

A UNIQUE RIVERSIDE POSITION.

THE COLUMBUS BUILDING OFFERS 160,000 SQ FT OF REMARKABLE YET ATTAINABLE RIVER VIEWS IN CENTRAL LONDON.





City view from Westferry Circus



The Columbus Building, Westferry Circus entrance

LOCATION

THE COLUMBUS BUILDING



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Riverside at Westferry Circus

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THE COLUMBUS BUILDING GIVES YOU THE BEST OF BOTH WORLDS: PEACE AND TRANQUILLITY WHEN YOU NEED IT OR SOMETHING A LITTLE FASTER-PACED WHEN THAT FITS THE BILL.

When it comes to open spaces you're spoilt for choice, with West India Quay, Westferry Circus and Columbus Courtyard just outside.

But the real jewel in the crown is the Thames, just yards from your door. You can really make the most of the riverside location – eat, meet, relax and revive by the river.

Just take a short stroll and you're in the middle of all the hustle and bustle of Canada Square, the shops of Cabot Place and entertainment at the Wintergardens.



Lunch Market at Cabot Square













Westferry Circus

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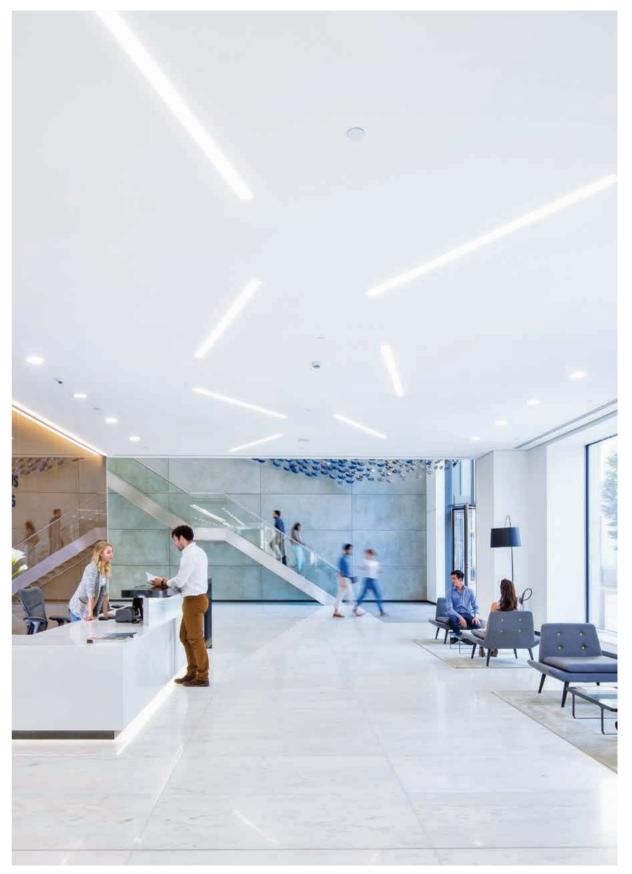
THE COLUMBUS BUILDING OFFERS BRIGHT, CONTEMPORARY OFFICE SPACE ON THE BANK OF THE RIVER THAMES.



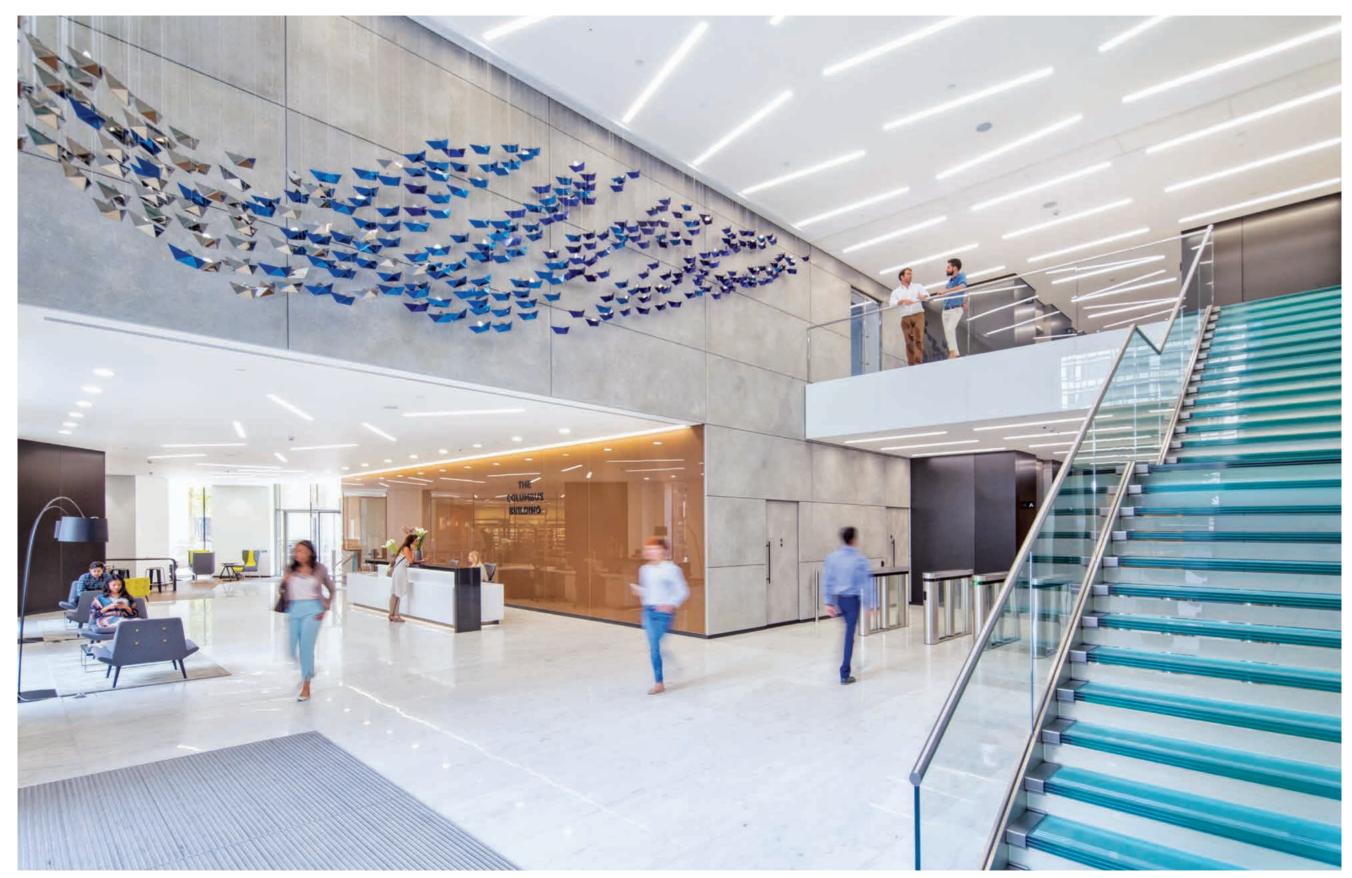
The Columbus Building has been comprehensively remodelled and redesigned to create 160,000 sq ft of Grade A office space across eight upper office floors.

