



ONE GREAT
ST HELEN'S

EVERYTHING YOU NEED

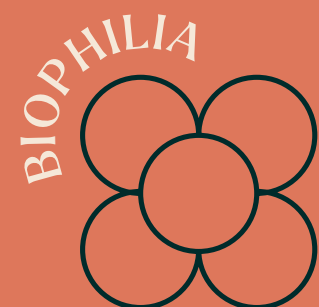
One Great St Helen's nurtures its community. It has every amenity and convenience the modern HQ demands, plus a higher level of quality and materiality that's delightfully unexpected.



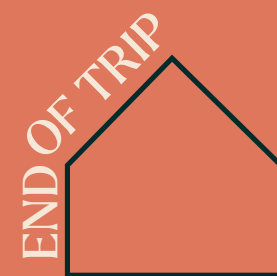
Easy, open floorplates across ten storeys



At the heart of London's City district



Rooftop green planting in the pavilion



New facilities for cycle/run commuters. 110 cycle spaces, 100 lockers, 11 showers



A rare, single let opportunity



Expansive roof terrace and pavilion, with additional terracing / balconies throughout



Ground floor café opportunity



Repositioned arrival experience



YOU WANT

FOR EVERYTHING

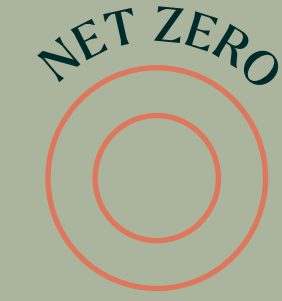


A SMALLER FOOTPRINT

Everything is on a smaller, human scale at One Great St Helen's and that includes its environmental impact. It's also designed to take the weight off the working day.



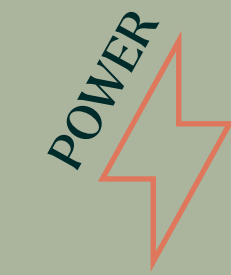
REDUCED LANDFILL
Retention of the existing structural frame and cladding



NET ZERO
Net zero carbon in operation



FULL CONTROL
Full building management system ensuring efficient services



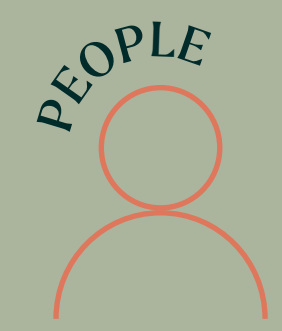
POWER
All-electric strategy - air-source heat pumps and VRF systems for heating and cooling



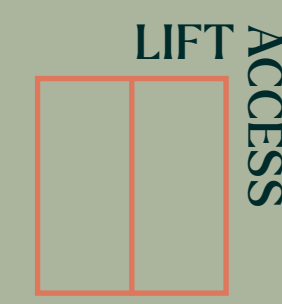
BREEAM EXCELLENT
Targeting BREEAM Excellent



CLEANER AIR
58% reduction in carbon emissions



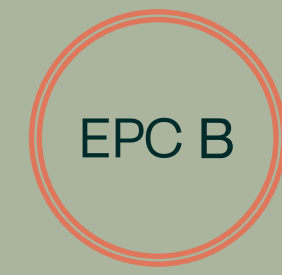
PEOPLE
Occupational density 1:10



LIFT ACCESS
3 passenger lifts and a firefighting lift



AIR FLOW
Natural ventilation possible with openable windows at either end of the floor plate



EPC B
Targeting EPC B



IN SO MANY WAYS



SIZE AND CONFIGURATION

Office NIA - 48,266 sq ft

Upper office floor - From 3,337 sq ft to 5,296 sq ft

Finished floor to soffit - 2,750mm on levels one to nine and on Lower Ground Floor. 3,575mm on Ground Floor. 2,835mm on level 10 (Wintergarden).

Structural grid - Typical structural bay: 6m x 10m.

Planning module - 1.5 m

Occupancy level - 10 sq m / person of net lettable area

Floor loading (offices) - 3.5 kN/sq m + 1.0 kN/sq m on levels one to eight

Raised floor zone - 150 mm - office areas.

MECHANICAL AND ELECTRICAL

Landlord's standby power - To all safety systems (500kVA generator)

Heating & Cooling - VRF and air source heat pumps

Internal acoustic criteria - NR 38 in offices & Wintergarden

Lifts - 3 x 13 person passenger lifts travelling at 2.0m/second
1 x fire fighting lift of 630 kg capacity

ENVIRONMENTAL PERFORMANCE TARGETS

BREEAM - UK Non-domestic Refurbishment and Fit-Out 2014 to achieve "Excellent"

All-electric - No fossil fuel or gas boilers on-site

Building Regulations - Approved Document Part L2B (2013)

EPC rating - Designed rating of 'B' minimum

WHOLE LIFE CARBON

Embodied carbon impacts - Reduced by retention of the existing structure façade and raised access floors

Solid elements - Majority of the façade has been retained in situ

Energy-efficient equipment - Used throughout the development to reduce energy consumption - Air source heat pumps, demand control ventilation and heat recovery ventilation.

CYCLE PARKING

Long stay - 100 spaces located at basement level

Short stay + visitors - 10 external spaces located accessed at ground level

END OF TRIP FACILITIES

Showers - 5 male 5 female

WCs - 2

Accessible Shower & WC - 1

Lockers - 100

OUTDOOR AMENITY

Outdoor amenity - Improved access to spaces for occupant health and wellbeing - new Wintergarden terrace on level 10.

Wintergarden - 667 sq ft on level 10

Rooftop Terrace - 1,964 sq ft on level 10

Terraces - 1,139 sq ft on level 9
476 sq ft on level 8

SPECIFICATION

ONEGREATSTHELENS.COM

GET IN TOUCH

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