

152-158 OLD STREET, EC1
RETAIL & RESTAURANT OPPORTUNITY

**OLD STREET
JUST GOT
BRIGHTER**

Retail units at 152-158 Old Street sit prominently along Old Street.



BUILDING

Located in the heart of Old Street, the building is a 160,000 sq ft development home to 153,000 sq ft of office space and four restaurant/retail units fronting onto Old Street. 4,659 sq ft of restaurant/retail space remains available.

You're in good company – restaurant unit 1 has been pre-let to Tayer; a new and exciting twist on a cocktail bar & restaurant from the winners of 'The World's 50 Best Bars' award. 116,500 sq ft of the office accommodation has been pre-let to Turner (including CNN, HBO and Warner Bros.).

In-house and on-site management by Great Portland Estates plc.



Looking east towards Old Street roundabout with Unit 1 in the foreground.

OLD STREET REGENERATION

THE £25 MILLION OVERHAUL OF OLD STREET WILL INCLUDE SEGREGATED CYCLE LANES AND A NEW PEDESTRIANISED PUBLIC SPACE

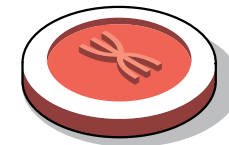
Replacing the existing underground entrances, a new main entrance to Old Street station will be accessible from the newly built surface-level peninsula. With signal-controlled pedestrian crossings and improved facilities for cyclists, 'the gateway to Tech City' will be transformed into a pedestrian and cyclist friendly environment. The redevelopment of Old Street Roundabout will commence in late 2018.



CGI of TFL's £25m Old Street Roundabout planned redevelopment.

THE ELIZABETH LINE

The Elizabeth Line will provide direct and fast access to Old Street and beyond. The Elizabeth Line station at Liverpool Street is just a five-minute walk from Spectrum.



10%

Increase to London's rail capacity – the largest since Victorian times

48

Trains an hour

4G

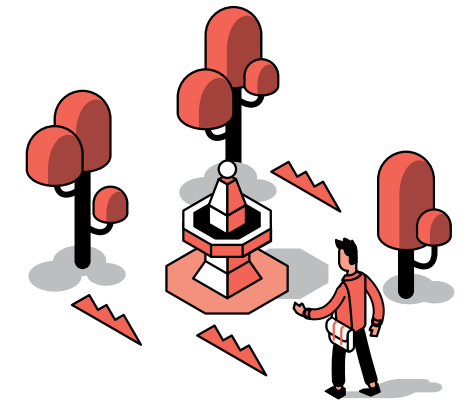
And WiFi available on all trains

200m

Long trains with space for up to 1,500 passengers

40

New connections between Heathrow and Abbey Wood, including 10 new stations and improvements to many more



WHO KNOWS WHAT'S AROUND THE CORNER?*

*apart from London's coolest streetlife, eatlife and nightlife, that is!

HOTELS

- 1 The Zetter Townhouse
- 2 The Boundary Project
- 3 The Hoxton
- 4 Ace Hotel
- 5 Shoreditch House

