

82– 84 BERWICK STREET, W1



Berwick  
Works

RIB

ROBERT IRVING BURNS



BERWICK WORKS IS LOCATED IN LONDON'S FASHIONABLE SOHO. THE BUILDING PROVIDES FLEXIBLE OPEN-PLAN OFFICE ACCOMMODATION.

THE ARCHITECTURALLY DESIGNED SPACE WAS RECENTLY REFURBISHED IN 2020, AND PROVIDES A STUNNING WORKING ENVIRONMENT.

THE OPPORTUNITY IS ARRANGED ON THE 3RD FLOOR BENEFITTING FROM LARGE MEETING ROOM, FITTED KITCHENETTE AND EXCLUSIVE PRIVATE ROOF TERRACE

**1,378 SQ. FT.  
OF CREATIVE OFFICE SPACE WITH PRIVATE TERRACE TO LET**

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Reception



Internal stairwell



# SPECIFICATIONS

6.4m height reception floor to ceiling  
Contemporary finishes throughout  
Passenger lift  
Bike storage  
Shower

Double glazed sash windows  
Exposed two pipe A/C and air handling units  
Suspended linear lightings  
Excellent natural light  
Terrace

Exposed existing features  
Galvanised perimeter trunking  
Hansgrohe WC fittings  
Intercom and access control CCTV



