# Nº1 Canalside Walk

**BRUNEL · BUILDING** 



## Contents

- 1.0 Introduction
- 2.0 Location
- 3.0 Ground floor A1/A3 units
- 4.0 Team
- 5.0 Appendices

1.0

# Introduction

- 1.1 Introduction
- 1.2 Key features
- 1.3 Unit arrangement

### 1.1 Introduction

### The Brunel Building

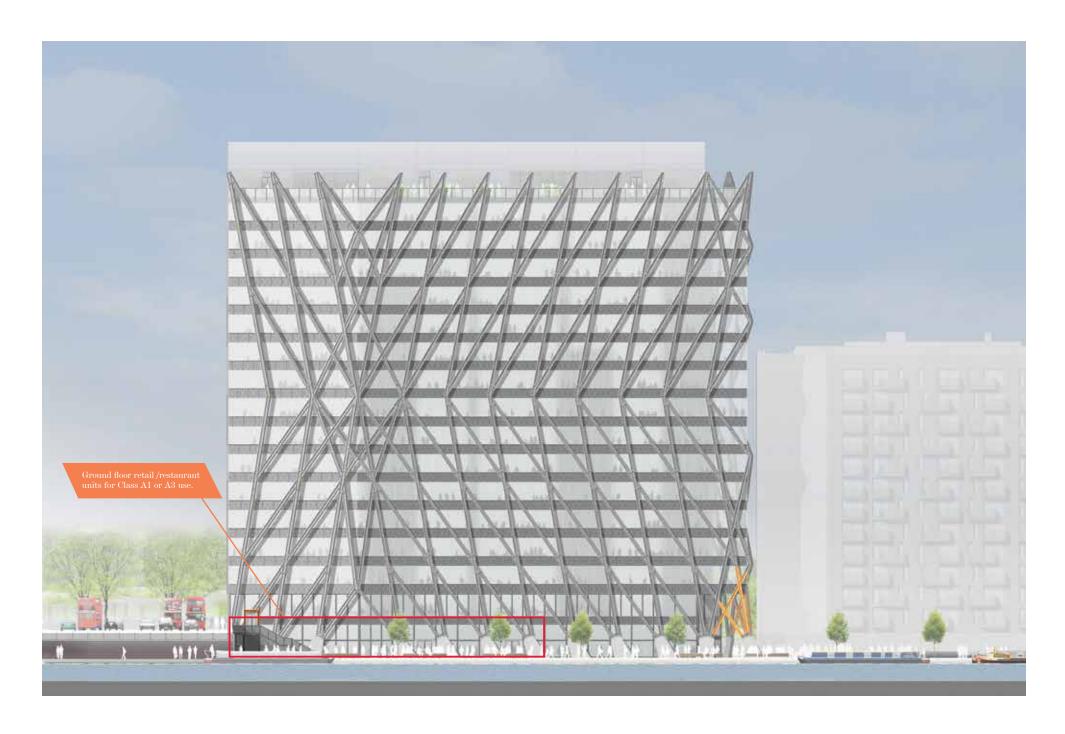
The Brunel Building comprises 240,250 sq ft of offices fronting the Grand Union Canal opposite Paddington station, with flexible A1 and A3 accommodation arranged to the western elevation, benefiting from extensive window frontage alongside a new section of canal towpath.

Sony Pictures Entertainment have pre-let 77,200 sq ft, approximately one third of the building. Therefore, Brunel Building will be multi-let with 4-5 other office occupants to be confirmed in due course. This will result in approximately 2,000-3,000 office occupiers.

### Introduction

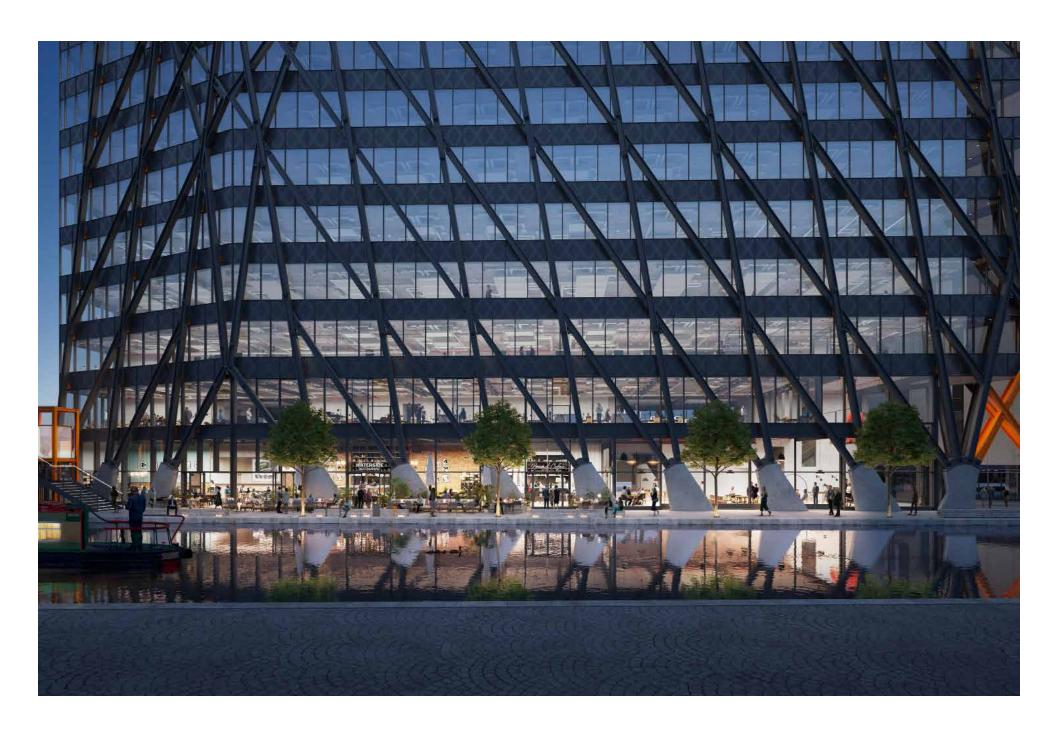
This document outlines the specification for the 5,472 sq ft A1/A3 opportunity created by The Brunel Building development in Paddington within The City of Westminster.

The unit is located on the Ground Floor of the development with primary frontage to the public realm of Grand Union Canal and directly opposite one of Paddington station's main entrances. This guide explores and provides further detail on the opportunities at The Brunel Building for prospective tenants and users of the ground floor A1/A3 units only.





Bishops Bridge road elevation





### 1.2 Key features

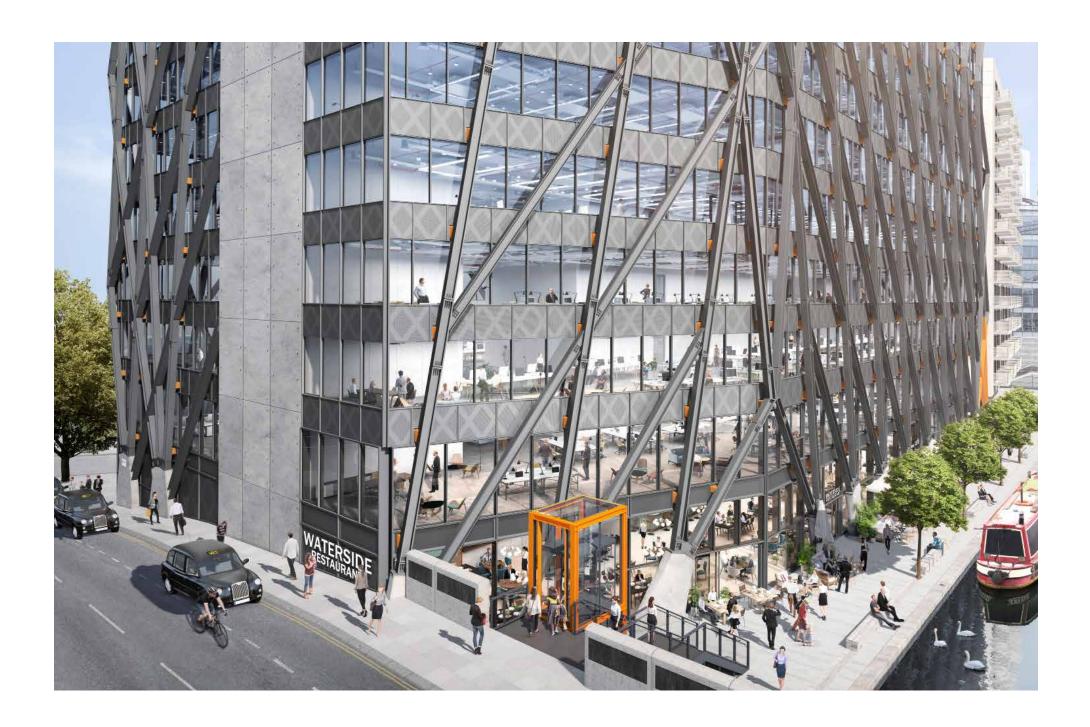
This is a prime location directly opposite Paddington station where the new Elizabeth line will join the existing main line and Underground links.

Some key features of the building's design include:

- Double-height glazing along the canal side, with panoramic sliding doors bringing the outside in.
- Signage opportunity with prominence outside the station entrance/exit.
- Striking external diagrid structure inspired by the great Civil Engineer, Isambard Kingdom Brunel.
- Canalside location. Facing the Grand Union Canal the building embraces the calming effect of the water and includes an external south west facing seating opportunity for the new operator.
- New Elizabeth line station opening by completion of the building. Currently extremely well-connected, things will only improve in 2018 for Paddington.

