

THE
JOHNSON
BUILDING

**JOHNSON
GARDENS**

Farringdon, EC1

johnsongardens.london



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JOHNSON GARDENS

Farringdon's award-winning office campus

THE JOHNSON BUILDING

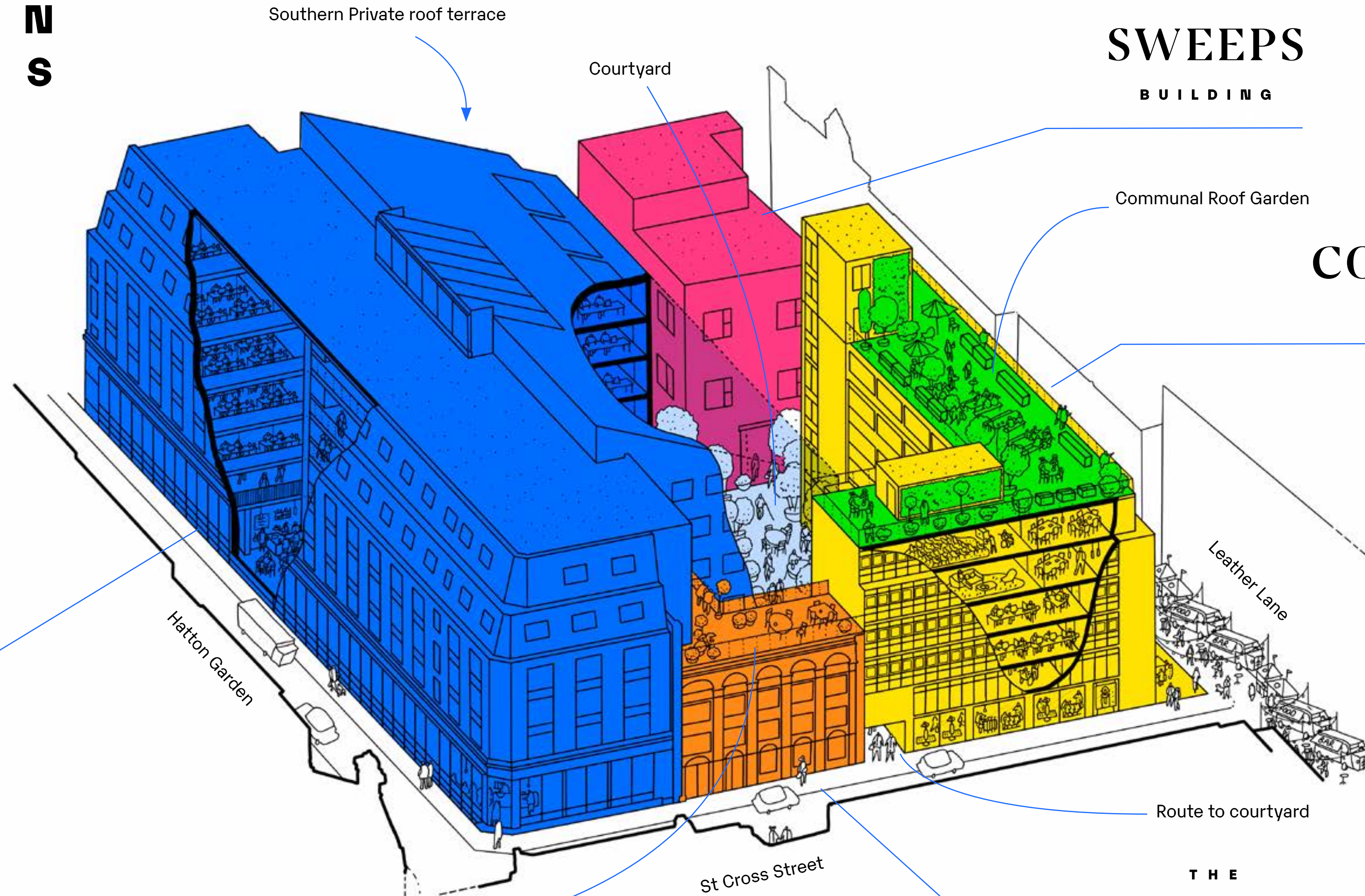
Southern Private roof terrace

Courtyard

THE SWEEPS BUILDING

Communal Roof Garden

THE COURTYARD BUILDING

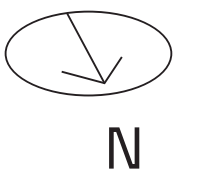


Northern Private roof terrace

St Cross Street

Route to courtyard

THE TOWNHOUSE BUILDING



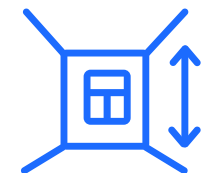
KEY CONSIDERATIONS



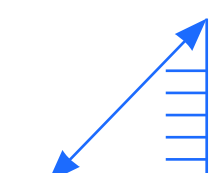
Ready now and low risk timing



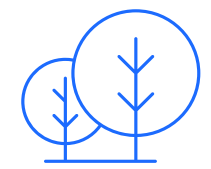
Fully Fitted



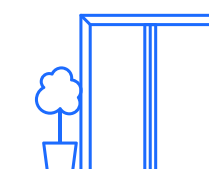
Right sizing opportunities



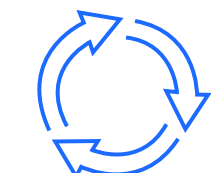
9,979 sq ft available