Original Post Refurbishment Photos



# INTERIOR/EXTERIOR



Existing operating photos



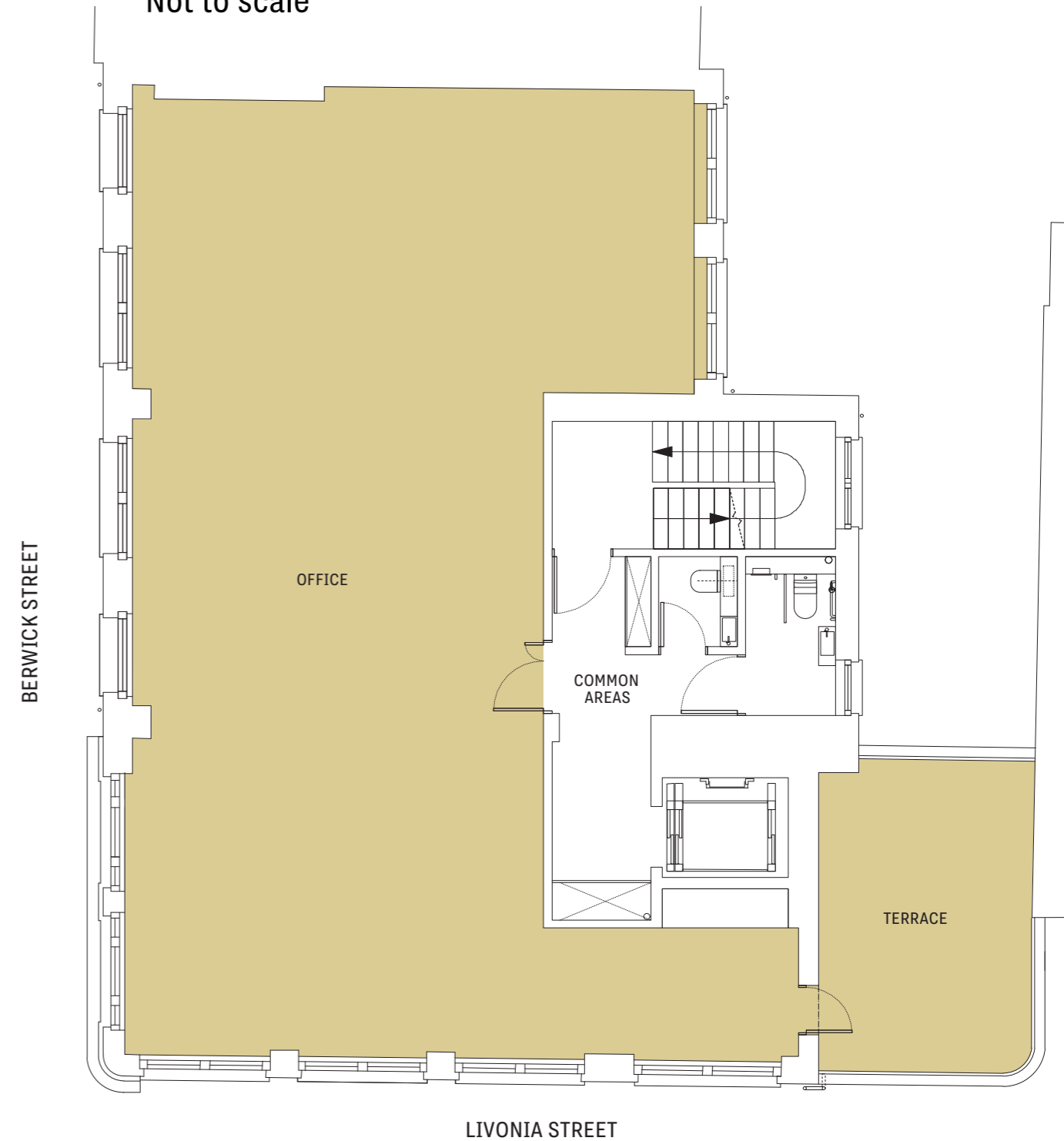
# FINANCIALS

FLOOR	THIRD
Size (sq. ft.)	1,378
Quoting Rent (p.a.) excl.	£134,355
Estimated Rates Payable (p.a.)	£51,324
Service Charge (p.a.)	£21,896
<b>Estimated Occupancy Cost excl. (p. a.)</b>	<b>£207,575</b>

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires

## FLOOR PLAN

Not to scale



Former open plan layout.  
Existing space has fitting meeting room.

→ Walking times from Berwick Works

Oxford Circus	5 min
Tottenham Court Rd	7 min
Tottenham Court Rd (Elizabeth Line Entrance)	3 min
Piccadilly Circus	8 min

