

**ARNOLD**

London

Great Eastern Street London, EC2

**A workspace that's  
out of this world.**

**2**

**ARNOLD**



# The future's Arnold. A new workspace for next generation Shoreditch.

Arnold is the best of the past built with  
the needs of the present. Arnold is both  
light and space, function and form.  
Arnold is built for the next generation.

Below: Arnold from streetside

4



Arnold will offer 75,000 sq ft of new office and retail space that combines existing industrial function with new standards in modern workplace design.

Typical floors will provide just over 9,000 sq ft of efficient workspace with predicted completion expected by early 2018.

Arnold's new three-storey extension will provide more of the same: a new building with the qualities of the existing.

Designed by architects Buckley Gray Yeoman, Arnold is a Bauhaus inspired build, home to archetypal high ceilings and superb natural light.

Arnold's outside space is provided by a Courtyard and roof terraces hidden to the vibrant streetscape of Shoreditch.



**ARNOLD  
SAYS NO.1**

It's no longer about simply  
designing work environments  
that people need to work in;  
we're creating a building  
where people want to be.

**ARNOLD**

**Arnold is built on a foundation of ideals; hopes, wishes, and intuitions for a stylish workspace that combines efficient function and sophisticated form for modern, human-centered business.**

Arnold is understated cool. This refined Industrial beauty employs a considered material palette to striking effect, within the stylish building reception.

Below: Arnold's reception



# Form and function – this is efficiency that looks great.

Arnold lets work flow. Floors have been designed for a creative workforce that responds to modern business demands. High ceilings and an abundance of natural light will help inspire thinking and increase productivity.

Below: Arnold's third floor

**ARNOLD  
SAYS NO.2**

Let's talk light exposure...  
It's likely to improve worker satisfaction, mood, and productivity. No need to thank us ;)



8

**ARNOLD**

# Move to a new social orbit.

Arnold is on point. You'll find Arnold at the heart of the Shoreditch triangle, a bearded pivotman for media, culture and tech. The area is a hotbed of London's movers and shakers, successful start ups and established corporates.

Shoreditch has driven a generation through change and now stands as a London location that is both globally recognised and locally revered.

Below: Arnold's Manor

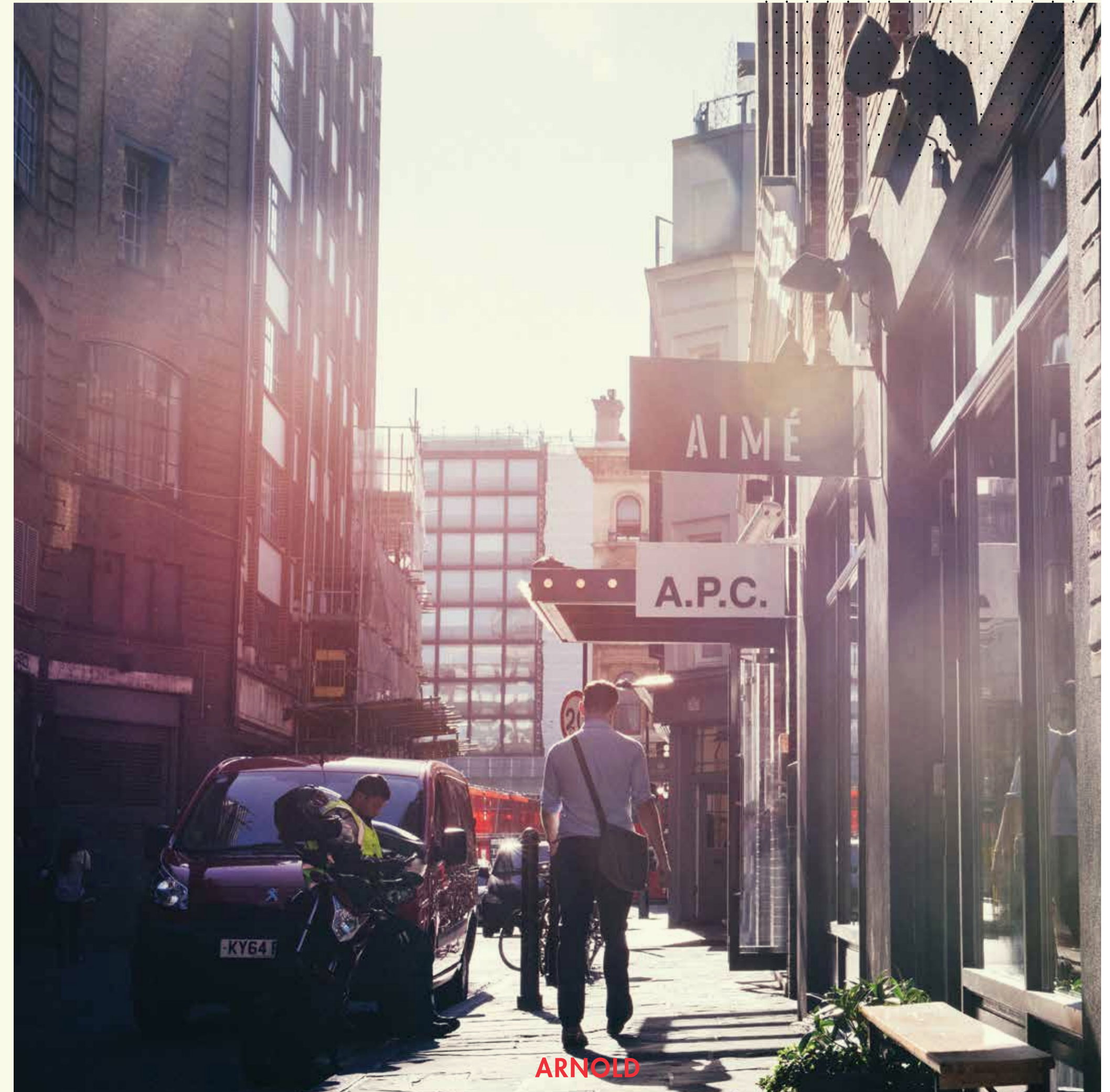


10



## ARNOLD SAYS NO3

Welcome to our neighbourhood of amazing contrast. City bars high-five pop-up burrito shops and shake hands with Michelin-starred restaurants.



# Shoreditch is home to a new genre of highly-curated spaces and places that blend shopping and socialising.

12



Arnold is choice, and loads of it. Throw off your shackles – go somewhere authentic, visit somewhere new, do something less boring. Explore a location that maintains an (in)credible urban edge within easy reach of the rest of London's riches.

Whether you need a business lunch, a quirky bar, a haircut or a new trilby, there is no limit to what you'll find. Shop, eat, enjoy with no boundary.

**Walk from Arnold (mins):**  
 Shoreditch House 5  
 Shoreditch High St 6  
 Old Street 7  
 Hoxton Square 7  
 Liverpool St 8

