

Nº 1
KINGSWAY

LONDON WC2

A DEVELOPMENT BY
UK & EUROPEAN



OUTSIDE



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INSIDE



CLASSIC

No.1 Kingsway has been completely rebuilt behind its original 1920s façade to breathe new life into this landmark address. Occupying the prominent corner of Aldwych and Kingsway, the building was originally designed by Trehearne & Norman and, nearly 100 years later, its classical architecture has been restored to its former glory.

Created by the renowned team at UK and European, this contemporary development features the very best and latest in design and engineering thinking. As well as 105,000 sq ft of Grade A sustainable office space, No.1 Kingsway will house The Delaunay restaurant, sister to the iconic Wolseley in Piccadilly, and seven high specification residential apartments with their own private entrance on Kean Street.

CONTEMPORARY




DETAIL



FORM

The double-height, marble-clad lobby sets the tone that echoes throughout the development. Created by the award-winning interior design and architecture practice, David Collins Studio, it is inspired by the quality of luxury hotels and features a palate of classic neutrals with bespoke finishes, such as textured cream lacquer walls and travertine flooring.



No.1 Kingsway offers stylish, contemporary spaces ready for the most discerning tenants and visitors. The HQ-standard office space is characterised by large, light-filled floorplates fitted out to meet the needs of today's leading businesses. Throughout, attention to detail in areas such as bespoke lighting and the latest climate control technology has created a space that is a pleasure to work, live and relax in.



