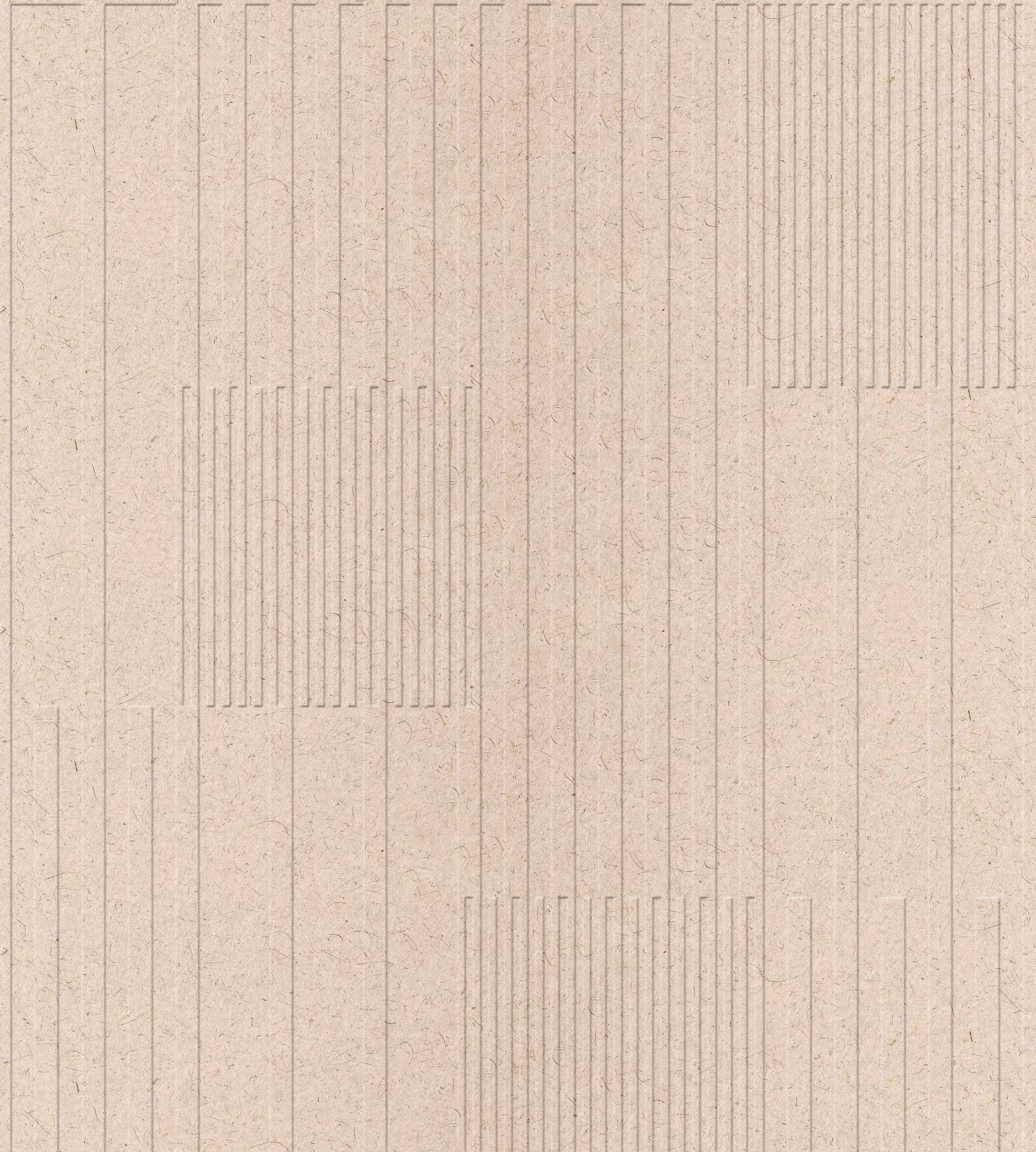


25 BAKER ST. W1



MARYEBONE MADE



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FOREWORD



HYDE PARK

REGENT'S PARK

25 BAKER ST. W1

PORTMAN SQUARE

PADDINGTON STREET GARDENS

GROSVENOR SQUARE

MANCHESTER SQUARE

A PLACE LIKE NO OTHER

25 Baker St. will form part of a new destination in Marylebone that offers offices, retail and residential set around an impressive new landscaped courtyard.

The office building makes an impressive statement on Baker Street with its symmetrical, Palladian-inspired façade and canopied entrance. The spacious reception; bright open workspaces; and a Skyroom with rooftop terrace are designed for wellbeing in working life.

► CGI: 25 Baker St. view from above



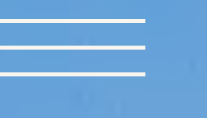


A new multi-dimensional local community for London.

Adjoining Mayfair, Marylebone is a well-positioned central home with the very best of London to hand. The arrival of 25 Baker St. brings the quality of space and amenity that is highly sought after.

The offices will comprise a 10-storey building, offering 204,000 sq ft of sophisticated and flexible workspace, with a 1,600 sq ft Skyroom amenity for all occupiers.

◀ CGI: View looking east



CGI: View looking north from corner of Baker Street and George Street

A new public courtyard will create a place where businesses and people work alongside Marylebone's residents and shoppers. Pause and rest in the open spaces among mature trees, leafy arbours and planters. Linger in the cafés or dine in the restaurants.

► CGI: View looking west through courtyard





CGI: View of public internal courtyard looking to rear of 25 Baker St.

DERWENT LONDON DIFFERENTIATORS

Derwent London is a different kind of developer. Our industry-leading status is built on decisive actions in four crucial areas at the heart of our progressive business model. Our championing of advancements in design, sustainability, technology and people-centricity makes our buildings exceptional. And our occupiers and local communities enjoy the tangible benefits.



Design-led

We're a creative office specialist delivering unique workplaces where occupiers become long-term partners, and their needs are number one.

Find out more [here](#)



Responsible development

We're a conscientious landlord firmly focused on the future and committed to becoming a net zero carbon (NZC) business by 2030.

Find out more [here](#)



Intelligent portfolio

Intelligent Buildings read the real-time activity of the building, and learn to react intuitively to this information, keeping them running much more efficiently than traditional buildings.

Find out more [here](#)



DL/ Members

As a valued occupier, you and your employees will automatically enjoy complimentary DL/ Membership status with all its many benefits.

Find out more [here](#)

THE PLACE

AN ENCHANTING NEIGHBOURHOOD

Neatly positioned in the vibrancy of Marylebone village, 25 Baker St. will offer a new breed of office location where the quality of life matches the quality of workspace.

Finding peace in the city buzz is little effort with no shortage of green spaces nearby. Equidistant between Hyde Park and Regent's Park with Portman Square and Paddington Street Gardens mere moments on foot. Take a stroll along George Street and find the much-loved Marylebone High Street and other destination streets close by.

▽▷ Marylebone High Street — 8 mins walk



▽ Coco Momo, Marylebone High Street - 10 mins walk



WELCOME TO VILLAGE LIFE

▽ Daylesford Organic — 2 mins walk



▽ Chiltern Firehouse — 4 mins walk



▽ Caldesi In Marylebone — 7 mins walk



Tranquil but full of life. Local but connected. Timeless but always on trend.

Marylebone is central London's secret pocket. You'll see centuries-old streets alive with offerings from the brightest minds in retail and hospitality.

You won't be the first business to succumb to the area's charms, not by a long shot. It's home to the headquarters of several international brands.

Big-name property companies and investment managers mingle with popular jewellery brands and iconic retail institutions as well as global food giants.

■ OCCUPIERS

- 01 Aramco
- 02 Aspect Capital
- 03 BDO
- 04 Brevan Howard
- 05 Bridgepoint
- 06 British Land
- 07 CPPIB
- 08 Cushman & Wakefield
- 09 DE Shaw
- 10 Forsters
- 11 GIC
- 12 Invesco
- 13 Knight Frank
- 14 Lazard
- 15 Pandora
- 16 PIMCO
- 17 The Portman Estate
- 18 Oliver Wyman
- 19 Selfridges
- 20 Tate & Lyle





- RESTAURANTS
 - 01 Ottolenghi
 - 02 Caldesi
 - 03 Le Relais de Venise
 - 04 The Ivy Café
 - 05 Kol
 - 06 Locanda Locatelli
 - 07 Grazing Goat

- CAFE / DELI
 - 01 Monocle
 - 02 Paul Rothe & Son
 - 03 La Fromagerie
 - 04 Daylesford
 - 05 Daisy Green
 - 06 Gail's

- BARS
 - 01 Clarette
 - 02 Home House
 - 03 Home Grown

- HOTELS
 - 01 Chiltern Firehouse
 - 02 The Landmark London
 - 03 Churchill Hotel
 - 04 Hard Rock Hotel
 - 05 The Zetter Hotel
 - 06 Nobu Hotel

- WELLNESS
 - 01 Fitness First
 - 02 The Gym Way
 - 03 Third Space
 - 04 BXR

- LOCAL DESTINATIONS
 - 01 The Wallace Collection
 - 02 Wigmore Hall
 - 03 Everyman Cinema

- LOCAL STREETS
 - 01 Chiltern Street
 - 02 Seymour Place
 - 03 New Quebec Street
 - 04 Marylebone High Street
 - 05 Marylebone Lane

- DEDICATED CARPARKS
 - 01 APCOA Oxford Street (200 spaces)
 - 02 Selfridges Parking (350 spaces)
 - 03 NCP Portman Square (431 spaces)



TREASURES ON YOUR DOORSTEP

Marylebone is a treasured enclave, home to some of the capital's best independent shopping, social haunts, and culture.

The Wallace Collection

Housed in a magnificent London townhouse, The Wallace Collection is a wonderful 25-gallery collection of decorative arts from the 15th to the 19th centuries.

Paddington Street Gardens

Paddington Street Gardens is a tranquil corner of heaven in the heart of the capital.

La Fromagerie

Discover rare French cheeses at the legendary La Fromagerie just off Paddington Street Gardens.

▽ The Wallace Collection — 4 mins walk



▽ Paddington Street Gardens — 6 mins walk



▽ La Fromagerie — 6 mins walk



▽ The Landmark Hotel — 12 mins walk



▽ Selfridges — 5 mins walk



▽ Nobu Hotel — 5 mins walk



The Landmark Hotel

North of Baker Street sits The Landmark, one of London's best loved grand dame hotels, offering five-star luxury in fashionable Marylebone.

Selfridges

No visit to London is complete without a whirl around the world-famous department store, Selfridges – its curated fashion floors and food hall are unsurpassed.

Nobu Hotel

On the north-west corner of the peaceful Portman Square lies Nobu Hotel, the London offering from one of the world's most iconic names in luxury hospitality.

▽ The Grazing Goat — 6 mins walk



New Quebec Street

With a wine merchant, a milliner, an oyster bar, or a kaiseki restaurant, New Quebec Street is the one to try if you're after something special.

Marylebone High Street

Marylebone High Street is one of the capital's highest-ranked destinations for shopping and eating, its entire length lined with one-off gems and famous names.

