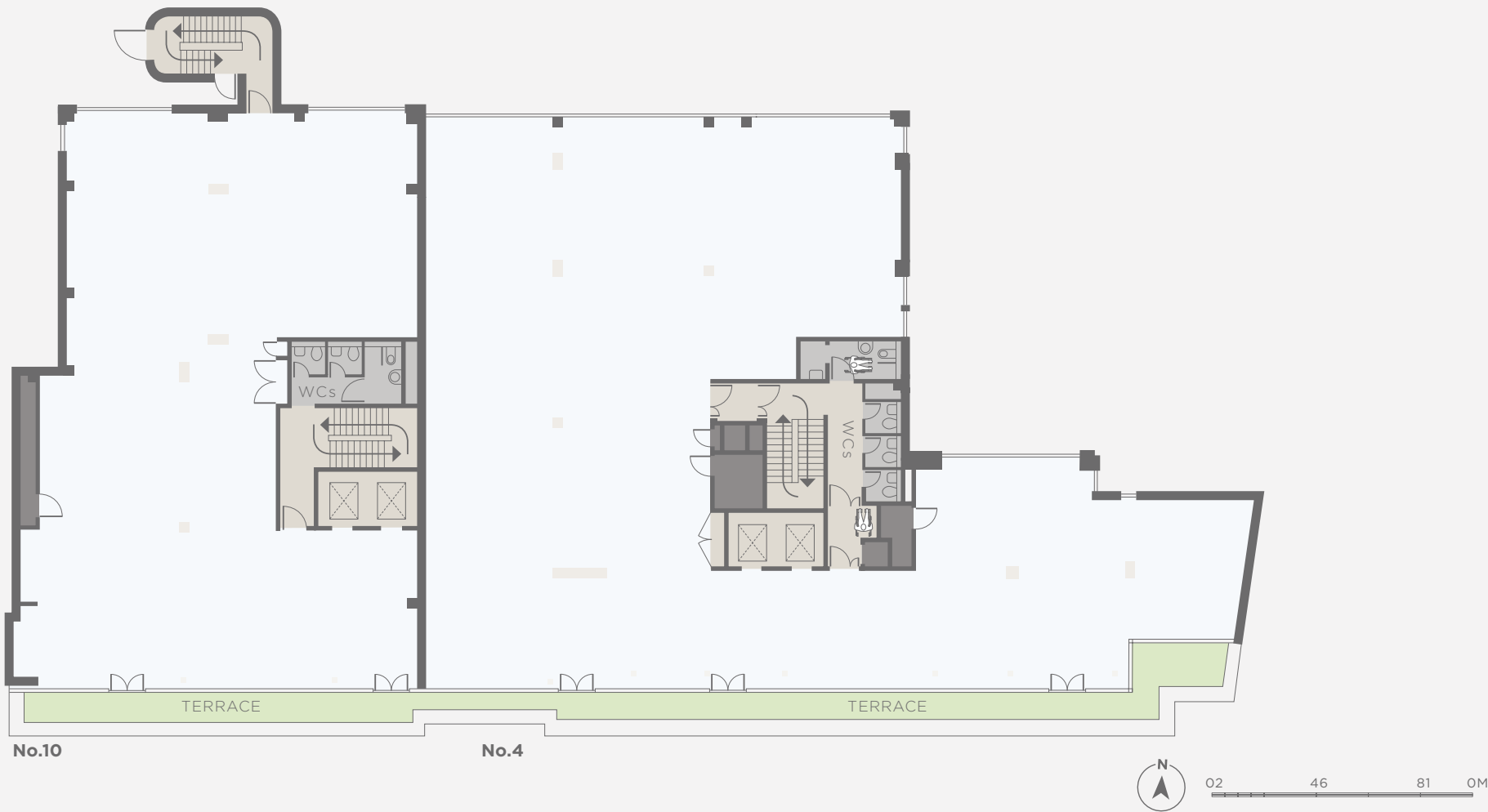
No.10	3,048 Sq ft	283 Sq m
No.4	4,896 Sq ft	455 Sq m
* Total	7,964 Sq ft	740 Sq m

* Single floor (assumes wall removed)