FUNCTION

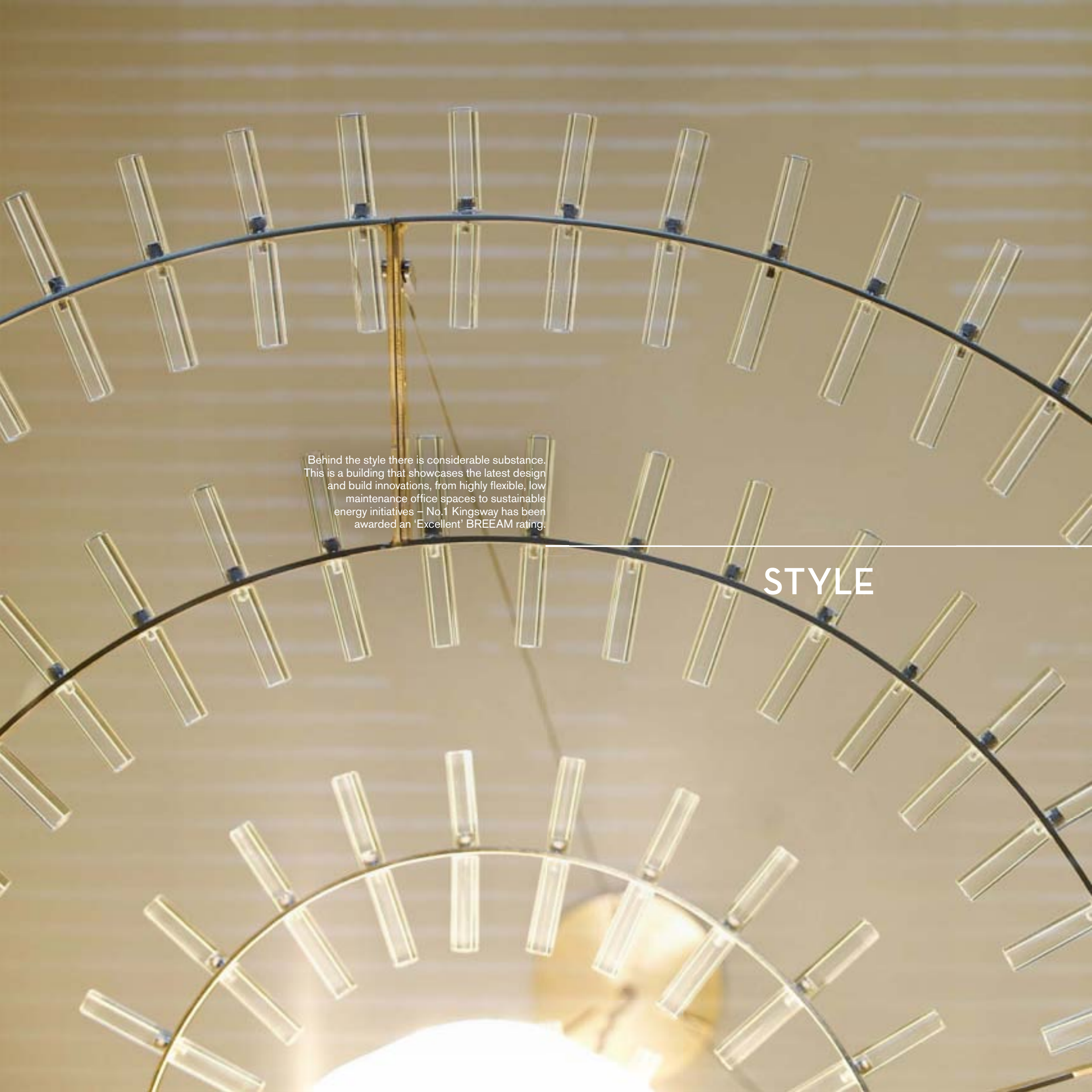
FINISH





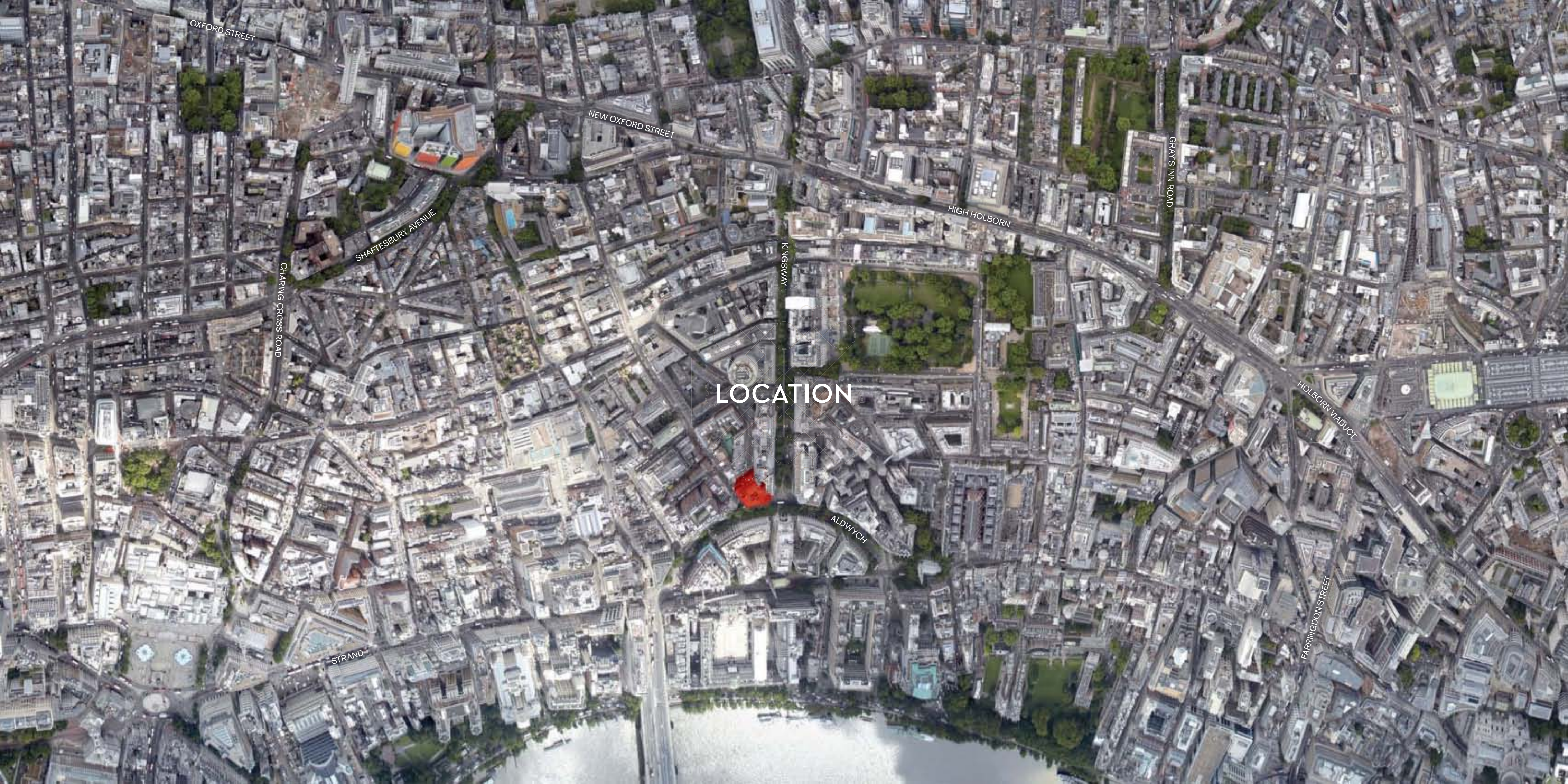
QUALITY

The commitment to quality has been uncompromising in every aspect of No.1 Kingsway's creation, whether in the choice of leading designers and craftspeople or the specification and sourcing of materials. This emphasis on luxury and longevity is apparent throughout, from the art deco ironwork and restored Portland Stone on the outside of the building, to the finishes throughout the office and residential space.



Behind the style there is considerable substance. This is a building that showcases the latest design and build innovations, from highly flexible, low maintenance office spaces to sustainable energy initiatives – No.1 Kingsway has been awarded an 'Excellent' BREEAM rating.

STYLE



OXFORD STREET

NEW OXFORD STREET

HIGH HOLBORN

GRAY'S INN ROAD

SHAFTESBURY AVENUE

CHARING CROSS ROAD

KINGSWAY

LOCATION

HOLBORN VIADUCT

ALDWYCH

STRAND

FARRINGDON STREET

WEST END

The West End is all things to all people. Tourists find some of London's best loved attractions, fashionistas have their pick of the top brands' flagship stores, film and theatre lovers are spoilt for choice, gastronomes can book a different Michelin-starred restaurant every night. There is even an abundance of beautiful parks for those wanting a slice of countryside in the city.

While No.1 Kingsway is at the heart of London's legal and professional communities, immediately to the east lies the Square Mile of the City of London, one of the world's leading financial centres. This concentration of high finance has placed the capital firmly at the centre of the global financial stage and acted as a magnet for businesses from every sector.

CITY

DAY

A few steps from No.1 Kingsway is the heart of Covent Garden with its bustle of boutiques, market, cafes and street entertainers. The peace and calm of Lincoln's Inn Fields, world-class galleries, the Embankment with its views to the London Eye and the Houses of Parliament – it's all just moments away.

