

The **BUCKLEY** Building

49 Clerkenwell Green EC1

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Above: Reception
 Opposite: The Buckley Building
 Second Floor





Façade detail

WELCOME TO THE BUCKLEY BUILDING

Proudly located on its own island site at the entranceway to Clerkenwell Green, The Buckley Building is an imposing presence within the bustling area of Clerkenwell and Farringdon.

Extensive modifications have re-imagined this 1930s warehouse for a bright future in a vibrant area, providing 85,000 sq ft of modern office space with a sophisticated industrial aesthetic.

WAREHOUSE SPACE; POLISHED STYLE



Building signage

Sloping façade



Fourth floor terrace



Featuring a dramatic sloping façade, panoramic terrace and stunning views across London, The Buckley Building is a unique and desirable space in an exciting quarter of the capital.

Through both architecture and interior design, the integrity of the warehouse's industrial past has been retained wherever possible.

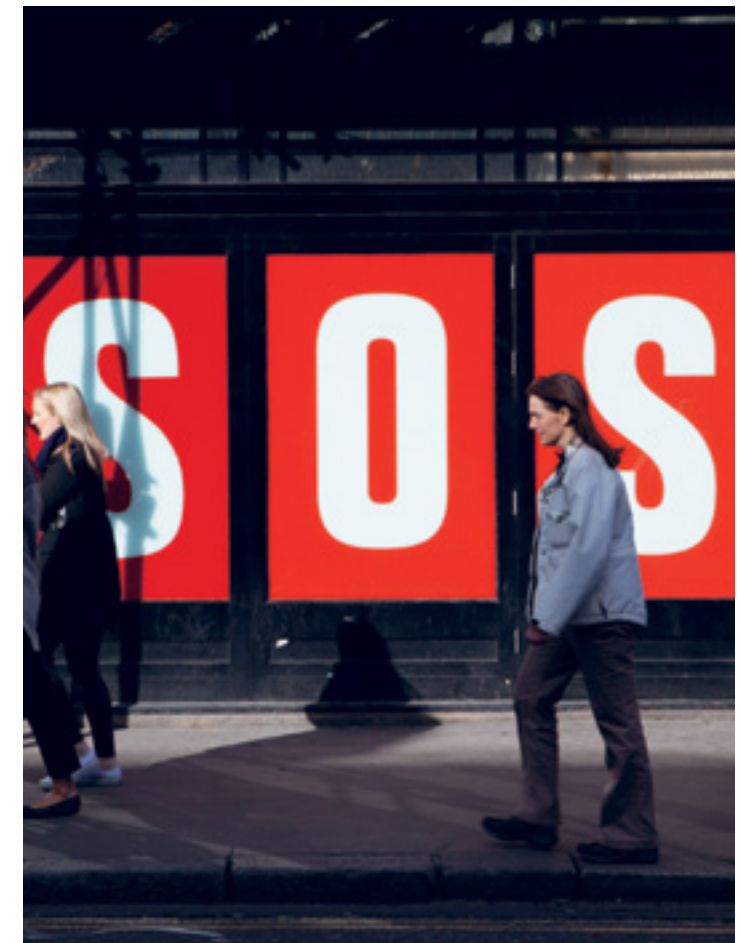
Exposed brickwork, trusses and columns are complemented by polished concrete and a refined and minimal monochrome palette. The result is five floors of exceptional and adaptable open plan office space, offering a contemporary working environment for dynamic and ambitious businesses.

A NEIGHBOURHOOD IN BLOOM

Smithfield Market



Workshop Cafe, 27 Clerkenwell Road



Smiths of Smithfield, 66-67 Charterhouse Street

Giant Robot, 45-47 Clerkenwell Road





The Artisan, 53 St John's Square

Hix, Oyster & Chop House, 36-37 Greenhill's Rents



Bistrot Bruno Loubet, 86-88 Clerkenwell Road



WHERE OLD BLENDS WITH NEW

Distinguished by an intriguing balance of the historical and the contemporary, Clerkenwell possesses an ambience all its own.

Grade-II listed buildings, industrial warehouses and innovative new developments stand shoulder to shoulder, welcoming an influx of commercial activity that has seen the area flourish.

As commuters arrive on foot, bike, train and tube to the many creative industries that thrive in the area, butchers at the famous Smithfield meat market have been up and working for hours, continuing a tradition that is more than 800 years old.



The Rookery, 12 Peter's Lane, Cowcross Street

The Artisan of Clerkenwell, 53 St John's Square





Knoll International, 91 Goswell Road

Opposite: Cowcross Street

Agent Provocateur, 154 Clerkenwell Road



Ben Sherman, 2 Eyre Street Hill





Exmouth Market

Grey Advertising, 77 Hatton Garden



The Zetter, 49-50 St John's Square



FROM VILLAGE GREEN TO VIBRANT PIAZZA



The Crown Tavern, 43 Clerkenwell Green

The Modern Pantry, 48 St John's Square



The Buckley Building itself dominates the corner entrance to Clerkenwell Green, creating a visible landmark as you approach the Green from nearby Farringdon Station, the closest tube stop.

Clerkenwell Green is an established area that still retains its village feel, featuring a parish church and local pubs alongside a wealth of creative businesses.

Plans to develop the area further as a public plaza have been proposed as part of the ongoing evolution of open spaces in Clerkenwell, Farringdon and Smithfield.



PRESENT CONNECTIONS

Having benefited from a substantial refurbishment, Farringdon Station is extremely well-connected. Located on the Metropolitan, Circle and Hammersmith & City Underground lines, it offers connections to Liverpool Street in the heart of the City in just one stop, and to the international terminal at King's Cross St Pancras in one stop.

For national travel, the Thameslink connects Farringdon directly to Bedford and Luton to the north, and Brighton, Orpington and Sevenoaks to the south.

Chancery Lane, a mere seven minute walk through the famous jewellery quarter of Hatton Garden offer Central Line connections to Oxford Circus (west) and Bank (east).



Farringdon Underground Station

King's Cross St Pancras International



PERFECTLY POSITIONED










LOCAL OCCUPIERS

- | | |
|------------------------|------------------------|
| [1] MAGMA BOOKS | [16] THOMSON REUTERS |
| [2] ZAHA HADID | [16] GREY ADVERTISING |
| [3] VITRA | [16] LASTMINUTE.COM |
| [4] KOHLER | [17] SAVE THE CHILDREN |
| [5] KNOLL | |
| [6] BULTHAUP | HOTELS |
| [7] STEELCASE | [18] THE ZETTER |
| [8] ESPRIT | [19] THE ROOKERY |
| [9] TIMBERLAND | [20] MALMAISON |
| [10] BEN SHERMAN | |
| [11] ALEXANDER MCQUEEN | |
| [12] KURT GEIGER | |
| [13] AGENT PROVOCATEUR | |
| [14] LEVIS | |
| [15] OFFICE SHOES | |

BARS, COFFEE AND RESTAURANTS

- | | |
|---------------------------|------------------------------|
| [21] WORKSHOP COFFEE CO | [36] GAUCHO |
| [22] CROWN TAVERN | [37] THE BLEEDING HEART |
| [23] THE ARTISAN | [38] THE MODERN PANTRY |
| [24] CAFE KICK | [39] HIX OYSTER & CHOP HOUSE |
| [25] MORO | [40] VINOTECA |
| [26] THE EAGLE | [41] THE SLAUGHTERED LAMB |
| [27] DANS LE NOIR | [42] VIC NAYLORS |
| [28] SMITHS OF SMITHFIELD | [43] BURGER AND LOBSTER |
| [29] ST. JOHN | [44] CICADA |
| [30] CLUB GASCON | [45] JERUSALEM TAVERN |
| [31] THE CLERK AND WELL | |
| [32] GIANT ROBOT | |
| [33] THE BOWLER | |
| [34] THE HAT & TUN | |
| [35] LE CAFE DU MARCHE | |

MAP LEDGER

-  CROSSRAIL STATION (Completion due 2018)
-  CROSSRAIL NETWORK (Completion due 2018)
-  LONDON UNDERGROUND STATIONS
-  NATIONAL RAILWAY STATIONS
-  EUROSTAR



A VITAL CROSSROADS

Crossrail, the major new railway link currently being built underneath central London, will connect Farringdon Station directly west to Heathrow Airport and the major towns of Slough, Maidenhead and Reading, and east to City Airport, Canary Wharf and the Olympic Village in Stratford.

