

Refurbished high specification offices to let from 1,194 sq ft to 15,569 sq ft

THE MARKET EXCHANGE

Macklin Street WC2

at the sign of



8-14 Macklin Street is a striking former fruit warehouse that is currently undergoing transformation to provide high quality, contemporary office space on ground, first and second floors and incorporating cycle storage and showers. Delivering in early 2021.

The building's front façade will be significantly enhanced as part of the works, providing new glazing, entrance signage and an improved arrival experience.

Following completion of the refurbishment works, **15,569 sq ft** of high quality office space will be available to let, over three floors. The new offices areas can be divided as follows:

SCHEDULE OF AREAS

Office floor	NIA*
Second Floor West	3,300 sq ft
First Floor	7,556 sq ft
Ground Floor East	3,519 sq ft
Ground Floor West	1,194 sq ft

* The exact floor areas are to be measured and confirmed post refurbishment





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LOCATION & CONNECTION

Located in a highly desirable and buzzing part of the West End, near to major amenities - retail, restaurants, cafés, bars, theatres and fitness operators.

The Market Exchange is located close to 3 underground stations and will be linked to the new Elizabeth line at Tottenham Court Road.

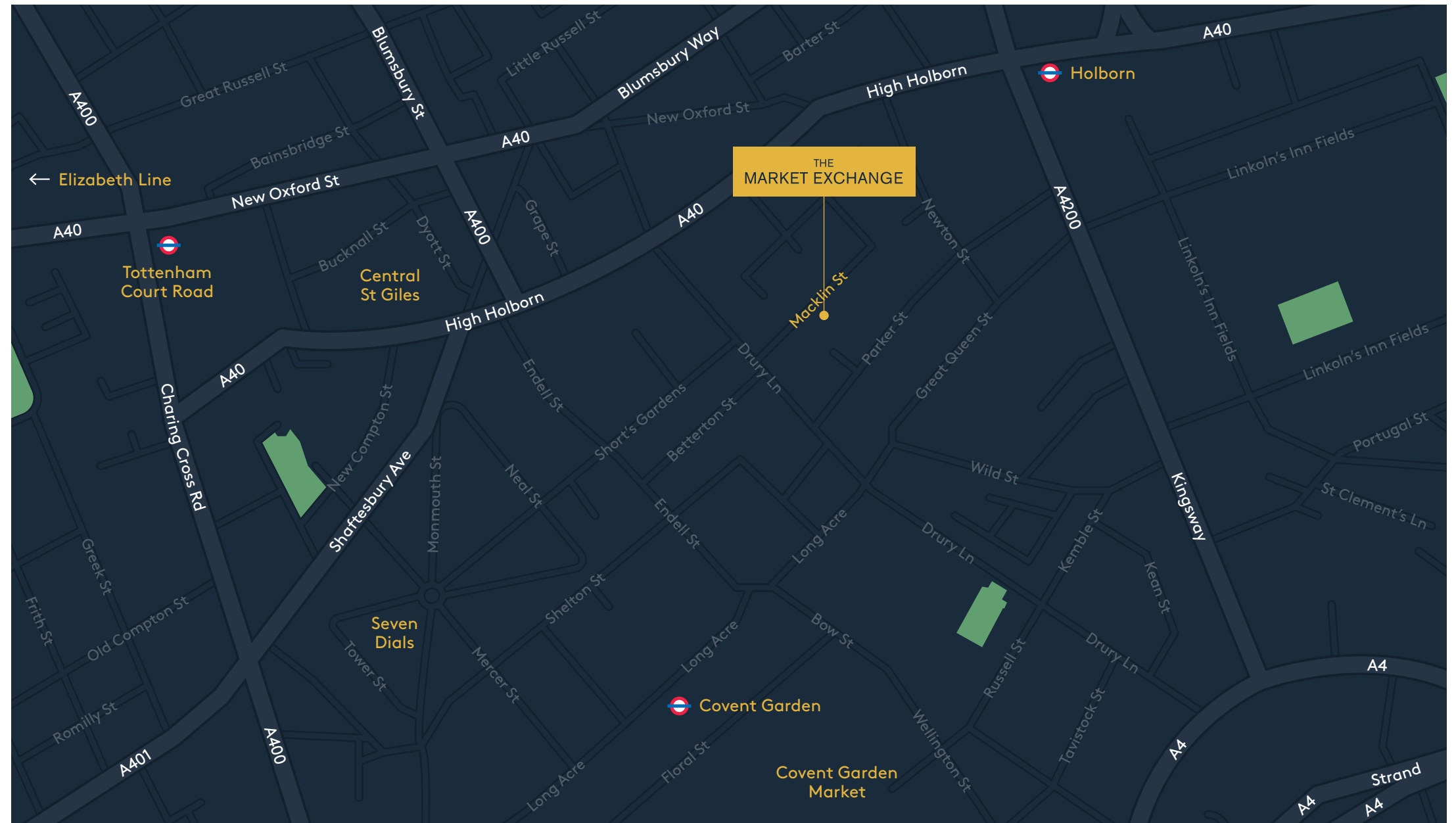
-  **Covent Garden** - 6 minute walk

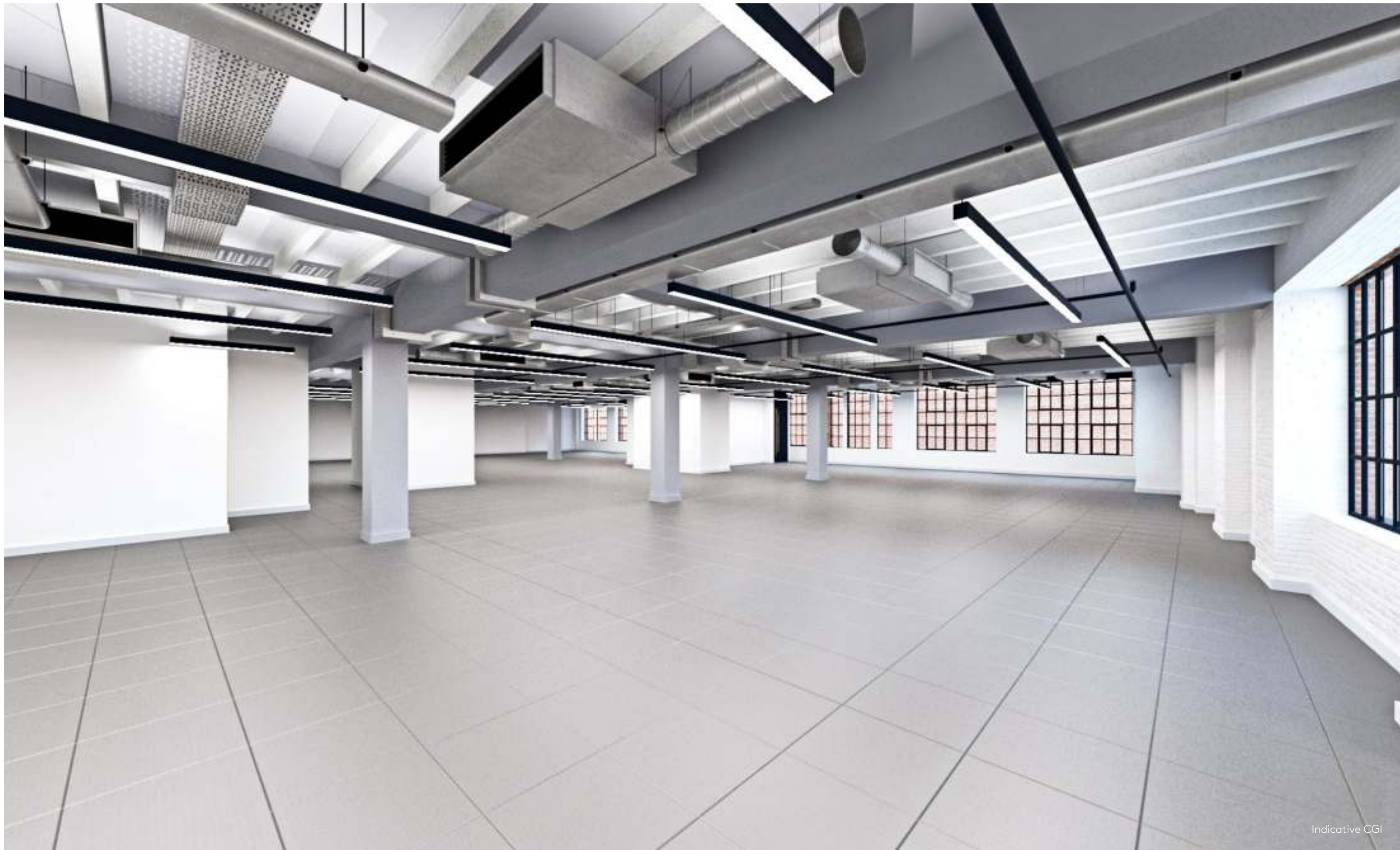
-  **Holborn** - 4 minute walk

-  **Tottenham Court Road** - 9 minute walk

In close proximity are the following areas which provide a variety of retail and eatery options.

- Seven Dials
- Covent Garden Market
- Central St Giles





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SUMMARY SPECIFICATION



Remodelled façade



New cycle storage, lockers and shower facilities



New exposed VRF air conditioning & ceilings (exc. Ground Floor)



Raised access floors are installed in all office units excepting Ground Floor West which has perimeter trunking