To complement the classic London-feel of the building's exterior architecture the contemporary interior materials including a signature art installation by Sophie Smallhorn on the ground floor, add a new dimension to this riverside location. The Columbus Building offers one of the most attractive and dynamic working environments in Central London.

It has been redesigned to make work flow effortlessly. Bright open spaces, a dual entrance reception, simple floorplates and the pared-back design will create an environment that attracts a wide range of businesses.



Remodelled reception



Columbus Courtyard entrance



A CALM WELCOME

The remodelled dual access reception is framed by concrete and bronze mesh encased walls that provide a contemporary finish and a lasting impression. The reception also benefits from its own dedicated lounge for tenants.

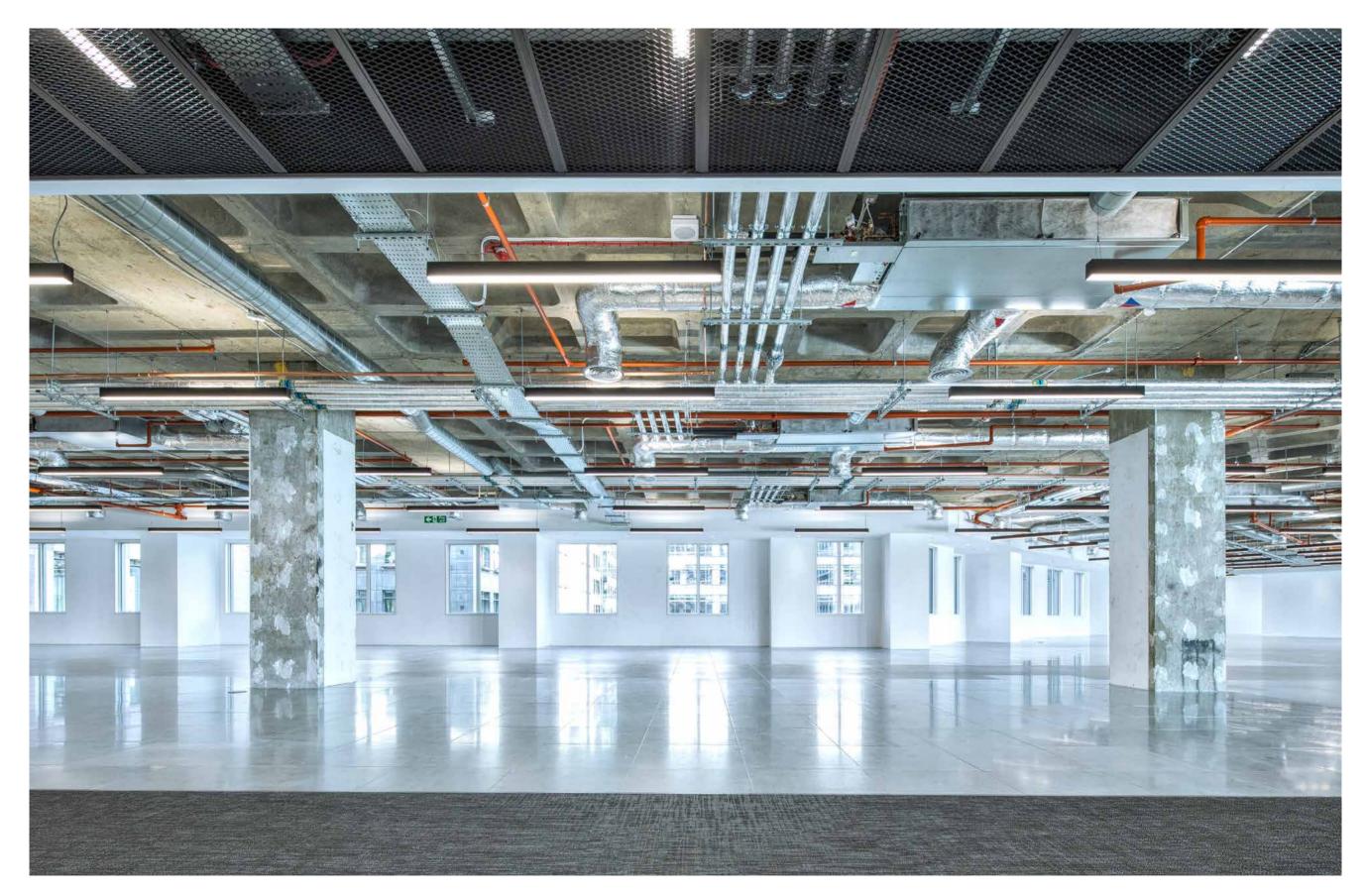


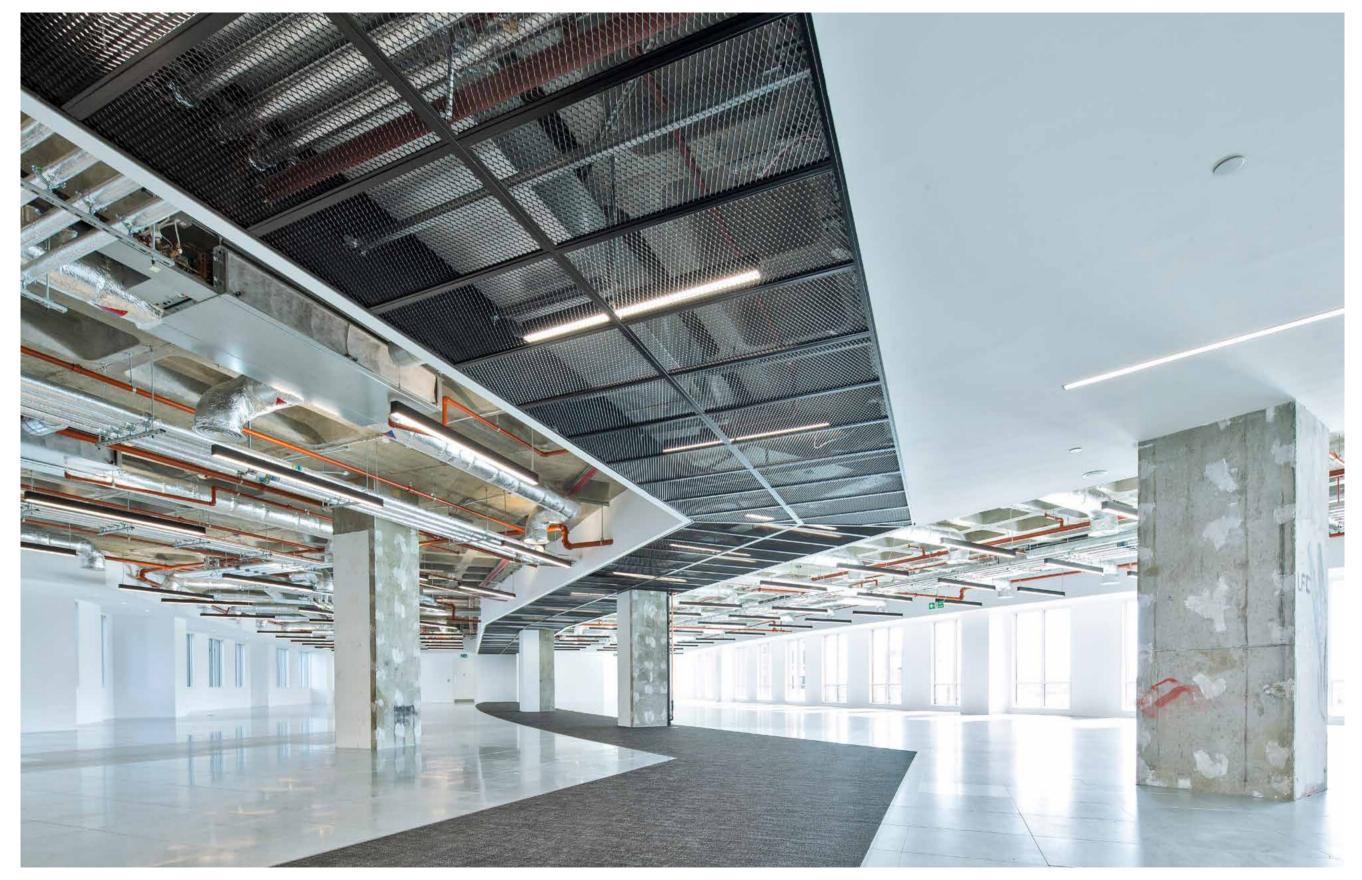
01 — Columbus Courtyard entrance 02 — Reception lounge 03 — Business lounge