Retail
All Saints
Apple
ARAM
Aveda
Burberry
Diesel
Fossil
French Connection
Hackett
Hobbs
Holland & Barrett
Hugo Boss
Jones Bootmaker
Joseph

Karen Millen
Levi's
LK Bennett
MAC Cosmetics
Marks & Spencer
Monsoon
Mulberry
Next
Paul Smith
Ralph Lauren
Snow + Rock
Ted Baker
TM Lewin
Zara

Hotels
Covent Garden Hotel
Chancery Court
Grange Holborn Hotel
Kingsway Hall
One Aldwych
Seven Dials Hotel
St Martin's Lane
The Bloomsbury Hotel
The Savoy
The Waldorf Hilton

Bars and restaurants
Asia de Cuba
Axis
Christopher's
Coopers
Davy's Wine Bar
Great Queen Street
The Ivy
J Sheekey
L'Atelier
Pearl
Rules
Tamarai
The Delaunay
The Terrace
Turquoise

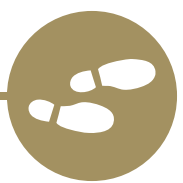
Theatres and entertainment
Adelphi Theatre
Cambridge Theatre
Drury Lane Theatre
Duke of York's Theatre
London Coliseum
Lyceum Theatre
Noel Coward Theatre
Novello Theatre
Ronnie Scott's
Savoy Theatre
Shaftesbury Theatre
St Martin's Theatre
Vaudeville Theatre
Wyndham's Theatre

London wakes up at night and No.1 Kingsway is ideally located to take advantage of the huge variety of entertainment on offer. The famous Royal Opera House is on the doorstep, together with London's Theatreland, wonderful bars and restaurants and classic London pubs. Everything is less than a cab ride away.

NIGHT

The Delaunay is the latest high profile addition to the capital's thriving restaurant scene and occupies the ground floor of No.1 Kingsway. This brand new venture from Jeremy King and Chris Corbin, the team behind the Wolseley restaurant, is a new European-style brasserie with interiors designed by the David Collins Studio.

EAST



CITY AIRPORT
35 MINS



BLACKFRIARS
14 MINS

LIVERPOOL STREET
7 MINS

TEMPLE
7 MINS

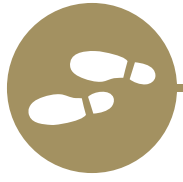
BANK
5 MINS

HOLBORN
4 MINS

KING'S CROSS
4 MINS

LINCOLN'S INN FIELDS
4 MINS

BLACKFRIARS
2 MINS



COVENT GARDEN
4 MINS

EMBANKMENT
2 MINS

RIVER THAMES
5 MINS

OXFORD STREET
3 MINS

CHARING CROSS
10 MINS

PICCADILLY CIRCUS
5 MINS

OXFORD STREET
12 MINS

VICTORIA
12 MINS

HEATHROW AIRPORT
41 MINS

WEST

GLOBAL

Aldwych and the surrounding area – now known as Midtown – is home to some of the world's leading commercial names.

Corporate

Amerada Hess
British American Tobacco
De Beers
Expedia
Marriott Group
Mitsubishi
Robert Walters
Sainsbury's
Shell
Towers Watson

Financial

Alchemy Partners
Coutts
Goldman Sachs International
RBS

Institutions

ACCA UK
BUPA
CABE
Civil Aviation Authority
Food Standards Agency
Ofsted
National Institute for Clinical Excellence
The Law Society
Sport England

Legal

Covington & Burling
Dundas & Wilson
Fladgate
Jones Day
Manches Solicitors
Mishcon de Reya
Nabarro
Olswang
Speechly Bircham

Media

BBC World Service
Financial Dynamics
Grey Advertising
McCann Erickson
MediaCom Group
Pearson
Reed Elsevier
The Economist
Warner Brothers
WPP Group

Professional

AECOM
Crowe Clark Whitehill
Davis Langdon
Deloitte
PricewaterhouseCoopers
Scott Brownrigg
WSP Group