Crossrail is due for completion in 2018 meaning Farringdon will become the best connected central London commuter hub offering north, south, east and west connections across the capital. The only station to do so.

Architect's impression of Farringdon Station. Due for completion 2018





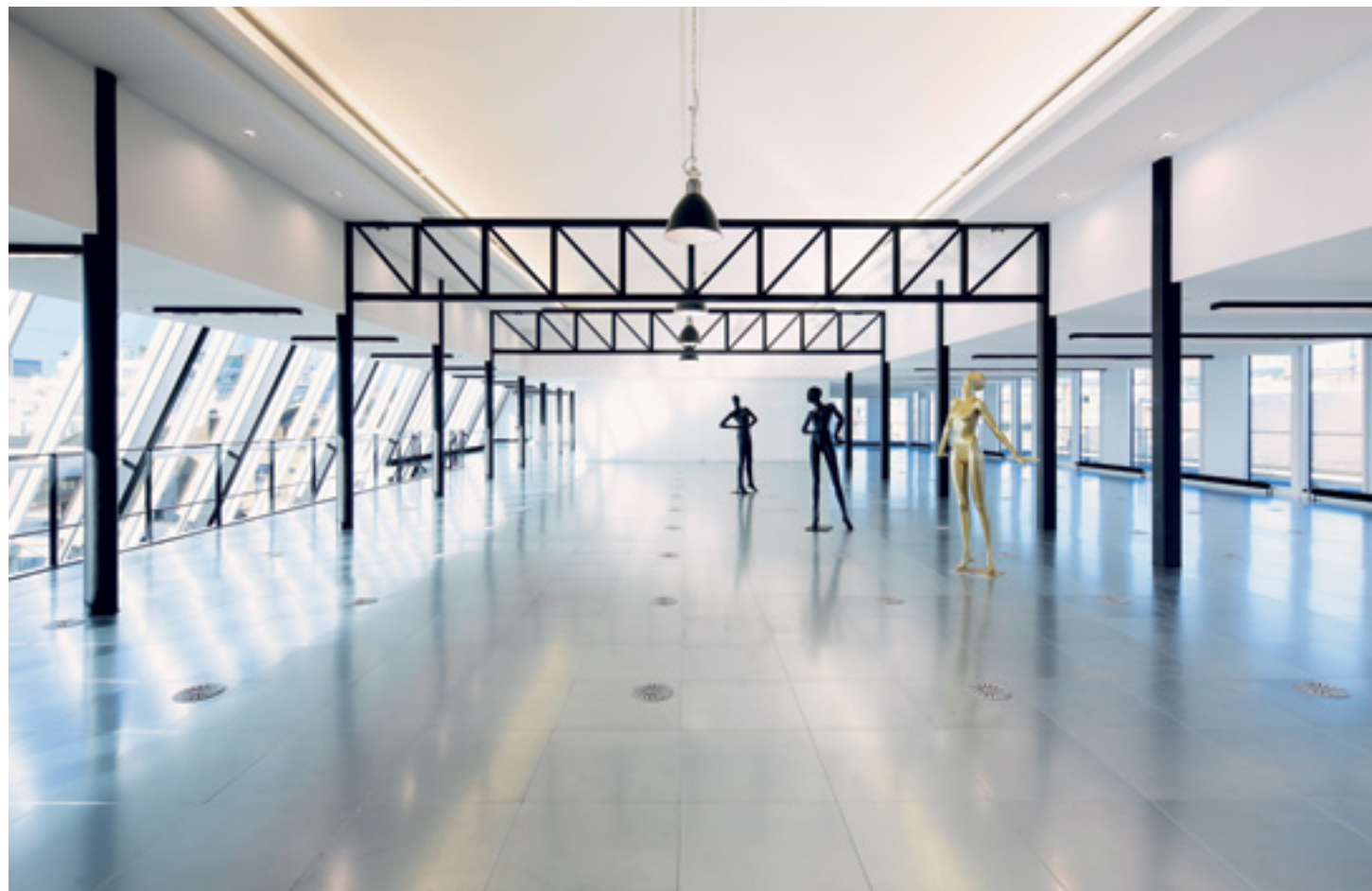
RAWNESS REFINED

The innate industrial character of this original warehouse building has been retained yet renewed at every turn, and a carefully selected palette of materials from raw steel to exposed brick to polished concrete maintains a consistent design language throughout the interior. The rawness of each material is strikingly offset by the beauty and precision with which it has been installed, creating an aesthetic with both grit and refinement.



Zumtobel light fittings

Fourth floor



First floor

Raw industrial materials with vibrato brass

The new entrance on the corner of Clerkenwell Green welcomes visitors into the generous and airy reception. Impressive full height windows have transformed the formerly austere exterior, while matching glazing above ensures the corner façade looks every bit the natural point of entry.

Inside, a polished concrete floor creates an atmosphere more akin to an independent gallery the perfect setting for a giant kinetic sculpture inspired by the classic Newton's Cradle. The sculptural theme continues along the walls that are lined with vast steel plates, inspired by the installations of Richard Serra – and roughly cut to occasionally catch the light that floods the reception space.

As contrast to these raw industrial materials, delicately-placed accents of vibrato brass lift the entire scheme, a thoughtful detail that's echoed throughout the building from WC signage to elevator handrails.



Stunning views from fourth floor terrace



A key characteristic of The Buckley Building is a striking sloping façade to the rear elevation. The line of the slope, which previously only featured on the 2nd and 3rd floors, has been dramatically extended to the 4th floor, providing not only a characterful shape to the building’s exterior, but an interior void space between the 3rd and 4th floors. This new mezzanine – style space creatively connects the two floors, providing the potential for an impressive two –storey studio.

The 4th floor further benefits from a wrap around terrace, offering panoramic views across London. With Clerkenwell’s low building line, the vista is unmatched in the area and offers glimpses of all London’s iconic tall buildings. The terrace itself is decked in timber with stainless steel balustrades, offering a unique and flexible outdoor entertaining space.

