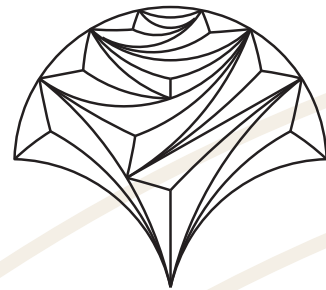


ILONA ROSE HOUSE







Ilona Rose House
PMU
Komm.: 180016 – 95/10
est am 16 und 17.12.2013

Ilona Rose House is a 300,000 sq ft mixed use scheme, developed by Soho Estates, due to complete in Q2 2021.

The building has been designed by MATT Architecture and offers 150,000 sq ft of office space, 20,000 sq ft of retail fronting Charing Cross Road and a brand-new public courtyard with 15,000 sq ft of restaurant and bar space.

The upper floors of offices exploit the stepped massing of the building to create over 12,000 sq ft of planted external terraces for the benefit of the occupiers.

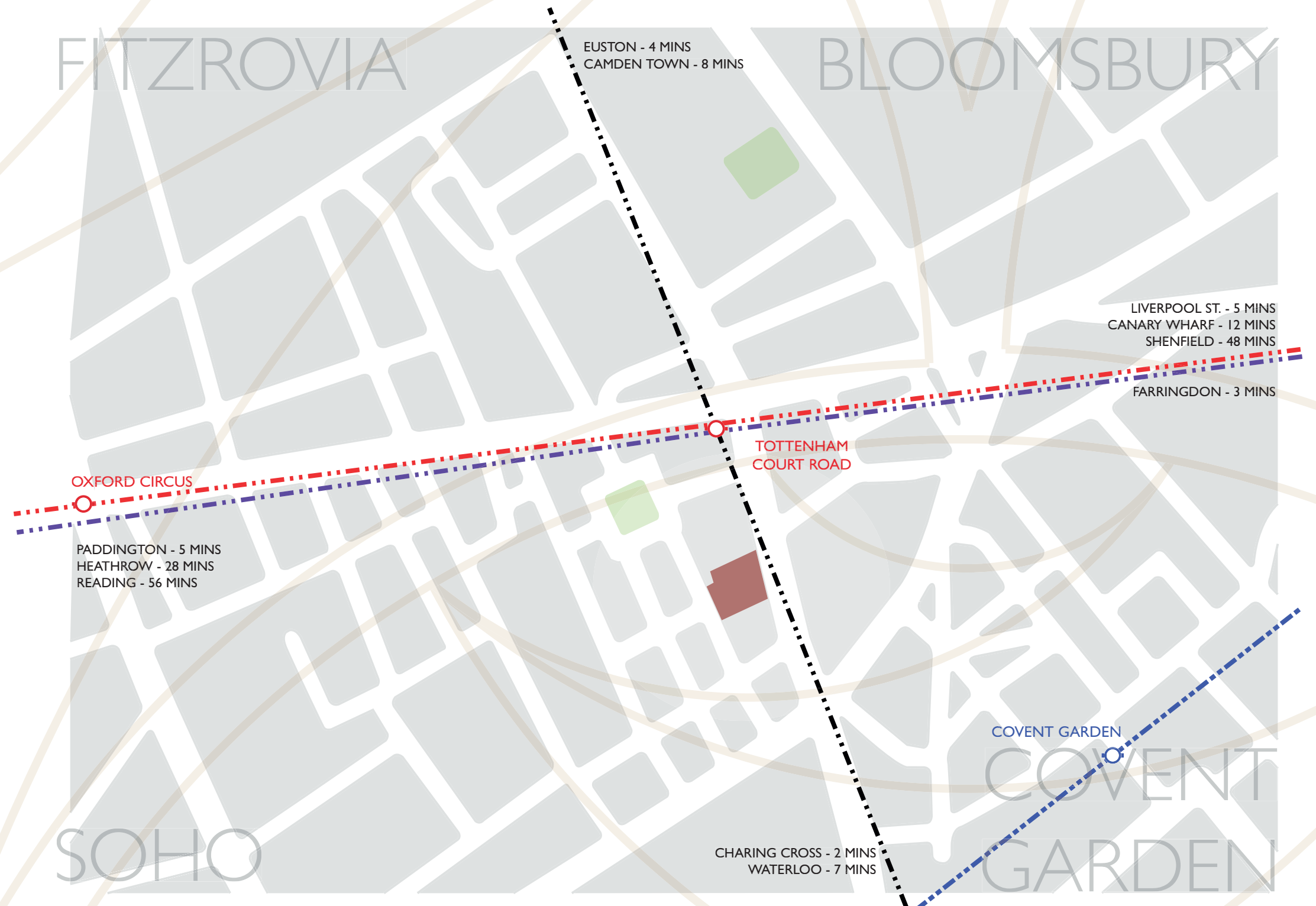
Location

Already served by a number of tube lines and stations, the opening of the Elizabeth Line in 2021 will truly make the area one of the best connected in London.

The new entrance to Tottenham Court Road station is just over 100m from Ilona Rose House and will allow game changing journey times across London.

Journey Times from Tottenham Court Road Station:

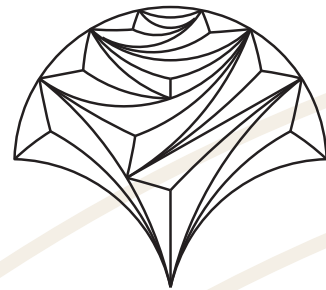
Kings Cross:	5 minutes
Waterloo:	7 minutes
Liverpool Street:	5 minutes
Farringdon:	3 minutes
Canary Wharf:	12 minutes
Heathrow:	28 minutes (T2/3)
	36 minutes (T4 & 5)
Reading:	56 minutes