FLOORS

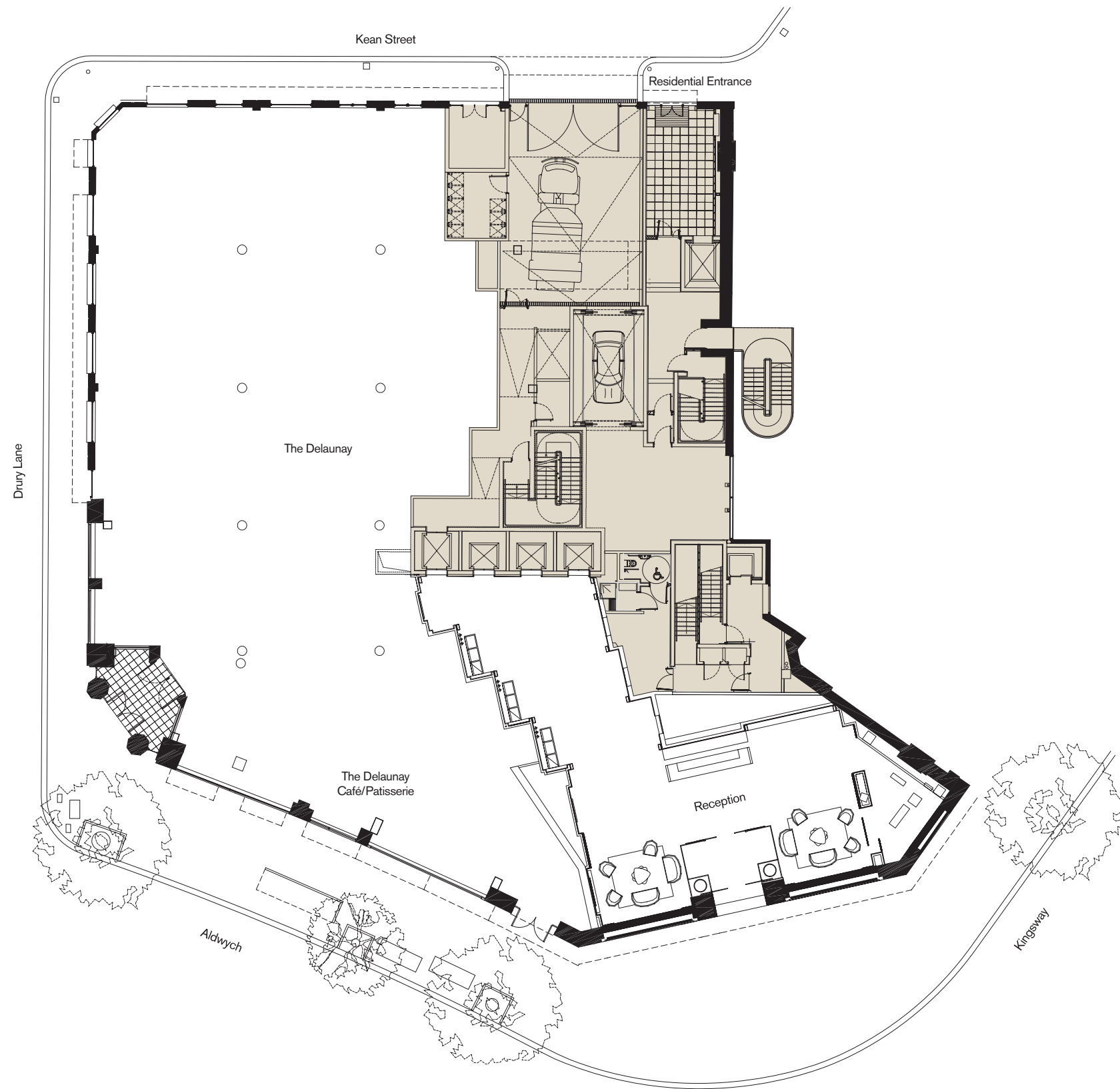
SCHEDULE

LEVEL	SQ. FT	SQ. M
8	11,799	1,096
7	12,981	1,206
6	13,430	1,248
5	13,300	1,236
4	13,742	1,277
3	13,740	1,276
2	13,857	1,287
1	11,050	1,027
TOTAL	103,899	9,653

New Grade A development
Large light floorplates
Stunning David Collins Studio-designed
double height reception
4 x 13 person lifts
Basement car parking
Highly flexible, low maintenance
energy-efficient air conditioning
Minimum 2.7m clear floor to ceiling height
150mm raised floor
LG7 compliant lighting
Retained Portland stone facade
'Excellent' BREEAM rating

