



HOLBORN
GATE

Contemporary refurbished office
space coming Q4 2022

16,940 sq ft available

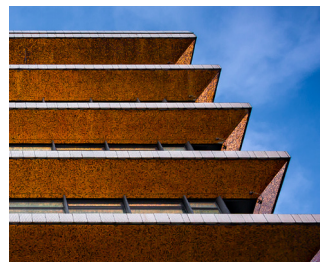
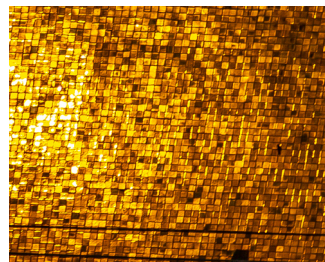
330 High Holborn WC1





This landmark Midtown building has been sympathetically re-imagined by signature architects Buckley Grey Yeoman.

The entire 5th floor comprising 16,940 sq ft will be comprehensively refurbished to CAT A and will be available from Q4 2022.





High Holborn reception

The building benefits from both North and South reception areas providing direct access onto High Holborn and Southampton Buildings respectively.

High Holborn entrance



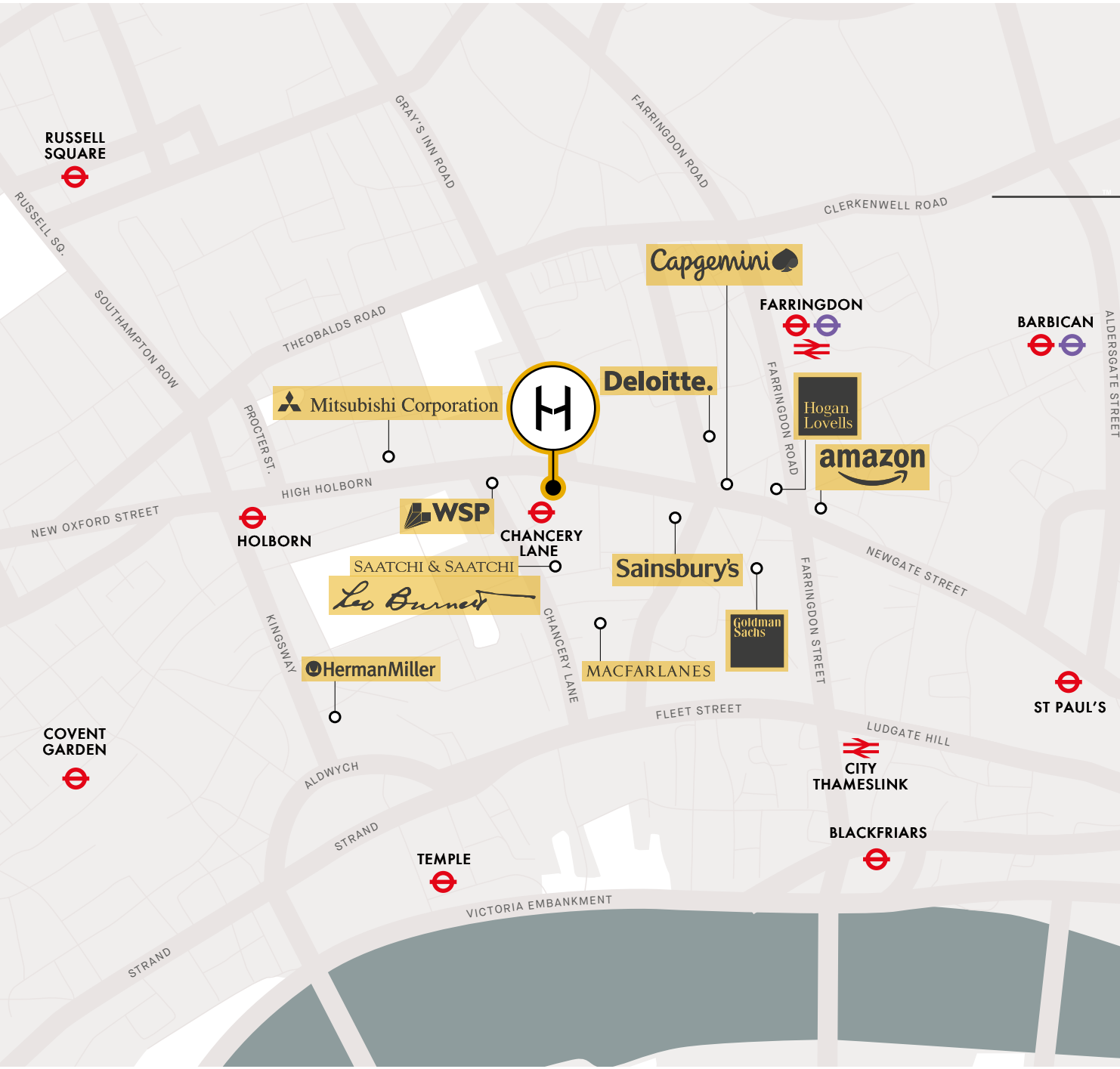
The South reception further benefits from an integrated Black Sheep Coffee shop with internal and external seating.