DRAMATIC
SHAPES

Aylesbury Street elevation

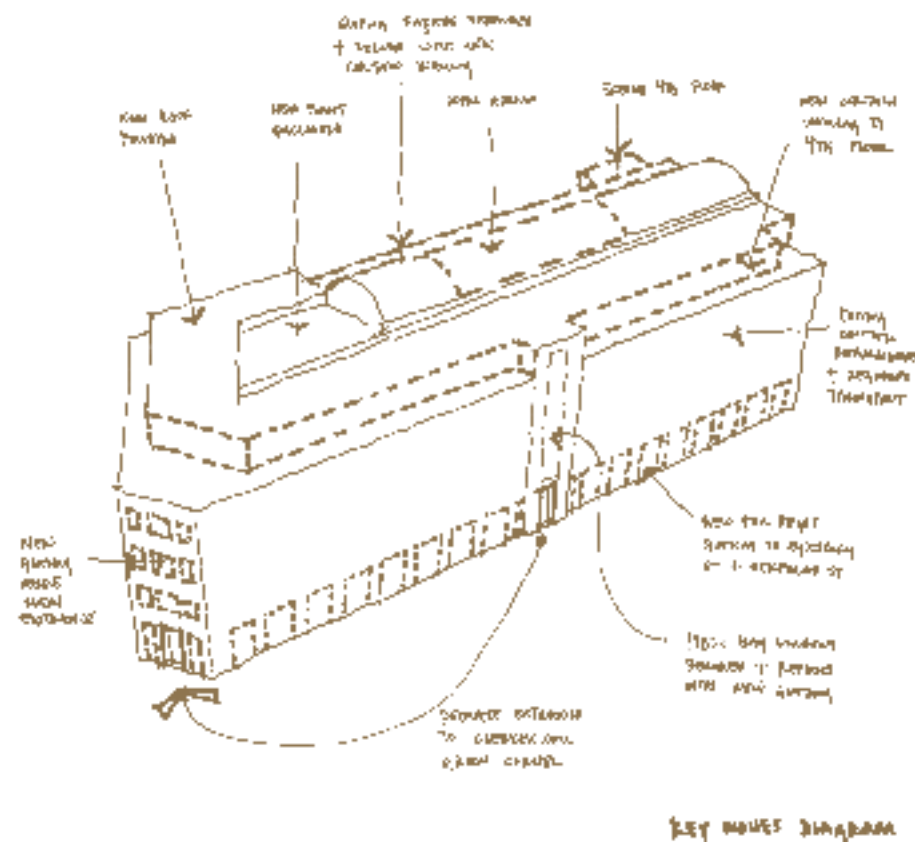


Fourth floor

FLEXIBLE
SPACES

Every floor echoes the industrial design scheme of the building, featuring exposed London stock brickwork between warehouse – style crittall windows. The interior structures of the building have been integrated into the design where possible, with steel columns and trusses exposing the building’s past and celebrating its character. Black-painted accents, including the columns, window frames and low level tube radiators, add harmony to the scheme.

The entire building has been designed for optimum flexibility, with lighting and services arranged to allow the easy sub-division of space. Even the lower ground has been reconfigured to provide both restaurant and office space, with a new double height lightwell added to increase natural daylight, and the potential for a tenant to create a private entrance on Aylesbury Street.



Architect's sketch of The Buckley Building's key moves

SUSTAINABILITY & SECURITY

The Buckley Building has been comprehensively refurbished to a high sustainability standard and has been rated as Very Good by BREEAM, the world's leading design and assessment method for sustainable buildings. To reach this standard, the building's original crittall windows, almost 5,000, have all been reglazed for a high thermal performance without compromising their character. In addition, a modern air displacement ventilation system ensures an increased proportion of fresh air compared to older-style recirculating systems, while being far more economical to run.

In close proximity to Farringdon station and on numerous bus routes, the building certainly encourages the use of public transport. Cyclists are also warmly welcomed, with a large storage facility for 78 spaces that meets the criteria of Secured By Design, a UK-wide crime prevention initiative. The lower ground is home to seven showers with changing facilities and lockers, purposefully designed to the standards expected of a health club not an office scheme.



Bespoke floor signage

Crittall windows

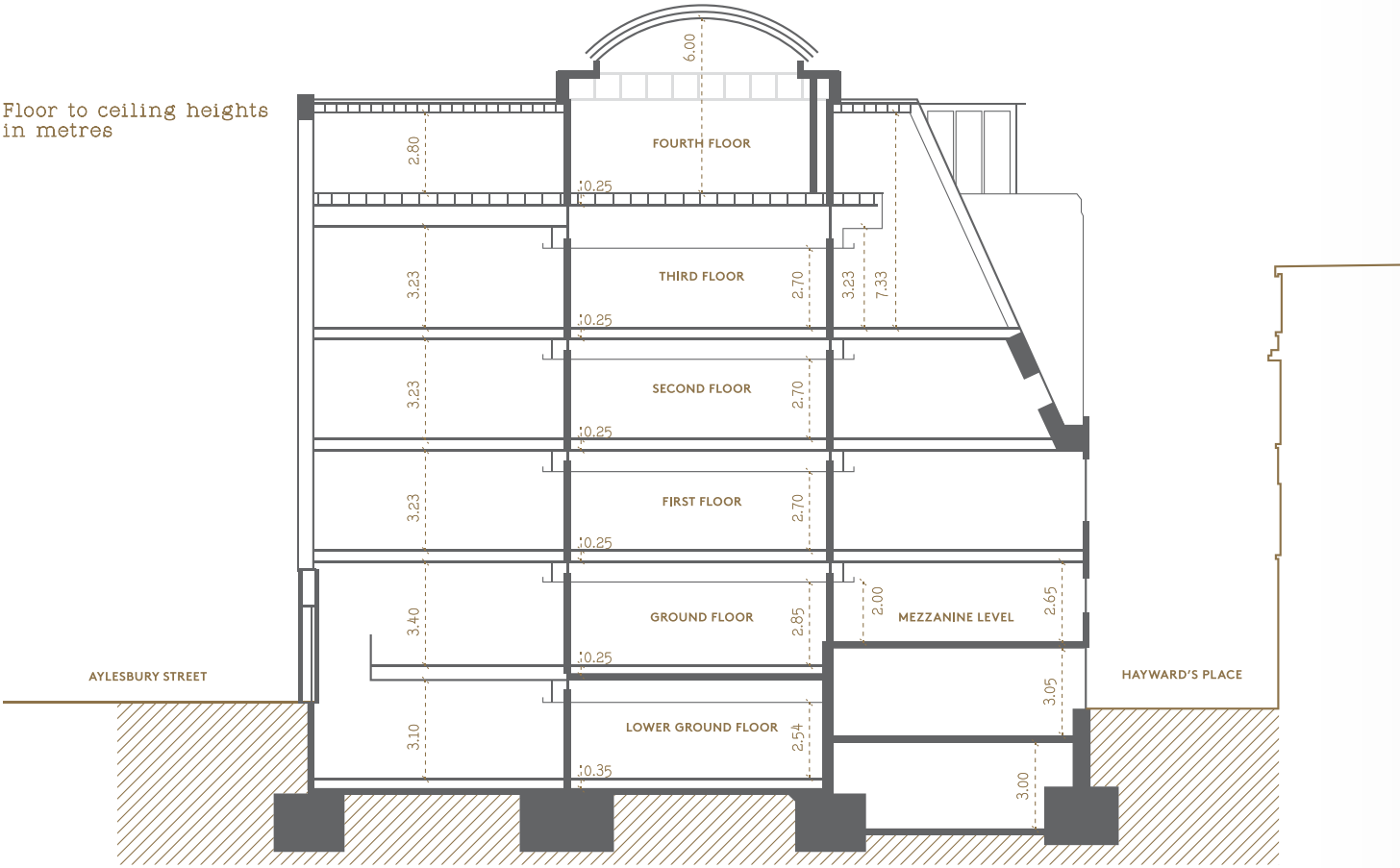


SCHEDULE OF NET INTERNAL AREAS

OFFICES	Sq ft	Sq m	RESTAURANT	Sq ft	Sq m
FOURTH FLOOR	Let to Hill+Knowlton		GROUND RETAIL	Let to Granger & Co	
THIRD FLOOR	Let to Hill+Knowlton		LOWER GROUND RETAIL	Let to Granger & Co	
SECOND FLOOR	16,092	1,495	LOWER GROUND RETAIL STORAGE	Let to Granger & Co	
FIRST FLOOR	16,629	1,545			
GROUND FLOOR	Let to Unilever				
LOWER GROUND	Let to Unilever				
RECEPTION	1,325	123			
TOTAL AVAILABLE		34,046	3,163		

