
33

LDN
W1

GLASSHOUSE
STREET



DO NOT READ THE NEXT SENTENCE

**You little rebel.
I like you. You've
got character.
I think we're going
to get along.**

How does over 32,000 sq ft of characterful yet contemporary Grade A office space in the heart of the West End sound?

33 Glasshouse Street offers cutting edge workspaces over six floors. This is office space that says "Why conform to the norm, when your natural instinct is to impress?".

Made for those whose expectations are as high as their standards... this place is made for you.

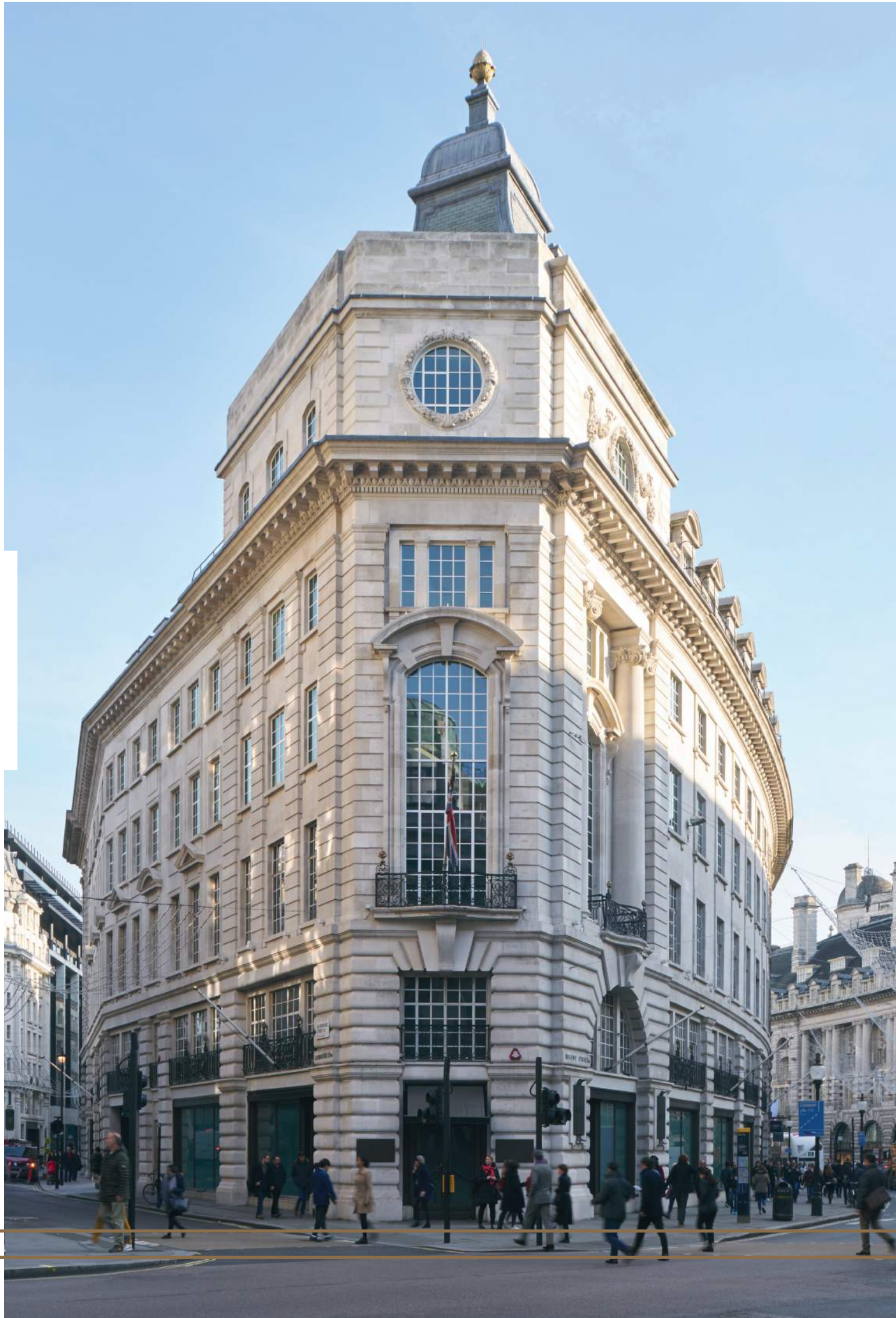
BEFORE YOU
GO ANY FURTHER

33 Glasshouse St.
cannot be held
responsible for
any injuries
sustained through
jaw droppage

MADE
FOR YOU

33GLASSHOUSESTREET.CO.UK

33



STYLE AND QUALITY, WITH
A CHARACTER ALL OF ITS OWN

Sounds right up your street

Located on the corner of Regent Street and Glasshouse Street, this outstanding opportunity brings together contemporary and efficient workspaces within a Grade II Listed building.

