



THE POST BUILDING

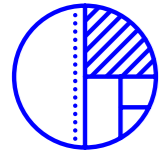
Specification

BROCKTON
CAPITAL

OXFORD
AN OMERS COMPANY

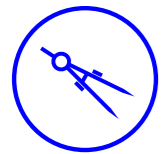
OFFICE

Summary specification



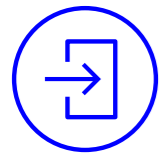
SPACE

- 263,000 sq ft of flexible Grade A office space
- 126,000 sq ft pre-leased to McKinsey & Company
- 49,000 sq ft under offer
- 88,000 sq ft remaining



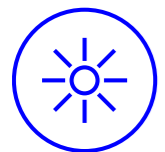
ARCHITECTS

Designed by architects Allford Hall Monaghan Morris (AHMM)



ENTRANCE

5,500 sq ft office lobby with 6.0m section height



OUTDOOR SPACE

21,000 sq ft of outdoor amenity, including 7,500 sq ft rooftop garden, plus private terraces on each level



CYCLING BY RAPHA

441 cycle spaces (1:597 sq ft ratio) and cycle workshop. 32 shower cubicles. 441 lockers



RETAIL

35,000 sq ft of high quality retail / grab + go / restaurant / gallery space



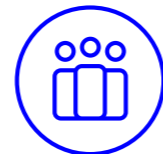
HVAC SYSTEM

Fan coil cooling operated in conjunction with mixed-mode ventilation



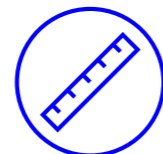
POWER

3mva of power
Small power: 30w/sq m
LED lighting: 7.2w/sq m



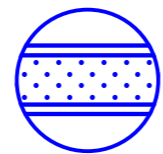
OCCUPANCY

Designed to 1:8 sq m occupational density



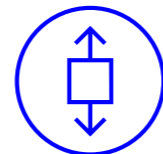
SECTION HEIGHTS

Section heights of 4.2m–5.5m creating unparalleled volume and light



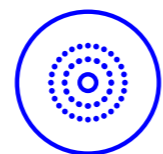
RAISED ACCESS

350mm raised access floors



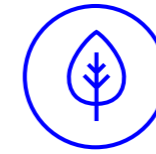
LIFTS

10 × 21-person passenger lifts,
2 × good lifts and 1 × cyclist lift



CONNECTIVITY

Substantial spatial allowance for occupier plant as well as connectivity resilience



SUSTAINABILITY

Targeting BREEAM Excellent / LEED Gold / EPC B



WIREScore

WiredScore Platinum



TRANSPORT

Located c.350 metres east of Tottenham Court Road Station (Central & Northern Underground lines and Crossrail / Elizabeth line); and c.300 metres west of Holborn Station (Central & Piccadilly Underground lines)

(Heathrow Airport in 28 minutes, Liverpool Street / Moorgate in 5 minutes, Canary Wharf in 12 minutes, Notting Hill Gate in 8 minutes)



LOCATION

Culture and amenity rich environment, connecting the neighbourhoods of Covent Garden, Soho, Fitzrovia and Bloomsbury



COMPLETION

Completion scheduled for Q1 2019

OFFICE

Specification

BUILDING OVERVIEW

- 263,000 sq ft of flexible Grade A office space
- 126,000 sqft now pre-leased to McKinsey & Company
- 49,000 sq ft under offer
- 88,000 sq ft remaining
- Designed by architects Allford Hall Monaghan Morris (AHMM)
- WiredScore 'Platinum'
- 21,000 sq ft of outdoor amenity, including a 7,500 sq ft rooftop garden and private terraces
- 35,000 sq ft high quality retail / restaurant / gallery space
- Section heights of 3.7m – 6.2m
- 5,500 sq ft reception with a 6.0m section height; potential for independent occupiers entrances
- Enhanced, high-quality public realm

OFFICE

- 263,000 sqft of flexible Grade A office space
- Section heights of 3.7m–6.2m;
- 21,000 sqft of outdoor amenity, including a 7,500 sqft rooftop
- 35,000 sqft of high quality retail / restaurant / gallery space
- Designed to 1:8 sq m occupational density

UTILITIES

- 466 cycle spaces allocated to the office use (1:565 sq ft cycle space ratio).
- 30 shower cubicles and one locker per cycle space
- 10x 21-person passenger lifts, 2 good lifts and 1 cyclist lift
- HVAC system: Fan coil cooling operated in conjunction with mixed-mode ventilation
- Raised floor access of 350mm across all floors
- 3 MVA of Power
- Small power: 30w/sq m. LED lighting: 7.2w/sq m
- Substantial spatial allowance for occupier plant as well as connectivity resilience
- Sustainable approach to design, targeting LEED Gold and BREEAM Excellent

SUSTAINABILITY

- The building is designed to achieve a BREEAM Excellent and LEED Gold rating, as well as a EPC B
- The main renewables system is Photovoltaics on the roof

CONTACT

Joint Owners & developers

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