

ONE

HATTON GARDEN

HOLBORN CIRCUS EC1

OVERVIEW

One Hatton Garden is a unique office building located on top of Holborn Circus, with a private entrance on Hatton Garden.

Developed by Epsilon Real Estate Partners, One Hatton Garden provides 4,277 sq ft of reimagined office space, set across ground and mezzanine levels, plus a 254 sq ft private terrace.

Set within an old banking hall, distinctive features and exceptional floor to ceiling heights make this a truly unique offering complemented by new bike storage and shower facilities with self contained access via the basement.

HISTORY

The building was first constructed in the 1870s and was home to The National Provincial Bank, a British retail bank, which operated in England and Wales from 1833 until 1970 when it was merged into the National Westminster Bank.

Originally, the site was known as Ely Palace, or Ely's Inn, which was the home of the Bishops of Ely from 1290 to 1772.



LOCATION

One Hatton Garden is situated in the heart of Midtown, London's most central business district. Equidistant between the City and the West End, occupiers will benefit from the best travel connections in the capital.

Farringdon Station, only five minute's walk away, will offer journey times of five minutes to Bond Street and five minutes to Liverpool Street Stations. The Elizabeth Line, which opens later this year, is expected to carry 200 million passengers per annum.

Farringdon is the only station in London where Crossrail, Thameslink and Underground lines interchange.

Chancery Lane Station provides fast connections to the East and West via the Central Line.

The area is a magnet for TMT and the creative industries, as well as large corporates, whilst still retaining its historic association with the legal profession.



LOCAL OCCUPIERS

1. Zaha Hadid Architects
2. GoCardless
3. Yelp
4. LinkedIn
5. Tesco Head Office
6. Live Nation Ticket Master
7. Travers Smith LLP
8. Amazon London Office
9. Just Eat Head Office
10. Kurt Geiger
11. Saatchi & Saatchi
12. Mulberry Bow
13. Lego Company
14. Goldman Sachs
15. Mlex
16. Dentons
17. Pepsi Co Digital
18. Macfarlanes LLP
19. Deloitte

RESTAURANTS

1. Pho
2. Kin
3. Iberica
4. Luca
5. Bleeding Heart Tavern
6. Cubana
7. Smiths of Smithfield
8. St John Bar and Restaurant
9. Pizza Express
10. Bounce

FITNESS

1. Fittersphere
2. Fitness First
3. Urban Fitness
4. The Gym London
5. Energy Fitness

HOTELS

1. L'Oscar Hotel
2. Hoxton Hotel
3. The Waldorf Hilton
4. ME Hotel



1. Polpo
Celebrated Italian style cuisine, bringing the flavours of Venice to London.

2. St John Bar & Restaurant
Michelin starred restaurant where Fergus Henderson pioneered the resurgent interest in offal dishes.

3. Smithfield Market
Packed with history, a livestock market for over 800 years.

4. Lincoln's Inn Fields
Tranquility from the London buzz, since 1630.



1. The Bleeding Heart

Bistro serving hearty French food, located in Bleed Heart Yard.

2. Leather Lane Market

Camden's oldest market running for over 400 years.

3. Farringdon Station

Access to overground and underground lines, plus the Elizabeth Line later this year.

4. Paternoster Square

Steeped in history, it's now home to many shops and restaurants.

5. Clerkenwell Green

A place of spectacular occasions with a magical sense of the unexpected, exquisite taste and meticulous craft.





GROUND FLOOR OFFICE (UPPER LEVEL) AND ACCESS TO MEZANINE



GROUND FLOOR (UPPER LEVEL)