RESTAURANTS

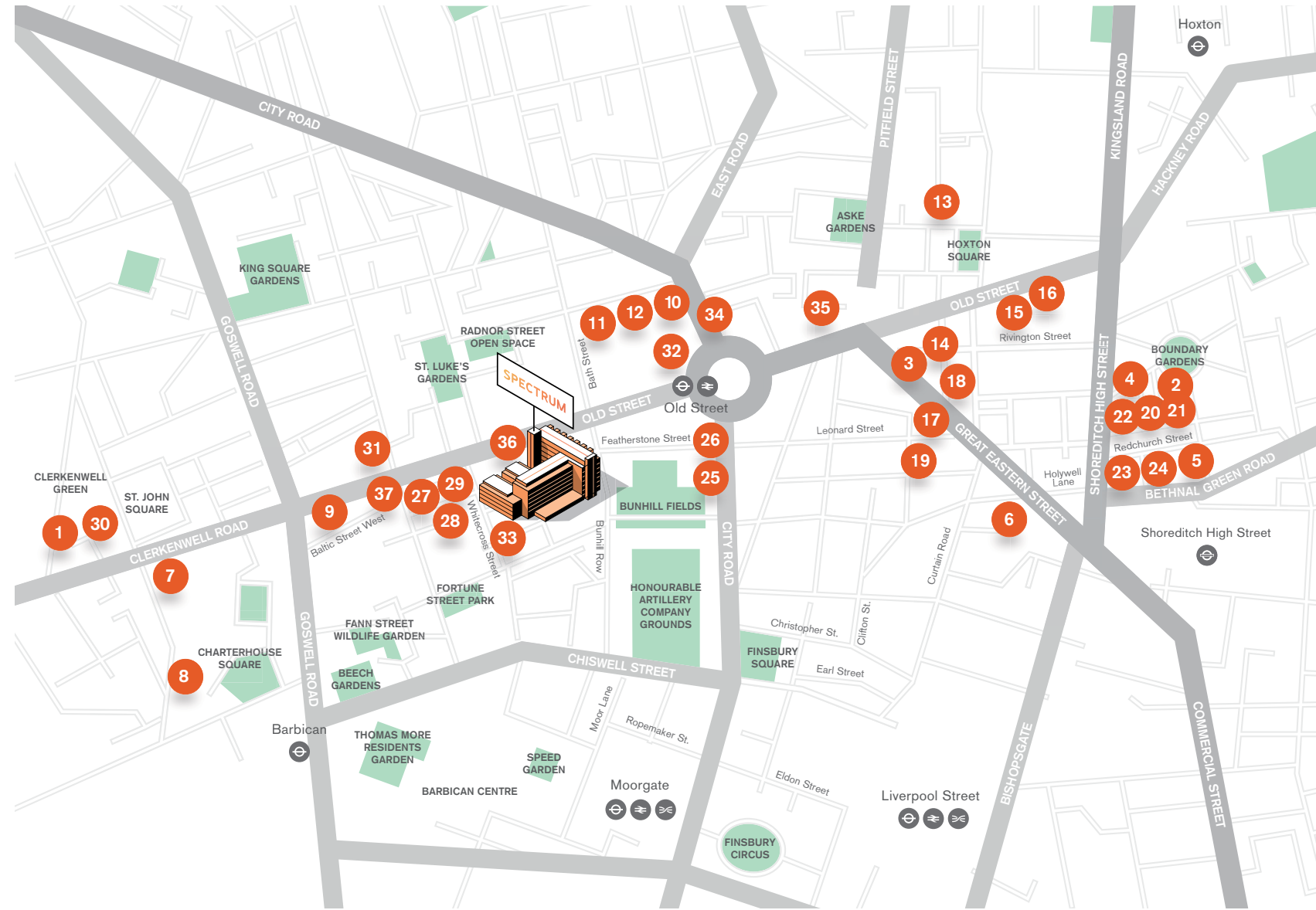
- 6 Dinerama
- 7 Luca
- 8 St. John Bar & Restaurant
- 9 Clerkenwell Grind
- 10 Ceviche
- 11 Bone Daddies
- 12 Honest Burgers
- 13 Radio Alice
- 14 Tramshed
- 15 Brindisa
- 16 The Clove Club
- 17 The Book Club
- 18 Merchants Tavern
- 19 Oklava
- 20 Dishoom
- 21 Albion
- 22 Andina
- 23 Pizza East
- 24 Lyles
- 25 Nuala
- 26 Passo
- 27 Jane Roe Kitchen
- 28 Posh Burger Co.
- 29 Monohon Ramen

CAFÉS

- 30 The Modern Pantry
- 31 Look Mum No Hands!
- 32 Shoreditch Grind
- 33 Whitecross Market

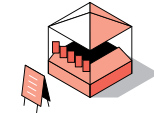
BARS

- 34 Nightjar
- 35 Bounce
- 36 Tayer
- 37 The Gibson Bar



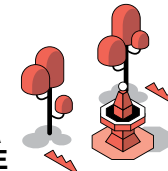
GOING OUT FOR A BITE OR STAYING FOR A FEW DRINKS

3



MARKETS FOR EXCITING STREET FOOD, FOOD TRUCKS & POP-UP EVENTS

7



GREEN SPACES WITHIN A 7-MINUTE WALK

18+



LOCAL CAFÉS FOR YOUR DAILY CAFFEINE HIT

18+



PLACES TO ENERGISE THE MIND, BODY AND SOUL

25+



MICHELIN RATED RESTAURANTS

30+



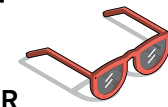
WAYS TO WIND DOWN WITH A DRINK AFTER WORK

40+



LUNCHTIME FAVOURITES PERFECT FOR A QUICK BITE

100+



VENUES WITH OUTDOOR SPACES



MEET THE NEIGHBOURS

Old Street's 'Tech City' is already home to an impressive array of dynamic companies, from tech start-ups to established financial institutions, together creating a diverse mix of the traditional with a new entrepreneurial business spirit. All in one place.