Award-winning architecture and design practice Buckley Gray Yeoman were the brains behind the beauty – combining spectacular open plan offices with unique features such as the head-turning double height Cupola on the 6th floor.

From the moment that you step inside the dedicated entrance and are greeted by the stunning and spacious reception, it's instantly apparent that this is no ordinary office space. On the contrary, 33 Glasshouse Street is a working environment made to meet the demands of the most discerning occupier, with cutting edge features at its core, whilst retaining its truly distinct and unique character.

THE CENTRE OF ATTENTION

Is there any better place to be?

Soho on one side, Regent Street on the other, and Piccadilly Circus and Mayfair just a short stroll away – this is quite simply the best location in the West End. End of!





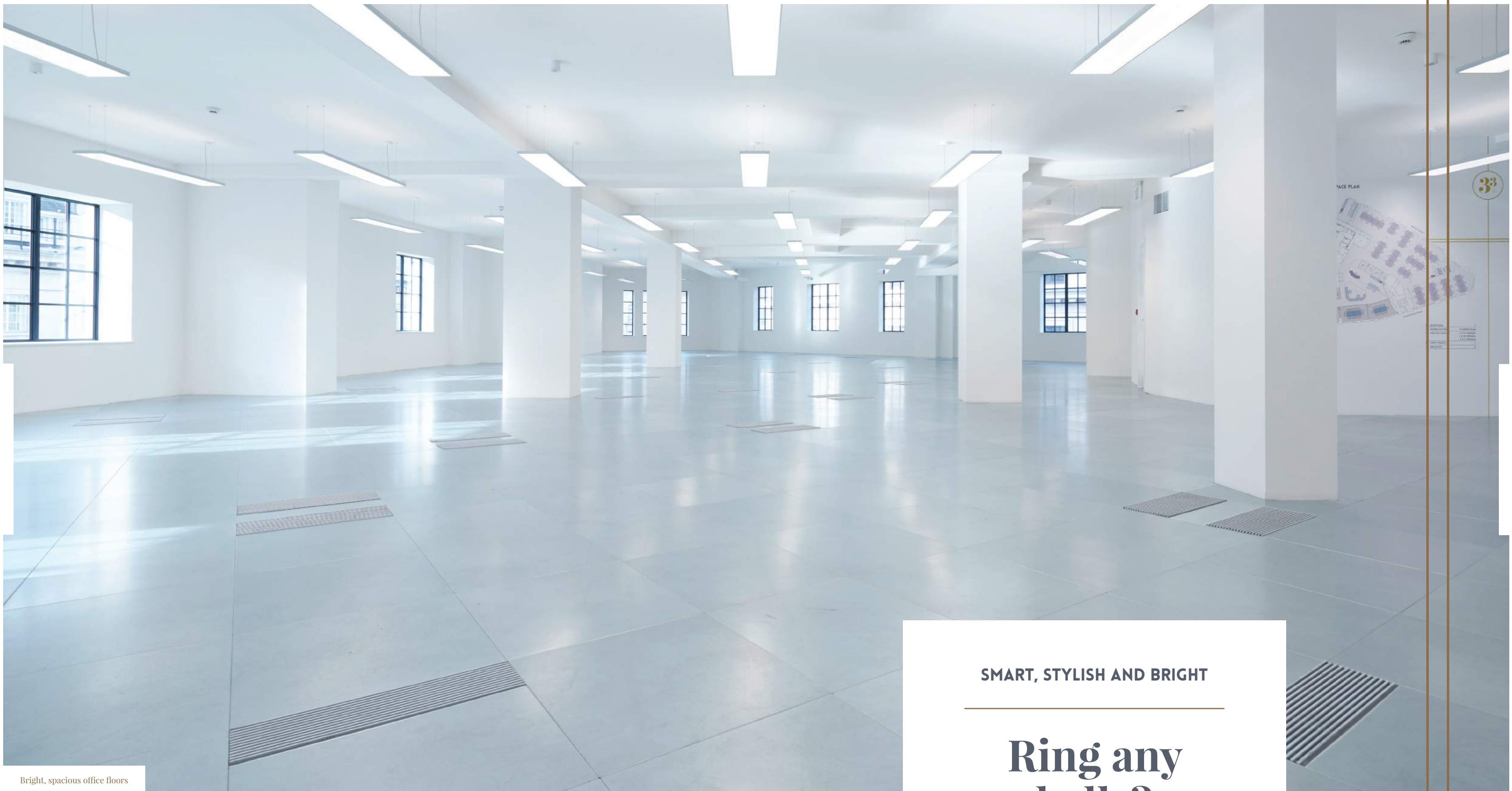
Stunning reception with feature light wall