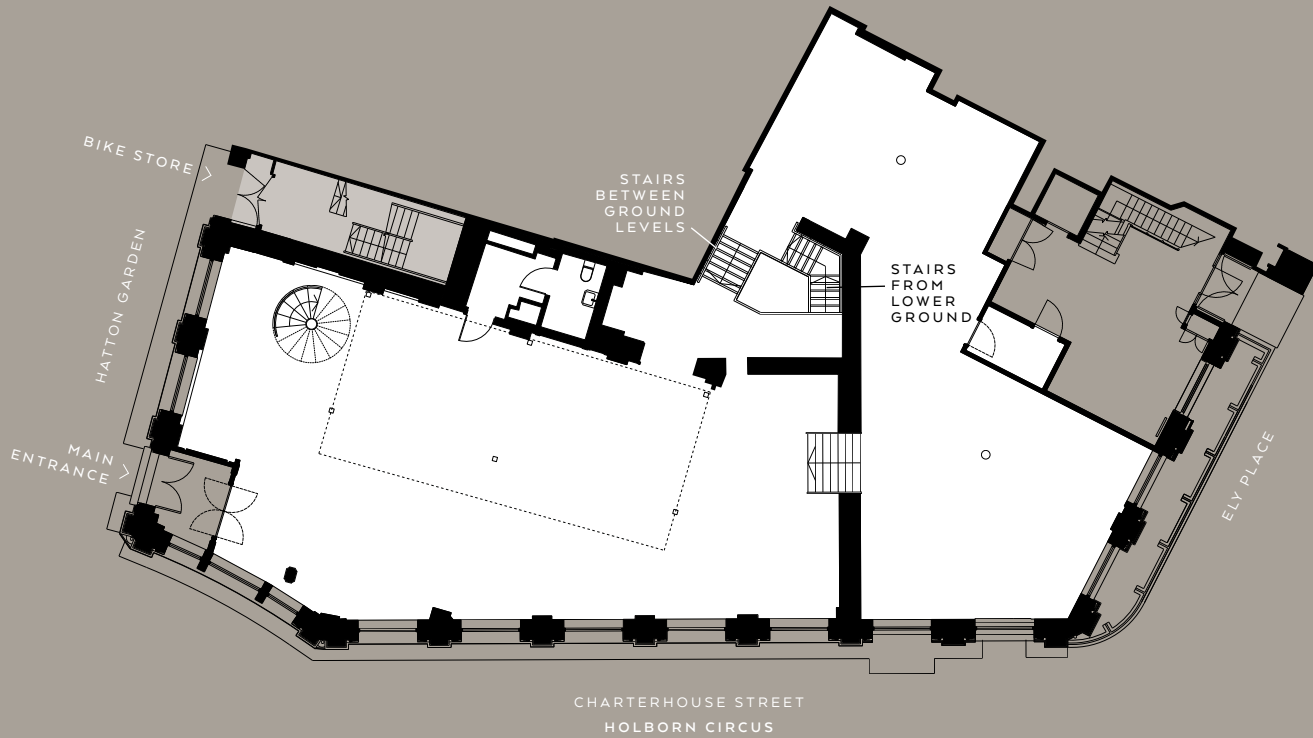


GROUND FLOOR (LOWER LEVEL) AND ACCESS TO PRIVATE WC'S ON LOWER GROUND

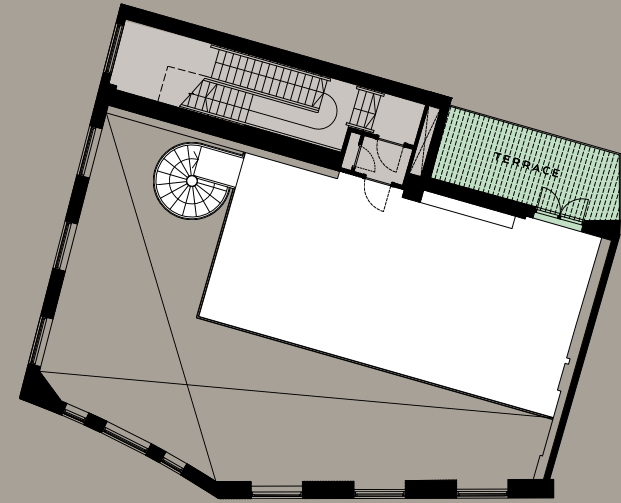


GROUND FLOOR (LOWER LEVEL)