£5.1BN

ESTIMATED TO BE GENERATED BY OLD STREET IN GROSS VALUE ADDED (GVA) ANNUALLY



53,000

WORKERS AND 12,500 RESIDENTS ARE ESTIMATED TO LIVE AND WORK IN THE OLD STREET DISTRICT



9,600

NEW OFFICE JOBS AND 1,500-2,000 NEW RESIDENTS ARE ESTIMATED BY 2020



Source: The Old Street Partnership Economic Research – Executive Summary



LOCAL OCCUPIERS

Adobe

AKQA

ALLEGIS GROUP

alteryx

amazon

BIO

Bloomberg



bulthaup



Canon

CBS

Crabtree & Evelyn LONDON

digital

Deloitte Digital

EMAP

END.

Expedia

FARFETCH

GREY

Hill+Knowlton Strategies

i-D

inmarsat

JOHN BROWN

Knoll

L.K.Bennett London

Mind Candy

monzo

MORNINGSTAR



MULLENLOWE GROUP

NEX

nexmo

NTT Communications

OASIS [WAREHOUSE]

OpenTable

Pivotal

RED BADGER

R/GA

stripe

svb Silicon Valley Bank

techspace

turner

Unilever

VICE

wework

wipro

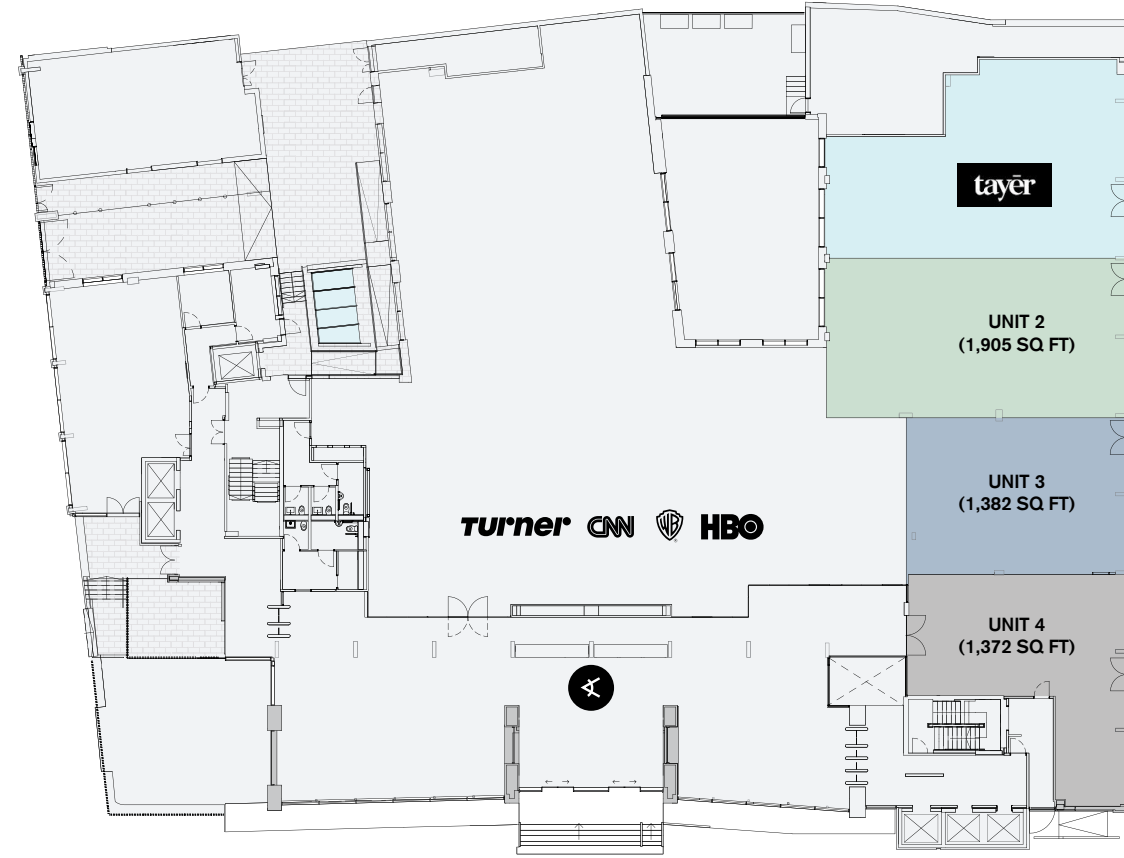
ZenSar TECHNOLOGIES



Main office reception looking towards entrance to Unit 4.