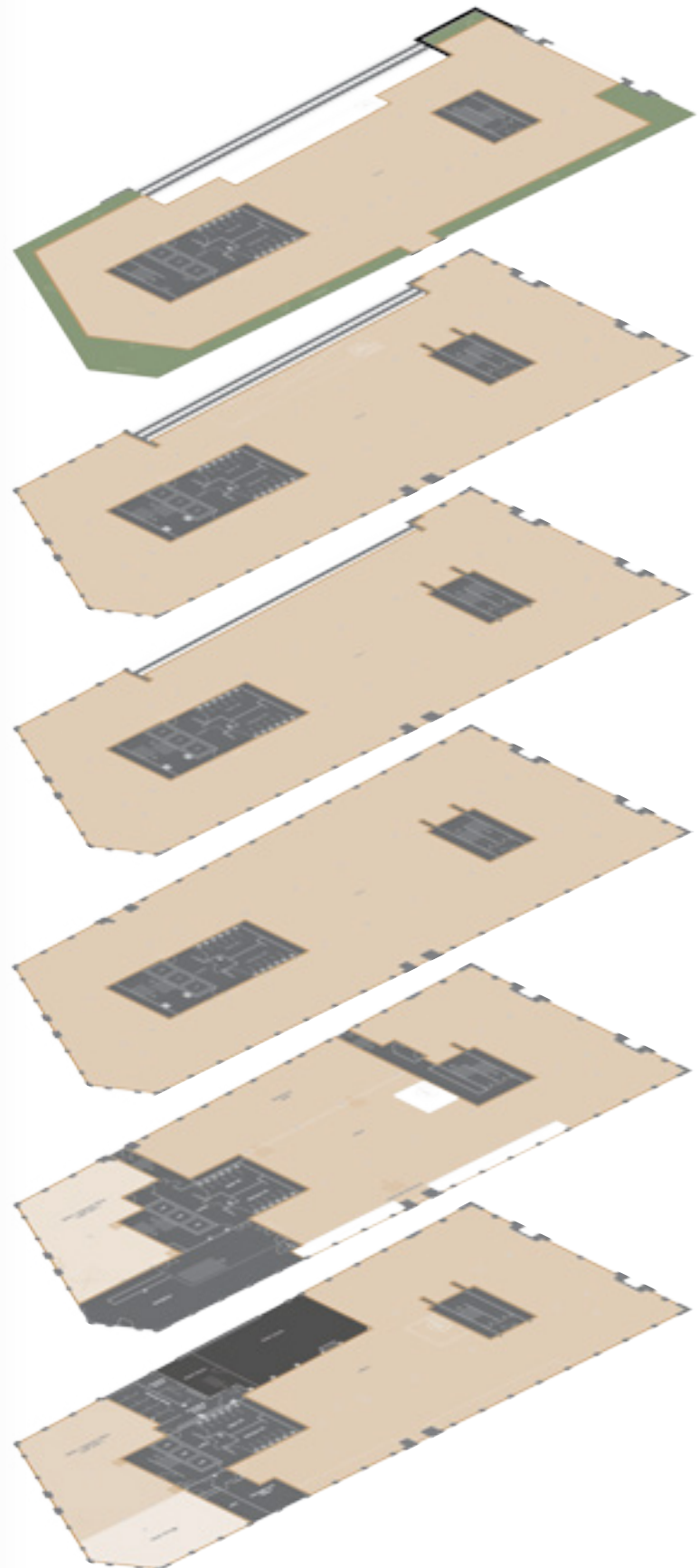
Measured by Plowman Craven

TYPICAL FLOOR SECTION



STACKED PLAN

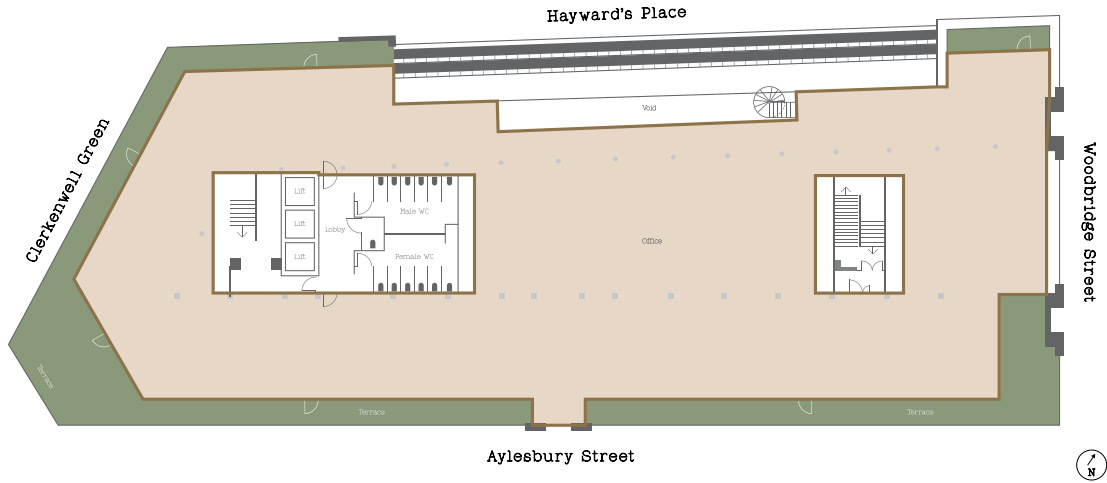
Floor to ceiling heights in metres



FLOOR PLANS

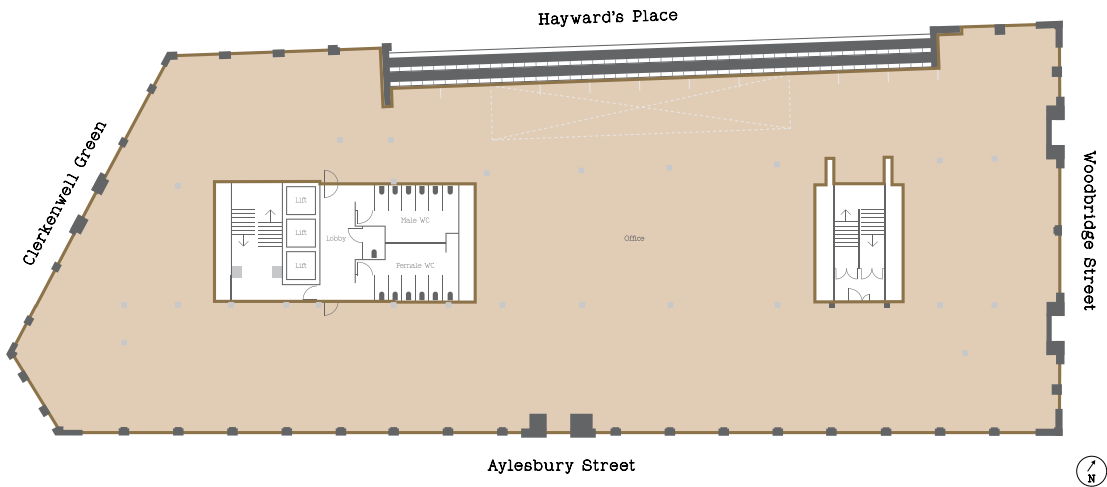
FOURTH FLOOR [11,067 sq ft / 1,028 sq m] Let to Hill+Knowlton

- Tenant's Demise
- Roof Terrace



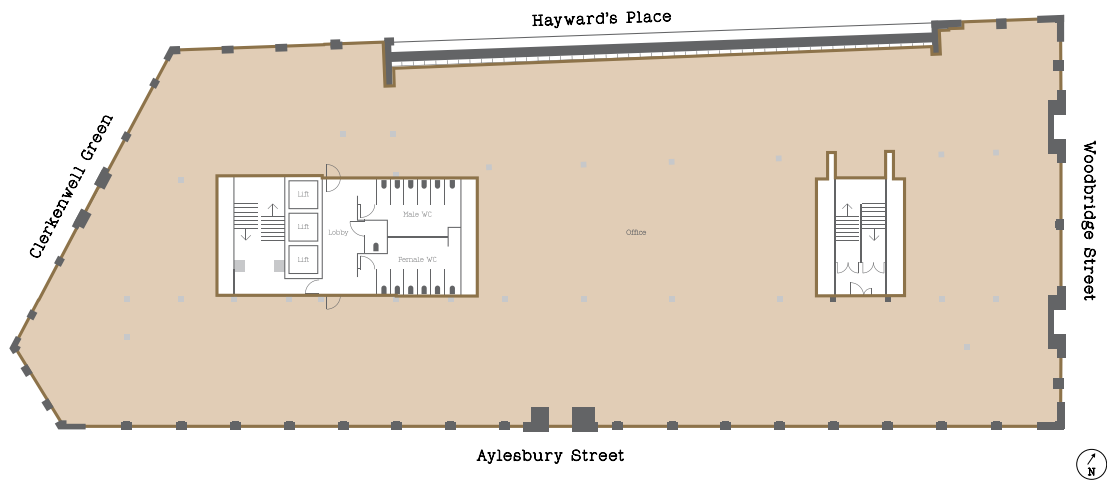
THIRD FLOOR [15,321 sq ft / 1,423 sq m] Let to Hill+Knowlton