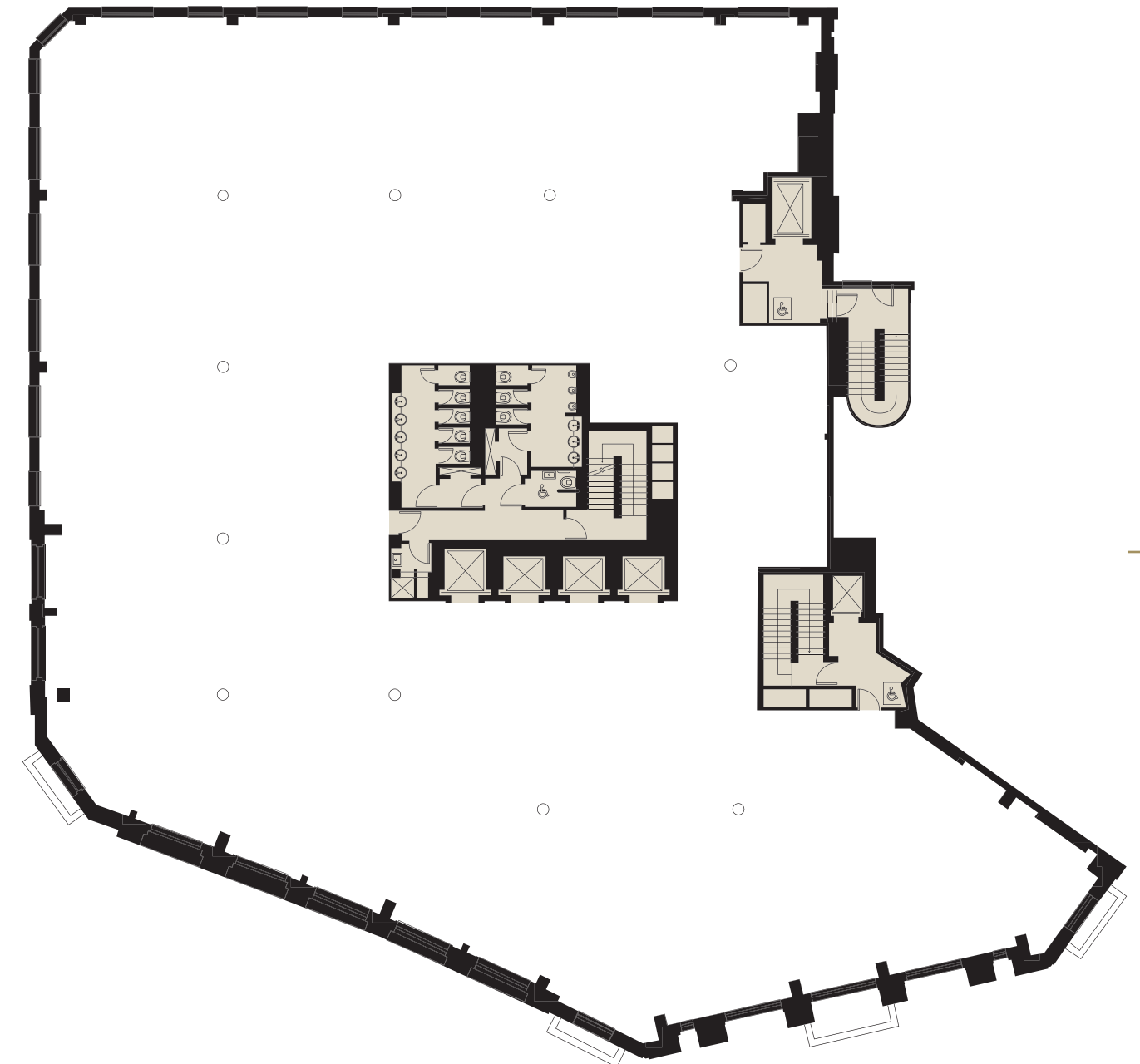
SUMMARY

GROUND



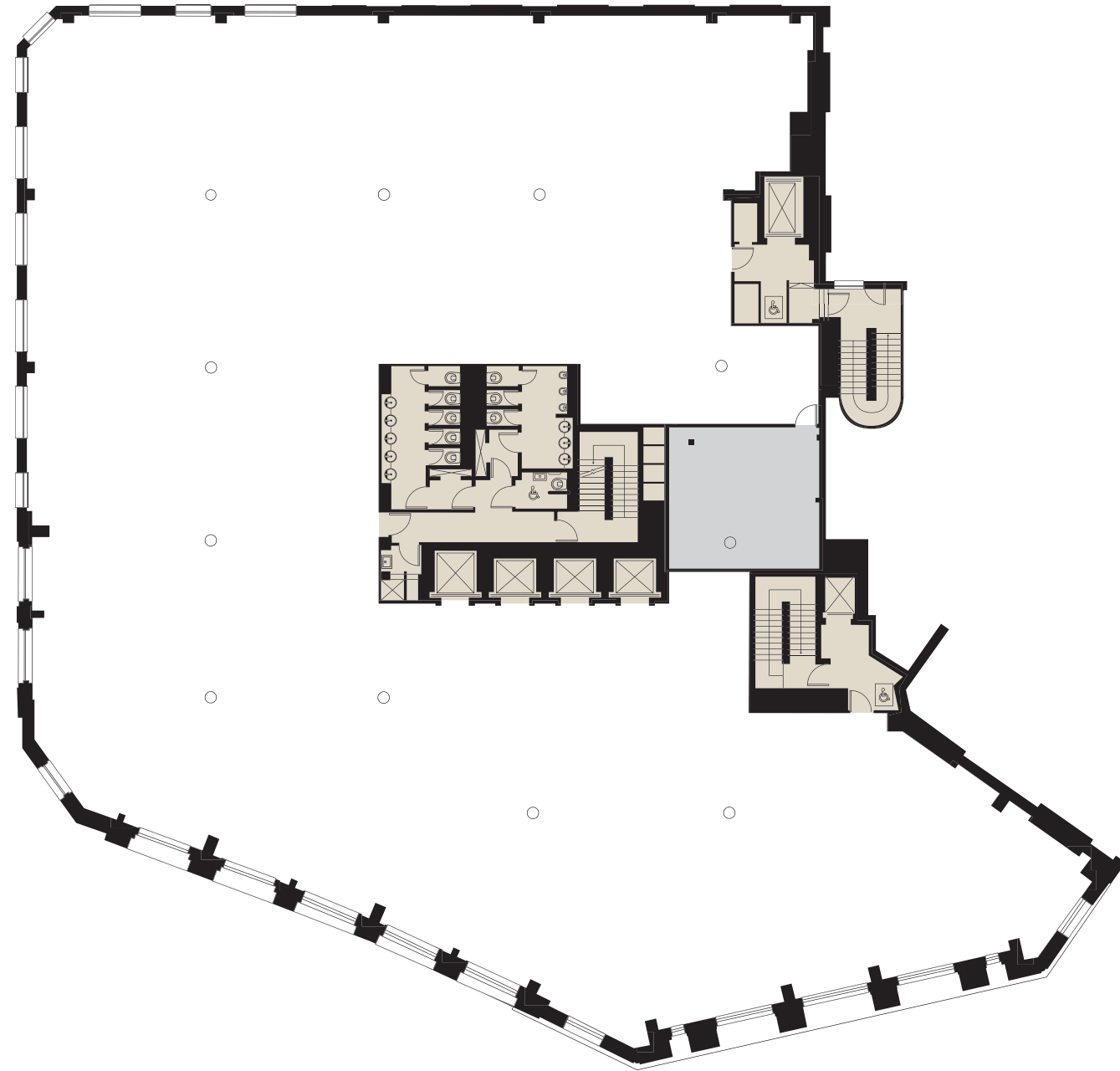
NOT TO SCALE, FOR INDICATIVE PURPOSES ONLY

LEVEL 3
(TYPICAL FLOOR)