GROUND FLOOR
3,500 SQ FT // 325 SQ M



MEZZANINE
777 SQ FT // 72 SQ M
TERRACE
254 SQ FT // 24 SQ M



ACCOMMODATION

FLOOR	OFFICE		TERRACE	
	SQ FT	SQ M	SQ FT	SQ M
MEZZANINE	777	72	254	24
GROUND	3,500	325		
TOTAL	4,277	397		

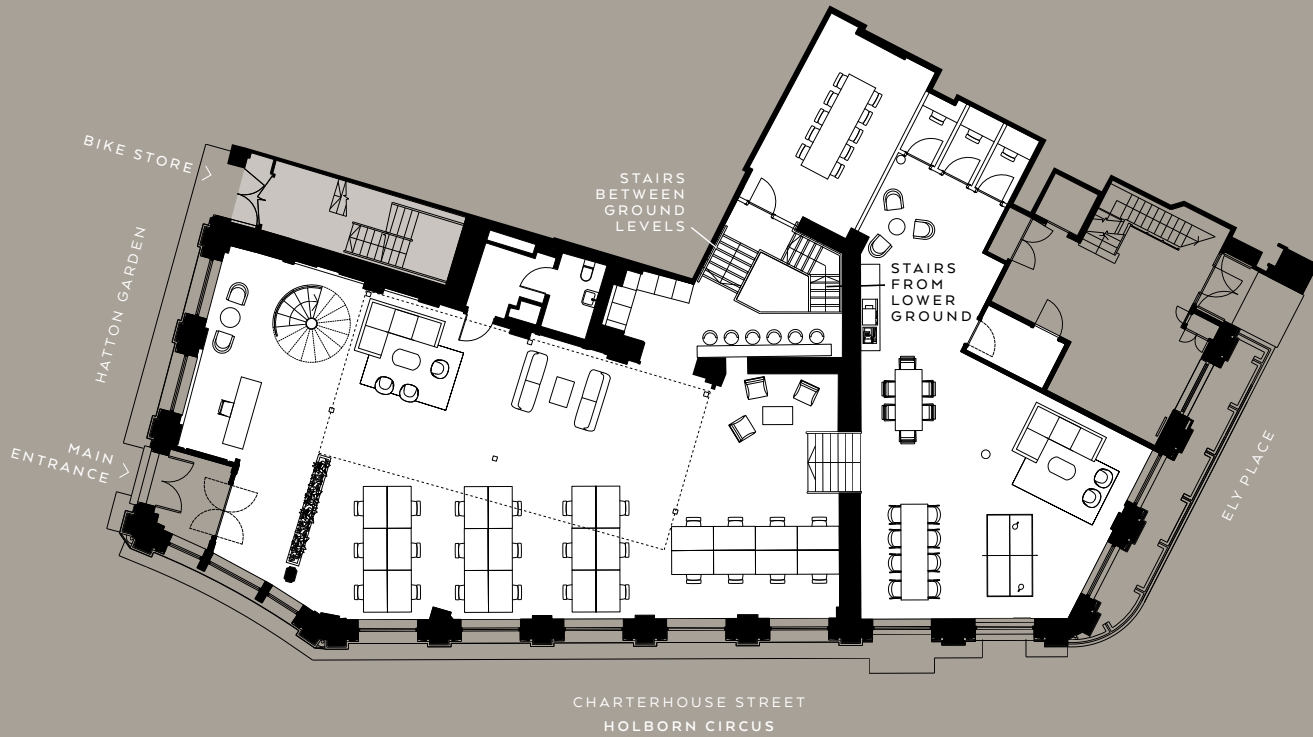
There is other space available within the same building.
For more information, please ask the agents about One Ely Place.

Plans not to scale. For identification purposes only.
The floors have been professionally measured by Sterling Temple in accordance with the RICS Code of Measuring Practice and a duty of care letter can be provided in the Tenant's name.

LOWER GROUND



INDICATIVE LAYOUT



GROUND FLOOR

ACCOMODATION SCHEDULE

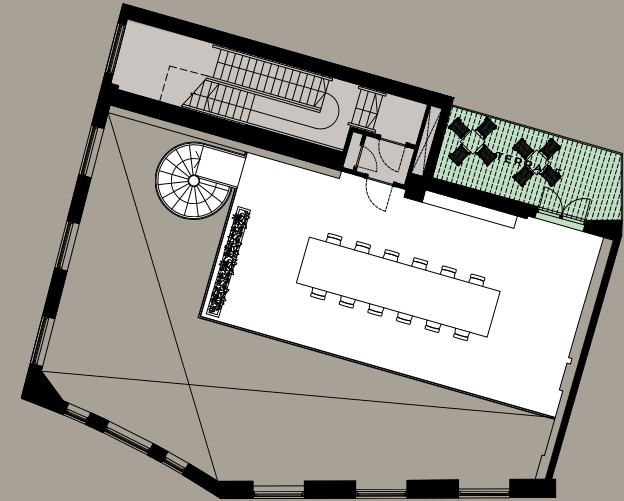
WORKSTATIONS (DESK SIZE 1400 X 800MM)	26
HOT DESKING	14
MEETING ROOM (10 PEOPLE)	1
PHONE BOOTHS	3
RECEPTION DESK AND SOFT SEATING (6 PEOPLE)	1
KITCHENETTE	1
BREAKFAST BAR WITH SEATING	1
BREAK OUT AREAS	6

Plans not to scale. For identification purposes only.