Marylebone Lane

Tucked away amid the area's maze of streets, Marylebone Lane is an in-the-know treasure box for top-drawer dining and independent retail.

▽ The Coach Makers Arms — 6 mins walk



▽ Granger & Co. — 5 mins walk



▽ Chiltern Street — 2 mins walk



▽ Secret Garden Brunch — 7 mins walk



▽ Clarette — 2 mins walk



Chiltern Street

Another of Marylebone's cherished thoroughfares, home to a colourful procession of galleries, boutiques and specialist stores.

Seymour Street

The dining cognoscenti are spoilt for choice in Marylebone, and some of their finest options can be found behind the elegant façades of Seymour Street.

Clarette

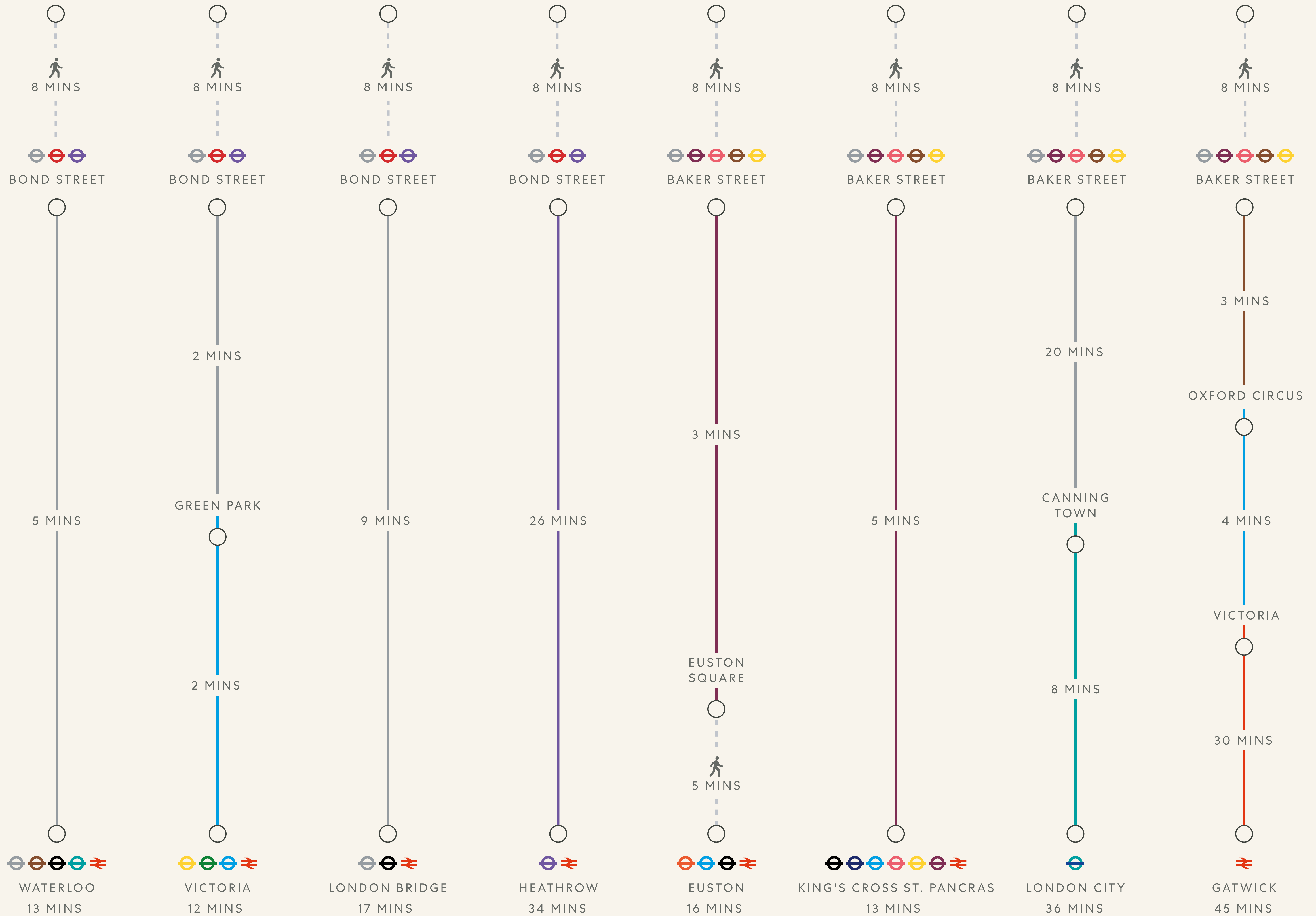
Clarette epitomises the best of Marylebone with its stunning art-deco-inspired interiors and connoisseur-friendly French wine list.



EXTREMELY WELL CONNECTED

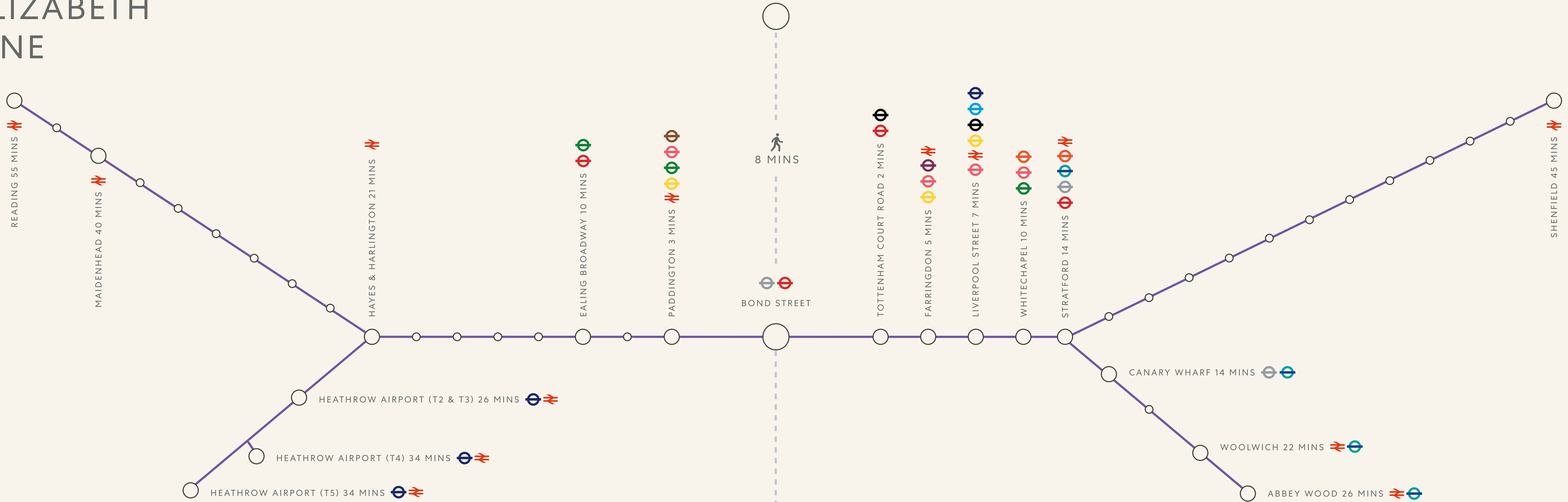
A W1 address guarantees world-class transport links. From Marylebone station, regular overland trains run northwards. Baker Street is a tube hub connecting you to no fewer than five underground lines.

Bond Street is your best bet for Central line with intersections to both Jubilee line and Elizabeth line. And for buses, Marylebone Road is one of the capital's main arteries.



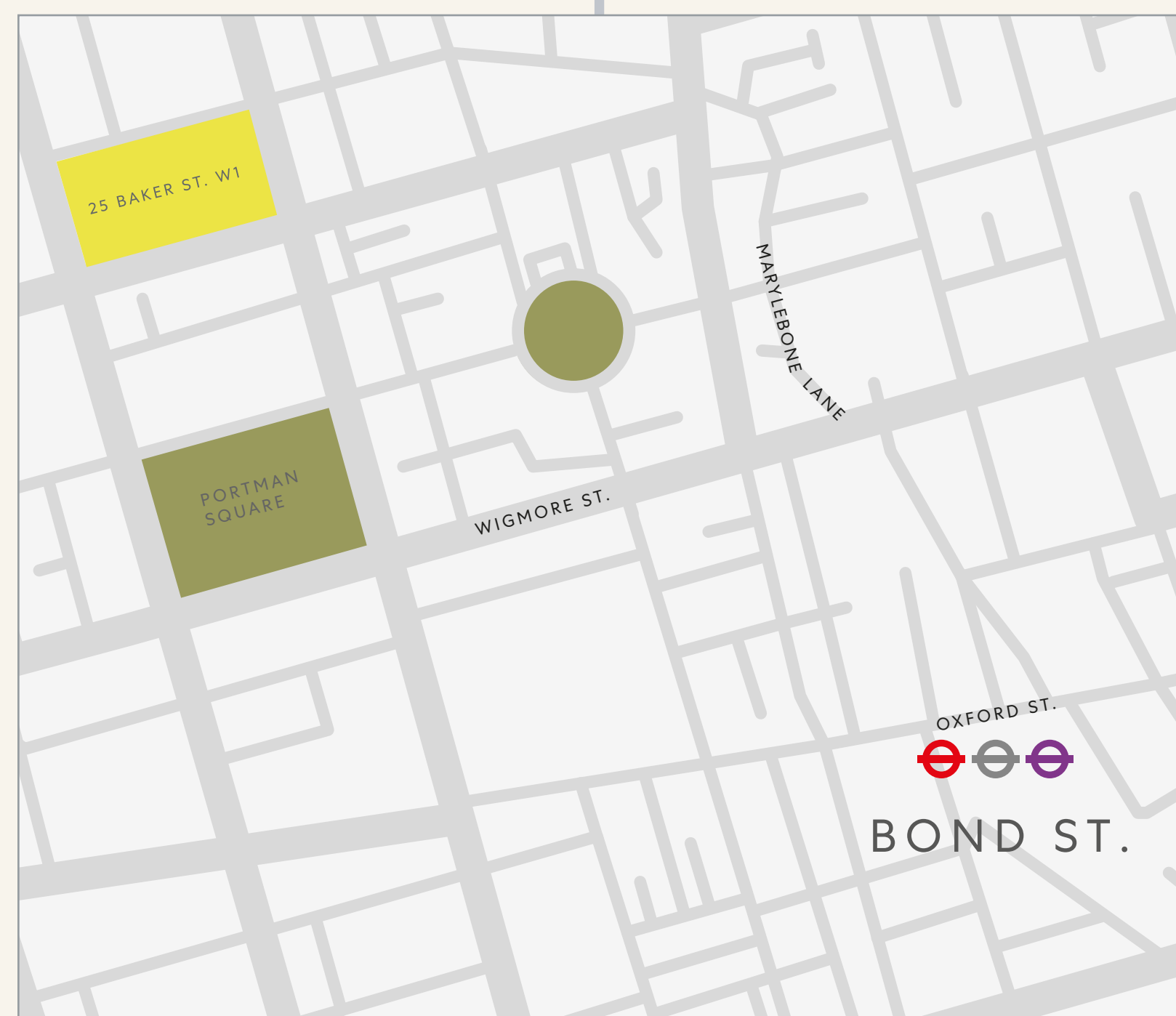
THE ELIZABETH LINE

25 BAKER ST. W1



The arrival of London's biggest rail update in decades has transformed east-west travel through the capital.