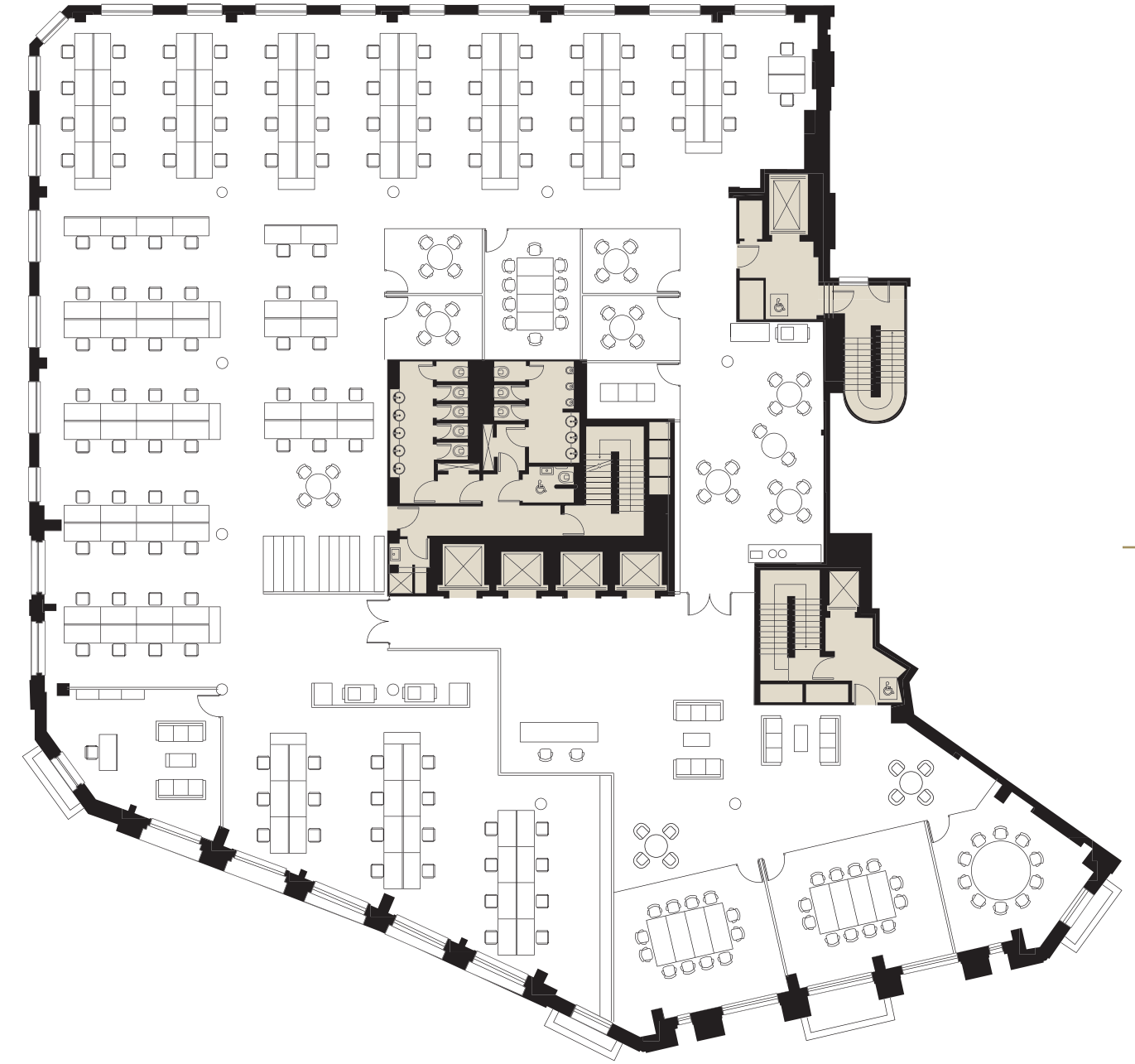
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LEVEL 5



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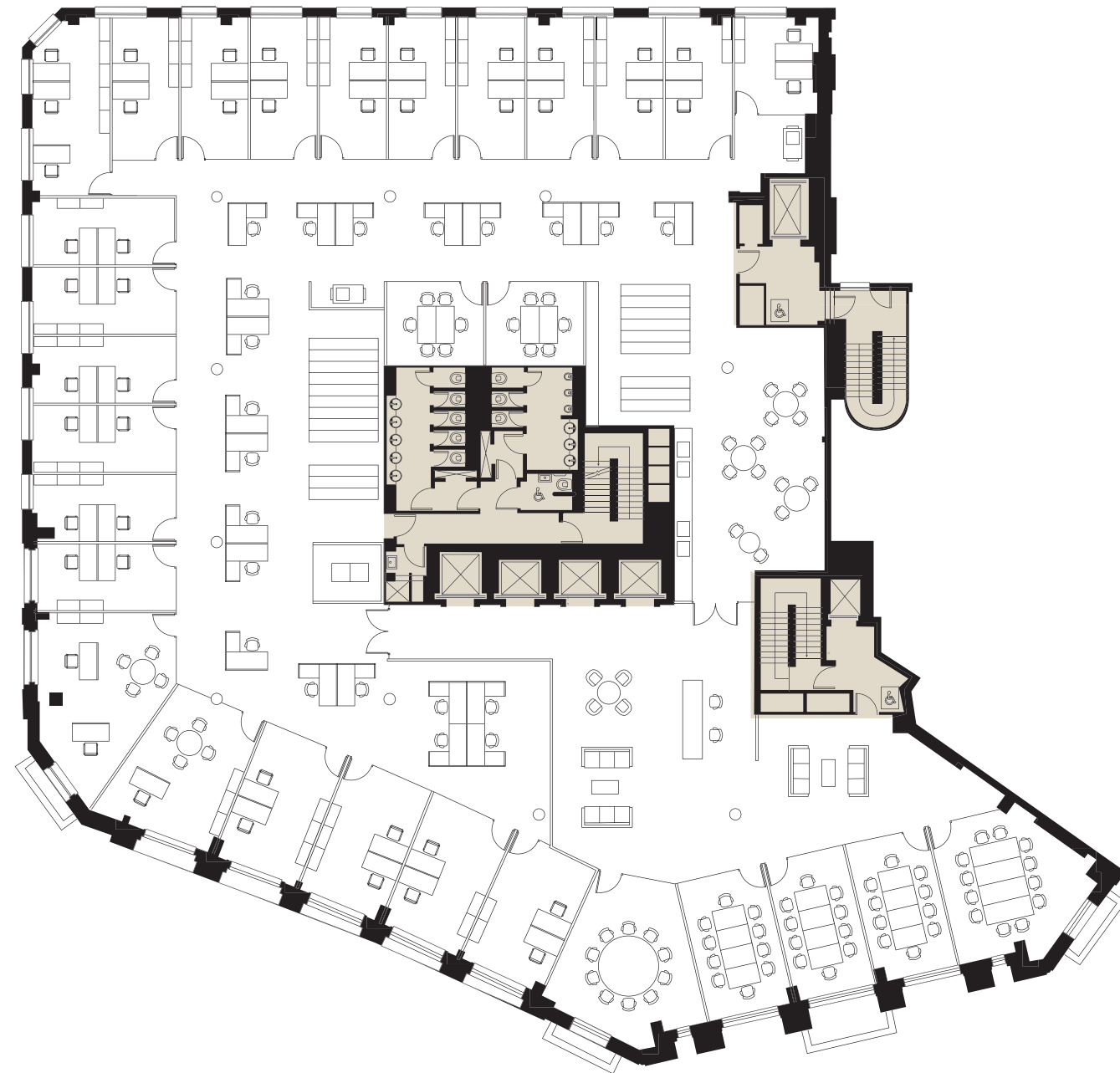
OPEN PLAN



