

# COLEBROOKE WORKS

46 COLEBROOKE ROW, ANGEL N1

EXCEPTIONAL WORKSPACE - TWO DISTINCT PERSONALITIES

# TWO SIDES

Seamlessly combining the scale and versatility of a large open plan warehouse, with the elegance and charm of a listed Georgian townhouse.



Colebrooke Works embraces the fusion of history and tradition with contemporary design, offering over 18,000 sq ft of CAT A exceptional workspace surrounded by outdoor courtyards.

# ONE STORY

# HISTORIC

Colebrooke Works has a rich history, once serving as a bustling leather factory. During its industrial heyday, the factory played a pivotal role producing high-quality leather goods that were renowned for their craftsmanship, all around the world.

Over the years, as the leather industry evolved and shifted, the factory did the same, transforming into a symbol of resilience and adaptability, eventually being repurposed into the modern workspace it is today.

While the machinery and craftsmen and women have gone, the building's historic charm and industrial past still resonate within its walls.

# ROOTS



↑ Ordnance Survey c.1944

Aerial photograph c.1944 ↓





# WAREHOUSE

Embracing modern aesthetics, the 2 floors of the Warehouse feature high ceilings, exposed beams and an abundance of natural light with direct access to the outdoor courtyards. The Warehouse exudes a sense of openness, energy and flexibility.

ANGEL N1



# WAREHOUSE



LARGE  
FLOORPLATES



UP TO 5M  
CEILING HEIGHT  
(FIRST FLOOR)



