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CITY
ROAD

THE
FEATHERSTONE
BUILDING

An exciting retail opportunity in
the creative hub of Old Street

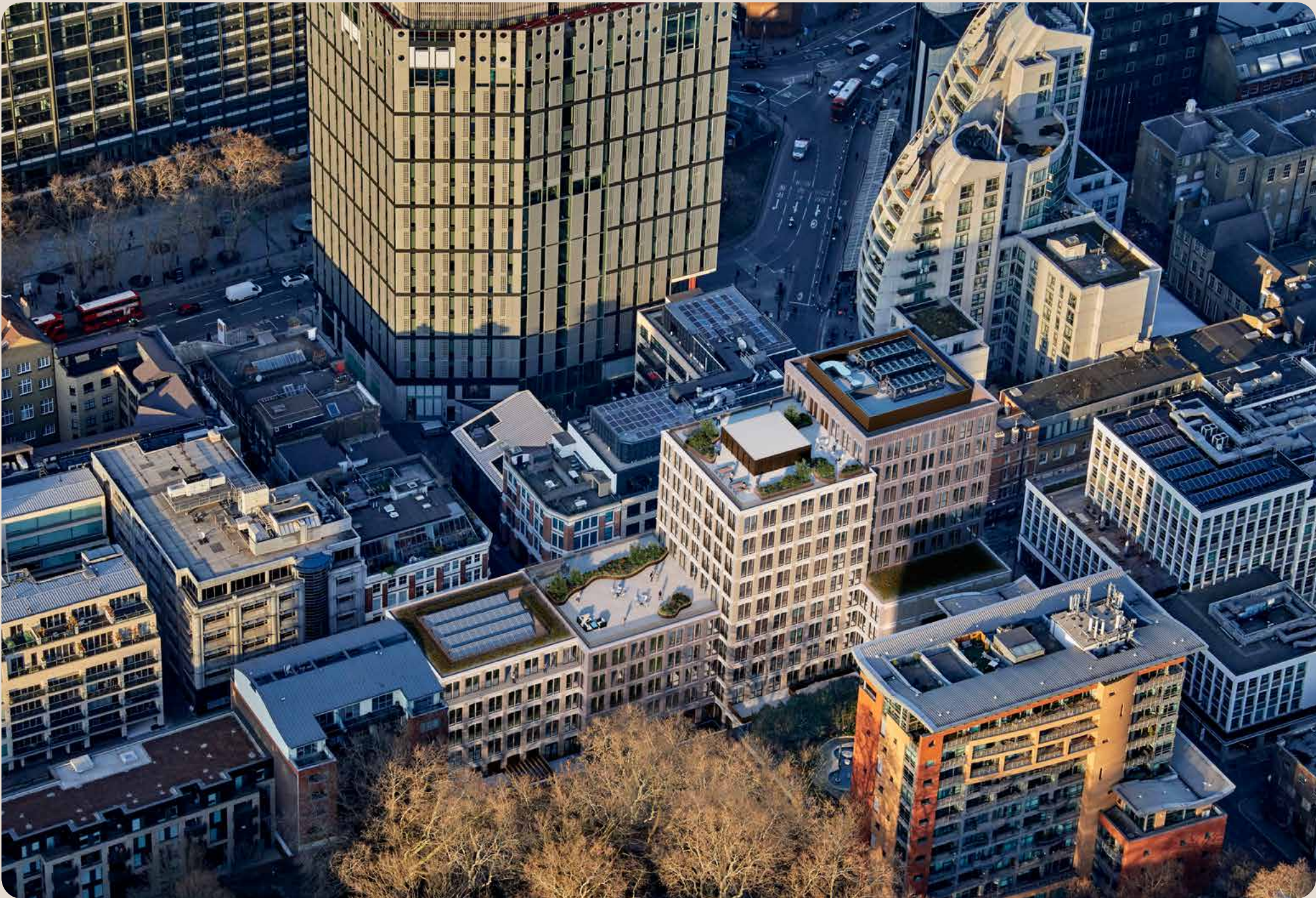
INTRODUCTION

The Featherstone Building comprises 126,500 sq ft of workspace a stone's throw from Old Street Underground, with flexible AI accommodation and ground floor window frontage along City Road. The building will accommodate c. 1,450 office occupants.

This document outlines the specification for the 2,351 sq ft AI ground floor retail opportunity with adjacent café, and additional rooftop pavilion* created by The Featherstone Building. The development is located in Old Street within the London Borough of Islington.



*Rooftop pavilion is subject to planning



Key features

- Café facility
- Double-height retail space with 4m floor to ceiling height
- Signage opportunity on City Road
- Elegant external architecture inspired by the Victorian warehouses that characterise the local area
- A stone’s throw from Old Street Underground
- New Elizabeth line in Liverpool Street (accessed via Moorgate - 8 minute walk from The Featherstone Building)

Unit arrangement

The space is proposed as follows:

Unit Options	sq ft	sq m
Option 01: Ground floor single retail unit	2,351	218
Option 02: Ground floor retail unit and café	3,783	351
10th floor rooftop pavilion*	2,996	278
(Communal terrace)	2,096	195
(Rooftop pavilion)	900	84

Separate utilities connections for domestic water, drainage, electricity and gas have been provided for the unit.

