

# EDEN

5-13 SPITAL SQUARE E1

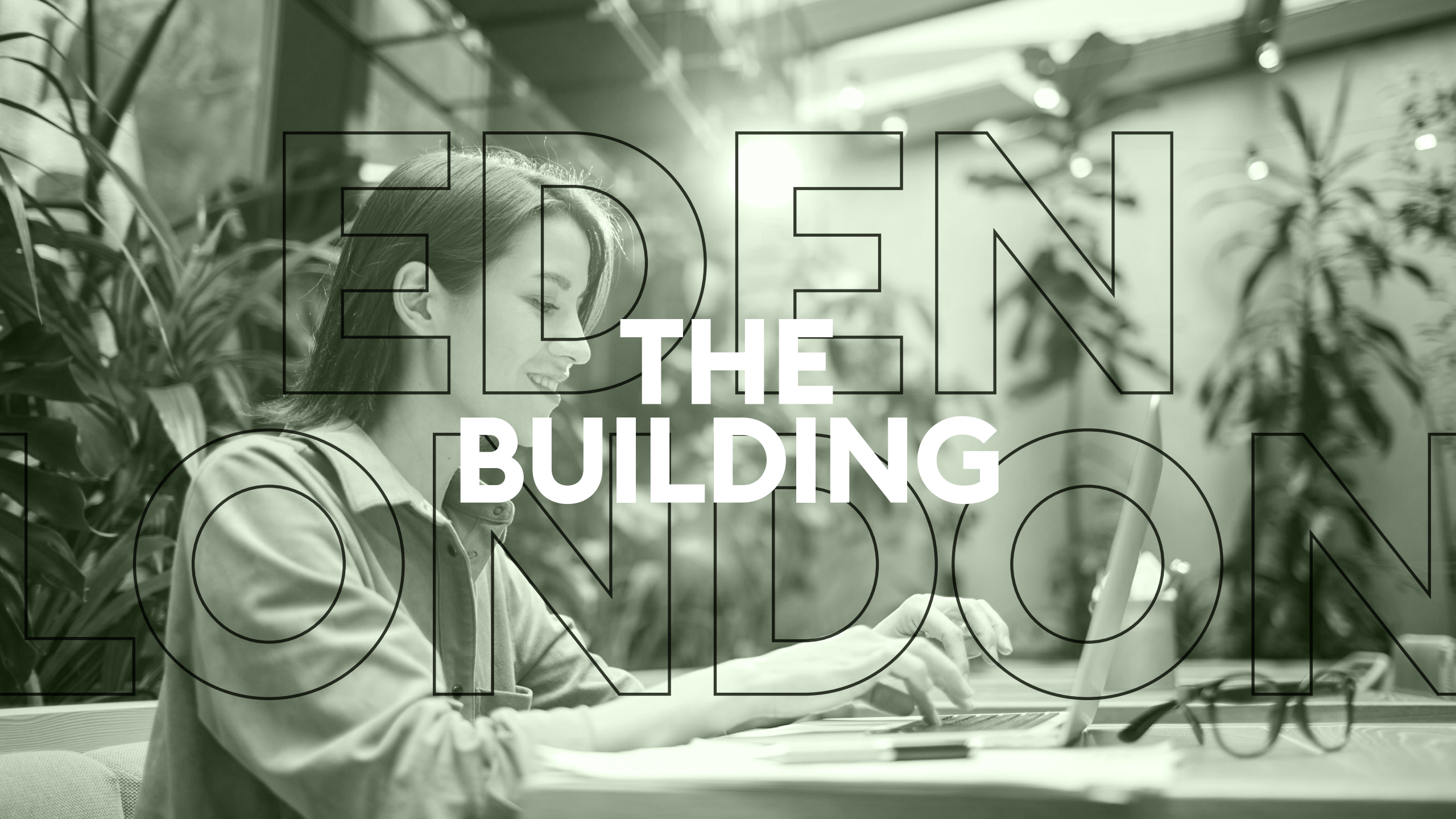




## **Green by nature, green by design.**

By retaining the existing structure and vastly improving its performance, Eden helps lead the charge for a greener way of working in London.





