

ONE

ELY PLACE

HOLBORN CIRCUS EC1

## OVERVIEW

**One Ely Place is a prominent office building located in Holborn Circus, with a discreet entrance on Ely Place, one of London's last gated roads.**

Developed by Epsilon Real Estate Partners, the building has undergone a complete reimagination to position it for the requirements of modern business.

Significant remodelling throughout the building delivers contemporary office space, bike storage and shower facilities, as well as a ground floor manned reception.

With a cool, muted, style throughout, it's the perfect setting for the more discerning occupier.





## THE BUILDING

One Ely Place has undergone a comprehensive remodelling and repositioning of the building to meet the ever-evolving needs of modern, progressive business.

All floors benefit from exceptional natural light from windows on four elevations. The first floor comprises 3,436 sq ft of contemporary office space and 3.74m floor to ceiling heights. The third floor, at 3,079 sq ft, is fully fitted with the highest quality furnishings. The fourth floor benefits from 2,103 sq ft of contemporary office space, plus a stunning 436 sq ft private terrace.

Below ground, the old bank vaults have been re-imagined as state of the art bike storage and shower facilities.

## 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 Ely Place 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

### HOTELS

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

### FITNESS

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



**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.





## SCHEDULE OF AREAS

FLOOR	OFFICE		TERRACE	
	SQ FT	SQ M	SQ FT	SQ M
FOURTH	2,103	195	436	41
THIRD	3,079	286		
SECOND	RAYMOND GUBBAY (A DIVISION OF SONY MUSIC)			
FIRST	3,436	319		
MEZZANINE	CITY GROUP PLC & MONTEAGLE			
<b>TOTAL</b>	<b>8,618</b>	<b>800</b>		

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. The 4th floor will be professionally measured upon completion of the refurbishment works.

