

ST JAMES'S
LONDON

THE
MARQ

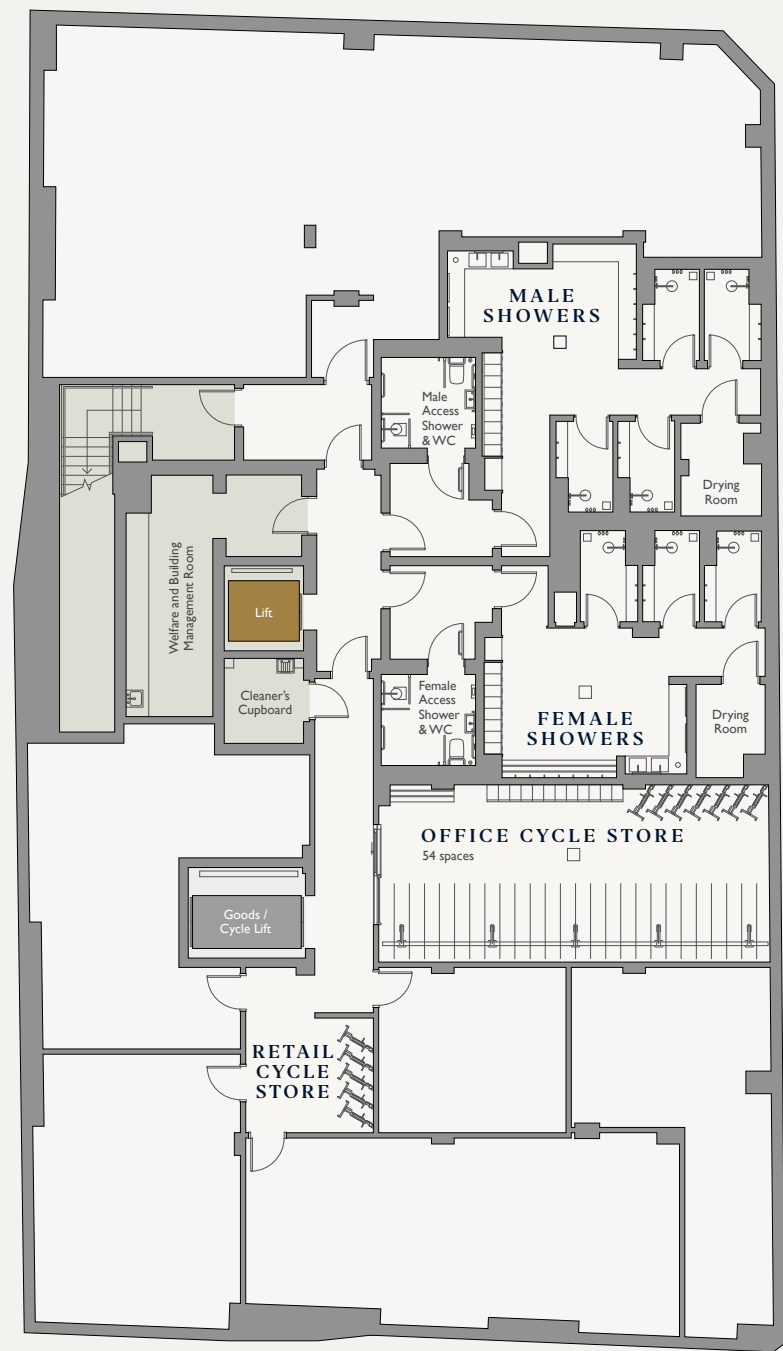
THE CROWN
 ESTATE

BUILDING SCHEDULE

	Area	Terrace
Level 6	4,223 sq ft 392 sq m	742 sq ft 69 sq m
Level 5	5,878 sq ft 546 sq m	
Level 4	5,891 sq ft 547 sq m	570 sq ft 53 sq m
Level 3	6,562 sq ft 510 sq m	
Level 2	6,575 sq ft 611 sq m	
Level 1	6,331 sq ft 588 sq m	
Reception	727 sq ft 68 sq m	
Total	36,187 sq ft 3,262 sq m	