THE WOW FACTOR

Works every time

Prepare to be floored – six times!
From floors 2 to 7 you'll be met with 'more',
from the moment you step through the door.

The stunning new entrance and reception with
bespoke feature light wall and black mild steel
wall is just the start. They say first impressions
count, and who are we to disagree?



Bright, spacious office floors

SMART, STYLISH AND BRIGHT

Ring any
bells?

MADE FOR STATEMENT MAKERS

From the show-stopping windows, to the high specification detailing, it's clear to see the love and expertise that has gone into the design and delivery of this attention-grabbing building.



Full-height windows with iconic views onto Regent Street



Refurbished to provide high specification offices



An inspiring working environment



OUCH!

Cutting edge
doesn't get
much sharper

Every design detail considered



Custom designed reception desk



Stainless steel finish lift doors with blackened steel surround



6th - 7th floor staircase



Boardrooms are boring



Cupolas are *cool*

5 METRES HIGH

SAY “HI” TO

Quality of a higher standard

Introducing our crowning glory. Double the height and twice as bright, this distinctive space with its 5m high ceiling and stunning views, dates back to 1925 when the building was constructed, and was originally the building's bell tower.

Jump forward to the present day and it's ready and waiting to be whatever you want it to be – a gym, a break-out space, or maybe even a boardroom.

Whatever you choose, you can rest assured that there's one thing it most definitely won't be...

and that's boring!

A LOCAL AREA THAT

Couldn't be more London if it tried

Piccadilly Circus, Oxford Circus, Leicester Square,
Green Park, Bond Street, Tottenham Court Road.

What would you say if we told you that all of the above
are less than a 12 minute stroll from Glasshouse Street?

We'd appreciate it if you didn't swear. Thank you.



Kingly Court



Carnaby Street



Located at the centre of it all and with new and exciting venues appearing weekly, there's simply no excuse for boring breakfasts or lame lunches.



01 MAISON BERTAUX – CAFÉ
02 SOHO GRIND



03 CAFÉ ROYAL
04 SOHO OYSTER HOUSE
05 HEDDON STREET
06 BOCCA DI LUPO

Welcome to London's hottest destination for bars and restaurants, and enjoy the West End's huge range of choice; from Soho's trendy pop-ups, roof terraces and underground bars, to the fine dining options of Mayfair.



THE PERFECT FIT? PRECISELY!

With an unrivalled array of local boutiques and international brands on your doorstep, plus almost unlimited options for health and fitness, there's simply no reason not to give your credit card, or yourself, a good work-out!



- | | |
|------------------------|----------------------------------|
| 01 J CREW | 05 LAIRD & CO. HATTERS |
| 02 CARNABY STREET | 06 BEYOND RETRO |
| 03 RAPHA LONDON - CAFÉ | 07 THE THIRD SPACE - HEALTH CLUB |
| 04 BELSTAFF | 08 TRIYOGA |



240 metres... that's 2 minutes max, from Glasshouse Street to Piccadilly Circus tube station. And you thought you were well connected!

MADE FOR MINDING THE GAPS

With a wide choice of Underground lines and the Elizabeth Line nearby, this is quite simply one of the sweetest spots in London.