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



COMMUNAL PASSENGER LIFT



GROUND FLOOR RECEPTION



MAIN STAIRCASE





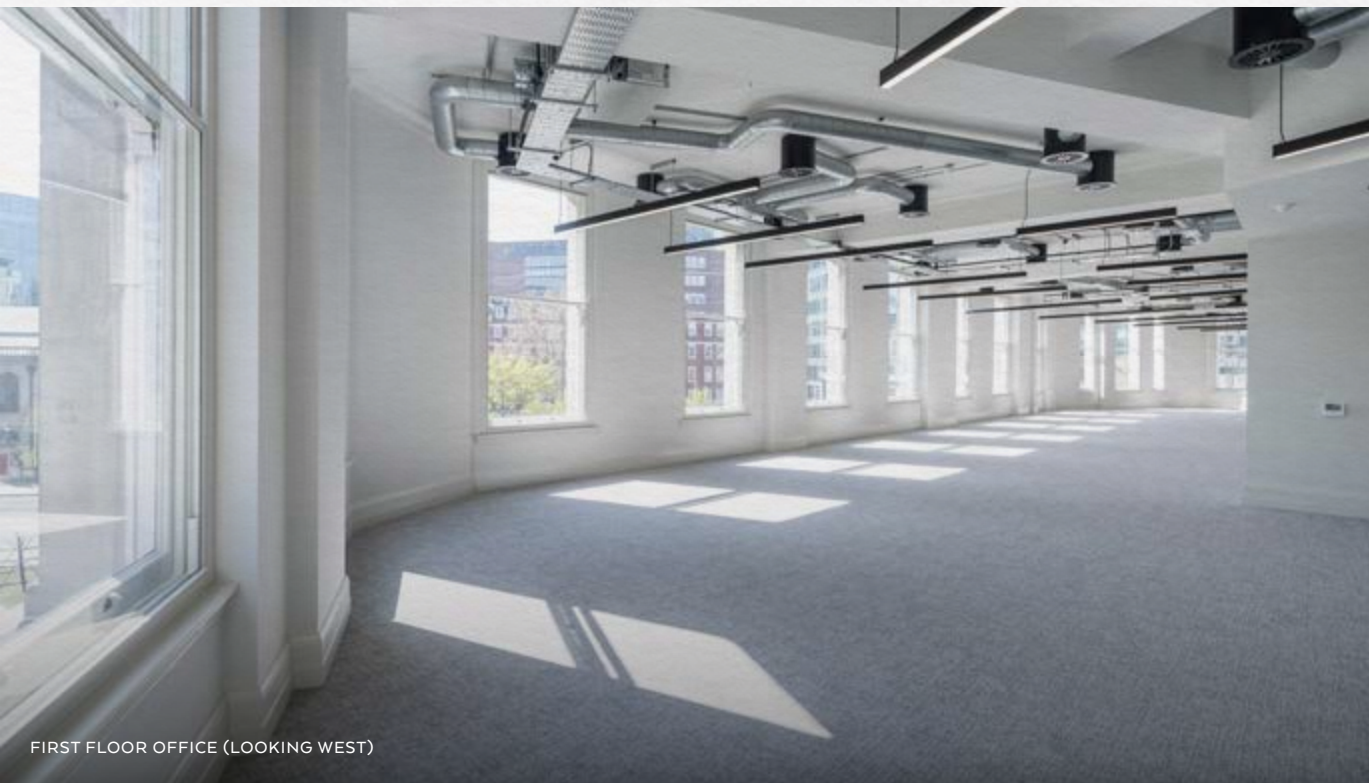
FIRST FLOOR OFFICE



VIEW OF HOLBORN CIRCUS FROM FIRST FLOOR



FIRST FLOOR OFFICE (LOOKING EAST)



FIRST FLOOR OFFICE (LOOKING WEST)