This prime canal side location will be a new destination which will welcome the public. The scheme includes a new accessible quayside onto the canal, providing access to an active new waterfront, connecting via stairs and lift up to the road bridge across the canal. A footbridge also crosses the basin directly to Paddington Station.

The restaurant/café will be connected to the main office reception, further benefiting from the office tenants above.



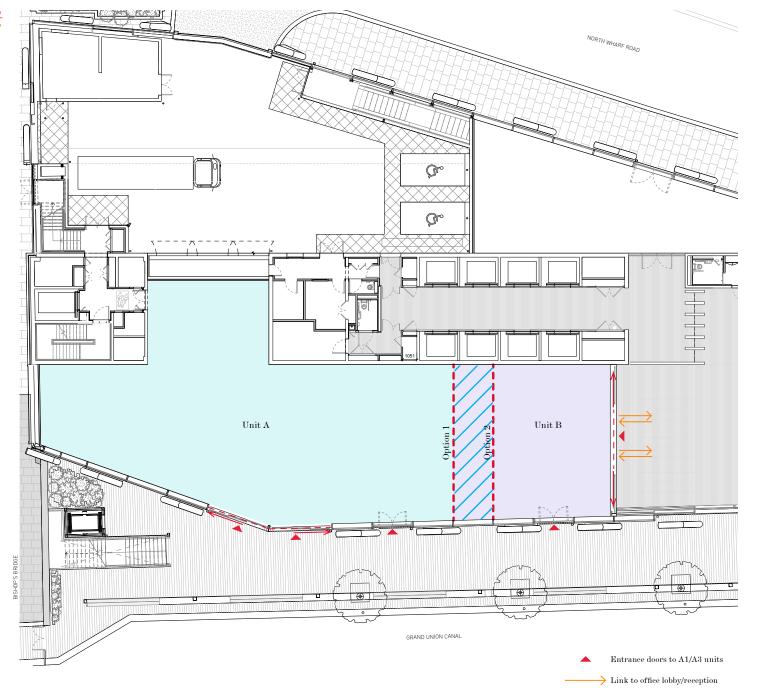
### 1.3 Unit arrangement

### Demise plan

The ground floor tenant space is proposed as retail or restaurant or café with access from the canal side.

Separate utilities connections for domestic water, drainage, electricity and gas have been provided for the unit making it autonomous from the base-build.

RETAIL/ RESTAURANT UNIT OPTIONS	sq ft	sq m	sq ft	sq m
Single unit option			5,472	
Split option 1	4,020 (Unit A)	373	1,452 (Unit B)	135
Split option 2	4,384 (Unit A)	407	1,088 (Unit B)	101



#### Note:

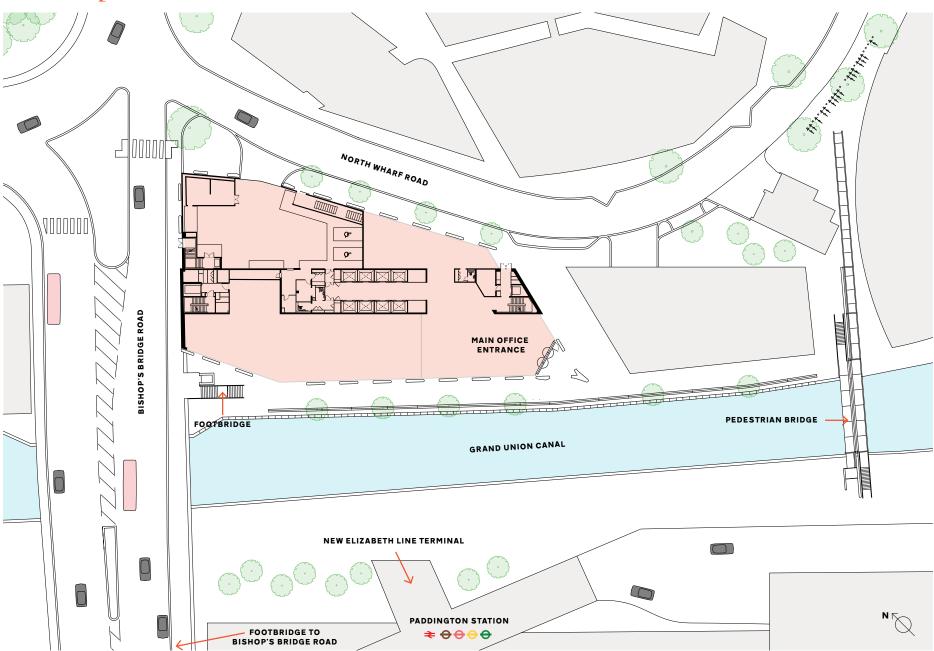
The retail/restaurant space can be taken as a whole or as two separate units. Refer to demarcation on plan opposite.

2.0

# Location

- 2.1 Site plan
- 2.2 Location
- 2.3 The local area
- 2.4 Connectivity

## 2.1 Site plan



### 2.2 Location

Paddington is one of London's most interesting and rewarding locales. Bordering Little Venice, the area around the canal basin just north of the station, is one of London's most significant recent redevelopments with office and residential buildings, cafes and restaurants. It is an urban oasis on a grand scale. Close to Maida Vale one way and Hyde Park the other, this is a richly rewarding and rapidly changing part of London.







### 2.3 The local area

A good way to explore the area is via the canal footpaths, you'll be delighted at what you find. There's a world of fascinating hidden London a few yards away.

#### Leisure

- 01 Absolute Flowers
- 02 Buchanans Cheesemonger
- 03 Canal Cafe Theatre
- 04 Cocomaya
- 05 The Colonnade Hotel London
- 06 De Roemer
- 07 The Dresser
- 08 Formosa Flowers & Chocolaterie
- 09 Hilton London Paddington
- $10~{\rm Lancaster~London}$
- 11 Lisson Gallery
- 12 Lucy Choi London
- 13 Mark Jason Gallery
- 14 Mercure London Paddington
- 15 Mud Australia
- 16 Novotel London Paddington
- 17 Pipa
- 18 Prewett Miller
- 19 Puppet Theatre Barge
- 20 Rembrandt Gardens
- 21 Subway Gallery

#### Eat & Drink

- 01 ABASTO
- 02 Angelus Restaurant
- 03 Baker & Spice
- 04 Bathurst Deli
- 05 Beany Green
- 06 The Bridge House
- 07 Casa Malevo
- 08 Clifton Nurseries
- 09 Coco Di Mama
- 10 Darcie & May Green
- 11 Department of Coffee and Social Affairs
- 12 Frontline Restaurant
- 13 Grand Union
- 14 Heist Bank
- 15 Huckster
- 16 Kateh
- 17 Kioskafe
- 18 KuPP.
- 19 Kurobuta London
- 20 The Larrik
- 21 Les petits Gourmets
- 22 Lockhouse
- 23 London Shell Co
- 24 Lords of Poke
- 25 The Mad Bishop & Bear
- 26 Massis Lebanese Grill & Bar
- 27 Molly's Delicatessen
- 27 Mony's Deneatess
- 28 The Monkey Puzzle
- 29 Noorjahan II
- $30~\mathrm{Old}~\mathrm{Mary's}$
- 31 Pearl Liang
- 32 Pergola Paddington Central

- 33 Pizza Express Paddington
- 34 Poncho 8
- 35 Prince Alfred
- 36 Raoul's Deli
- 37 The Red Pepper
- 38 Roba Bar & Restaurant
- 39 Salt & Honey Bistro
- 40 Smith's Bar and Grill
- 41 Stuzzico Ristorante
- 42 The Summerhouse
- 43 Toast
- 44 The Truscott Arms
- 45 The Union Bar & Grill
- 46 The Victoria
- 47 The Warrington Hotel
- 48 Warwick Castle
- 49 Waterside Cafe
- 50 The Waterway
- 51 The Winery

#### Fitness & Wellbeing

- 01 Active 360 Paddleboarding
- 02 Dance Art Studios
- 03 F45 Training Paddington
- 04 Floating Yoga Pocket Park
- 05 Hyde Park Stables
- 06 Little Venice Sports Centre
- 07 Notting Hill Harbour Club
- $08 \; Nuffield \; Health \; Paddington$
- 09 Paddington Sports Club
- 10 Peacock Pilates
- 11 Porchester Centre
- 12 Virgin Active
- Merchant Square
- 13 St Mary's Hospital