Site Layout



B1 OFFICE



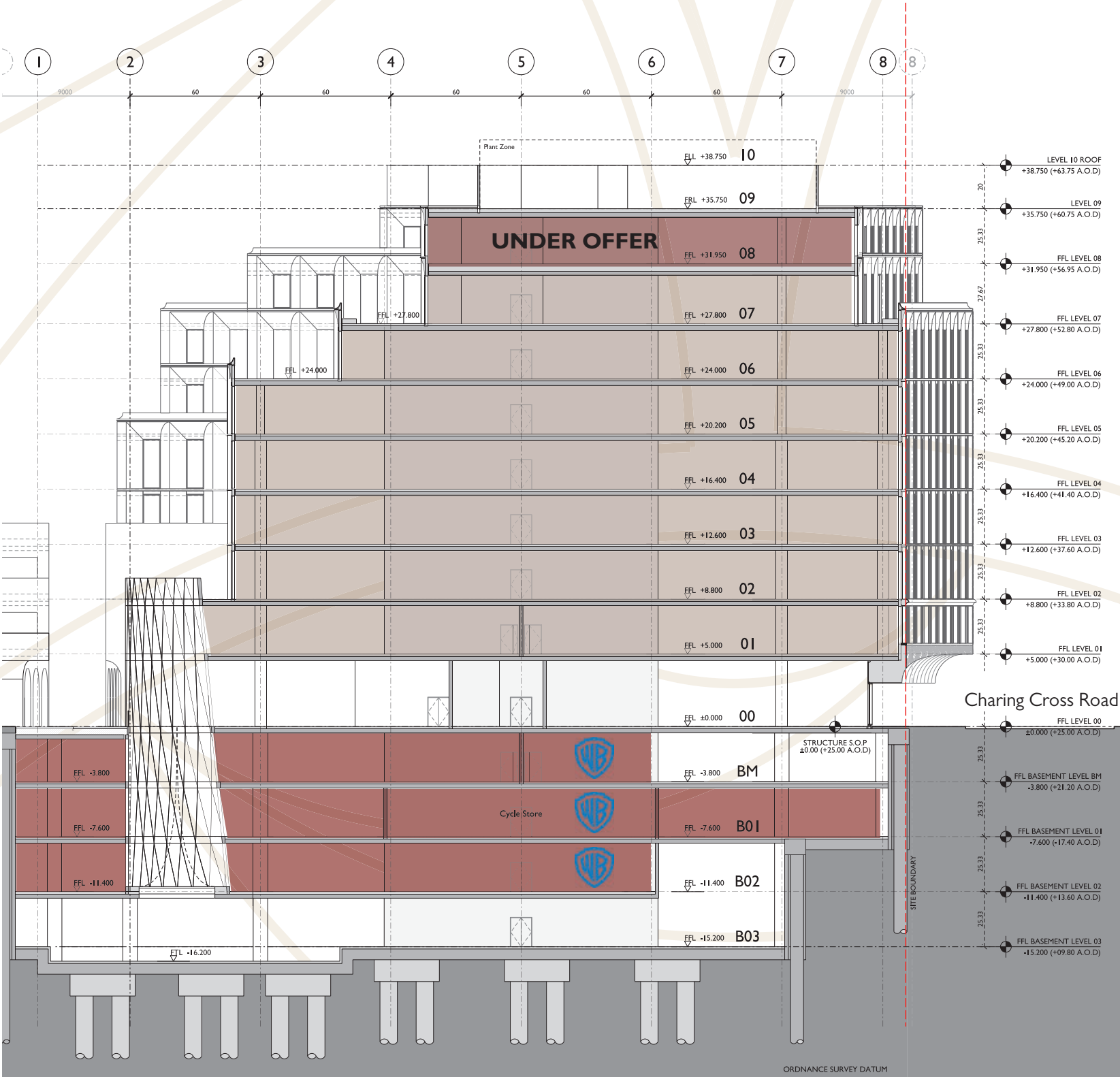
Offices

COLUMN FREE FLOORS OF VARYING SIZES WITH THEIR OWN PRIVATE EXTERNAL TERRACES

Schedule of Areas

Level		Office (sqft)	Terrace (sqft)
8	Under Offer	7,220	2,271
7		9,081	4,132
6		13,891	1,259
5		15,527	1,453
4		17,270	710
3		18,066	473
2		18,819	699
1		18,593	
Ground	Main reception & Warner Bros. reception	2,174	
Basement 1	Pre-let to Warner Bros.	5,983	
Basement 2	Pre-let to Warner Bros.	8,952	
Basement 3	Pre-let to Warner Bros.	14,020	
Total Offices (excluding receptions)		147,423	
Total Offices (Remaining)		111,248	