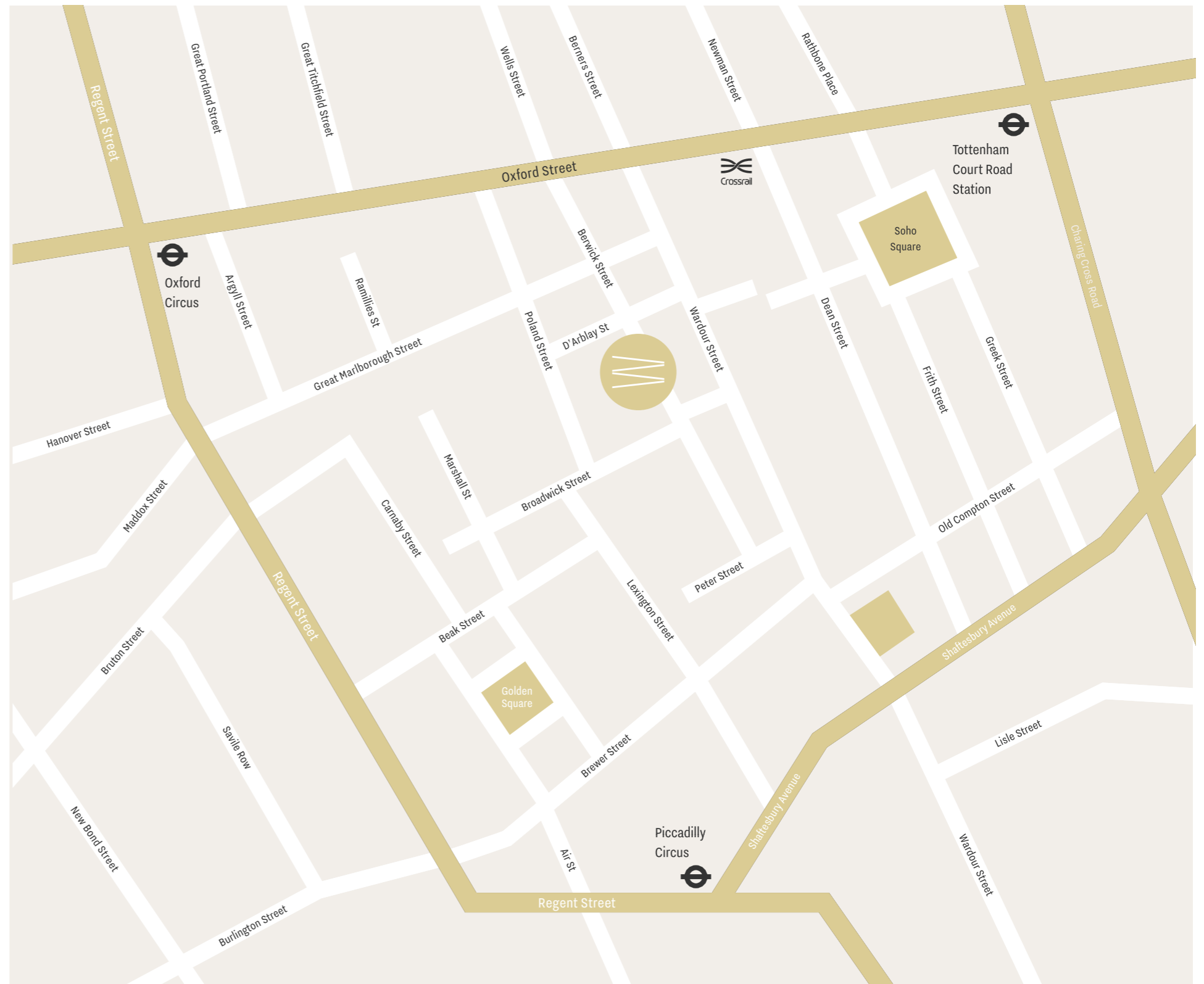
→ Walking times from Berwick Works

Elizabeth Line Crossrail journey times from Tottenham Court Road

	Elizabeth line
Farringdon	2 mins
Liverpool Street	4 mins
Paddington	4 mins
Canary Wharf	11 mins
Stratford	13 mins
Heathrow Central	28 mins