EXPOSED  
BRICKWORK



FLOODED  
WITH NATURAL  
LIGHT

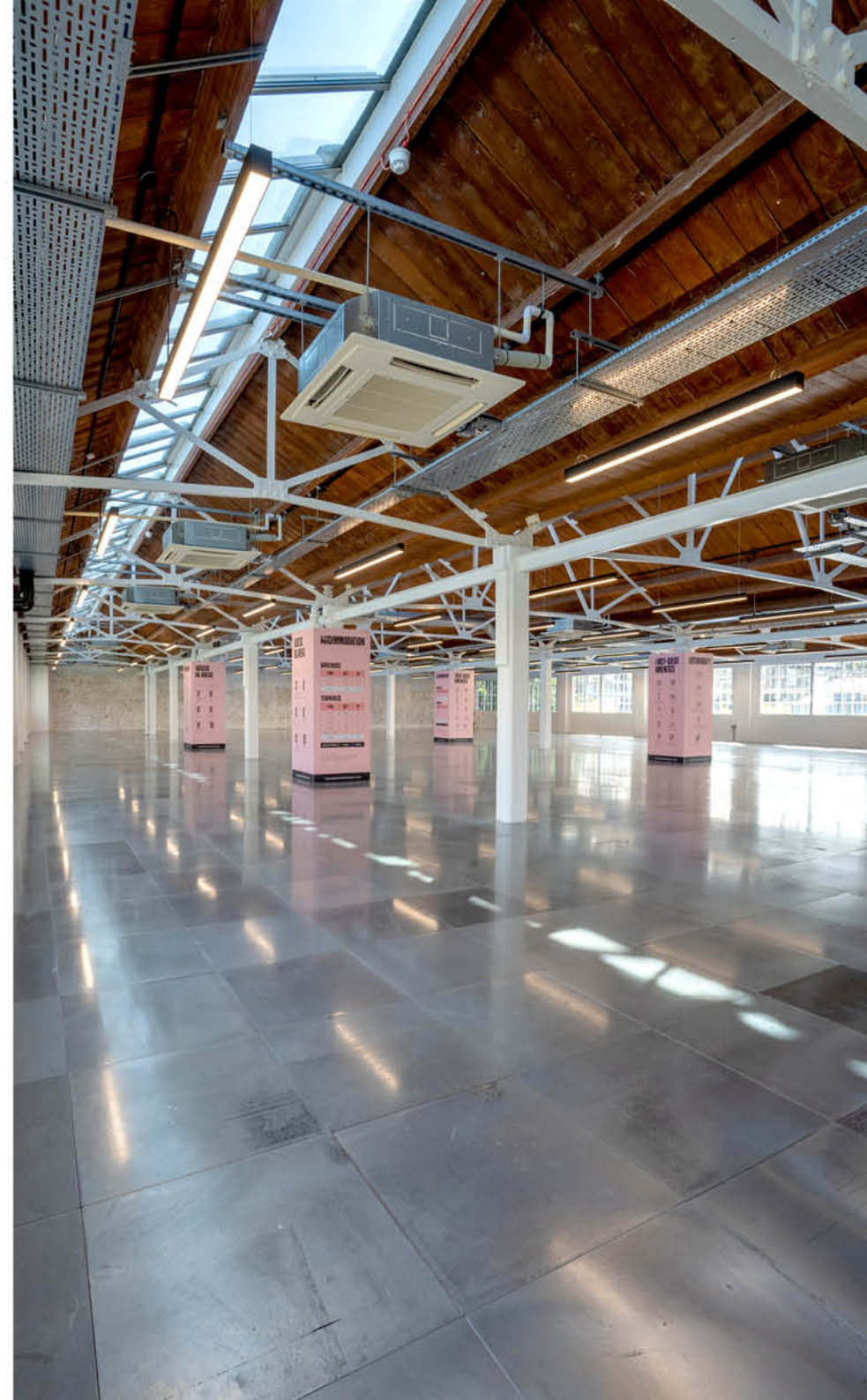


CLIMATE  
CONTROLLED



DIRECT ACCESS  
TO OUTDOOR  
COURTYARDS

# HIGHLIGHTS





# TOWNHOUSE

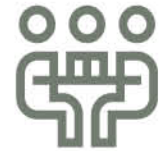
ANGEL N1

Accommodating private offices and meeting rooms, the listed Townhouse offers a tranquil environment for focused work, confidential discussions, and client presentations. Its timeless design will create an ambience of professionalism and exclusivity.

## HIGHLIGHTS



CONTEMPORARY  
DESIGN



MEETING  
ROOMS



LISTED BUILDING  
WITH TRADITIONAL  
GEORGIAN FEATURES



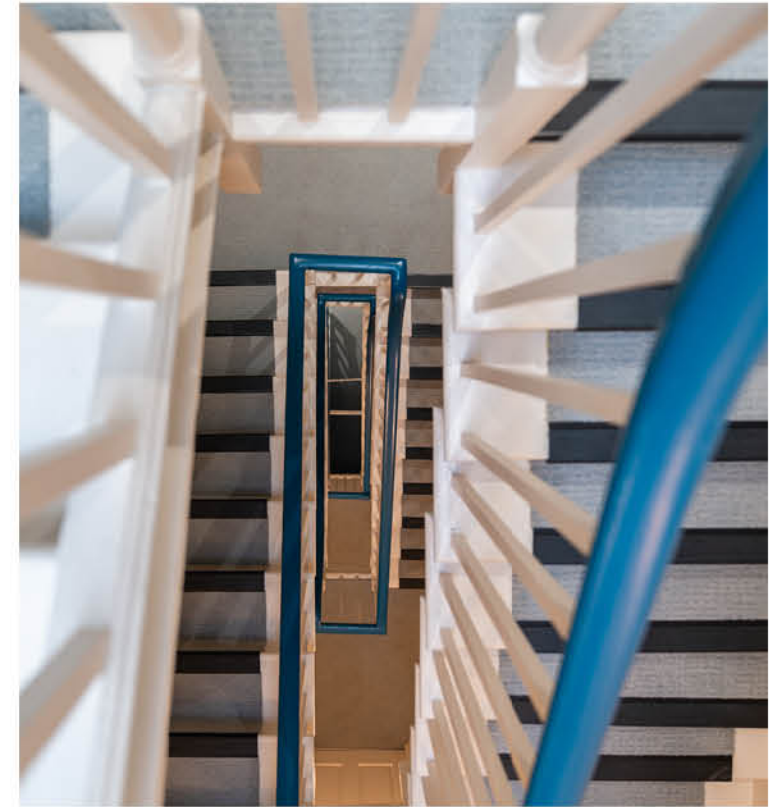
PRIVATE  
OFFICES



ACROSS FIVE  
FLOORS



SELF-  
CONTAINED



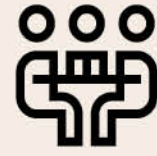


# FIRST-CLASS AMENITIES

Colebrooke Works offers all the premium amenities, each selected to promote wellbeing. It has comfort, productivity and sustainability in mind.



RECEPTION ROOMS



MEETING ROOMS



UP TO 5M  
CEILING HEIGHT  
(FIRST FLOOR)



WELLNESS /  
YOGA ROOM



SHOWERS  
AND 12 WCs



DDA LIFT



32 LOCKERS



2 OUTDOOR  
COURTYARDS



14 INTERNAL AND  
16 EXTERNAL  
BIKE STANDS



4 ELECTRIC BIKE  
CHARGING POINTS



# SUSTAINABILITY

Colebrooke Works has been reimagined with sustainability at the forefront of its design.