GROUND FLOOR: AVAILABLE UNITS

Unit		sq ft	sq m
Restaurant	Unit 1	Let	Tayer
Restaurant	Unit 2	1,905	177
Retail	Unit 3	1,382	128
Café	Unit 4	1,372	128
Total		4,659	433



MAIN OFFICE
ENTRANCE

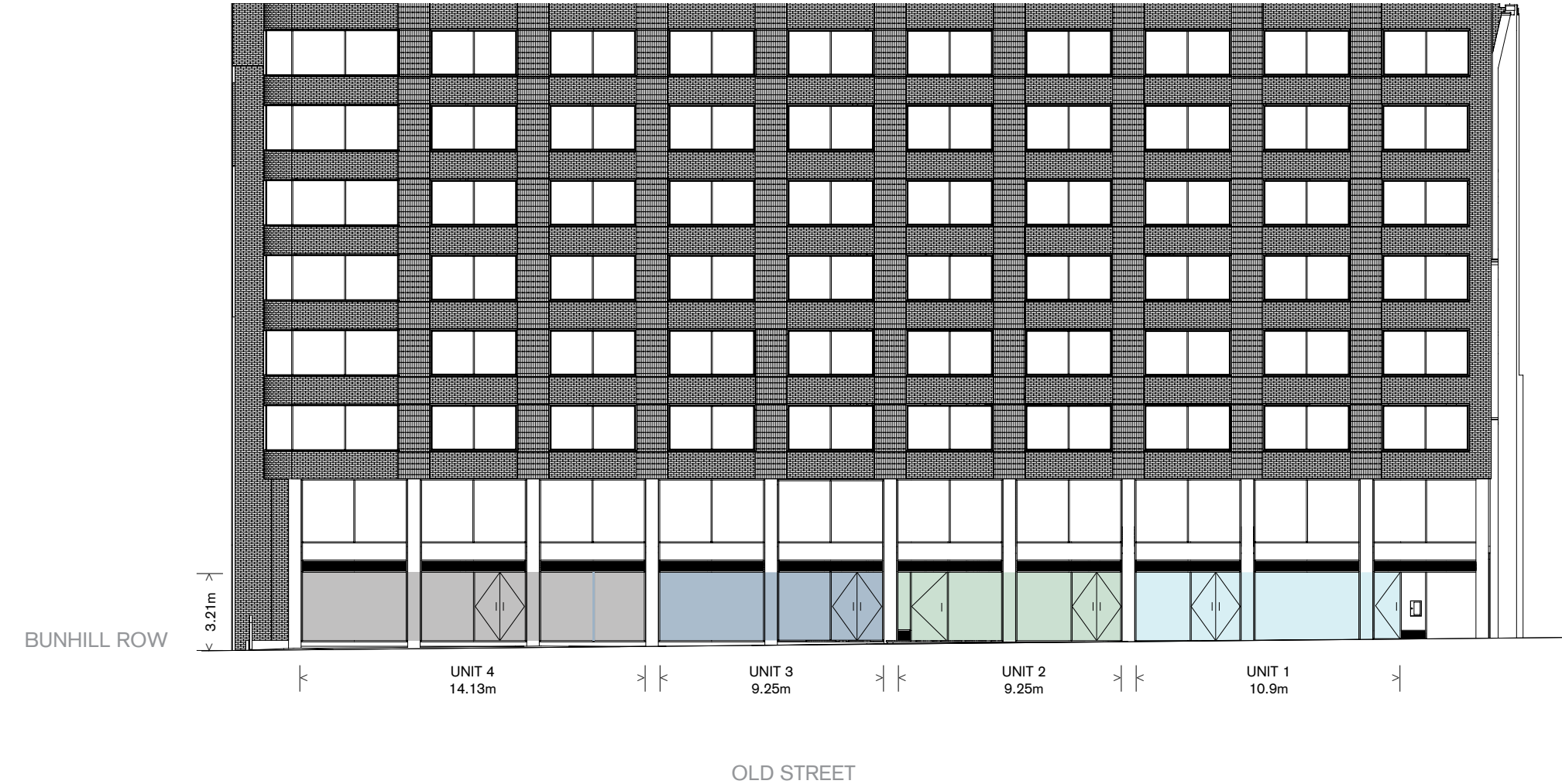
BUNHILL ROW

N →

OLD STREET

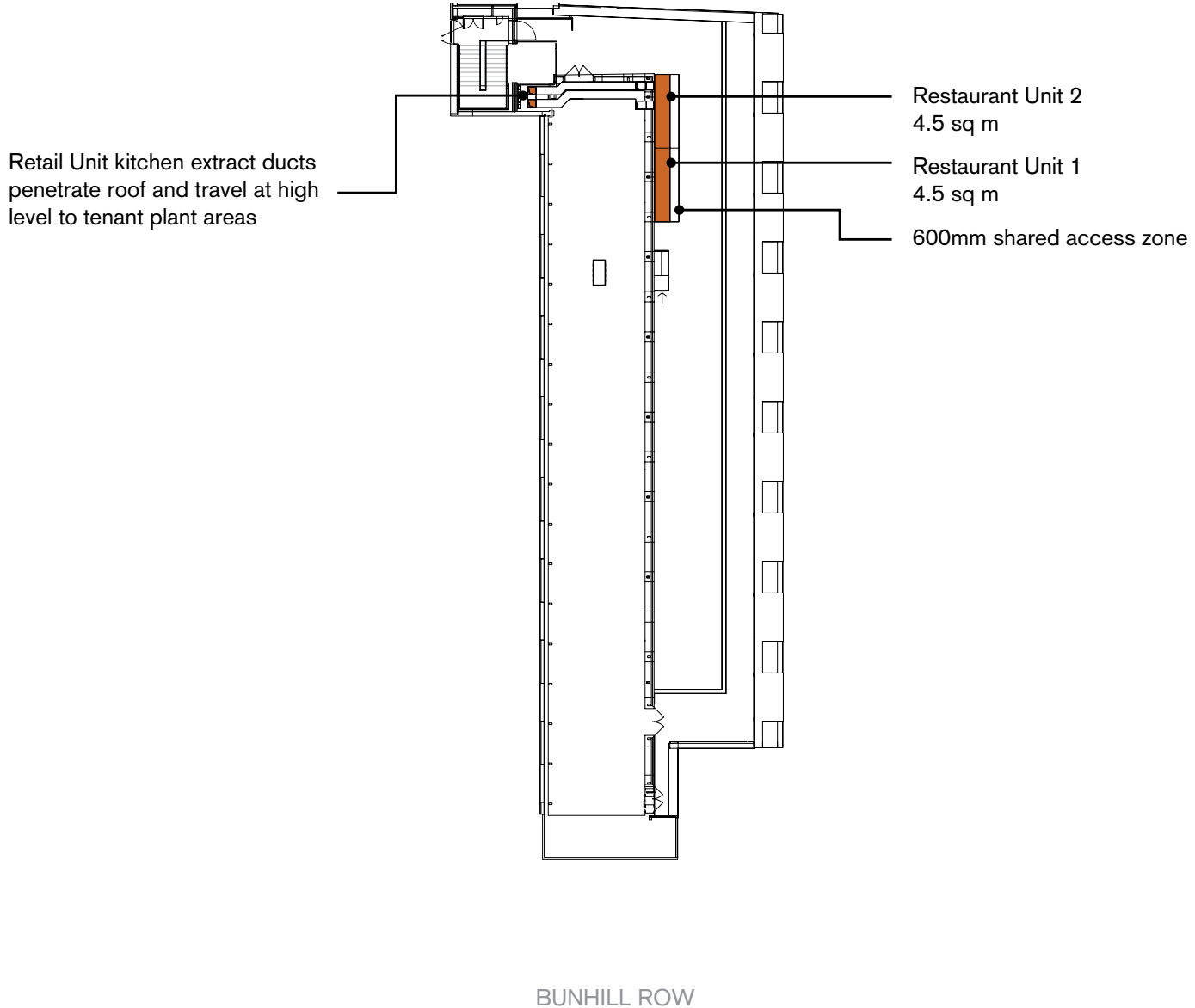
Plans not to scale. For identification purposes only.