Bond Street is your nearest Elizabeth line station, just eight minutes away on foot. You can get to Liverpool Street in seven minutes, Canary Wharf in less than 15 minutes and Heathrow in just under 30 minutes.



▽ Bond Street station, Elizabeth line — 8 mins walk



▽ Home Marylebone — 9 mins walk



For those who prefer to travel on two wheels, Cycleway 27 runs right through Marylebone and links you to the city-wide London Cycle Network.

Better still, 25 Baker St. provides best-in-class cycle storage for 314 bikes along with 406 lockers and 31 showers supporting sustainable travel.

▽ La Pain Quotidien — 9 mins walk



▽ The Marylebone — 6 mins walk



THE PORTMAN ESTATE PARTNERSHIP

This new destination is the fruit of an exciting collaborative partnership between Derwent London and The Portman Estate.

Founded in 1532, the Estate is steward to 110 acres of Marylebone, covering 68 streets, 650 buildings and four garden squares. As a responsible landlord to one of London's most desirable neighbourhoods, it is committed to safeguarding its heritage, supporting its community, and shaping its future to be a vibrant destination of choice for all.

Besides this ambitious project in the heart of the Baker Street Quarter, investment in the area is dynamic and ongoing. The Portman Estate plans to reinvest an estimated £350 million Estate-wide over the next 10 years to ensure long-term growth and create attractive, vibrant spaces for the Marylebone community to enjoy.

▽ Mews property, Marylebone



▽ Bryceland's, Chiltern Street — 3 mins walk



▽ Wimbledon in the Square, Portman Square — 2 mins walk

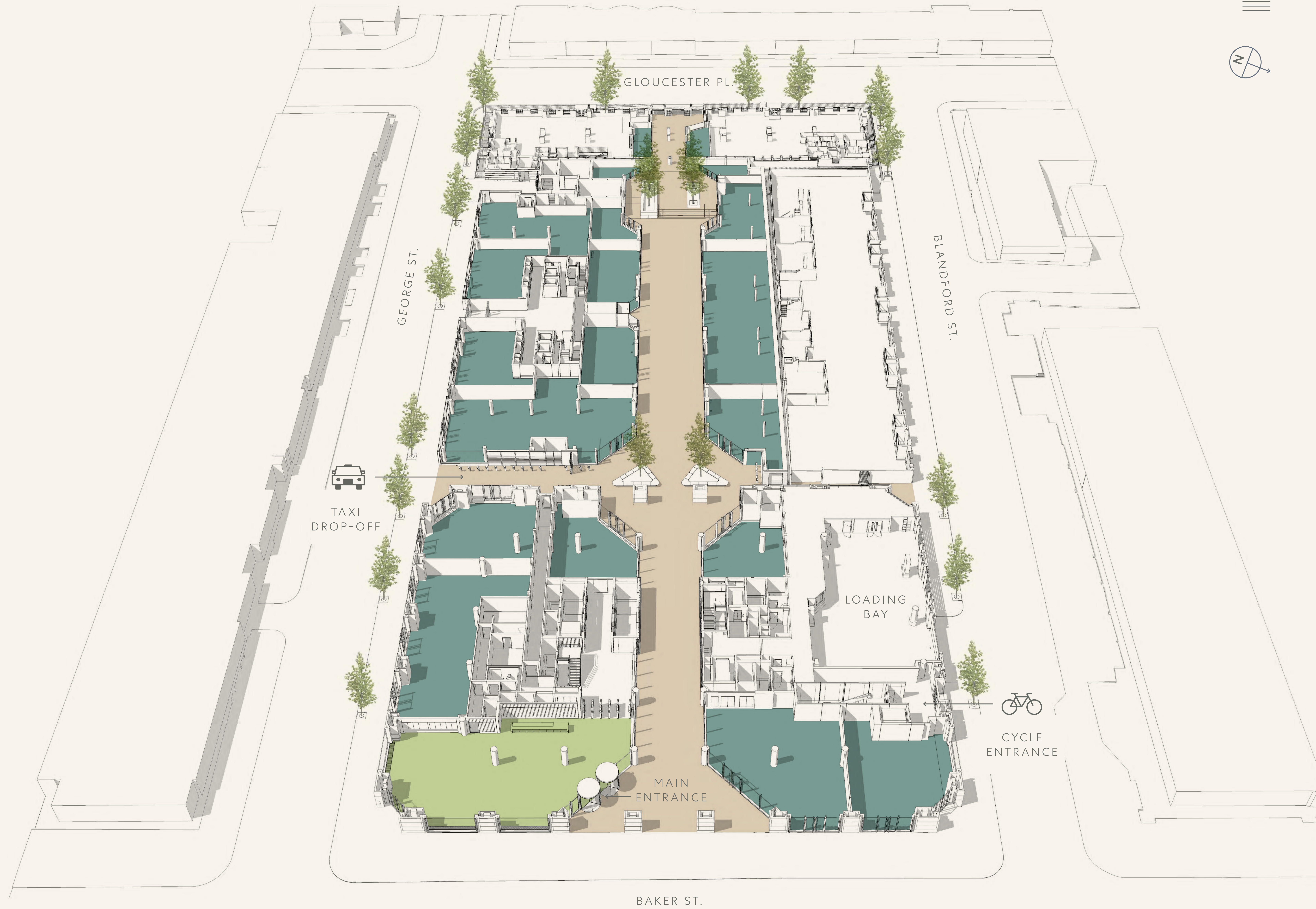


THE SPACE

A COMPELLING DESTINATION

With a new mews linking Baker Street and Gloucester Place and another connecting George Street and Blandford Street, pedestrians can flow freely through the welcoming central courtyard. These attractive public thoroughfares will create a new destination for Marylebone.

- Retail space
- Internal courtyard
- Office reception



POWERFUL ARCHITECTURE

25 Baker St. will boast a crafted Portland stone façade; a symmetrical design that pays homage to the Palladian-style.

Its grand, yet welcoming, street-level presence reflects the distinguished stature of its neighbouring properties, whilst making a bold statement about the positive future of the capital's work/life culture.

► CGI: 25 Baker Street



PRINCIPAL FEATURES

A unique regeneration of an island site, totalling just over two acres, developed by Derwent London, The Portman Estate and Native Land, designed by Hopkins Architects.

- ▶ 204,437 sq ft of office space, pre-let to PIMCO, Moelis and Cushman & Wakefield leaving 31,721 sq ft available
- ▶ 7,233 sq ft of office terraces
- ▶ 1,614 sq ft of Skyroom amenity space with a 1,615 sq ft communal terrace
- ▶ 27,500 sq ft of new retail space across 20 units
- ▶ 41 apartments and penthouses
- ▶ Practical completion early 2025
- ▶ A new beautifully landscaped pedestrianised public courtyard, providing a very special oasis with fantastic new amenity
- ▶ Striking voluminous reception
- ▶ In-house café facility offering informal collaborative space
- ▶ Generous, flexible floorplates with opportunity to link floors
- ▶ 314 cycle spaces
- ▶ 31 showers, 12 allocated to PIMCO, leaving 19 available
- ▶ 406 lockers, 91 allocated to PIMCO, leaving 315 available
- ▶ An Intelligent Building that delivers for the digital future
- ▶ An all-electric and NZC building on completion
- ▶ Targeting on completion:
 - ▷ WiredScore Platinum
 - ▷ BREEAM Outstanding
 - ▷ LEED Gold
 - ▷ EPC Rating 'A'
 - ▷ NABERS UK 4.5

INTERIOR PALETTE



Materiality

- 01 Wenge timber wall panelling
- 02 Fenix panels
- 03 Rough sawn English oak flooring
- 04 Grove Whitbed limestone flooring
- 05 English oak panelling
- 06 Dark metal panelling
- 07 Black precast concrete
- 08 Stainless steel mesh
- 09 Kvadrat fabric rafts
- 10 Black steel ceiling mesh



CGI: Reception and internal courtyard entrance from Baker Street

A DRAMATIC ARRIVAL EXPERIENCE

The double-height reception with floor-to-ceiling windows and beautifully furnished lounge area will make a lasting impression on anyone visiting 25 Baker St.

Set out from the façade, the visually prominent canopied entrance creates a dramatic walkway, drawing you through to the new courtyard - a hidden oasis of serenity from the busy world rushing by outside.

► CGI: Reception entrance on Baker Street



GROUND FLOOR*

RECEPTION & CAFÉ
3,186 SQ FT / 296 SQ M

- Reception and café
- Common areas (stairs / lifts)
- WCs
- Back of house
- Loading bay
- Cycle entrance
- Cycle lift
- Goods lift

* Indicative plan





- 9 PIMCO
- 8 PIMCO
- 7 PIMCO
- 6 PIMCO
- 5 PIMCO
- 4
- 3
- 2
- 1

DEPWENT LONDON BUILDING

A WARM AND SOCIABLE WELCOME

The reception is an inviting social environment, enhanced by polished terrazzo flooring, cast concrete walls, warm wood finishes and low-level lighting.

The café's buzz and aroma will filter through the space, making it a perfect place to meet or take five from the working day.

► CGI: Ground floor café



EFFORTLESS INTERNAL FLOW

25 Baker St. is an Intelligent Building with advanced automated systems, including touch-free access and smart gates, enabling fast and efficient movement throughout the space.

With health and wellbeing in mind, the feature staircase offers an alternative, cardio-positive route to the office floors.

► CGI: Reception



SCHEDULE OF AREAS

Designed as free-flowing spaces, arranged around the central core, the floor plates will provide every workstation with equal space and plentiful natural light from continuous glazing, creating a comfortable working environment.