TRAVEL TIMES

CHARING CROSS*	1 min	●
EUSTON**	3 mins	●
WATERLOO*	4 mins	●
VICTORIA** for Gatwick Airport	4 mins	●
MARYLEBONE**	5 mins	●
KING'S CROSS / ST PANCRAS* for Luton Airport	7 mins	●
LONDON BRIDGE*	7 mins	● ●
PADDINGTON* for Heathrow Airport	9 mins	●
LIVERPOOL STREET** for Stansted Airport	10 mins	●

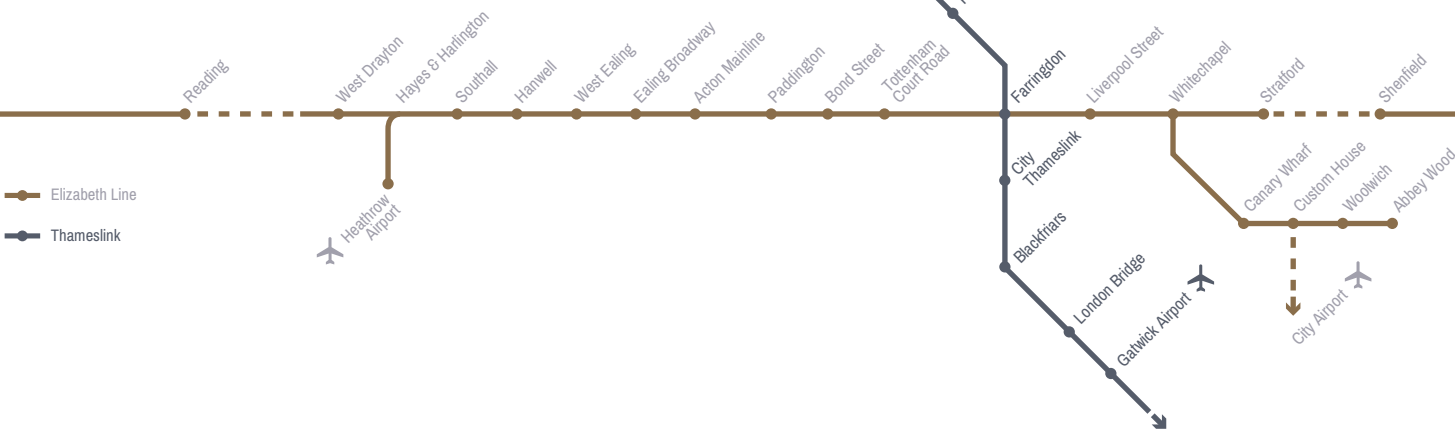
* from Piccadilly Circus
** from Oxford Circus
Source: TfL

WALKING TIMES

PICCADILLY CIRCUS	2 mins	● ● ●
OXFORD CIRCUS	5 mins	● ● ● ● ●
LEICESTER SQUARE	6 mins	● ● ● ● ●
GREEN PARK	7 mins	● ● ● ● ●
BOND STREET	10 mins	● ● ● ● ●
TOTTENHAM COURT ROAD	11 mins	● ● ● ● ●



ELIZABETH LINE





FLOORPLAN

OPEN PLAN SPACE PLAN

I LOVE IT WHEN
a plan comes
together!

MADE FOR RULE BOOK RE-WRITERS

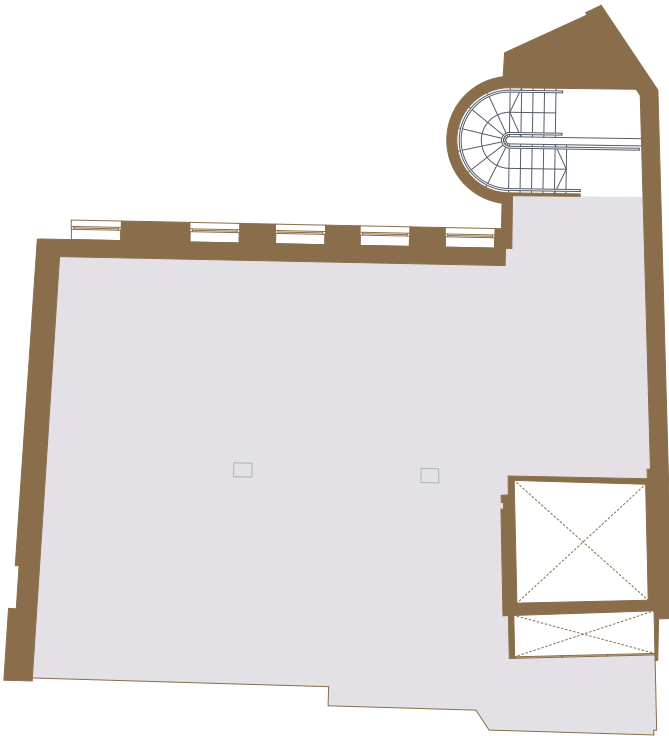
SEVENTH FLOOR	1,135 SQ FT	AVAILABLE NOW
SIXTH FLOOR	3,283 SQ FT	AVAILABLE NOW
FIFTH FLOOR	6,811 SQ FT	AVAILABLE NOW
FOURTH FLOOR	7,223 SQ FT	AVAILABLE NOW
THIRD FLOOR	7,308 SQ FT	Q2 2017
SECOND FLOOR	6,996 SQ FT	Q2 2017
TOTAL	32,756 SQ FT	