- Tenant's Demise



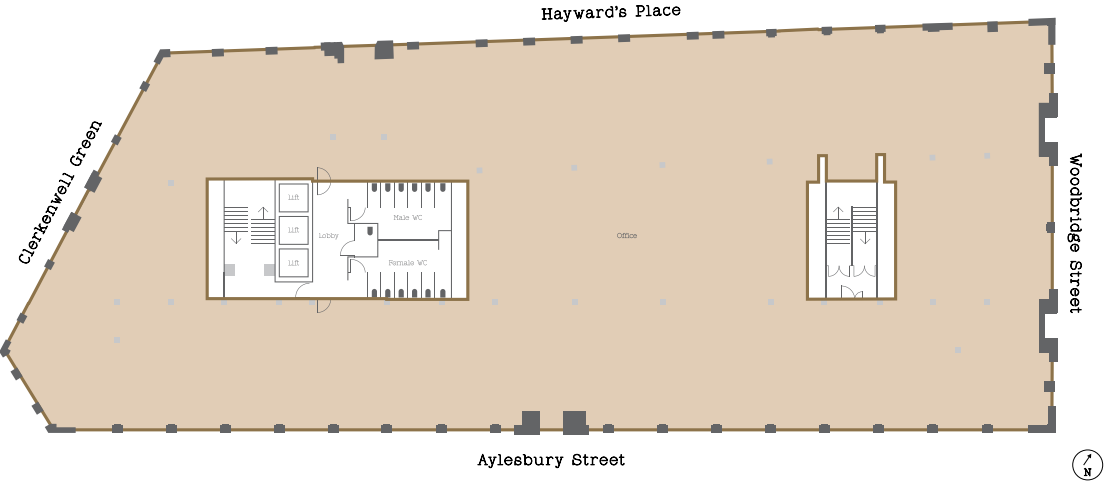
SECOND FLOOR [16,092 sq ft / 1,495 sq m]

- Tenant's Demise



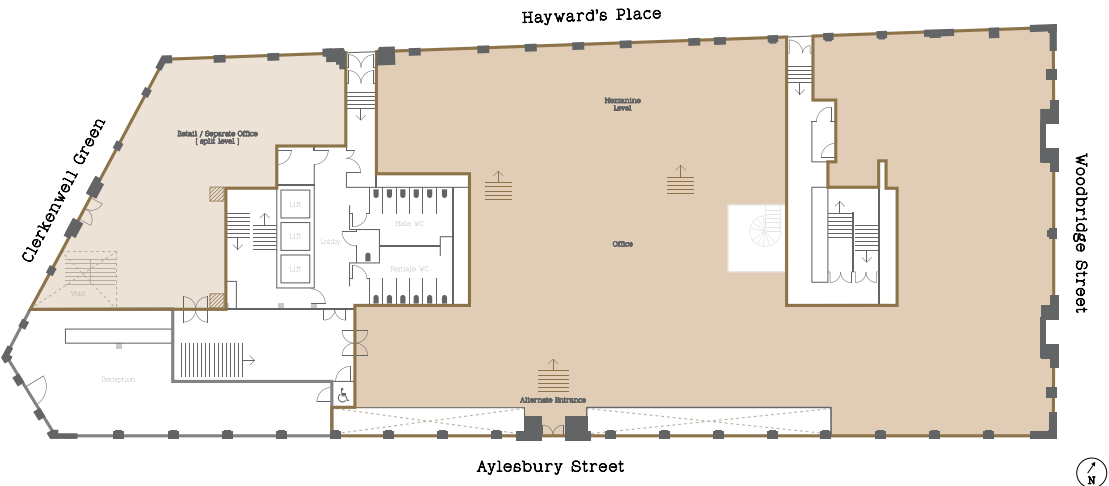
FIRST FLOOR [16,629 sq ft / 1,545 sq m]

- Tenant's Demise



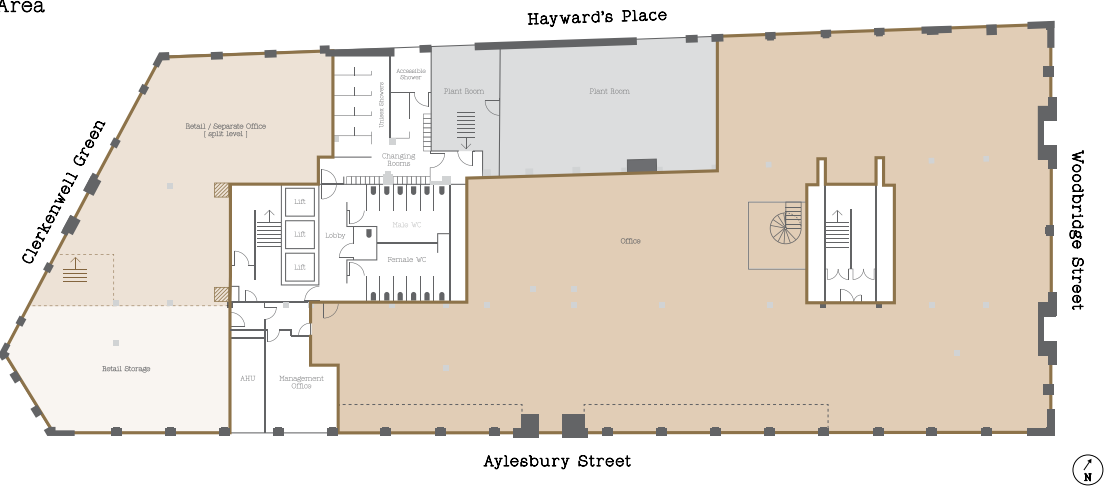
GROUND FLOOR [10,756 sq ft / 999 sq m] Let to Unilever

- Tenant's Demise
- Retail Demise



LOWER GROUND FLOOR [10,750 sq ft / 998 sq m] Let to Unilever

- Tenant's Demise
- Retail Demise
- Retail Storage
- Landlord Plant Area



INDICATIVE SPACE PLANS

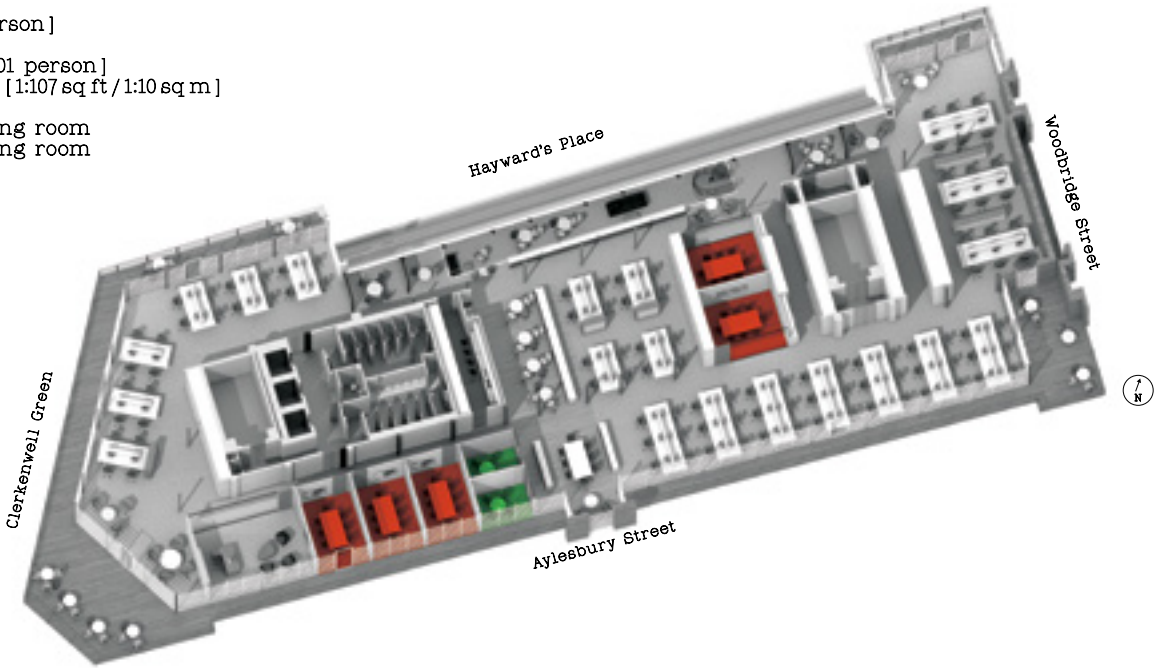
FOURTH FLOOR [11,067 sq ft / 1,028 sq m] Let to Hill+Knowlton