Excellent ESG credentials

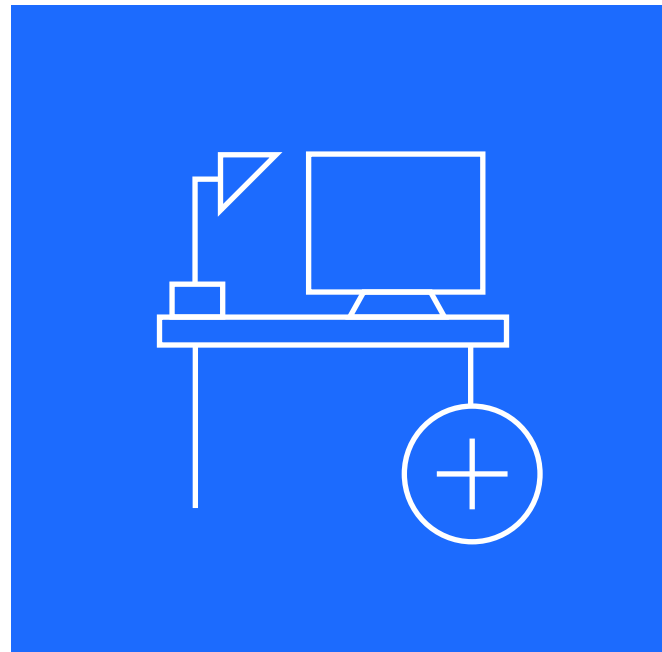


Huge communal roof garden



Major embodied carbon
life cycle benefits

YOUR BUSINESS YOUR CHOICE



CAT A+

Expertly designed, fully-fitted, furnished and fibred workspace allowing you to move in straight away.



CAT A+

Managed-Lite CAT A+ and more.

Our managed solution allows you to consolidate your costs into one monthly payment, enabling you to focus on what you do best; running your business.

WHAT'S INCLUDED IN THE PRICE	CAT A+	MANAGED-LITE
Fitted and furnished	✓	✓
Rent	✓	✓
Gym/Wellness studio	✓	✓
Changing rooms, bike store, shower facilities	✓	✓
Communal terrace	✓	✓
Pre-agreed reinstatement		✓
Service charge and building insurance		✓
Business rates		✓
Utilities		✓
Cleaning		✓
Fibre		✓

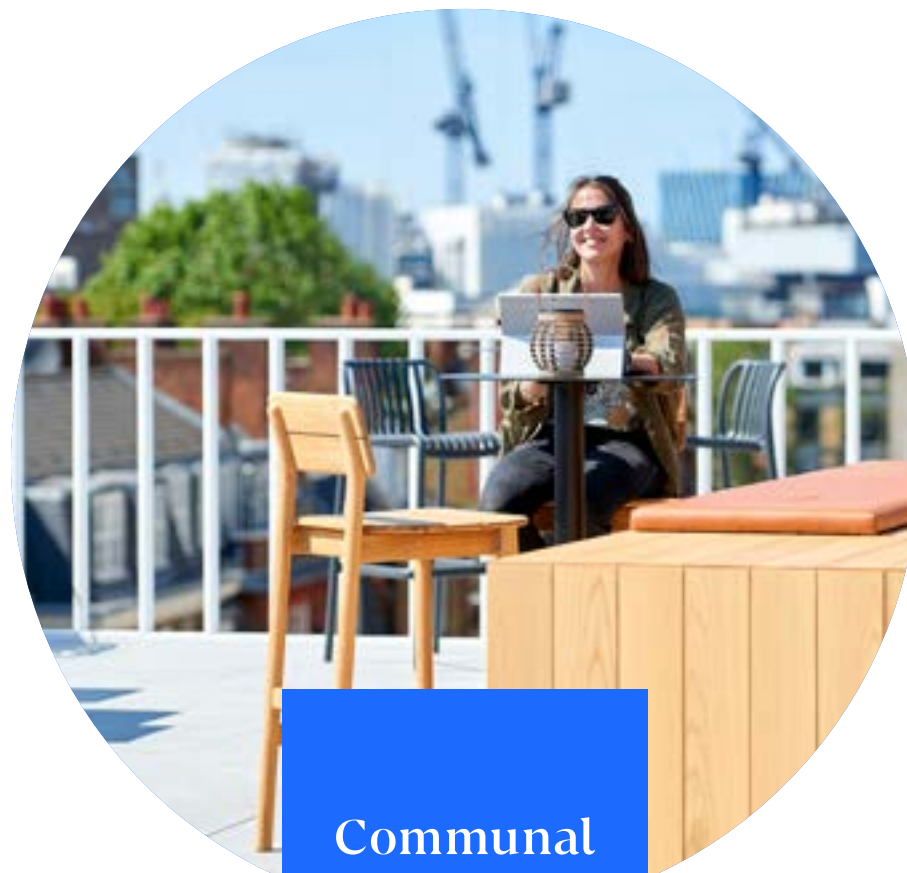
*Broker fees payable.