Basement cycle storage for 42 bikes.

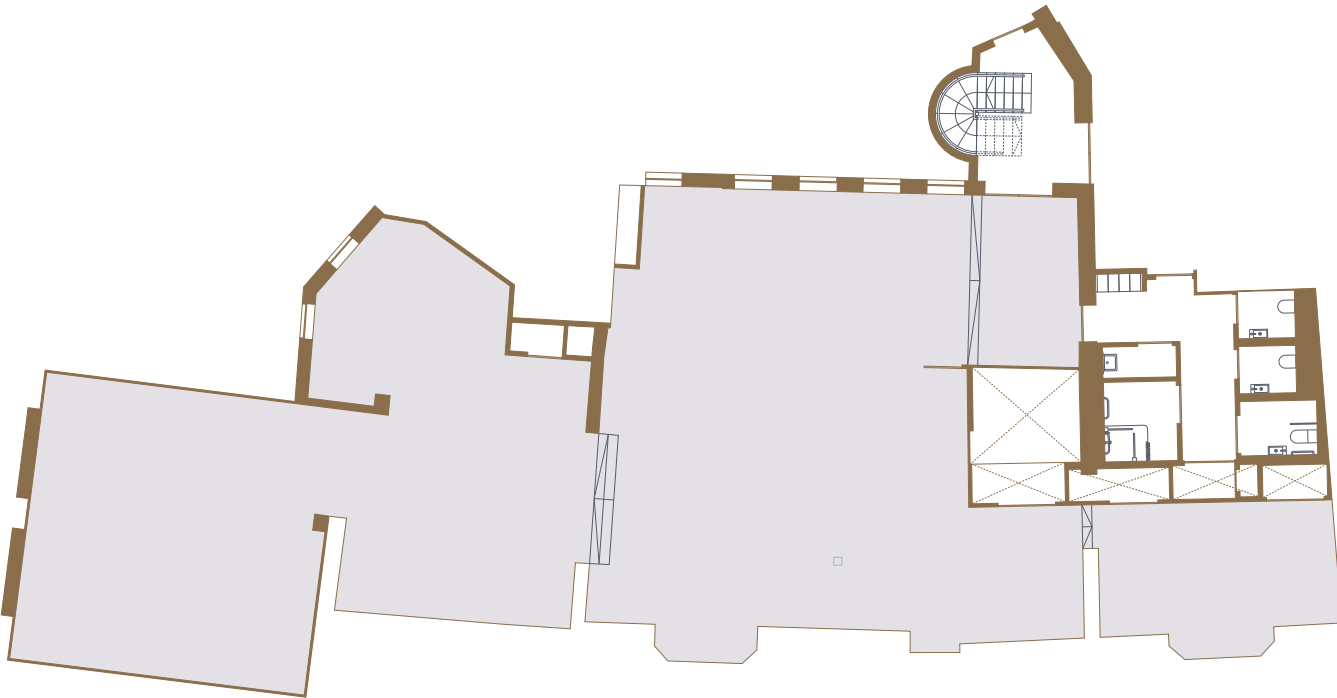
TYPICAL FLOOR



SEVENTH FLOOR
1,135 SQ FT



SIXTH FLOOR
3,283 SQ FT



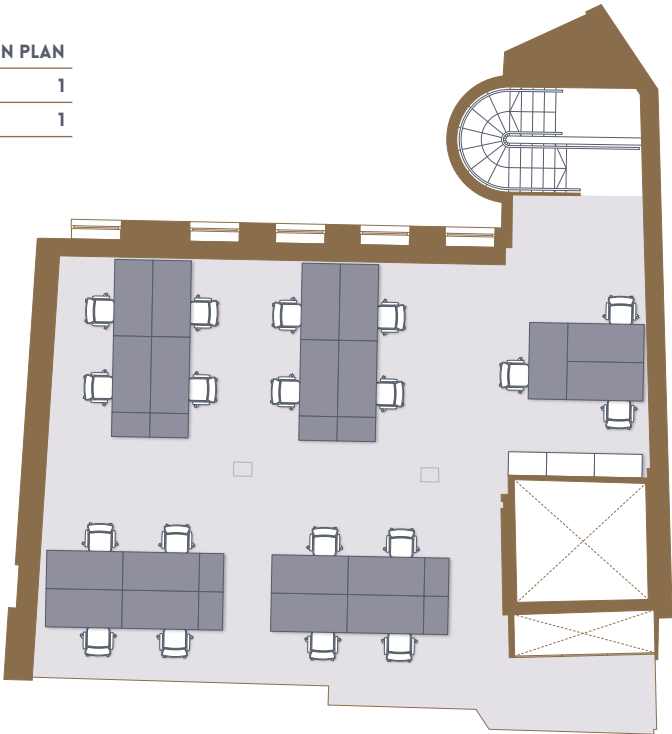
TYPICAL FLOOR
SPACE PLAN

RECEPTION	1	COPY-POINTS	1
WORKSTATIONS	66 OPEN PLAN	TEA-POINTS	2
MEETING ROOMS	2 X 14 PERSON 1 X 10 PERSON 2 X 5 PERSON	BREAKOUT	2
PRIVATE ROOMS	5	COMMS ROOM	1
		STOREROOM	1