Open Plan / Part Cellular

Tenant's Demise

OPEN PLAN [100 person]
OFFICES [1]
TOTAL CAPACITY: [101 person]
OCCUPANCY RATIO: [1:107 sq ft / 1:10 sq m]

- 8 person meeting room
- 4 person meeting room



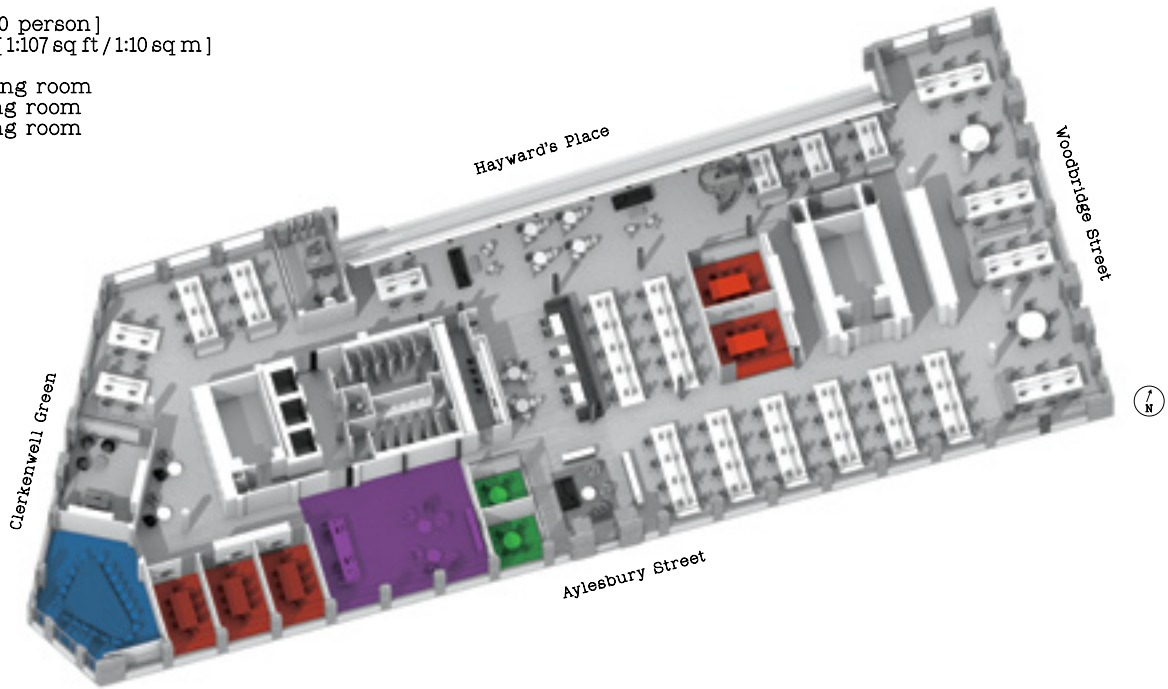
THIRD FLOOR [15,321 sq ft / 1,423 sq m] Let to Hill+Knowlton

Open Plan / Part Cellular

Tenant's Demise

OPEN PLAN [128 person]
OFFICES [2]
TOTAL CAPACITY: [130 person]
OCCUPANCY RATIO: [1:107 sq ft / 1:10 sq m]

- 20 person meeting room
- 8 person meeting room
- 4 person meeting room
- Reception



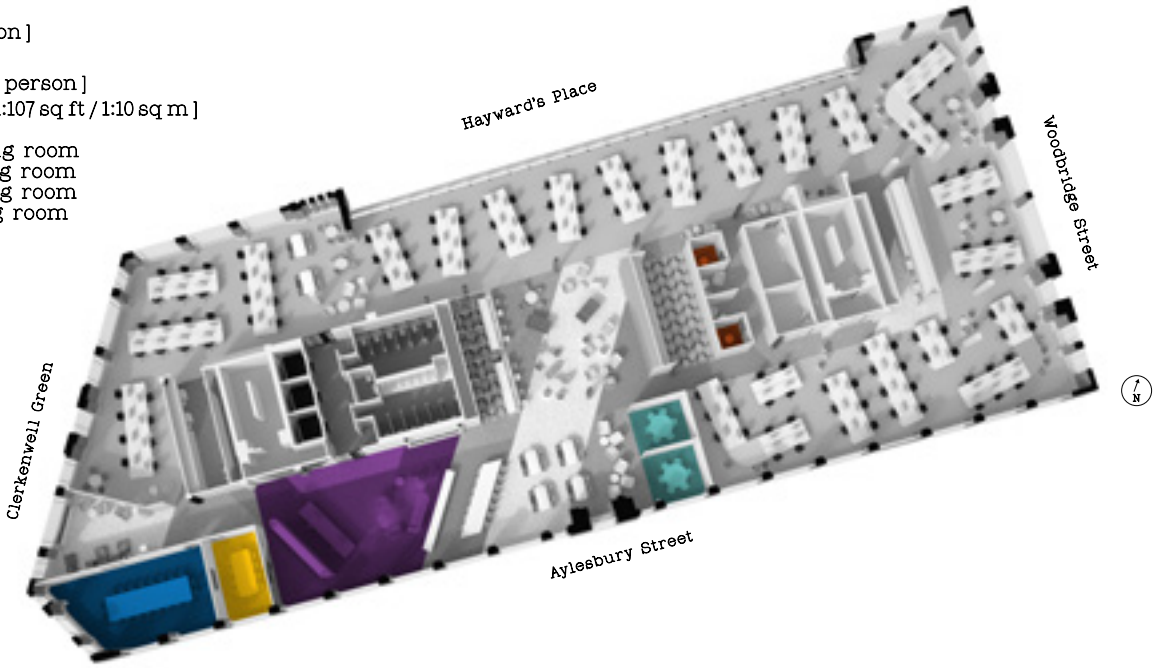
SECOND FLOOR [16,092 sq ft / 1,495 sq m]

Creative Open Plan

Tenant's Demise

OPEN PLAN [150 person]
OFFICES [1]
TOTAL CAPACITY: [150 person]
OCCUPANCY RATIO: [1:107 sq ft / 1:10 sq m]

- 20 person meeting room
- 10 person meeting room
- 6 person meeting room
- 2 person meeting room
- Reception