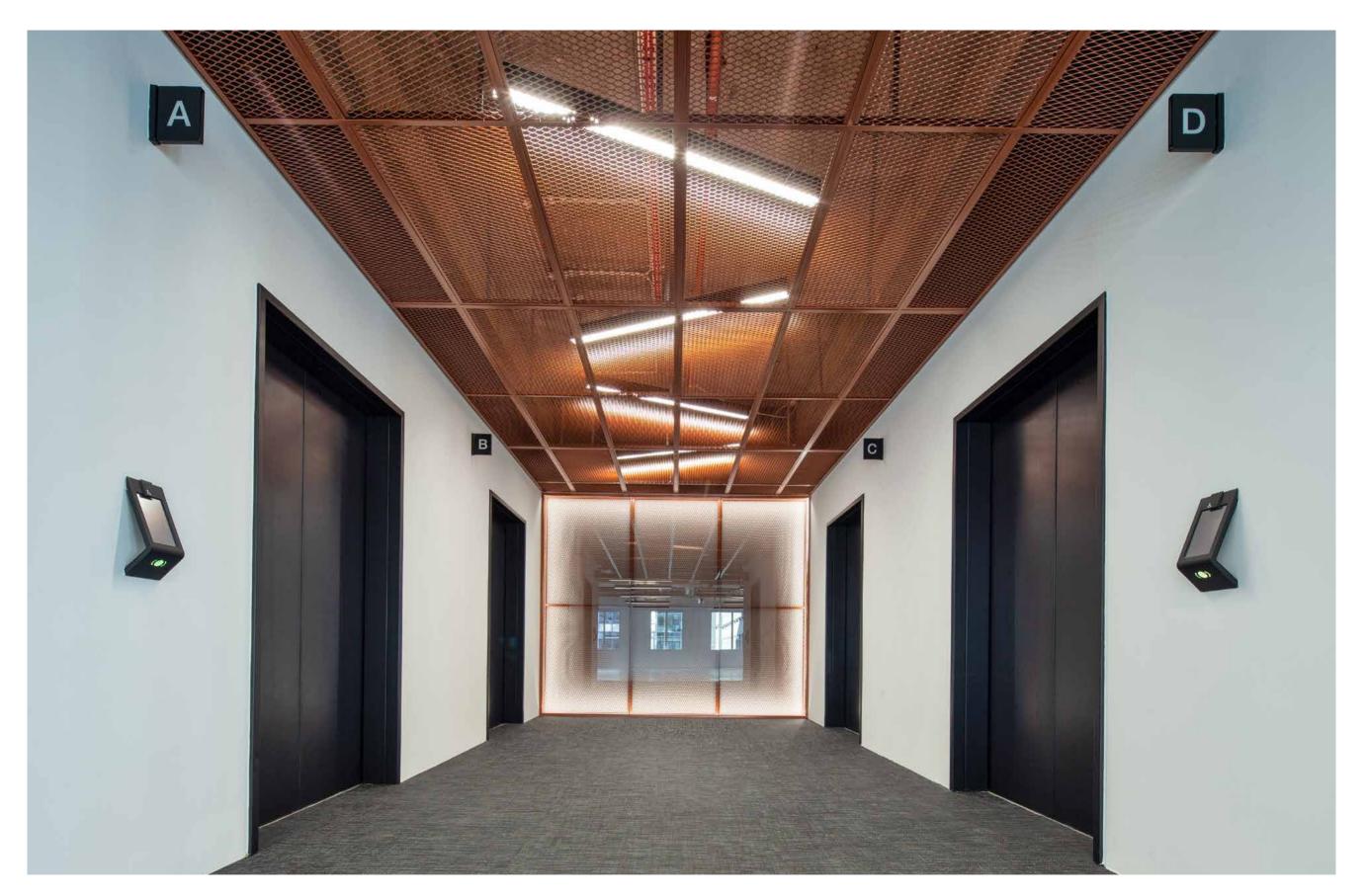








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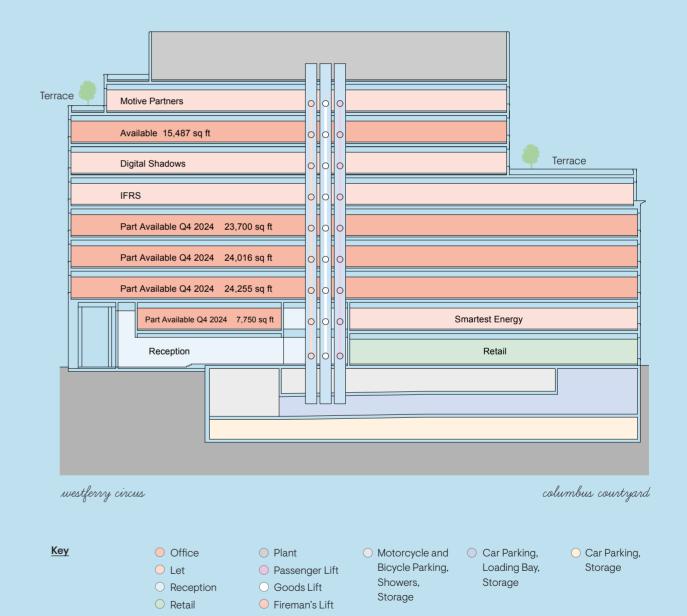