Note: The retail space can be taken as a unit in isolation or the blockwork wall can be removed so the unit is connected with the reception café, connecting to the main office reception and further benefiting from the office customers in the building above.

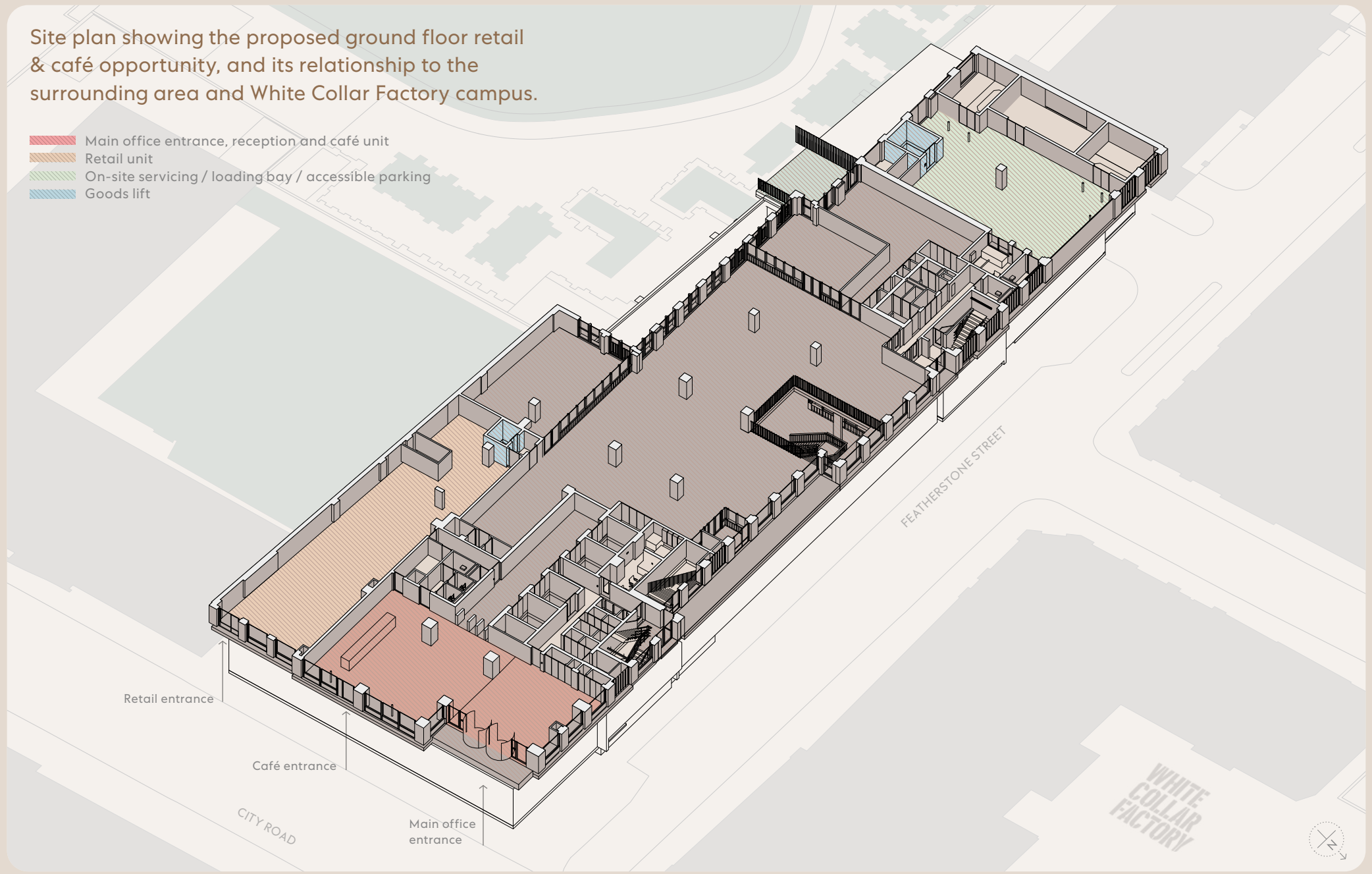
*Tenant will have the opportunity to occupy and trade on the rooftop pavilion (subject to planning).

LOCATION

Site map

Site plan showing the proposed ground floor retail & café opportunity, and its relationship to the surrounding area and White Collar Factory campus.

- Main office entrance, reception and café unit
- Retail unit
- On-site servicing / loading bay / accessible parking
- Goods lift



Nowhere has a more exciting or eclectic mix than **Old Street**, which boasts an unparalleled selection of independent coffee houses, many of the best restaurants in London and a broad array of fitness centres whilst after dark there are live music venues, DJ bars, boutique cinemas and private members' clubs.

