83 WIMPOLE STREET, MARYLEBONE, LONDON W1
A NEW SELF CONTAINED OFFICE BUILDING
83 WIMPOLE STREET HAS BEEN REDEVELOPED BEHIND THE EXISTING FACADE TO PROVIDE 7,716 SQ FT / 717 SQ M OF OFFICE ACCOMMODATION FROM LOWER GROUND TO FOURTH FLOOR.

AMENITIES
- Air conditioning
- 8 Person passenger lift
- Courtyard (LG)
- Terrace, green roof (1st)
- WCs on every floor
- Disabled WC & shower (LG)
- Fully accessible raised floors
- Suspended metal perforated ceilings
- Video entry phone system
- Open plan floorplates
- Cycle storage (LG front vaults)
- Double glazing throughout
The location is a major attraction: right in the heart of Marylebone, with its period buildings and green spaces, close to the shops, restaurants and hotels of Marylebone Village. It is within easy reach of several international airports, the St Pancras Eurostar terminal, numerous mainline stations and the city’s vast public transport network. There are few places in the UK – or indeed the world – that are quite so accessible.

The building is located on the West side of Wimpole Street close to its junction with Welbeck Way.

Bond Street (Central and Jubilee underground lines), and Oxford Circus (Central, Victoria and Bakerloo underground lines) are close by.

Bond Street station is undergoing a major redevelopment to increase capacity, improve accessibility and create an interchange with Crossrail. London Underground is working alongside Crossrail to upgrade the existing tube station.
Please see website for space plans for office and medical use.
BUILDING SPECIFICATION

BUILDING STRUCTURE - Retained facade repaired, rerouted and restored. New insitu concrete frame construction with pre cast concrete plank floors generally, with cast in situ floor slabs to the core area.

ROOF - Natural Welsh slate to pitched roofs, with a semi-intensive green roof system is provided to the first floor roof to the rear elevation.

AIR CONDITIONING - The offices are air conditioned by variable refrigerant volume VRF comfort cooling heat recovery systems. Fresh air requirements are provided by a mechanical ventilation system.

AIR HANDLING PLANT - Located in the roof supply plantrooms, connected to the rising main busbar system.

FRESH AIR - Fresh air requirements are provided by a VRF comfort cooling heat recovery systems.

AIR EXTRACT - Extract plant at roof level via sheet metal ductwork risers in the cores.

RETURN AIR - Return air is drawn through the light fittings feeding the building.

LIFT - New 8 person 675Kg passenger lift, 1m x 1m, with an over head height of 2.3m, LED lighting is installed in all areas.

CEILING HEIGHTS - The following allowances have been used to calculate the electrical serviced power distribution:

<table>
<thead>
<tr>
<th>Area</th>
<th>Maximum Demand (Based on Net Office Area)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant’s area lighting</td>
<td>12w/m²</td>
</tr>
<tr>
<td>Landlord’s areas lighting</td>
<td>8w/m²</td>
</tr>
<tr>
<td>Tenant’s power</td>
<td>25w/m²</td>
</tr>
<tr>
<td>Tenant’s future dealing loads</td>
<td>No allowance</td>
</tr>
<tr>
<td>Mechanical services</td>
<td>10w/m²</td>
</tr>
</tbody>
</table>
| All final sub circuits, other than ring final sub circuits | 32A rated to BS: 7671 with a minimum of 200 watts per socket outlet.

LIGHTING - Designed to satisfy the requirements of CIBSE code for interior lighting. Lighting guide L07 for a display screen equipment environment and BS5266 emergency lighting.

LED lighting is installed in all areas. The following criteria will be adopted at the relevant working plane height:

<table>
<thead>
<tr>
<th>Area</th>
<th>LUX Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Offices area</td>
<td>400x</td>
</tr>
<tr>
<td>Exhibition Hall</td>
<td>300x</td>
</tr>
<tr>
<td>Reception</td>
<td>300x</td>
</tr>
<tr>
<td>Toilets</td>
<td>200x</td>
</tr>
<tr>
<td>Showers (tiled level)</td>
<td>150x</td>
</tr>
<tr>
<td>Corridors</td>
<td>150x</td>
</tr>
<tr>
<td>Plantrooms</td>
<td>200x</td>
</tr>
</tbody>
</table>

EMERGENCY LIGHTING - To BS EN 1838 (BS5266 Part 7: 1999) - Defined Escape Routes - 1 Lux (minimum)

OCCUPATIONAL DENSITY - 1 person per 100m² of net lettable office area

SECURITY - Video Enquiries complete with multi digit push button door entry facility with intercom; access control by proximity readers, intruder alarm and fire alarm compliant with BS 5839 Part 1 are all provided.

RAISED FLOORS - SMP ED31 Medium Grade to offices and corridors.

STRUCTURAL FLOOR LOADS - Structural floor have been designed for a 3.5kN/m².

CYCLE STORAGE - 8 No. dedicated cycle store provided at basement level.

GENERAL FINISHES - Carpet 100% 32oz carpet with plasticboard margins throughout office areas.

Toilet Finish - Painted finish over plasticboard

Carpet - Interface carpet tiles to the first floor and Moss Caramic tiles to the common areas.

IMMONGROYD D line style door furniture in satin stainless steel throughout and satin stainless steel immongroyd to all windows.

TOILETS - One number individual unisex unit is provided at each level, incorporating toilet, washbasin set on wall vanity top, mixer taps, paper towel dispenser and toilet roll holder. Duravit; Hansgrohe and Bobrick sanitaryware.

DISABLED TOILET - Additional unisex wheelchair accessible units are provided to First, Second, Third Floor and basement level.

SHOWER - En-suite or adjacent washroom combinations to all floors.

CLEANERS CUPBOARD - Dedicated facility provided at Fourth Floor.

DISABLED ACCESS - Level entry access provided to Ground Floor via ramped bridge over front lightwell.

TERRACE - Stone paved courtyard provided at basement level with stone paved terraces provided at first, second and third floors.

GREEN ROOF - First floor.

BREEAM RATING - This is anticipated that the building will have a BREEAM Very Good rating as a minimum but the aim is to achieve Excellent.

THE PROFESSIONAL TEAM

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