

Refurbished high specification offices, final unit to let 3,315 sq ft

THE MARKET EXCHANGE

Macklin Street WC2

at the sign of



8-14 Macklin Street, WC2, is a striking former fruit warehouse that has been transformed to provide high quality, contemporary office space on ground, first and second floors and incorporating cycle storage and showers.

Delivered in June 2021, the building's front façade has been significantly and sympathetically enhanced providing new glazing, entrance signage and an improved arrival experience.

Following the recent letting of the ground and first floor, the only remaining unit available is the part **second floor of 3,315 sq ft.**

SCHEDULE OF AREAS


Office floor	NIA
Second Floor West	3,315 sq ft
Second Floor East	Models1
First Floor	Candid Platform
Ground Floor East	Candid Platform
Ground Floor West	Paradise London





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.

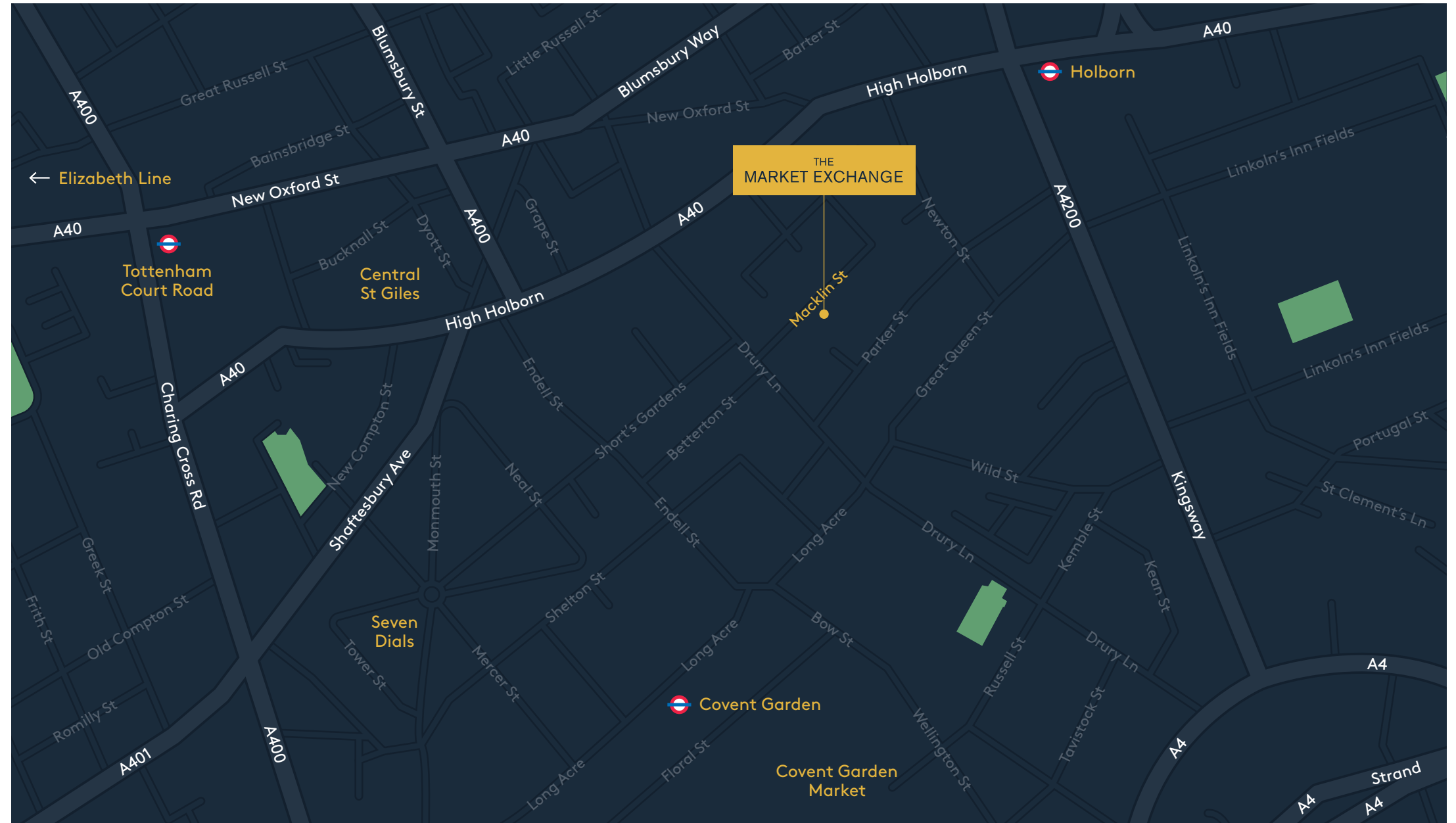
-  **Covent Garden** - 6 minute walk