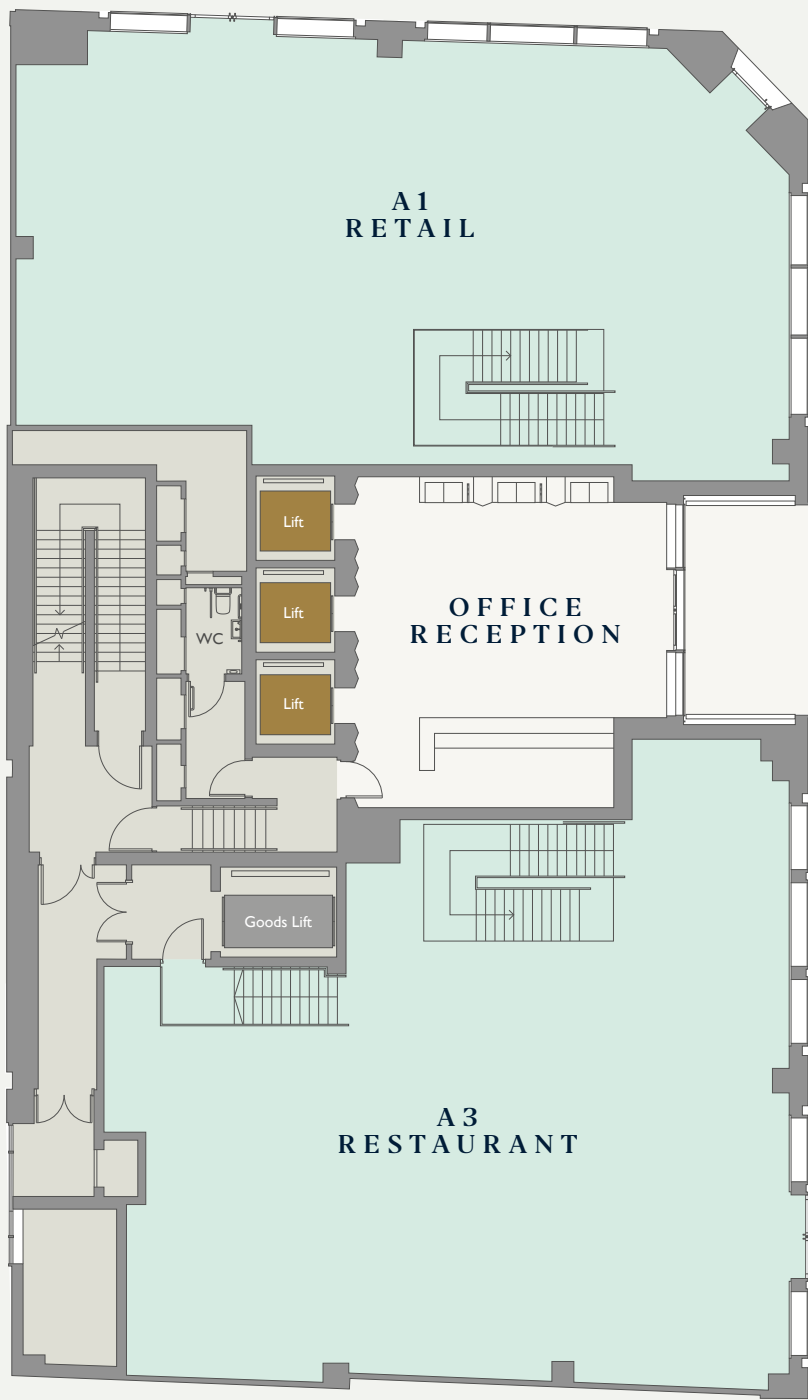


LOWER BASEMENT



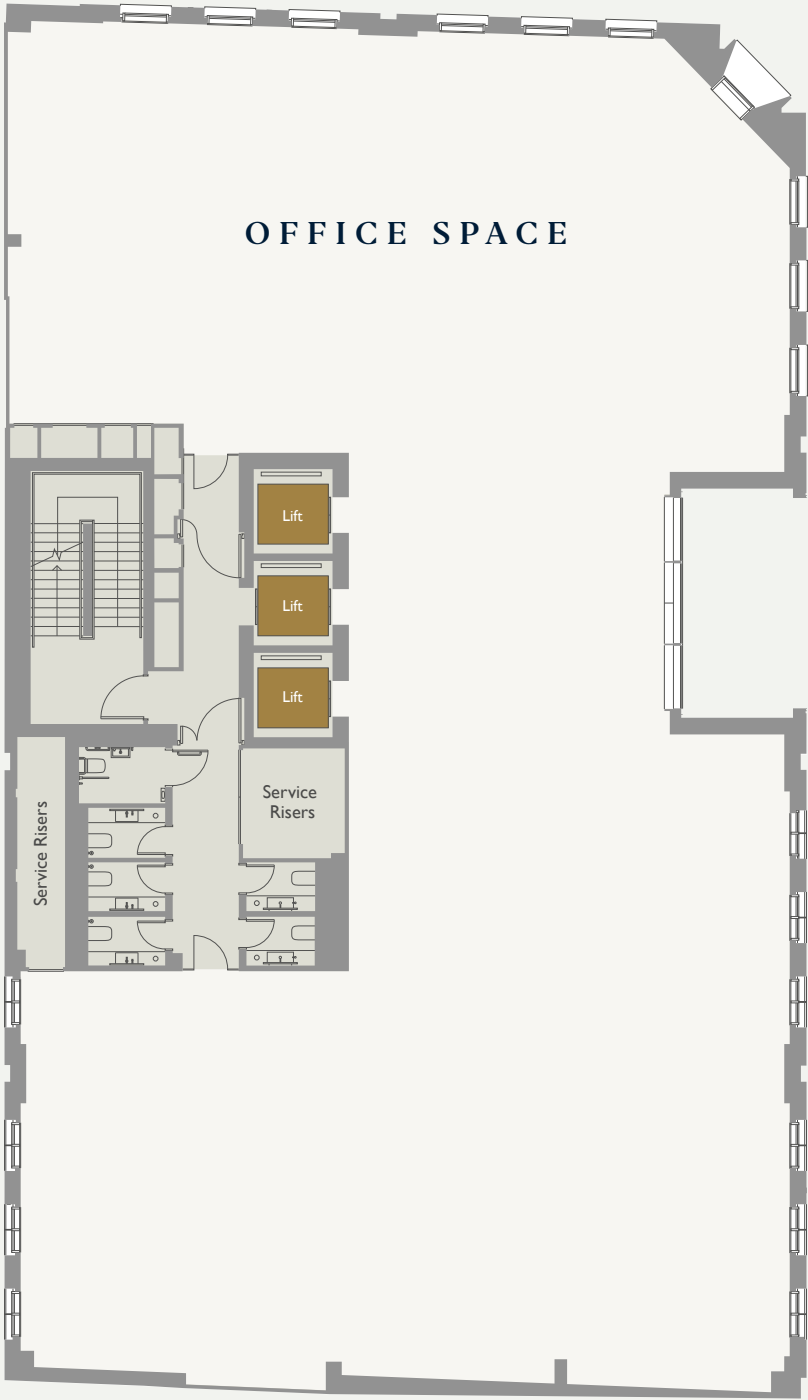
Disclaimer These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. These are illustrations to show the layout of the accommodation only. Any areas, measurements or distances are approximate.