Less than a minute's walk away is Old Street Underground station, where you can access the Northern Line and National Rail. Twelve bus routes, including two night buses, stop at or near Old Street, providing another quick and easy means to reach key parts of town.

- EAT
- 01

Bao Noodle Shop
- 02

The Bike Shed Motorcycle Club
- 03

The Blues Kitchen
- 04

Bone Daddies
- 05

The Book Club
- 06

BRAT
- 07

The Clove Club
- 08

Colours Hoxton
- 09

The Curtain
- 10

Daffodil Mulligan
- 11

Dishoom
- 12

Fare
- 13

Flat Iron
- 14

Gloria
- 15

Hoxton Grill
- 16

Lantana
- 17

Look Mum No Hands!
- 18

Lyle's
- 19

Oklava
- 20

Ozone Coffee Roasters
- 21

Passo
- 22

Pizza East
- 23

The Princess of Shoreditch
- 24

Red Dog Saloon
- 25

Sagardi
- 26

Serata Hall
- 27

Shoreditch Grind
- 28

The Sichuan
- 29

Smoking Goat
- 30

Tayēr + Elementary
- 31

Wagamama
- 32

Whitecross Street Food Market

- DRINK
- 01

Ballie Ballerson
- 02

Bar Nightjar
- 03

Black Rock
- 04

Bounce
- 05

Boxpark Shoreditch
- 06

Callooh Callay
- 07

Colours Hoxton
- 08

The Crown and Shuttle