Southampton Buildings entrance



Southampton Buildings reception



Meet the neighbours

Existing Holborn Gate tenants include:

GANT	LACOSTE
GOOD RELATIONS	LIPMAN KARAS
HUNTSWORTH	OPEN HEALTH
PINEMONT SECURITIES LTD	Regus

Local amenities

Holborn Gate is prominently located in the heart of Midtown, immediately adjacent to Chancery Lane Underground Station (Central Line).

AMENITIES

Restaurants & Cafés

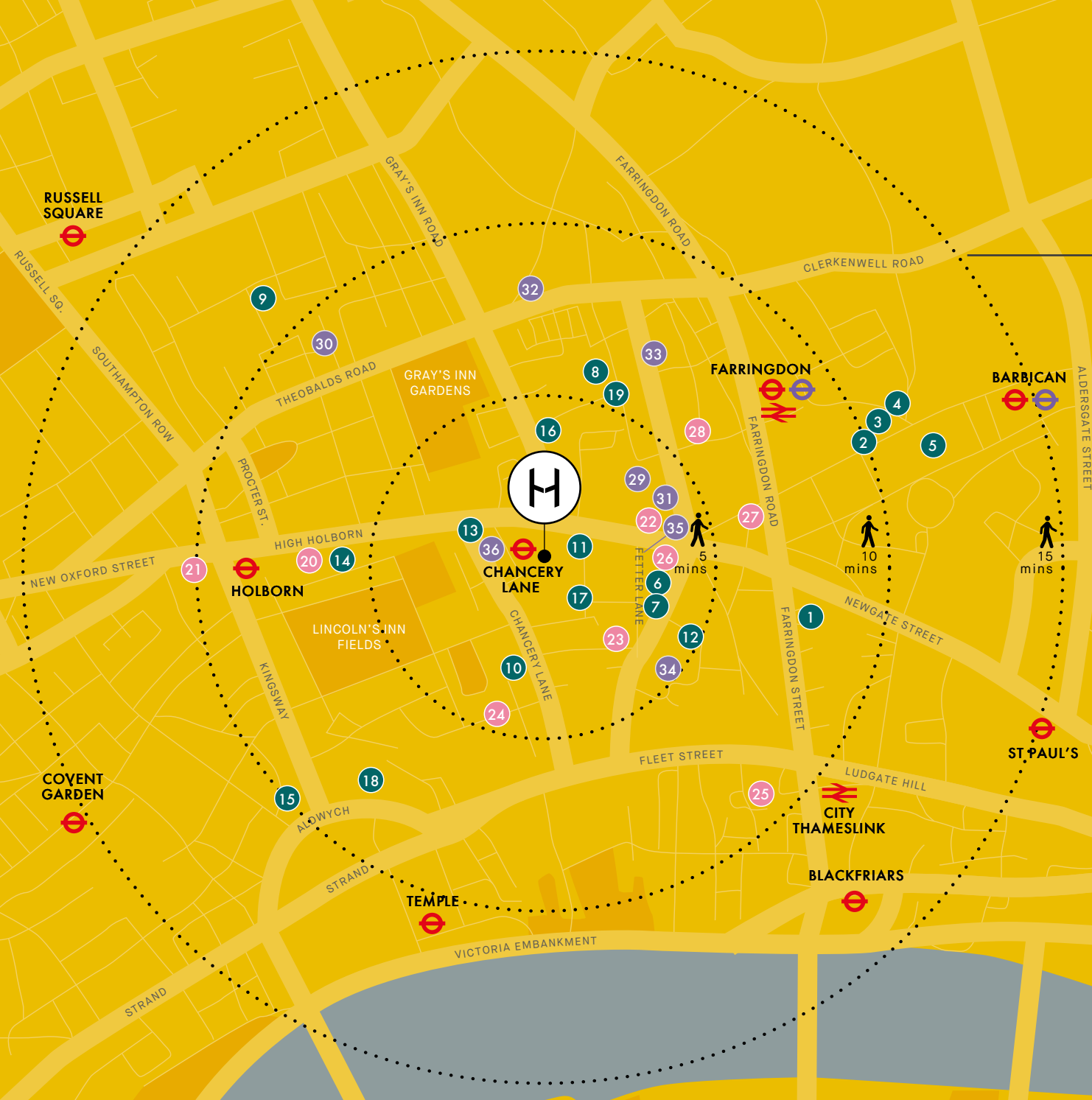
- 01 The Winemakers Club
- 02 Smiths of Smithfields
- 03 HIX
- 04 Polpo
- 05 Smithfield Market
- 06 Black Sheep Coffee
- 07 Nusa Kitchen
- 08 Leather Lane Market
- 09 Nobel Rot
- 10 Chancery Press
- 11 Black Sheep Coffee
- 12 New Street Square
- 13 Chilango
- 14 Holborn Dining Rooms
- 15 The Delauney
- 16 Konditor
- 17 Vanilla Black
- 18 Roka
- 19 Prufrock Coffee