-  **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





SUMMARY SPECIFICATION



Remodelled façade



New cycle storage, lockers and shower facilities



New exposed VRF air conditioning & ceilings



Raised floors



Newly installed Superloos



New LED lighting



Capped off services



High speed fibre enabled - 1GBS for the building



Occupation design density 1 person to 8m²

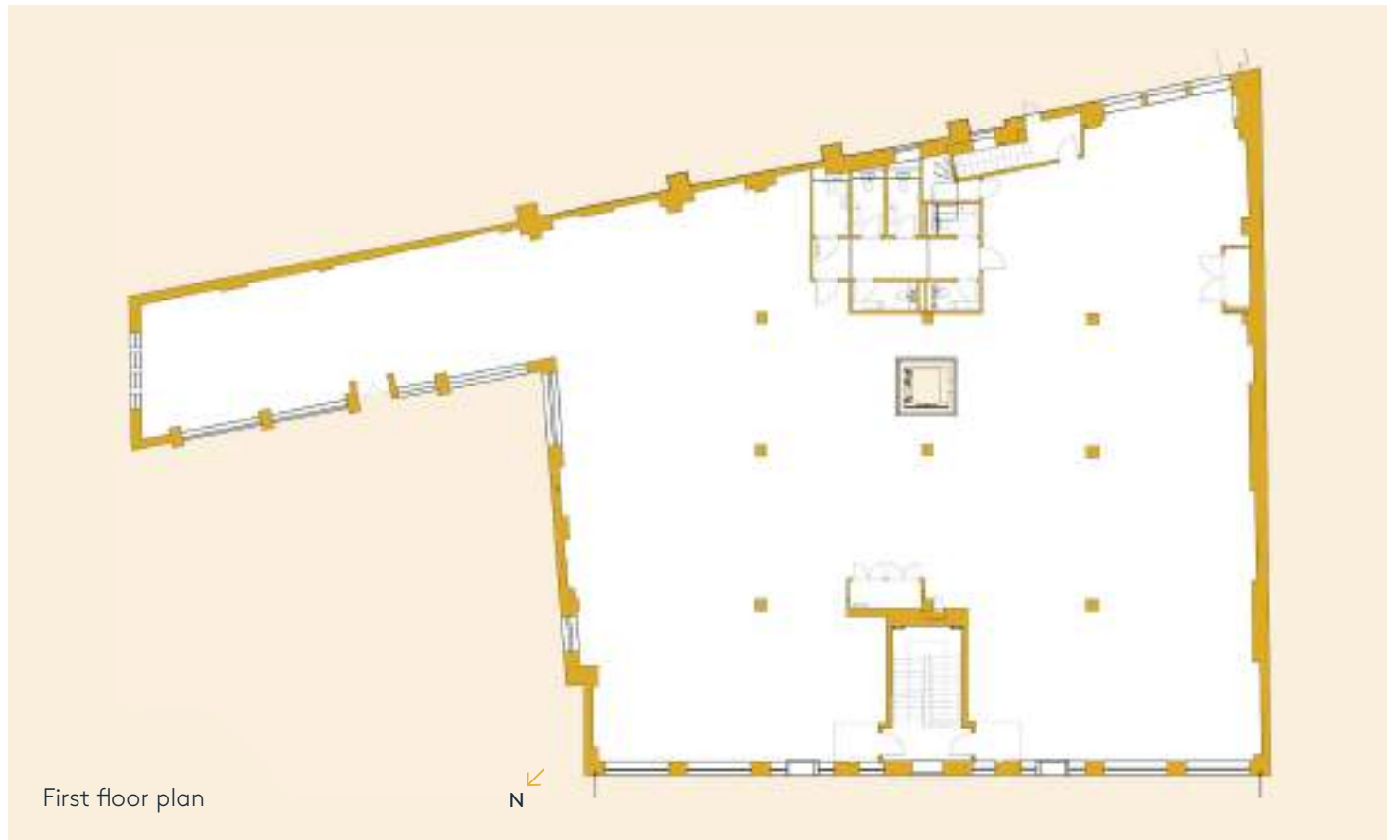


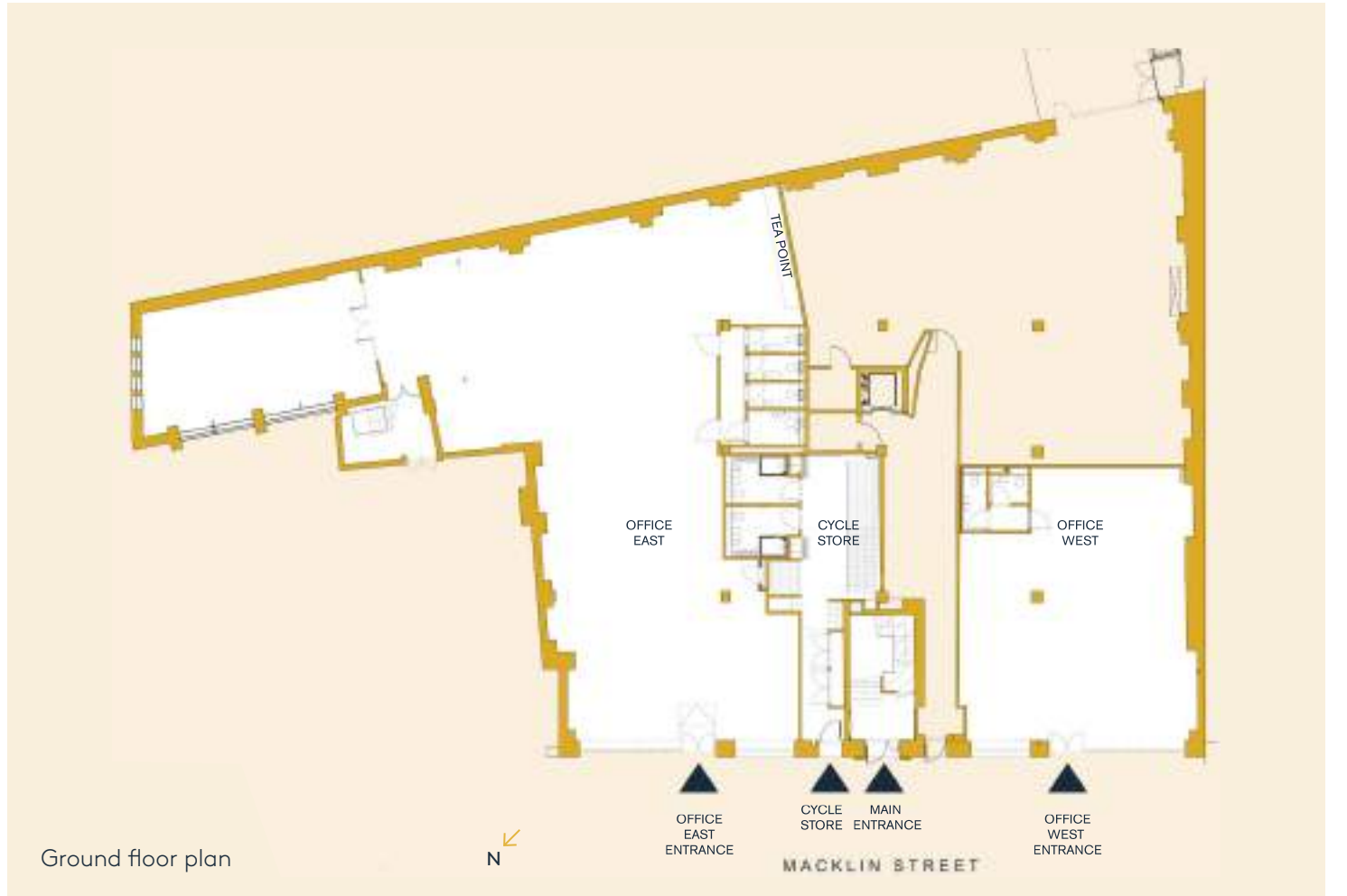
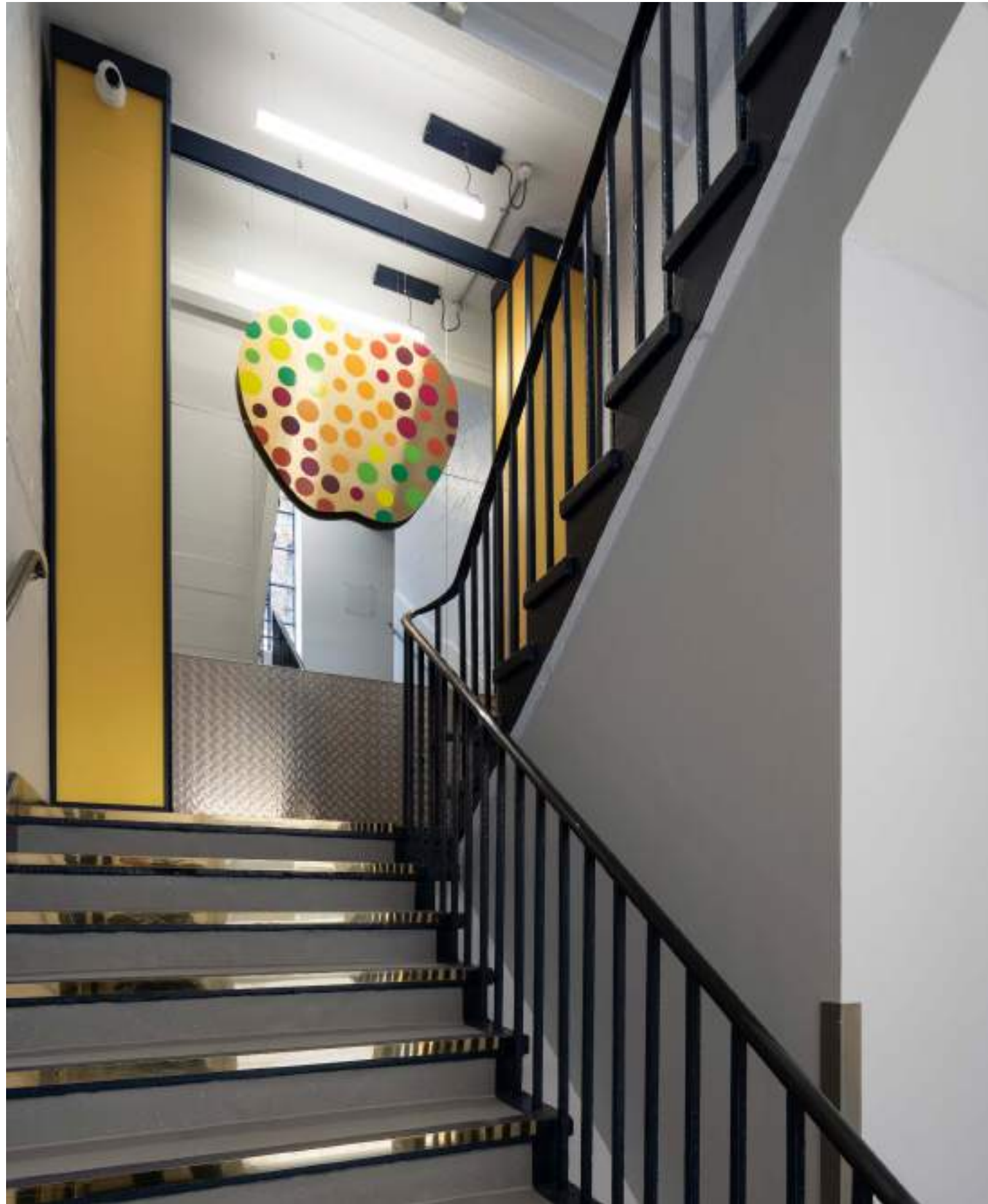
Excellent natural daylight



Keyless access system







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 has been 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 has been 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.
- 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, serve the shower areas. Mechanical extract is 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

Second Floor West rated at EPC B



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