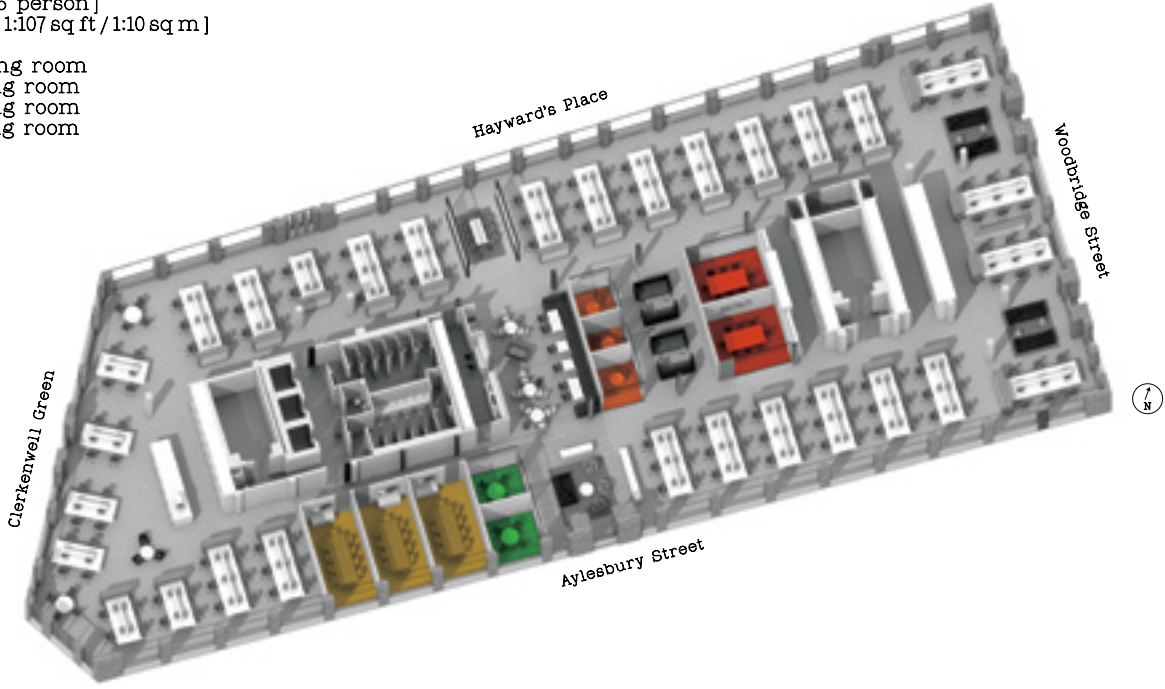
FIRST FLOOR [16,629 sq ft / 1,545 sq m]

Open Plan

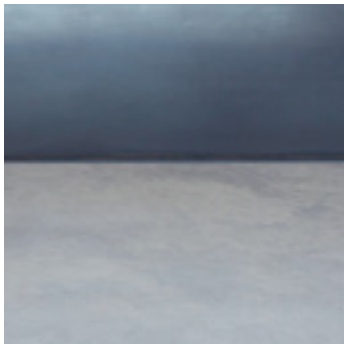
Tenant's Demise

OPEN PLAN [166 person]
TOTAL CAPACITY: [166 person]
OCCUPANCY RATIO: [1:107 sq ft / 1:10 sq m]

- 10 person meeting room
- 8 person meeting room
- 4 person meeting room
- 2 person meeting room



TECHNICAL SPECIFICATION



Polished concrete floor



Vibrato brass door handle



Mild steel feature walls

1. STRUCTURAL DESIGN STANDARDS
(Vertical heights mm)

Level	Slab to slab height	Raised floor	Floor to ceiling
4th	4,095	250	2,800 6,000 (floor to vault)
3rd	3,845 – 4,540	250	3,230
2nd	3,815	250	3,230
1st	3,810	250	3,230
Ground	3,930 – 4,110	250	3,440
Lower Ground	3,750 – 3,930	350*	3,100
Mezzanine	2,800	n/a	2,650

*Excluding restaurant

2. STRUCTURE

Retained structural reinforced concrete frame incorporating new steelwork frame with composite deck infill construction.

3. EXTERNAL FINISHES

- **External structure**
Existing 1930’s warehouse building, with brick façades.
- **Windows**
Ground Floor: new full-height, new double glazed shop front windows with aluminium frames.
Upper Floors: existing windows refurbished throughout to improve thermal performance of building.
- **Doors**
Steel-framed glass doors to main entrances, with bespoke back-to-back pull handles. Service doors: new steel framed louvred doors to rear elevation service areas.
- **Roof**
New roof coverings and insulation throughout.
- **Barrel vault roof**
Refurbished and dry-lined including renewal of all glazed seals and repairs to glazing.
- **Terraced areas**
Grey composite timber decking on steel framing generally to new terrace areas. Stainless steel balustrades on external terrace areas.

4. AREA CORE

- **Floors**
1200 x 600mm grey porcelain floor tiles.
- **Walls/columns**
Painted plastered partitions. Lift lobby wall clad with mild steel panels.
- **Ceilings**
Painted plastered ceiling. Down-stand suspended ceilings comprised of two layers 12.5mm wallboard on Gyproc MF system.
- **Lighting**
Linear recessed feature strip lights to feature walls and lift reveals.
- **Doors**
Aluminium framed glazed doors to offices with bespoke brass pull handles.
- **Lifts**
Three new 13 person passenger lifts (one of which is a goods lift). One accessible platform lift to main reception area level change.
- **WCs**
Separate male and female toilet cores are located on all levels
Additional disabled toilets are located on all floors.

5. STAIR CORES

- **Walls**
Emulsion paint on plaster.
- **Floors**
New InterfaceFlor carpet finish on existing concrete stairs.
- **Ceilings & soffits**
Emulsion paint on concrete soffits.
- **Handrails & balustrades**
Existing metal handrails and balustrading refurbished.

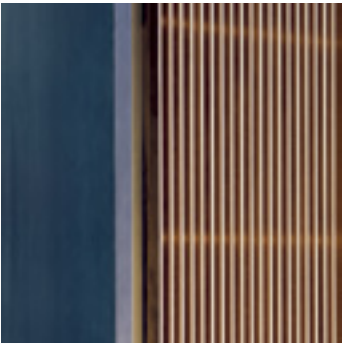
6. INTERNAL FINISHES – OFFICE AREAS

- **Walls**
Grit-blasted brickwork piers. White-painted brickwork, under windows. Emulsion paint on plasterboard to new partitions.
- **Floors**
600 mm x 600 mm fully accessible steel encapsulated raised floor with integrated air diffuser grills.
- **Ceilings**
New suspended MF painted plasterboard ceiling generally.
- **Doors**
Full height steel-framed glass pivoting doors to offices. Full height back-to-back pull handles. Containment access control for future tenant’s installation. Service and riser doors factory finished flush aluminium doors, with no visible ironmongery.
- **Blinds**
Manually-operated roller blinds. Electric operation to inaccessible areas.

7. RECEPTION AREA

- **Walls**
Mild steel feature wall. London stock brick to perimeter piers. Lacquered MDF ‘artwall’ panels. Emulsion paint to plasterboard.
- **Stairs**
Precast polished concrete with brass nosings, balustrades and risers. Black steel handrails.
- **Floors**
Polished concrete screed, with brass inserts and bespoke matwell design.
- **Ceilings**
Emulsion paint on plasterboard to suspended ceilings. Existing steel beams exposed and painted black.
- **Doors**
Large pivoting steel-framed glass entrance door, with bespoke brass handles.
- **Heating**
Bespoke vertical air curtain heater located adjacent to front doors. Local heating provided to reception desk and seating area.
- **Lighting**
Discreet recessed circular downlights and chrome ‘Newton’s Cradle’ feature lighting installation.
- **Reception desk**
Concrete desk, integrated into reception feature stair, with mild steel modesty panel and Bill Amberg leather inset worktop.
- **Reception seating**
Custom made mild steel benching, with Bill Amberg leather upholstery.

Bespoke vertical air curtain



Black finned tube radiators



TECHNICAL SPECIFICATION

10. MECHANICAL DESIGN CRITERIA

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

- External design temperatures
Winter
-4°C dry bulb, -4°C wet bulb.
Summer
30°C dry bulb, 21°C wet bulb.
The chiller and cooling tower operating ambient temperature up to 32°C dry bulb, 23°C wet bulb.
- Internal design temperatures
Office Areas
Heating mode: 21°C ±2°C.
Cooling mode: 24°C ±2°C.