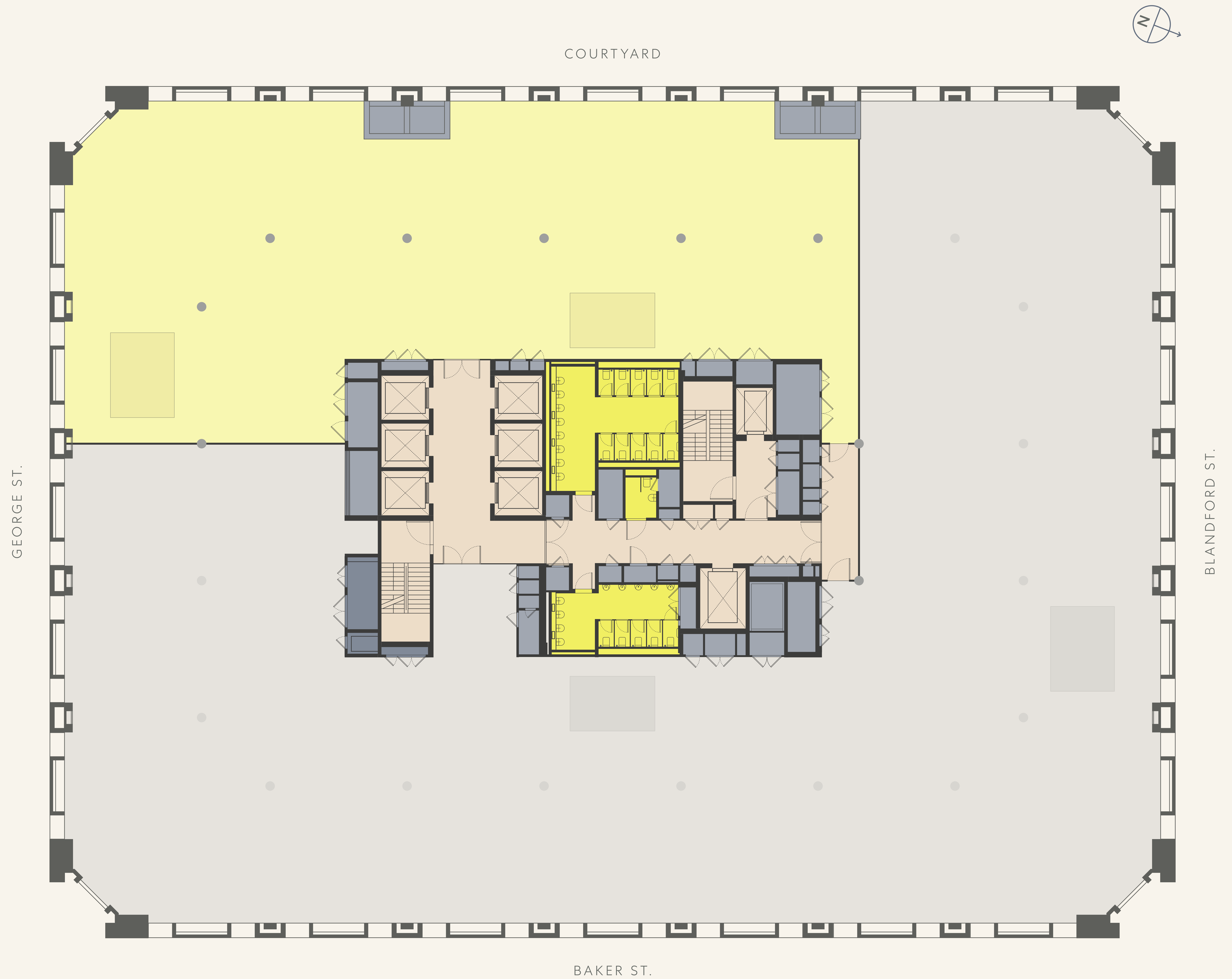
* Subject to measurement on practical completion.
IPMS measurement on request.

FLOOR	OFFICES		TERRACES		SKYROOM	
	sq ft*	sq m*	sq ft*	sq m*	sq ft*	sq m*
Tenth	—	—	1,615	150	1,614	150
Ninth			LET TO PIMCO			
Eighth			LET TO PIMCO			
Seventh			LET TO PIMCO			
Sixth			LET TO PIMCO			
Fifth			LET TO PIMCO			
Fourth			LET TO MOELIS			
Third			LET TO MOELIS			
Second	24,477	2,274	—	—	—	—
First	7,244	673	—	—	—	—
SUB-TOTAL	31,721	2,947	1,615	150	1,614	150
Reception and Café	3,186	296	—	—	—	—
TOTAL	34,907	3,243	1,615	150	1,614	150

FIRST FLOOR

OFFICES
7,244 SQ FT / 673 SQ M

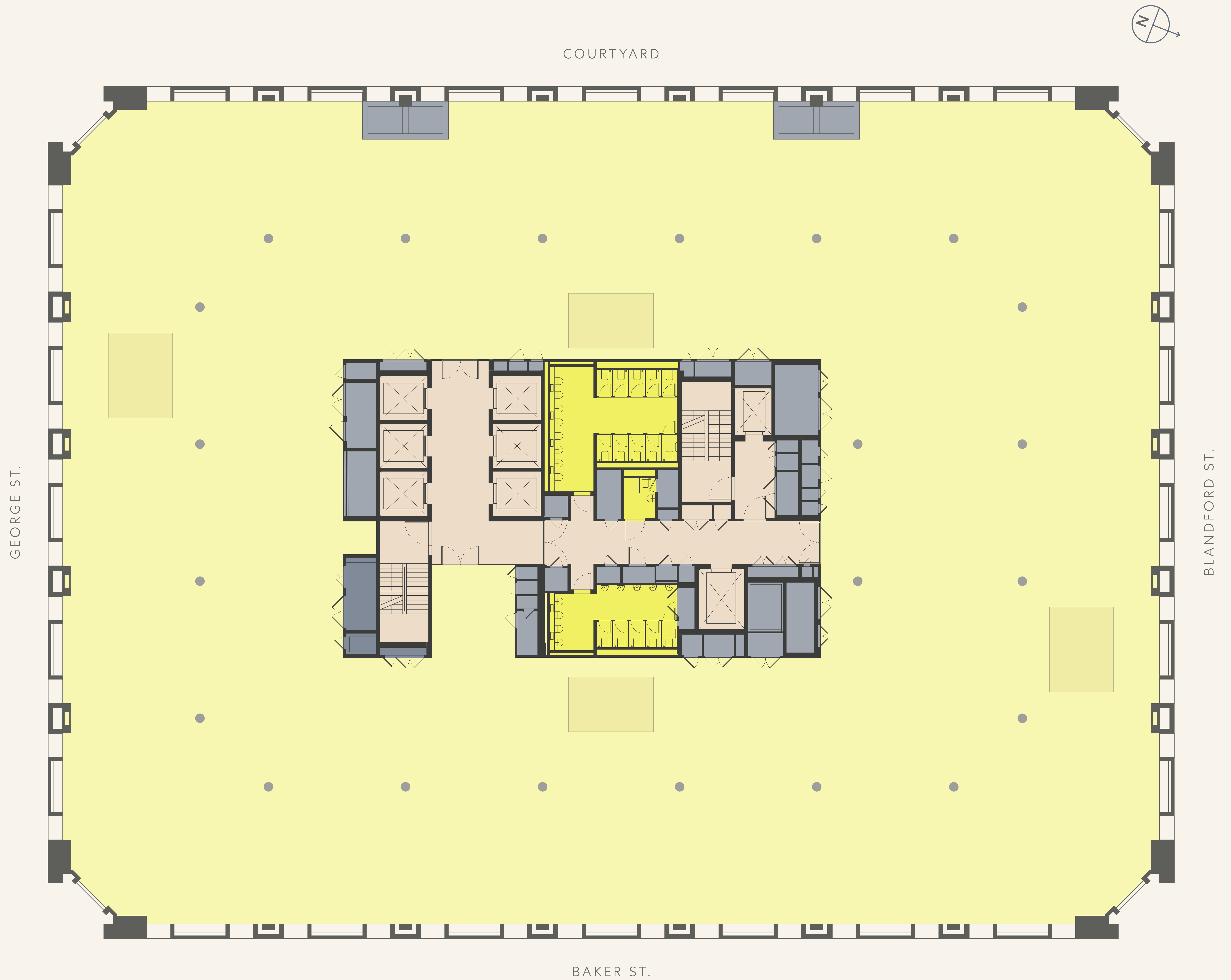
- Office space
- Common areas (stairs / lifts)
- WCs
- Back of house
- Soft spots



SECOND FLOOR

OFFICES
24,477 SQ FT / 2,274 SQ M

- Office space
- Common areas (stairs / lifts)
- WCs
- Back of house
- Soft spots







Suspended, fabric-covered, ceiling rafts are cleverly positioned to conceal necessary services and soften acoustics while retaining a sense of volume and height.

Connecting staircases can be installed to link floors occupied by a single business. And floor-to-ceiling glass screens can be easily integrated to divide spaces to create meeting rooms or breakout areas.

► CGI: CAT A floor showing interconnecting staircase

THE SPECTACULAR SKYROOM

On the tenth floor is the stunning Skyroom with an adjoining outdoor terrace. This light-filled space with its unobstructed city views is ideal for hosting a client presentation or casual working meeting.

To control the levels of sunlight, electrochromic glazing provides shading at the touch of a button. With its timber decking, planters and balustrade, the terrace offers a relaxing and inspiring place to escape your meeting schedule and enjoy social moments in the fresh air.