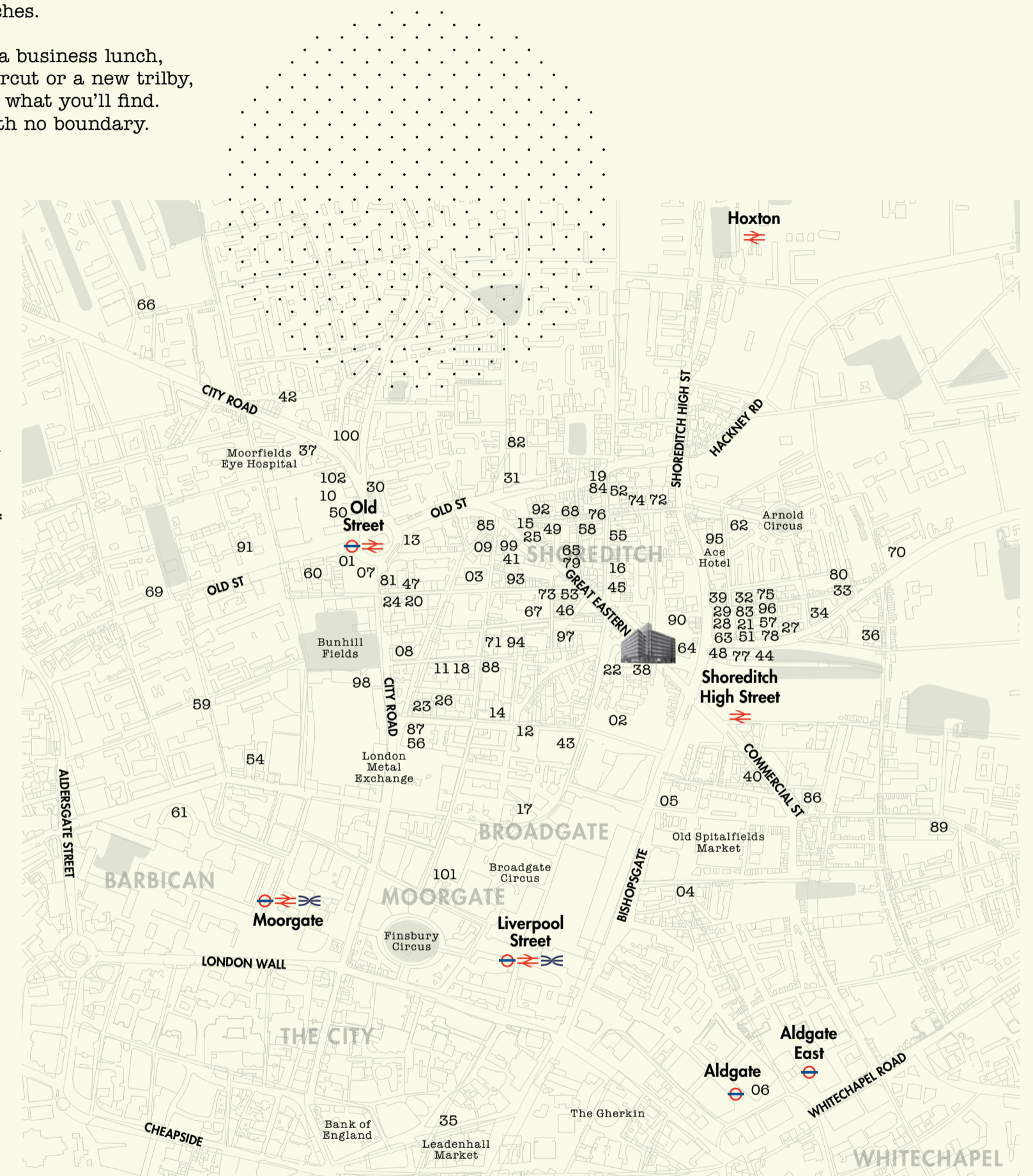
**Cycle from Arnold (mins):**  
 Victoria Park 13  
 Dalston High Street 13  
 South Bank 17  
 Islington 19  
 Tate Modern 19  
 West End 22

**Tube from Arnold (mins):**  
 Bank (via L'pool St) 2  
 Stratford (via L'pool St) 9  
 Oxford Circus (via L'pool St) 11  
 Camden Town (via Old St) 12  
 Canary Wharf (via Old St) 17  
 Notting Hill (via L'pool St) 19

**Terminals from Arnold (mins):**  
 St Pancras (via Old St) 6  
 Euston (via Old St) 7  
 Waterloo (via L'pool St) 9  
 Victoria (via L'pool St) 16  
 Paddington (via L'pool St) 21

**Airports from Arnold (mins):**  
 City Airport (via Old St) 31  
 Helipoint (via L'pool St) 38  
 Stansted (via L'pool St) 50  
 Heathrow (via L'pool St) 53  
 Gatwick (via L'pool St) 55  
 Luton (via Farringdon) 41

Source: citymapper.com



**Occupiers**  
 01 Adobe  
 02 Amazon  
 03 Aurora Fashions  
 04 Bacardi  
 05 Change.org  
 06 Colt  
 07 Comparethemarket.com  
 08 DLKW Lowe  
 09 Emap  
 10 Farfetch  
 11 Google Campus  
 12 Hello Fresh  
 13 Inmarsat  
 14 IPC  
 15 LK Bennett  
 16 London College of Fashion  
 17 Microsoft  
 18 Mind Candy

19 Mood Media  
 20 Morning Star  
 21 Mother  
 22 NSPCC  
 23 Open Table  
 24 ORMS  
 25 Quidco  
 26 TechHub @ Campus  
 27 The Tea Building  
 28 US Two

**Eat & Drink**  
 29 Andina  
 30 Nightjar  
 31 Bounce  
 32 Boundary Restaurant  
 33 Brewdog  
 34 Busaba Eathai  
 35 Burger & Lobster

36 Cereal Killer Cafe  
 37 Ceviche  
 38 Dinerama  
 39 Dishoom  
 40 Hawkmoor  
 41 Hoxton Grill  
 42 Jamie Oliver's Fifteen  
 43 L'Anima Cafe  
 44 Lyle's  
 45 Merchants Tavern  
 46 Oklava  
 47 Ozone Coffee  
 48 Pizza East  
 49 Rivington Grill  
 50 Shoreditch Grind  
 51 Shoreditch House  
 52 The Blues Kitchen  
 53 The Book Club  
 54 The Brewery

55 The Hoxton Pony  
 56 The Modern Pantry  
 57 The Owl & Pussycat  
 58 Tramshed  
 59 The Two Brewers  
 60 The William Blake

**Galleries**  
 61 Barbican Art Gallery  
 62 Calvert 22  
 63 Hales Gallery  
 64 Howard Griffin Gallery  
 65 Kemistry Gallery  
 66 Victoria Miro  
 67 81 Leonard St  
 68 CNB  
 69 Modern Art  
 70 Espacio Gallery

71 Signal Gallery  
 72 Rivington Place  
 73 ICON  
 74 Iniva Gallery

**Retail**  
 75 A.P.C. Store  
 76 American Apparel  
 77 BOXPARK  
 78 Cowshed  
 79 Denham the Jeanmaker  
 80 Labour and Wait  
 81 Oliver Bonas  
 82 Pitfield London  
 83 Sunspel  
 84 The Goodhood Store  
 85 tokyobike  
 86 Urban Outfitters

**Leisure**  
 87 Barrys Boot Camp  
 88 BOOM Cycle  
 89 Bootcamp Pilates  
 90 Frame  
 91 Gymbox  
 92 Hoxton Square Pilates  
 93 Rebel  
 94 The Vault Gym

**Hotels**  
 95 Ace Hotel Shoreditch  
 96 Boundary  
 97 The Curtain  
 98 HAC Armoury House  
 99 The Hoxton  
 100 M by Montcalm  
 101 South Place Hotel  
 102 Z Hotel

**ARNOLD**

- VRV Air Conditioning
- Full Access Raised Floors
- 3 x 13 Person Passenger Lifts + 1 Goods Lift
- Typical Floor to Ceiling Height of 2.8m
- Design Density of 1:10 (enhanced 1:8)
- 132 Cycle Spaces
- 6 Showers, 108 Lockers & Changing Facilities
- 3,822 sq ft of Roof Terraces
- Landscaped Courtyard
- BREAM – Very Good

14





# Working in Shoreditch is changing. The future can't wait.

Approximate NIA subject to measurement on practical completion. Floor plans are indicative only.

## ARNOLD SAYS N04

Industrial-chic, bike racks, showers, outside courtyards and terraces. Cross the road to The Curtain hotel and you'll even find yourself a roof top pool!