GROUND FLOOR



LEVEL 1

6,331 sq ft · 588 sq m



LEVEL 2

6,575 sq ft · 611 sq m



LEVEL 3

6,562 sq ft · 510 sq m



LEVEL 4

5,891 sq ft · 547 sq m



TERRACE
570 sq ft
53 sq m



LEVEL 5

5,878 sq ft · 546 sq m

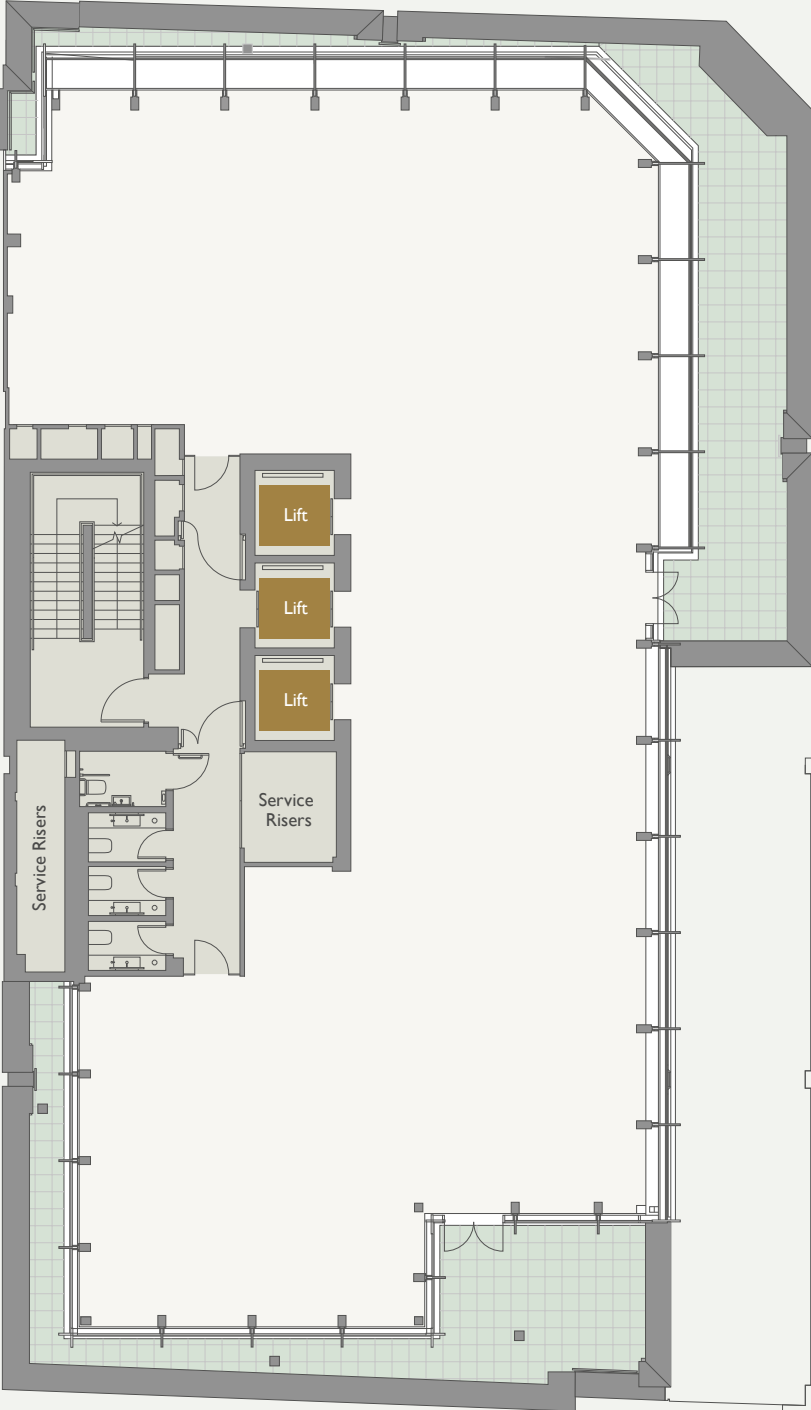


TERRACE
BELOW



LEVEL 6

4,223 sq ft · 392 sq m



TERRACE
484 sq ft
45 sq m

TERRACE
258 sq ft
24 sq m



SPACE PLANS

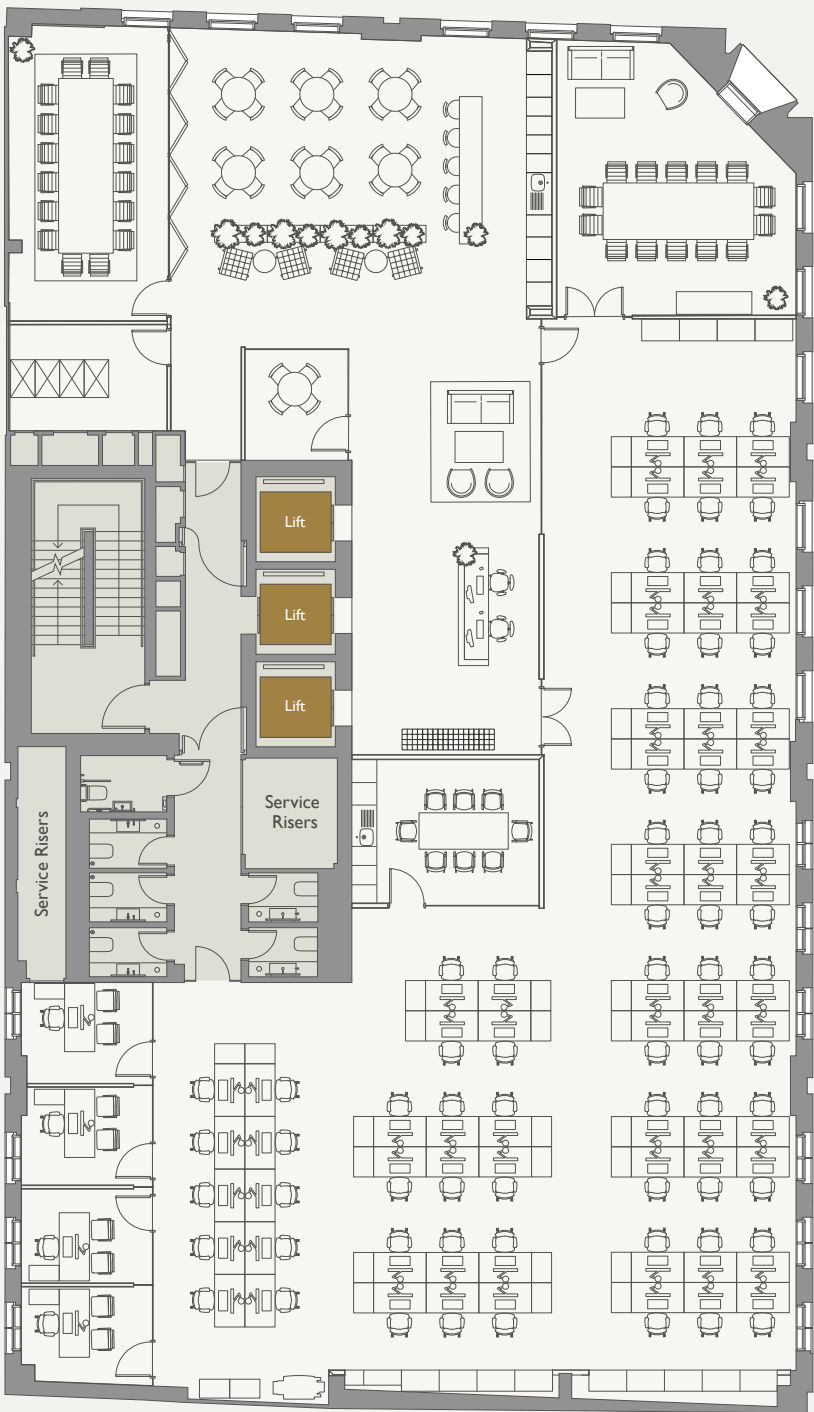
Level 2 – Mixed

OCCUPATION DENSITY RATIO	1:11.5
OPEN PLAN DESKS	48
CELLULAR OFFICES	3
RECEPTIONISTS	2
BREAKOUT TO ACCOMMODATE	30
12-PERSON MEETING ROOM	1
10-PERSON MEETING ROOM	1
8-PERSON MEETING ROOM	1
INFORMAL MEETING ROOM	1



Level 2 – Open Plan

OCCUPATION DENSITY RATIO	1:8
OPEN PLAN DESKS	68
CELLULAR OFFICES	4
RECEPTIONISTS	2
BREAKOUT TO ACCOMMODATE	34
16-PERSON MEETING ROOM	1
4-PERSON MEETING ROOM	1
INFORMAL MEETING ROOM	1