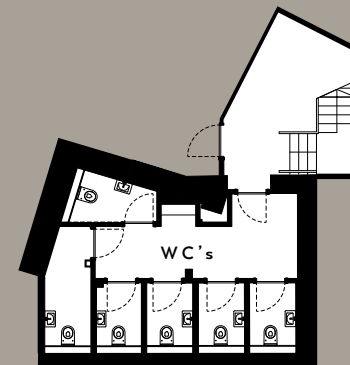
MEZZANINE

ACCOMODATION SCHEDULE
BOARDROOM (12 PEOPLE)

1



LOWER GROUND





MEZZANINE LEVEL



SPIRAL STAIRCASE BETWEEN GROUND AND MEZZANINE



PRIVATE TERRACE ACCESSED FROM MEZZANINE

SUMMARY SPECIFICATION



LOCATED ON
HATTON GARDEN



QUADRUPLE ASPECT
FOUR STOREY
BUILDING



4,277 SQ FT OF
RE-IMAGINED CAT A
OFFICE SPACE



254 SQ FT TERRACE
ACCESSED FROM
MEZZANINE



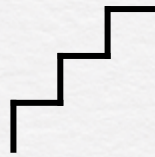
HIGHEST QUALITY
FIXTURES, FITTINGS
AND FINISHES



BRAND NEW
WCS



BUILDING DATES
BACK TO THE LATE
NINETEENTH CENTURY



OFFICES SET OVER
GROUND AND
MEZZANINE LEVELS



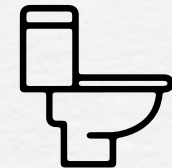
EXCELLENT DAYLIGHT
PENETRATION



FULL HEIGHT DOUBLE
GLAZED BLACK
CRITTALL DOOR WITH
SILICON BONDED GLASS



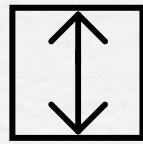
DISTINCTIVE
CHARACTERFUL FAÇADE
WITH LARGE WINDOWS



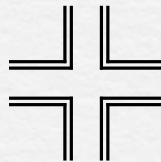
6 PRIVATE
SUPER LOOS WITHIN
BASEMENT



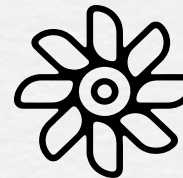
FULLY ACCESSIBLE
RAISED FLOOR



6750MM
CEILING HEIGHT
UPPER GROUND



FEATURE TIMBER
PANELLING



FLOOR MOUNTED FAN
COIL UNITS



NEW BIKE STORAGE,
CHANGING & SHOWER
FACILITIES



CYCLING
SCORE
PLATINUM

CYCLE STORE
CERTIFIED: PLATINUM



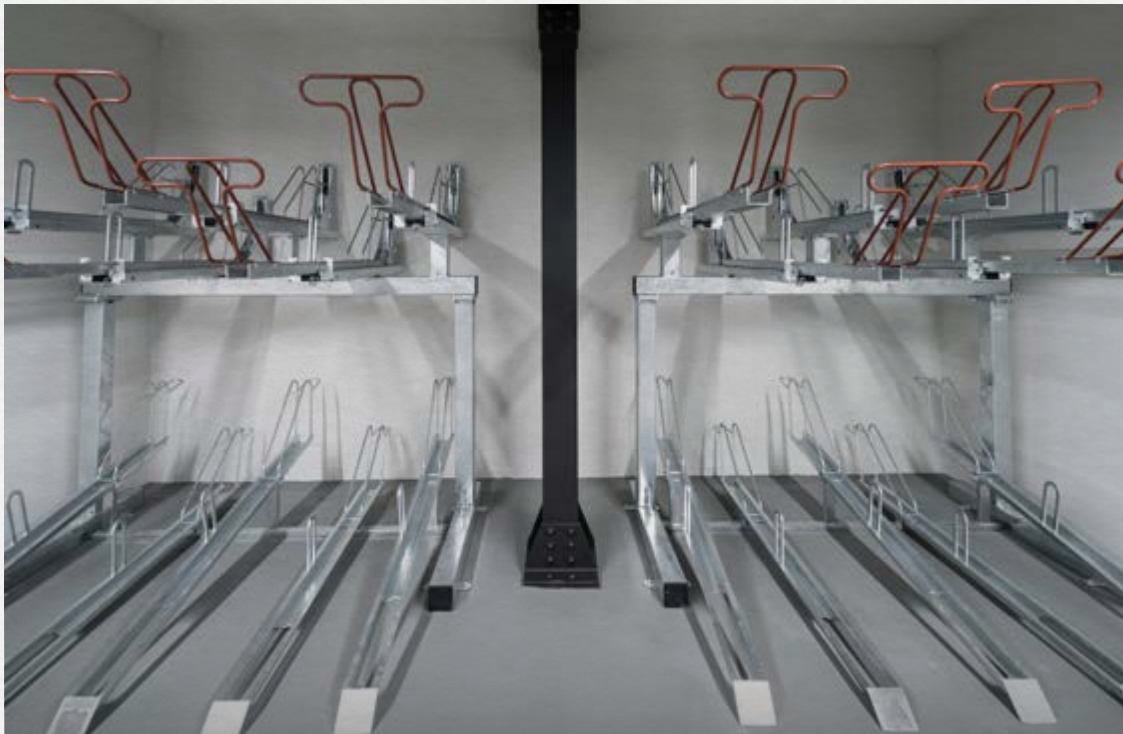
LOWER GROUND SHOWERS



LOWER GROUND LOCKERS



WCS



LOWER GROUND CYCLE STORAGE

TECHNICAL SPECIFICATION

OFFICE SPACE

Further Detail

- Original feature timber panelling
- Hidden services
- Floor mounted fan coil units
- DWC - high specification finishes and FF&E
- Private super loos - high specification finishes and FF&E
- CAT A
- Breakout areas
- Two feature rooflights
- Private off-street entrance from One Hatton Gardens
- Original timber street doors with refurbished decorative brass knobs
- New full height double glazed black crittall door with silicon bonded glass

Mechanical & Electrical

The building services shall be designed and installed to comply with current applicable Building Regulations, British Standards, CIBSE guidelines and other relevant regulations.

Design Criteria

It is proposed to utilise the following design environmental criteria to develop the design:

Internal Design Conditions