EPC RATING



ENERGY EFFICIENT  
HEATING AND  
COOLING SYSTEMS



FRESH AIR AND  
EXTRACT MECHANICAL  
VENTILATION WITH  
HEAT RECOVERY



NEW LED LIGHTING  
AND EMERGENCY  
LIGHTING  
THROUGHOUT



PHOTOVOLTAIC  
PANELS



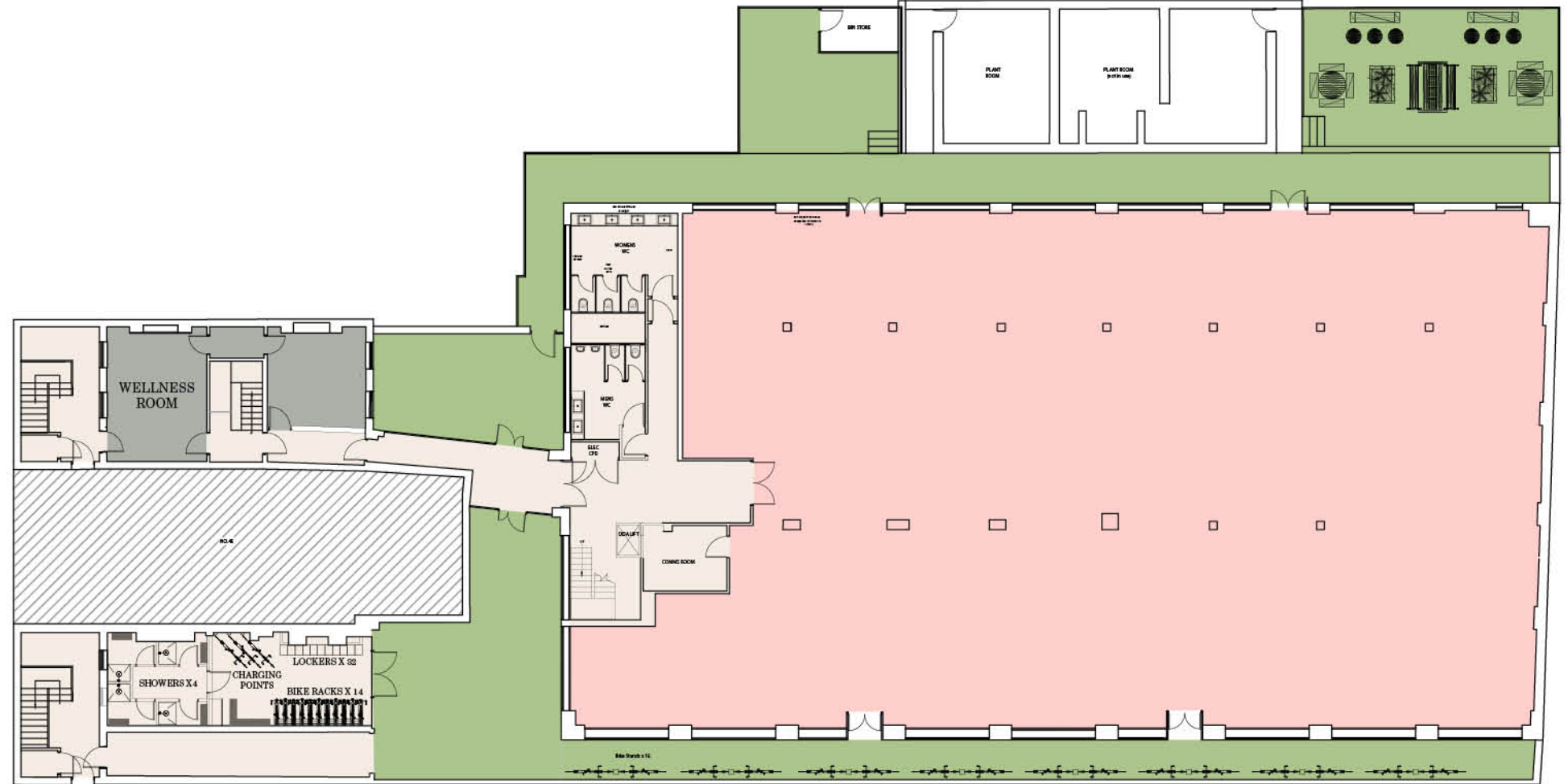
ANGEL N1

# WAREHOUSE

## GARDEN FLOOR

8,067 SQ FT

749.5 SQ M



- WAREHOUSE
- TOWNHOUSE
- OUTSIDE AREAS
- CORE



ANGEL N1

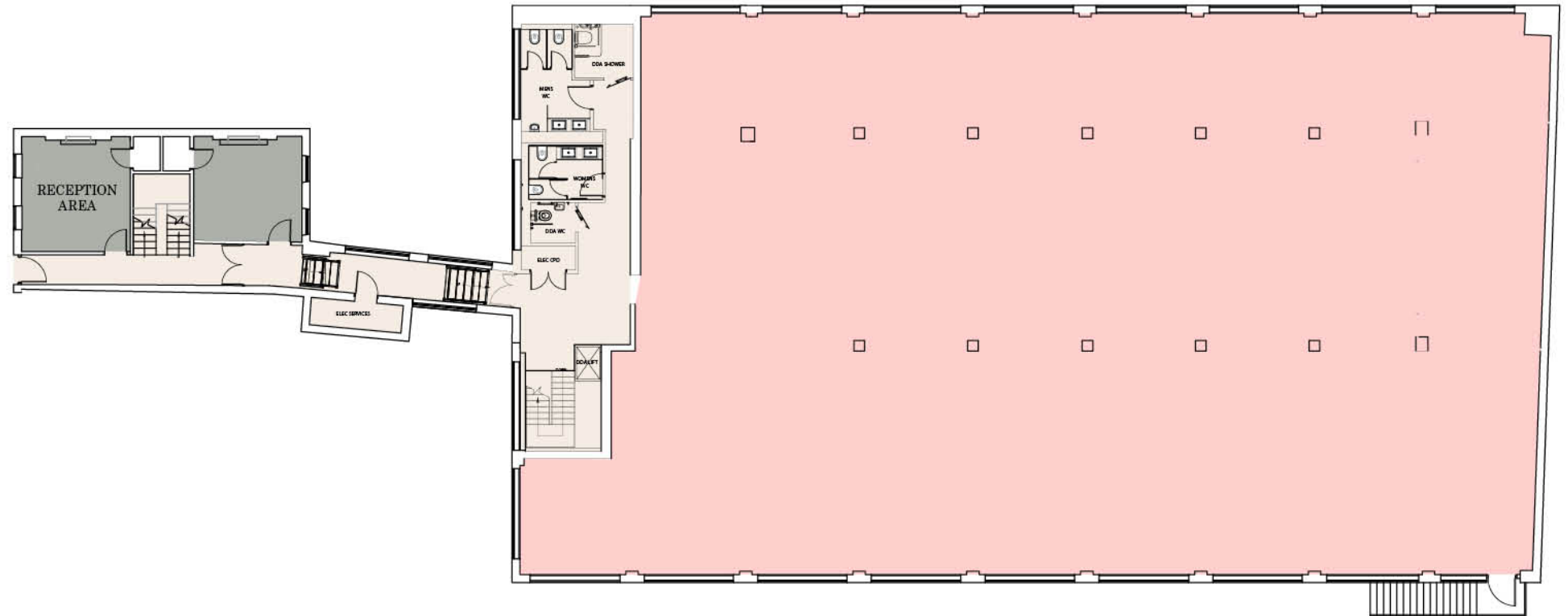
Plans not to scale. For indicative purposes only and areas are subject to final design scope.