*Note: Areas are NIA as surveyed by Plowman Craven









Column free, naturally lit, office floors

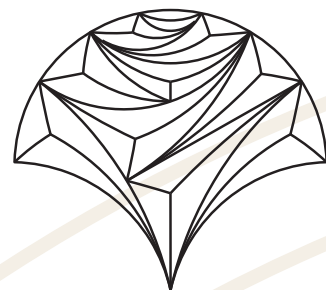


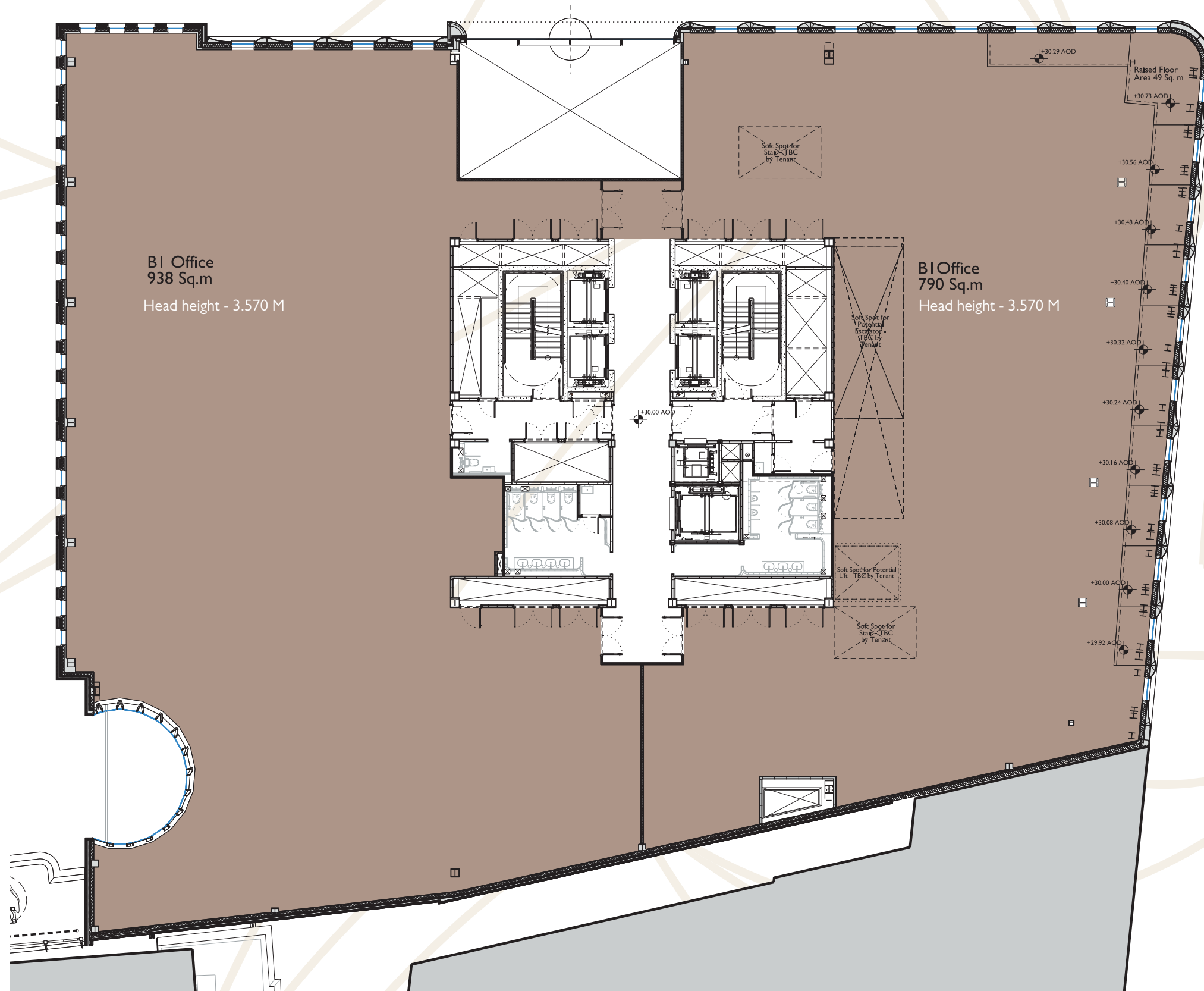
Every office floor has its own private external garden terrace