Summer: 22°C 2°C, no dehumidification other than resultant through cooling coils
Winter: 20°C 2°C, no RH control

External Design Conditions

Summer: 28°C db 20°C wb for estimation of gains
Winter: -4°C at 100% saturation

Occupancy Density

Office accommodation: 1 person per 8m²

Minimum Fresh Air Requirements

Offices: Fresh air rate at 12l/s/person (floor by floor)

Extract Ventilation Requirements

Toilets: 8-10 air changes per hour (with PIR)

Air Infiltration Rate

Office floors: 1.0 air changes per hour

Operation of Building

Plant sized for intermittent operation 06:00 - 18:00
External plant / Acoustic enclosure 24hr operation

Internal Power and Heat Allowances

Lighting: 12 W/m²

Small Power: 25 W/m²

Mechanical Plant: As installed

Fabric/Solar gain: As CIBSE Guide

People 90W sensible, 50W latent

Internal Noise Levels

Office areas NR 38

Toilets / Back of House areas NR 40

External Noise Levels

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Mechanical Services

Heating / Cooling

Heating and cooling for each tenancy floor provided with independent VRF systems comprising external condensing units located within the external enclosure and internal floor standing perimeter fan coil units within joinery.

Distribution pipework and power / control cabling shall run within the floor voids and concealed within the building fabric.

The VRF system will be two pipe using distribution manifolds.

VRF system shall be provided with a central controller on each floor, the controls can be expanded by the tenant, individual controllers in each area.

Heating

Direct electric provided to back of house areas, toilets and reception areas.

Ventilation

New heat recovery supply and extract unit with heat recovery via plate heat exchanger shall be installed with connection to duct distribution, within bulkheads / floor void, to the plenums to allow fresh air to be distributed via wall grilles.

Local ducted extract fan will be located to the toilets.

Provisions have been provided for future kitchenette discharge through the rear wall.

Ventilation of common areas shall be natural.

Public Health

The hot and cold-water system installed in accordance with BS 6700 and the current Water Regulations.