Bars & Hotels

- 20 The Rosewood Hotel
- 21 Hoxton Hotel
- 22 Bounce
- 23 The White Swan
- 24 Seven Stars
- 25 Humble Grape
- 26 Draft House
- 27 Vivat Bacchus
- 28 Bleeding Heart

Leisure & Retail

- 29 Gym Box
- 30 Pure Gym
- 31 Bounce
- 32 The Rosebery Rooms
- 33 Ace of Diamonds
- 34 Enid Lawson Gallery
- 35 Sainsbury's
- 36 Beauty Bar





Connections

Farringdon will be the only Central London station with direct access to three airports



The building is less than a minutes' walk from Chancery Lane station, giving access to the Central line, and is less than a ten minute walk to Farringdon Station which gives access to the Circle, Hammersmith & City and Metropolitan lines.

Farringdon will also be a key interchange on the Elizabeth line shortening travel times between East and West.

A SHORT WALK



Chancery Lane
<1 min

Farringdon
8 mins

Holborn
6 mins

FROM FARRINGDON STATION



Moorgate
1 min

Liverpool Street
2 mins

King's Cross St Pancras
Intl For Eurostar
4 mins



London Bridge
10 mins

Gatwick Airport
40 mins

Cambridge
1 hr 14 mins



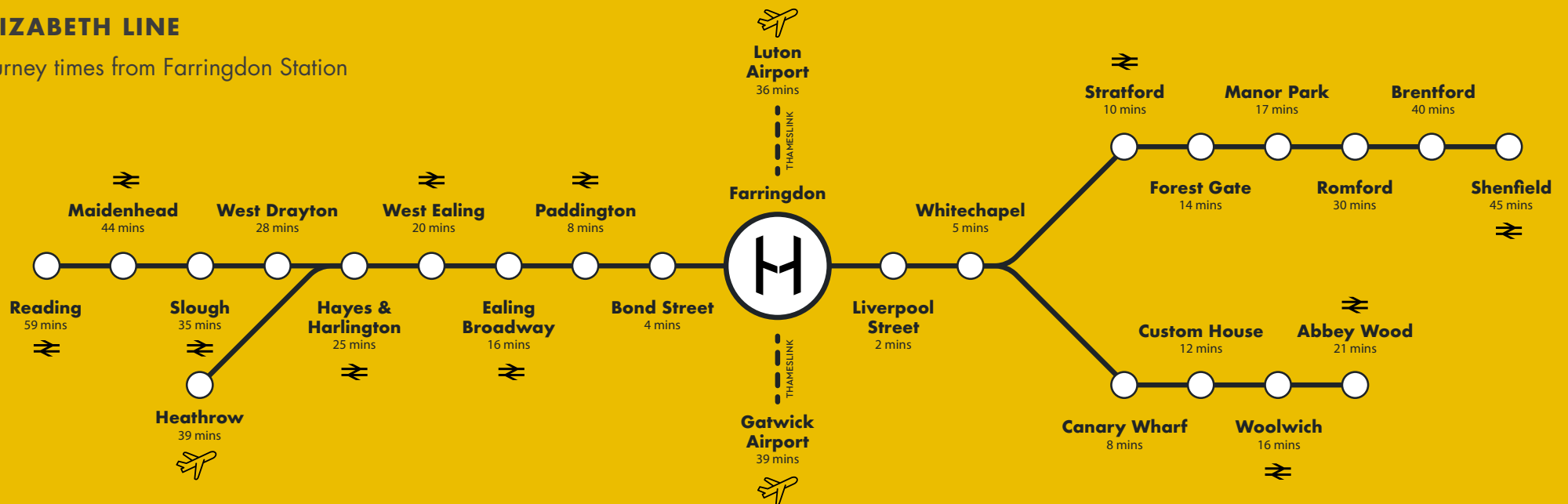
Bond Street
4 mins

Paddington
8 mins

Heathrow
39 mins

ELIZABETH LINE

Journey times from Farringdon Station

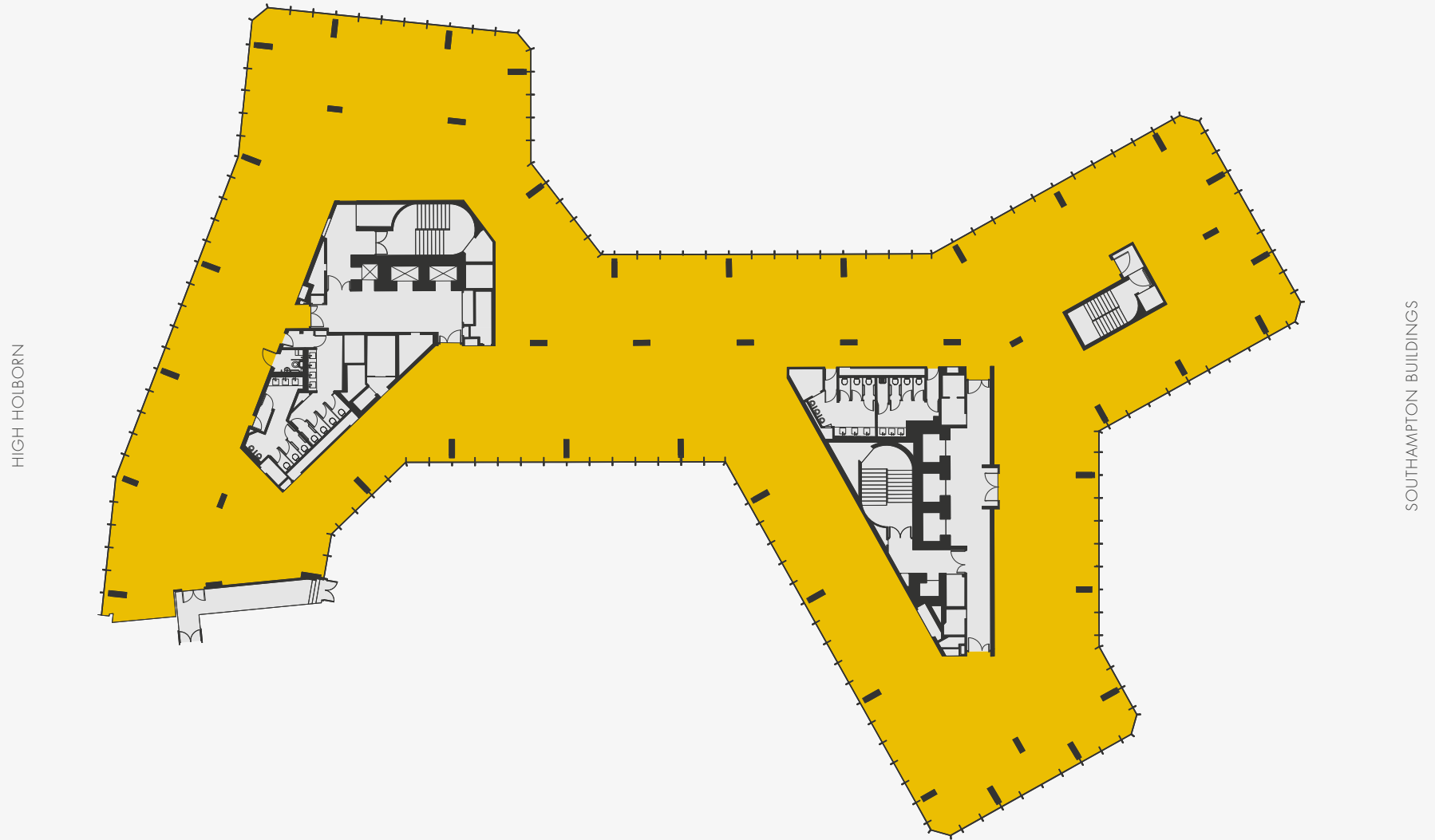


Availability

Floor	Size (sq ft)	Timing & Condition
Fifth	16,940	Q4 2022 – New Cat A
Total	16,940	