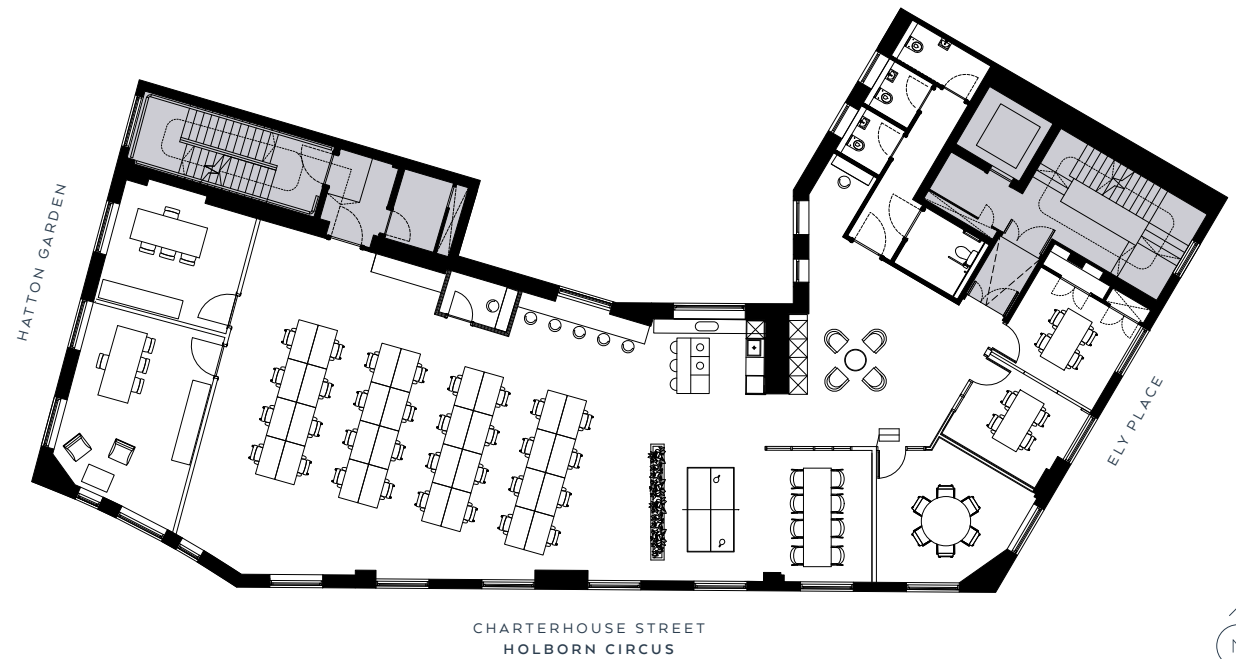
**FIRST FLOOR**  
3,436 SQ FT 319 SQ M



**INDICATIVE LAYOUT**

**ACCOMMODATION SCHEDULE**

WORKSTATIONS (DESKSIZE 1400 X 800 MM )	32
HOT DESKING	13
EXECUTIVE OFFICES	2
MEETING ROOM WITH FOLDING WALL (4 PEOPLE) (CAN BECOME A 10 PERSON MEETING ROOM)	2
MEETING ROOM (6 PEOPLE)	1
PHONE BOOTHS	1
KITCHENETTE	1
BREAKFAST BAR WITH SEATING (3 PEOPLE)	1
BREAK OUT AREAS	2



Plans not to scale. For identification purposes only.





THIRD FLOOR BOARDROOM



THIRD FLOOR FITTED OFFICE



VIEW OF ST PAUL'S CATHEDRAL FROM THE THIRD FLOOR



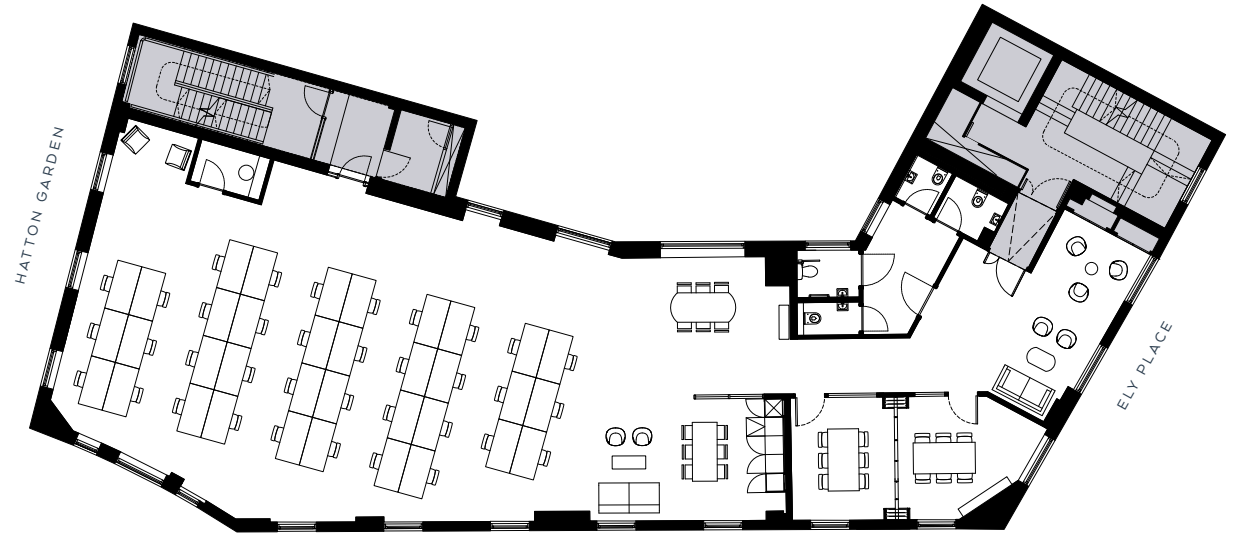
THIRD FLOOR KITCHENETTE AND BREAKFAST BAR