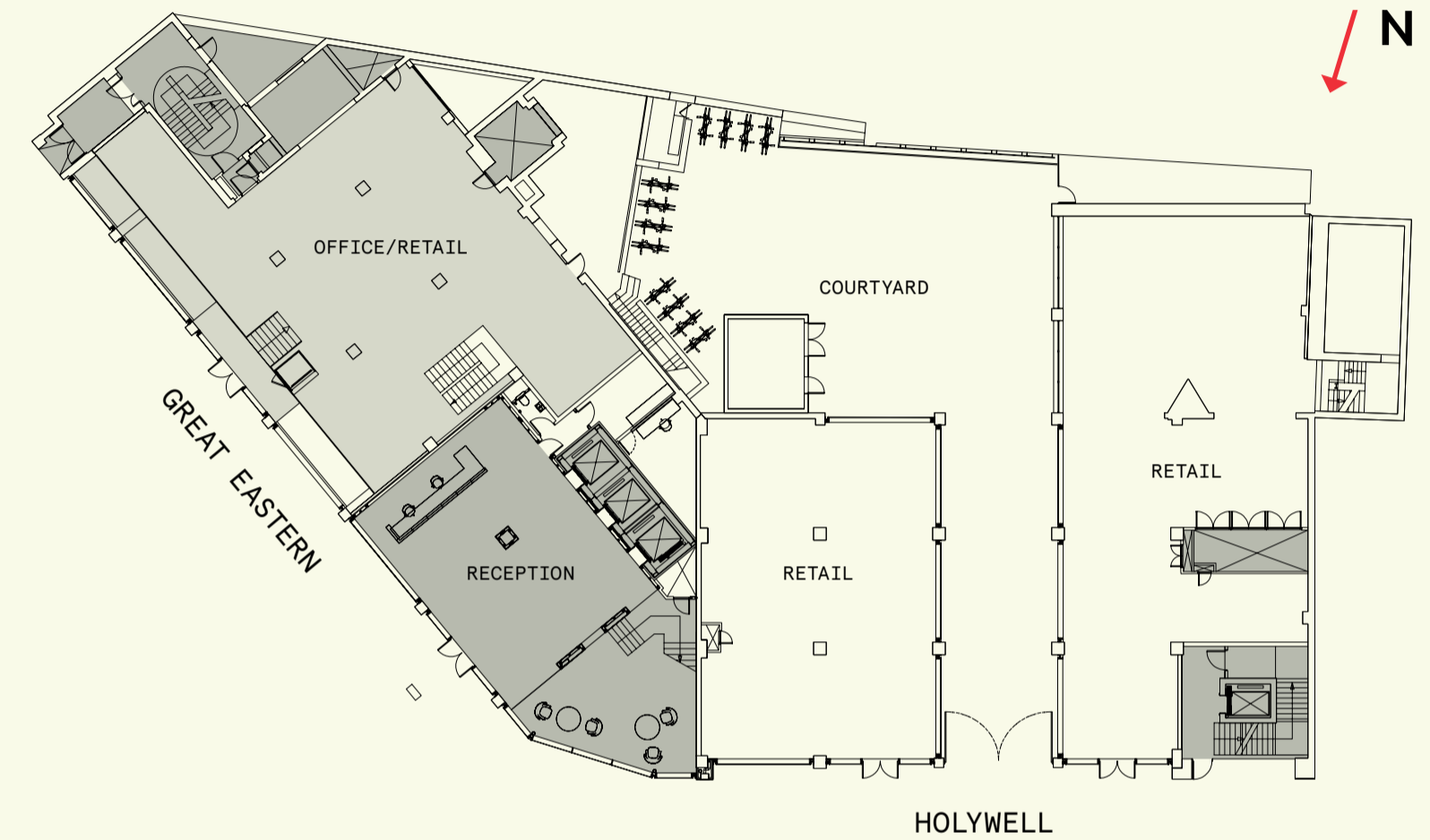


16

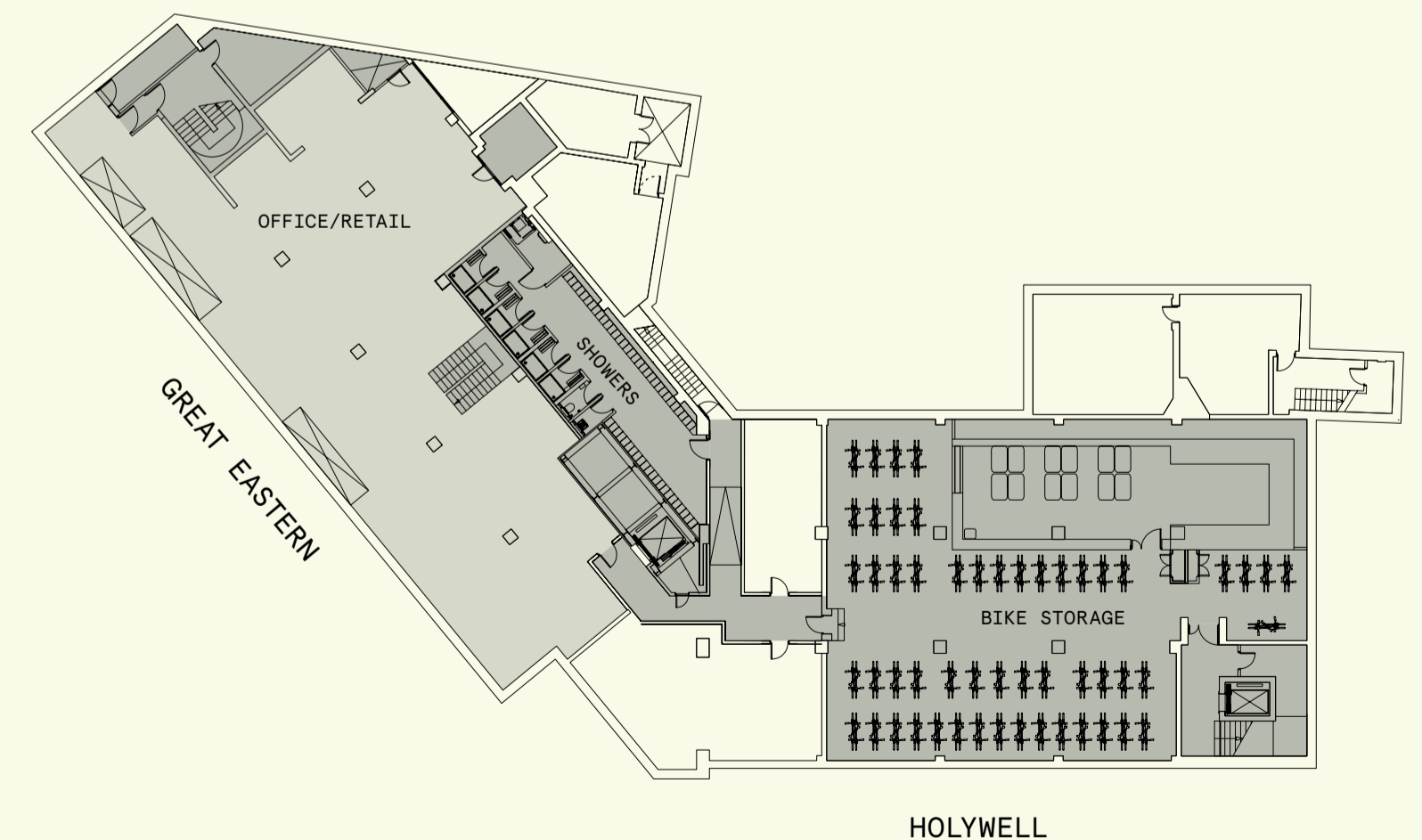
Floor	Usage	sq ft	sq m
Roof	Plant	—	—
07	Office	5,349	497
06	Office	9,235	858
05	Office	9,235	858
04	Office	9,149	850
03	Office	9,149	850
02	Office	9,149	850
01	Office	9,149	850
Ground	Office/Retail	2,616	243
	Reception	1,582	147
Basement	Office/Retail	3,821	355
	Total (Office)	68,434	6,358
Ground	Retail	6,146	571
	Grand Total	74,580	6,929