#### <u>Occupiers</u>

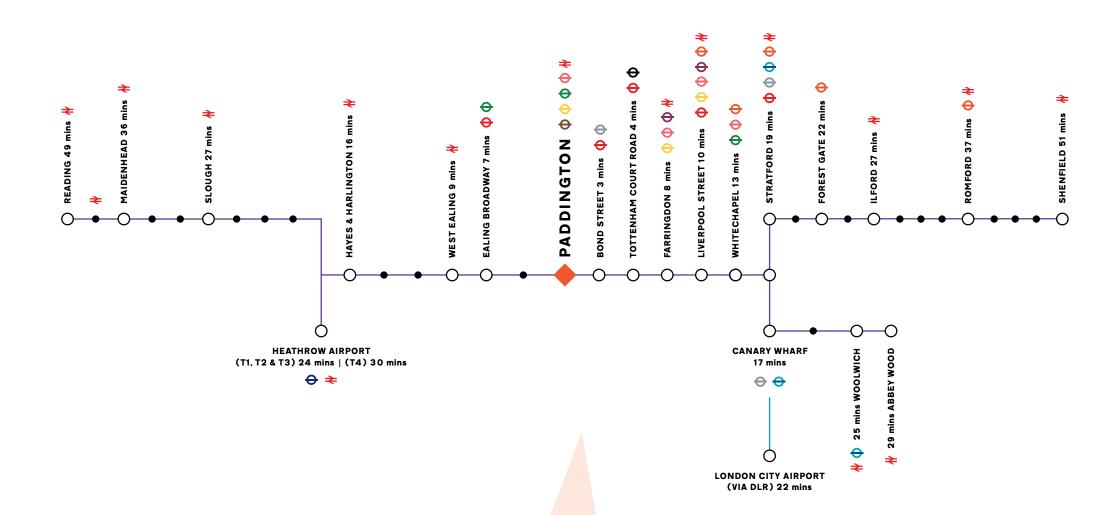
- 01 A2Dominion
- 02 Adam & Eve
- 03 Addison Lee/BT
- 04 BMG Chrysalis
- $05 \, \mathrm{CB\&I}$
- 06 Kingfisher / SIG
- 07 Marks & Spencer Head Office
- 08 Microsoft /
- Nokia Communications
- 09 Misys
- 10 Nissan Design Centre
- 11 The Office Group
- 12 Prudential / Statoil
- 13 Virgin Management Ltd.
- 14 Visa Europe
- 15 Vodafone
- 16 WeWork
- 17 30 Eastbourne Terrace

### 2.4 Connectivity

Paddington is an extremely well-connected place – embarkation point of the Heathrow Express, Bakerloo, District & Circle and Hammersmith & City Underground lines making it a hub for connectivity across London, across England and the world via Heathrow airport. There are plenty of other ways to get to and from Brunel Building, not least by taxi, bicycle or even by boat!

The Elizabeth line, will run right across south-east England from Berkshire to Essex and North Kent. It dives under London in wide tunnels and a sequence of brand-new stations linking with the existing system. Its formidable capacity will also ease movement elsewhere on the system, providing an extra 10% rail capacity for London. Paddington is the key western interchange, marked by the most ambitious new station.

### ELIZABETH LINE Opening 2018



Source: crossrail.co.uk

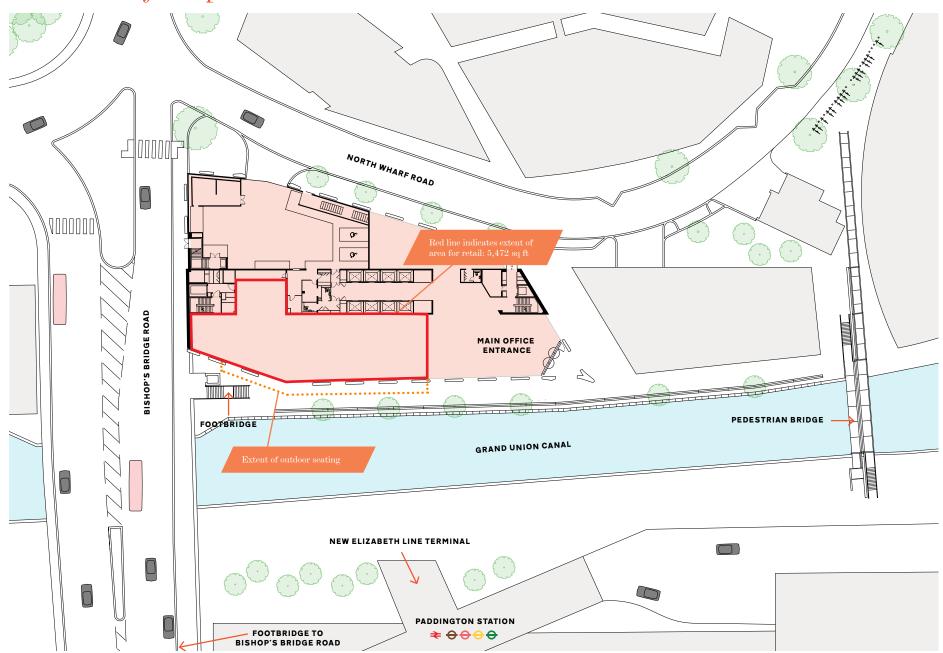
# 3.0

# Ground Floor A1/A3 Unit

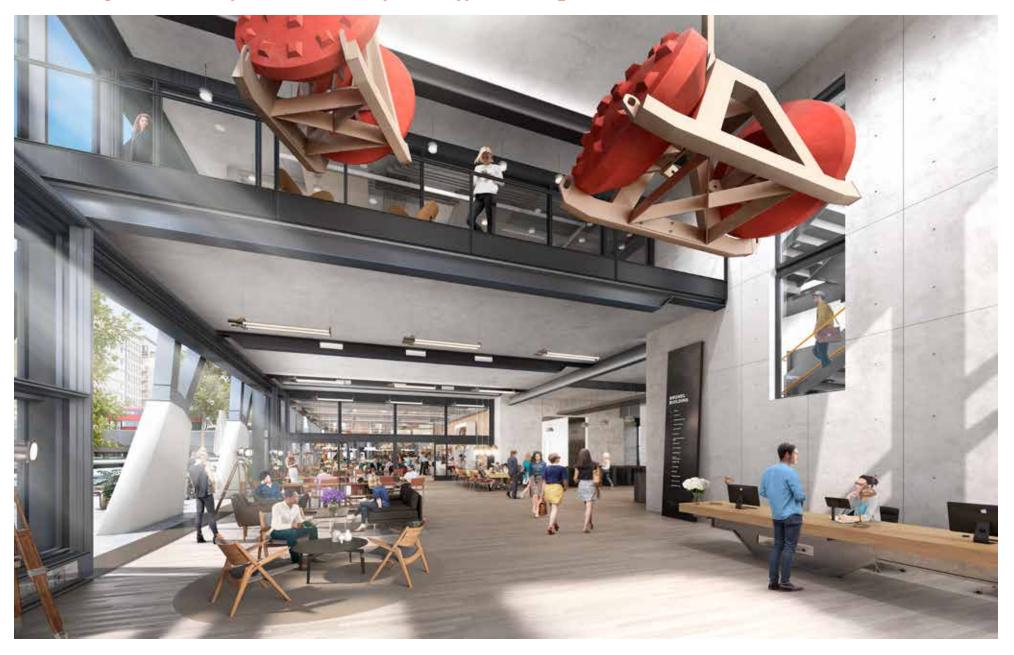
- 3.1 Ground floor plan
- 3.2 Images
- 3.3 Sections
- 3.4 Internal specification
- 3.5 Option 1 Single unit Demise plan
- 3.6 Option 1 Single unit Services provision
- 3.7 Option 2 Unit A+B Demise plan
- 3.8 Option 2 / Unit A+B Services provision
- 3.9 Option 3 Unit A+B Demise plan
- 3.10 Option 3 Unit A+B Services provision
- 3.11 Shop front installation and signage strategy Elevations B & C
- 3.12 Shop front installation and signage strategy Elevation A
- 3.13 Shop front installation and signage strategy Option 1 Signage inbound of façade glazing
- 3.14 Shop front installation and signage strategy Option 2 Flag type signage mounted to mullion

- 3.15 Shop front installation and signage strategy Typical shop front elevation
- 3.16 Entrance doors Retail external swing doors
- 3.17 Entrance doors Retail external sliding doors
- 3.18 Entrance doors Retail/Reception internal door
- 3.19 Reflected ceiling plan
- 3.20 Design criteria
- 3.21 Licensing requirements

## 3.1 Ground floor plan



## 3.2 Images - view of retail units from office reception







### 3.3 Sections

#### Clear heights

Floor to soffit height: 5.310m.

Raised access floor depth: assumed 150mm nominal (including finishes zone).

#### Floor loadings

The following summarises the superimposed dead and imposed loads that have been used in the design.