EDEN

THE  
BUILDING

LONDON















# Availability

**Total** – 27,876 sq ft

Office

**Level 6**

LET

**Level 5**

LET

**Level 4**

LET

**Level 3**

LET

**Level 2**

LET

**Level 1**

9,640 sq ft

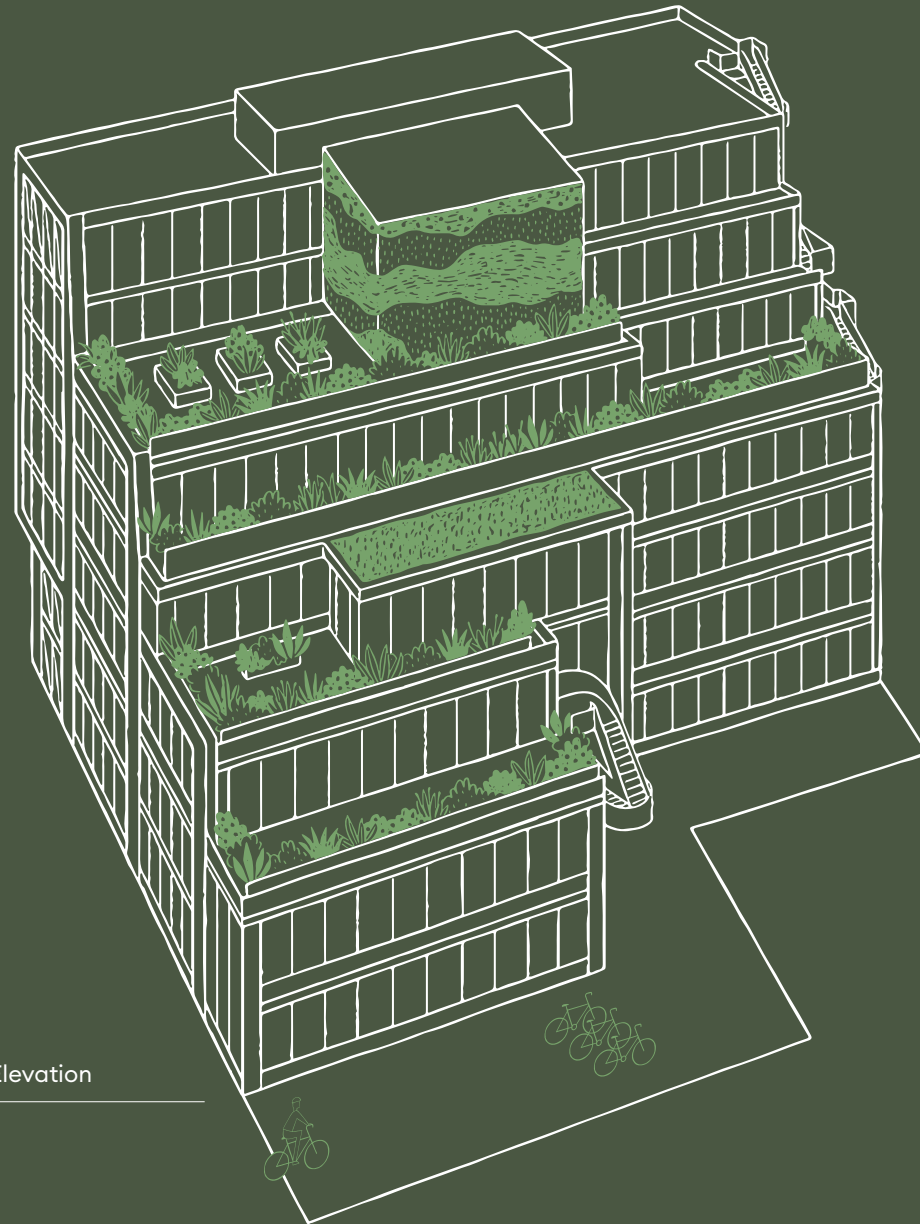
**Ground Floor**

9,040 sq ft

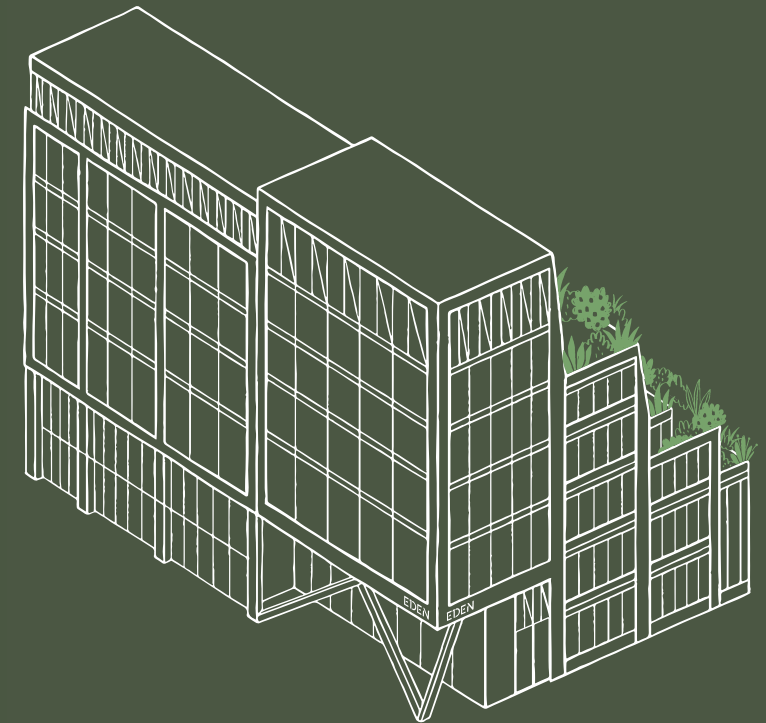
**Lower Ground**

9,196 sq ft

CAT A



Rear Elevation



Front Elevation





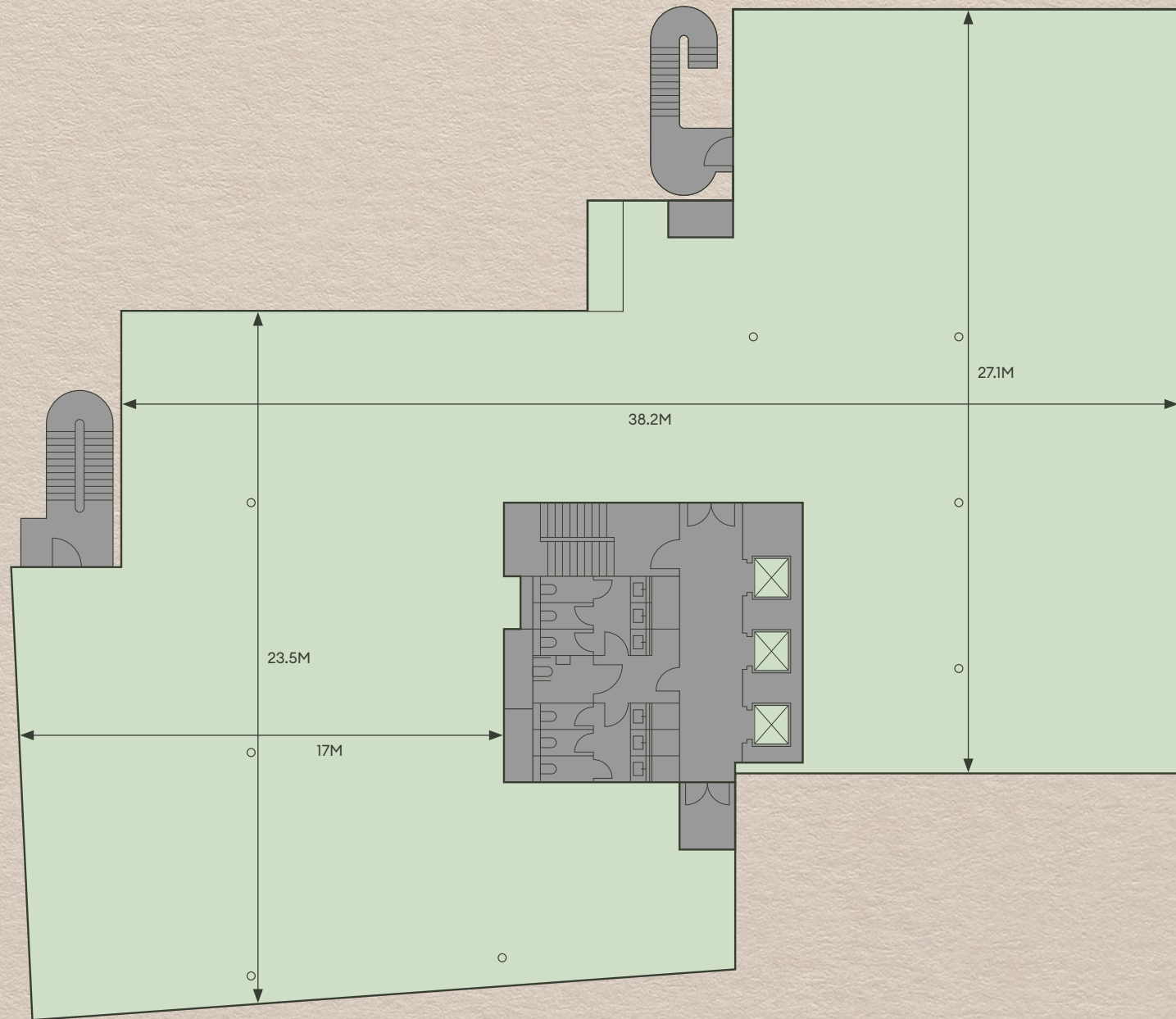


# Level 1

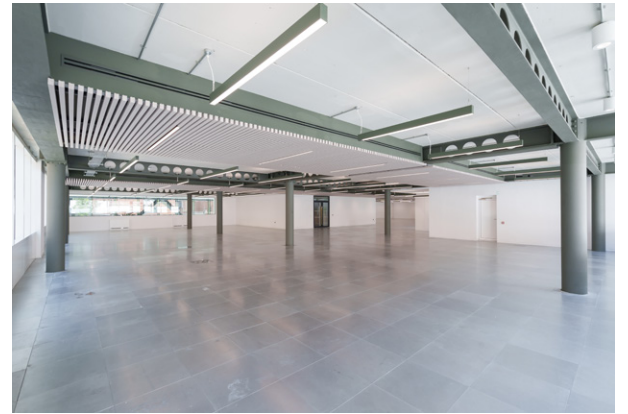
OFFICE

9,640 sq ft

896 sq m









# Level 1

## SPACEPLAN

### OFFICE

9,640 sq ft

896 sq m