- 09

Floripa
- 10

The Gibson
- 11

The Hoxton Pony
- 12

Old Street Records
- 13

The Owl & Pussycat
- 14

Q Shoreditch
- 15

Shoreditch House
- 16

Singer Tavern
- 17

Strongroom Bar & Kitchen
- 18

Two Brewers
- 19

XOYO

- WELLNESS
- 01

Barry's Bootcamp
- 02

BLOK
- 03

Fitness First
- 04

Gymbbox
- 05

House of Fitness
- 06

Hoxton Pilates
- 07

Ironmonger Row Baths
- 08

National Centre for Circus Arts
- 09

Psyche
- 10

Virgin Active

- COMMUNITY
- 01

Audible (Amazon)
- 02

The Bower

Finablr

Incubeta UK

WeWork
- 03

Buckley Gray Yeoman
- 04

Colt Technology Services
- 05

Emap
- 06

Farfetch
- 07

GoCardless
- 08

Google Campus
- 09

Inmarsat
- 10

John Brown Media
- 11

Krow communications
- 12

Mimecast
- 13

Mother
- 14

MullenLowe Group
- 15

Next Management London
- 16

NSPCC
- 17

NTT DATA Digital
- 18

Orms
- 19

Pivotal Software
- 20

Pusher
- 21

R/GA
- 22

SAGE Publishing
- 23

Seedrs
- 24

Wise (formerly TransferWise)
- 25

Vice
- 26

We Are Social
- 27

White Collar Factory

Adobe Systems Europe

AKT II

BGL Group