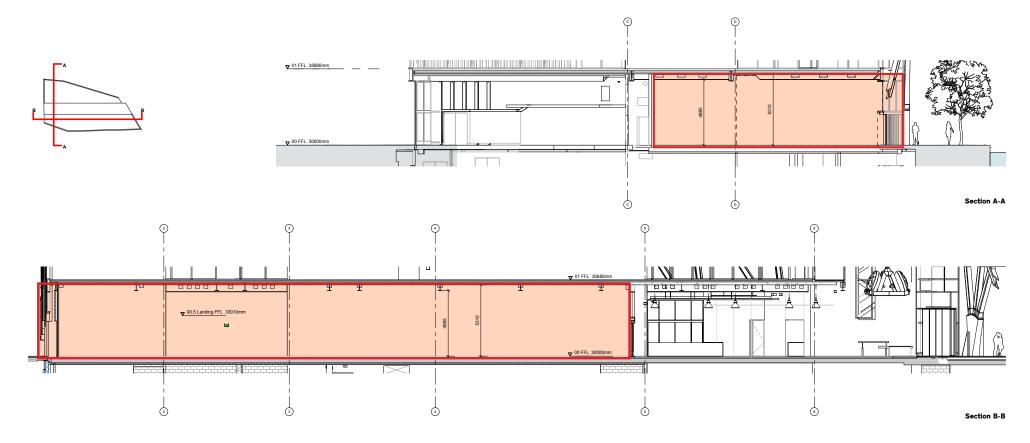
Superimposed dead loads:

 $\begin{tabular}{ll} Raised floors, ceiling and suspended services: & 0.85 kN/m^2 \\ \hline {\it Imposed loads:} \\ \hline Front of house areas & 5.0 kN/m^2 \\ \hline {\it Circulation:} & 5.0 kN/m^2 \\ \hline {\it Entrance:} & 5.0 kN/m^2 \\ \hline {\it Toilets:} & 2.5 kN/m^2 \\ \hline {\it Loading bay} \\ \hline \end{tabular}$ 

(and external suspended slabs at ground level):

### 3.4 Internal specification

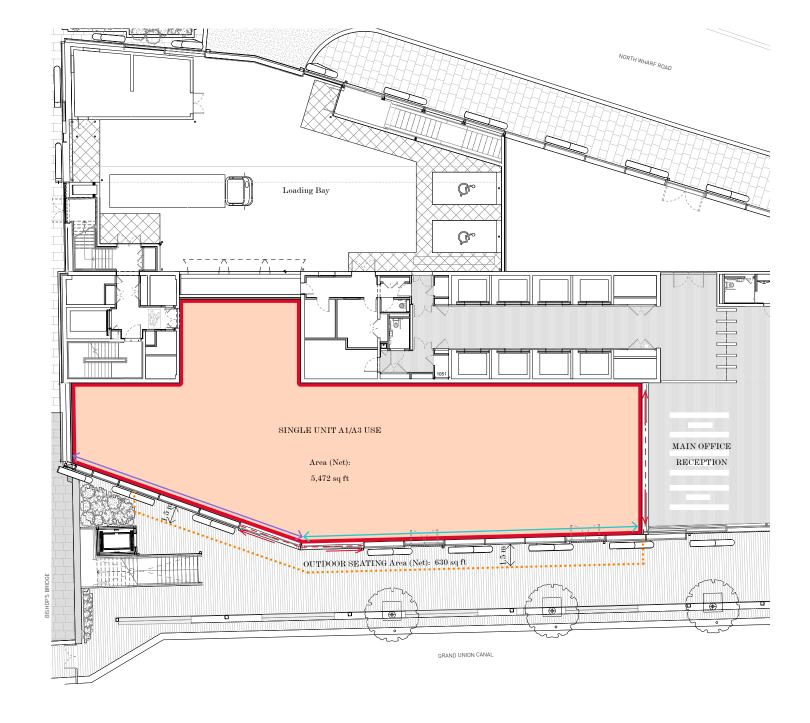
The A1/A3 unit is accessed from the canal tow path and the A1/A3 Unit also internally from the main reception area. This is a shell and core area with a story and half high glazing. The floors are a concrete slab with 150mm nominal zone for tenant floor finish. The walls are exposed concrete core walls and painted plasterboard. The ceilings are exposed concrete.