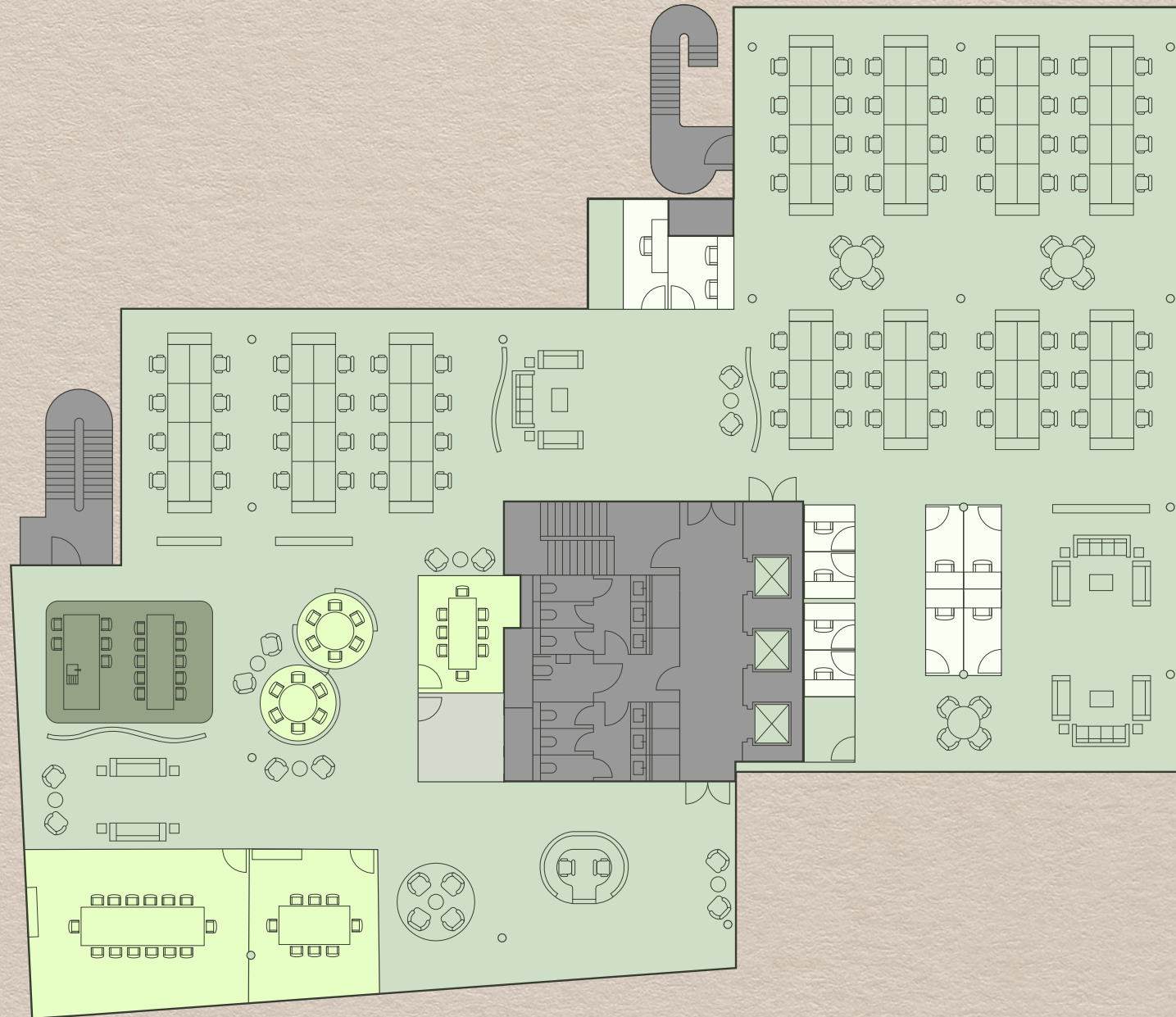
80 desks @ 1:11

**Meeting Rooms** 3  
x14 seats 1  
x8 seats 2  
**Total seats** 30

**Quiet Rooms** 10  
x1 seat 9  
x2 seat 1  
**Total seats** 11

**Open Space** 1  
x80 desks  
x6 seats table 4  
x8 seats table 7  
**Total seats** 38

**Reception** 1  
x1 seat 1  
**Total seats** 1



- Open Space
- Meeting Room
- Quiet Rooms
- Tea Point / Kitchen
- Receptionist







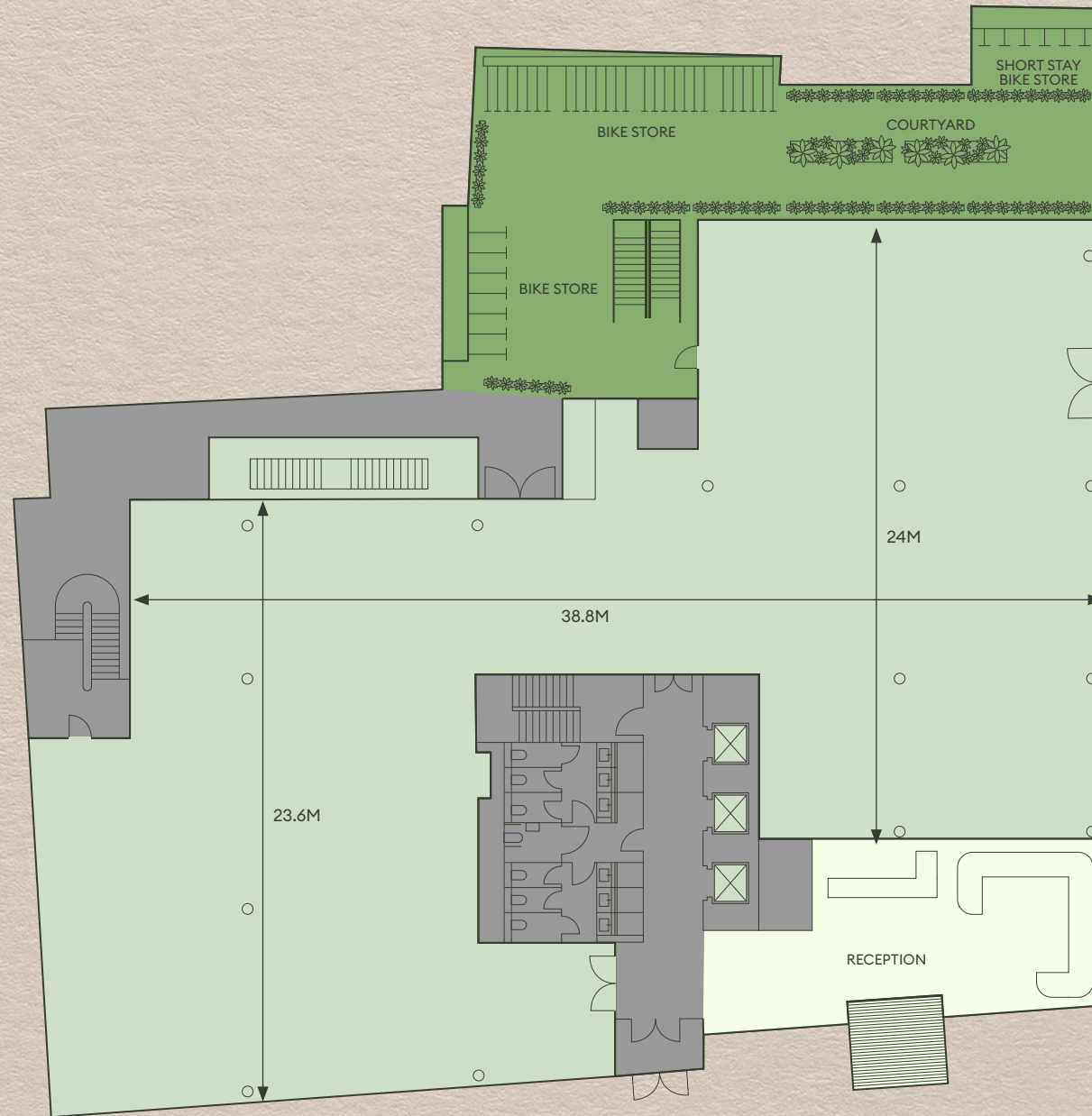


# Ground

OFFICE

9,040 sq ft

840 sq m









# Lower Ground

OFFICE

9,196 sq ft

854 sq m