Office
Common Parts
WC & Showers
Plant
Terrace

FIFTH FLOOR

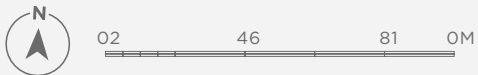
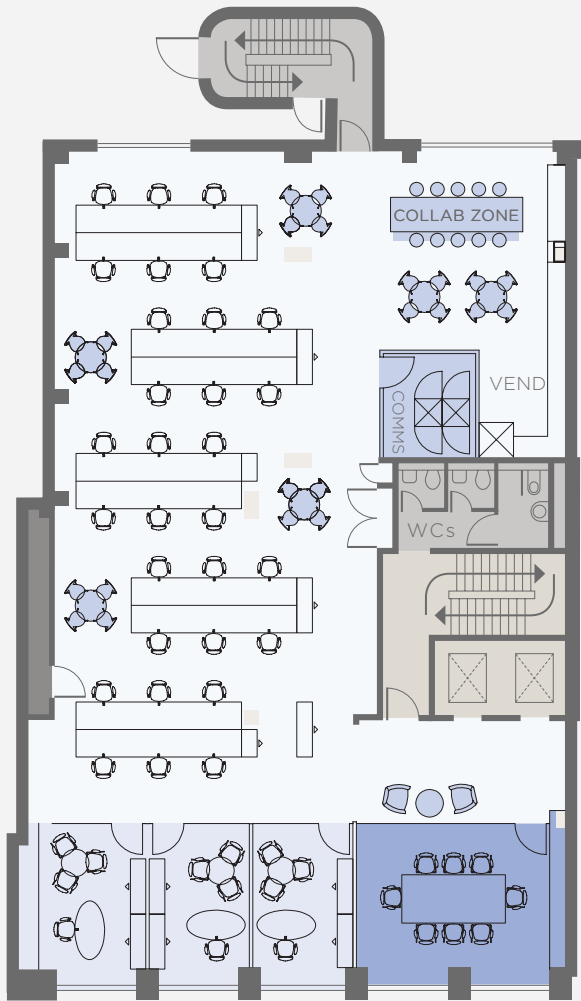
SPACE PLANNING



SPACE PLANNING - 10 PENTONVILLE ROAD

NIA	3,461 Sq ft
Open plan workstations	30
Cellular offices	3
Total headcount	33
IPR per person	1:10

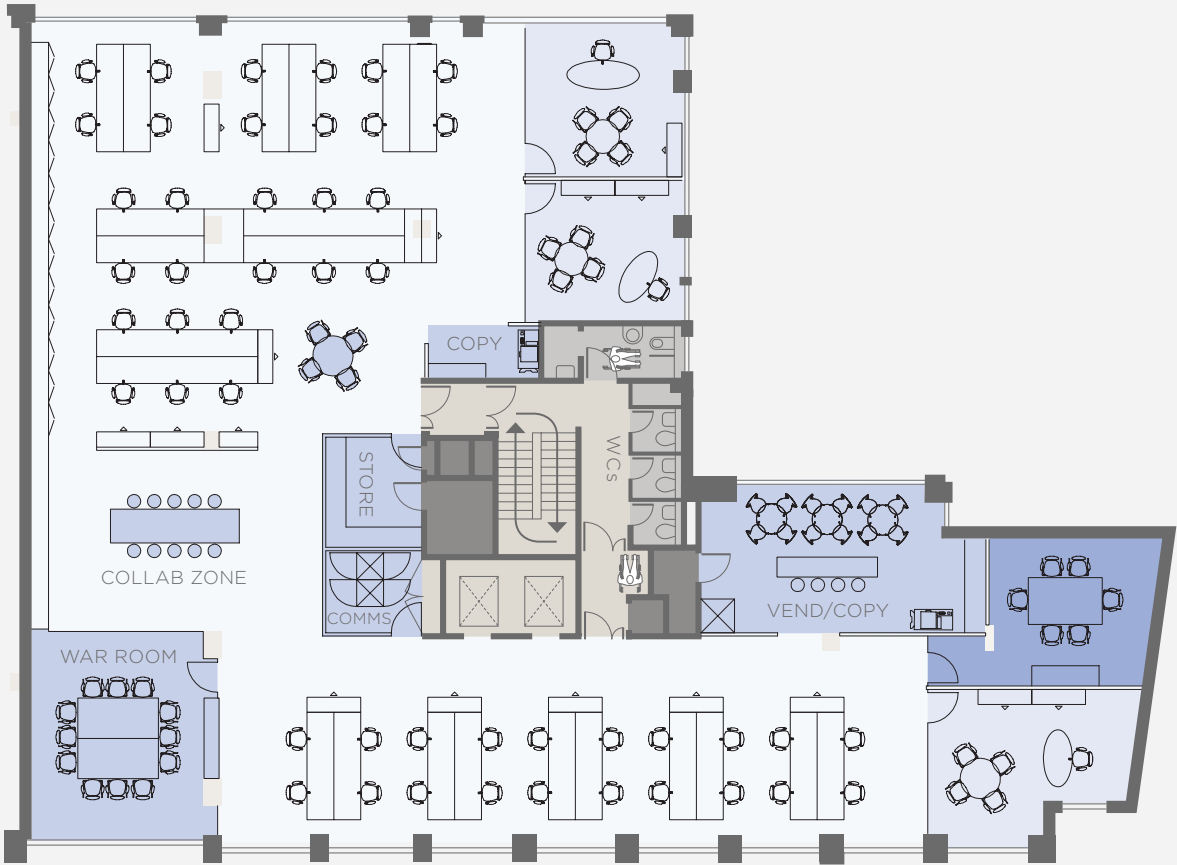
Meeting rooms
Support zones
Private office
Open plan workstations