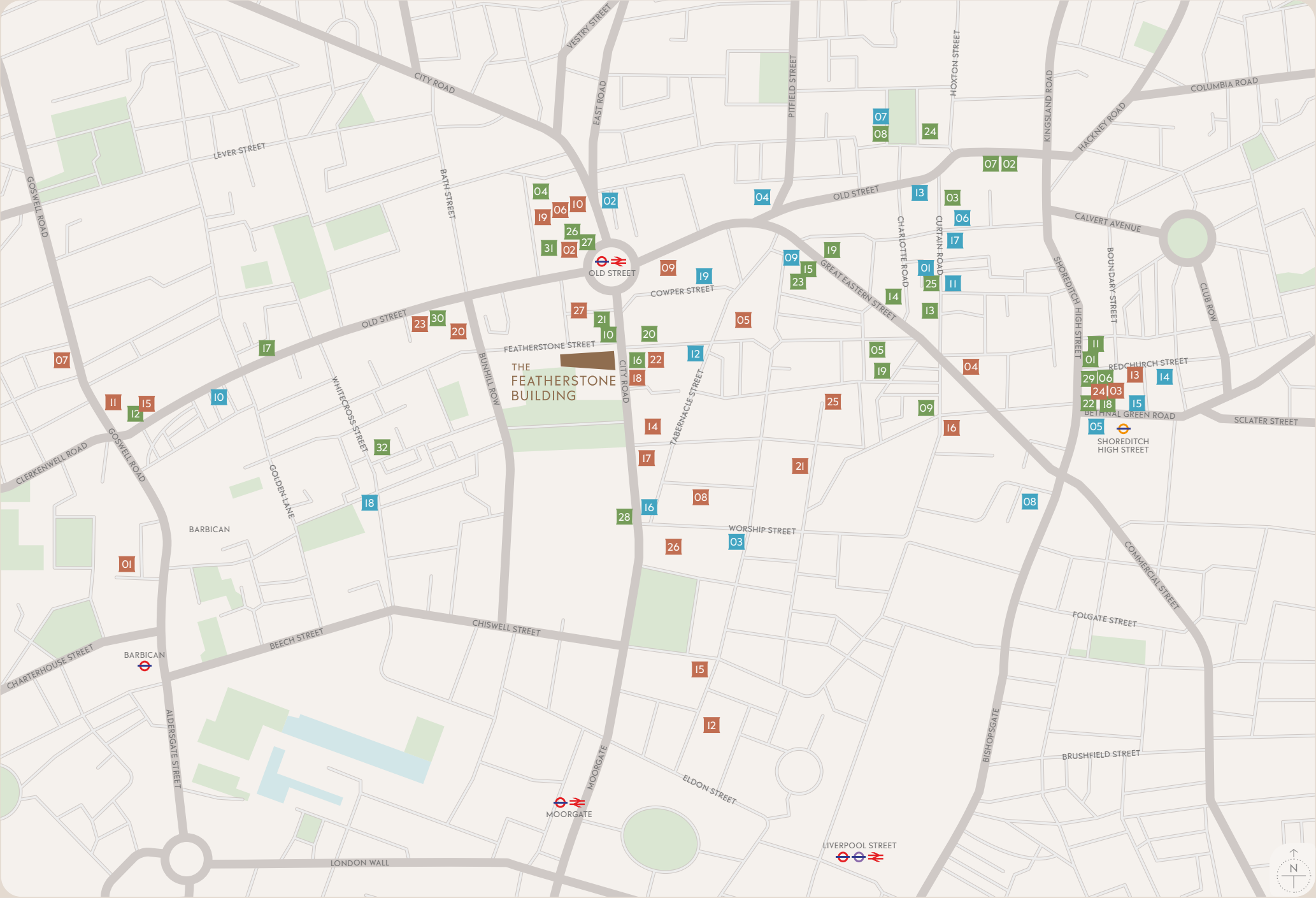
Box.com

Brainlabs

Capital One

The Office Group

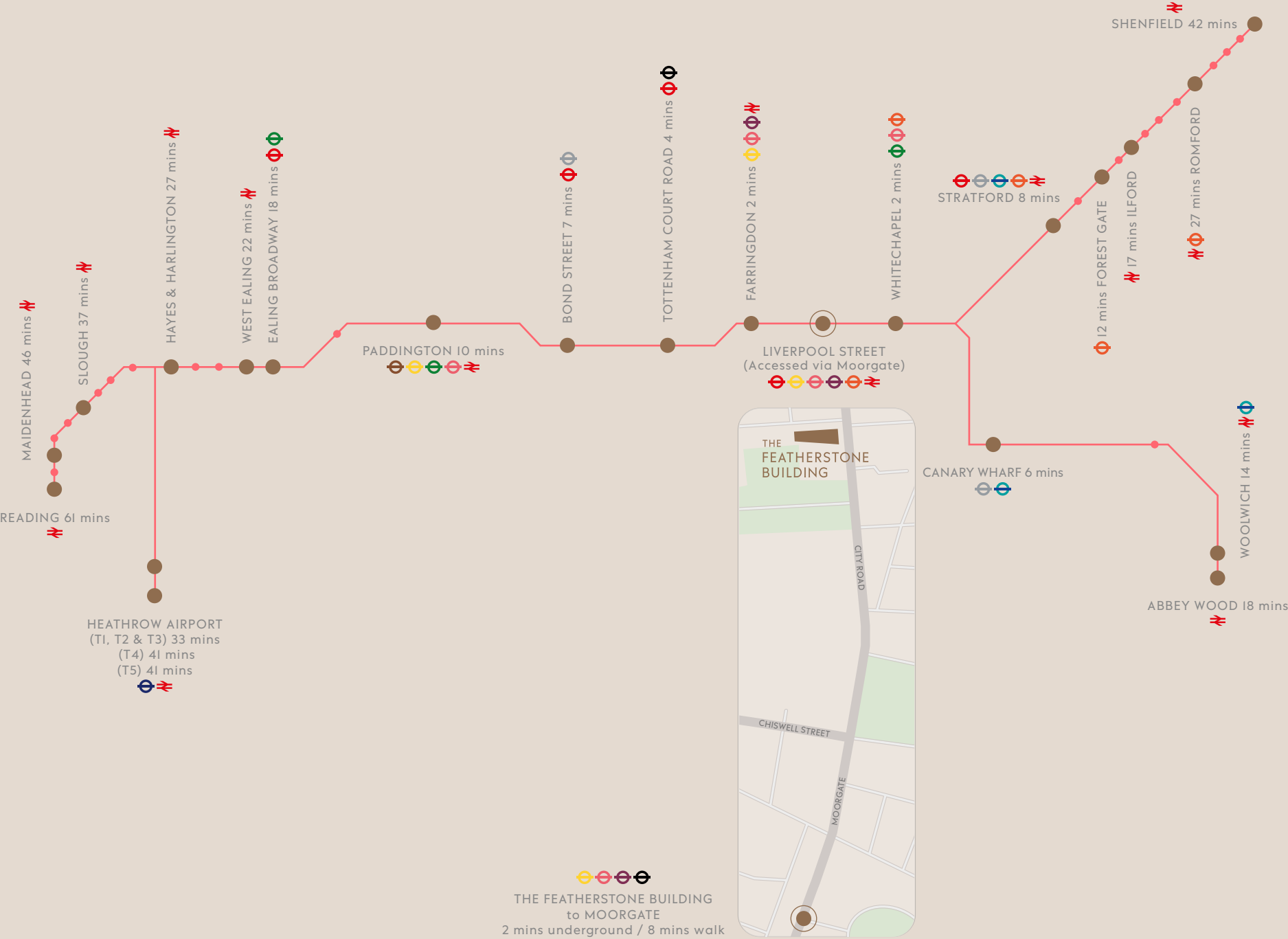
Spark44



The Elizabeth line
 Accessed via Moorgate station, just two minutes away on the Northern line or an eight minute walk, there's quick access to Liverpool Street station, where the Elizabeth line dramatically reduces journey times across London.



Top Liverpool Street station proposed upper escalator with inclined lift from Broadgate ticket hall. **Left** Liverpool Street station proposed ticket hall at Broadgate

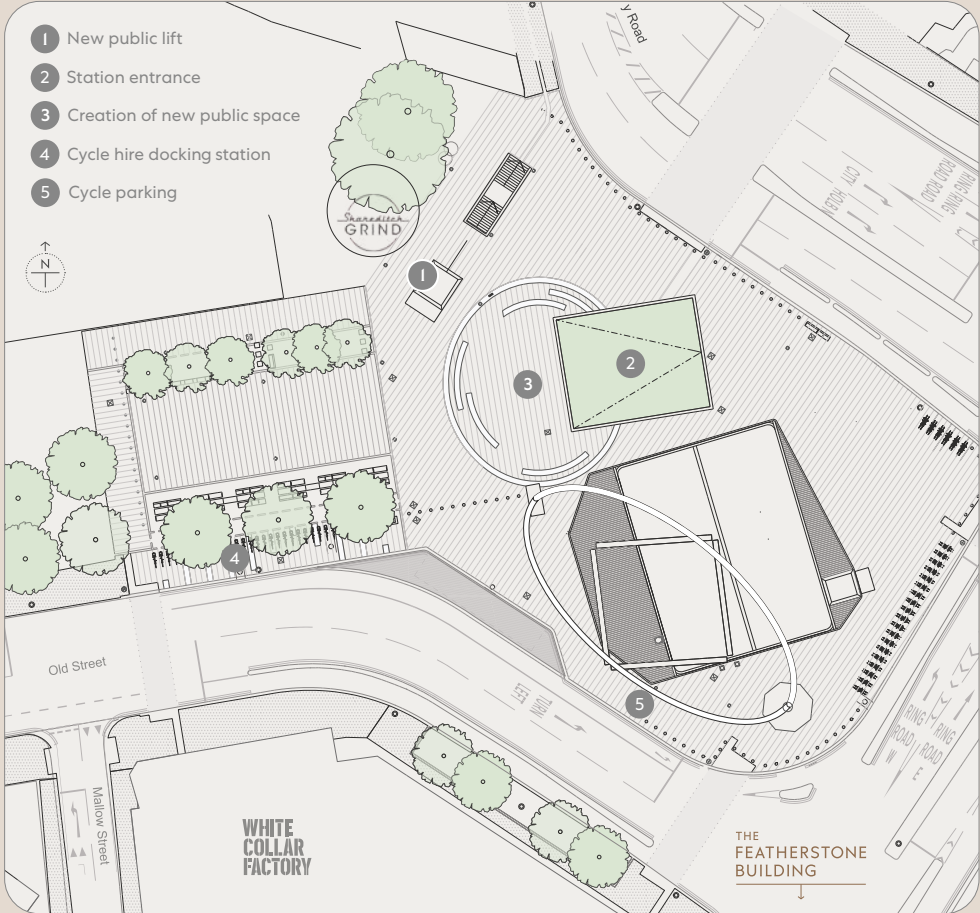


Old Street regeneration

The future is bright for Old Street. Transport for London will make the area around Old Street station more pedestrian and cycle friendly.

As part of the scheme they are:

- Adding signal-controlled pedestrian crossings and segregated cycle lanes
- Building a new public space around the new station entrance to make it easier to walk into and around the station
- Building a designated public lift into St Agnes Well mall retail concourse.