→ Tube times to Berwick Works

King's Cross	15 mins
Victoria	14 mins



Occupiers

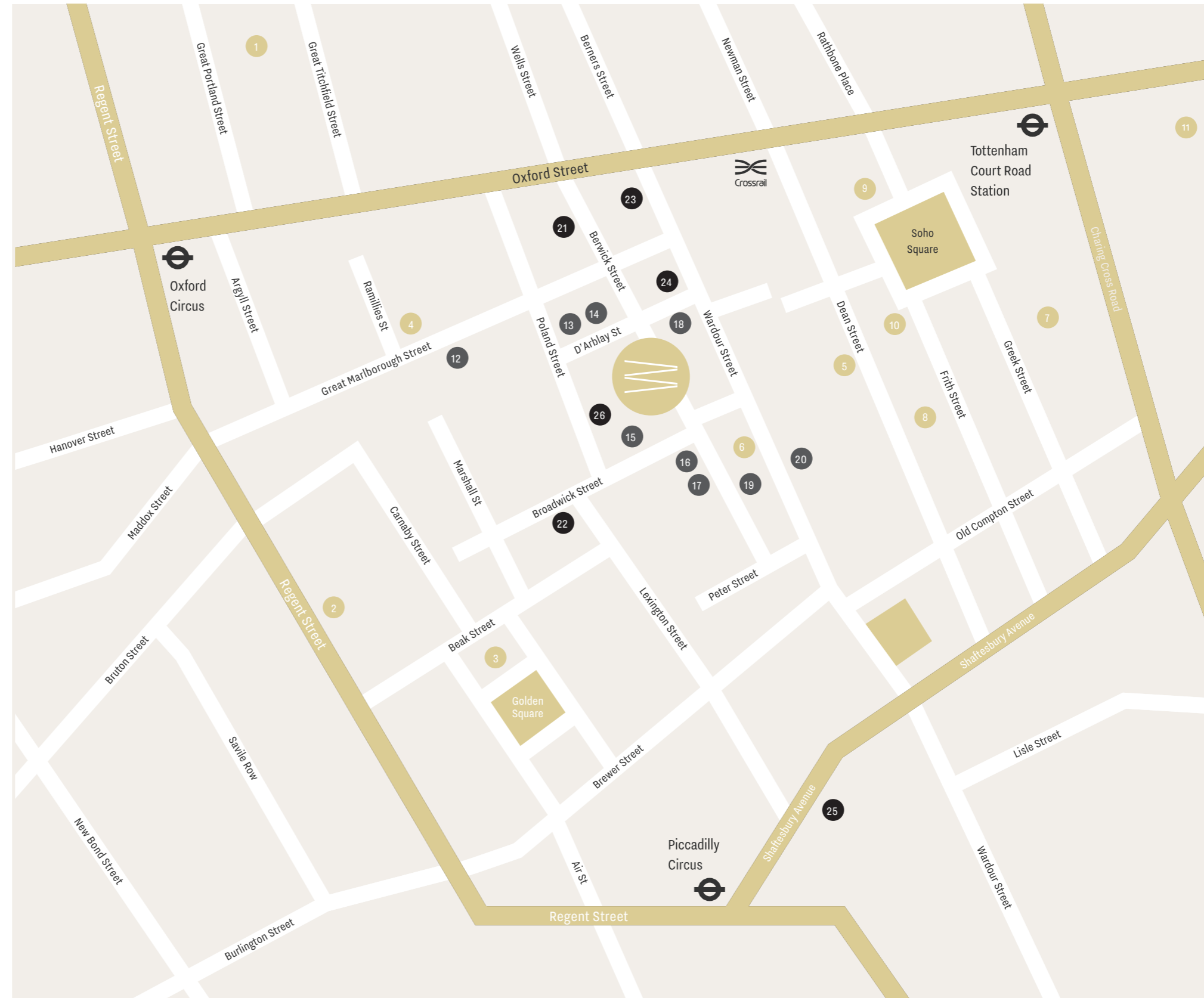
- 1 BBC
- 2 BBH
- 3 M&C Saatchi
- 4 Sony
- 5 Blink Productions
- 6 Moving Picture Company
- 7 Warner Brothers
- 8 Tapestry
- 9 Dolby
- 10 20th Century Fox
- 11 Google

Food

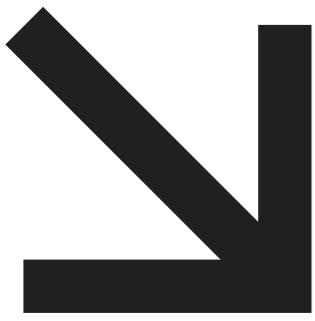
- 12 Ping Pong Soho
- 13 Bodean's BBQ
- 14 Blanchette
- 15 The Ivy Soho
- 16 Yauatcha
- 17 Duck & Rice
- 18 The Breakfast Club
- 19 Polpetto
- 20 Busaba

Drinks

- 21 Ember Yard
- 22 The John Snow Pub
- 23 Dirty Harry's
- 24 The George
- 26 The Blue Posts
- 26 Barrio







# AREA

Soho has evolved to become the cultural centre of the West End. Its association with London's fashion and entertainment industries has led to the area becoming a hub for creative and media based businesses. The streets around Soho are energetic- comprising a mix of dining, nightlife, and shopping options. Berwick Street Market is one of London's oldest markets, evolving into a foodie establishment which compliments the eclectic mix of entertainment the area has to offer.





## LEASE

A new lease granted direct with the landlord, outside of the Landlord and Tenant Act 1954, for a term to be agreed

## FLOOR PLANS

Available upon request.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

Available on request.

## VAT

TBC

## CONTACTS

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Misrepresentation Act 1967.  
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.  
October 2024.



# FULL SPECIFICATIONS

## 1. DESCRIPTION OF THE WORKS

The existing buildings were historically linked to the costume industry in the mid C20th, and subsequently became subdivided into individual office and workspaces. The recent extensive refurbishment has amalgamated the buildings, and created open plan office floors the upper floors served by a single main entrance lobby along Livonia St. As part of the scheme a new passenger lift has been installed, together with new windows throughout, whilst also creating 2 roof terraces, cycle storage and shower facilities.