**Ground**  
Office/Retail  
2,616 sq ft  
243 sq m

Reception  
1,582 sq ft  
147 sq m



**Basement**  
Office/Retail  
3,821 sq ft  
355 sq m



■ Lettable  
■ Core

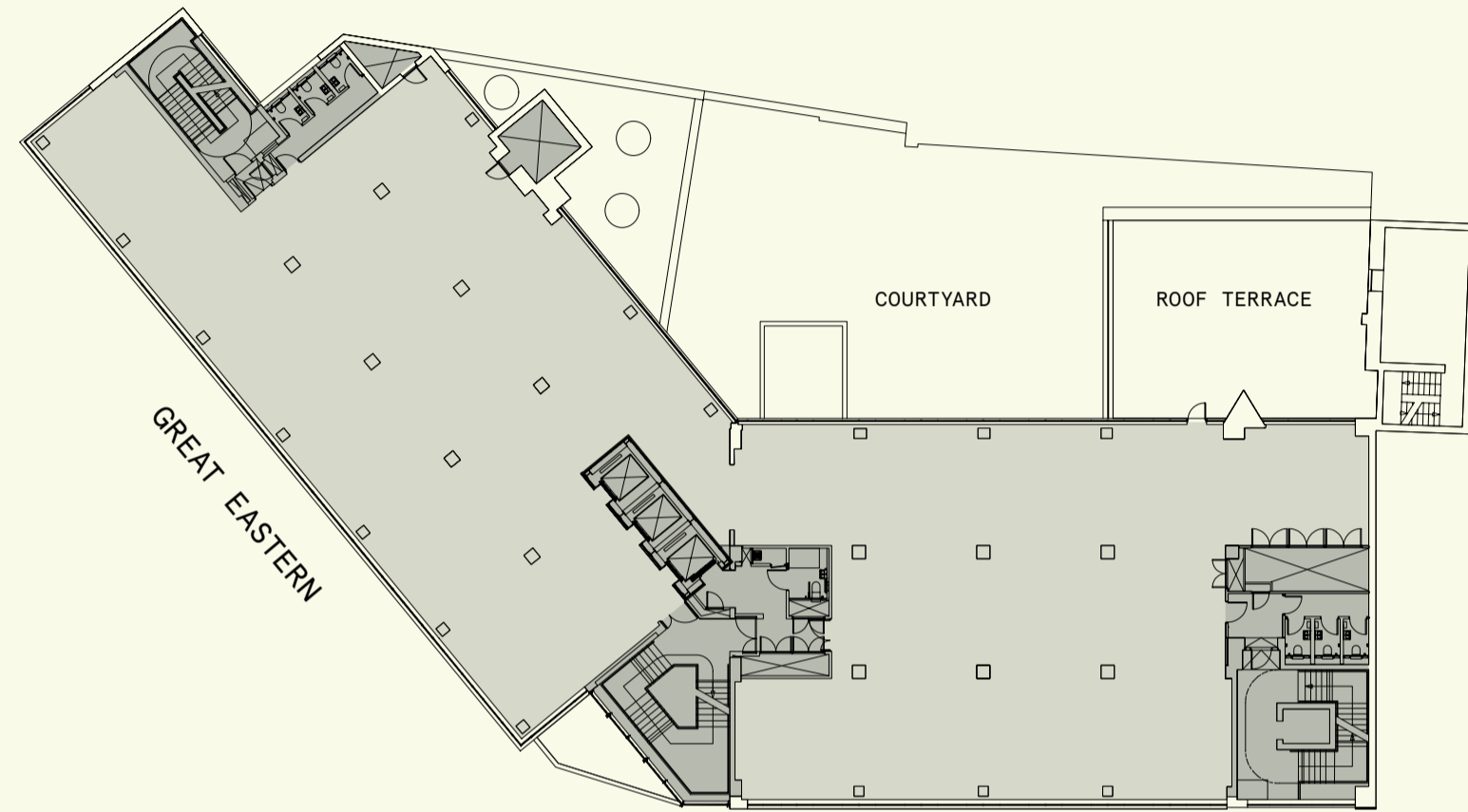
**ARNOLD**

All dimensions are estimates only and may not be exact measurements. Floor plans and development plans are subject to change.

# A new era of workspace; modern, attractive and flexible.

Approximate NIA subject to measurement on practical completion. Floor plans are indicative only.