MORE THAN JUST AN OFFICE



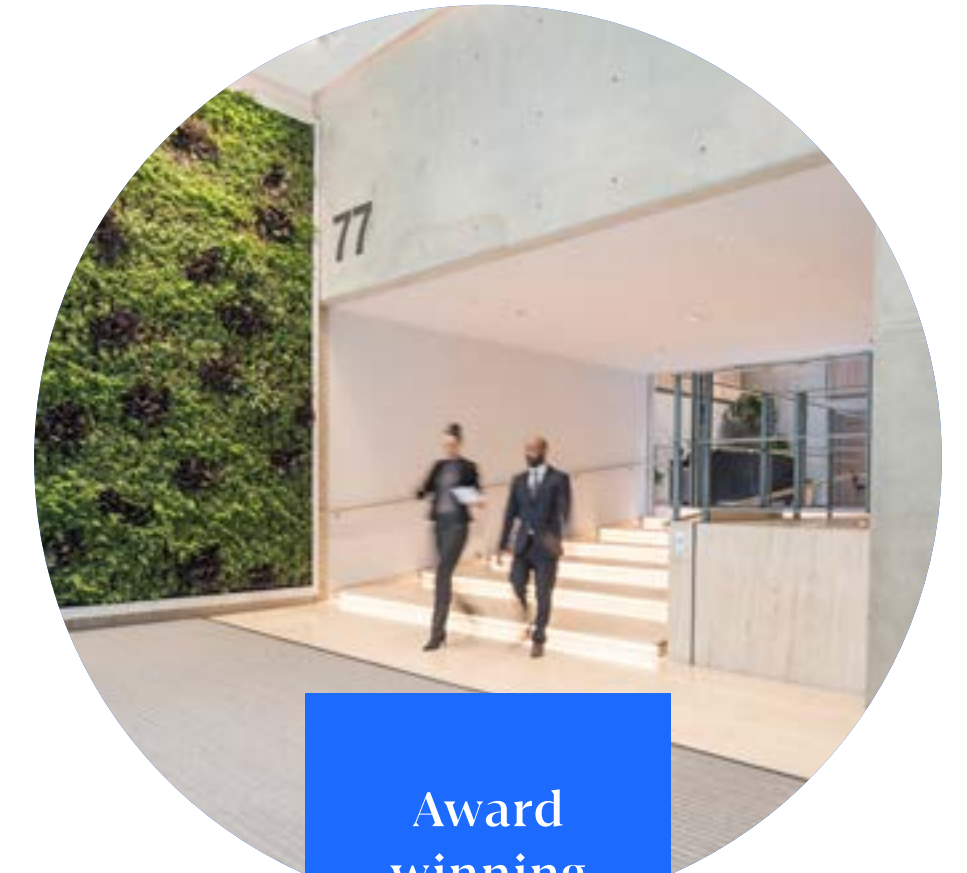
Landscaped courtyard



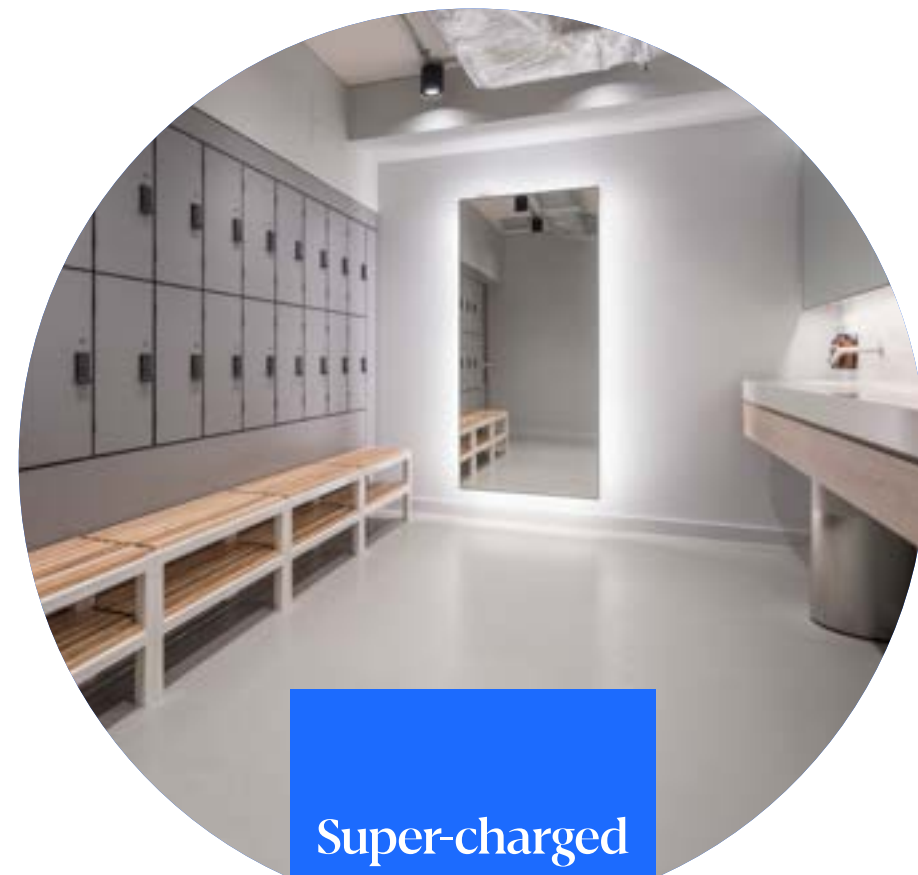
Communal roof garden



Wellness studio