### 1.1. Project Team

Client: Private  
Architect: Alexander Martin Architects  
Structural Engineer: engineersHRW  
Services Consultant: E+M Technica  
Project Manager: Norman Rourke Pryme  
Main Contractor: Rackham Construction Ltd

## 2. KEY DESIGN CRITERIA

Ceiling Height	m
Basement	2.7
Ground Floor (Lobby)	6.2
Ground Floor (Retail)	3.4
1st Floor	2.8
2nd Floor	2.8
3rd Floor	2.6
4th Floor	2.7
5th Floor	24m/2.85

### 2.1. Kitchen Teapoint Area

- Provision on each floor for future tenant fit out

### 2.2. Bicycle Storage & Showers

- Storage for 8no bicycles internally in dedicated bike store

- Showers on 1st & 3rd floors • Potential for additional shower room at basement level (current space allocated for bin storage as per planning requirements)

## 3. External Fabric

### 3.1. External Fabric

- Brick building
- High quality steel entrance doors
- New timber sash double glazed windows throughout
- Double glazed steel windows to stair, WC's & 5th fl. rear elevation
- Velfac casement windows to top floor dormer windows

### 3.2. Cladding

- Black zinc cladding to roof extension

### 3.3. External Lighting

- No exterior lighting on principal elevations
- Low level wall lighting to external roof terraces

## 4. INTERNAL SPACES

### 4.1. Reception Lobby

- Solid terrazzo floor • Full height oak panelled wall, with integrated fire rated glass window
- Full height black stainless steel metal lift doors and surround
- Feature screen in fluted concrete • Cantilevered steel & terrazzo staircase with half height perforated metal screens

- Powder coated metal & frameless glass balustrades to stair
- Painted brick walls at high level • Viabizzuno pendant lights, Deltalight floor lights and trimless ceiling lights
- Painted ceiling

### 4.2. Lobby Staircase

- Cantilever steel staircase, with terrazzo treads and metal inlay strips
- Powder coated steel handrail and feature perforated screens

### 4.3. Passenger Lift

- New 8 person traction MRL passenger evacuation lift, supplied by Curti Lifts
- Terrazzo floor
- Stainless steel wall cladding and ceiling
- Stainless steel doors
- Recessed downlights
- The lift is a fire fighting lift

#### 4.3.1. Main Staircase

- Steel staircase, with perforated steel treads • Powder coated steel balustrade and wall mounted handrail

#### 4.3.2. Lift Lobbies & Top Stair

- Noraplan rubber flooring • Timber staircase, with rubber clad treads, Gradus nosings
- Powder coated steel handrail and feature screen
- Feature metal backlit screens to all riser doors
- Disabled refuge points outside lifts
- Smoke extract grilles to each lobby as part of smoke control system
- Electric underfloor heating

#### 4.4. WC's/Shower Rooms

- 9no washrooms in total comprising 5no WCs, 2no accessible WC's & 2no showers
- Half height terrazzo tiles to walls
- Floor to ceiling terrazzo tiles within shower enclosures
- Grey porcelain tiles to basement WC
- Dornbracht brassware to all bathrooms, generally black
- Duravit sanitaryware to all bathrooms
- Geberit concealed cisterns and flush plates throughout
- Wall mounted hand dryers
- Frameless glass shower doors & black fittings
- Wall mounted stainless steel bins to accessible WC's & shower rooms
- Recessed joinery cabinets to accessible WC's & showers
- Ceiling ventilation
- IP rated lighting to all wet are
- Electric underfloor heating

#### 4.5. Office Spaces

- Acoustic floor with Bolon floor finish (roll)
- Galvanised 3 compartment perimeter trunking, with prewired power
- Recessed floor boxes with pull wires for tenant provision
- Ceiling mounted FCU heating & cooling units with associated ductwork, arranged to facilitate subdividing of the space
- Painted walls (RAL9016)
- Concealed cabling for lighting and fore alarms
- Solid core timber fire doors with brushed stainless steel ironmongery & laminated glass vision panels
- Suspended strip luminaires from 299 lighting
- Exposed cable trays for refrigerant pipework and data

#### 5. Mechanical Services

##### Design Temperatures

Location	Winter °C	Summer °C
Offices	22	22
Entrance lobby	20	22
WC's/circulation	20	22
Plant room	Uncontrolled	
Bicycle store	Uncontrolled	

#### 5.1. Air Conditioning

VRV Air Conditioning to each office floor.