OLD STREET ELEVATION



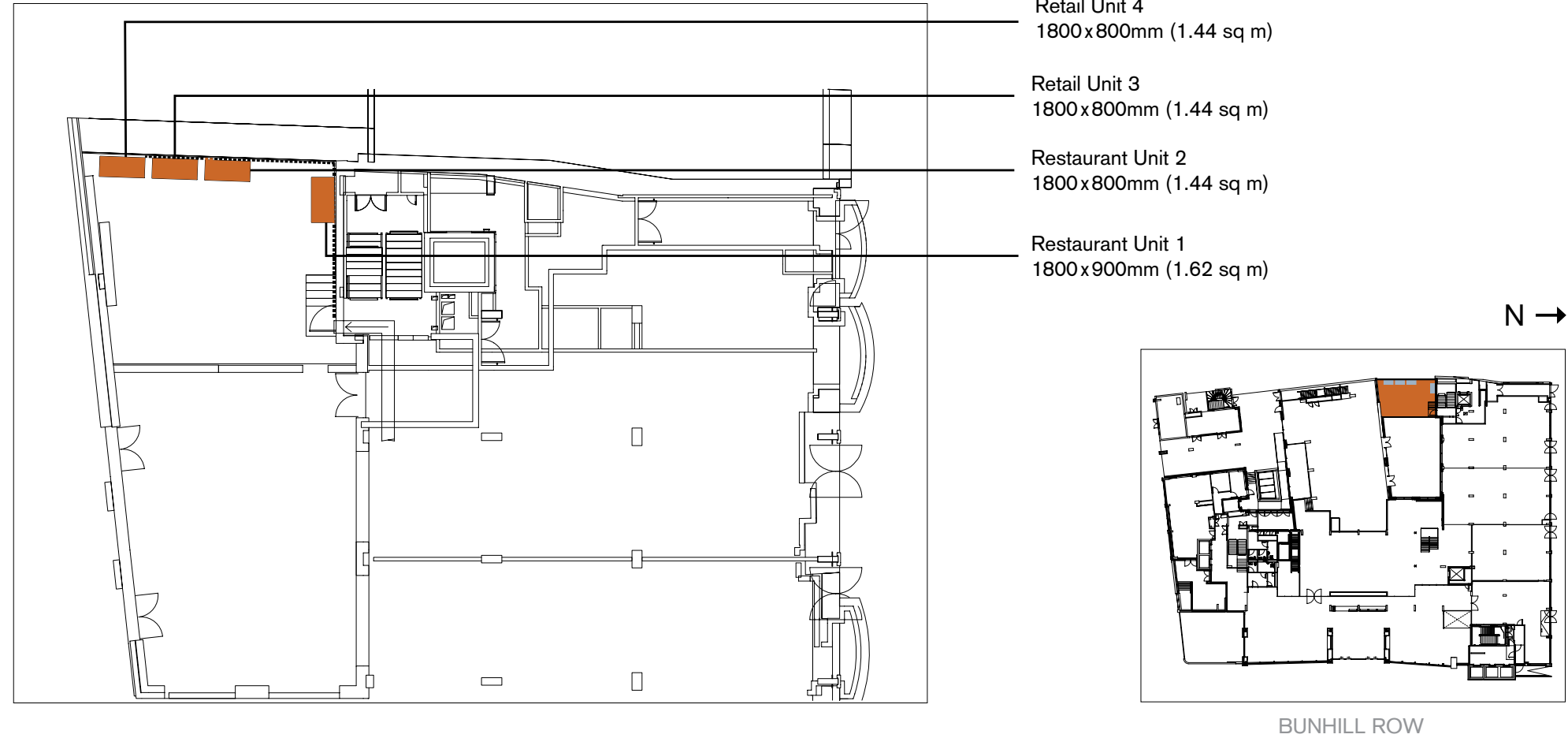
PLANT PLAN FOR RESTAURANT EXTRACT

OLD STREET ROOFTOP



PLANT PLAN CONDENSER LOCATION

GROUND FLOOR



SPECIFICATION

1. STRUCTURE

1.1 Floor Loading Allowances

The following loading allowances have been adopted in the design of the structural frame:

Ground floor	kN/m ²
Superimposed dead load	
Floor finishes, ceiling & services	0.85

Live

Retail	4.00
--------	------

Finish floor to underside of slab	Underside of slab
Unit 2	+3.615m AFFL
Unit 3	+3.650m AFFL
Unit 4	+3.525m AFFL

Floor finishes zone	Structural slab to FFL
Unit 2	60mm
Unit 3	30mm
Unit 4	135mm

2. GENERAL OPERATION

2.1 Servicing and Deliveries

Deliveries to the retail/restaurant units will take place from Old Street outside of the loading restrictions which operate on this road from 7am–10am and from 4pm–7pm Monday to Friday, and from 8am–1.30pm on a Saturday.

3. FINISHES

3.1 Façade

Large format double glazed shopfronts to the Old Street frontage are set within aluminium frames with aluminium capping.

All shopfront glazing to comprise double glazed, toughened and laminated glass.

The Landlord will provide glazed shopfronts.

Any Tenant modifications will be subject to Landlord and Islington Council approvals. The glazed units are generally a maximum of 4.2m wide by 2.8m tall where no doors are incorporated within the bay and a maximum of 2.2m wide by 2.8m tall where double glass doors are incorporated.