 $12.0 k N/m^2$ 

## 3.5 Option 1 Single unit

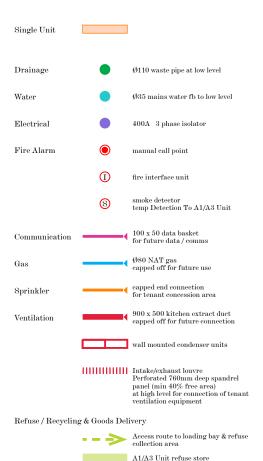
Demise plan

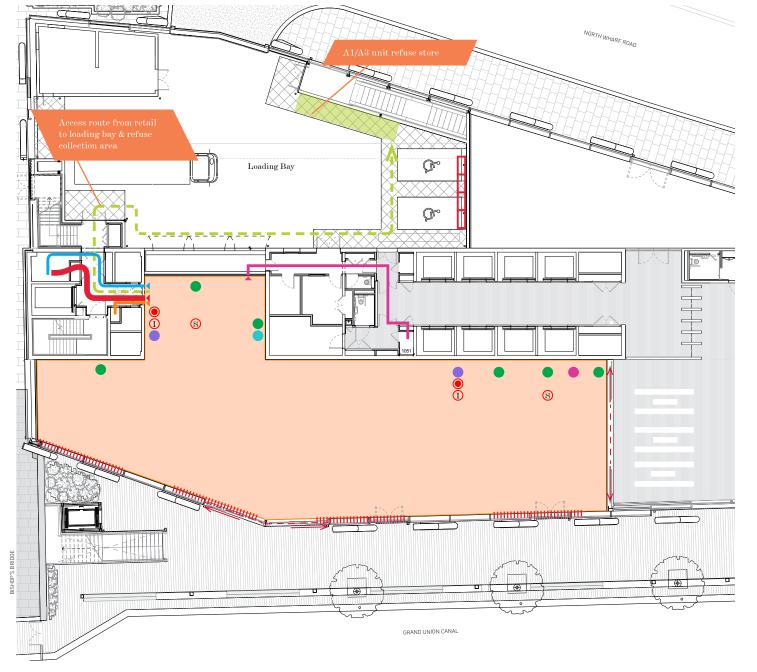




# 3.6 Option 1 Single unit

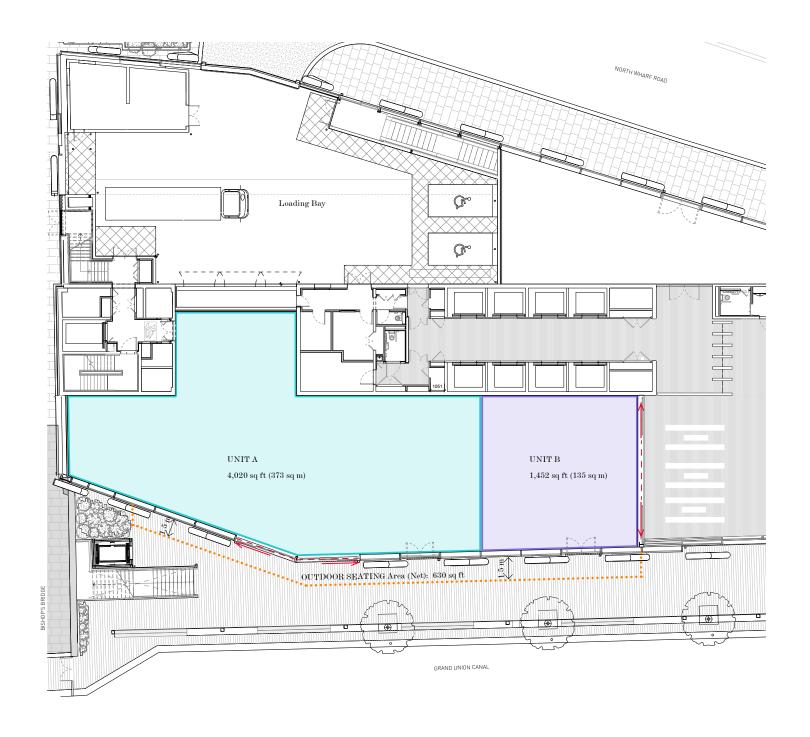
### Services provision





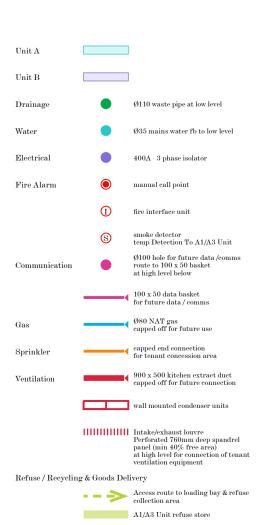
# $3.7 \ Option \ 2$ $Unit \ A+B$

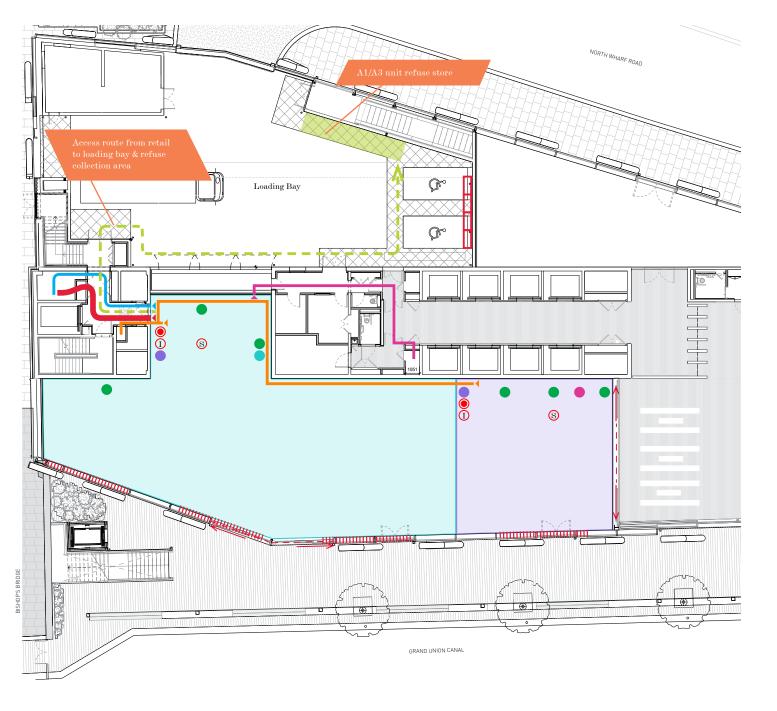
 $Demise\ plan$ 



# 3.8 Option 2 Unit A+B

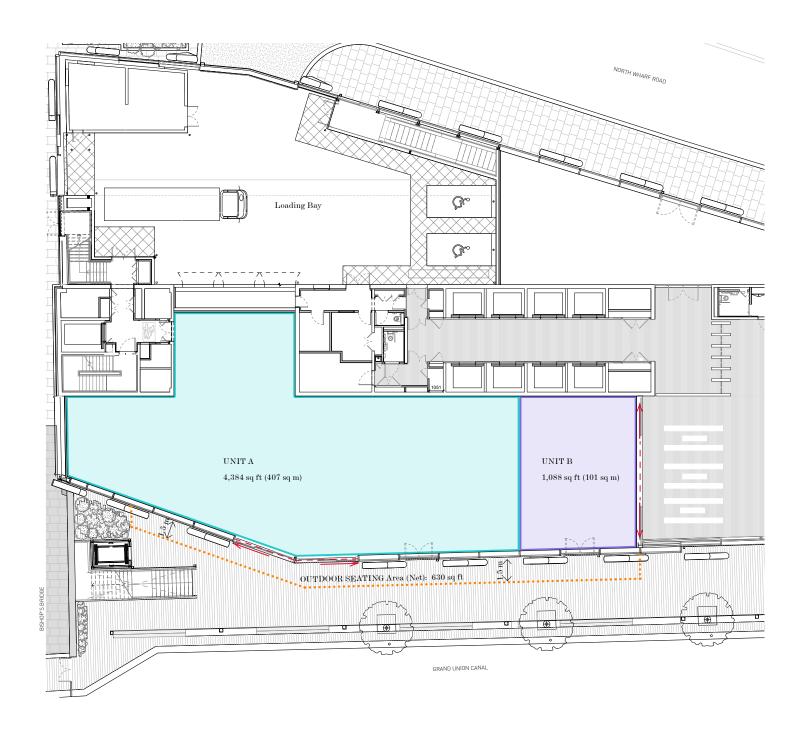
#### Services provision





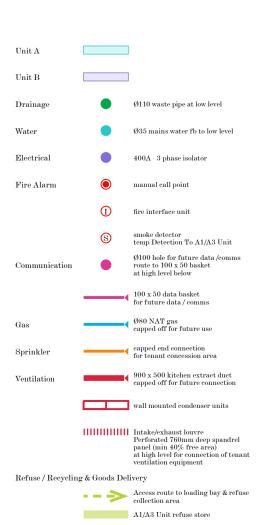
# $3.9 \ Option \ 3$ $Unit \ A + B$

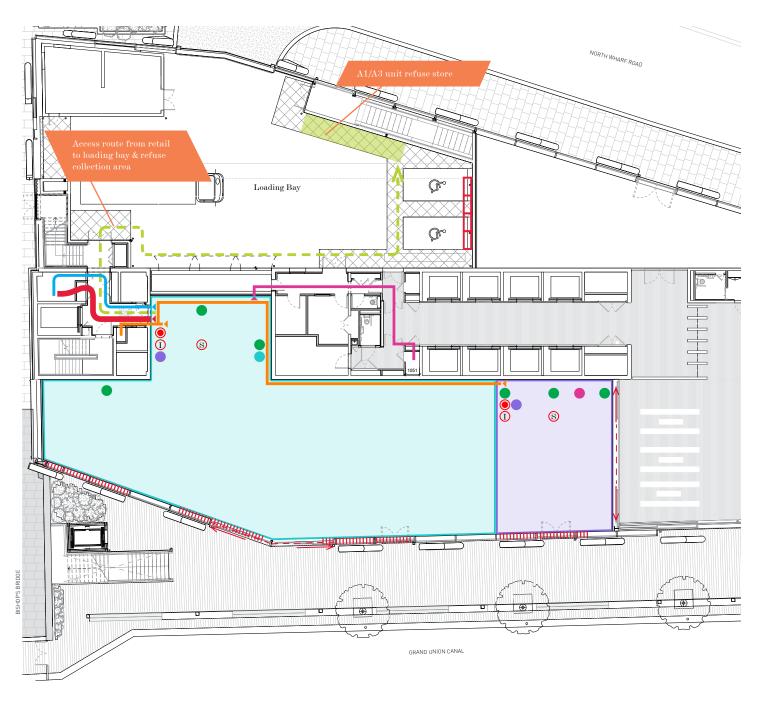
Demise plan



# 3.10 *Option 3 Unit A+B*

#### Services provision

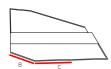




# 3.11 Shop front installation & signage strategy

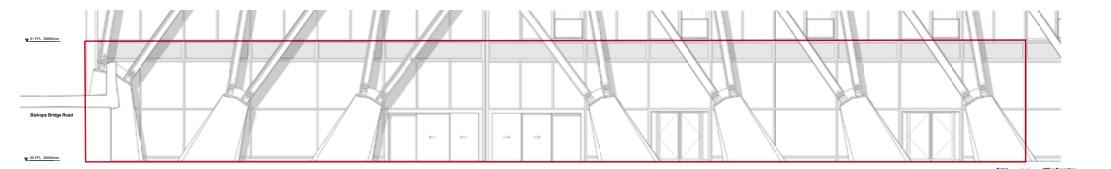
Elevations B & C





Elevation B+C

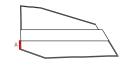
Grand Union Canal Elevation



# 3.12 Shop front installation & signage strategy

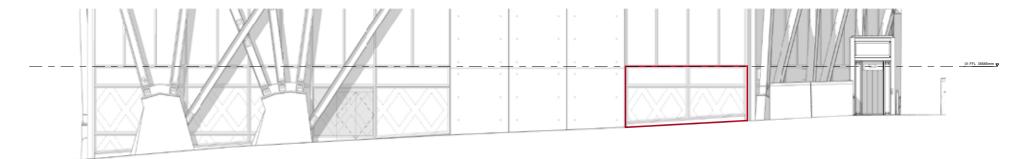
#### Elevation A





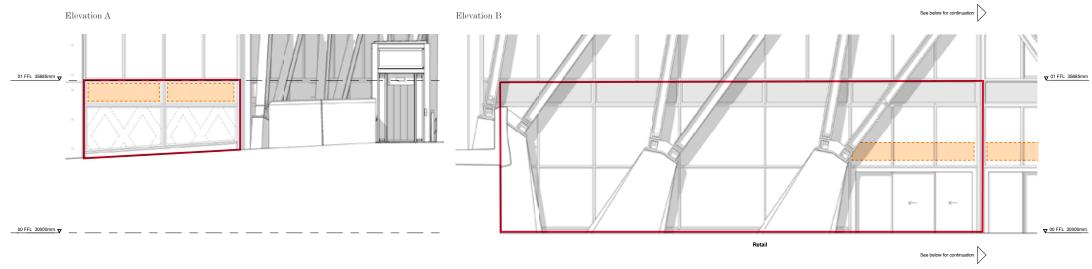
Elevation A

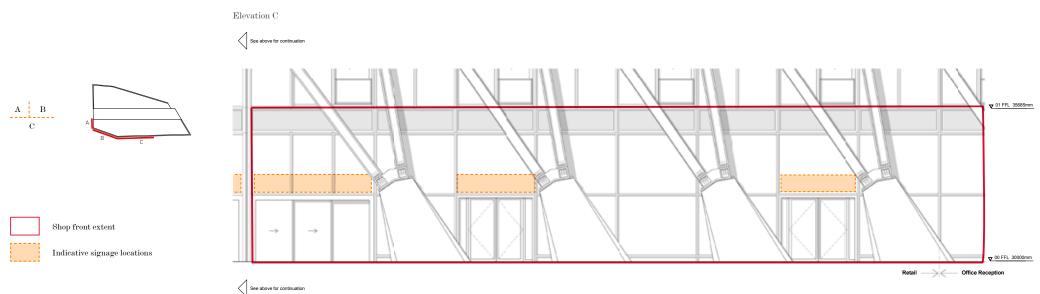
Bishop's Bridge Road Elevation



# 3.13 Shop front installation & signage strategy

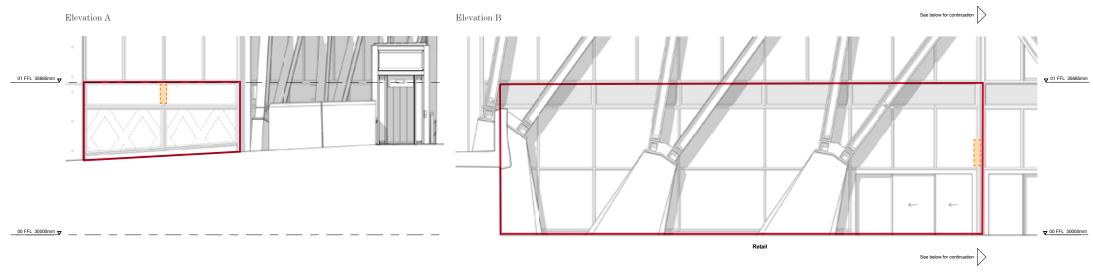
### Option 1 Signage inbound of façade glazing