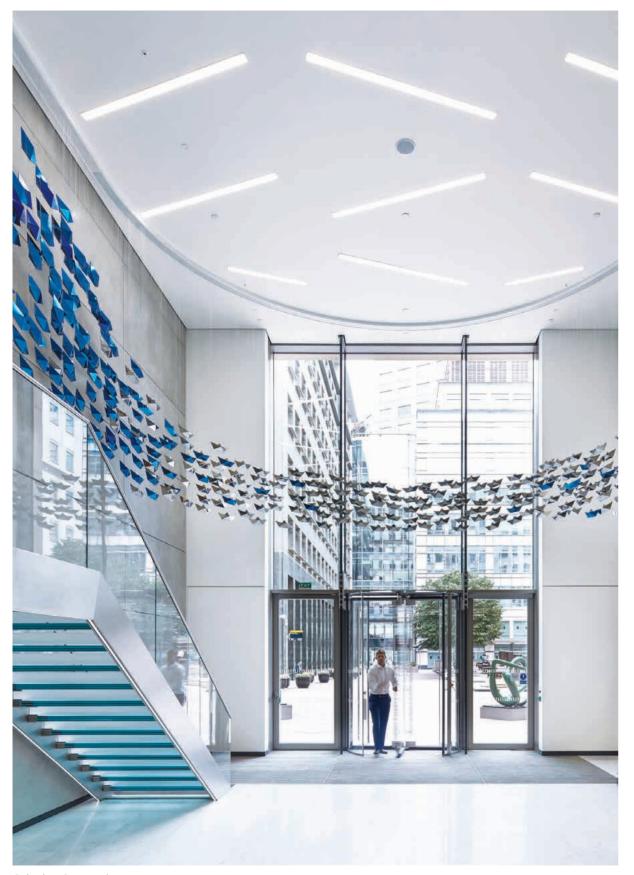




schedule of areas

| <u>Floor</u> | <u>sq ft</u> | <u>sq m</u> |
|--------------------------------|--------------|-------------|
| Level 8 | LET | LET |
| Level 7 Available | 15,487 | 1,439 |
| Level 6 | LET | LET |
| Level 5 | LET | LET |
| Level 4 Part Available Q4 2024 | 23,700 | 2,202 |
| Level 3 Part Available Q4 2024 | 24,016 | 2,231 |
| Level 2 Part Available Q4 2024 | 24,255 | 2,253 |
| Level 1 Part Available Q4 2024 | 7,750 | 720 |
| Ground Reception | 3,798 | 353 |
| Ground Retail | 14,120 | 1,312 |
| Basement Storage | 2,320 | 216 |
| TOTAL AVAILABLE OFFICE (NIA) | 95,208 | 8,845 |
| TOTAL BUILDING (NIA) | 179,067 | 16,683 |





Columbus Courtyard entrance

floor plans

Ground Floor 18,458 sq ft /1,715 sq m

Retail 14,120 sq ft/1,312 sq m

Reception 3,798 sq ft/353 sq m

Security 540 sq ft/50 sq m

Key

Office

O Reception O Retail



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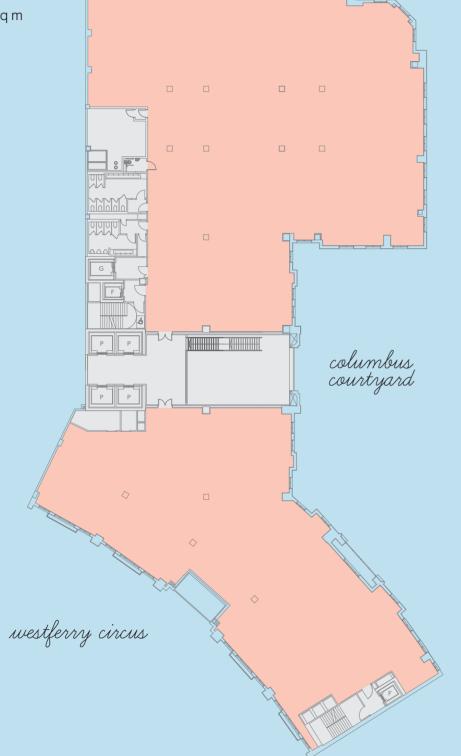
Level 1 19,128 sq ft / 1,777 sq m



Key

Office

O Core





Floor plans not to scale. For identification purposes only.