NOT TO SCALE, FOR INDICATIVE PURPOSES ONLY

- 1 Reception
- 4 4 person meeting rooms
- 2 10 person meeting rooms
- 2 12 person meeting rooms
- 1 Break out area
- 2 Copy areas
- 1 Rolling storage area
- 1 Comms room
- 1 In cellular office
- 126 Open plan
- 129 Total
- 10 M² per person

CELLULAR



1	Reception
2	6 person meeting rooms
4	10 person meeting rooms
1	12 person meeting room
1	Break out area
2	Copy areas
2	Rolling storage areas
1	Comms room
46	In cellular office
21	Open plan
69	Total
18.6	M ² per person

NOT TO SCALE, FOR INDICATIVE PURPOSES ONLY

The principal existing Portland Stone elevations are retained and refurbished. New facades to the remaining elevations Drury Lane and Kean Street are of traditionally detailed red brick and reconstructed stone.

Eight levels of offices are provided from the 1st to 8th floors, with seven high specification residential apartments provided on the 9th and 10th floors, centred on a private landscaped courtyard with a self-contained entrance from Kean Street. In addition to the David Collins designed reception area, the ground floor provides the loading bay for deliveries with access to basement car park with car, cycle and motor cycle spaces, along with changing rooms, lockers, shower facilities.

The main core incorporates four lifts of 13 person passenger capacity, one of which serves as a dual passenger/good's lift, (1,250 kg capacity,) a fire escape stair and plant space. A separate refuse hoist is provided to serve basement retail and office refuse storage. There is a car lift giving access from Kean Street to the basement car park and cycle storage.

The new structure is a reinforced concrete frame supporting post-tensioned concrete floor-slabs, the office floors are designed to accommodate a uniform superimposed live load of 4.0 + 1.0 kn/m². In addition a superimposed dead load of 1.0 kn/m will be allowed.

The office suspended ceilings have a planning grid based on a 1.5 m module, which provides design flexibility for partitioning options for cellular and open plan layouts. The suspended ceilings are metal tiles with sound-absorbent mineral wool padding and acoustic shrouds over services. Perimeter and central zone suspended plasterboard incorporate lighting layout, smoke detection.

- Overall occupancy: 1 person per 10 m²
- Escape: 1 person per 6 m²
- Services: 1 person per 10 m²
- Toilets: 1 person per 14 m²
- Raised floor including tile depth: 150 mm
- Finished floor to ceiling – perimeter zone: 2,700 mm
- Finished floor to ceiling – central zone: 2,600 mm
- Slab to slab height: 3,410 mm

Perimeter walls and columns are dry lined with emulsion paint finish. MDF skirtings with eggshell paint finish. Internal columns are painted circular fair faced concrete finish.

High quality finish male and female toilets are provided plus unisex disabled toilets on all floors. Finishes include veneered cubicle panelling and doors with stainless steel ironmongery, ceramic tiled floors and walls, ceramic tiled duct panels, stone vanity unit tops, and full width mirrors over semi-countertop basins. Male and female showers, a unisex toilet and accessible showers are provided at basement level.

The building services have been designed to provide high quality, flexible and energy efficient installation in compliance with the BCO best practice specifications and the latest CIBSE and IEE guides and regulations.

The offices will be served by air conditioning units mounted within the accessible suspended ceilings. LTHW heating will be combined in the perimeter ac units. Two air-handling plant rooms located at ground and 5th floors will provide the fresh air supply to the office areas via risers to ceiling voids on each floor to supply ducted air delivered into the office space through diffusers in the ac units within the ceilings.

The main LV switchboard(s) will serve the mechanical services, fire systems, vertical transportation and rising bus-bars for lighting and small power. The LV panel(s) will be of sufficient size to enable the inclusion of all equipment to cater for the specified tenant's additional loads. The distribution will provide flexibility for separate metering and sub-metering of multiple tenancies. Generally, local meters/sub-meters will be provided under the base-build installation. Any additional local, tenant area sub-meters are to be provided by the tenant.

Small power will be provided throughout the building, via landlord and tenants' lighting and small power distribution boards. In addition space will be allowed for a tenant's supplied small power distribution board in each electrical riser. The developer will not be providing the small power distribution board(s) or under floor track system.

All lighting provided will meet the relevant codes. Control of lighting will be zonal, such that each lighting control zone will cover a floor area of no greater than 40 m². Emergency lighting will be self-contained emergency luminaires. Office area luminaires will be of the high frequency fluorescent type with digital dimmable ballasts. Office area lighting will be provided with an automatic programmable lighting control system with presence detector, and daylight sensor coverage.