# WAREHOUSE

## FIRST FLOOR

7,981 SQ FT

741.5 SQ M



-  WAREHOUSE
-  TOWNHOUSE
-  CORE



ANGEL N1

Plans not to scale. For indicative purposes only and areas are subject to final design scope.

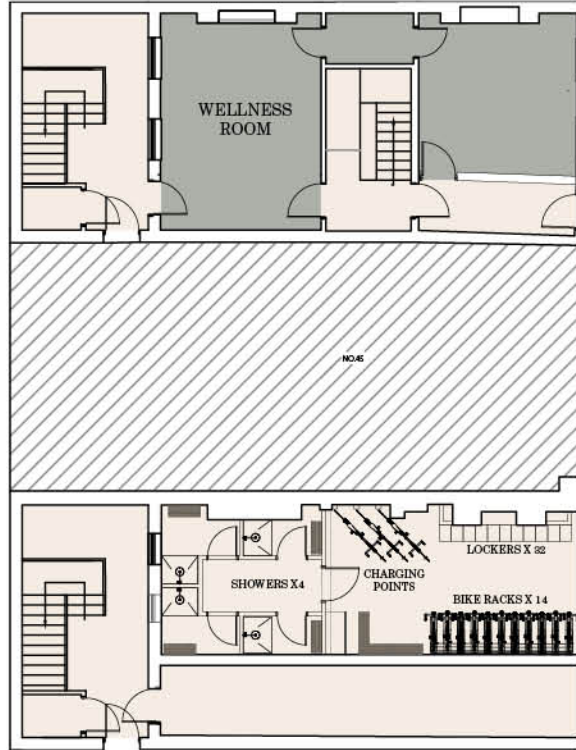
# TOWNHOUSE

## LOWER GROUND FLOOR

417 SQ FT  
38.8 SQ M



HALF LANDING  
Lower Ground  
to Ground Floor

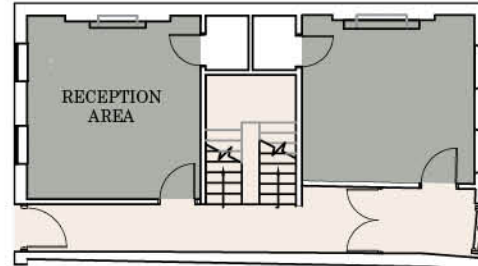


## GROUND FLOOR

388 SQ FT  
36 SQ M



HALF LANDING  
Ground to  
First Floor

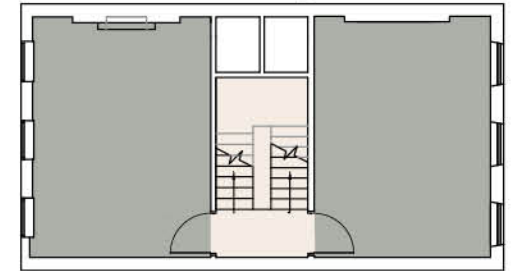


## FIRST FLOOR

489 SQ FT  
45.4 SQ M



HALF LANDING  
First to  
Second Floor

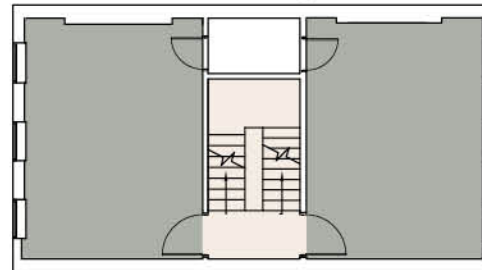


## SECOND FLOOR

501 SQ FT  
46.5 SQ M

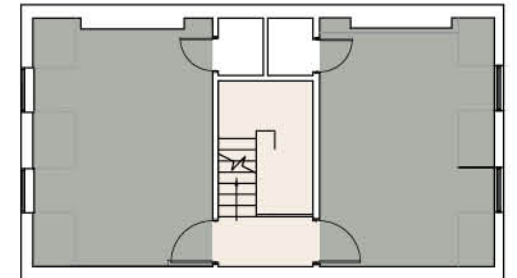


HALF LANDING  
Second to  
Third Floor



## THIRD FLOOR

452 SQ FT  
42 SQ M



- TOWNHOUSE
- CORE



ANGEL N1

Plans not to scale. For indicative purposes only and areas are subject to final design scope.