VRV Cooling system comprises:

- external units mounted on the roof of no.82
- internal units with associated insulated ductwork
- temperature sensor and controls
- refrigerant pipework on exposed cable trays

Internal units are ceiling mounted on floors 1 to 4, and wall mounted on the 5th floor and in the lobby.

#### 5.2. General Ventilation

Office area is generally by natural ventilation via sash windows (1-4), casement windows (5), or fanlight windows within the steel windows (5).

The latter are on restricted openers.

All toilets and shower rooms are provided with a mechanical exhaust system which discharge via the external walls. The extract fans will operate on a timer switch, linked to the lighting PIR's.

#### 6.Electrical Services

##### Internal Design Condition

Location	Load Density (W/m <sup>2</sup> )	
	Lighting	Small Power
Offices	12	25
Entrance lobby	10	2
WC's/circulation	5	2
Plant room	10	2.5
Bicycle store	20	1.5

##### 6.1. Lighting

Location	Illumination Level (Lux)
Offices	350-500
Entrance lobby	250
Bathrooms/WC's	150-200
Circulation	150
Plant room	150
Bicycle store	100
Roof terrace	20

##### General Lighting

Lighting to be provided to offices and all communal, roof terrace and service areas.

All lights are LED, and the lighting is controlled by conventional switching & PIR to common areas.

All cabling is completed in 2 core LSF cable

General notes:

- a. Uniformity of internal lighting level will be designated at 0.4
- b. Uniformity of external lighting level will be designated at 0.1
- c. Uniformity of emergency lighting level will be designated at 0.025

All small power sub-surcuits are protected by 30mA RCD's located within the fuse boards, within the electrical riser.

Concealed flap floor boxes are installed to each office space. These are prewired for power, with conduit pull cables to pull wires from perimeter trunking.

#### 6.3. Data/Telephone

Data and telephone cabling installations within the office tenant areas and to the incoming services location will be by the occupying tenants as part of the Cat B fit-out.

Perimeter trunking and cable trays are provided for future tenant data and communications cables. Cable routes to the basement are via the electrical riser, to terminate at the incoming telephone service position. Incoming telephone lines will be procured directly by the tenant.

#### 6.4. Fire Alarms

Haes addressable fire alarm system to meet BS5839.

The fire alarm panel is located within the main entrance lobby.

#### 6.5. Smoke Control

The building is fitted with a powered smoke ventilation system for the Fire Fighting Stair Core, and a passive smoke ventilator for the Basement plantroom Lobby.

#### Stair Core

The mechanical / powered system comprises a fire rated smoke shaft rising up the building from 1st to 5th floors, comprising actuators/dampers at each lobby on each floor, a fire rated section of duct setting over at high level 4th floor, connecting the 4th and 5th floor

Refer to O&M manuals for operational guidance and testing regime.

##### Plantroom

The passive system at basement level shall comprise a smoke extract grille, actuator and duct from the basement lobby to a wall louvre at ground floor level into Livonia Street.

There are 2 fire curtains located at basement level.

#### 6.6. Security

##### Access Control

Access is controlled by proximity panel mount readers, with occupants using personal key fobs.

BPT intercom and handsets on each floor.

##### CCTV

Mini dome cameras are located to provide evidential quality images of all areas of the reception area main entrance and all external doorways. The CCTV control, recording and viewing equipment are located in the basement.

#### 7. ACCESSIBILITY

##### Disabled alarm

A disabled WC alarm system is provided for each accessible bathroom.

The main alarm panel is located within the main entrance lobby.

##### Refuge points

Disabled refuge points are located outside each lift.

The central intercom panel is located within the main entrance lobby.

##### Thresholds

Flush door thresholds are provided throughout.

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