Old Street roundabout regeneration
WestonWilliamson+Partners
Above Station entrance from the northeast, looking southwest towards White Collar Factory
Right Green-roofed station entrance from the southwest



GROUND FLOOR OPPORTUNITY

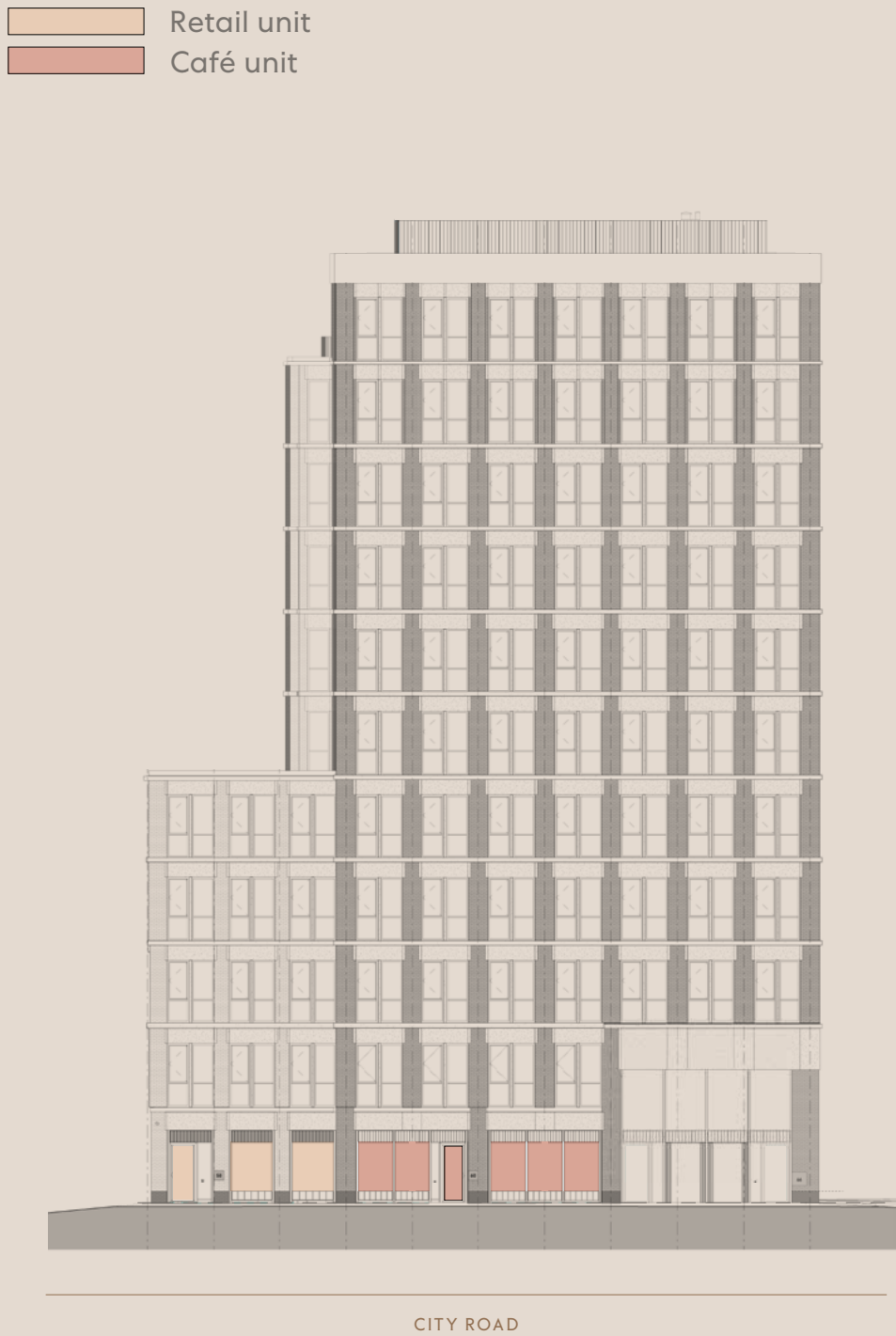


Ground floor opportunity

Both the retail and café units are accessed from City Road, as well as internally from The Featherstone Building main reception area should both units be connected.

The retail unit is a shell and core area, the floors are a concrete slab with 300mm nominal zone for tenant floor finish. The walls are exposed concrete core walls and painted plasterboard. The ceilings are exposed concrete.

The integrated reception and café unit is an informal collaborative space with a double-height entrance and includes industrial-style light pendants.