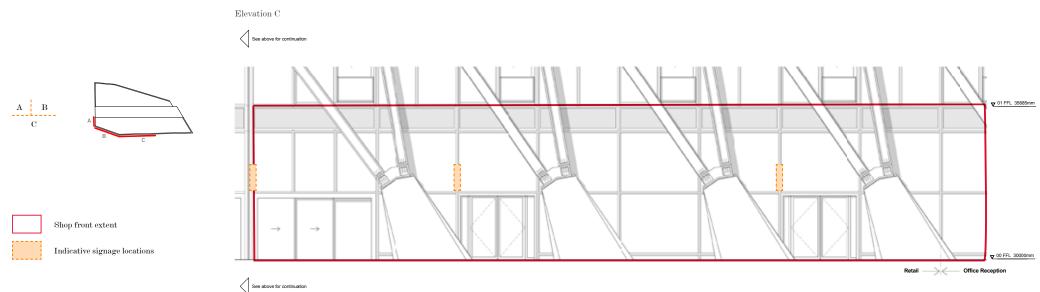




# 3.14 Shop front installation & signage strategy

Option 2 Flag type signage mounted to mullion



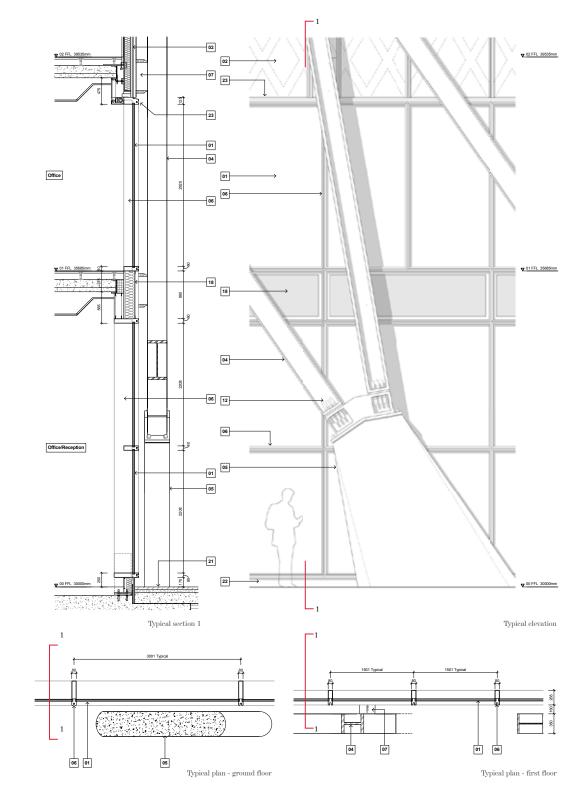


## 3.15 Shop front installation & signage strategy

#### Typical shop front elevation

#### Key

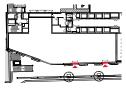
- Composite perforate aluminium spandrel panel. Pattern formed by perforations. Storm grey colour.
- Back painted glass. Mid-grey colour
- 04 External steel structure. Painted storm grey colour.
- 05 Fairfaced concrete footing to external steel structure.
- Aluminium curtain wall system with bespoke external 06 profiles. Storm grey colour.
- Insulated aluminium collar around structural connections 07 through façade. Pure orange colour.
- Fairfaced precast concrete panel
- Perforated aluminium panel. Pattern formed by perforations. Storm grey colour.
- Glazed actuated ventilation panel. Low iron glass
- Concrete faced door 11
- Bolt caps at structural connections. Storm grey colour.
- GRC Panel, with perforations 14
- Door access controls in storm grey aluminium panel
- Low iron laminated glass balustrade with storm grey aluminium edging.
- Light fitting integrated to steelwork. Storm grey colour
- Storm grey perforated aluminium panel with black backing External steel structure. Painted pure orange colour
- 20 Door access controls in stainless steel panels
- Aluminium panel. Storm grey colour 22
- Aluminium profiles. Storm grey colour
- Black steel mesh
- Stainless steel bollard
- Fairfaced insitu concrete
- Recessed tie hole 27
- Joint in concrete formwork/panel Stainless steel pull handle
- Grooved diamond treadplate
- Steel framed door leaf. Painted storm grey colour



#### 3.16 Entrance doors

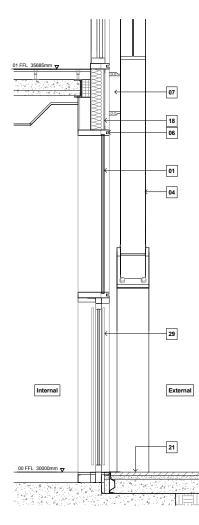
#### Retail external swing doors

Manual double swing door with glazed side lites. Dark grey metal framing with glazed leafs. Inward opening with full height stainless steel pull handles. The doors can be manually locked.

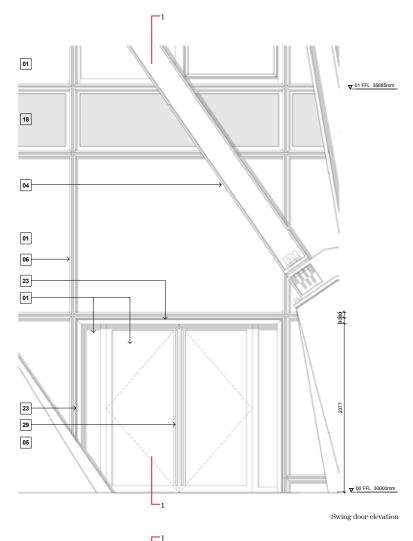


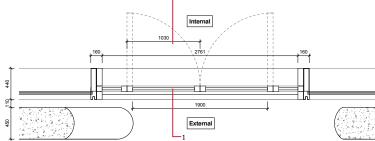
#### Key

- Low iron glazing
- Composite perforate aluminium spandrel panel. Pattern formed by perforations. Storm grey colour.
- Back painted glass. Mid-grey colour 03
- 04 External steel structure. Painted storm grey colour.
- 05 Fairfaced concrete footing to external steel structure.
- 06 Aluminium curtain wall system with bespoke external profiles. Storm grey colour.
- Insulated aluminium collar around structural connections 07
- through façade. Pure orange colour. 08 Fairfaced precast concrete panel
- Perforated aluminium panel. Pattern formed by perforations. Storm grey colour.
- Glazed actuated ventilation panel. Low iron glass
- Concrete faced door 11
- Bolt caps at structural connections. Storm grey colour.
- GRC Panel
- 14 GRC Panel, with perforations
- Door access controls in storm grey aluminium panel
- Low iron laminated glass balustrade with storm grey 16 aluminium edging.
- Light fitting integrated to steelwork. Storm grey colour
- Storm grey perforated aluminium panel with black backing 19 External steel structure. Painted pure orange colour
- 20 Door access controls in stainless steel panels
- Aluminium panel. Storm grey colour 22
- 23 Aluminium profiles. Storm grey colour
- 24 Black steel mesh
- Stainless steel bollard 25
- 26 Fairfaced insitu concrete
- Recessed tie hole 27
- Joint in concrete formwork/panel 28 Stainless steel pull handle 29
- Grooved diamond treadplate
- Steel framed door leaf. Painted storm grey colour



Swing door section 1



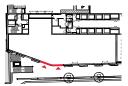


Swing door plan - ground floor

#### 3.17 Entrance doors

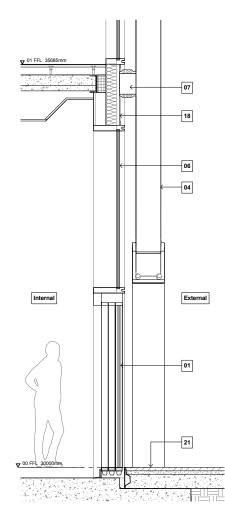
#### Retail external sliding doors

The canal side motorised sliding doors are controlled by an internal button that open-up onto the canal side. Dark grey metal framing with glazed leaves. The doors can be manually locked.

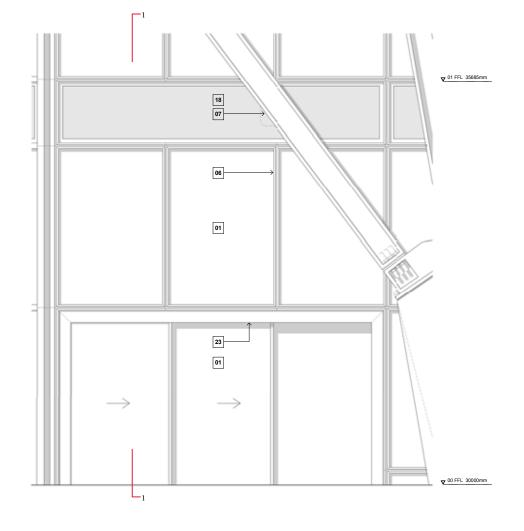


#### Key

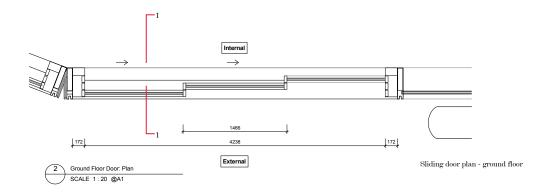
- 01 Low iron glazing
- Composite perforate aluminium spandrel panel. Pattern formed by perforations. Storm grey colour.
- Back painted glass. Mid-grey colour 03
- 04 External steel structure. Painted storm grey colour.
- 05 Fairfaced concrete footing to external steel structure.
- 06 Aluminium curtain wall system with bespoke external profiles. Storm grey colour.
- Insulated aluminium collar around structural connections 07 through façade. Pure orange colour.
- 08 Fairfaced precast concrete panel
- Perforated aluminium panel. Pattern formed by perforations. Storm grey colour.
- Glazed actuated ventilation panel. Low iron glass
- Concrete faced door 11
- Bolt caps at structural connections. Storm grey colour.
- GRC Panel
- 14 GRC Panel, with perforations
- Door access controls in storm grey aluminium panel
- Low iron laminated glass balustrade with storm grey 16 aluminium edging.
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- Storm grey perforated aluminium panel with black backing
- External steel structure. Painted pure orange colour 19
- 20 Door access controls in stainless steel panels
- Aluminium panel. Storm grey colour 22
- 23 Aluminium profiles. Storm grey colour
- 24 Black steel mesh
- Stainless steel bollard 25
- 26 Fairfaced insitu concrete
- Recessed tie hole 27
- Joint in concrete formwork/panel 28 Stainless steel pull handle 29
- Grooved diamond treadplate
- Steel framed door leaf. Painted storm grey colour