Newly installed Superloos



New LED lighting



Fully fitted kitchen Ground Floor East and capped services for all other units



High speed fibre enabled - 1GBS for the building



Occupation design density 1 person to 8m²



Excellent natural daylight



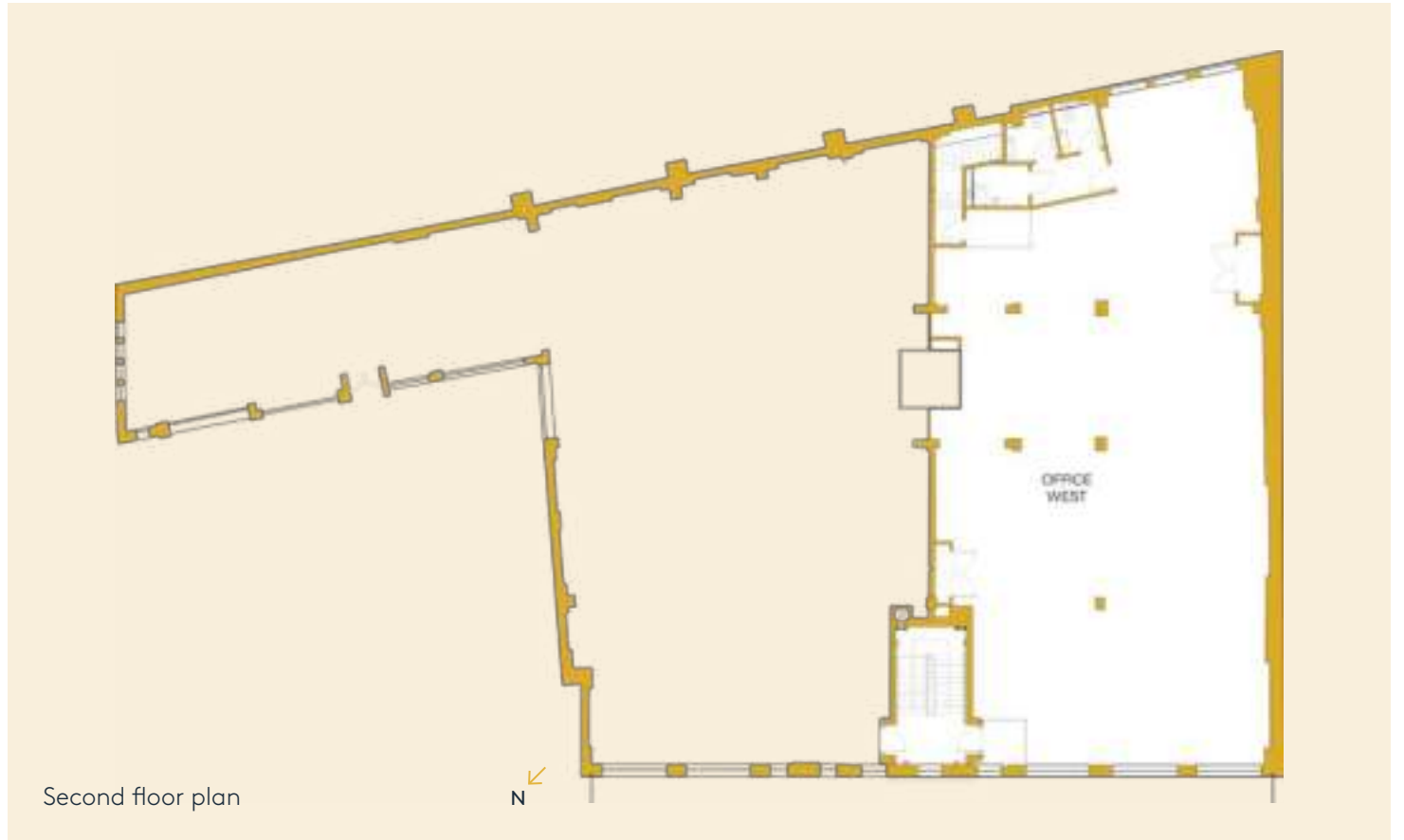
Keyless access system



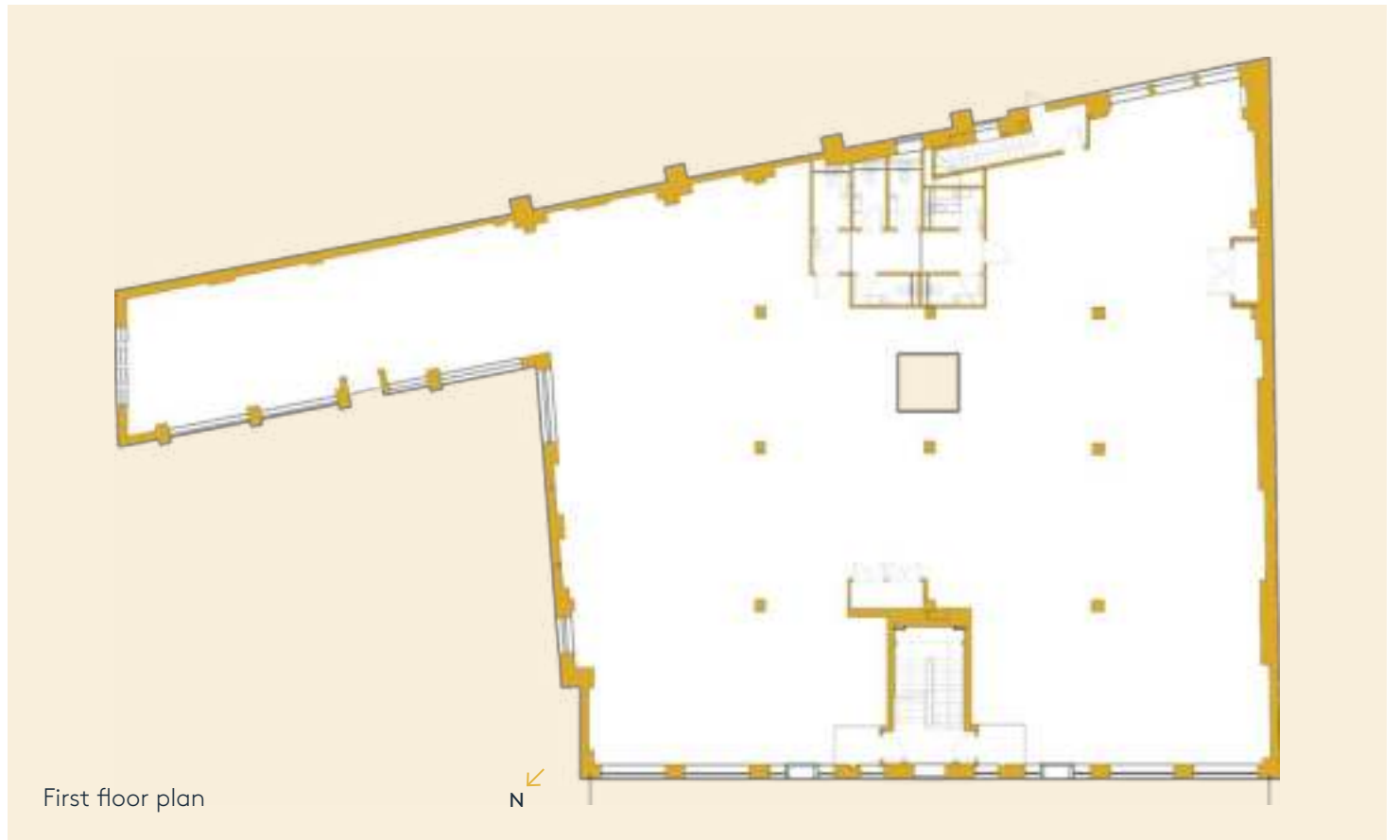
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Second floor plan