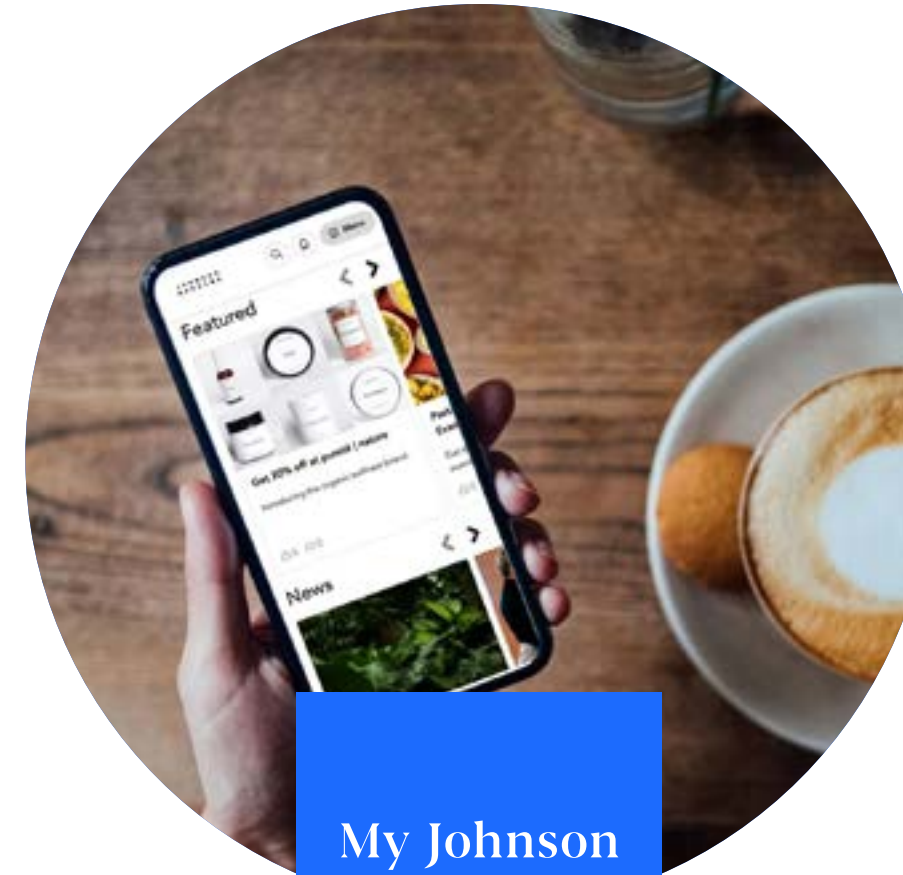
Award winning campus



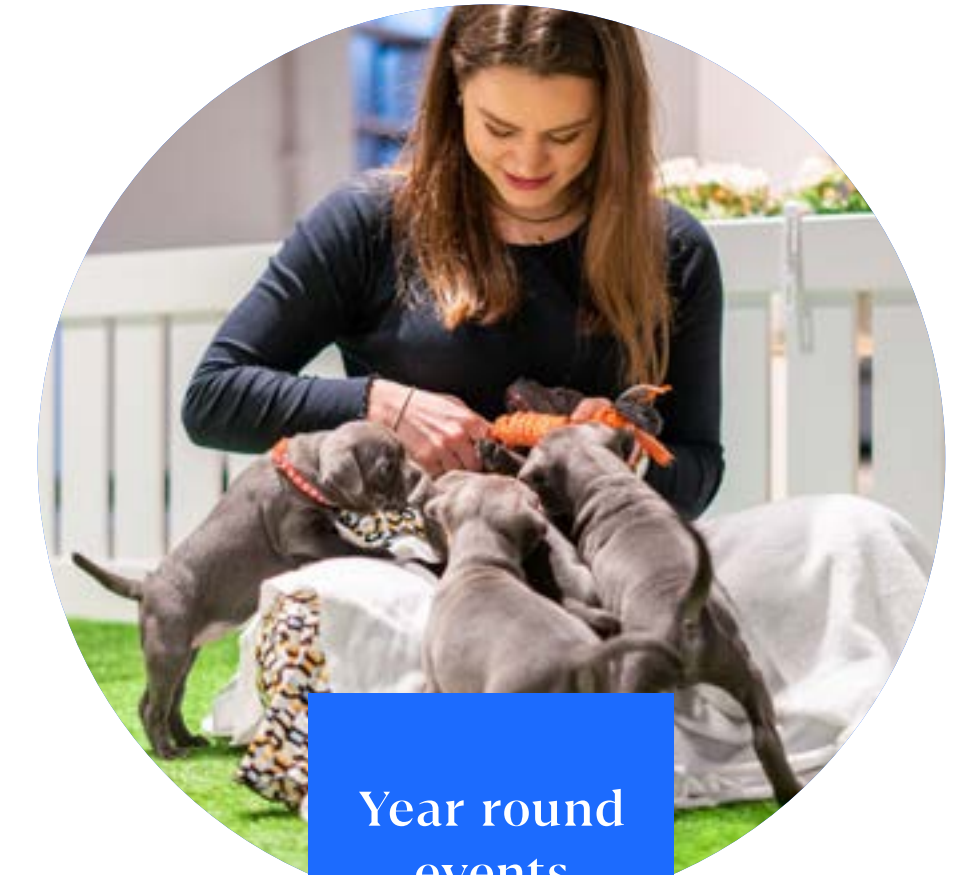
Super-charged commuter zone



On-site barista



My Johnson Gardens app



Year round events programme