# ACCOMMODATION

## WAREHOUSE

FLOOR	SQ FT	M <sup>2</sup>
First	7,981	741.45
Garden	8,067	749.44
TOTAL	16,048	1,490.89

## TOWNHOUSE

FLOOR	SQ FT	M <sup>2</sup>
Third	452	42
Second	501	46.5
First	489	45.4
Ground	388	36
Lower Ground	417	38.8
TOTAL	2,247	208.7

<b>GRAND TOTAL</b>	<b>18,295</b>	<b>1,699.6</b>
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The above-mentioned proposed floor areas are for guidance purposes only and to be verified by way of a professional measured survey, so are subject to change.

Planning use: E-Class



ANGEL N1

# SPACE PLANS LAYOUT A

## TOWNHOUSE

8 Person meeting rooms x 3  
 6 Person meeting rooms x 2  
 Private offices x 2  
 Wellness/ yoga room x 1  
 Reception space x 1  
 WCs x 3

## WAREHOUSE

14 Person meeting room x 1  
 Private offices x 2  
 Teapoint & breakout x 1  
 Teapoint x 1  
 Zoom rooms x 4  
 Meeting Booths x 9  
 Open plan desks x 58 (LG) +  
 60 (GF) x 118  
 WCs x 11  
 DDA Shower x 1  
 Print areas x 2  
 Comms room x 1  
 Cloakrooms x 2  
 Collaboration areas and soft  
 seating throughout

## WAREHOUSE GARDEN FLOOR



## TOWNHOUSE



## WAREHOUSE FIRST FLOOR





# SPACE PLANS LAYOUT B

## TOWNHOUSE

8 Person meeting rooms x 3  
 6 Person meeting room x 1  
 Private offices x 3  
 Wellness/ yoga room x 1  
 Reception space x 1  
 WCs x 3

## WAREHOUSE

17 Person meeting room x 1  
 10 Person meeting rooms x 2  
 12 Person meeting room x 1  
 6 Person meeting rooms x 2  
 4 Person meeting rooms x 2  
 Private offices x 5  
 Teapoint & breakout x 1  
 Teapoint x 1  
 Zoom rooms x 6  
 Meeting booths x 3  
 Desk Count x 82 (LG) + 80 (GF) x 162  
 WCs x 11  
 DDA WC x 1  
 Print areas x 2  
 Comms room x 1  
 Cloakrooms x 2  
 Collaboration areas and soft seating throughout

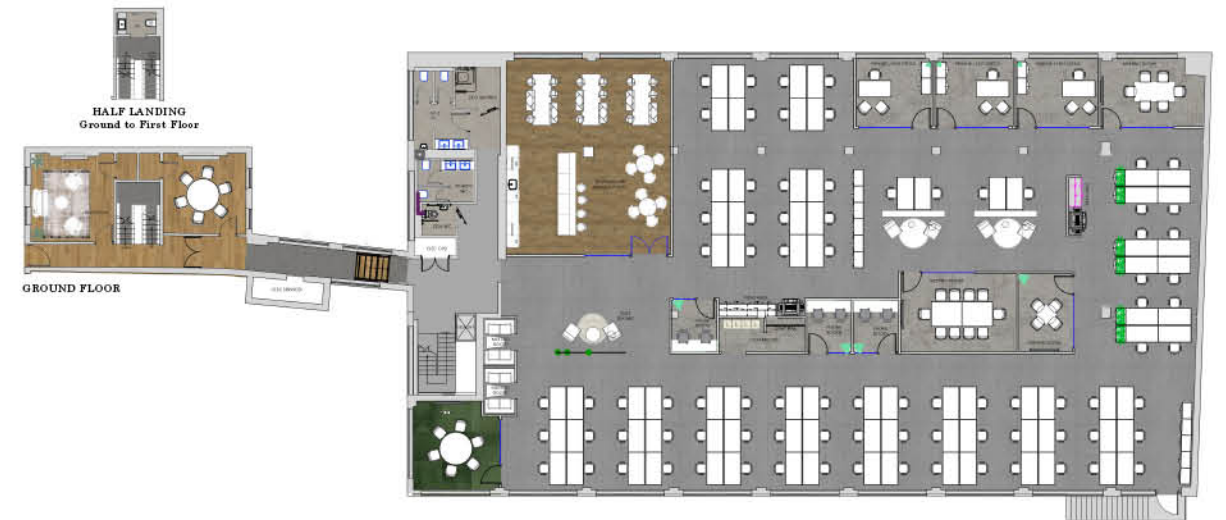
## WAREHOUSE GARDEN FLOOR



## TOWNHOUSE



## WAREHOUSE FIRST FLOOR



## THE SCENIC ROUTE

Offering an oasis of calm in the capital, Regent's Canal was once London's best kept secret. Around the corner from Colebrooke Works, it provides an alternative route to work for keen cyclists and walkers.