It is inherently more sustainable to reimagine a building than to start from scratch. At Eden, benefit not only from modern, intelligent workspace, but a building that embraces the role it must play in reducing future global carbon emissions.



Through retention of significant parts of the façade and structure,

**Eden will save  
508,625kg of CO<sup>2</sup> emissions**

Equivalent to:

**Taking 515 return flights  
from London to New York**

**Driving from Land's End  
to John O'Groats 1,147 times**



# Sustainability Specification



**Breem  
Excellent**



**EPC A  
rating**



**6th floor benefits  
from private terrace**



**Low energy  
LED lighting**



**Water use 40% less  
than standard water  
consumption baseline**



**On-site energy  
generation through  
photovoltaic panels**

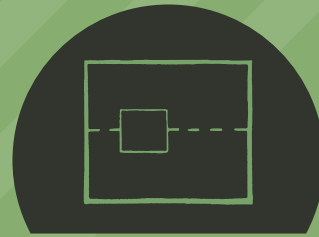
# SPEC



# Summary Specification



**1:8 occupancy density**



**Typical floorplates of 9,500 sq ft**



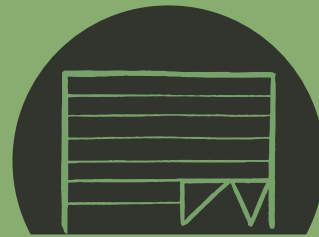
**103 cycle spaces**



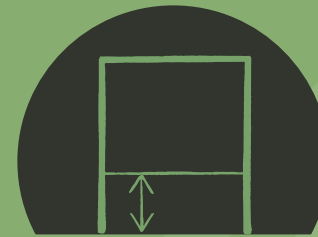
**10x new showers & 102 lockers**



**3x passenger lifts**



**Impressive new arrival experience**



**150mm raised access flooring**



**Living green wall to courtyard**

# SPEC





# THE AREA

A  
B  
C  
D  
E  
F  
G  
H  
I  
J  
K  
L  
M  
N  
O  
P  
Q  
R  
S  
T  
U  
V  
W  
X  
Y  
Z





# Art & Culture

- 1 Blackall Alley, Street Art Walkway
- 2 Pure Evil
- 3 Jealous
- 4 The Village Underground
- 5 Howard Griffin Gallery
- 6 Kate MacGarry
- 7 Kinman
- 8 Rooftop Film Club
- 9 Close-Up Cinema
- 10 Eleven Spitalfields Gallery
- 11 Everyman Cinema
- 12 London's Roman Amphitheatre
- 13 Guildhall Art Gallery
- 14 Raven Row
- 15 PUBLIC Gallery
- 16 Yamamoto Keiko Rochaix Whitechapel
- 17 Gallery
- 18 Bank Of England Museum
- 19 London Mithraeum Bloomberg Space
- 20 Leydon Gallery Ltd