**LONDON'S FINEST
IN FARRINGDON**



**ELIZABETH LINE,
THAMESLINK
AND 3 TUBE LINES
ON YOUR DOORSTEP**

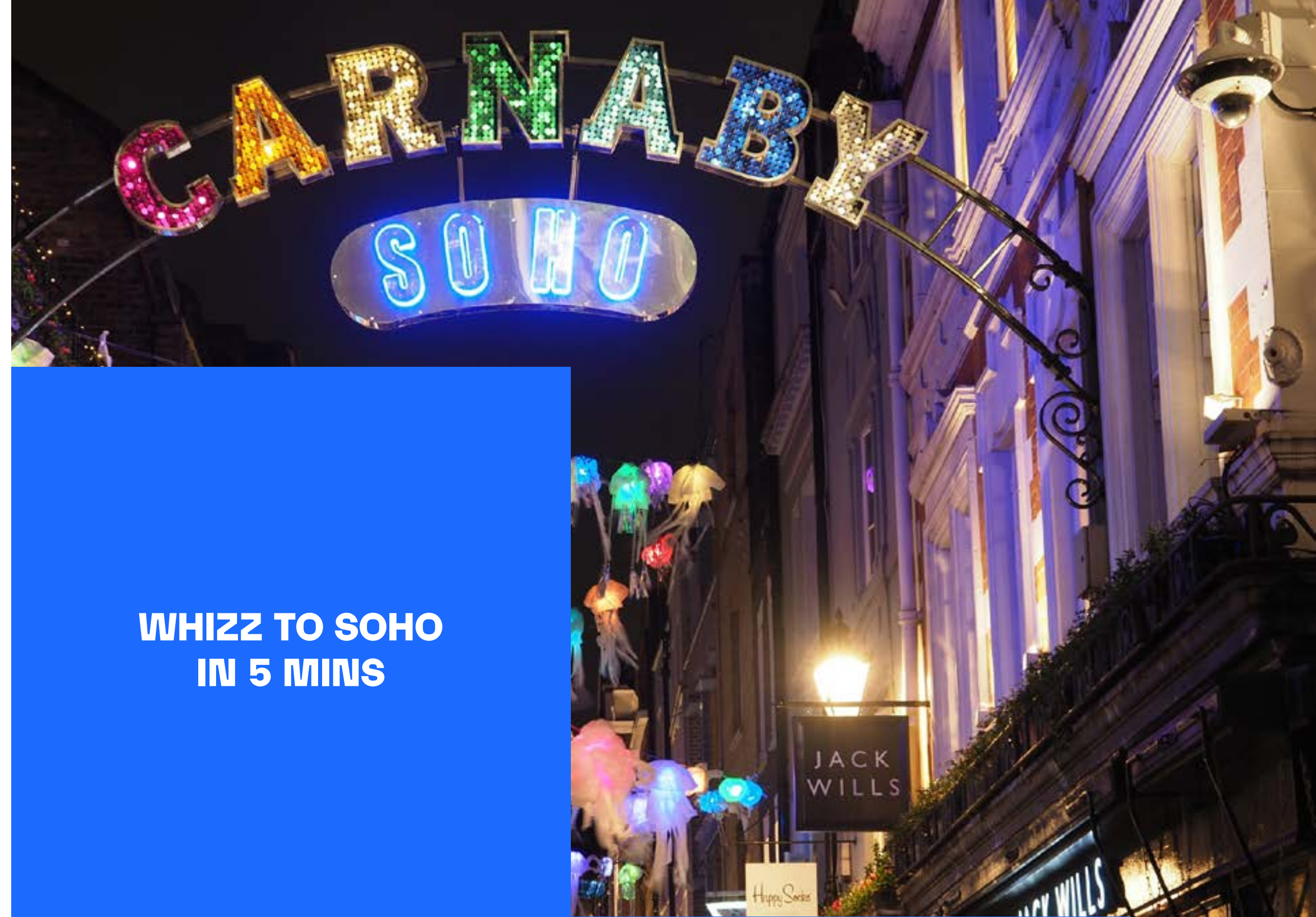
**4 INTERNATIONAL
AIRPORTS
WITHIN 40 MINS**