Sliding door section 1



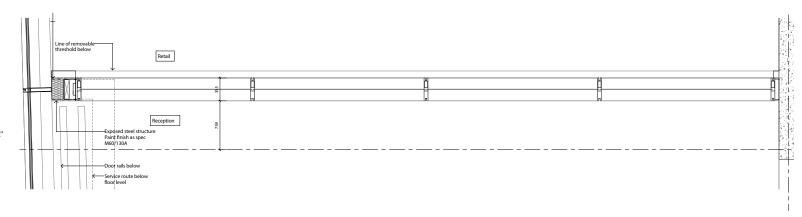
Sliding door elevation



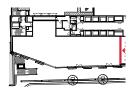
#### 3.18 Entrance doors

#### Retail/Reception internal door

Manual sliding doors. Dark grey metal framing, glazed infills and full height stainless steel pull handles. The four door leaves can be positioned individually, so a wide central opening or smaller side openings can be created. Doors can be locked from the reception side.

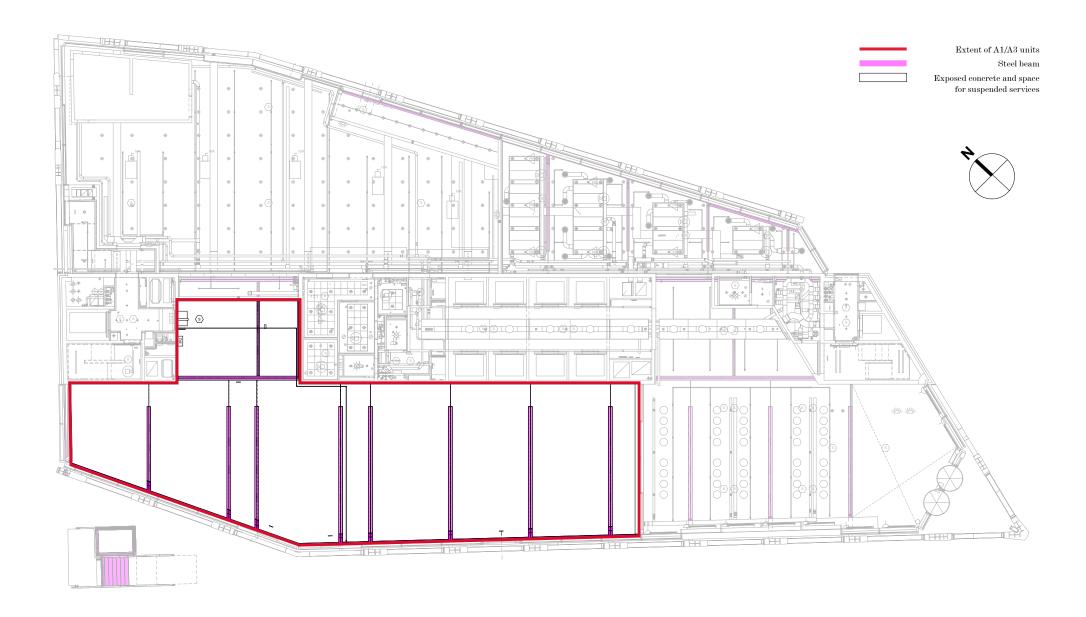


Retail-reception internal door plan



Concealed bracke to slab Cladding Type 3 spandrel panel Door tracks to door D.EX.00.03 Zone for services runs Perforate aluminium Perforate aluminium panels. Hidden fixings To match Cladding Type 3 spandrel panel, refer drg 4133 Note Mullions, transom and glazing frame profiles to match Cladding Type 3 All aluminium to be BS00A13 colour Perforate pattern to match Cladding Type 3 Low iron clear glazir as spec L40/230A Curtain wall — Cladding Type 3 Concealed connection between column and Concealed connection to core wall to support glazing above Paint finish as M60/130A D.EX.00.12 D.EX.00.13 Refer 42 External Doors package Refer 42 External Doors package Service route concealer within structure Concealed bracket to slab Retail-reception internal door elevation

## 3.19 Reflected ceiling plan



## 3.20 Design criteria

#### Ground floor A1/A3 unit

GROUND FLOOR RETAIL UNIT	MIN. CLEAR HEIGHT	MAX. CLEAR HEIGHT	USE
	$4.885~\mathrm{m}$	$5.310~\mathrm{m}$	A1/A3

Note: all clear heights are measured from proposed finished floor levels to underside of structural slab/downstand beams. Detailed drawings identifying additional dropped Landlord services are included in Section 6.1.

 $\it Note:$  dimensions reflect the design intent. Final as built information may vary slightly.

#### 3.21 Licensing requirements

#### Local authority requirements

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

#### Services requirements

Additional mechanical and electrical standards would apply if any unit becomes a licenced premises and these are detailed in the 'Licencing Act 2003 (Premises licenses and club premises certificates) (Amendment) Regulations 2012'.

5.0

# Services for alternative options

5.1 Retail unit Power and data - Option 2

Fire alarm - Option 2

Ventilation - Option 2

Sprinklers - Option 2

Public health services - Option 2

5.2 Retail unit / Power and data - Option 3

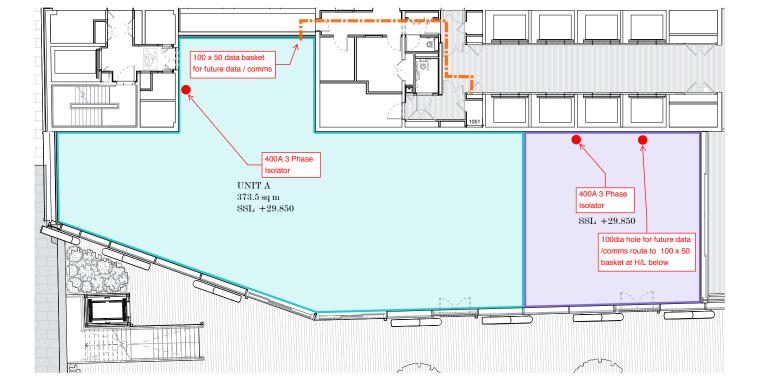
Fire alarm - Option 3

Ventilation - Option 3

Sprinklers - Option 3

Public health services - Option 3

### 5.1 Retail unit Power and data - Option 2



1006088

A2

DO NOT SCALE FROM THIS DRAWING

North Wharf Road

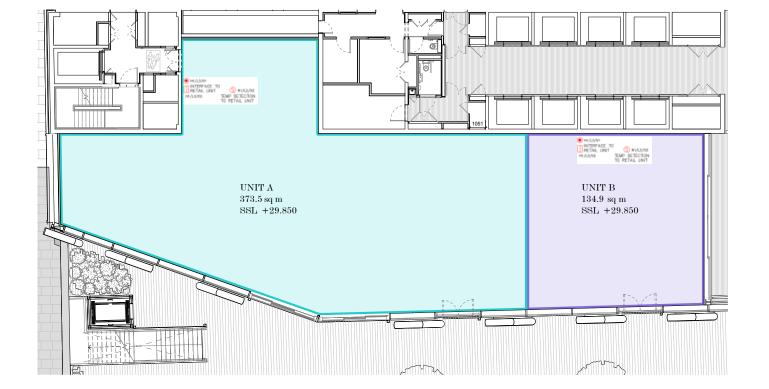
RETAIL UNIT - POWER AND DATA - OPTION 2

CUNDALL

1 Carter Lane London EC4V 5ER Telephone: +44 20 7438 1600

Website: www.cundall.com

## 5.1 Continued Fire alarm - Option 2



1006088

A2

DO NOT SCALE FROM THIS DRAWING

North Wharf Road

RETAIL UNIT - FIRE ALARM - OPTION 2

NWR-CUN-CM-00- SK-E-6708	Job No. 1006088
Revision.	Date. 03/07/18
Made by. CM	Scale NTS