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## Restaurants & Markets

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## Leisure & Hotels

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# Restaurants & Markets

- |                     |                        |
|---------------------|------------------------|
| 1 Seed Library      | 21 The Botanist        |
| 2 Goddard & Gibbs   | 22 Yauatcha City       |
| 3 Babourn           | 23 Franco Manca        |
| 4 Gloria            | 24 1901 Wine Lounge    |
| 5 Apothecary        | 25 The Ivy City Garden |
| 6 Rochelle Canteen  | 26 New Street Grill    |
| 7 Dishoom           | 27 Crispin             |
| 8 Smoking Goat      | 28 Andina              |
| 9 Padella           | 29 The Drift           |
| 10 Shoryu           | 30 Humble Grape        |
| 11 Lyles            | 31 Café Luca           |
| 12 Camino           | 32 Cinnamon Kitchen    |
| 13 Vagabond         | 33 Pizza Pilgrims      |
| 14 Hawksmoor        | 34 Duck & Waffle       |
| 15 DF Tacos         | 35 Sushisamba          |
| 16 Flat Iron        | 36 City Social         |
| 17 Bar Douro        | 37 The Alchemist       |
| 18 Baraka           | 38 Piazza Italiana     |
| 19 Gaucho Broadgate |                        |
| 20 Eatly            |                        |

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## Art & Culture

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## Leisure & Hotels

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# Leisure & Hotels

- 1 One Hundred Shoreditch
- 2 The Hoxton
- 3 Redchurch Townhouse
- 4 Boxpark
- 5 Flightclub
- 6 The Montcalm Royal
- 7 Junkyard Golf
- 8 Batty Langley's Hotel
- 9 All Star Lanes Bowling
- 10 The Montcalm at The Brewery London
- 11 The Barbican Rooms by Montcalm
- 12 IRebel
- 13 The Moorgate
- 14 Puregym London Wall
- 15 Andaz London Liverpool Street
- 16 Fitness First
- 17 Pan Pacific
- 18 Equinox
- 19 Swingers Crazy Golf
- 20 Threadneedles, Autograph Collection
- 21 The Ned

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## Art & Culture

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## Restaurants & Markets

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# Nourish and indulge at Spitalfields Market

Year-round, community and cultural events programme

Summer Sport Screen and lunchtime concerts

18 retail units

4 restaurants

10 mobile street food operators

100-stall fashion street market

Arts market once a month

**Daily Visitors**

**Weekdays: 20,000**

**Weekends: 40,000**



Enjoy the energy, events and eateries available on your doorstep at Spitalfields Market. Browse the boutique shops or pop into a high street staple between your working hours, and indulge in East London's best for food and drink where the lunch options are endless.





Comprehensive CCTV system  
and 24h security

Dedicated maintenance and  
landscape gardening team

Accredited ISO 14001  
for Environmental  
Management Systems

Estate-wide recycling  
programme



Step into the  
community



Market is wheelchair accessible  
throughout

Free public Wifi

Dedicated app for all residential  
and office occupants providing  
exclusive deals and ability to  
pre-order food in advance,  
pay online and collect at a  
convenient time
















# Brilliantly Connected

## NEARBY CONNECTIONS

Station	Walking Times	Connections
<b>Liverpool Street</b>	2 mins	     
<b>Shoreditch High Street</b>	4 mins	 
<b>Moorgate</b>	5 mins	   
<b>Bank</b>	6 mins	  
<b>Monument</b>	9 mins	 

## TRANSPORTATION KEY

-  CENTRAL
-  DISTRICT
-  METROPOLITAN
-  WATERLOO AND CITY
-  OVERGROUND
-  PICCADILLY
-  HAMMERSMITH
-  NORTHERN
-  DLR
-  NATIONAL RAIL
-  CIRCLE
-  JUBILEE
-  ELIZABETH



# Elizabeth Line





# Technical Specification

## Design Standards

### Mechanical Services

The M&E services proposed have been assessed on the following basis to obtain the conditions specified.

### External Conditions

- Winter -4°C/saturated
- Summer 30°C db/19°Cwb

External heat rejection plant (VRF condensers) to be selected against 32°C ambient Conditions to allow for plant enclosure effects.

### Internal Conditions Offices

- Winter 20°C + 2°C
- Summer 22°C + 2°C under peak conditions
- Circulation Areas 18°C (heated only)
- Toilet Areas 18°C (heated only)

### Occupancy

The occupancy density for calculations of thermal loads shall be based upon one person per 8m<sup>2</sup>. Heat output per person shall be assumed as being 90 Watts (sensible) and 50 Watts (latent) during summer peak. Occupancy for public health and lift provisions shall be based on one person per 8m<sup>2</sup>.

### Infiltration

Allowances for heat gains and losses due to natural air infiltration shall be based on the following air change rate:

- Summer 0.2 air changes per hour
- Winter 0.2 air change per hour

The infiltration rate will need to be reviewed against the building air permeability target of 5m<sup>3</sup>/h/m<sup>2</sup> @ 50 Pascal.