**HEAD TO
KING'S CROSS
IN 4 MINS**



**REACH JOYS
OF THE CITY
IN 5 MINS**



**WHIZZ TO SOHO
IN 5 MINS**

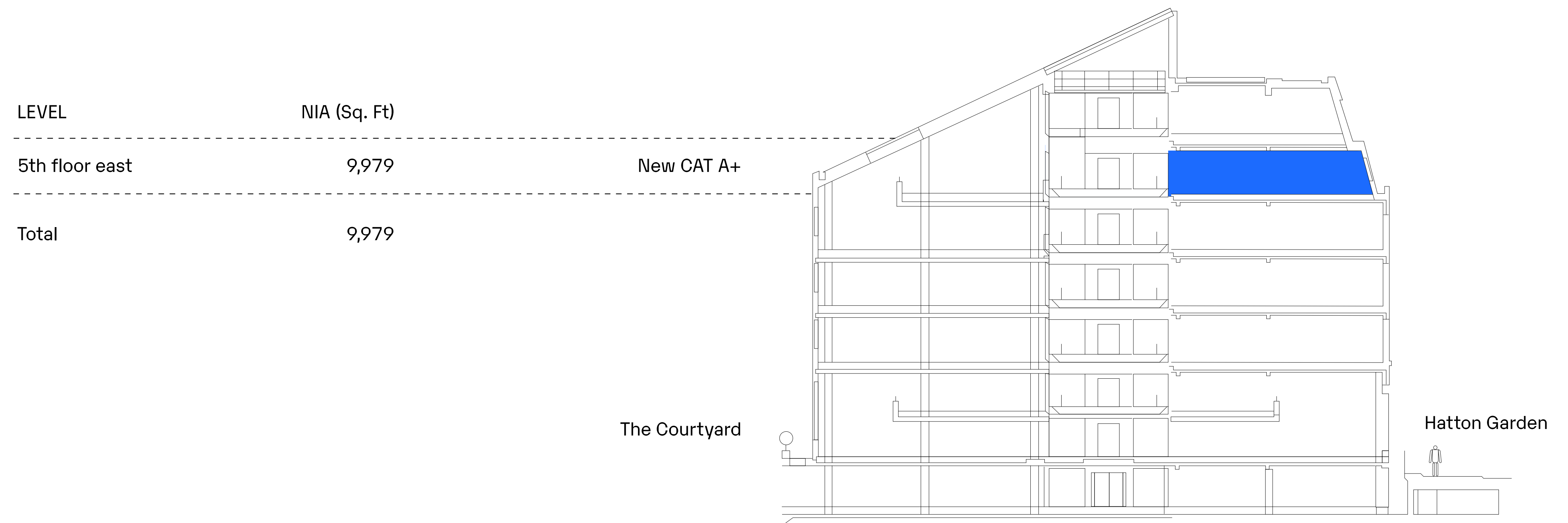


**3,200 SQ FT COMMUNAL ROOF
TERRACE AND EVENT SPACE**

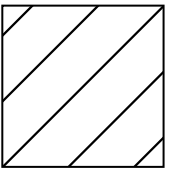
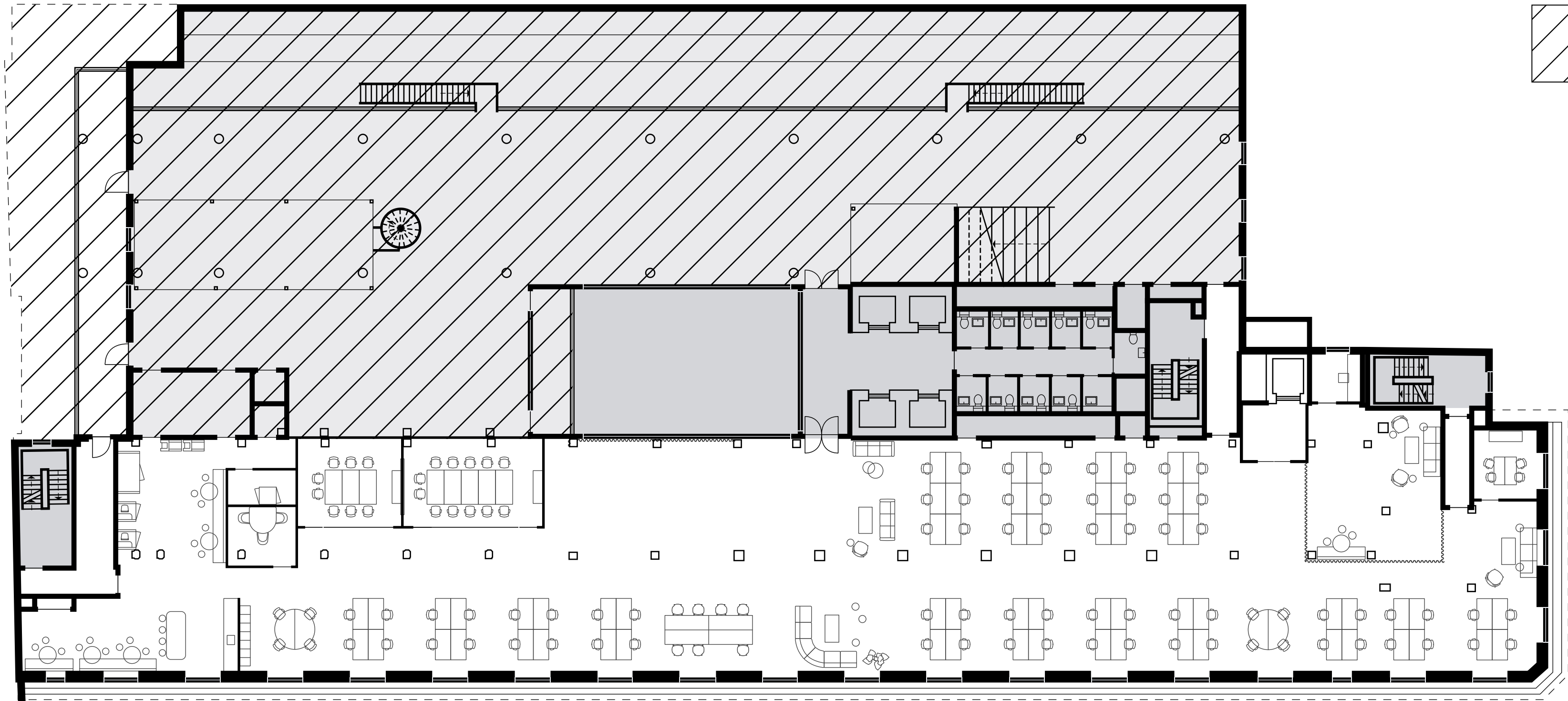
AVAILABILITY AND FLOOR PLANS