A displacement ventilation system provides a temperature gradient within the office due to the effects of natural convection and buoyancy. In summer, air will be supplied into the raised floor void at between 18°C and 19°C. The maximum and minimum temperature conditions stated above are at normal seated head height level (i.e. 1.1m).

- Toilets: 19°C minimum.
- Entrance Area: 18°C minimum (not in the vicinity of the entrance doors which may drop below this at times of high door usage). Plant rooms: 13°C minimum.
- Ventilation
Office Areas: 12 litres per second per person minimum outside air, based on one person per 10 sq m.
Toilets: 10 air changes per hour extract.
- Occupancy
Workplace Density: 1 person per 10 sq m NIA for purposes of comfort cooling and ventilation system design.
Means of Escape: 1 person per 8 sq m NIA.
- Noise
Internal
Office Areas: NR38
Toilets: NR45
External: Plant and equipment will be selected such that the background noise level meets the planning conditions.
- Heat gains
Occupancy: 80W (sensible) 60W (latent) per person.

Equipment: 15W / sq m to office areas, with an additional allowance of 10W / sq m at the central plant and within chilled water risers to permit future use by tenants.
Lighting: 12W / sq m (including task lighting and CAT B allowance).

11. COOLING

The general office areas will be ventilated and cooled using a minimum outside air displacement ventilation system. A ducted ventilation system providing the minimum required amount of outside air will serve each floor. Downflow cooling units within each core will provide cooling to the floors via displacement floor outlets.

12. ELECTRICAL INSTALLATION — POWER

The building maximum demand has been based on the following allowances.
Lighting (Office): 12W/sq m (including task lighting and CAT B allowance).
Small Power (Office): 25W/sq m (100% diversity).
Mechanical Plant (Office): 60W/sq m.
Lifts: 10W/sq m.

13. INTERNAL LIGHTING

- Office areas
Black Zumtobel ‘Freeline’ linear suspended up / downlighting generally, with matching recessed luminaires to the central bulkhead.
- Washrooms
Concealed linear fluorescent lamps to rear of mirror and bespoke back-lit acrylic feature strip-lighting.
- Reception
Discreet recessed circular downlights and chrome ‘Newton’s Cradle’ suspended feature lighting installation.
- Lighting levels
Offices: 350–400 lux.
WC Lobby: 150-200 lux.
Reception: 150 lux on floor with 270 lux provided to reception desk on working plane.
Lift Lobby: 100-130 lux on floor.
Showers: 150-250 lux.
- Lighting control
Offices: PIR presence detection and daylight dimming to perimeter fittings.
WCs: PIR presence detection.
Showers: PIR presence detection.
Plantrooms: Local switching.
Reception & Lift Lobby: Pre-set fully automated lighting scenes.
- Systems controls
DALI lighting control system with automatic emergency testing.
PC head end for lighting system control in building manager’s office.

14. EXTERNAL LIGHTING

Low-level bollards to the 4th floor terraces.

15. PROTECTIVE INSTALLATIONS

- Fire alarm
L2 & M System
- Dry rising main
The main building core will be served by two dryrising fire mains to aid the fire service.
- Lightning protection
New lightning protection system in accordance with BS 62305.
- Security systems
CCTV: The building shall be provided with a CCTV system to monitor various key areas throughout the building and its surrounding streets.

16. ACCESS CONTROL

Access control
The building is provided with an audio / visual door entry system, linked from the main entrance door to the reception with containment for tenant’s installations to each floor.

The bike stores and changing areas have controlled access.

Accessible WCs equipped with emergency call system, linked to the main reception area.

Disabled refuge call system.

17. COMMUNICATIONS INSTALLATION

Comms intake routes will be provided to the basement plantroom as well as communications containment in dedicated comms risers for future install of tenant communications services.

18. BUILDING FACILITIES

- Cyclists
Secure covered bicycle parking is provided for 78 bicycles and there is also a Barclays Cycle Hire docking station immediately adjacent to the building entrance on Clerkenwell Green.
- Showers
There are 7 × showers, including 1 × accessible WC/shower room, with integral changing area, and cyclists storage lockers are provided adjacent to the main WC core at basement level.
- Network / data
High speed optical fibre network by EU networks.

19. BUILDING MAINTENANCE

- Facade maintenance
The windows are to be cleaned from the street, with reach and wash poles.
- Internal maintenance
A cleaner’s cupboard with hot and cold water supply is provided within the female WC core on each floor.
- Refuse storage
A designated refuse storage area for general waste and mixed recyclables is provided at street level, accessed externally from Hayward’s Place.

20. SUSTAINABILITY

- BREEAM — Very Good
- EPC — B

8. WASHROOMS

- Floor
1200 x 600mm mid/dark grey porcelain floor tiles.
- Ceiling
2 coats matt emulsion on 1 mist coat cover over plasterboard suspended ceiling, with single recessed strip light.
- Entrance doors
Full height, solid core, painted, flush doors.
- Cubicles
Grey HPL Thrislington flush cubicle system with black gloss back panels and brass channel details.
- Sinks
Precast polished concrete trough sink with satin stainless steel taps and soap dispensers.
- Fittings
Sanitary fittings by Duravit. Brassware by Dolphin Dispensers.
Sanitary accessories in satin stainless steel.

9. LIFTS

- Floor
3 x 13-person lifts, (one of which is a goods lift) accessed from the entrance reception, with lobbies to each floor. 1no. lift serves the lower ground floor.
- Walls
Matt white PPC aluminium with full height mirrored panel, mild steel feature walls and brass handrails.
- Floors
1200 x 600mm mid/dark grey porcelain floor tiles.
- Ceilings
White PPC aluminium, with flush back-lit acrylic light detail lighting.
- Doors
Brushed stainless steel.



Soho Square, London W1



Fashion Street, London EC2

Commercial Road, London E1



Formed in 1997 and led by Directors Matt Yeoman and Paul White, the award-winning Shoreditch – based practice works across a range of project types for commercial and private clients, including offices, residential, retail, hotels, schools and master planning, ranging in size.

Buckley Gray Yeoman is delighted to work on this building, named by the developer Derwent London in memory of the late Richard Buckley, one of the practice’s founders.

The Rosebery, London EC1



Buckley Gray Yeoman aims to provide imaginative responses to the complex needs of today’s society. They are passionate about design and creativity. The practice does not rest upon a house style, instead they listen to and reflect upon each client’s individual requirements, adapting and responding to the context of each project to create intelligent and enduring architecture.

INNOVATIVE ARCHITECTS

Derwent London has built a solid reputation for quality management and the ability to pinpoint areas with huge potential for growth.

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’s investment portfolio stretches across 18 London villages, totals 5.4m square feet, and is currently valued at £2.9 billion. From modest beginnings, we have made our name with ‘sidestreet’ buildings and grown steadily to our current market leading position.



40 Chancery Lane, Holborn WC2, Architects: Bennetts Associates
Completion: 2014 Size: 100,00 sq ft

AWARD-WINNING DEVELOPER

Angel Building, Clerkenwell EC1, Architects: AHMM
Completion: September 2010, Size: 262,000 sq ft
Tenants include: Cancer Research UK and Expedia



Turnmill, Clerkenwell EC1, Architects: Piercy&Co
Completion: July 2014, Size: 70,000 sq ft

10-4 Pentonville Road, Islington N1, Architects: Stiff + Trevillion, Completion: September 2012, Size: 55,000 sq ft
Tenants include: Ticketmaster



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.

THE TEAM

LETTING AGENTS

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PROFESSIONAL TEAM

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STRUCTURAL ENGINEERS Heyne Tillett Steel
PROJECT MANAGER Quantem Consulting
QUANTITY SURVEYOR Quantem Consulting
SERVICES CONSULTANT Norman Disney & Young
RIGHTS OF LIGHT CONSULTANT Gordon Ingram Associates
CDM CO-ORDINATOR Quantem Consulting
MEASURED SURVEY CSL Surveys

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SPECIAL THANKS

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www.buckleybuilding.com

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All figures are exclusive of rates, service charge, VAT and all other outgoings. The agents have not tested the services. All floor areas are approximate.

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