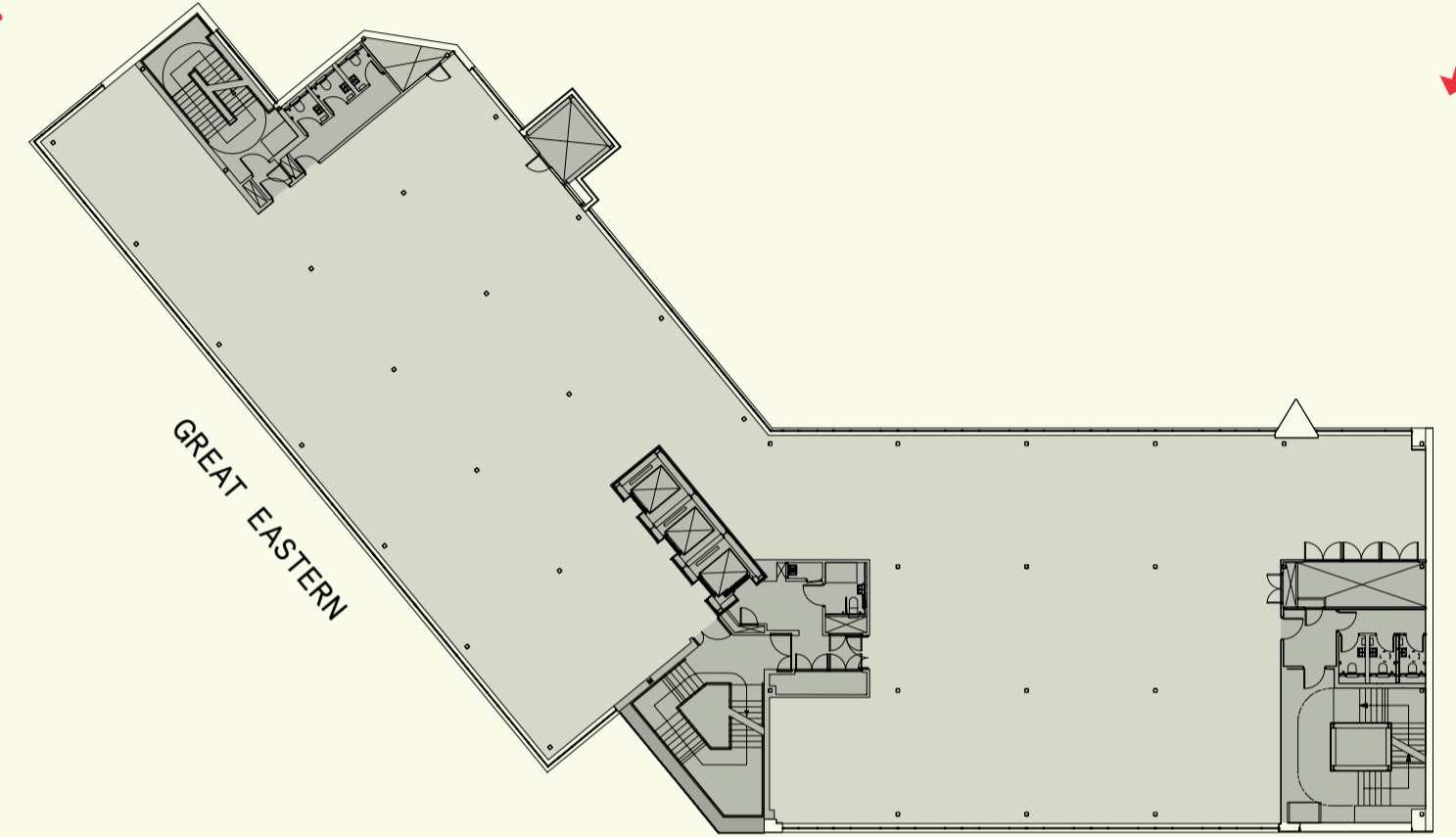
First floor  
9,149 sq ft  
850 sq m



18

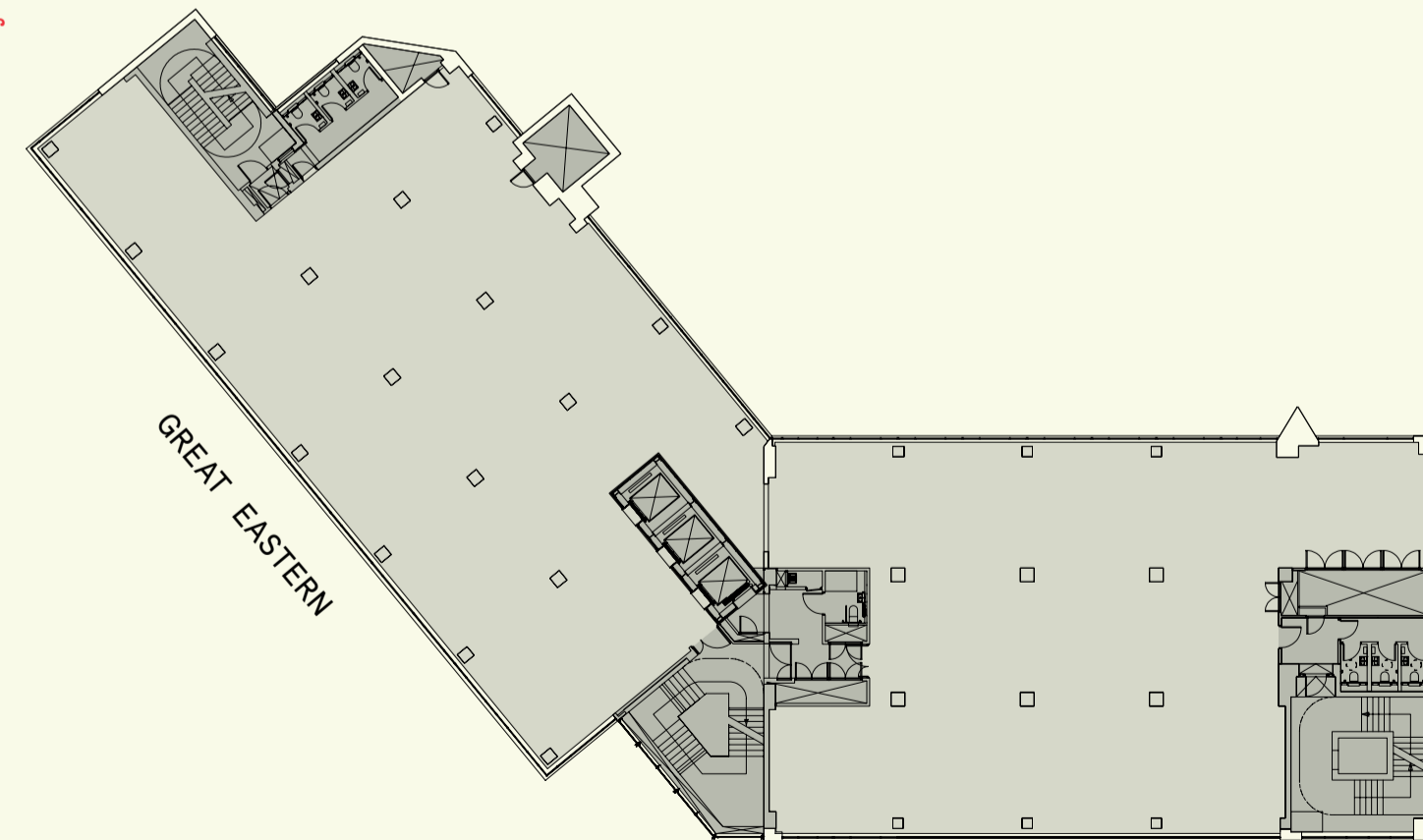
HOLYWELL

Fifth & Sixth floor  
9,235 sq ft  
858 sq m



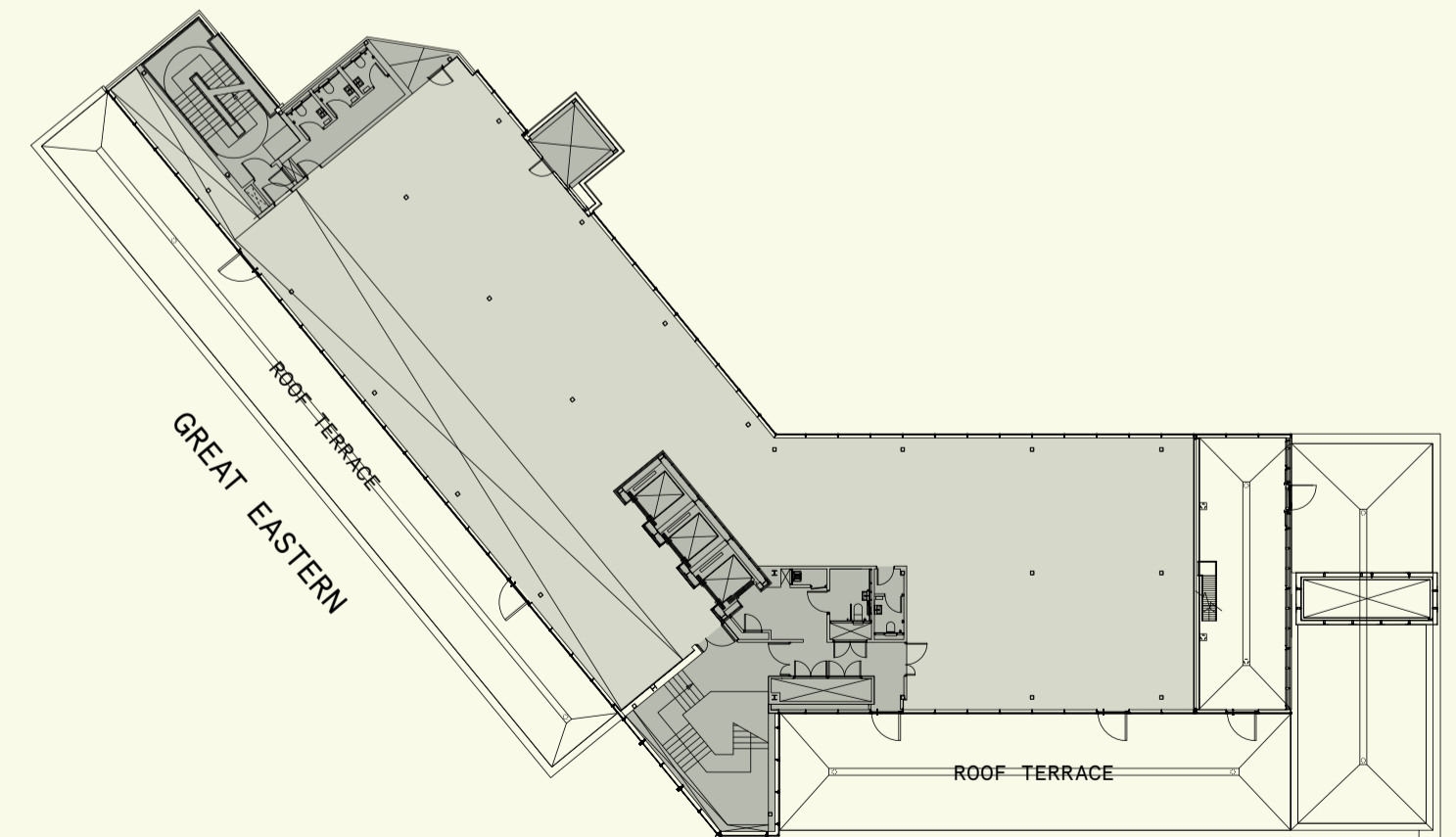
HOLYWELL

Second-Fourth floor  
9,149 sq ft  
850 sq m



HOLYWELL

Seventh Floor  
5,349 sq ft  
497 sq m



HOLYWELL

■ Lettable  
■ Core

**ARNOLD**

**A workspace designed for tech and creative companies – well serviced, newly refurbished and stylish, with the benefit of the flexibility, high ceilings and superb natural light.**

Arnold has been designed with modern day working in mind. Efficient floor plates encourage collaboration in an open, sophisticated environment.

A combination of fantastic light and volume, with added external terracing, make Arnold an inspiring space to think and do.

Below: Arnold's 7th floor and terrace

20



**ARNOLD**

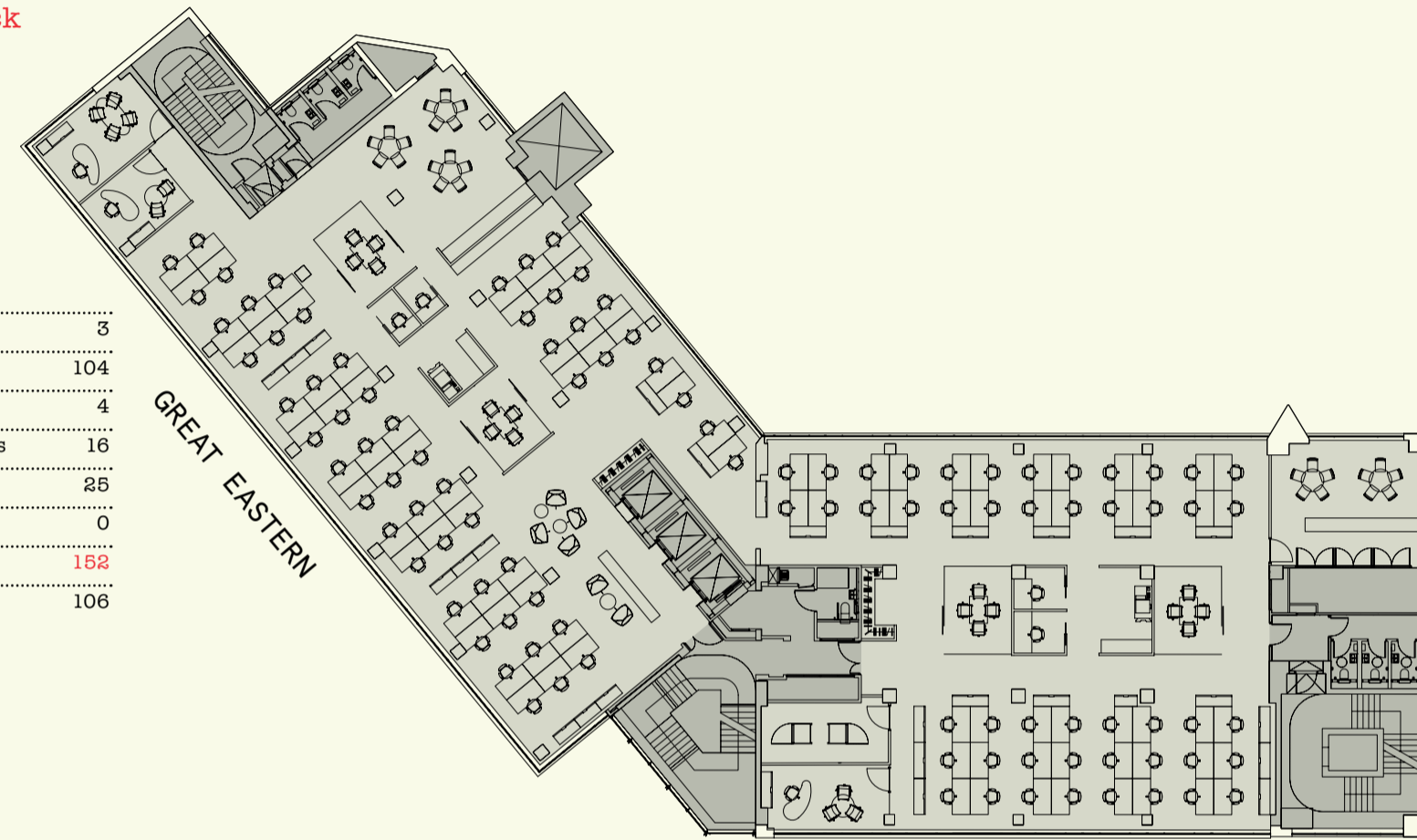
# Founded on collaboration. Work with others, share ideas.