A zone of architectural louvres in front of an insulated panel is incorporated at the top of the shopfront units to facilitate the Tenant's ventilation services.

A spandrel panel with colourback glass facing is incorporated above the louvres.

Ventilated gas intake and metering housing is located to the side of the shopfronts of units 1 and 2. This has louvres at high and low level in keeping with the remaining shopfront.

3.2 Signage

All external and internal signage located within 1m of the shopfronts will be in accordance with the Landlord signage strategy drawings and local authority approval. Support fixings and wire-ways will be incorporated into the vertical shopfront framing within the spandrel panel zone at the top of the ground floor shopfront surround. This will facilitate the mounting of retail signage on a standard projecting sign typically arranged at 4.8m centred across the façade (one per unit). All signage will require Landlord's approval and planning consent.

SPECIFICATION

4. BUILDING SERVICES

Public health

Foul drainage 1.8l/s per retail unit

Electrical

Total electrical allowance 300 W/m², 400 Volt, 3 phase supply

To allow for: Heating and cooling
Hot water
Small power
Lighting
Ventilation

5. MECHANICAL SERVICES

5.1 Ventilation

WC ventilation ducts route from high level within the respective retail units to roof level of the Old Street wing within the Landlord's risers in Core 5.

Ground floor high level openings with louvres on the façade will provide a means by which outside air can be drawn in to serve the retail unit.

5.2 Gas

Natural gas supplies taken from external main and routing to meter enclosures within the A3 retail units 1 and 2. Each capable of up to 20m³/hr per service. The meter is to be ordered and installed as part of the Tenant fit-out.

5.3 Retail Unit Cooling

A Tenant's plant space will be provided to locate condenser units on the roof plant area of the condenser plant zone located between Middle Wing and Old Street Wing on level 1. The Tenant will be responsible for this installation as part of their fit out works. The space has been allocated for air cooled heat pump units serving the Tenant's retail areas, i.e. the Tenant will be able to provide heating and cooling from plant in this location's associated refrigerant pipe work, cabling is to be installed by the retail Tenant to serve the retail unit via risers linked to the Tenant's condensers.

5.4 Retail Unit Heating

Retail Tenant to provide their own heat curtains as necessary as part of their fit-out works.

5.5 Louvre Provisions

Air louvres have been installed within the façade at ground floor, with blanking plates, for use by the retail Tenant for air relief purposes.

5.6 Restaurant Kitchen Extract Ductwork

There is a riser allowance zone of 500m x 500m within Core 5 for future kitchen extract ductwork to be installed by the Tenant and subject to planning.

6. ELECTRICAL SERVICES

6.1 Electricity Supplies

The Landlord will provide the Tenant with an electrical supply. The Landlord will provide the following:

Restaurant 2: A 100 Amp 3 phase supply terminated at an isolator will be provided, for fit-out by the Tenant.

Retail 3: A 100 Amp 3 phase supply terminated at an isolator will be provided, for fit-out by the Tenant.

Retail 4: A 100 Amp 3 phase supply terminated at an isolator will be provided, for fit-out by the Tenant.

SPECIFICATION

The supply will be metered from the Landlord's infrastructure supply.

Any alterations to the incoming supplies to suit alternative unit arrangements (i.e. combined) or alternative layouts will be by the Tenant and will be subject to availability and subject to prior agreement with the Landlord.

6.2 Telecommunications

For each retail unit, two 100mm diameter sleeves will be provided at ground level to allow future Tenant comms cables to enter the building via Old Street. In one of the sleeves BT will be installing a 20 pair cable with a PP box installed to the unit. The retailer will be required to make their own arrangements for new connections with their preferred supplier.

6.3 Fire Alarms

The Landlord will provide a fire alarm interface module for the Tenant to allow connection to the Landlord's fire detection and alarm system. The Tenant will be responsible for installing their own fire alarm system (using an installer to be agreed with the Landlord) which will be connected to the Landlord fire alarm system via the interface unit.

7. PUBLIC HEALTH SERVICES

7.1 Potable Water

Each retail unit will have an independent water supply fed from Old Street with a meter in the pavement. The tenant will need to contact Thames Water to activate the supply.

The Tenant will be responsible for backflow prevention devices above Cat 2 risk as part of approved fit out (e.g. injected drink vending, dish/glass washing equipment).