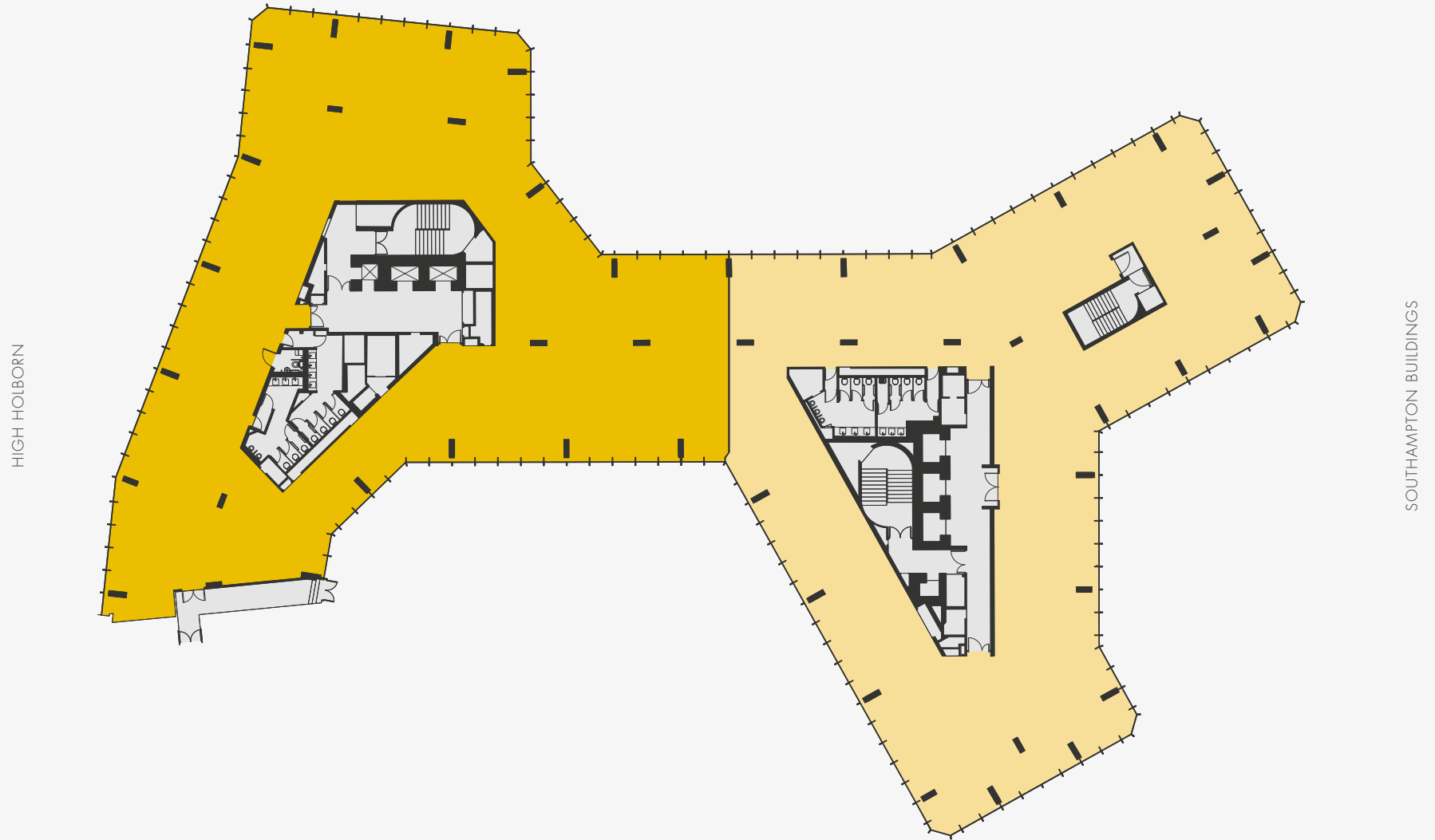
Fifth floor

16,940 SQ FT / 1,573.8 SQ M



PLAN NOT TO SCALE. INDICATIVE SIZE ONLY.

Fifth floor — split



PLAN NOT TO SCALE. INDICATIVE SIZE ONLY.

Fourth floor photography.
Fully fitted.