SPACE PLANS

Level 4 – Mixed

OCCUPATION DENSITY RATIO	1:11
OPEN PLAN DESKS	43
CELLULAR OFFICES	5
RECEPTIONISTS	2
BREAKOUT TO ACCOMMODATE	26
14-PERSON MEETING ROOM	1
12-PERSON MEETING ROOMS	3
8-PERSON MEETING ROOM	1



Level 6 – Mixed

OCCUPATION DENSITY RATIO	1:12
OPEN PLAN DESKS	28
CELLULAR OFFICES	3
RECEPTIONISTS	2
BREAKOUT TO ACCOMMODATE	15
8-PERSON MEETING ROOM	1
6-PERSON MEETING ROOMS	2
INFORMAL MEETING ROOM	1



BUILDING SPECIFICATION

Professional Team

Architect	Rolfe Judd
Development Manager	Hanover Cube

Services Consultant	Watkins Payne
Structural Engineer	Waterman

Cost Consultant	Gardiner & Theobald
Contractor	Skanska

Specification

Occupancy Design Criteria

Building Services	1 person per 8 sq m for fresh air and cooling.
Means of Escape	1 person per 6 sq m.
Sanitary Accommodation	1 person per 10 sq m.
Passenger Lifts	1 person per 10 sq m.