Approximate NIA subject to measurement on practical completion. Floor plans are indicative only.

**Corporate Max Pack**  
Second floor  
9,149 sq ft  
850 sq m

Cellular Offices	3
Open Plan Workstations	104
Quiet Room seats	4
Internal meeting room seats	16
Social area seats	25
Receptionists	0
<b>TOTAL WORK POSITIONS</b>	<b>152</b>
OCCUPANCY @1:8	106

**22**

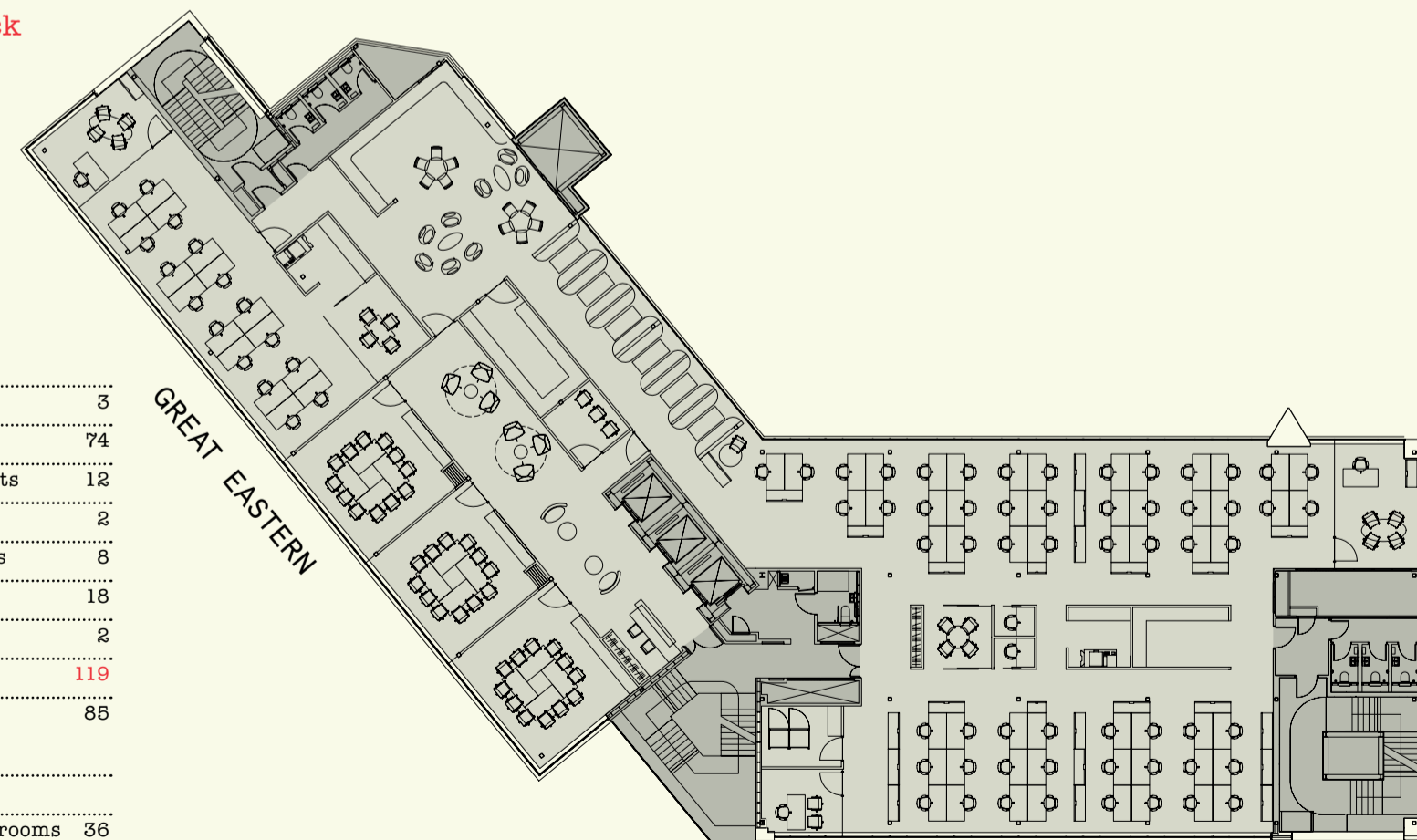


HOLYWELL

**Corporate Max Pack**  
Fifth floor  
9,235 sq ft  
858 sq m

Cellular Offices	3
Open Plan Workstations	74
Hot desks/drop-in booth seats	12
Quiet room seats	2
Internal meeting room seats	8
Social area seats	18
Receptionists	2
<b>TOTAL WORK POSITIONS</b>	<b>119</b>
OCCUPANCY @1:10	85

<b>CLIENT SUITES</b>	
12x3 Seater multi-function rooms	36



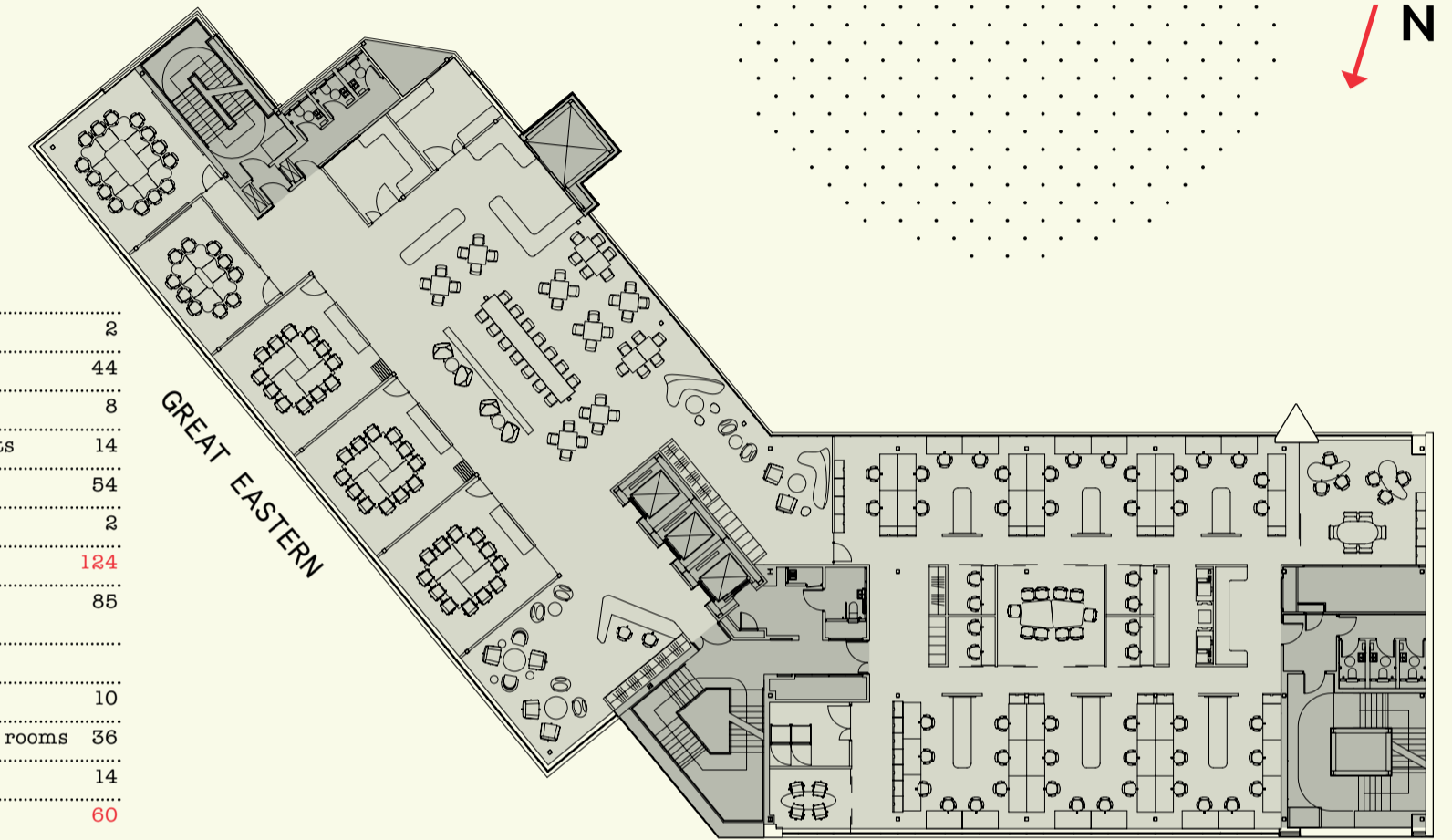
HOLYWELL

■ Lettable  
■ Core

**Media Open Plan**  
Fifth Floor  
9,235 sq ft  
858 sq m

Cellular Offices	2
Team/Studio Workstations	44
Quiet room seats	8
Internal meeting room seats	14
Cafe/Social working seats	54
Receptionists	2
<b>TOTAL WORK POSITIONS</b>	<b>124</b>
OCCUPANCY @1:10	85