14,000 sqft of garden terraces

PLANS & AREAS





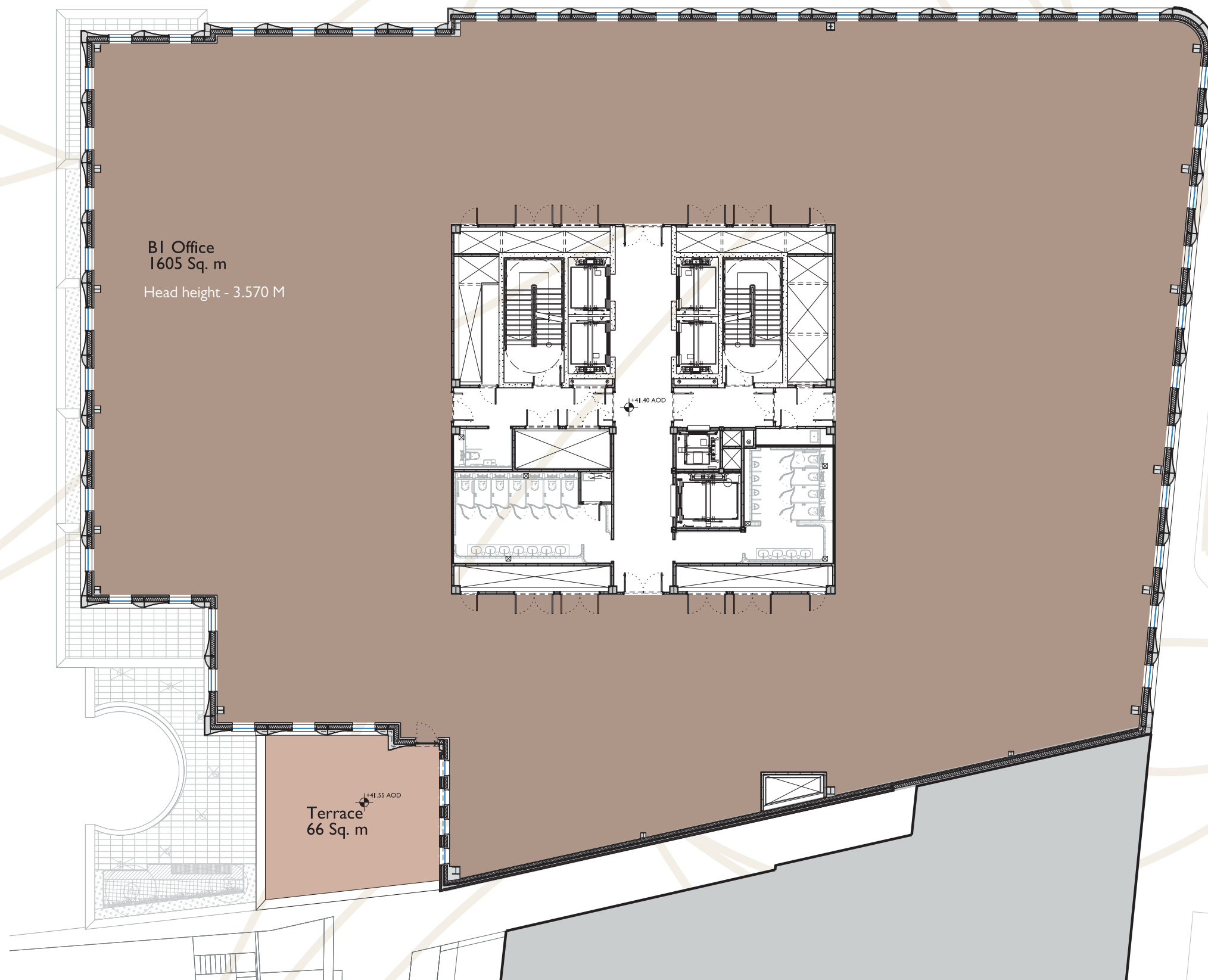
FIRST FLOOR



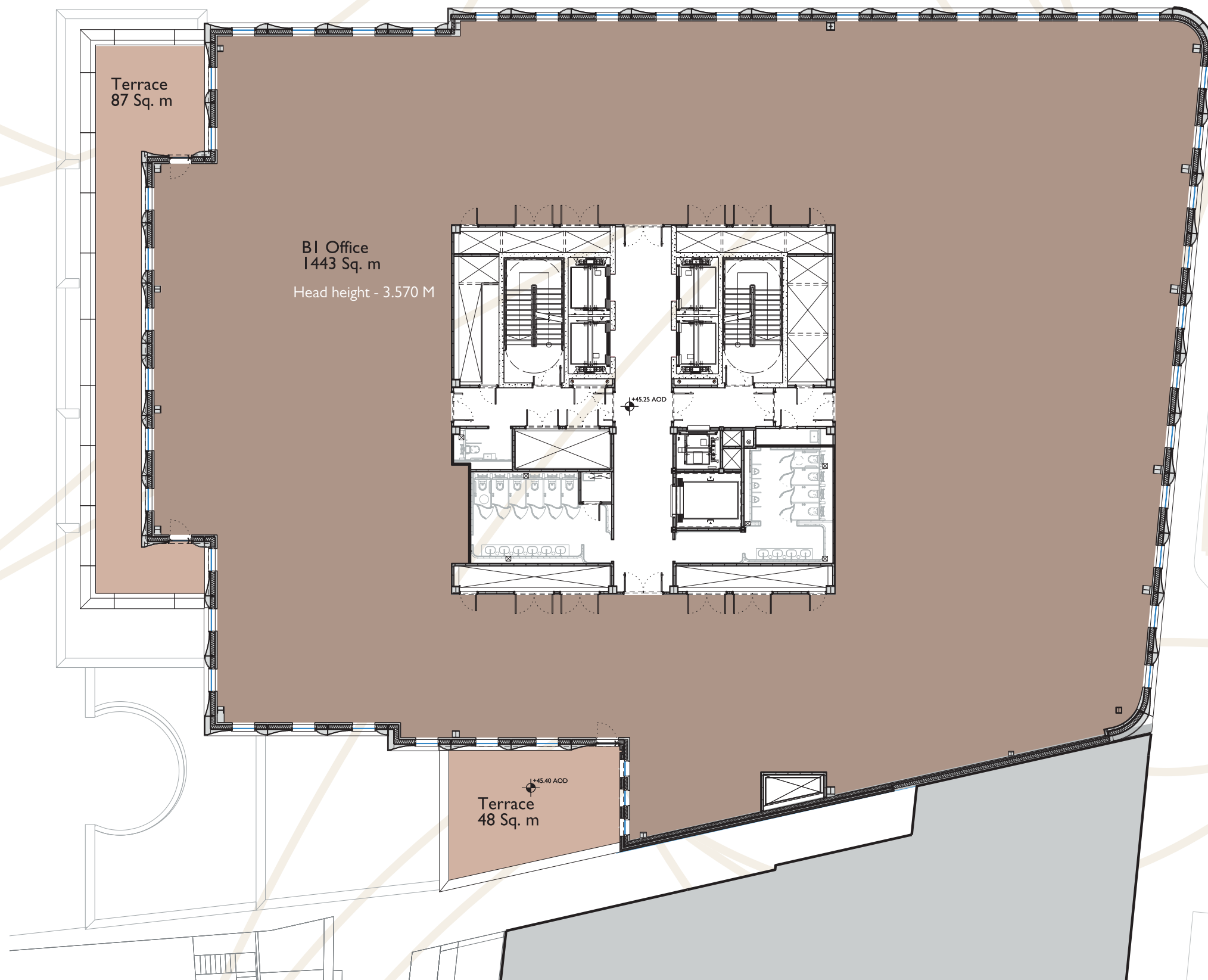
SECOND FLOOR



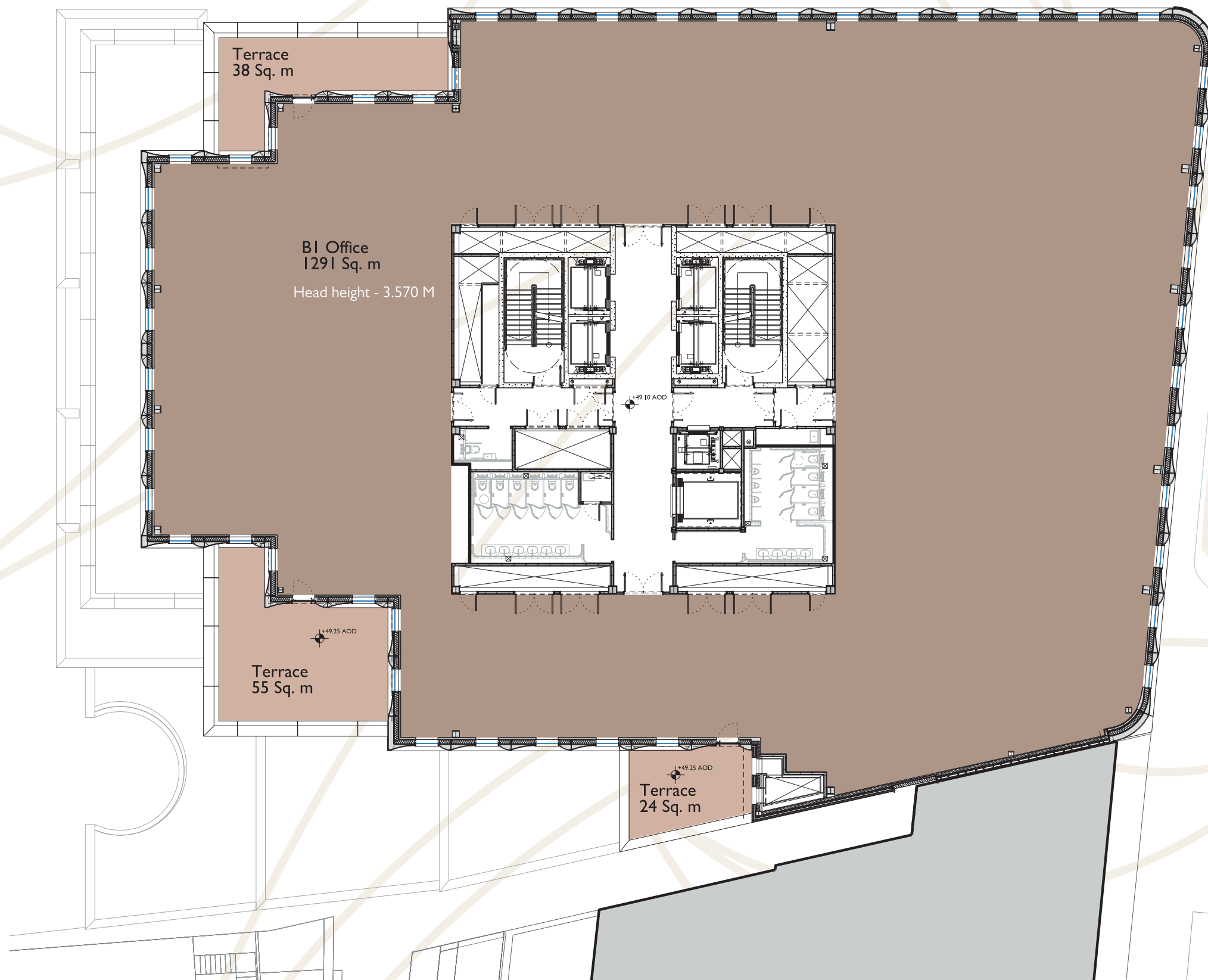
THIRD FLOOR



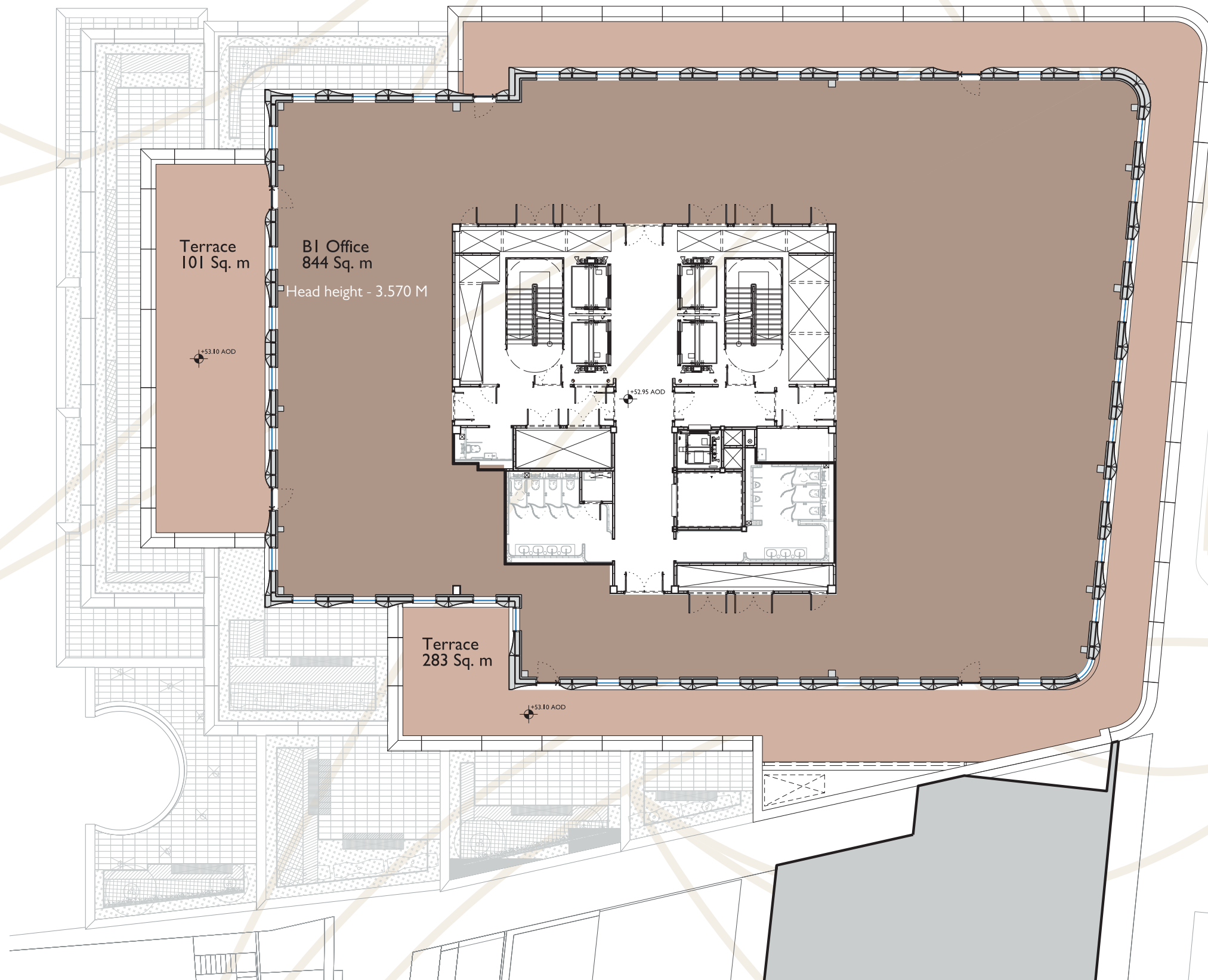
FOURTH FLOOR



FIFTH FLOOR



SIXTH FLOOR



SEVENTH FLOOR

Summary Specification



Space

- 147,423 sqft flexible Grade A office space
- 29,956 sqft pre-leased to Warner Bros
- 7,220 sqft under offer
- 111,248 sqft remaining



Public Space

- A new public courtyard, lined with restaurants, cafés, and outdoor seating, will create a new restaurant destination within Soho and will directly connect Charing Cross Road to Greek Street and Soho