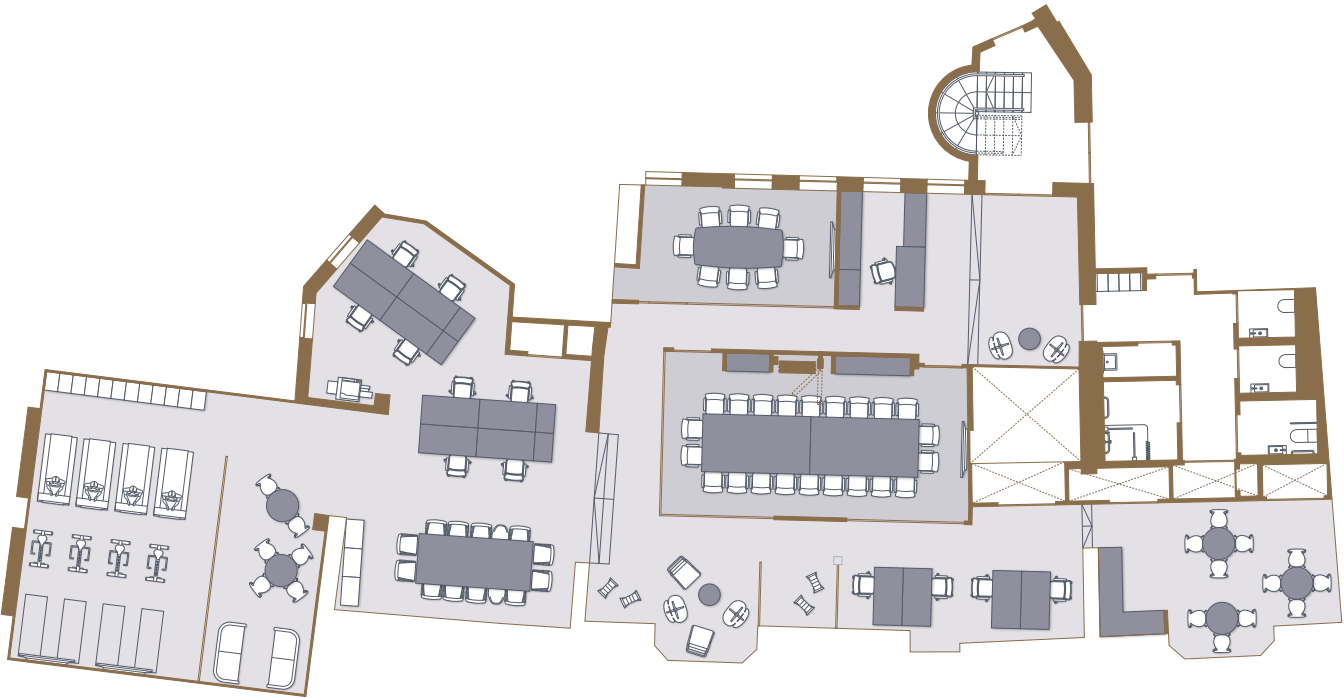
SEVENTH FLOOR
SPACE PLAN

WORKSTATIONS	19 OPEN PLAN
COPY POINTS	1
TEA POINTS	1



SIXTH FLOOR
SPACE PLAN

RECEPTION / WAITING AREA	1	COPY POINTS	1
WORKSTATIONS	30 OPEN PLAN	TEA POINTS	1
MEETING ROOMS	1 X 8 PERSON 1 X 22 PERSON 1 X INFORMAL MEETING HUB	BREAKOUT	2
		GYM	1



SPECIFICATION

DESIGN CRITERIA

Early 20th Century Beaux Arts office building on Glasshouse Street, refurbished to provide high quality Cat-A offices over the upper levels of the building with a sophisticated new entrance foyer at ground level

MECHANICAL SERVICES

Office Air Conditioning and Heating

Level 6 & 7 floor standing VRF units with central controller on each floor

Level 2, 3, 4 & 5 floor standing down flow VRF units with underfloor air distribution and fan tiles and central controller on each floor

All outdoor condensers on roof

Fresh air/return air ventilation to all floors via roof mounted central AHU

Fresh air rate of 12 l/s per person + 10% with 1 person per 8m² net office space

Internal design conditions of 21 deg winter and 23 deg summer

BMS

Central BMS system controlling/monitoring all major M&E equipment

ELECTRICAL SERVICES

Office Lighting

Suspended and wall mounted LED luminaires to achieve 400 lux at desk level

Dali dimmable lighting control system with combined daylight/PIR sensors

Power Supply

600A TPGN incoming electrical supply

Separately metered supply to tenant space on each floor

Raised floor for future tenant power distribution

Access Control

Two-way audio-visual door entry phone system to office and reception

Automatic access control system with provision for future tenant integration

CCTV

CCTV system monitors reception, all entrances and lift lobbies

ACOUSTIC PERFORMANCE

Office areas NR38