Office Accommodation

Planning Grid	The office accommodation layout provides opportunity for cellular, mixed or open plan office layouts utilising a planning grid of 1500mm.
Clear Ceiling Heights	4.12m in ground floor reception 2.75m on all upper office floors.
Raised Floors	All office floors provide for floor zone of 150mm.
Ceiling / Lighting	Lighting will primarily use LED lights.The lighting control system will provide for both occupancy detection and automatic daylight dimming controls.

Internal Finishes – Offices

Walls	Painted plasterboard.
Ceilings	Fully accessible perforated white metal suspended 375 x 1400mm accessible plank ceiling system with dense perforations and an acoustic quilt. A plasterboard margin runs around and contains the planked ceiling along the façades and around the core.
Floors	Raised-access metal floor panels size 600 x 600mm.
Internal Doors	American walnut timber veneer doors / glass doors.
Blinds	Blinds are included.

Internal Finishes – Reception

Access	The office entrance is located on Duke Street.The entry doors and first floor cladding are set back to create an apparent double-height entrance.The glass sliding doors are operated by a sensor during working hours.This covers the portico area that are lined either side with bronze feature gates designed by Jacqueline Poncelet.
Floors	Staggered large format Blue Savoy marble planks laid which also run up the lift-facing wall in a concertina profile.
Walls	Predominantly finished in Blue Savoy marble and Carrara marble terrazzo with elements of walnut timber cladding, full-height mirrors and brushed brass trims.
Reception Desk & Seating	Bespoke reception desk and seating formed in terrazzo with timber inlay seats.The reception desk houses the controls for the building management and a computer terminal for the receptionist.
Lighting	LED lighting throughout. Linear slot lights recessed into the soffits above the reception desk / bench area. Barisol light above the concertina marble wall. Surface mounted tubular down lights.
Artwork	The artwork is by Jacqueline Poncelet.It is formed in terrazzo with a variety of marble and glass aggregate with different-coloured resin backings used to create a beautiful design that has brass 'dropped threads' running through it.
Floor to Ceiling Height	4.12m.

Lift Installation

Capacity	3 car passenger group (A, B, C) of 13 person/1000kg passenger lifts operating at 1.6m/s using destination hall call control with the central car (B) doubling up for firefighting via a through-car arrangement. Cars A & C serve floors G,1, 2, 3, 4, 5 & 6 with Car B serving B2, B1, G,1, 2, 3, 4, 5 & 6.There is a general purpose goods lift of the through-car type of 1,500 kg capacity operating at 1.0m/s serving floors B2, B1 and G.
Finishes	Blue Savoy marble floors to match the reception with a mix of mirrors to front and back with a blue back-painted glass to complement the reception artwork.

WCs

Walls	Walnut veneer cubicle system, painted wall and a Carrara marble terrazzo splashback.
Floors	Ardoise Porcelain grey tile.
Ceiling	White plasterboard ceiling.
Cubicle Doors	Walnut veneer timber door sets.
Sanitary Ware	The WC pans are high-quality wall-hung porcelain and the sinks are bespoke white Corian units that incorporate lacquered blue vanity joinery with satin stainless steel trims.The splashbacks are formed in terrazzo with a circular wall-hung mirror.
Disabled WC	1 accessible WC provided per office floor.

Shower / Bike & Changing Facilities

Cycle Spaces	5 retail cycle spaces / 54 office cycle spaces.
Showers	Standard showers – 4 male and 3 female / disabled showers – 1 male and 1 female.
Lockers / Drying Room	Drying room (female lockers 16 / drying room 6) (male lockers 17 / drying room 6) (cycle lockers 34).
Changing Rooms	Separate male and female changing rooms.
Towel Service	Towel drop bin and shelving for towels provided.