Cold-water service break tank and booster set is provided within the basement plant room to serve the landlords and office accommodation.

HWS system comprises of central electric calorifiers served from the landlord's basement boiler plant. Soil and waste installation installed to comply with Building regulations, BS 12056-2:2000, etc. Gravity or pumped drainage is provided.
Electrical Services

Electrical Design Criteria

The following allowances have been made within the electrical design;

Lighting: 10W/m²

Small Power: 25W/m²

Mechanical Services: 50W/m²

Design Allowance / Spare Capacity: 20%

Average light levels: Office areas: 300 - 400 Lux

Toilets, corridors: 150 Lux

Small Power

Allowance has been made for power distribution within the raised floor. Type B Split lighting and power distribution boards are located within the electrical cupboards and supplied from a dedicated REC meter located in basement electrical intake room.

Emergency & General Lighting

General lighting is provided with the CIBSE SLL Lighting recommendations taken into consideration. Emergency lighting has been designed and installed in accordance with BS 5266.

Telecommunication Services

Dedicated containment is provided within the vertical riser for incoming telecom cables. Provision has been made for structured cabling distribution within the raised floor.

Fire Alarm

An analogue addressable fire detection and alarm system serving all areas to BS5839 Category L2.

Security System

Access Control system is provided for the main entrance and doors to the tenant demise.
Video door entry system is provided at the main entrance with audio and video monitors within each tenant's demise.
CCTV cameras are located within the landlord common areas.

WCS & WASHROOM

Floors & Walls

- High quality terrazzo effect floor tiles
- Blue linear stacked wall tiles
- Black trim to match ironmongery and fittings
- Grey-white walls above tiles

Fittings

- High quality black powder coated washroom fittings.
- Top of the range Gerberit sensor flush plates
- Hand towel dispenser powder coated black
- D Line wall mounted bin powder coated black
- Sensor taps powder coated black
- Wall mounted white ceramic sink
- Pill shape mirror with black metal frame
- Wall hung Geberit cistern
- Automatic hand sanitizer station powder coated black

Lights

- Concrete wall light next to mirror (one only in LGF)
- Plasterboard ceiling with recessed lighting
- Vanity unit within lobby same spec as in shower room, mirror above and storage below for toilet roll/hand towels etc.

COMMUNAL SPACE

Bike Store

- Painted concrete flooring
- Exposed steel columns painted black
- 30 spaces Double tier bike rack
- Linear pendant lighting
- 30 'Z' lockers for vertical hanging
- Heated drying unit for wet clothes

SHOWERS

Floors & Walls

- Concrete effect vinyl floor
- Linear stacked wall tiles with shell colour datum and white above

Fittings

- High quality black powder coated washroom fittings
- Rain shower head and separate pencil handset
- Changing bench
- Crittall shower screens

Lights

- Feature wall orb light
- Plasterboard ceiling with recessed lighting.

Vanity Unit

- Bespoke vanity unit with solid surface and factory sprayed fronts
- Two large arch mirrors with black metal frames
- Two hardwired hairdryers
- Two feature pendant lights

Electrical Design Criteria

The following allowances have been made within the electrical design;

Lighting: 10W/m²

Small Power: As required for fixed equipment and Cleaner's Sockets

Mechanical Services: Circulation areas: 10W/m²

Mechanical Services: Showers, Changing Rooms,

Reception: 50W/m²

Design Allowance / Spare Capacity: 10%

Average light levels: Reception: 200 - 300 Lux

Toilets, Changing Rooms: 100 Lux

Bike Store: 150-200 Lux

Corridors, Stairs: 150 Lux

Plant rooms: 200 Lux

Small power

Allowance has been made for power supplies to lift, ancillary services and plant. Cleaner's socket outlets are provided within the common areas.

Emergency & General Lighting

General lighting is provided with the CIBSE SLL Lighting recommendations taken into consideration. Emergency lighting has been designed and installed in accordance with BS 5266.

Telecommunication Services

Telecom services is provided for remote monitoring for landlord services and reception.

Fire Alarm

An analogue addressable fire detection and alarm system serving all areas to BS5839 Category L2.

Security System

Access Control system is provided for the main entrance and doors to the tenant demises.

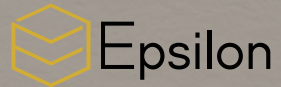
EPC RATING

Rating B (41)



THE TEAM

Developer



Architect



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