THIRD FLOOR HOT DESKING AND BREAKOUT AREAS

**THIRD FLOOR**  
 3,079 SQ FT 286 SQ M

ACCOMMODATION SCHEDULE	
WORKSTATIONS (DESK SIZE 1600 X 800MM)	36
MEETING ROOMS (6 PEOPLE)	2
PHONE BOOTH	1
HOT DESKING	6
KITCHENETTE	1
BREAKFAST BAR WITH SEATING (6 PEOPLE)	1
BREAK OUT AREAS	4



CHARTERHOUSE STREET  
 HOLBORN CIRCUS



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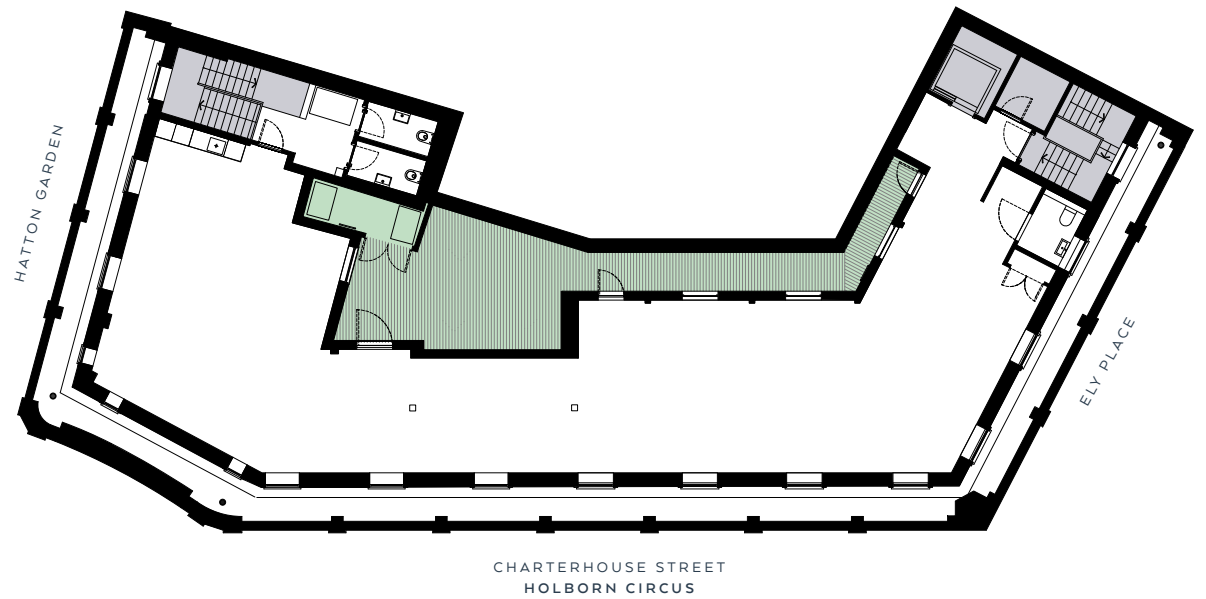
THIRD FLOOR BREAKOUT AREA