### Noise Criterion

The mechanical services shall be designed, and equipment selected to achieve a noise rating not exceeding the following:

- General Open Plan Office NR 38
- Toilet NR 45
- Lift Lobbies/Corridors NR 40

### Fresh Air

Fresh air allowance of 12 l/s per person shall be provided for office areas at 1 person per 8 m<sup>2</sup>.

### Environmental Control

The offices will be comfort cooled by a Variable Refrigerant Volume (VRV) heat recovery system, with fresh air provided by Air Handling Units (AHUs) on each floor.

5th and 6th floors fresh air supply and extract ventilation is fed from a combined AHU at roof level. Fresh air is delivered to both floors via a common riser backing onto the core.

The heating/cooling and fresh air is control via an addressable control system providing grouped and individual control.

Monitoring of the air quality within each floor will be undertaken by the BMS system.

The Ground Floor Office Reception area heated/cooled by a dedicated (VRV) heat pump system.

### Heating System

Heating to the office floor shall be via the VRV system as described within the environmental control section. The VRV system shall be heat recovery type capable of simultaneous heating or cooling depending on zone requirements.

Stairwells will be heated by electric type panel heaters.

No gas supply will be provided to the building. The pre-existing incoming gas main has been isolated, purged and capped for future connection (if required).

### Soil & Wastewater System

A fully vented soil system will be provided to remove the effluent from the various sanitary appliances throughout the cores. Dedicated soil and vent pipes with branch connections will be provided in the Cores to serve Tenant's Tea Stations.

### Rainwater System

The rainwater system will carry rainwater from roof levels via gravity. The risers will connect at high level ground, lower ground, and basement floor to the existing under slab drainage system.



# Technical Specification

## Design Standards

### Potable Cold Water Supply System

The office boosted potable cold water mains supply will be provided and distributed through dedicated landlord's risers to provide water to the toilet core. Valved and capped drinking water connections will be provided within each office floor for future tenants needs.

### Domestic Hot Water Service

Domestic hot water is provided within the WC cores for use within the WCs, wash hand basins. The tenant shall be provided with the ability to connection a cold water service to their demise only. Tenant hot water generation shall be by the tenant.

### Building Management System

A BMS controls system will be provided to give fully automatic control of the HVAC Systems.

### Dry Riser

One dry riser/falling mains will be provided in the building within the firefighting core to serve all floors apart from the ground floor. The dry riser inlet will be in the façade of the building on the elevation.

### Lighting Heat Gain

The design of the air-conditioning system shall allow for a heat gain, due to artificial lighting of 8 W/m<sup>2</sup>.

### Small Power Gain

The design of the air-conditioning system shall allow for heat gain, due to small office equipment of 25W/m<sup>2</sup>.

### Electrical Services

The electrical installation shall be designed to the following criteria:

### General Lighting

Lighting is designed in accordance with the CIBSE code for interior lighting to BS EN 12464-1-2011 office lighting. All lighting is LED providing energy efficiency and longevity.

Addressable Lighting controls will include daylight management (dimming) to the offices and occupancy control to all spaces. Lighting shall be direct/indirect with hard wired lighting control modules.

### Lighting

Office Lighting 300 – 500 lux

Core / WC Lighting 150 – 200 lux

### Power

Small Power Tenants 25 W/m<sup>2</sup>

Lighting Tenants 8 W/m<sup>2</sup>

Emergency Lighting 1 lux along defined escape routes in accordance with BSEN 1838 (BS 5266).

### Fire Alarms

An analogue addressable Type L2 system protection of all escape routes from the building. Protection of life in accordance with BS 5839 part 1, with single stage evacuation.

### Life Safety Systems

All life safety systems will be provided with an emergency generator supply via a change-over arrangement directly adjacent to the points of supply.

The Life safety system will comprise of:

- Fire-fighting Lift
- Lift lobby smoke clearance

### Energy

The following details have been incorporated into the design to provide:

- An air permeability rate of 5m<sup>3</sup>/h/m<sup>2</sup> at 50 Pa
- Windows with highly efficient solar control glazing to reduce overheating risk
- Energy efficient lighting and heating and controls
- Appropriate energy metering and monitoring
- Highly efficient Air Source Heat Pumps, to provide heating and cooling. With a high COP and Seasonal efficiency rating.
- CIBSE TM52 Dynamic Simulation Model (DSM) to ensure thermal comfort to users and that no overheating exists

These factors combine to provide the building with a potential 'B' EPC rating.



# CONTACT

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## EDEN.LONDON

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