# TRAVEL

ANGEL N1

## FAST & DIRECT

With Angel and Highbury & Islington stations moments away from Colebrooke Works, the City and central London are within easy reach.

# ACCESS ALL AREAS

## NORTHERN LINE FROM ANGEL STATION

5 mins 2 mins



## VICTORIA LINE FROM Highbury & Islington Station

15 mins 7 mins



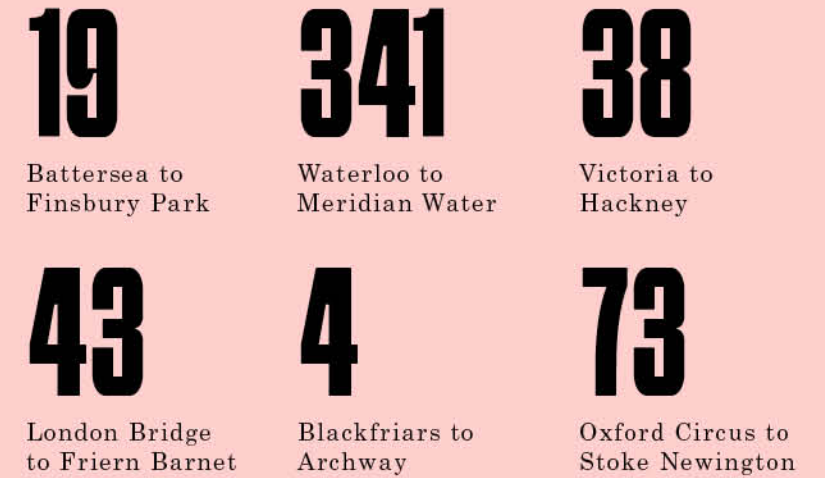
- Bakerloo
- Central
- Circle
- District
- Hammersmith & City
- Jubilee
- Metropolitan
- Northern
- Piccadilly
- Victoria
- Waterloo & City
- DLR

ANGEL N1

## WALKING TO



## BUS ROUTES STOPPING AT ANGEL STATION



## CYCLEWAYS AROUND ANGEL



## CAMDEN PASSAGE

A picturesque London street brimming with antique shops, boutiques, market stalls, eateries and bars. The area is well known as a place to go for antiques, silverware, vintage clothing, retro pieces and affordable collectibles.

# ANGEL

ANGEL N1



12:51

Flagship restaurant of chef and Great British Menu winner, James Cochran, 12:51 brings relaxed fine dining to the area. A fusion of modern British cuisine inspired by Cochran's Scottish Caribbean heritage.



→  
**THE SCREEN  
ON THE GREEN**

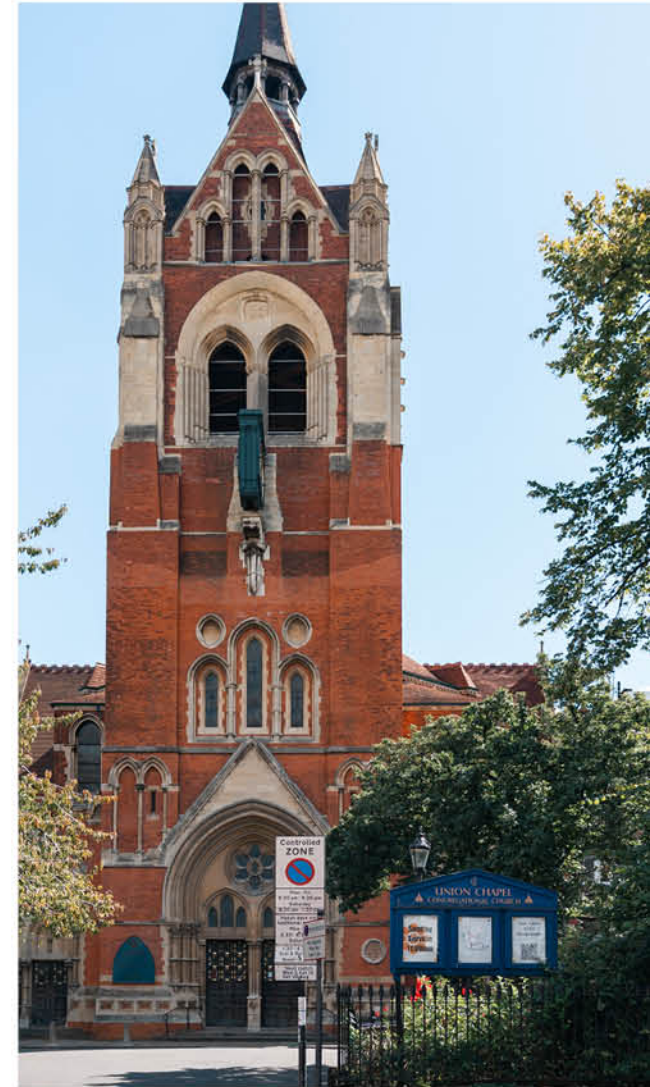
One of the country's oldest cinemas; opening in 1913. Owned by Everyman it remains a single-screen cinema.