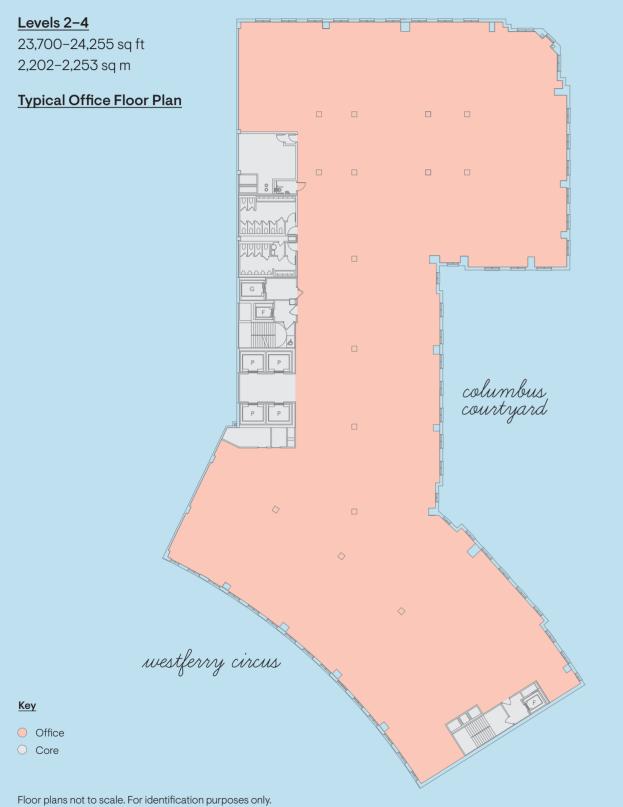
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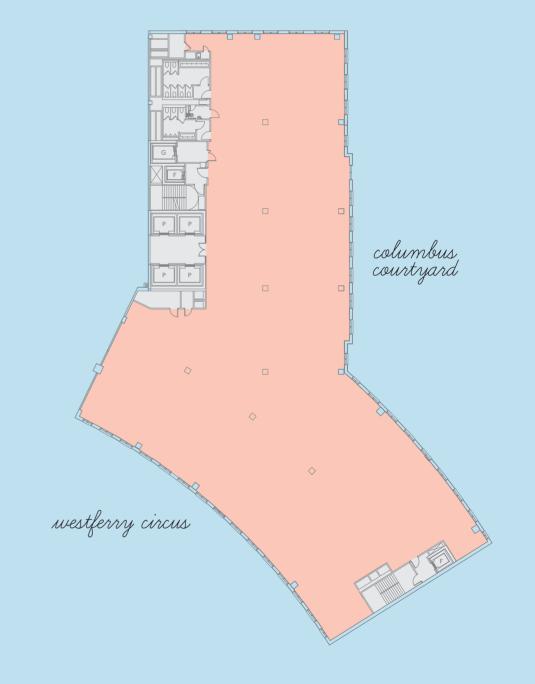
ACCOMMODATION

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Level 7 15,487 sq ft/1,439 sq m

Office Floor Plan



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Typical Floor (level 3) 24,016 sq ft / 2,231 sq m

Open Plan Layout

Indicative Workspace Allocation 219 Open Plan Workstations 2 Manager's Desks **Total Population 221**



108.7 sq ft 10.0 sg m

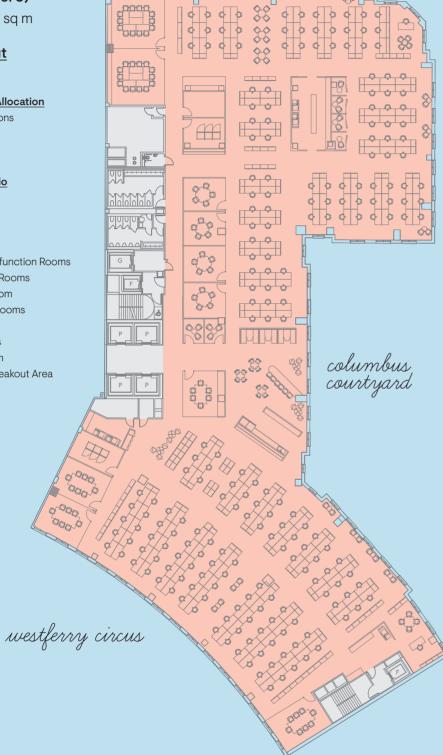
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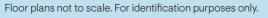
Office

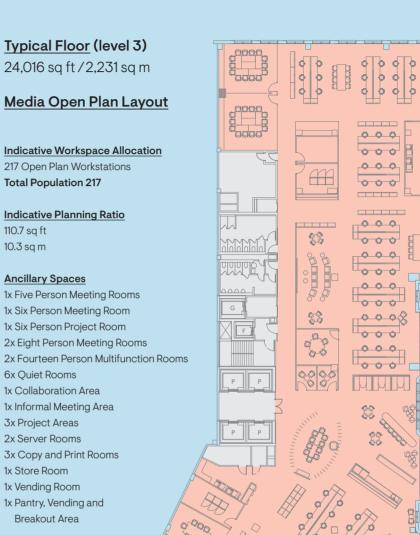
O Core

Ancillary Spaces

2x Fourteen Person Multifunction Rooms 3x Eight Person Meeting Rooms 1x Six Person Meeting Room 4x Five Person Meeting Rooms 6x Quiet Rooms 3x Copy and Print Rooms 1x Communications Room 1x Pantry, Vending and Breakout Area 1x Store Room







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westferry circus

Typical Floor (level 3) 24,016 sq ft / 2,231 sq m

UK Legal Layout

م_ **O** 00 Ħ **b** TO Indicative Workspace Allocation 71 Double Fee Earner Offices 2 Single Fee Earner Offices **م**_ ก Total Fee Earners 114 'lo_E 0-0 Ó 00 \mathcal{A} 26 Administrative Assistant Workstations 1 AA per 5 Fee Earners 8 Paralegal Workstations 1 PL per 14 Fee Earners 0 '00 o l 88 4 Business Support Workstations 0 0 Total Population 152 88 6 08 Indicative Planning Ratio F 0 11 0 158.0 sq ft 0 14.7 sg m DB d 08 0 1 0 Ancillary Spaces 4x Four Person Meeting Rooms columbus courtyard 0 0 1x Ten Person Meeting Room 4x Case Rooms Ø 3x Copy and Print Rooms Ó 0 🗆 0 2x Server Rooms 0 1x Pantry, Vending and Breakout Areas 2x Store Rooms 0 0 1x Vending Area westferry circus Key Office O Core

Floor plans not to scale. For identification purposes only.