REMAINING AVAILABILITY



NOTE all areas for indicative purposes only and subject to final measurements.



Under offer

5

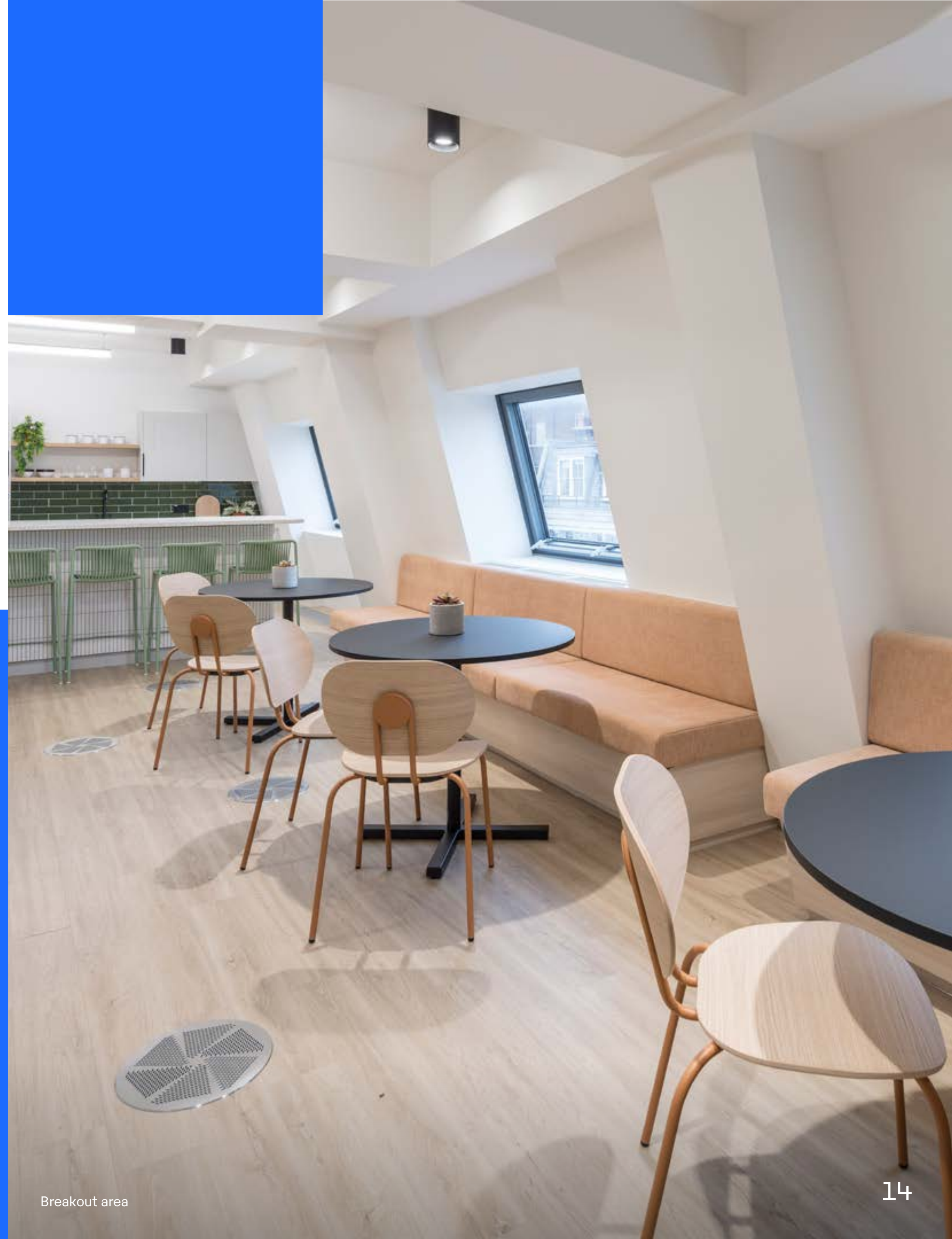
LEVEL	Sq. Ft	sq m	
5th floor east	9,979	927	New CAT A+



NOTE all areas for indicative purposes only and subject to final measurements.