Sustainability

The approach to sustainable design and construction for this floor was founded on an understanding of the need to be mindful and ethical in the protection of the planet.

The design team questioned whether it is enough to just comply with the recycling targets for construction waste. This resulted in an approach based on other measures that could be adopted to minimise the negative effects of building in the refurbishment of the premises. The floor has been refurbished on the basis of these principles.



RECYCLED CONTENT

To specify as far as possible products that incorporate recycled content to reduce the environmental impacts resulting from extraction and processing of virgin materials.

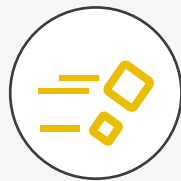
e.g. the scheme includes roller-blind fabric manufactured from 100% recycled sea-bed plastics



REGIONAL MATERIALS

Specification of materials or products that have been extracted, harvested or recovered, as well as manufactured, within 500 miles of the project site to reduce the environmental impacts resulting from transportation.

e.g. Supply from UK companies predominantly: British Gypsum, Ideal Standard, Johnson Tiles, etc



LOW-EMITTING MATERIALS

Specification of materials or products that have low VOC (Volatile Organic Compound) content. Maximum formaldehyde content complying with EN 13986:2002.

e.g. Class E1 Plywood and MDF. Avoidance of plastics and deleterious materials



TIMBER PROCUREMENT

Timber (including timber for wood-based products) obtained from well managed forests and are certified by the Forest Stewardship Council (FSC).
e.g. New doors and joinery, products made from recycled waste wood and manufacturing processes



MATERIALS REUSE

The use of materials or products that have been diverted from the construction waste stream, thereby reducing the need for landfill space and environmental impacts from associated air and water contamination. This approach has been extended to include the ongoing use of elements that are still within their operational lifespan. This includes the retention of the existing raised floor pedestal system and integration of the existing perimeter FCU system.



SITE WASTE

The recycling of wood, plastics, glass, metal and hardcore in line with industry targets and the avoidance as far as possible of landfill usage.



LIGHTING

The specification of low energy LED luminaires across the entire floor, thereby reducing power utilisation to 8w/m² for the lighting installation.

A Dali-2 lighting control system is being installed to provide fully automatic control of the lighting installation, which will be interfaced to the FA system in the event of evacuation.

MID energy meters will be installed for the metering and monitoring of both lighting, power and mechanical systems in accordance with the MID metering Directive (MID 2014/32/EU). These meters will be networked to the BMS control system head-end by Modbus in accordance with Building Regulation Part L requirements and the guidance notes contained in the CIBSE technical guide TM-39.



WATER USAGE

The specification of water saving dual flush WC cisterns and taps throughout.



MECHANICAL

The mechanical services shall be designed to the following design criteria.

Winter Internal Design Condition

Temperature: 22°C +/- 2°C

Summer Internal Design Conditions (General)

Temperature: 24°C +/- 2°C

Humidity: 50% RH (uncontrolled)

External Ambient Design Conditions

Summer: 30°C db/21°C wb
(plant selected to operate up to 35°C)

Winter: -4°C saturated

Design Loads

Solar and Fabric Gains: Calculated in accordance with CIBSE guidance

Power Heat Load: 25w/m²

Lighting Heat Load: 8w/m²

Occupancy Load: 80w per person sensible
60w per person latent

Ventilation Rates

Fresh Air Supply: 12 litres/sec per person generally

Occupancy: 1 person per 8m²

Noise Criteria

Open Plan Office Area: NR 40

Reception/Pantry
and tea points: NR 40-45

The floor is provided with comfort cooling by a mixture of exposed perimeter floor standing VRV fan coil units and high level "slim line" chassis type VRV fan coil units which utilise zone temperature control.

Primary air is delivered from the main handling plant risers to the occupied space via exposed high-level ductwork and swirl type diffusers to maximise the floor to ceiling high within the space.

Building specification



- Two primary office entrances with staffed reception areas on High Holborn and Southampton Buildings
- Landscaped southern piazza with café operated by Black Sheep Coffee
- 5 x 16 person passenger lifts
- Refurbished lift lobbies and on floor WCs
- Suspended linear LED light fittings controlled by Smart Digital DALI – 2 System
- Exposed ceiling mounted VRV Air Conditioning system with perimeter units
- Modernisation of perimeter units and new window frame system
- Cycle centre at basement level with racking for 122 bicycles and on-site maintenance
- Dedicated male and female shower (11 x No) and locker facilities
- Car Parking available by separate arrangement

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HOLBORN GATE

