RIVERSIDE HOUSE HAS EMBARKED ON A MAJOR REFURBISHMENT

Redesigned by renowned architects Gensler, Riverside House provides occupiers with a contemporary and creative office environment.

The office floors are being extended and terraces created on floors 5-10, giving panoramic views across Central London and the River Thames.

Riverside House will provide quality design-led receptions along with a business lounge, best-in-class changing facilities and bicycle store.

- Four out of seven floors remain available (levels 7, 8, 9 & 11) totalling approximately 38,000 sq ft
- Comprehensive refurbishment of the floors, receptions and terraces
- Completion Autumn 2020
- Two receptions
- Fantastic river views
- Terraces on most floors
- New end of trip facilities
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One of London's most exciting locations

- Borough Market
- The Shard
- Oxo Tower
- Tate Modern
- Globe Theatre
Borough Market

Britain’s most renowned food market. Borough Market is a riot of colours, smells and human engagement. The traders are a vast repository of culinary knowledge and only too happy to share their expertise.
The Shard

The tallest building in the United Kingdom, the iconic tower has redefined the London skyline and is an international symbol for London. It includes London’s highest viewing gallery and a range of contemporary restaurants.
Oxo Tower

Oxo Tower Wharf is an award-winning landmark in London's fast moving South Bank and Bankside areas. It's home to some of the UK’s most innovative and internationally renowned contemporary designers, restaurants, cafés, bars and exhibition venues.
Tate Modern

Tate Modern is Britain’s most visited
gallery of international modern art.
The Tate holds the national collection of
British art from 1900 to the present day.
Globe Theatre

Shakespeare’s Globe Theatre is an open-air playhouse built as a reconstruction of the building where the great playwright penned many of his plays.
CONNECTIONS - UNDERGROUND

Click for 🚴
Click for 🚄

TIMINGS SOURCE: GOOGLE MAPS
### SCHEDULE OF AREAS

<table>
<thead>
<tr>
<th>LEVEL</th>
<th>OFFICE SQ FT</th>
<th>OFFICE SQ M</th>
<th>TERRACE SQ FT</th>
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</table>

*SUBJECT TO ON SITE VERIFICATION. FOR GUIDANCE PURPOSES ONLY.*

Plans not to scale. For indicative purposes only.
OFFICES
17,069 SQ FT

TERRACE
543 SQ FT
LEVEL 8

OFFICES
8,181 SQ FT

TERRACES
1,948 SQ FT

Plans not to scale. For indicative purposes only.
LEVEL 9

OFFICES
8,280 SQ FT

TERRACES
1,823 SQ FT
LEVEL 11

OFFICES
5,138 SQ FT

Plans not to scale. For indicative purposes only.
OPEN PLAN
Example Fifth Floor

Desks x166
Meeting room 2 person x03
Meeting room 4 person x02
Meeting room 6 person x02
Meeting room 8 person x02
Break out x07
Reception x01

Plans not to scale. For indicative purposes only.
OPEN PLAN
Example Eighth Floor

- Desks: x56
- Private office: 1 person x3
- Meeting room: 4 person x1, 5 person x3, 6 person x2, 8 person x1
- Break out: x8
- Reception: x1

Plans not to scale. For indicative purposes only.
OPEN PLAN
Example Eleventh Floor

Desks x43
Private office 1 person x1
Meeting room 4 person x1
Meeting room 6 person x1
Meeting room 12 person x1
Break out x7
Reception x1

Plans not to scale. For indicative purposes only.
SUMMARY SPECIFICATION

- BREEAM VERY GOOD
- TARGETED
- 136 SECURE CYCLE PARKING FACILITIES
- NEW CHANGING ROOMS WITH 17 SHOWERS
- 4 PIPE FAN COIL SYSTEM
- TWO RECEPTIONS
- TERRACES ON ALL AVAILABLE FLOORS
- 5 NEW PASSENGER LiftS AND 1 GOODS LIFT
- 24/7 CCTV AND SECURITY
- CO-WORKING LOUNGE
- EPC RATING B
- EXPOSED CEILINGS WITH LED LIGHTING
- EFFICIENT AND FLEXIBLE FLOOR PLATES
STANDARDS AND REGULATIONS

Building Regulations
- All proposed interventions will be designed to the current Building Regulations and other appropriate statutory controls.
- DOA - The Building offers level access to the main entrances (G and LG levels) and all occupied floors and has been designed to conform to Part M of the Building Regulations.
- BCO 2014 - The building will generally be designed to meet BCO 2014 Specification guides where possible.
- British Standards / EN - All new relevant building components to meet or exceed relevant British Standards and European Norms.

MECHANICAL & ELECTRICAL SERVICES

Air Conditioned Space
- Winter 20ºC±2ºC
- Summer 24ºC±2ºC

Fresh Air Quantities
- Office Areas: Current MEP design criteria is based BCO guidance of 12l/s per person, based on occupant density of 1 per 10m²
- 10 air changes per hour within WCs
- 15 l/s per shower within basement shower areas

Exhaust Air Quantities
- 15 l/s per shower within basement shower areas

Internal Cooling Loads
- People: 1 person per 10m²
- Lighting: 12l/w²
- Office Equipment: 25l/w² + 12l/w²

Electrical Services
- Electrical Demand
  - Small Power: 25l/w²
  - Lighting: 12l/w²
  - Misc (Comms Power): 13l/w²
  - Lighting Levels: To BS 5266-1
  - CAT A Office: 400lux at workplane
  - Toilets/Changing rooms/showers: 150lux at floor level
  - Circulation Space: 150lux at floor level

Acoustic Criteria: Internal Building Service Noise Limits
- Open Plan Office: NR40
- Entrance Lobbies and Atrium: 45-55dB
- Toilets: NR45

GENERAL BUILDING SERVICES SYSTEMS

Fire Alarm
- Category L2 to BS 5839-1
- Public Address System
- Within lift lobby areas

Fire Services
- Existing automatic sprinkler system throughout the building (LPC Compliant)
- 2 x dry risers, located in stair core 1 and stair core 2

Tenant Plant
- Plant zone for future tenant plant provided at roof level

Telecommunications
- One landlord IT intake rooms at basement, and diverse containment routes to tenant floors via telco risers

Security
- CCTV and access control within landlord areas
- Security provision to tenant areas, by tenant

Power-Life Safety
- Secondary power supply from separate UKPN on site substation to supply designated life safety systems
LETTING AGENTS

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Cost Consultants:
PARAGON BUILDING CONSULTANCY