► CGI: Communal Skyroom and outdoor terrace



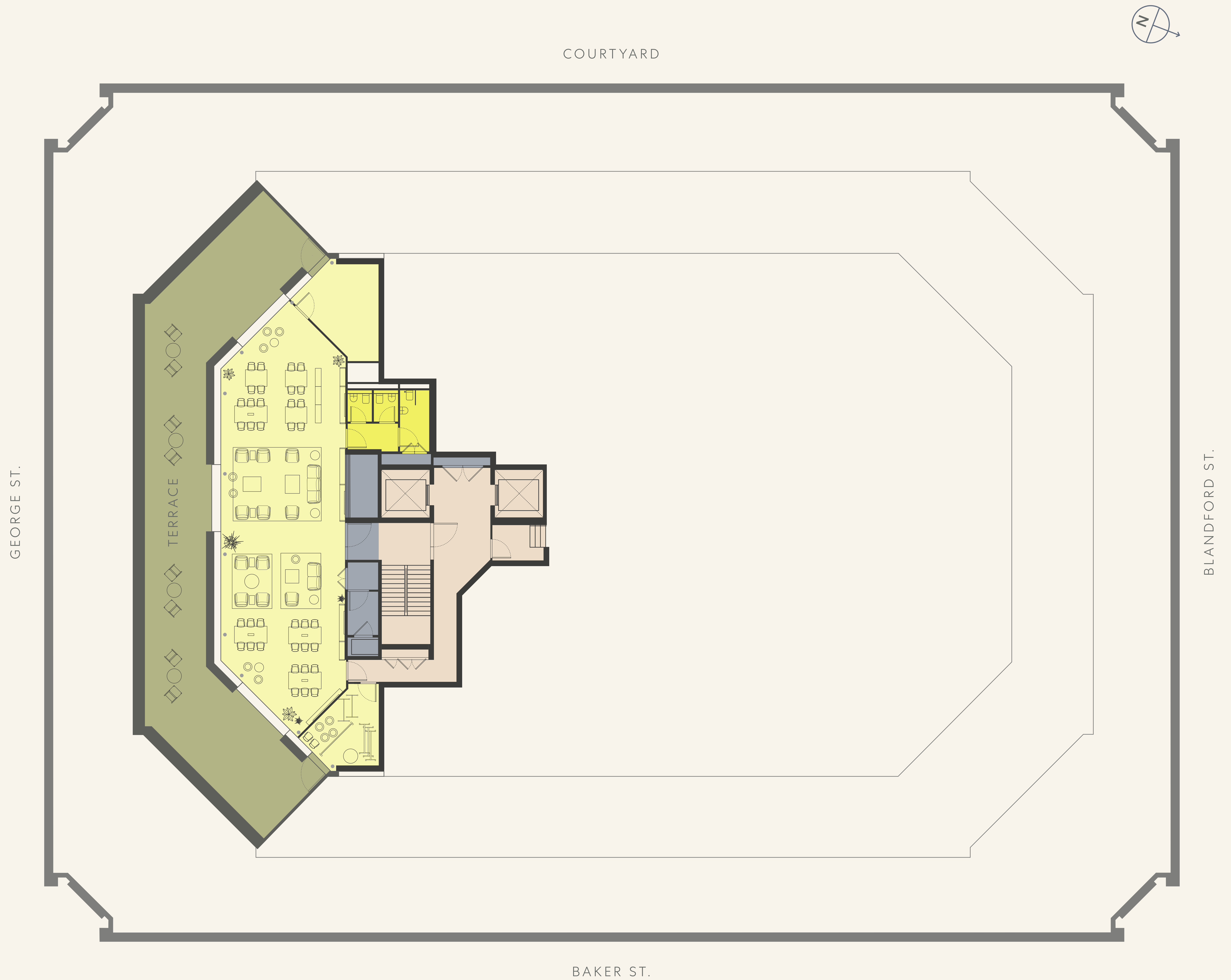
TENTH FLOOR SKYROOM*

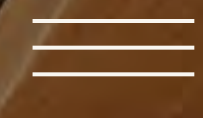
OFFICES
1,614 SQ FT / 150 SQ M

TERRACE
1,615 SQ FT / 150 SQ M

- Skyroom
- Common areas (stairs / lifts)
- Terrace
- WCs
- Back of house

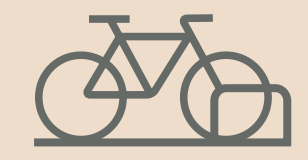
* Indicative plan



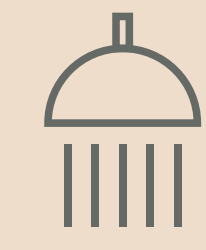


CGI: Tenth floor Skyroom offering panoramic views over London

END-OF-JOURNEY FACILITIES



314 CYCLE SPACES



19 SHOWERS*



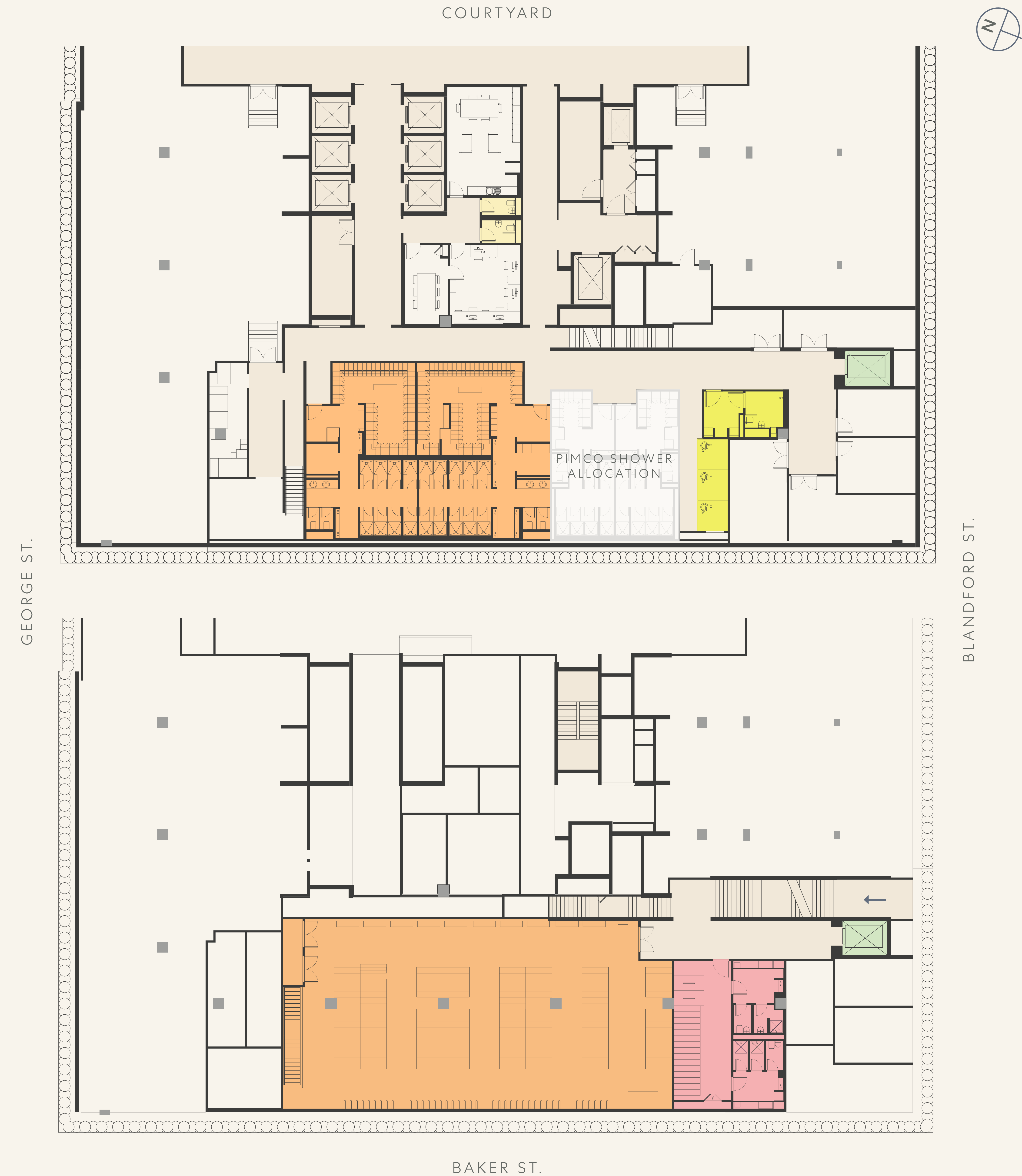
315 LOCKERS*

- Office cycle spaces / showers / lockers / towel station and drying room
- Retail cycle spaces / showers / lockers
- Accessible cycle spaces / showers / lockers
- Cycle lift
- Common areas
- WCs

*Available after PIMCO allocation

LOWER GROUND

MEZZANINE



INDICATIVE SPACE PLANNING

SINGLE-FLOOR OPEN PLAN

OFFICES

24,698 SQ FT / 2,295 SQ M

OCCUPIER DENSITY

1:11 SQ M

- Open plan desks
- Meeting rooms / focus pods
- Hot desks
- Break out areas
- Kitchen
- Print facilities
- Communications
- Storage
- Reception

202
15



GEORGE ST.

BLANDFORD ST.

COURTYARD

BAKER ST.



INDICATIVE SPACE PLANNING

CELLULAR

OFFICES

24,698 SQ FT / 2,295 SQ M

OCCUPIER DENSITY

1:27 SQ M

- Open plan desks 82
- Meeting rooms / focus pods 22
- Offices
- Hot desks
- Break out areas
- Kitchen
- Print facilities
- Communications
- Reception
- Indicative interconnecting staircase



INDICATIVE SPACE PLANNING MULTI-FLOOR

OFFICES
24,698 SQ FT / 2,295 SQ M

OCCUPIER DENSITY
1:13 SQ M

- Open plan desks 180
- Meeting rooms / focus pods 13
- Hot desks
- Break out areas
- Kitchen
- Print facilities
- Communications
- Storage
- Reception
- Indicative interconnecting staircase



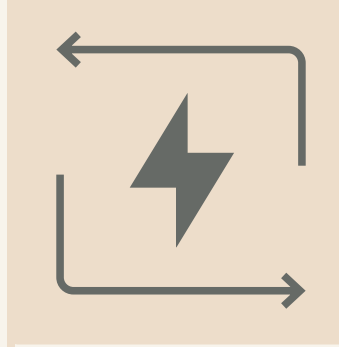


THE DETAILS

RESPONSIBLE BUILDING

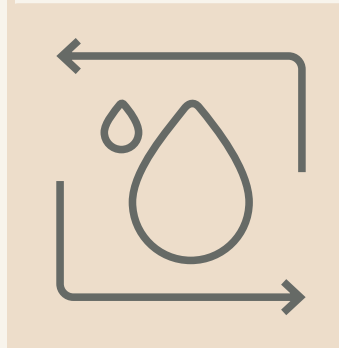
25 Baker St. is an advanced building with sustainability at the centre of its design ethos.

From its construction and very fabric the property benefits from a comprehensive programme of sustainable policies and technologies, and any embodied carbon emissions are properly offset. The result is a clean sweep of top-rated sustainability certifications.



Electric heating and cooling

The building will have all-electric heating and cooling and will be supplied by renewable electricity.



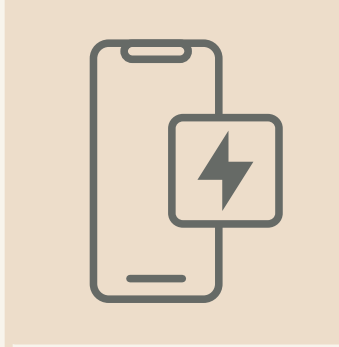
Water recycling

Greywater from the showers and basins will be recycled and used to flush toilets.



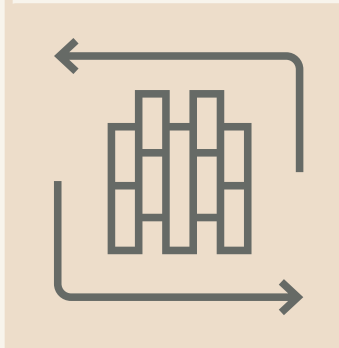
Certification targeting standards

WiredScore Platinum
BREEAM Outstanding
LEED Gold
EPC Rating 'A'
NABERS UK 4.5



Energy monitoring

Smart building features will enable tenants to monitor their electricity consumption.



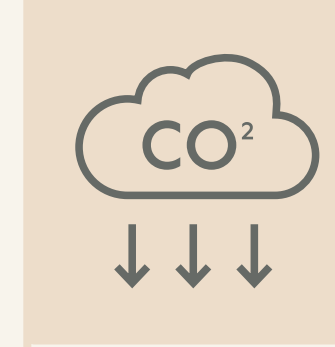
Sustainable materials

All timber used to construct the building will be FSC or PEFC certified.



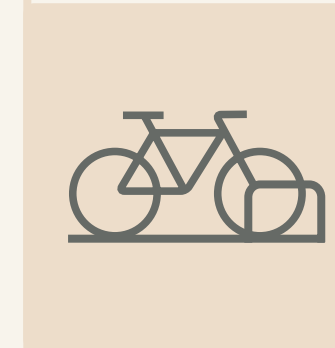
Encouraging wildlife

Biodiverse green roof to support wildlife.