SPACE PLANNING - 4 PENTONVILLE ROAD

NIA	5,519 Sq ft
Open plan workstations	48
Cellular offices	3
Total headcount	51
IPR per person	1:10

Meeting rooms
Support zones
Private office
Open plan workstations





ENERGY EFFICIENCY



This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government’s website: www.communities.gov.uk/epbd

MORE ENERGY EFFICIENT

A+

A 0—25

B 26—50



41 This is how energy efficient this building is

C 51—75

D 76—100

E 101—125

F 126—150

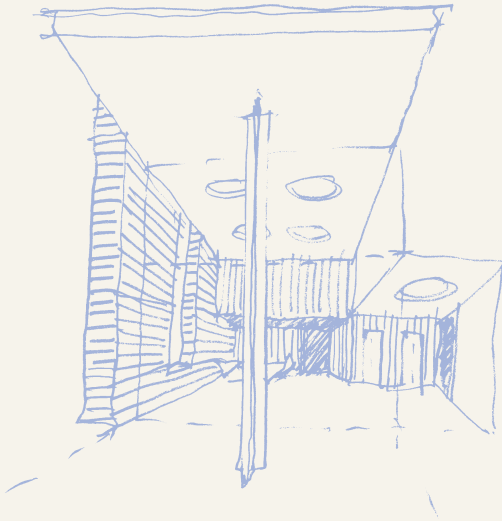
G Over 150

LESS ENERGY EFFICIENT





SUSTAINABLE THINKING
ENERGY EFFICIENCY IS BUILT INTO
THE FABRIC OF 10-4 PENTONVILLE
ROAD. INNOVATIVE LIGHTING
AND HEATING SYSTEMS PROMISE
CONTROLLED ENERGY USE, FEWER
CARBON EMISSIONS AND REDUCED
RUNNING COSTS.



HEAT RECOVERY

The building is equipped with a variable refrigerant flow (VRF) simultaneous heating and cooling system for a high level of energy efficiency. For comparison, the carbon emissions of a conventional chiller and boiler combination would typically be 10-20% higher.

Each internal AC unit can be operated individually via a dedicated controller or temperature sensor, enabling the system to recover and re-use excess heat. For example, the AC unit in a densely-occupied meeting room will be in cooling mode even if units elsewhere are heating, so the system ensures the residual heat from the first unit is recovered to provide free heat for the others. The same principle applies between units on the building's north- and south-facing façades.

In a similar way, the fresh air ventilation system uses energy efficient heat recuperators to recover the residual heat from extracted air to heat the incoming fresh air.



INTELLIGENT LIGHTING

10-4 Pentonville Road incorporates an intelligent lighting control system able to adapt to changing levels of occupancy and daylight to maximise energy savings. Each floor of the building has its own control unit so that tenants can modify the lighting settings to meet their individual requirements.