First floor plan



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Ground floor plan









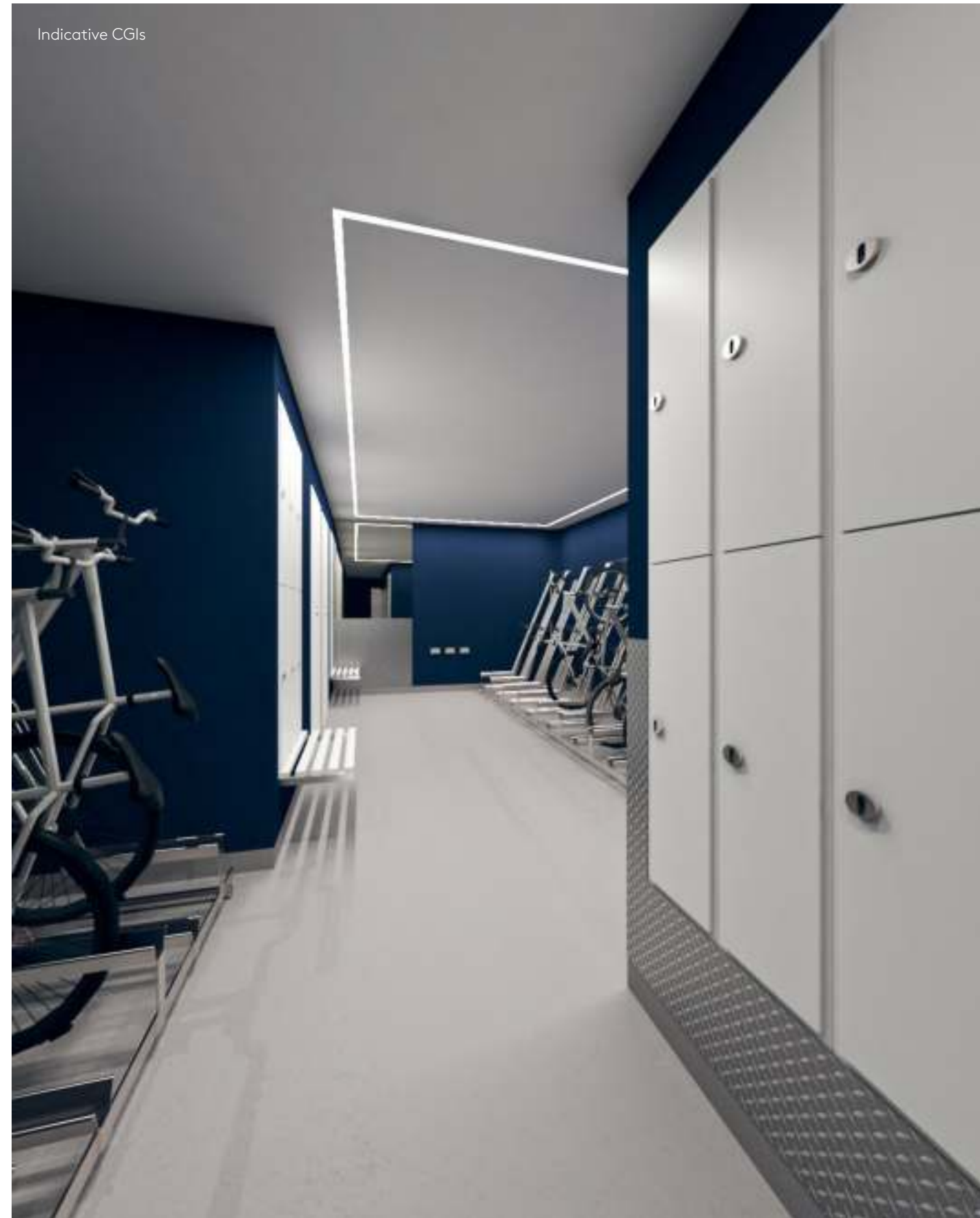
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OFFICE AMENITY