Carbon offsetting

The embodied carbon emissions of the building will be offset using verified schemes.



Sustainable travel

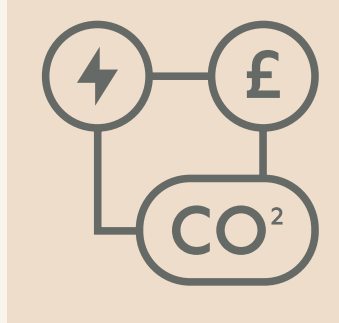
314 cycle racks along with shower facilities to support sustainable travel.

INTELLIGENT BUILDING

25 Baker St. is a Derwent London Intelligent Building that delivers for the digital future.

State-of-the-art building technology and software reads data collected by thousands of sensors throughout the building.

The building's software platform processes the data (such as energy usage, space utilisation, indoor air quality and hundreds of other data points) and intelligently learns how to maximise operational efficiencies, improve performance and comfort, minimise energy use, carbon and energy costs and reduce maintenance and service charge costs.



Energy and costs savings

By using technology to focus on energy efficiencies, this has an inherent commitment to driving down carbon and costs.



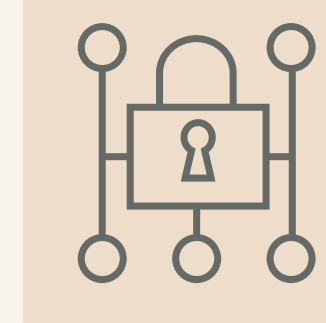
Integrated building software and systems

Smart sensors read information and the building's systems will intelligently change and tweak the building's systems to keep costs down and improve wellbeing.



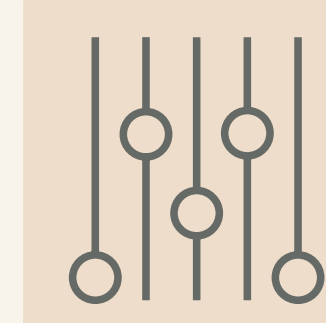
Smart enabled amenities

Book meeting rooms, sign-in guests, open doors and call lifts touch-free via the Derwent London App.



Cyber security

All systems are protected with a state-of-the-art cyber security framework meaning you and your data are protected from modern cyber threats.



In-house digital team

Work with our team to create a customised solution that maximises your space and efficiency.



WELLNESS INTEGRATED

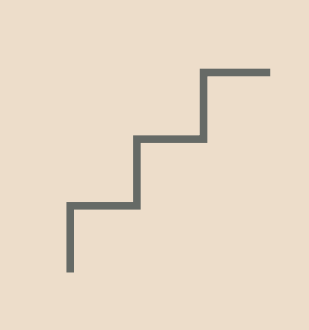
The health and wellbeing of occupiers is our principal motivation, and 25 Baker St. is a shining example.

Through thoughtful, positive design, this advanced building will promote activity, reduce stress, improve air quality, and nurture a genuine sense of community. This is a life-enhancing place where people will enjoy the working experience and businesses will naturally thrive.



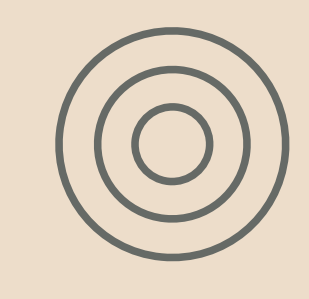
Biophilia

Landscaped external areas, use of natural materials and green roof terraces will encourage you to enjoy time outdoors, returning to work feeling refreshed and more productive.



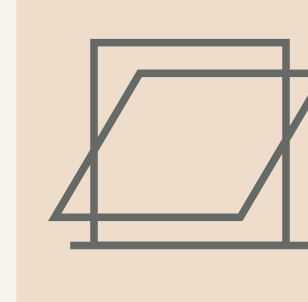
Active by design

A beautifully designed staircase, visible from the entrance lobby and office floors, encourages you to take the stairs, helping to add some extra activity in your day.



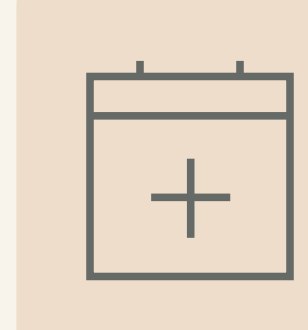
Touch-free experience

A touch-free journey through reception to destination controlled lifts common parts enabled for touch-free access, and WCs designed with touch free taps and WC sensors, all ensures peace of mind.



Indoor air quality

The office floors will feature openable windows and a non-recirculating fresh air system, to keep your talent healthy and focused throughout the day. Design certified “Gold” by AirRated.



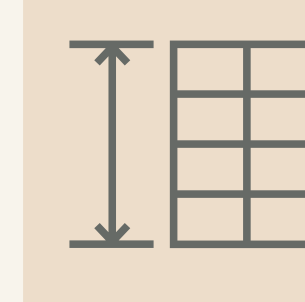
Active management

Our dedicated on-site management team will curate a programme of events focusing on community, health and wellbeing.



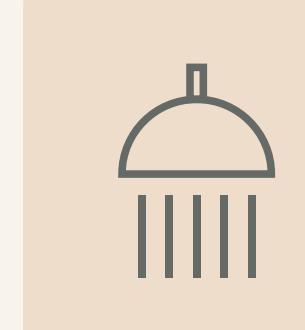
WELL certification support

The building is designed to support WELL fit-out certification.



Natural light

Generous 3.2m ceiling heights, floor-to-ceiling glazing, with window-to-core depths of up to 9.1m-16.6m, allows natural light to flood the office floor.



Encouraging active lifestyle

Best-in-class showers and changing rooms to encourage an active lifestyle.



SPECIFICATION

GENERAL BUILDING

- ▶ Large reception with 4.5m floor-to-ceiling height, with in-house amenity
- ▶ Multiple roof terraces
- ▶ 6 x 21-person passenger lifts
- ▶ Maximum lift wait time < 30 seconds
- ▶ 31 showers, 12 allocated to PIMCO, leaving 19 available
- ▶ 406 lockers 91 allocated to PIMCO, leaving 315 available
- ▶ 1 x goods lift

OFFICE FLOORS

- ▶ Large flexible floor plates with soft spots for opportunity to intersect between floors
- ▶ Automatic lighting control
- ▶ 4-pipe and 2-pipe fan coil units
- ▶ Metal raised floor (300mm - 350mm)
- ▶ Island site with 360° fenestration
- ▶ Metal unitised windows with side opening vents

SERVICE PROVISION

- ▶ WiredScore Platinum
- ▶ Landlord safety generator
- ▶ Space for tenant generators





Floor plates

General workspace density (NIA per workspace)	1:8m ²
Effective workplace density for core elements (NIA per workspace)	1:10m ² (1:8m ² @ 80% utilisation)
Typical office workspace density (NIA per workspace)	1:10m ²
High density office workspace density (NIA per workspace)	1:8m ²
Means of escape density (NIA per workspace)	1:6m ²
Window to core 1st - 7th floors	14.1m – 14.6m
Ventilation rate	14 l/s/p (+10%) @ 8 m ² /person

Floor-to-ceiling height, grids & depths

Suspended raft	2.85m
Concrete soffit	3.2m
Planning grid	1.5 m x 1.5 m
Column grid	7.5m
	c.7.5 x 11m in corner bays
Raised floors - depth	300 - 350mm
Raised floors - load	3.0 kN over an area of 25 x 25 mm

WCs & end-of-journey facilities

Toilet provision (typical office)*	1:10m ² (60:60 utilisation @ 70%) 1:8m ² (50:50 utilisation @ 70%)
Distance to travel to toilet	37.7m – 45.1m
Secure cycling spaces	1.66 cycle spaces per 10 staff (314 spaces)
Shower facilities	1.6 showers per 100 staff (31 showers)
Male / female ratio	14 female, 16 male, 1 accessible / unisex
Secure lockers	1 locker per 5 staff (406 lockers – sizes vary)

Vertical transport

Typical office – NIA per person	(1:8m ² @ 80% utilisation)
Car loading	0.21m ² per person (@ 80% car loading factor)
Handling capacity – up peak	12%
Average waiting time – morning up peak (including Skyroom)	29.1 secs
Morning up peak average time to destination	69.5 seconds
Handling capacity – two way lunch time	13%
Average waiting time – two way lunchtime	33.7 seconds
Number of destination input panels	1 per 60 passengers (arriving in 5 min period)

1 x goods lift

Rated load	2,000 kg
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Loading

Structural loading - general office areas	2.5 kN/m ²
On floor cooling equipment allowance	100 W per workplace + 10W/m ²
On floor cooling loads	on floor peak: 23W/m ²
On floor cooling loads	terminal unit: 20W/m ²
On floor cooling loads	central plant: 16W/m ²
Small power & lighting allowance	100 W per workplace + 10W/m ²

On floor small power loads

Based on the workplace allowance above (assuming 1 x workplace/8m²), we have 23 W/m² on floor peak. With a 0.9 diversity we have approximately 20 W/m² at the riser. In addition to this, we have 5 W/m² for local mechanical equipment such as FCUs.

*Note: 100% occupation would require an increase in the wash hand basin provision from 8/4 to 10/5. The pipe work is in place to allow this change should it be required.

DERWENT LONDON
DIFFERENTIATORS

DESIGN-LED TRACK RECORD

▷
**80 Charlotte Street,
Fitzrovia W1**

Size: 380,000 sq ft
Completion: 2020
Architects: Make

Tenants:
Arup Group, Boston Consulting Group
and Lee & Thompson

Restaurants:
Officina 00

▽
**Soho Place,
Soho W1**

Size: 285,000 sq ft
Completion: 2021
Architects: AHMM

Tenants:
Apollo Global Management
and G-Research



In our eyes, design is everything. Enhancing community, improving life quality, and achieving sustainability are only possible through outstanding forward-thinking design.

We partner with the best industry practitioners to create buildings that set benchmarks and have a positive long-term impact on people, society and the planet. Space, light and air quality are the bedrock of every project.

Creative use of superior materials, alongside innovative architectural details make each one unique.



△
**White Collar Factory,
Old Street EC1**

Size: 291,400 sq ft
Completion: 2017
Architects: AHMM

Tenants:
Adobe, Accenture, AHMM, AKT II, Box.com,
Brainlabs, Capital One, Comparethemarket
and The Office Group

Restaurants:
Daffodil Mulligan and Lilienblum



**The Featherstone Building,
Old Street EC1**

Size: 125,000 sq ft
Completion: 2022
Architects: Morris+Company

Tenants:
Buro Happold, DEPT Agency
and Marshmallow

Retail:
Rawside Furniture



**Brunel Building,
Paddington W2**

Size: 243,000 sq ft
Completion: 2019
Architects: Fletcher Priest

Tenants:
Alpha FX, Coach, Hellman & Friedman,
Paymentsense, Premier League,
Sony Pictures Entertainment and Splunk

RESPONSIBLE DEVELOPMENT

A landlord who understands the future.