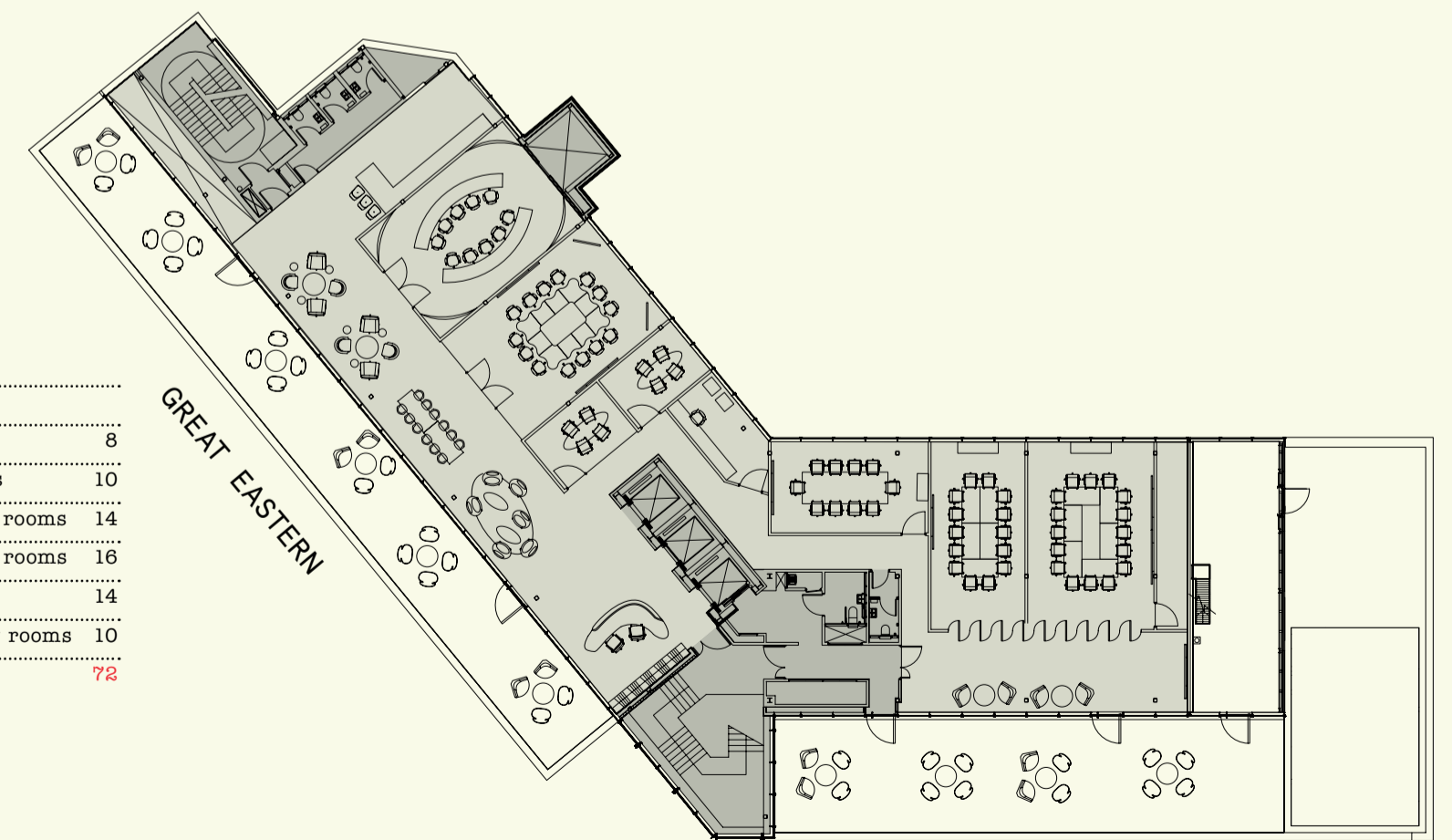
<b>CLIENT SUITES</b>	
1x10 Seater project rooms	10
3x12 Seater multi-function rooms	36
1x14 Seater project rooms	14
<b>TOTAL</b>	<b>60</b>



HOLYWELL

**Media Layout**  
Seventh Floor  
5,349 sq ft  
497 sq m

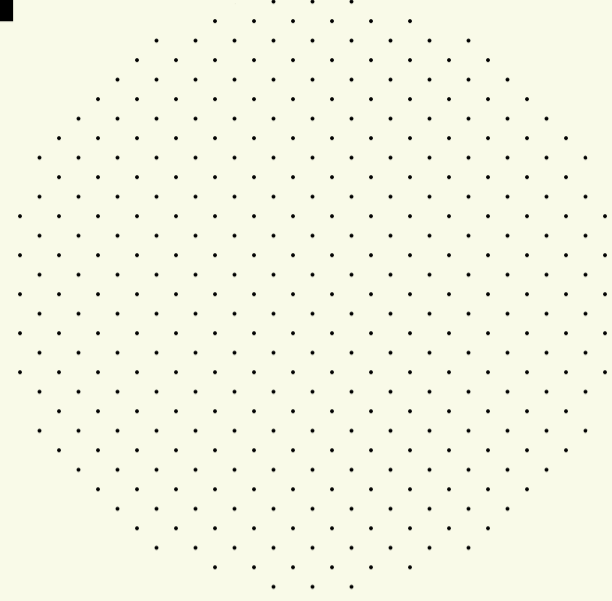
<b>CLIENT SUITES</b>	
2x4 Seater meeting rooms	8
1x10 Seater meeting rooms	10
1x14 Seater multi-function rooms	14
1x16 Seater multi-function rooms	16
1x14 Seater project rooms	14
1x10 Seater virtual reality rooms	10
<b>TOTAL</b>	<b>72</b>



HOLYWELL

**ARNOLD**

# Spaces and features that expand horizons.



Arnold's outdoor spaces will support an open and relaxed business culture. The shared aspect of these outdoor workspaces and relaxed breakout areas inspire informal project collaboration and brainstorming within your company's workforce.

Plus, it just looks really cool.

This page: Arnold at street-level  
Left: Arnold's Courtyard



24



# The space you dreamed of has just become reality.

This Page: Arnold at night

## 1. OCCUPANCY (Occupation Density based on NIA)

<u>Means of escape</u>	1 person per 6m <sup>2</sup>
<u>Internal climate</u>	1 person per 8m <sup>2</sup>
<u>Lift provision</u>	1 person per 8m <sup>2</sup>
<u>Sanitary provision</u>	1 person per 10m <sup>2</sup>

## 2. STRUCTURAL GRID

<u>Typical column grid</u>	5.8m x 5.3m, as existing (Great Eastern wing)
<u>Typical column grid</u>	5.7m x 5.5m, as existing (Holywell wing)

## 3. FLOOR HEIGHTS

Recep. floor to ceiling 3400mm to 4215mm

Office floor to ceiling 2820mm Level 01–Level 05  
2700mm Level 06  
2600mm Level 07 (typical)

Raised floor 100mm–140mm typical  
260mm Level 05  
340mm Level 07

## 4. EXTERNAL FINISHES (New)

<u>Façade (N&amp;E)</u>	Brick slip panels. Aluminium coping to terrace parapet.
<u>Façade (S)</u>	Brick cladding.
<u>Façade (E)</u>	Brick slip panels over new external walls.
<u>Windows</u>	New aluminium powder coated crittall-style frames to primary façades (North, South, East). Double glazed panels throughout.
	New aluminium powder coated frames with double glazed fixed panels to existing stair core windows.
	New powder coated aluminium curtain walling to primary stair enclosure with bespoke frame extrusions.