The building benefits from new façade glazing, décor and an enhanced keyless welcome experience. At Ground level, keyless entry to two new shower rooms, cycle storage and lockers will serve office workers who choose to cycle/run to work.

Features include:

-  Contactless sensor taps and flushes
-  New LED Lighting
-  Bike storage for up to 24 cycles
(Allocation pro rata plus day visit spaces)
-  Locker facilities
-  Showers and changing facilities for cyclists and runners
-  Keyless access & CCTV system for added security



DETAILED SPECIFICATION

BUILDING FABRIC – EXTERNAL AND INTERNAL

Common Areas

The front elevation external entrance will be significantly enhanced and remodelled, incorporating new signage, decorative cladding, glazing and decorations.

Emergency Lighting

A combination of emergency lighting conversion packs fitted to the conventional lighting and dedicated non-maintained emergency light fixtures is installed throughout the property.

Fire System & Sprinklers

- A fire alarm system serves the building, comprising a control panel at Ground Floor, automatic sensors, manual call points, audible and visual alarms and relays interfacing with the air conditioning systems.
- Newly installed sprinkler system with warranty and latest regulation requirements.

Security

- A Bluetooth access control will be installed to the main entrance and cycle store.
- An emergency assistance alarm is fitted to the disabled W.C's and refuge points which are served by a fully monitored, battery backed-up communications system.

MECHANICAL SERVICES - DESIGN PARAMETERS

External Conditions

- Winter -4°C db, 100% Saturated
- Summer 28°C db, 20°C wb

Internal Conditions

- Office areas 22°C + 2°C (control tolerance)
- Toilets 20°C Heating Only
- Circulation 20°C Heating Only
- Fresh Air 13 litres/second/person

Office Accommodation

- VRF air conditioning systems provide heating and cooling via exposed ceiling mounted fan coil units. (Except for Ground Floor East & West which is provided in the form of cassette units)
- VAM heat recovery mechanical ventilation and extraction provided on an office by office basis

Superloos and Showers

Mechanical ventilation and extraction, controlled by PIR sensors, will serve the shower areas. Mechanical extract will be provided in the superloos.

ELECTRICAL SERVICES - DESIGN PARAMETERS

Lighting

- All areas 8W/m²
- Office accommodation 400 lux (minimum)
- Circulation areas 200 lux (average)
- Reception 300 lux

Small Power

All areas 22.5W/m² (BCO 2019)

EPC ratings

Subject to final confirmation, all units are rated at EPC C except for First Floor East that is EPC B



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