Office layout



Breakout area



Meeting room



Breakout area



Breakout area



Kitchen detail



Meeting area

BASE BUILD SPECIFICATION AND DESIGN CRITERIA



Office layout

CATEGORY A SPECIFICATION

Structural Capacity

Imposed live load of 3.5 kN/m² + 1.0 k/wm² per partitions

Design Criteria and Occupancy Density

Office General Power:

25 watts per m²

Lighting Power:

8 watts / m²

Fresh air:

Minimum fresh air supply rate 12 l/s per occupant, bases on 1/10m²

Maximum fresh air supply rate 50 l/s per occupant, based on 1/10m²

Means of Escape:

1 person per 8m²

Toilet Accommodation:

1 person per 10m²

Offices Design

- Walls: Dry lined core walls decorated in an emulsion paint finish Exposed pre-cast concrete and steel frame elements, and feature venetian plaster finishes throughout.
- Columns: a combination of dry lined columns decorated in emulsion paint and feature venetian plaster, and exposed concrete and steel frame columns
- Floor Finish: Kingspan galvanised steel medium duty raised access floor panels screwed down on to adjustable support pedestals, adhesive bonded and/ or mechanically fixed to substrate and left exposed
- Ceilings: plasterboard ceiling soffit and downstand beams decorated in an emulsion paint finish. Feature Venetian Plaster and exposed concrete finish to various areas of the soffit
- Doors: Full height architectural glazed doors with 'Paxton 10' smart access control provision. Riser doors finished in white emulsion
- Intelligent DALI Simmtronic lighting control system with high quality LED linear and 'can' fittings

Noise Levels/Acoustic Criteria

- Offices NR38
- Toilets NR45

Mechanical

- Air displacement ventilation system- conditioned air is supplied by a rooftop air handling unit through the raised floor and supplied into the occupied zone through circular stainless steel floor diffusers using displacement ventilation principles. Return air passes through high level grilles and is ducted back to the roof
- Fresh air via central air handling unit as well as natural ventilation through openable windows throughout
- Supplementary heating and cooling provided to mezzanine areas via VRF Fan Coil Units.

COMMUNAL CAMPUS FACILITIES AND AMENITIES

WC design

- Walls: Painted plasterboard and new timber panel framing with LED lighting
- Floor Finish: polished porcelain tiling
- Ceilings: Suspended plasterboard soffit decorated in emulsion paint
- Fixtures: wall mounted white vitreous china sanitaryware
- Lighting: mixture of surface mounted linear tubular, surface mounted tubular cans and suspended high bay pendants on DALI controls

WC provision

- 6F - 7
- 5F - 10
- 4F - 10
- 3F - 10
- 2F - 10
- 1F - 10
- GF - 14
- LG - 9
- WCs are 'super loos' and provision is unisex

Lifts

- The Johnson Building is served by a group of 4, 17 person passenger lifts which are machine-room-less type. These connect all floors and were refurbished in 2022.
- A goods lift connects all floors to the courtyard and Commuter Zone
- Disabled platform lift in reception

Reception

- The hospitality quality reception contains 2x living walls
- The reception desk and barista bar is situated at the base of the atrium
- Work stations and meeting tables are positioned through the atrium
- Free campus-wide WiFi

Commuter Zone

- Level access for occupier cyclists and visitor cyclists via the Courtyard entrance.
- The best-in-class cycle hub and wider end of trip facilities are located on the LGF with direct lift connectivity to the Loft Triplex

Cycle Hub

- 194 secure cycle spaces including 21 folding bike 'Brompton' lockers
- Cycle repair station
- Charging points for scooters and electric bicycles
- ActiveScore Certification

Showers and Changing Areas

- 18 unisex 'super' showers with changing space (including 1 accessible)
- Male and Female dry-changing areas are provided with associated vanity station facilities including
 - Ironing stations
 - Hair straighteners
 - Hair dryers
- Towel service and dry cleaning management service

Lockers

- 184 Digital lockers provided in the commuter zone and changing area
- Extensive wet-kit drying lockers are provided

Communal Courtyard

- At the 'heart' of the campus this is provided with seating, planting and festoon lighting.

Communal Roof Garden and Hospitality Space

- 3,228 sq ft events terrace / roof garden on top of The Courtyard Building with views across London
- Capacity for 267 persons
- Provided with new high quality WCs to enable a contained hospitality
- Architectural lighting, with power and waste provision

Wellness Studio

- 1,250 sq ft studio space is provided at LG adjacent to the Commuter Zone
- Timber floor
- Feature lighting
- Feature wall mirrors and barre
- Gym and yoga equipment

Telecommunications

- Wayleaves in place with Openreach, Virgin Media, Verizon, EU Networks and Colt
- Platinum Wirescore rating

Security

- Intercom system
- Paxton 10 access control system across the estate
- Permanently staffed reception and courtyard staffing during day time hours (secure access control outside of these hours)
- 24hr CCTV across the campus

Sustainability/ESG

- BREEAM excellent
- EPC B
- Fitwel Community (two-star)- London's only
- Cyclescore platinum Green Apple Awards (x2)
- Significant Embodied Carbon Life Cycle benefits

Floor levels

Johnson Building – Schedule of floor levels		
All dimensions are in meters	SSL (Structural Slab Level) to FFL (Finished Floor Level)	Distance to floor above (FFL to FFL)
Fifth Floor - East	0.480	3.696

Floor to ceiling heights

- L5 East: 2700mm - 3050mm.



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A development by

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