The whole system is PC-based for easy reconfiguration, and all lights have been carefully chosen to ensure overall lamp efficacy exceeds 45 lumens per circuit watt.



ADDITIONAL SUSTAINABLE FEATURES

- Targeting BREEAM Very Good
- High-performance solar-control glazing to minimise heat gains, and thus reduce cooling load
- Upgraded thermal insulation to reduce heat loss
- Low water-use sanitary fittings
- Solar hot water heating



DERWENT LONDON & THE ARCHITECTS



Through our award-winning buildings, Derwent London has built a solid reputation for good management and the ability to pinpoint areas with huge potential for growth. Derwent London creates exceptional workspaces in the heart of London. As the largest real estate investment trust focusing on the London property market, we concentrate on acquiring commercial properties with potential. Our unique combination of innovative architecture, striking design and active asset management enables us to transform buildings into dynamic and exciting places to work. Derwent London's investment portfolio stretches across 14 London villages, totals 5.3m square feet, and is currently valued at £2.7 billion. From modest beginnings, we have made our name with 'sidestreet' buildings and grown steadily to our current market-leading position. Our ethos has always been to create distinctive, design-led buildings, and we work with a roster of the best architects, engineers and interiors experts to find imaginative ways to enhance our properties.

While we're proud to have been awarded numerous accolades for design, the real proof of our success has been our ability to attract and retain valuable tenants. Derwent London topped 'Britain's Most Admired Companies' in the property sector and moved up to an impressive 5th overall out of 238 entrants in 2011.

Top Left
Angel Building, EC1, 263,000 sq ft
Architects: AHMM
Shortlisted for the RIBA Stirling Prize 2011

Bottom Left
The Buckley Building, EC1, 85,000 sq ft
Architects: Buckley Gray Yeoman
Completion: Q4 2012

Top Right
Portobello Dock, W10, 51,000 sq ft
Architects: Stiff+Trevillion



STIFF+TREVILLION

Stiff+Trevillion is one of the UK's leading architectural practices providing award-winning design across a diverse portfolio of clients.

Over the past 30 years, Stiff+Trevillion Architects have amassed vast experience of market leading design within the commercial, restaurant, residential, retail, leisure and educational sectors. It's a diverse knowledge base, which enables them to deliver unique solutions that are tailored to individual needs, budgets and aspirations rather than driven by a fixed house style. What all their projects do have in common is the thoughtful and appropriate use of exceptional materials and the effective use of light, surface and volume within the space. While building ideas has always been key to Stiff +Trevillion's approach, their appreciation for both context and function ensures that true usability is never sacrificed for surface image.



SPECIFICATION

OVERVIEW

Space Planning Standards

- Planning Grid 1500mm
- Structural Grid 6000mm / 3000mm
- Slab to Slab Offices 3600mm
- Floor to Ceiling Offices 2650mm
- Slab depth 250mm typical (350mm downstands)
- Raised Floor Zone 150mm (varies)
- Mechanical Services Zone 400mm (partially restricted to 300mm)
- Ceiling Zone 150mm

Occupancy Standards

- Densities based on BCO recommendations; Approved Doc Part B, BS5588, CIBSE D3.1.
- Workplace Density 10sq m per workspace NIA (building services design)
- Effective Density 12sq m per person NIA (Core design elements – WCs, Lifts)
- Means of Escape 6sq m per person NIA (Maximum occupation 60 persons per floor to No. 4 Pentonville Road)

Structure

- Retained structural reinforced concrete frame of the existing buildings; New floor areas have steelwork frame with composite deck infill construction

EXTERNAL FINISHES

External walls — South façade

- New facing brickwork of Grey/Black handmade bricks
- Steel-framing-system faced with cementitious sheathing board
- 120mm mineral wool thermal insulation to façade cavity
- Proprietary stainless steel brickwork support and restraint system; fixed back to structure

External walls – North & East façade

- Brickwork cladding to existing escape stair cores to be retained
- Replacement of lightweight insulated aluminium panels with new infill construction insulated anodised aluminium panel system with shadow gap joints

Glazing

- Thermally-broken anodised aluminium curtain walling system
- South Elevation to have high-performance solar-control double glazing
- North elevation to have high-performance non-solar-control glass with low-emissivity coating
- Central ‘feature mullion’ of silver-anodised aluminium