# OLD WORLD

↓ **ANGEL FLOWERS**

Established in 1995, Angel Flowers enjoys a well deserved reputation as one of London's finest quality florists



↑ **UNION CHAPEL**

This grade I-listed gothic masterpiece, completed in 1877 is an iconic, multi-award winning live music venue, which has hosted world-renowned artists such as Amy Winehouse, Adele, Noel Gallagher and Elton John.

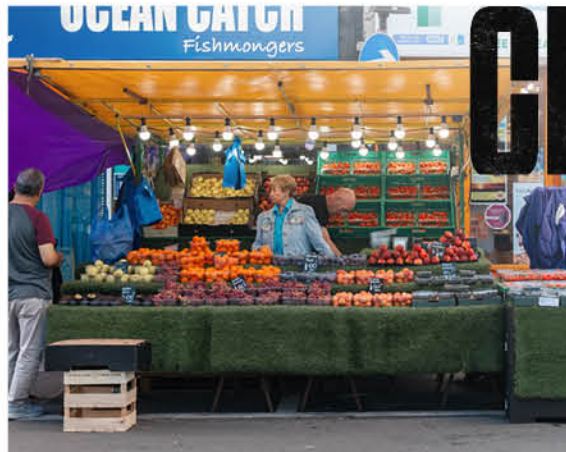
↑ **THE DUKE OF CAMBRIDGE**

Located just behind Essex Road it is Britain's first organic pub; certified by the Soil Association since 1998.



←  
**FREDERICK'S**

Family run since 1969, the restaurant is a beloved Islington institution offering a smart modern European menu.



←  
**CHAPEL MARKET**

A long-running down-to-earth street market famed for its food stands and traditional traders.

ANGEL N1





↑ BUSINESS DESIGN CENTRE

One of London's most popular conference & exhibition venues hosting events such as the London Art Fair, Stylist Live and Net Zero Festival. The centre also provides unique showrooms and private office space.



→ ANGEL CENTRAL

Angel's largest shopping destination with a variety of brands and restaurants including H&M, Uniqlo and Wagamama, as well as being home to a cinema and live-music venue the O2 Academy.



# NEW GENERATION ENERGY



↑ O2 ACADEMY

Located in Angel Central, this 800-capacity music venue hosts an array of exciting new bands as well as the odd indie-focused club night.

← ISLINGTON SQUARE

Islington's newest destination, offers an array of shopping, dining and entertainment brands such as Anthropologie, Megan's, Third Space and The Lounge Co.

↓ KING'S CROSS

Only a 3 minute's tube ride from Angel, King's Cross has changed beyond recognition over the past two decades, with new restaurants, bars and shopping districts.



↑ POPHAMS

The Insta-infamous East London bakery serving the best in baked goods by day before turning into an outstanding pasta restaurant by night.



# RIGHT ON YOUR DOORSTEP

## ● RETAIL

- 01 Camden Passage
- 02 Cross Street
- 03 Islington Square
- 04 Angel Central
- 05 Anthropologie
- 06 Angel flowers
- 07 Chapel Street Market
- 08 Planet Organic
- 09 Cass Art
- 10 Atelier Abigail
- 11 Oliver Bonas
- 12 Whistles

## ● HOTELS & LEISURE

- 23 Union Chapel
- 24 O2 Academy
- 25 Screen on the Green
- 26 Sadler's Wells Theatre
- 27 Double Tree by Hilton
- 28 Fitness First
- 29 Hilton Hotel
- 30 Nuffield Health & Fitness
- 31 Business Design Centre
- 32 Virgin Active Gym

## ● RESTAURANTS & BARS

- 13 The Albion
- 14 Duke of Cambridge
- 15 Frederick's
- 16 Pophams
- 17 Wenlock & Essex
- 18 69 Colebrooke Row
- 19 12:51
- 20 The Islington Town House
- 21 The CoffeeWorks Project
- 22 The Angelic

# TECHNICAL SPECIFICATION

## 1.0 SUMMARY

### 1.1 SUMMARY OF WORKS CARRIED OUT

- Repair, refurbish and delivery of CAT A+ office space within the Townhouse. Includes lower ground, ground, first floor, second floor and third floor offices, WCs and circulation spaces.
- Provision of DDA compliant accessible access to the link bridge and the ground and lower ground floors of the Warehouse.
- Repair and decoration works to the internal and external areas of the property.
- Provision of welfare facilities / yoga studio within the lower ground floor of the Townhouse.
- Refurbishment works to the existing WC accommodation creation of a DDA compliant accessible shower room within the demise.
- Warehouse area decorated to CAT A finish with exposed brick finish to the first floor rear wall.