Option 01 — Retail unit: 2,351 sq ft / 218 sq m

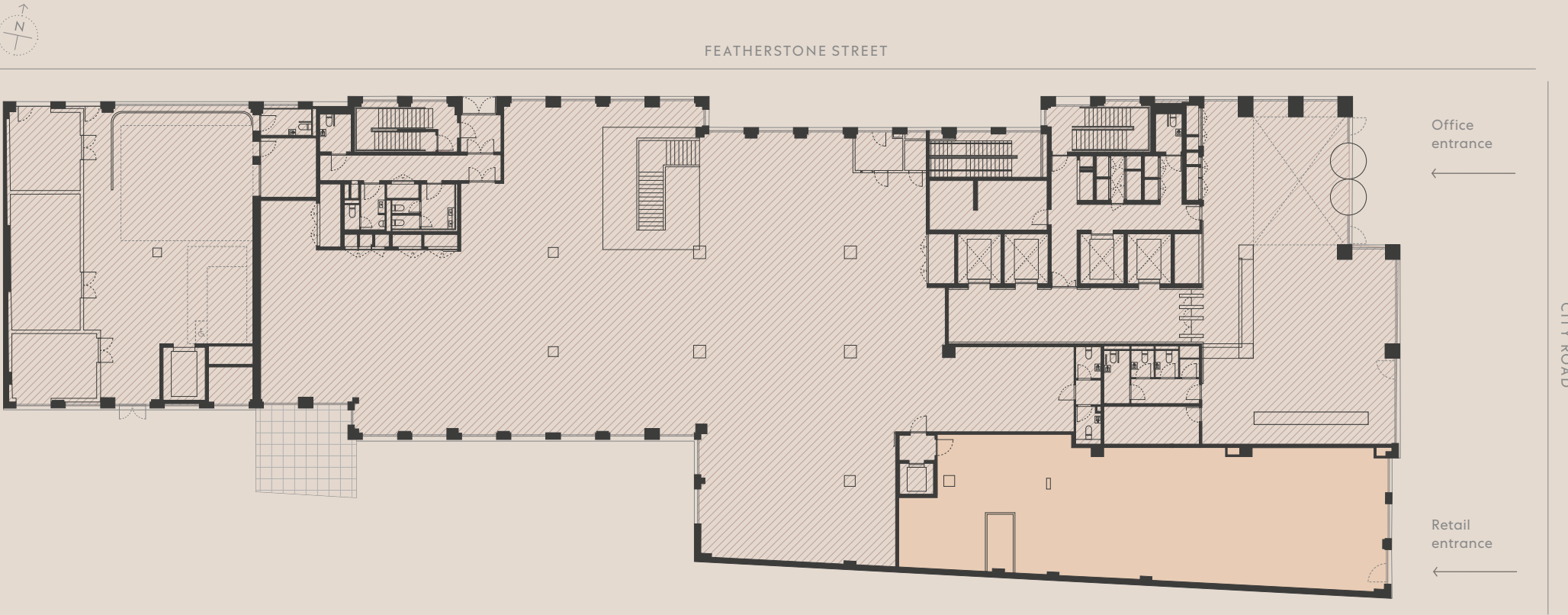
Retail unit specifications

Retail unit

Unit frontage 27 ft 10 in 8.48 m



Unit depth 97 ft 0 in 29.57 m



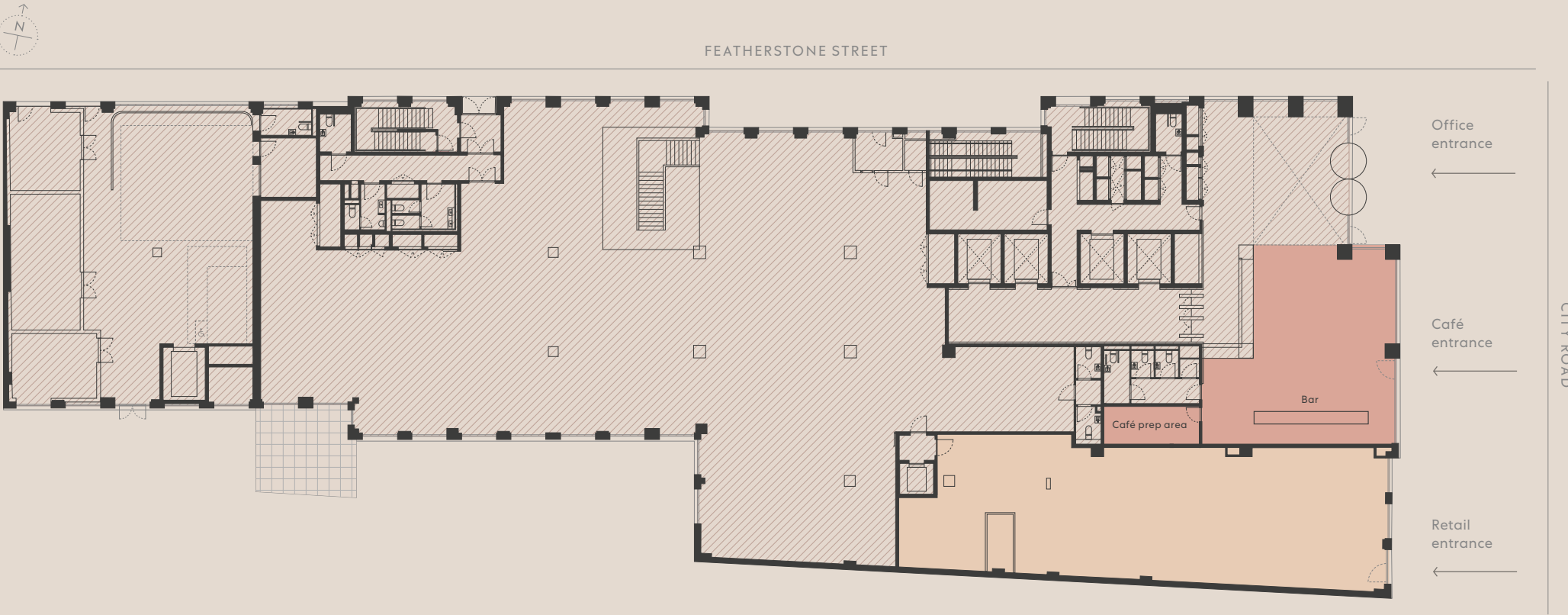
Option 02 — Retail unit and café demise: 3,783 sq ft / 351 sq m