7.2 Drainage

The Landlord will provide foul drain connections to each retail unit. A vent pipe within each retail unit will terminate at roof level, to allow the Tenant to install a fully ventilated soil and waste drainage system within that demise if required. Should the retail Tenant require additional or diverse drainage connections they will be responsible for Landlord approval and its installation.

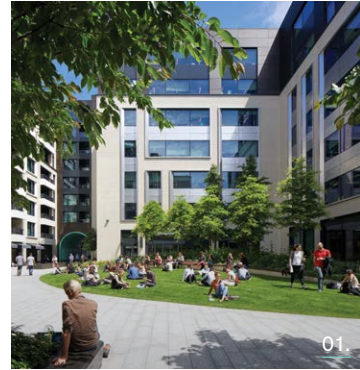
Drainage is provided to each A3 retail unit, located adjacent to the dividing partition. The drainage pipework for units 1 and 2 drops to Lower Ground Mezzanine level before routing to a foul water pumping station. The drainage is then pumped to route to the

sewer outfall located on Bunhill Row. Current pump capacity provides a storage allowance for 270 covers daily between both units. Ventilation stacks route from high level within the retail unit within the Landlord's Core 5 to atmosphere at roof level of the Old Street wing.

Drainage is provided to the A1 retail unit, located adjacent to the dividing partition. The drainage pipework drops to Lower Ground Mezzanine level and drains by gravity to the public sewer outfall located on Bunhill Row. Ventilation stacks route from high level within the retail unit within the Landlord's Core 1 to atmosphere at roof level of the Old Street wing.

TRACK RECORD OVER THE PAST FIVE YEARS

- 01. Rathbone Square, W1**
Let to Crosstown Doughnuts.
Size: 243,000 sq ft of offices
and 142 residential apartments.
- 02. 78/92 Great Portland Street, W1**
Let to Define and Clutch Café.
Size: 18,000 sq ft of offices,
15 residential apartments and
12,000 sq ft of retail space.
- 03. 30 Broadwick Street, W1**
Let to The Ivy Soho Brasserie,
Nespresso, October's Very Own
and Estée Lauder.
Size: 92,300 sq ft mixed use scheme.
- 04. 73/89 Oxford Street, W1**
Pre-let to Benetton and New Look.
Size: 87,000 sq ft mixed use scheme.
- 05. 55 Wells Street, W1**
Pre-let to Ottolenghi
Size: 34,000 sq ft mixed use scheme.
- 06. 95 Wigmore Street, W1**
Pre-let to Jason Atherton's
Social Wine & Tapas, Benugo,
Tisettanta London and Fendi Casa.
Size: 100,000 sq ft mixed use scheme.
- 07. Walmar House, W1**
Let to Hotel Chocolat, The North Face,
T2, Halfords Cycle Republic and
Pret A Manger.
Size: 56,500 mixed use scheme.
- 08. Piccadilly Buildings, SW1**
Let to Cath Kidston's UK flagship
store, Richoux, New & Lingwood,
Alfred Dunhill and the renowned
Wiltons restaurant.
Size: 187,100 sq ft mixed use scheme.



PIPELINE

- 09. Hanover Square, W1**
Size: 212,000 sq ft
mixed use scheme.
Due for completion Q3 2020.
- 10. Oxford House, W1**
Size: 116,000 sq ft
mixed use scheme.
Due for completion Q1 2021.
- 11. Cityside House, E1**
Size: 113,300 sq ft
mixed use scheme.
Due for completion Q4 2019.



DEVELOPMENT TEAM

SHELLEY SANDZER
Since 1923

BRUCE GILLINGHAM POLLARD

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Owner

Great Ropemaker Partnership (a 50:50 joint venture between Great Portland Estates plc and BP Pension a Ltd).

Developer

Great Portland Estates is a FTSE 250 property investment and development company owning £2.8 billion of office, retail and residential space in central London.

Our portfolio consists of 55 properties totalling 2.9 million sq ft, with a development programme totalling 1.7 million sq ft, 48% of the existing portfolio.

Architect

ORMS

Structural Engineer

Heyne Tillett Steel

Building Services Engineer

Hilson Moran

Project Manager

Jackson Coles

Planning Consultant

DP9

Cost Consultant

Exigere

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991. Great Portland Estates, on behalf and for the lessors of this property whose agents they are, give notice that: The particulars are set out as a general outline only for guidance of intending lessees and do not constitute, nor constitute part of, an offer or contract. SUBJECT TO CONTRACT. September 2018.

All dimensions are approximate and subject to verification at PC.



on behalf of The Great Ropemaker Partnership (A 50:50 joint venture with Ropemaker Properties Ltd)