External Envelope

Structure	Steel-framed beams and columns with a concrete core.
Ground Floor Retail	The retail façades are divided into bays.The surrounds are clad in hand set Shelly Portland stone.The stone is textured to give a distinctive banding to the base of the building. The aluminium shopfronts are overlaid in bronze.
Jermyn & Duke Street	Mix of clean Portland stone with punch hole windows in anolok bronze anodised aluminium system with high performance double glazing. There is a 45 degree corner splay featuring deep chamfered reveals with inset gold leaf artwork. The feature is formed in Shelly Portland stone which connects with the retail band below. In addition there is dark brown brick laid in stretcher bond with punch hole windows in anolok bronze anodised aluminium system with high performance glazing.
Rear Façade	Clad in a lighter white/grey-coloured brick with detailing and windows as per Duke Street. Recessed panels are set into brickwork.
6th Floor	The 6th floor is clad in high performance double glazed units; this is part of a part-raking, part-vertical glass system. Doors provide access through the vertical elements to terraces.
Terraces	The terraces on the 4th and 6th floors are of warm deck construction, with maintenance access and abseiling anchor points sealed into the watertight flat roofing system. The terraces are finished in high-quality paving. Planting will also be included within the design.

Structural Design

Floor loading – Offices	Imposed Floor Live Load – 3.5Kn/m², Partitions – 1.0Kn/m², Cores/Landlord Circulation Areas – 4.0Kn/m².
Floor loading – Plan	Roof Plant (within enclosed mechanical plant area) – 7.5Kn/m², Outside Enclosed Area – 5.0Kn m², Basement Plant – Imposed Plant Live Load 7.5Kn/m².

Services Design

Tenancy Split	The base build design has no subdivisions of the floor plate; however, the design has the potential to be adapted to allow for a split tenancy.
External Temperature – Winter	-3°C db (saturated).
External Temperature – Summer	30°C db / 22°C wb.

Internal Design Conditions – Winter (offices)	21°C db / no RH control.
Internal Design Conditions – Summer (offices)	22°C db / no RH control.
Internal Design Conditions (toilets)	20°C db / no RH control (heating only).
Internal Design Conditions (staircases)	20°C db / no RH control (heating only).
Reception – Summer	24°C db / no RH control.
Reception – Winter	22°C db / no RH control.

Ventilation Systems

Office	16 litres per person + 10% for meeting rooms.
Toilets	10 air changes per hour extract.
Shower & Changing Areas	10 air changes per hour extract.
Plant Rooms	2 air changes per hour extract.
Storage	2 air changes per hour extract.

Power

Small Power Allowance	25 W/m² for offices. 25 W/m² plus 10 W/m² spare capacity for incoming supply, risers and main distribution.
Lighting Allowance	10 W/m² (net lettable area).

Lighting

General Office	400 lux maintained illuminance at 0.75 working plane and 0.7 uniformity based upon following reflectances: ceilings – 70%, walls – 50%, floors/upwards horizontal surfaces – 20%.
Reception / Main Entrance	250 lux maintained illuminance at floor level. – subject to Studio29 design.
Stairs	150 lux maintained illuminance at floor level.
Corridors	150 lux maintained illuminance at floor level.
Washrooms	150 lux maintained illuminance at floor level.

Sustainability

BREEAM	BREEAM 'Outstanding' – subject to final certification.
EPC	A rated EPC – subject to final certification.
Renewable Energy Systems	Air source heat pump systems, solar thermal panels, photovoltaic panels.
WELL Score	Aiming for Gold

Heating, Cooling & Ventilation

Heating and cooling for the offices uses a variable refrigerant flow (VRF) system provided on a floor-by-floor basis with mechanical fresh air supply and extract ventilation from a central air handling plant.

Life Safety Generator

A 600kVA prime-rated life safety standby generator is provided at roof level.The generator system supplies the entire landlord's life safety power supplies, landlord's and customer's building loads (with the exception of retail areas) in the event of mains electricity failure.The system consists of an 8-hour day tank local to the generator unit and a 48-hour storage tank at basement 2 level.

Lighting

Offices	The lighting to the offices comprises recessed LED luminaires.
Emergency Lighting	Achieved using integral 3-hour duration battery packs within general luminaires and 3-hour duration non-maintained illuminated emergency exit signs.

Fire Alarm

Each floor is integrated into the building fire alarm system – Category L1 level of protection provided.

Security

Access control including door monitoring. Access control provided on all entrance doors into the building at ground and roof levels, onto each office floor and within basement amenity spaces. Access control system is integrated with the passenger lift destination hall control systems for Lifts A, B and C.