Typical Floor (level 7) 15,487 sq ft / 1,439 sq m

Open Plan Layout

Indicative Workspace Allocation 142 Open Plan Workstations 1 Manager's Desk **Total Population 143**

Indicative Planning Ratio 108.3 sq ft 10.1 sq m

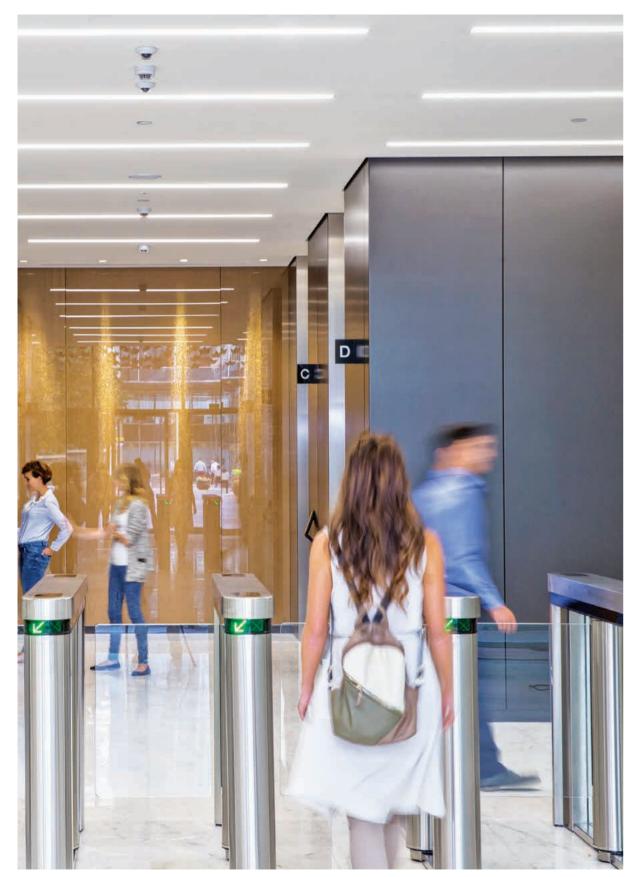
Ancillary Spaces

1x Twelve Person Meeting Room 2x Eight Person Meeting Rooms 1x Six Person Meeting Room 1x Project Room 4x Phone Rooms 3x Copy/Print Rooms 2x Communications Rooms 1x Pantry, Vending and Breakout Area **2x Recycling Points**

columbus courtyard

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Secure access

building specification

1.0 General

The Base Building

The existing building is constructed of a reinforced concrete frame. The existing structure and envelope has been retained with new finishes and the shell and core engineering services have been replaced with new. Distribution of services within the building are provided from new mechanical and electrical plant rooms and extend to the office accommodation via vertical risers, terminated at each floor adjacent to the shaft and/or plant room wall.

The office floors have been refurbished to a shell and core finish save for the 5th floor which has been finished to a new Category A finish. The building has been designed with the aim of achieving a 'Very Good Refurbishment' BREEAM 2008 rating.

Amenities

- 72 dedicated car parking spaces (2 disabled spaces)
- 20 motorcycle spaces
- 55 bicycle spaces
- 76 lockers
- Six female & six male showers

2.0 External Finishes and Landscaping

Exterior Walls for Typical Floors and Retail Areas

The exterior wall consists of a prefabricated precast cladding system.

3.0 Interior Finishes in Public Spaces

Plaza Level Entrance and Lift Lobby

Floors are natural stone, walls are a combination of back-painted laminated glass with bronze mesh, concrete or metal panels with porcelain skirting.

4.0 Toilets

Typical Office Floors: One person/10m² NIA 60%:60% male/female with 80% utilisation.

5.0 Tenant Areas

Typical Office Floors (for shell and core only specification)

Typical office floors provide for a 200mm raised floor zone (top of slab to floor finish) together with a raised floor to ceiling height of 2750mm.

6.0 Lifts

6.1 Performance

<u>a</u>. The building is served by a group of four passenger lifts using destination group control.

<u>b.</u> The existing passenger lifts comply with the performance criteria of BCO 2009/CIBSE based on a density of 1:10 and a utilisation factor of 80%.

6.2 Duties and speeds are as follows:

| Passenger Lifts: | 4 x 24 persons/1875 kg. at 2.5 metres per second. |
|----------------------|--|
| Goods Lifts: | 1 x 24 persons/1800 kg. at1 metre per second. |
| Fire Fighting Lifts: | 2 x 8 & 10 persons 630/750 kg. at 1 metre per second. |

6.3 Finishes

The passenger cabs have high grade finishes applied suitable for a grade A office building including stone flooring and glass feature walls. The fire fighting cabs have been lined with rigidised stainless steel and shall have rubber studded floor tiles.

7.0 Structural Work

7.1 Substructure & Superstructure

The refurbishment is constructed from reinforced concrete supported on bored poles. The office building has a reinforced concrete superstructure.

building specification (cont'd)

Above ground, the building has a reinforced concrete frame. Column spacings vary due to the shape of the building. Typical floors are formed using a 410mm deep waffle slab with a 300mm deep mould and 110mm of topping. Support beams are generally 410mm deep. The SE corner of the building adjacent to Westferry Circus adopts a 410mm deep ribbed slab with deeper support beams due to increased spans.

7.2 Loading

Typical Office

Typically, office floors have been designed to support an imposed load of 3.5kN/m², plus 1kN/m² for lightweight partitions.

Basement Areas

Car parking areas have been designed for 2.5kN/m².