### CUNDALL

1 Carter Lane London EC4V 5ER Telephone: +44 20 7438 1600

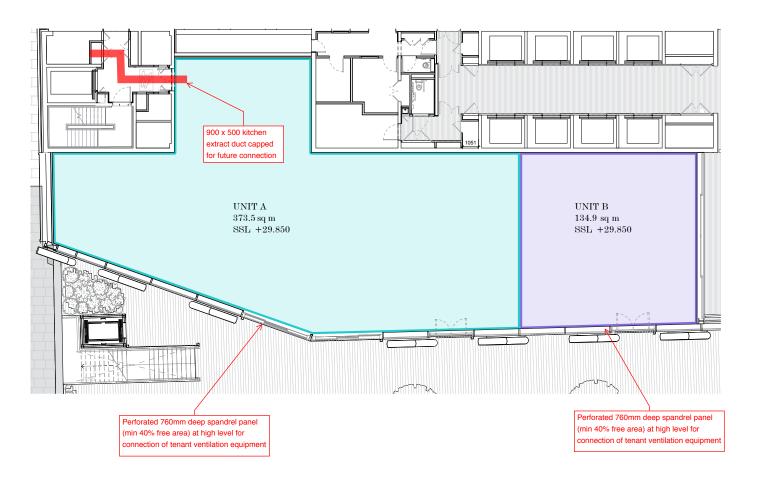
Website: www.cundall.com

## 5.1 Continued Ventilation - Option 2



A2

DO NOT SCALE FROM THIS DRAWING



North Wharf Road

RETAIL UNIT - VENTILATION - OPTION

Sketch No. NWR-CUN-CM-00- SK-M-5705	Job No. 1006088		
Revision.	Date. 03/07/18		
Made by. MH	Scale NTS	le NTS	

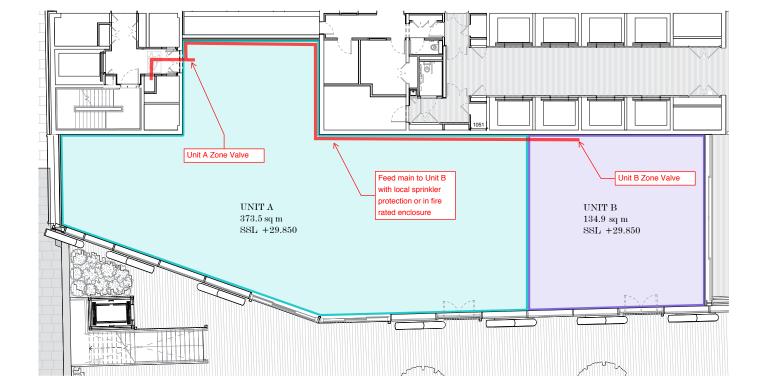
### CUNDALL

1 Carter Lane London EC4V 5ER Telephone: +44 20 7438 1600

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## 5.1 Continued Sprinklers - Option 2



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A2

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North Wharf Road

RETAIL UNIT - SPRINKLERS - OPTION

NWR-CUN-CM-00- SK-M-5805	Job No. 1006088
Revision.	Date. 03/07/18
Made by. BR	Scale NTS

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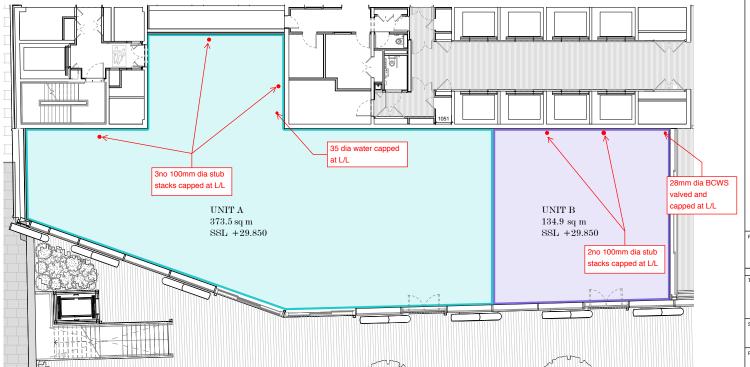
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## 5.1 Continued Public health services - Option 2



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Project
North Wharf Road

RETAIL UNIT - PUBLIC HEALTH
SERVICES - OPTION 2

NWR-CUN-CM-00- SK-P-5205	Job No. 1006088
Revision.	03/07/18
Made by. CD	Scale NTS

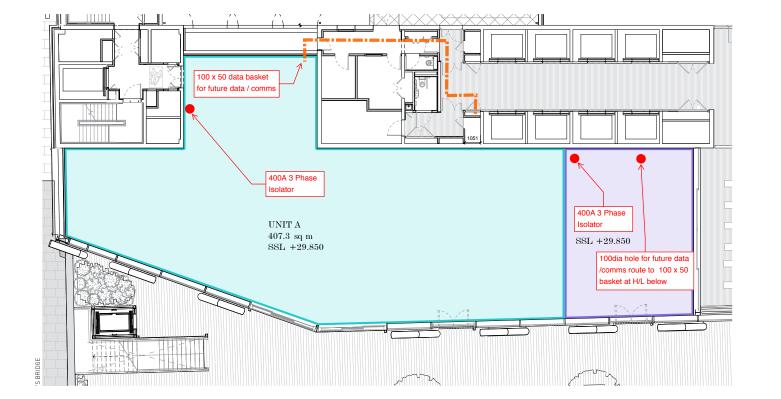
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## 5.2 Retail unit Power and data - Option 3



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RETAIL UNIT - POWER AND DATA -OPTION 3

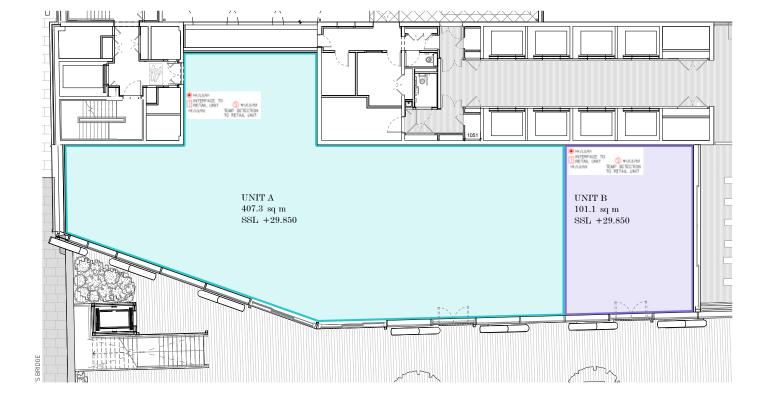
NWR-CUN-CM-00-	Job No. 1006088
SK-E-6209	
Revision.	Date. 03/07/18
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## 5.2 Continued Fire alarm - Option 3



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RETAIL UNIT - FIRE ALARM - OPTION 3

Sketch No. NWR-CUN-CM-00-	Job No. 1006088	
SK-E-6709		
Revision.	Date. 03/07/18	_
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## 5.2 Continued Ventilation - Option 3

## 900 x 500 kitchen extract duct capped for future connection UNIT A UNIT B 407.3 sq m101.1 sq mSSL + 29.850SSL + 29.850

Perforated 760mm deep spandrel panel (min 40% free area) at high level for connection of tenant ventilation equipment Perforated 760mm deep spandrel panel (min 40% free area) at high level for connection of tenant ventilation equipment 1006088

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North Wharf Road

RETAIL UNIT - VENTILATION - OPTION

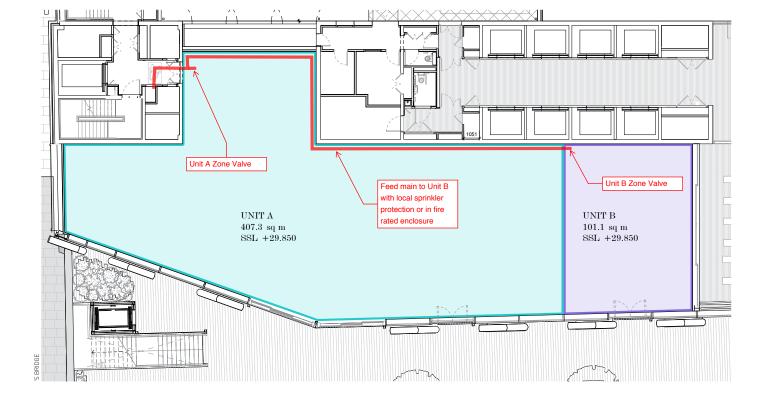
NWR-CUN-CM-00- SK-M-5706	Job No. 1006088
Revision.	Date. 03/07/18
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## 5.2 Continued Sprinklers - Option 3



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RETAIL UNIT - SPRINKLERS - OPTION

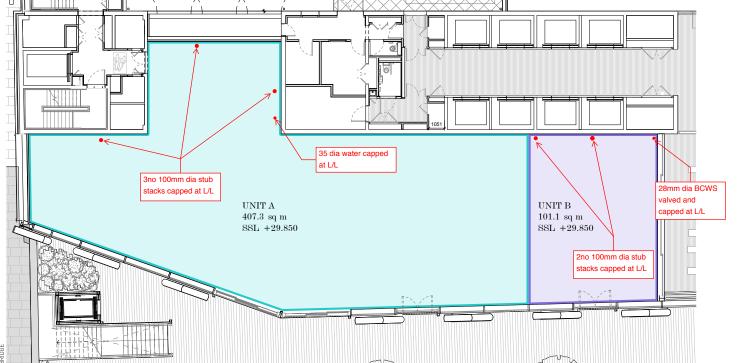
NWR-CUN-CM-00- SK-M-5806	Job No. 1006088	
Revision.	Date. 03/07/18	
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## 5.2 Continued Public health services - Option 3



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RETAIL UNIT - PUBLIC HEALTH
SERVICES - OPTION 3

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#### Get in touch

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#### Misrepresentation act

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or misstatement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents Messrs Shelley Sandzer & Shackleton. All figures are exclusive of rates, service charge, VAT and all other outgoings. All floor areas are approximate. The agents have not tested the services. Date of preparation September 2018.

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