Derwent London have committed to becoming a NZC business by 2030.

2020

- ▶ Set science backed targets to achieve NZC by 2030
- ▶ Published our NZC Pathway Document

Our developments

- ▶ All-electric heating & cooling systems
- ▶ Passive ventilation
- ▶ Rationalisation of structure/retainment of sub-structure
- ▶ Re-use of existing materials

Energy

- ▶ Set operational energy reduction targets
- ▶ Driving down energy demands
- ▶ Self-generated renewable energy
- ▶ Procure 100% renewable energy sources
- ▶ Offset residual carbon emissions

Occupier engagement

- ▶ Green Leases
- ▶ Active management of fit-outs
- ▶ Partnership approach

2030

NET ZERO

DELIVERING ON OUR 2030 NZC PATHWAY OUR TARGETS

Reduce building energy (Scope 1, 2 & 3)

- ▶ 4% year-on-year reduction.
2030: 90kWh/m²

Reduce embodied carbon (Scope 3)

- ▶ 2025 Target <600 kgCO₂e/m²
- ▶ 2030 Target <500 kgCO₂e/m²
- ▶ Offset residual emissions

Invest in renewable energy (Scope 1, 2 & 3)

- ▶ 2022 Target: 100% Green tariffs for electricity and gas
- ▶ Increase percentage of self-generated renewable energy

Watch our NZC video [here](#)

SCOTTISH HOLDINGS

- ▶ 5,500 acres, with the opportunity to contribute to our pathway
- ▶ Solar park on 107 acres, due to start on site in 2023:
 - ▷ Resolution to grant consent received
 - ▷ 18.4MW comprising +60k panels
 - ▷ Potential to generate c.40% of managed portfolio electricity requirements
- ▶ Other opportunities for further carbon offsetting
 - ▷ Additional woodland creation, peat bog restoration and soil management

■ Derwent London land



INTELLIGENT BUILDINGS

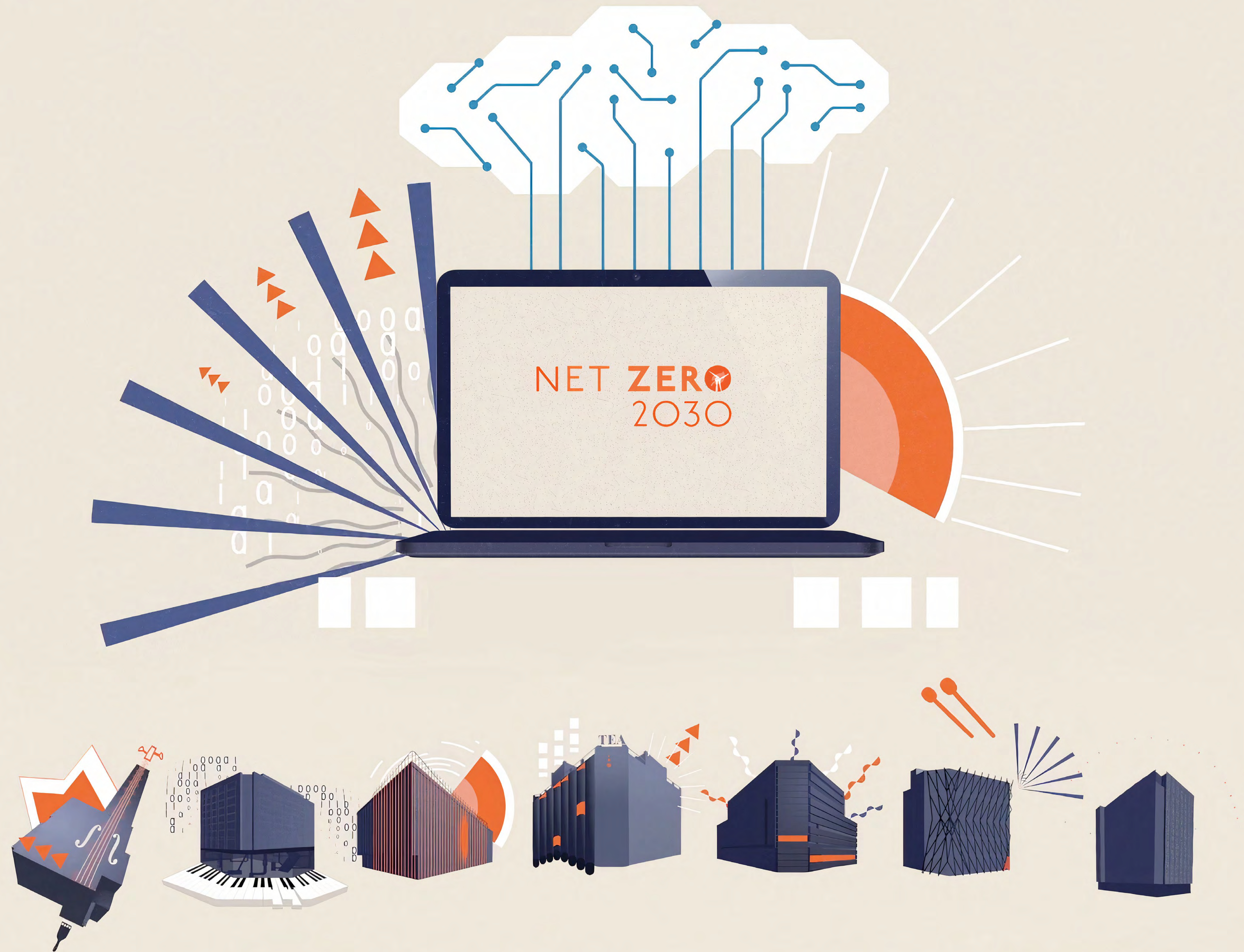
'Intelligent Building' is an industry term describing the optimisation of operational efficiency and occupier wellbeing through advanced technology.

The specific positive results of these automated systems are manifold and include reduced service costs, minimised energy use, lower carbon emissions, improved comfort and simplified maintenance.

Our Intelligent Building rollout is on target to cover 32% of our portfolio by the end of 2023 and 58% by 2030.

Watch our Intelligent Building video [here](#)

► Illustration: Intelligent Buildings



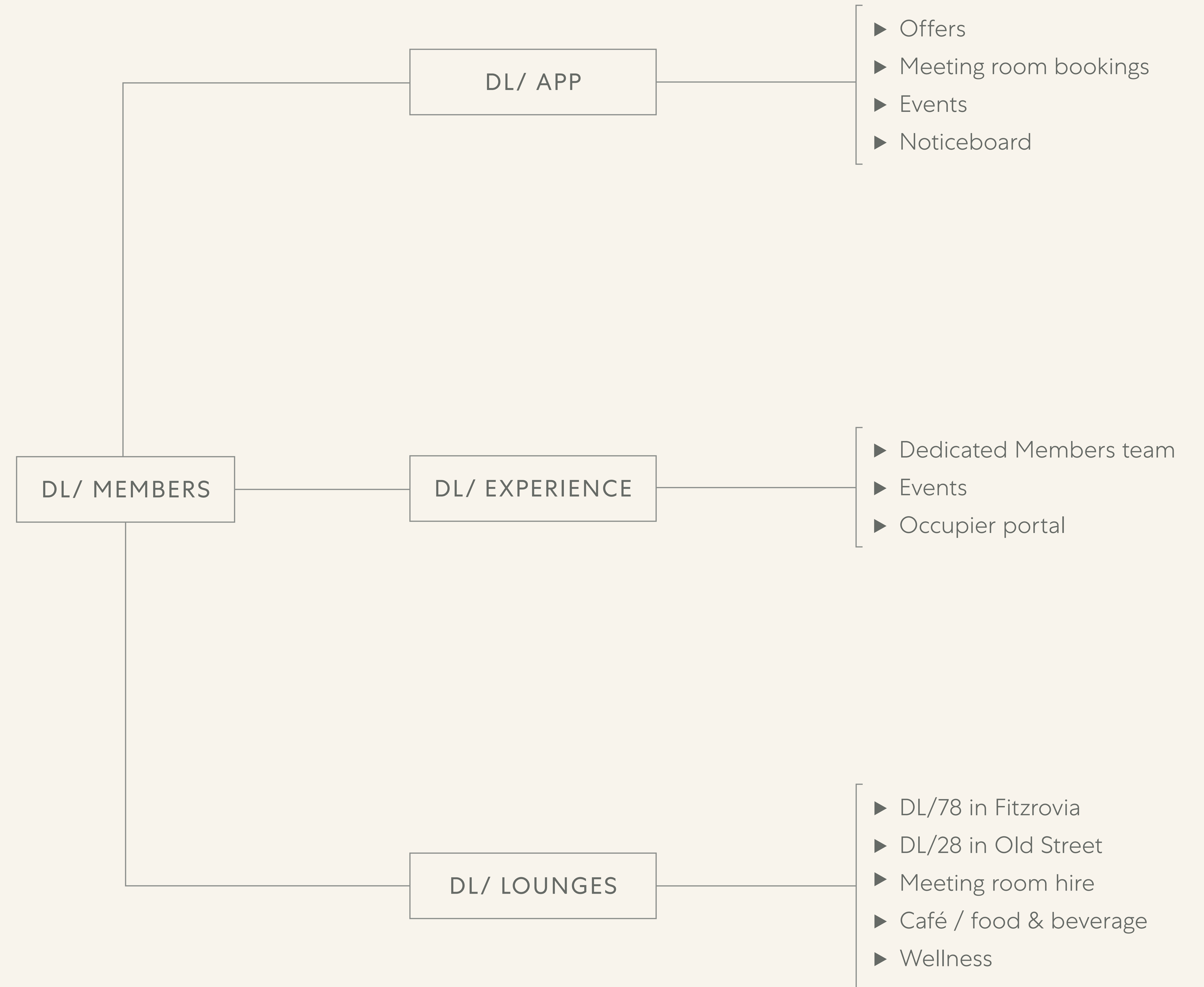
DL/ MEMBERS

As a valued occupier of a Derwent London building, you and your employees will automatically enjoy complimentary DL/ Membership status.

As a DL/ Member, you'll have access to an ever-growing package of exclusive benefits. You'll love our DL/78 and DL/28 lounges for meetings, connecting and collaboration. You'll save money with our specially negotiated discounts from a diverse collection of businesses, including local coffee shops, restaurants and wellness brands. You'll be a welcome participant in our packed calendar of experience-led events curated by our dedicated team. And the DL/ App is your effortless personal portal to all of it.

Why? Because we see our role going way beyond the responsibilities of a traditional landlord. We want to create a positive sense of community among all of us in the Derwent London family.

DL/ Membership is us inviting you to be part of it and make the most of it.



DL/ LOUNGES

Created for connection and collaboration, our two DL/ Lounges are inspiring hybrid spaces where Members come to work, meet, eat, socialise and be inspired.

We designed these multi-purpose environments as destinations for our community to gather, learn and share meaningful and productive experiences together.