Roof

- New inverted roof covering throughout comprising bituminous rubber hot melt system, insulation and ballast or paving

Doors

- Polyester powder coated steel security doors for escape routes and maintenance access

INTERNAL FINISHES

Walls

- Emulsion paint on plasterboard

Floors

- 600 mm x 600 mm fully accessible steel encapsulated raised floor

Ceilings

- New suspended MF painted plasterboard ceiling generally, with perimeter shadow gap trim
- Zoned fully accessible perforated metal tile acoustic ceiling with edge support trim

Doors

- New white oiled oak veneered flush doorsets with clear fire-rated glazed vision panels
- Stainless steel door hardware.
- Access Control facilities for tenant's installation
- Service and Duct doors – paint finish solid core doorsets

Blinds

- Tenant Fitout Item: to be manually-operated roller blinds with e-screen fabric by Levolux





SPECIFICATION

RECEPTIONS

Main entrance

- Double-height double-glazed curtain walling in anodized aluminium finish
- Electrically-operated automatic sliding door with access control
- Vertically-mounted hot-air curtain adjacent to doors
- External cantilevered canopy
- Stainless steel feature column

Walls

- Facing brickwork feature wall as per external elevations
- White oiled oak vertical batten wall cladding

Floors

- Polished concrete

Ceilings

- Emulsion paint on plasterboard to floating raft ceiling with perimeter concealed lighting and recessed cove light feature

Doors

- Doors to main entrance reception glazed PPC-steel doorsets

Balcony balustrading & glazed screens

- Structural glass balustrades to first floor lift landing gallery
- PPC-steel framed glazed screens

Reception desk

- White oiled oak and black steel with Bill Amberg leather detail
- Steel screen

Reception seating

- Custom made ribbed window seat upholstered in full-grain leather by Bill Amberg

WASHROOMS

- ‘Superloo’ WCs and Accessible WCs are located on each level
- Cyclists’ shower facilities are provided in lower ground areas
- Disabled shower

Floors

- Non-slip porcelain ceramic tiling, with matching upstand tile skirting

Walls

- Ceramic tiling to boxing, with stainless steel trim
- Cistern boxing top: quartz shelf with matching splashback
- Emulsion painted plasterboard walls to remainder
- Wall-mounted mirror stainless trim and concealed lighting detail

Doors

- Laminate-faced solid core doors with stainless steel ironmongery

Fittings

- Sanitary fittings by Ideal Standard and Duravit
- Brassware by Hansgrohe
- Sanitary accessories in stainless steel

PASSENGER LIFTS

- 2x 10-person lifts to each building, accessed from the entrance reception
- Entry to office occupancy on each floor via proximity card reader within lift cars
- No access to basement of 4

Walls

- Ceramic backed glass with full-height stainless steel operating panel
- Full-height mirror to rear wall and stainless steel handrail

Floors

- Grey resin floor to match reception

Ceilings

- Opal acrylic raft with concealed indirect lighting
- Metal tray

Doors

- Brushed stainless steel

ACCOMMODATION STAIRS

Walls

- Emulsion paint on plaster

Floors

- Carpet with aluminium nosings

Ceilings & soffits

- MF plasterboard ceilings
- Emulsion paint on concrete soffit

Handrails & balustrades

- Painted steel



SPECIFICATION

ESCAPE STAIRS

- Walls**
- Emulsion paint on plaster

- Floors**
- Concrete with floor paint

- Ceilings**
- Emulsion paint on concrete soffit

- Handrails & balustrades**
- Painted steel

PLANT ROOMS

- Walls**
- Emulsion paint on blockwork or brickwork walls

- Floors**
- Concrete with floor paint

MECHANICAL INSTALLATION

- Office areas heated and cooled by heat-recovery-type VRF (variable refrigerant flow) units located within the ceiling void
- Heat recovery supply and extract ventilation systems to provide fresh air throughout

MECHANICAL DESIGN CRITERIA

- All new systems designed in accordance with the BCO and CIBSE recommendations

- External design temperatures**
- Winter -4° C Sat
 - Summer 29° C db / 21° C wb