8.0 Mechanical Services

| 8.1 Design Criteria | Heating | Cooling |
|-------------------------------|--|------------------|
| Outside Temperatures: | -4°C (Winter) | 28°C db (Summer) |
| Inside Temperatures: | | |
| Offices: | 21°C db ± 1°C | 22°C ± 1°C |
| | with humidity control to 30% RH ± 10% RH | 50% RH ± 10% |
| Lift Motor Room: | 13°C | 32°C (max) |
| Heated Areas: | 20°C db ± 2°C | |
| Toilets, Stores: | No humidity cont | rol |
| a. Fresh Air Quantities | | |
| 12 litres per second per pers | son | |
| | son | |

b. Supply Air Quantity

| Offices: | As required by defined load |
|----------|------------------------------------|
| | densities and building envelope |
| Toilets: | Transfer from office accommodation |

10 air changes per hour

c. Exhaust Air Quantities

Toilets:

d. Smoke Exhaust:

Office:

Six air changes per hour mechanical exhaust. System sized to exhaust the single largest floor

e. Load Densities for Cooling

Offices:

Lighting 1.2 Watts/sq ft Small Power 2.5 Watts/sq ft People 1 person/108 sq ft (10 sq m)

f. Noise and Vibration Control

NR38 (typical with Cat A installation matching the MSDF NR45 when emergency plant is operating)

8.2 Systems

Offices:

Primary Heating and Cooling System

The primary heating and cooling system to the office floors are provided by means of high efficiency, water to water heat pump units which provide simultaneous heating and cooling.

8.3 Air Conditioning Systems

<u>a.</u> Valved and capped chilled water branches are provided outside of the core at each floor level.

<u>b.</u> The outside air ductwork has been capped off outside of the core at each floor. The branches have been extended as part of the Category A Works by the tenant to supply outside air to the inlet of each fan coil unit.

<u>c.</u> The ceiling spaces have been utilised as return air plenum for office areas.

9.0 Electrical Services

9.1 Design Criteria

a. Load Densities - Office Areas

Lighting1.2 Watts/sq ft (12.91 W/m²)Sockets and Small Power2.5 Watts/sq ft (26.09 W/m²)

b. Electrical Service

Electrical service provided via UKPN 400V transformers. The number of transformers provided is sufficient to cope with the base building load densities described above and base building mechanical loads.

c. Distribution

Low voltage, metal clad, switchgear with air circuit breakers, distributes power to the building loads. A rising bus bar installation delivers power to the office floors, with separate risers for mechanical equipment loads and tenants' lighting and small power. Lighting and small power tenant risers are sized to deliver 45.19 W/m² (4.2 W/ft²).

d. Lighting and Small Power

Lighting and small power panels are fed by rising busbars rated at 400/230 volt three-phase, four wire located in the electrical cupboards.

e. Statutory Generator

Emergency/standby is provided to support code required base building life safety systems by a diesel fuelled engine generator set with 24 hour fuel storage capacity, space provision for a tenant generator has been provided.

f. Emergency Lighting

Emergency lighting in all common areas and means of escape routes are served by inverter packs to statutory requirements and supported by emergency generator.

9.2 Special Systems

a. Telephone Communications

Main service switchrooms with conduit service entrances for British Telecom, Colt and Cable & Wireless have been provided. Cable trays connections from the service rooms to the riser closets have been provided. Telephone service cupboards are provided on each floor connected via vertical floor sleeves.

b. Fire Alarm, Life Safety and Firemans' Remote Fan Control System

A fully addressable, computer based, fire alarm system (FAS) with integrated public address system has been provided to statutory requirements.

c. Uninterruptable Power Supply (UPS)

Space allowance for tenant required systems is provided.

d. Lightning Protection

A lightning protection system is provided that meets statutory requirements.

e. Security Provisions

- An integrated security system is provided and includes full closed circuit television (CCTV) surveillance of exterior public areas such as arcades, and the loading dock.
- 2. Full function access control system is provided to the building perimeter.
- 3. Central monitoring equipment.

f. Energy Metering System

An energy metering system is provided to comply with Part L2 of the building regulations.

g. Satellite and Aerial Installations

Space has been made available for tenants and sub-tenants satellite and aerial installations.



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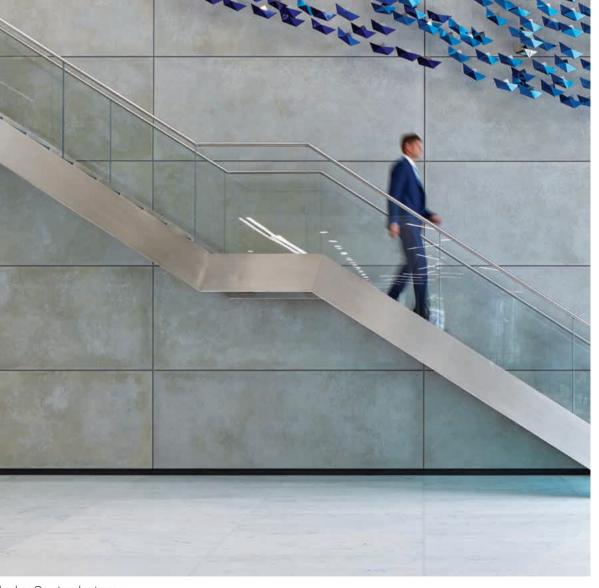
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Columbus Courtyard entrance