Reception NR38

Toilet areas NR40

EXTERNAL ENVELOPE

Glasshouse Street Reception Entrance Doors

Steel framed door with bronze finish to match neighbouring shop fronts

Glasshouse Street Reception Frontage Glazing and Frame

Steel frame with 10mm mild steel angle profile bronze finish

INTERNAL FINISHES

Reception, Lobbies and Lift Cars

Terrazzo tile floor finish

Feature wall comprising light boxes with reeded glass and LED light panels

Stainless steel finish lift doors with blackened steel lift door reveals

Reception Desk

Custom designed reception desk

Surround in 6mm grey polished edge mirror panels

Worktop formed in walnut with shadow gap detail and 2mm overhang to protect glass edge

Ceilings Throughout

Suspended plasterboard ceiling system throughout office and lobby areas

Lighting

LED strip lighting

Feature light fitting over reception desk

Doors

Main entry doors – glazed panels with black PPC finish steel frames

Single leaf and riser access doors – solid core, paint finish

SUSTAINABILITY

The building fabric and facilities have been refurbished and upgraded to achieve a BREEAM rating of Very Good

ACCESSIBILITY FOR ALL

Step free access to reception

Lift access is provided from reception serving level 2 to 6

CHANGING FACILITIES

An accessible shower is provided on level 2 to 6, with sufficient space for changing

All toilet facilities are adjacent to the entrance to each floor

WCs are directly accessible from office spaces



5 metre high Cupola





YOU'VE NOT MADE YOUR
SMARTEST DECISION...

Yet!



CRAIG NORTON
CRAIG.NORTON@CUSHWAKE.COM
020 7152 5527

MATT WAUGH
MATT.WAUGH@CUSHWAKE.COM
020 7152 5515



RICHARD TOWNSEND
RICHARD.TOWNSEND@COLLIERS.COM
020 7487 1759

ALEX KEMP
ALEX.KEMP@COLLIERS.COM
020 7487 1713