Drop in and work or network in your exclusive workspaces with a library and café. Book the high-spec meeting rooms and private event spaces for your business. Join us for education, creativity and fun at our curated community events hosted by guest experts. They're yours to use and easy to access via the DL/ App.

DL/78.FITZROVIA



DL/28.OLD STREET



DL/ EXPERIENCE

Our dedicated DL/ Experience team works hard behind the scenes to ensure the very best experience for all our DL/ Members.

A full concierge service comes as standard at all our buildings, offering the day-to-day services and amenities you'd expect. But on top of that, we're busy curating a diverse line-up of events for our Members throughout the year.

From inspiring talks, seminars and workshops to movie nights, competitions and charity auctions, there's something for everyone. And if you have an event in mind, we'll help you create the perfect experience at one of our DL/ Lounges.

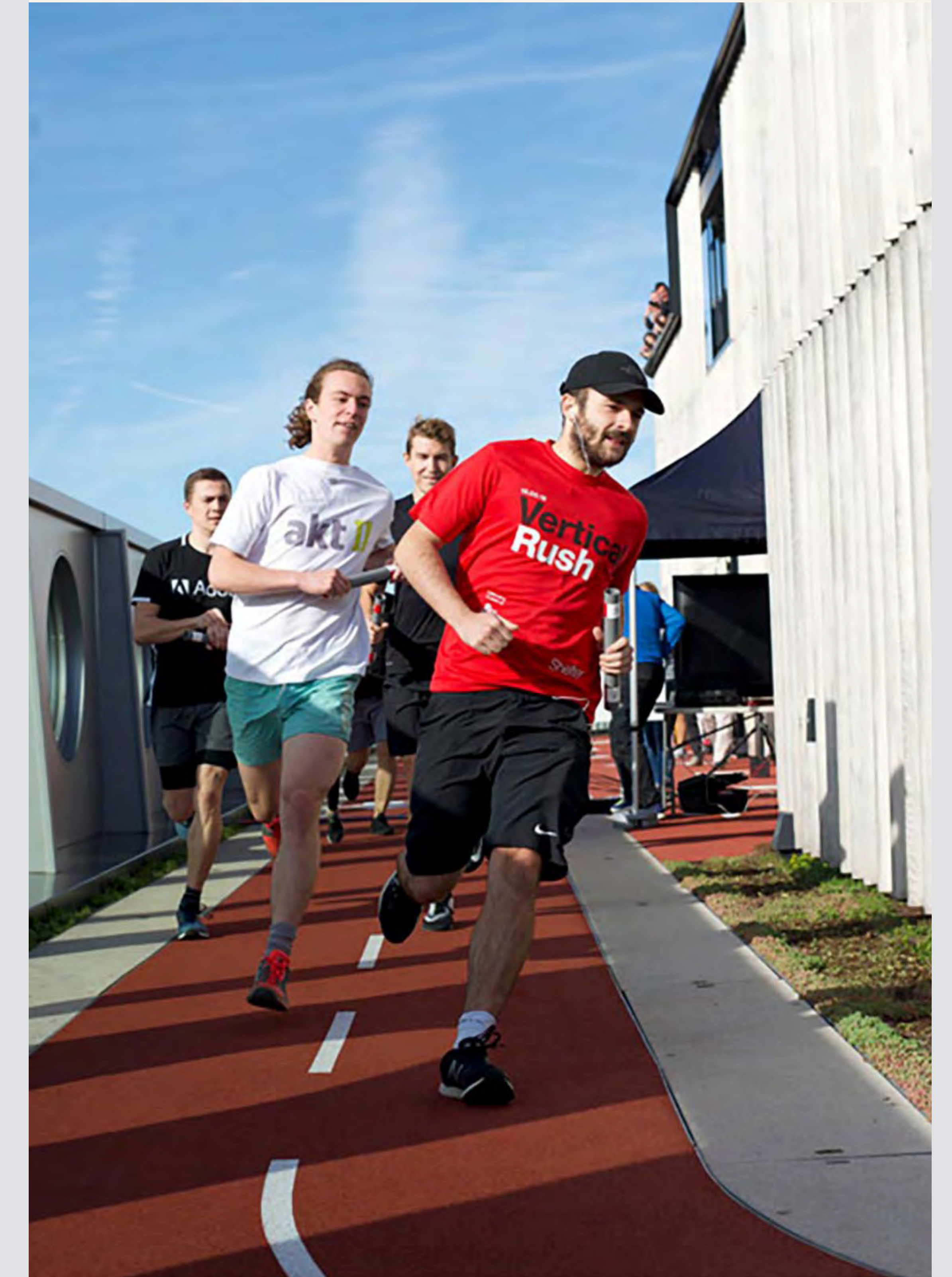
▽ Christmas wreath making at DL/78



▽ Occupier rooftop yoga at Brunel Building



▽ Charity relay marathon held at White Collar Factory



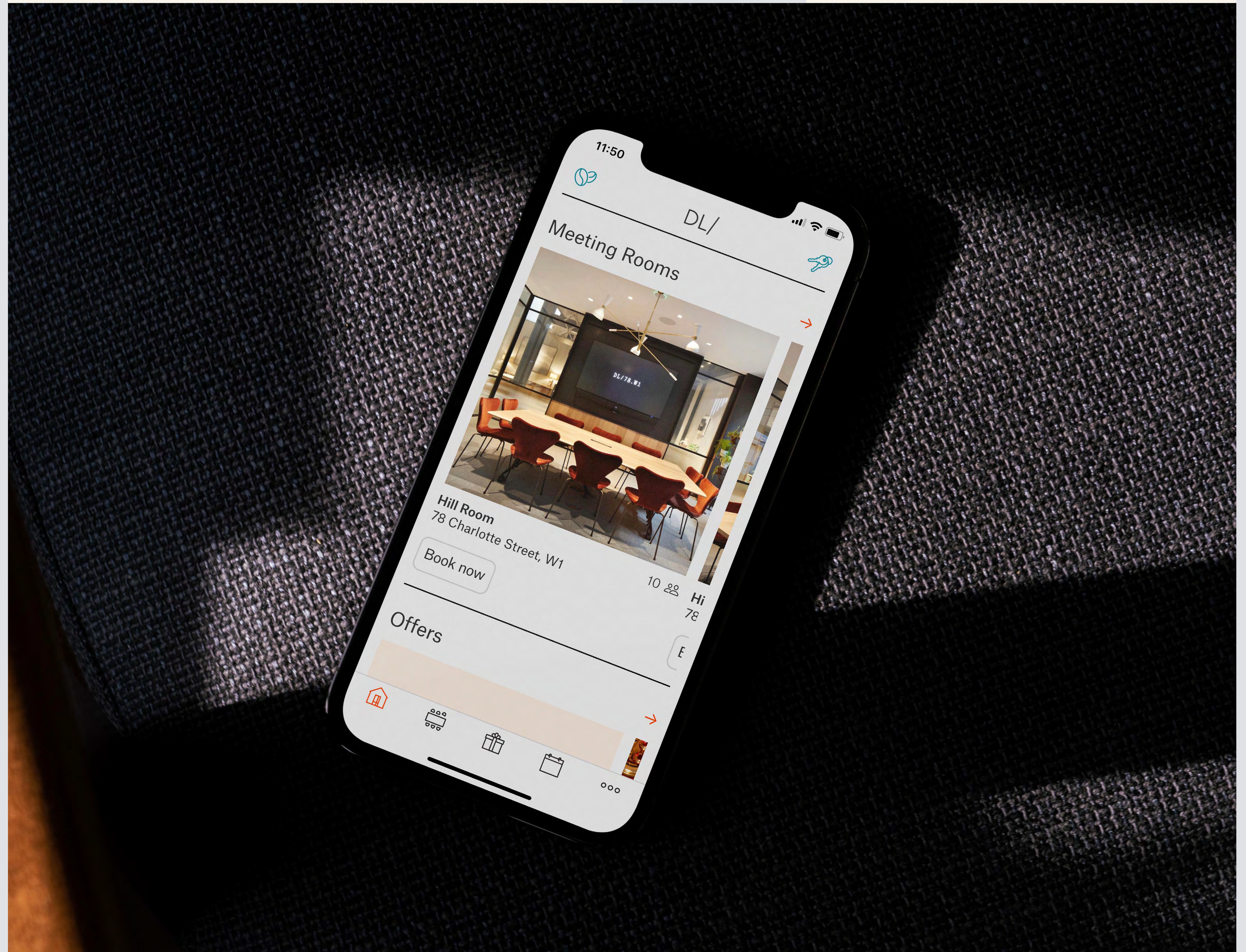
DL/ APP

DL/

Put the world of Derwent London in your pocket with the DL/ App, brimming with a curated collection of features and DL/ Member benefits.

Enjoy smart key access entry in your building. Stay on the pulse with relevant news stories. Get exclusive special offers for a host of coffee shops, restaurants and brands. Secure your place at cultural events, lectures and screenings.

Get discounted rates on DL/78 meeting rooms tailored to your needs. Browse available Furnished + Flexible workspaces across central London. It's all there in your hand. Access everything in just a few clicks, and helpful notifications mean you never miss a thing.



THE TEAM

HOPKINS ARCHITECTS

Hopkins is a pioneering architectural practice, founded on the principles of clear and logical design thinking, an honest expression of materials and purpose, a respect for context and the desire to do more with less.

25 Baker St. has been inspired by the Georgian legacy of The Portman Estate and the 'golden era' of 20th century modernism. The scheme has been developed to create and support sustainable workplaces and residences of the future, set around a new animated, permeable retail courtyard and public realm.

Hopkins Architects have extensive experience of designing and developing award-winning projects within central London. This ranges from new, one-off buildings, the regeneration of whole city quarters and the reinvention and extension of existing buildings.

▽
**100 Liverpool Street
(Sterling Prize Shortlisted 2022)**

Office size: 742,700 sq ft
Completion: 2020
Client: British Land



△
**The South Molton
Triangle Project**

Office size: 150,000 sq ft
Retail size: 58,000 sq ft
Completion: 2026
Client: The Grosvenor Estate



AGENTS

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ASHWELL LONDON

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DESIGN TEAM

Architect
Hopkins Architects

Main Contractor
Laing O'Rourke

Structural Engineer
AKT II

MEP Services Engineer
Arup

Quantity Surveyor
Gardiner & Theobald

Project Manager
Buro Four

Principal Designer
Hopkins Architects

Planning Consultant
Gerald Eve

RoL Consultant
Point 2

Approved Inspector
AIS

Façade Engineer
AKT II

Fire Consultant
Jeremy Gardner Assoc.

Lift Consultant
Dunbar Boardman (TUV)

Façade Access Consultant
Dunbar Boardman (TUV)

Security Consultant
QCIC

Sustainability Consultant
Arup

Acoustic Consultant
Arup

Transport Consultant
Arup

ICT Consultant
Arup

Landscape Designer
LDA

DDA Access Consultant
David Bonnet Assoc.



Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents Cushman & Wakefield, CBRE and Ashwell London. 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. Date of preparation November 2023.

25BAKERSTW1.LONDON

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