THIRD FLOOR MEETING ROOM



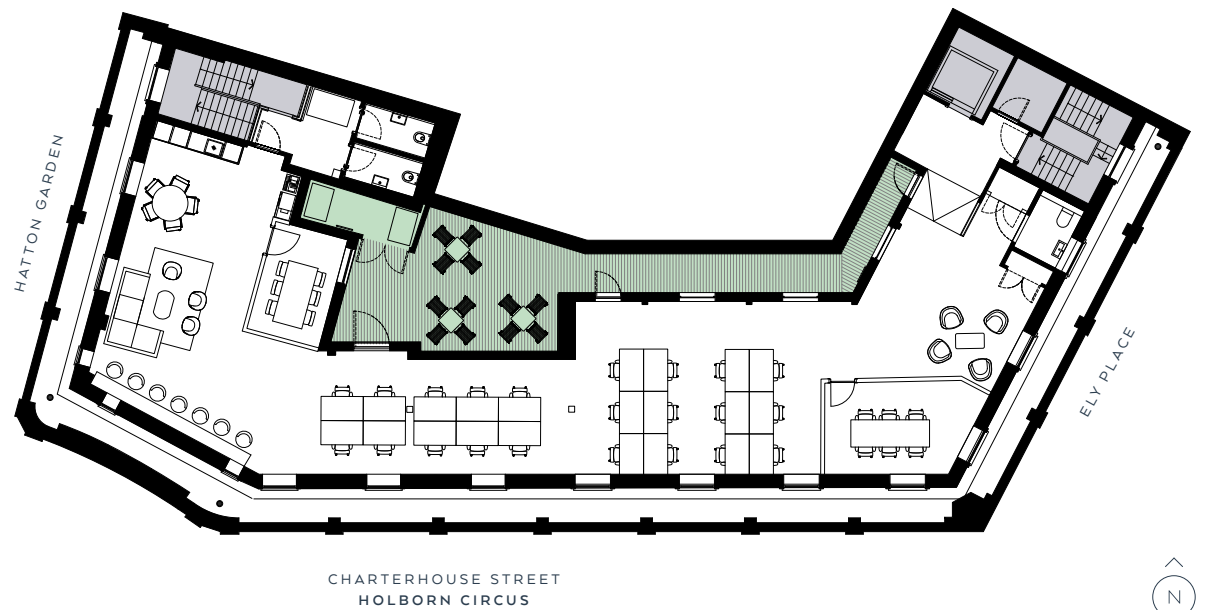
**FOURTH FLOOR**  
 2,103 SQ FT 195 SQ M  
**TERRACE**  
 436 SQ FT 41 SQ M



**INDICATIVE LAYOUT**

**ACCOMMODATION SCHEDULE**

WORKSTATIONS (DESK SIZE 1400 X 800MM)	22
HOT DESKING	7
MEETING ROOM (6 PEOPLE)	2
KITCHENETTE	1
BREAKFAST TABLE WITH SEATING (5 PEOPLE)	1
BREAK OUT AREAS	2



Plans not to scale. For identification purposes only.



## SUMMARY SPECIFICATION



LOCATED ON  
ELY PLACE



BUILDING DATES BACK TO  
THE LATE NINETEENTH  
CENTURY



FULLY ACCESSIBLE  
RAISED FLOOR



QUADRUPLE  
ASPECT FOUR STOREY  
BUILDING



HIGHEST QUALITY  
FIXTURES, FITTINGS AND  
FINISHES



RE-IMAGINED CAT A  
OFFICE SPACE



FLOORS RANGE  
FROM 2,103 SQ FT TO  
3,436 SQ FT (NIA)