Architect

- Designed by MATT Architecture.



Entrance

- Reception with 8m high ceiling



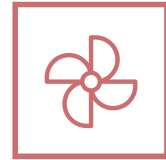
Terraces

- Every upper floor has its own terrace
- 12,000 sq ft of terraces. 'The hanging gardens of Soho'



Cycles

- 263 access controlled indoor bicycle spaces
- A spacious and comfortable changing facility with lockers and showers.



HVAC System

- Heating and cooling via water cooled VRV
- Maximum heat recovery potential by using water as a heat source
- Fully BCO compliant, filtered, fresh air supply with no recirculation of the extract air



Power

- 3MVA of building power fully backed up by a secondary 3MVA supply in the event of a mains power failure
- Building backup generator to minimise disruption if both the primary and secondary supplies fail
- Small power: 25 W/m²



Occupancy

- Designed to 1:8 sqm occupational density



Raised Access Floors

- 150mm above SSL
- 120mm clear zone



Lifts

- 4 x 21 person-passenger lifts at 1.6m/s
- 2 no. Goods lifts



Cladding

- Bespoke unitised façade of graded terracotta colours in GRC panels with a unique rose motif, creating a new London landmark



Sustainability

- BREEAM Excellent
- Ground source heat pumps and solar photovoltaic arrays providing renewable heat sources.



Wired Score

- Platinum



Connectivity

- Connected to SohoNet and other major providers of fibre services offering superfast and reliable broadband connection



Core

- A large cruciform shaped double stair core providing maximum flexibility and extremely generous circulation space



Highest Performance Life Safety

- Fully sprinklered building
- LI fire alarm system
- Public address and voice alarm system



Fitness

- In partnership with a suitable operator Soho Estates is planning on providing space within the building to be used as a gym or exercise studio

Contact

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OTHER IMAGES