A combined fully addressable fire alarm and detection system Type L2 will be provided throughout. A security position in the reception area will be manned on a 24 hour per day/365 days per year. A CCTV system will be provided to monitor the perimeter of the building at ground floor, the entrance area, loading bay and car park. An audio visual entry phone system, integrated with a proximity card access control system and intruder alarms, will be provided for the main entrance to the building. The office floors will have access control and intruder alarms from the main stair cores.

An intake rooms will be provided within the basement to accommodate equipment frames and diverse routing of incoming cabling. A network of tray work will link to a vertical tray within each IT riser.

Design criteria:

Outside Temperatures

- Summer: 29° C db 20° C wb
- Winter: -4° C Sat
- Maximum ambient operating temperature for operation of chiller: 35° C db
- Offices
- Summer: 22° C db ± 2° C
- Winter: 21° C db ± 2° C

Space will be provided within air handling plant for humidification. Provision for electrical supply to such a humidifier will be included

- Staircases: 18° C db minimum
- Toilets: 19° C db minimum

Base cooling loads

- Lighting: 15 W/m² to general office floors
- Small power general office areas: 25 W/m² for general office, with additional 10 W/m² in distribution risers (additional cooling plant required for this)
- Occupancy: 1 person per 10 m² overall

Fresh air

Fresh air provision to office: 12 l/s per occupant, based on overall 1 occupant per 10 m². [This allows for nominal provision of conference/large meeting room space, which would still provide above 8 l/s per person (minimum recommended rate stated by BCO)]

Air change rates

- Toilets 10 A/C extract

Electrical

- a) Electrical loads
 - Lighting – Office: 15 W/m² allowance (target 12 W/m²)
- b) Small power loads Office (W/m²)
 - At high voltage: 20
 - At LV switchgear: 20
 - Sub-mains/risers: 25
 - Distribution boards: 25 + 10

Lighting levels

- Offices: 350 lux
- Stairs: 150 lux
- Toilets: 150 lux

Acoustic criteria

- Offices: NR 38 maximum
- Toilets: NR 45
- External: In accordance with WCC environmental criteria.

Environmental

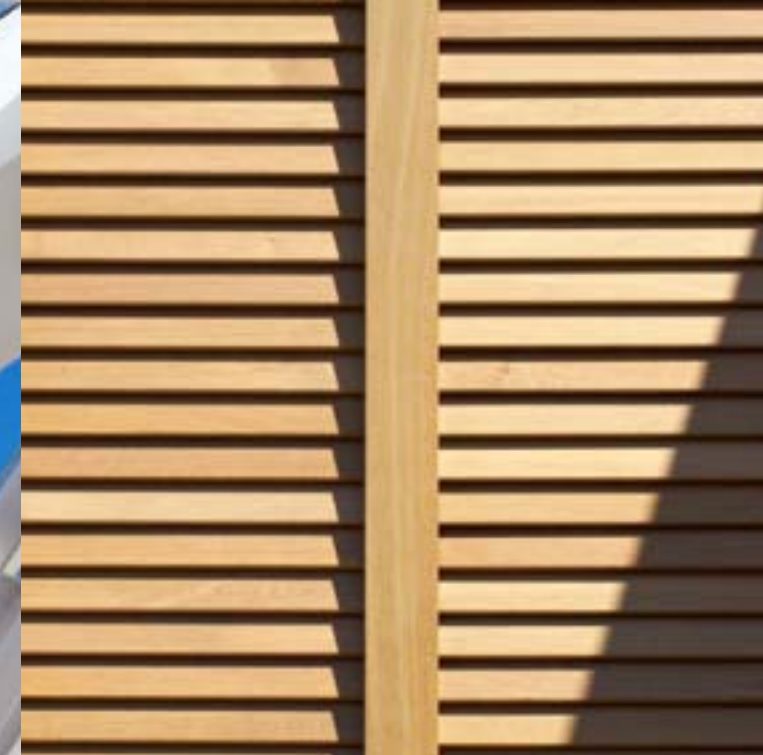
The development has achieved an 'Excellent' BREEAM rating.

SPECIFICATION



RESIDENTIAL

At the top of the building, seven stunning apartments take up the 9th and 10th floors and offer the ultimate in the Central London living. Set around a landscaped central courtyard, the apartments have their own private entrance and dedicated parking in the building's underground car park.



CONTACT

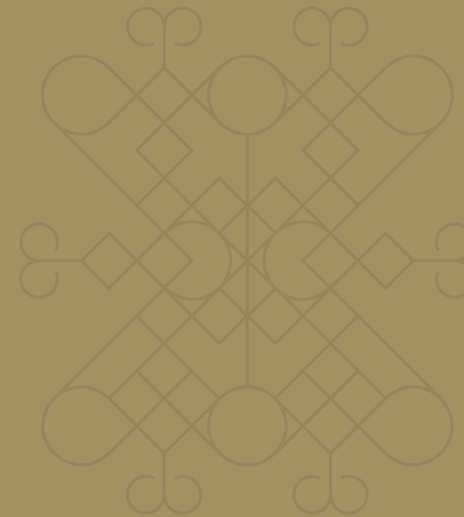


Christopher Thompson
020 7399 5353
christopher.thompson@eu.jll.com

Dan Burn
020 7399 596
dan.burn@eu.jll.com

Alistair Subba Row
020 7855 3555
asubbarow@farebrother.net

Charles Thompson
020 7855 3554
cthompson@farebrother.net



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UK & European have an extensive development program with current projects totalling over 800,000 sq ft in office, industrial, residential and mixed use throughout the UK. They are part of the Lewis Trust Group, one of the UK's largest privately owned companies.

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