- Internal design temperatures**
- Offices / Meeting Rooms: 22° C \pm 2°C, Summer
 - Offices / Meeting Rooms: 21° C \pm 2°C, Winter
 - Toilets / Showers: 18° C \pm 2°C, Winter only no Summer control
 - Circulation / Cores: 18° C \pm 2°C, Winter only no Summer control

- Humidification**
- All areas: No control

- Ventilation**
- Offices / Meeting Rooms: 12 Litres/sec/ person
 - Toilets/showers: 8 Air changes per hour
 - Circulation/Cores: NA

- Occupancy**
- Occupancy Density: 1 person/10 sq m

- Noise**
- Offices / Meeting Rooms: NR38
 - Toilets / showers: NR45

- Heat Gains**
- Lighting: 12 W/sq m
 - Occupancy: 1 person per 10 sq m
 - Power: 25 W/sq m





SPECIFICATION

ELECTRICAL INSTALLATION

POWER

- Mains power**
- New Electrical Substation to be provided
- LV Switchroom within the basement areas of each building
- New electrical supplies: 25W/sq m allowance for incoming tenants

Distribution

- Each floor of each building provided with new tenants MCB distribution board and associated sub metering supplied from a new rising busbar located within tenant's electrical riser
- Landlords MCB distribution boards installed to supply the local lighting and power circuits

Standby power

- Landlord's standby diesel generator provided for life safety systems and essential plant

LIGHTING

LIGHT FITTINGS

- Office areas**
- Recessed modular luminaires with twin fluorescent lamps, indirect reflector & low-brightness diffuser
- DALI dimmable control gear

Common parts & circulation

- Recessed linear fluorescent light channel with opal acrylic diffuser
- 350 6yx average illumination levels

Washrooms

- Concealed linear fluorescent lamps to rear of mirror and recessed overhead lights within ceiling

Reception

- Recessed linear fluorescent light channel with opal acrylic diffuser
- Concealed trough and cove ceiling feature with cold-cathode strip
- Ceiling-mounted directional accent spotlights with high-efficacy discharge lamp source
- Floor-recessed uplighters

COMMUNICATIONS

INSTALLATION

Telecoms & data

- Each building shall be provided with points of entry for future tenant's incoming telecom services
- High speed optical fibre network

PROTECTIVE INSTALLATIONS

FIRE ALARMS

Fire alarm

- A new fully analogue addressable fire alarm system is installed
- This system has been designed and installed in compliance with BS 5839 category L1
- Audible and visual alarms of a fire condition provided throughout the building utilising new electronic sounders and flashing beacons

Dry rising main

- 4 Pentonville Road is served by a dry-rising fire main to aid the fire service

Lightning Protection

- New lightning protection system in accordance with BSEN 62305

Security systems

- CCTV: The building is provided with a CCTV system to monitor various key points throughout the building and its surrounding grounds

Smoke extract system

- To provide smoke extract within core lobbies

ELECTRICAL INSTALLATION

ACCESS CONTROL

Access control

- The buildings are provided with a video and audio door entry system linked from each of the main front doors to the tenanted areas on all floors
- Disabled person call facilities
- Accessible WCs equipped with emergency call system, linked to the main reception area
- Disabled refuge call system, linked to panel within reception areas
- Facility available to extend door access control to protect entry/exit doors into all tenants demises

BUILDING MAINTENANCE

FAÇADE MAINTENANCE

Façade maintenance

- The building is provided with a new building maintenance unit and track to allow for safe window cleaning and façade maintenance

Internal maintenance

- No.4: A cleaner's cupboard with hot and cold water supply is provided adjacent to toilets on each floor
- No.10: A centralised cleaner's cupboard with hot and cold water supply is provided in the basement area

Refuse storage

- A designated refuse storage area for general waste and mixed recyclables is provided to each building

Cyclists facilities

- Secure covered bicycle parking is provided for 26 cycles with additional visitor cycle parking provided to the front of the buildings
- No.4: 5no. unisex showers with integral changing area, and cyclists storage lockers are provided to basement
- No.10: 3no. unisex showers with integral changing area, plus 1no. Accessible shower, and cyclists storage lockers are provided

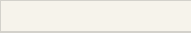
Car parking

- 1 no. Accessible Car Parking space is provided to the rear yard of No.4





PROFESSIONAL TEAM



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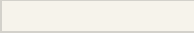
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WITH THANKS TO

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Misrepresentation act
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