Stair Cores Render finish to existing and new stair core exterior (Holywell Lane).

Roof Warm roof including areas of paved maintenance walkway, green/brown roof areas, photovoltaic panel areas. Glass curtain walling (continuation of cladding from Level 07 below) surrounding entire roof area.

Roof (Terraces) Inverted roof with wood polymer composite deck covering.

Ground Floor Retail Façade Black steel cladding panel for signage zone above windows. GRC-clad exterior columns.

Oversized feature frame (anodised aluminium) supporting curtain wall glazing to shop fronts and reception exterior.

Courtyard New pavers to courtyard area. Existing Brick walls made good and painted to match South elevation. Metal trellis to back wall for foliage.

## 5. INTERNAL FINISHES (Office Floors)

<u>Walls</u>	Emulsion painted dry lining to perimeter walls and core walls (bar front face of all cores). Front face of cores clad in GRC panels.
<u>Floors</u>	600mm x 600mm fixed access flooring, medium grade.
<u>Columns</u>	Existing concrete columns exposed and grit-blasted.
<u>Ceilings</u>	Emulsion painted suspended plasterboard ceilings on metal framing. Suspended metal grille panels to central services spine to coordinated RCP.

## 6. INTERNAL FINISHES (Reception)

<u>Walls</u>	GRC panels. 'Light wall' behind reception desk.
<u>Columns</u>	Clad in GRC panels.
<u>Ceilings</u>	Emulsion painted suspended plasterboard ceiling on metal framing.
<u>Floors</u>	Brick flooring (tumbled finish) to main reception space. Engineered walnut wood flooring to raised lounge area.
<u>Reception Desk</u>	Blackened steel reception desk.
<u>Lift Doors/A/traves</u>	Blackened steel with full height architrave incorporating lighting.

## 7. TOILETS

WC's are arranged as superloos in each side core with six units per floor – all demised. A disabled WC is situated on the central core. Additional WC's are located by reception and in the shower area on basement level.

## 8. STAIRS

<u>Main core stair</u>	Existing cast-in-place concrete stair with lightweight. GRC cast tread 'topper' (with cast in nosing identification strips). Painted stair stringers/soffit. Painted metal balustrades with rubber handle to match original.
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## 9. LIFTS

3 No. 1000kg 13 person Machine Room Less (MRL) passenger lifts in the main core serving levels Basement to Level 7. One of these is a fire-fighting lift. Lift travel speed is 1.6m/second. 1 No. goods lift will serve ground floor to basement only.

## 10. INCOMING SERVICES

<u>Electrical</u>	Power Supply UKPN will supply the building at low voltage, via 1No high capacity supply, via a new on-site substation at ground floor level.
<u>Main Water Supply</u>	An incoming landlord's water supply will be provided from local street network, terminating into a basement water tank and metered in line with BREEM. Water will be distributed via a boosted water set.
<u>Gas</u>	A natural gas supply will be provided from the local street network, terminating into a landlord's basement gas meter room and metered.
<u>Telecoms</u>	A main comms room will be provided at basement level, with dedicated comms containment through the basement to the base of comms risers or electrical risers.

## 11. MECHANICAL INSTALLATIONS

— The base build services design assumes that the Cat A office space will be fitted out with recessed horizontal chassis variable volume EC motor fan coil units mounted within accessible ceilings and central bulkhead. Fresh air to the office space is provided by centralised air handling units located at roof level. Cooling to the office space is provided by Variable Refrigerant Volume external condenser units located at roof level.

— Heating is provided by air sourced heating for the ventilation system located at roof level and via gas fired boilers located at basement level for the hot water and building background heating.

— No humidification control is provided.

## 12. DESIGN PARAMETERS

<u>Winter temperature:</u>	Outside -4°C db, saturated Offices 20°C ±2 °C Toilets 18°C ±2 °C, (Winter only no summer control)
<u>Summer temperature:</u>	Outside 29° db/21°C wb Offices 24°C ±2 °C Toilets 18°C ±2 °C, (Winter only no summer control)

## 13. FRESH AIR SUPPLY

<u>Offices</u>	12 litres/second/person based on 1 person per 10 sqm net office area
<u>Toilet</u>	6 litres/sec (minimum) per WC/urinal

## 14. COOLING LOADS

<u>Tenant Lighting</u>	8 W/sqm
<u>Tenant Small power</u>	20 W/sqm to FCUs
<u>Tenant Small power enhancements</u>	+10% Future tenant flexibility

## 15. ACOUSTIC LEVELS

<u>Open Plan</u>	NR40
<u>Toilets</u>	NR45

Base building plant will be designed to achieve limiting noise levels as defined within the background noise survey when operating under normal conditions, in line with background external noise limits recorded from Acoustic Survey.

## 16. ELECTRICAL INSTALLATION

The electrical installation for base build consists of the following:

<u>Power supply</u>	The building will be served by UKPN via an on-site UKPN substation.
<u>Life Standby power</u>	A landlord life safety generator, located with an acoustic enclosure within the courtyard of the building.

## 17. DESIGN CRITERIA

Tenant electrical load allowance to meet BCO requirements.

<u>Lighting</u>	10 W/sqm
<u>Small power</u>	20 W/sqm
<u>Small power enhancement</u>	2 W/sqm

## 18. LIGHTING LEVELS

<u>Offices</u>	300 to 500 lux maintained illuminance at working plane dependent on tasks (screen based or paper).
<u>Staircases</u>	150 lux maintained illuminance on all treads.
<u>Toilets</u>	200 lux maintained illuminance at floor level.
<u>Reception</u>	200 lux maintained illuminance at floor level general areas, 300 lux maintained illuminance over desks and sitting areas

## 19. LIGHTING CONTROL

A combination of PIR's, Timeclocks, Dimming and Daylight Harvesting shall be used to control the lighting and minimise the energy consumption.

## 20. ADDITIONAL COOLING

Space at roof level for a comms room for each office floors and external VRF condenser units.

## 21. TENANT KITCHEN

Provision for a tenant kitchen:  
— Riser space in the main core for a kitchen exhaust duct to roof.  
— Gas supply to tenant kitchen area.  
— Designated route for power, water and drainage to kitchen.

## 22. BUILDING MANAGEMENT SYSTEM

— The BMS will be a standalone system complete with graphical interface workstation and alarm handling facilities. A fully integrated Building Management System (BMS) shall be deployed for energy efficient control, monitoring, and maintenance management of the all MEP equipment and systems within the building.  
— A BMS workstation will be located in the Building Manager's office at ground floor and shall provide for systems interrogation, analysis and reporting.

## 23. PROTECTIVE INSTALLATIONS

Fire service Fire detection is based upon single phase evacuation of the building in line with Building Control requirements. This 'open protocol' system serves the landlords areas with tenant fire alarm interfaces units to each office floor. Refer to latest version of approved Fire Strategy. Note: The life safety systems will comply with the requirements of the Building Regulations.

## 24. COMMUNICATIONS SERVICES

— Horizontal cable trays will be provided from the telecommunications intake room to the risers at basement level. Space is provided in tenants' risers for future cable tray provision.  
— There is single comms intake room, a number of ducting sleeves will be provided within the basement for future tenants, and each retail tenants' incoming comms.  
— An area for mounting satellites at roof will be provided subject to planning restrictions. Suitable containment to risers to be provided.

## 25. SECURITY SERVICES

Further details available on request.

## 26. BICYCLE PARKING

108 no. spaces to be provided within secure basement parking area.

## 27. REFUSE / RECYCLING

Refuse store and recycling storage area provided at Basement Level.

## 28. BREEM

BREEM Rating: Very Good.

A full detailed Technical Guide is available on request.

26



**ARNOLD SAYS NO5**

We've crafted an Industrial-style space with specifications that are carefully designed to help futureproof the needs of modern business.



**ARNOLD**

## ARNOLD SAYS NO6

Put your people in a place  
where they want to be – a  
characterful workplace with  
tremendous personality.  
They'll love you for it.

## ARNOLD is:

James Proctor  
+44 (0)20 7588 4433  
james.proctor@allsop.co.uk

James Neville  
+44 (0)20 7588 4433  
james.neville@allsop.co.uk

Rachel Lockhart  
+44 (0)20 7588 4433  
rachel.lockhart@allsop.co.uk

# allsop

talktoarnold.london

Developer:	The Property Trust
Project Manager:	WT Partnership
Architect:	Buckley Gray Yeoman
Structural Engineer:	Simpson Associates
M&E Consultant:	GDM
Quantity Surveyor:	Future 54
Main Contractor:	Gilbert Ash

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