Café unit specifications

Retail unit

Café unit

Unit frontage 35 ft 11 in 10.95 m





Retail unit: Services

01 Drainage

02 Water

03 Electrical

04 Fire alarm

05 Communication

06 Sprinkler

07 Ventilation

08 Refuse & Recycling

* Tenant plant space

— Ø100mm waste pipe at low level

— Ø28mm mains water at low level

— 200A 3 phase supply

— Fire alarm interface unit

— For future data/comms connection

— Capped connection at high level

— Extraction to level I roof, Ø150mm extract

— Route to retail refuse area and loading bay via shared goods lifts

— Plant space available on level I roof

Retail entrance

Café unit: Services

Prep area

Bar

01 Drainage

02 Water

03 Electrical

04 Fire alarm

05 Communication

Sprinkler

Ventilation

— Ø100mm waste pipe at low level

— 15mm boosted cold water and Ø15mm hot water

— 20A 3 phase supply

— Part of landlord provision

— N/A

— Part of landlord provision

— Ø400x300mm extract

01 Drainage

02 Water

03 Electrical

04 Fire alarm

05 Communication

Sprinkler

Ventilation

— Ø50mm waste pipe at low level

— 22mm boosted cold water and Ø22mm hot water

— 40A 3 phase supply

— Part of landlord provision

— Data points provided

— Part of general landlord provision

— Part of general landlord provision

Café entrance



Licensing requirements

For licensed use of the unit the Tenant will need to consult with the licensing officers at the London Borough of Islington regarding any specific requirements such as suggested conditions and levels of occupancy.

CGI: View from office reception through to café and retail unit



ROOFTOP PAVILION

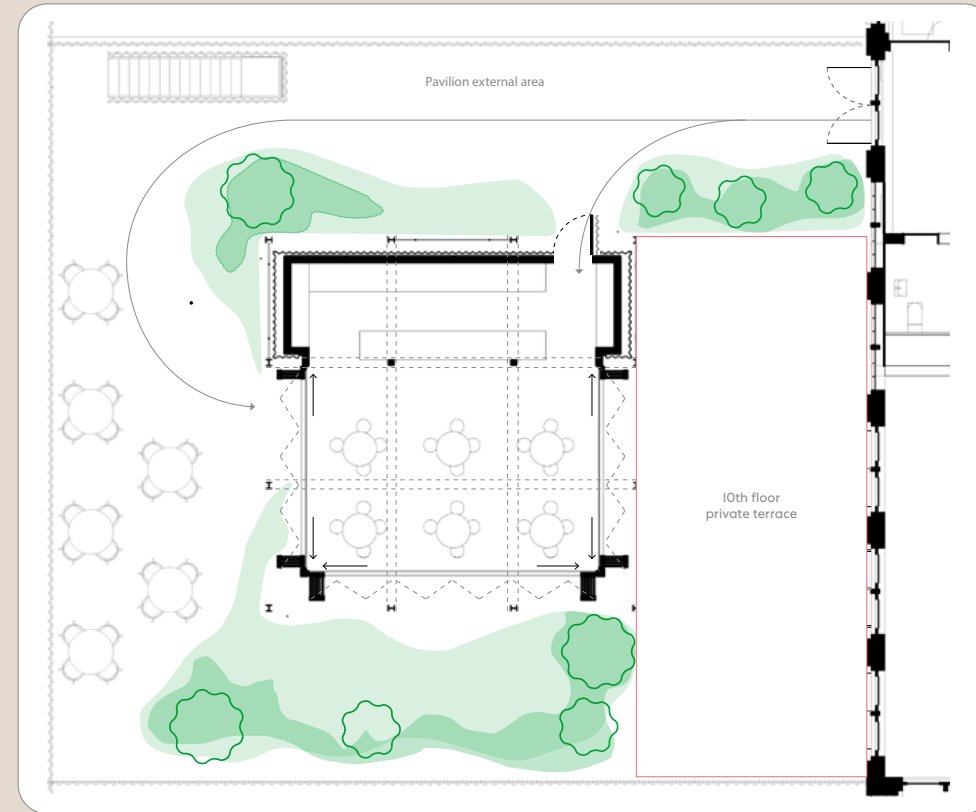


Indicative CGI

10th floor rooftop pavilion/café

The 10th floor will create a vibrant biophilic space above the treescape of Bunhill Fields. A crafted timber-box of folding screens will sit within the steel structure.

The rooftop will be a sanctuary for connection and collaboration for the sole use of the office tenants, providing a calming space for informal working and all-day dining, and also available for private hire.



GET IN TOUCH

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Date of preparation June 2022



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LONDON

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