- Refurbishment works to the rear areas including staining of the timber decking, installation of a green roof to the MEP bunker, supply and installation of and outdoor lighting upgrades/overhauling.
- Repairs to the Warehouse roof

### 1.2 SUMMARY OF M&E WORKS

- Undertake works and additions to the existing MEP systems to suit the proposed layouts.
- Install Photovoltaic 48.5 kWp (PV) Power Generation System and associated enabling and access works.
- Extension and refurbishment of the Variable Refrigerant Flow heating/cooling systems serving the building.
- New LED lighting and controls.
- New external lighting.
- Fresh air and extract mechanical ventilation with heat recovery.
- Automatic controls for all heating, cooling and ventilation systems.
- Electric bike chargers.
- New domestic water services and water heaters with capped off services for Tenants' future use.
- Reconfiguration of the LV distribution to enable for multiple separately metered tenancies.

## 2.0 BASE BUILDING STRUCTURE

### 2.1 STRUCTURE

- The demise is divided into two structural buildings, the first being a 5 storey townhouse which is assumed to be laid upon a concrete foundation. The other part of the building is a two storey warehouse to the rear.

## 3.0 MECHANICAL SERVICES INSTALLATION

### 3.1 SERVICES

The mechanical, electrical and public health services include:

- Heating and cooling systems.
- Potable cold water services.
- Ventilation systems.
- Above ground soil and waste drainage.
- Electrical distribution.

- Small power.
- General lighting and lighting control.
- External lighting.
- Emergency lighting.
- Fire alarm systems.
- PV panels.

### 3.2 INTERNAL CONDITIONS

LOCATION	DESIGN CRITERIA
Office Areas	22°C ± 2°C (winter) 23°C ± 2°C (summer) no humidity control
Office Circulation	18°C ± 2°C (winter) N/A (summer)
Meeting Rooms	21°C minimum (winter) 23°C ± 2°C (summer) no humidity control
Lounge	21°C ± 2°C (winter) 23°C + 2°C (summer) no humidity control
Reception	22°C ± 2°C (winter) 23°C ± 2°C (summer) no humidity control
WCs	20°C ± 2°C (winter) N/A (summer)
Showers	21°C ± 2°C (winter) N/A (summer)



### 3.3 NOISE CRITERIA

LOCATION	DESIGN CRITERIA
Office Areas	NR38
Meeting Rooms	NR35
External	In line with local authority's requirements (typically 10 dB below background Leq90)

### 3.4 FRESH AIR VENTILATION

LOCATION	DESIGN CRITERIA
Office Areas	10 litres/second/person minimum (supply and extract)
Meeting Rooms	10 litres/second/person minimum (supply and extract)
Bike Store	2 ach
WCs / Showers	8 ach

### 3.5 POWER DENSITIES

LOCATION	DESIGN CRITERIA
Small Power - Open Plan Offices/ Meeting Rooms	25 W/m <sup>2</sup>
Small Power -General spaces including circulation spaces	10 W/m <sup>2</sup>
Lighting – Open Plan Offices	8 W/m <sup>2</sup>

### 3.6 OCCUPANT HEAT GAINS

Sensible	75 W/person
Latent	55 W/person

### 3.7 LIGHTING

LOCATION	DESIGN CRITERIA
Open Plan Offices/ Meeting Rooms	300 – 500 lux
Reception	200 – 300 lux
Circulation	150 lux
Wellness Space	300 lux
WCs	100 lux
Storerooms	50 lux

Emergency lighting: 1 lux minimum on escape routes, 0.5 lux minimum in open plan areas and 10% of normal illuminance (or 15 lux) in high-risk task areas to BS 5266: Part 1 and BS EN 1838.

### 3.8 FIRE ALARM

Fire Alarms: Category L3 BS 5839 Part 1

## 4.0 FINISHES

### 4.1 TOWNHOUSE

#### WALLS

Painted plasterboard finish to walls throughout the ground, lower ground, and upper floors.

#### CEILINGS

Painted plasterboard ceiling finish throughout the townhouse.

#### FLOORING

Exposed timber flooring throughout the townhouse, minor repairs and sanding to be carried out, and a varnish finish to be applied.

### 4.2 WAREHOUSE

#### WALLS

Warehouse internal perimeter consists of painted brickwork walls, plasterboard columns to the centre of the warehouse, and the rear wall on both floors will be exposed brick.

#### CEILINGS

Exposed truss ceiling with painted steel support beams with timber panels and roof lights.

#### FLOORING

Flooring consisting of exposed raised access floor tiles which have been treated and cleaned.

#### WC'S

Vinyl flooring throughout with generally tiled walls. Suspended ceilings are finished to the same specification as the townhouse.

## 5.0 ENVIRONMENT

### 5.1 DESIGN

New lighting is to be provided throughout the townhouse, warehouse and external areas.

The townhouse luminaires will consist of recessed downlighting, surface mounted lighting and feature pendants. The warehouse luminaires will consist of LED suspended linear lighting. The external Luminaires will consist of surface mounted lighting and recessed uplighting.

## 6.0 ESG STANDARDS

EPC TARGET RATING OF A

# COLEBROOKE WORKS

46 COLEBROOKE ROW, ANGEL, N1

COLEBROOKEWORKS.COM

# GET IN TOUGH



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A DEVELOPMENT BY

# Clearbell

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