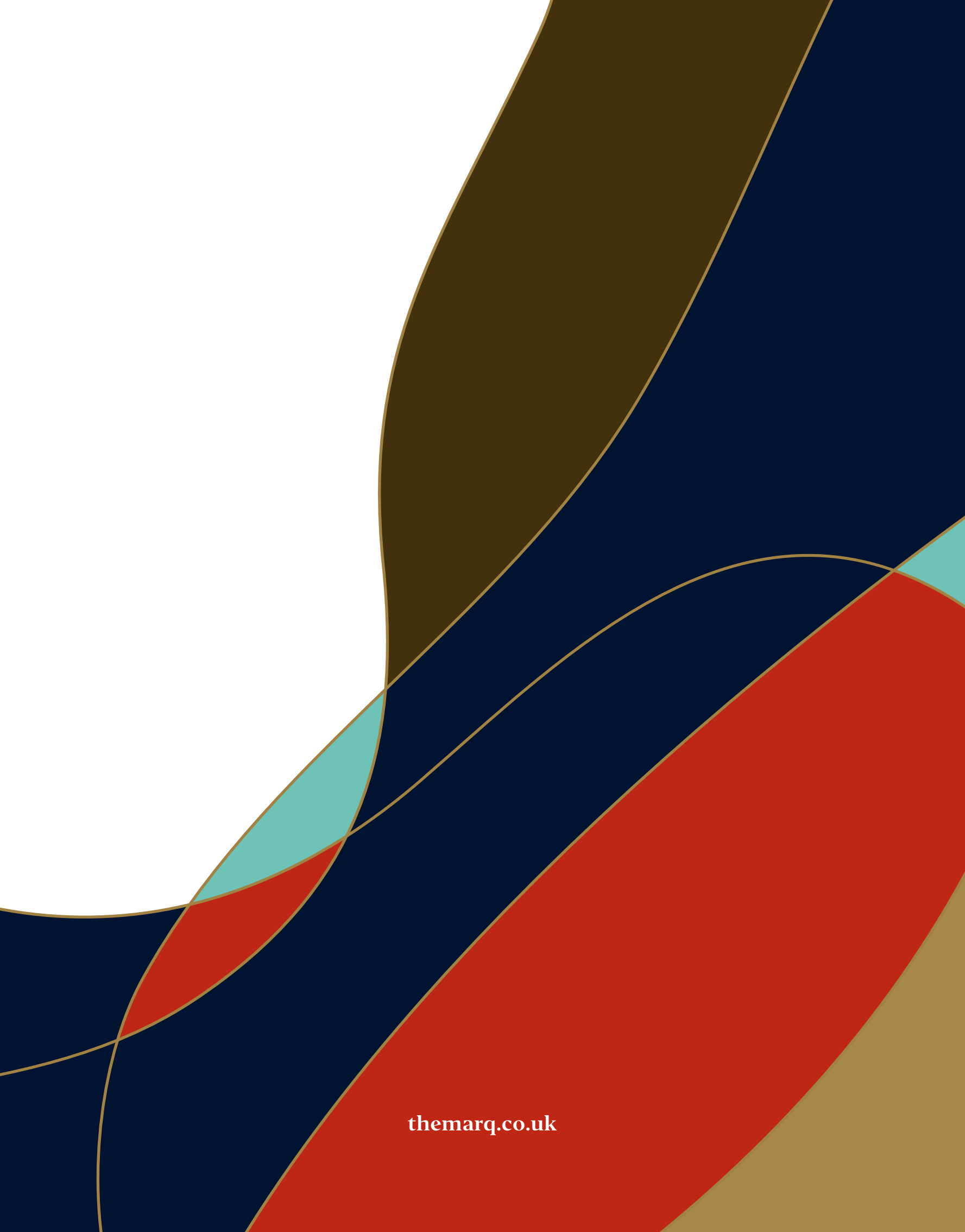
Video intercom system with handsets at ground floor rear and front entrances only with network extended to each office floor.

Telecommunications

Vodafone	Ducts provided for future provision into the building.
Zayo	Ducts provided for future provision into the building.
COLT	Ducts provided for future provision into the building.
BT	Infrastructure into the telecoms intake room with relevant BT services extended for landlord's equipment.

Future Customer Plant

Future customers' plant space is allocated at both lower and upper roof levels with vertical distribution risers allocated for future customers' services.



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