FOURTH FLOOR  
TERRACE



COMMISSIONAIRE



FULLY FITTED  
THIRD FLOOR



DISTINCTIVE  
CHARACTERFUL FAÇADE  
WITH LARGE WINDOWS



NEW BIKE STORAGE &  
CHANGING SHOWERS  
FACILITIES



FULLY REFURBISHED  
WCS



EXCELLENT DAYLIGHT  
PENETRATION



CYCLE STORE CERTIFIED:  
PLATINUM



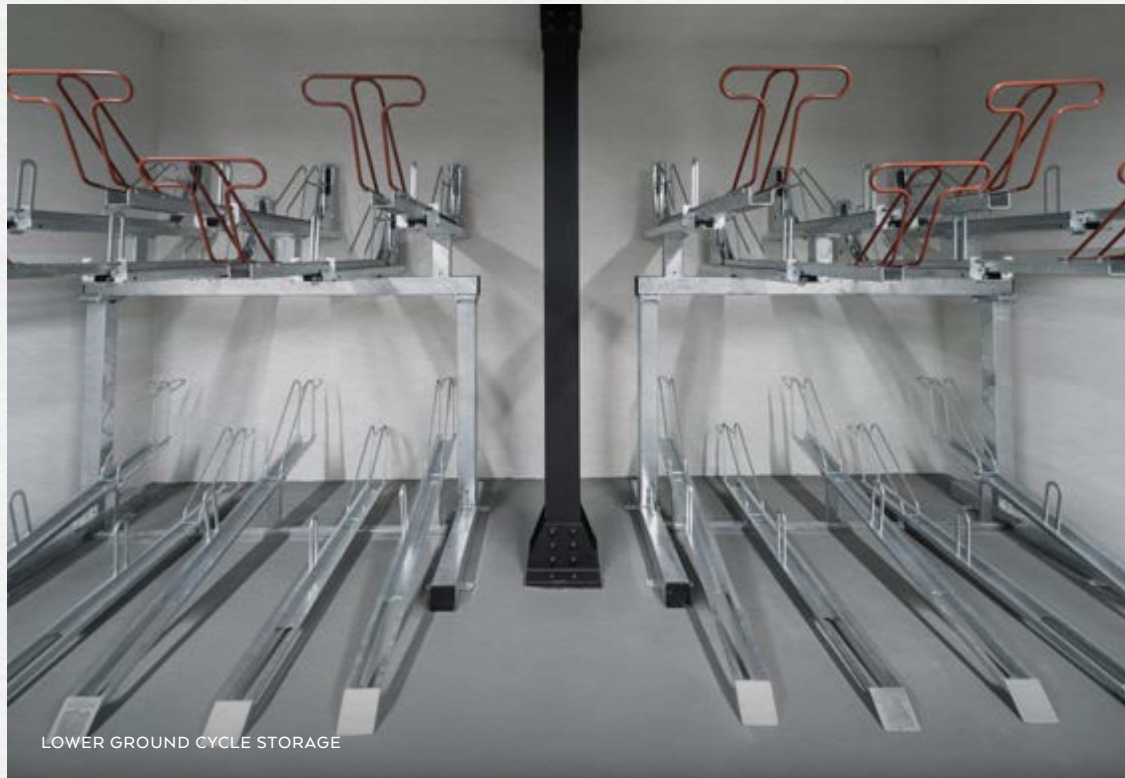
LOWER GROUND SHOWERS



TYPICAL DEMISED WC



LOWER GROUND LOCKERS



LOWER GROUND CYCLE STORAGE

# TECHNICAL SPECIFICATION

## OFFICE SPACE

### Further Detail

- Oak panelling in reception, lift lobbies and third floor meeting rooms
- Hidden services
- Ceiling mounted fan coil units on first floor. Floor mounted fan coil units on third and fourth floors
- DWC - high specification finishes and FF&E
- Private super loos - high specification finishes and FF&E
- Breakout areas
- Private off-street entrance from One Hatton Gardens
- Main entrance, original timber street doors with refurbished decorative brass knobs
- Main entrance, 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 8m<sup>2</sup>

### 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/m<sup>2</sup>

Small Power: 25 W/m<sup>2</sup>

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

55dBA Lar, T

### 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/m<sup>2</sup>

Small Power: 25W/m<sup>2</sup>

Mechanical Services: 50W/m<sup>2</sup>

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
- Vanity unit within lobby same spec as in shower room, mirror above and storage below for toilet roll/hand towels etc.

### Lights

- Concrete feature wall light either side of mirror
- Plasterboard ceiling with recessed lighting

## 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 hard wired hair dryers
- Two feature pendant lights

### Electrical Design Criteria

The following allowances have been made within the electrical design;

Lighting: 10W/m<sup>2</sup>

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

Mechanical Services: Circulation areas: 10W/m<sup>2</sup>

Mechanical Services: Showers, Changing Rooms,

Reception: 50W/m<sup>2</sup>

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

First floor: Rating B (37)

Second floor: Rating B (42)

Third floor: Rating B (44)



## THE TEAM

Developer



Architect



## LETTING ADVISORS



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