THE WINGATE SOHO

A SOHO ICOR REINVENTED

MODERN WORKPLACES WITH GENEROUS OUTSIDE SPACES





PAS



TIMELESS HISTORY The Wingate was constructed in 1958 by renowned architects Sir John Burnet, Tait and Partners. It was an exemplar modernist office and leisure building then, and remains so today.

















LOCATION

FOOD & DRINK

- 01 Ceviche Soho
- 02 Shoryu
- 03 Bocca Di Lupo
- 04 The Palomar
- 05 Aurora
- 06 Cay Tre Soho
- 07 The Wright Brothers
- 08 Bob Bob Ricard
- 09 Bao
- **10** Social Eating House

CLUBS

- 01 The Groucho Club
- 02 Crazy Bear Club House
- 03 Century Club
- 04 Ronnie Scott
- 05 Soho House

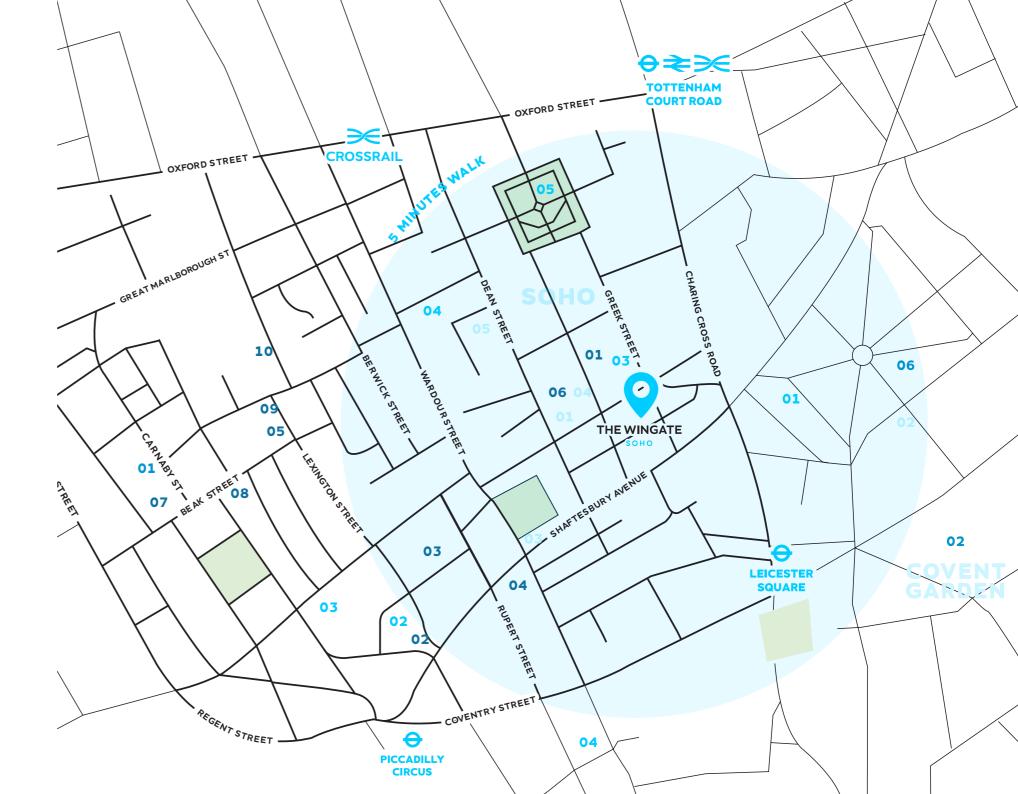




- **01** Another_Space
- 02 Jack Solomons Gym
- 03 Third Space
- 04 Soho Fitness Lab

POINTS OF INTEREST

- 01 Carnaby Street
- 02 Covent Garden
- **03** Prince Edward Theatre
- 04 China Town
- 05 Soho Square
- 06 Seven Dials



4TH FLOOR COMMUNAL TERRACE

9TH FLOOR TERRACE 2,013 SQFT

 8TH FLOOR TERRACE

 420 SQFT

7TH FLOOR TERRACE

 743 SQFT

4TH FLOOR TERRACE 2,713 SQFT

JT MERTING



PANORAMIC VIEWS



SUMMARY SPECIFICATIONS



OPENABLE windows



4 ROOF







Connectivity





ن الم ا

SHOWERS





VERY GOOD







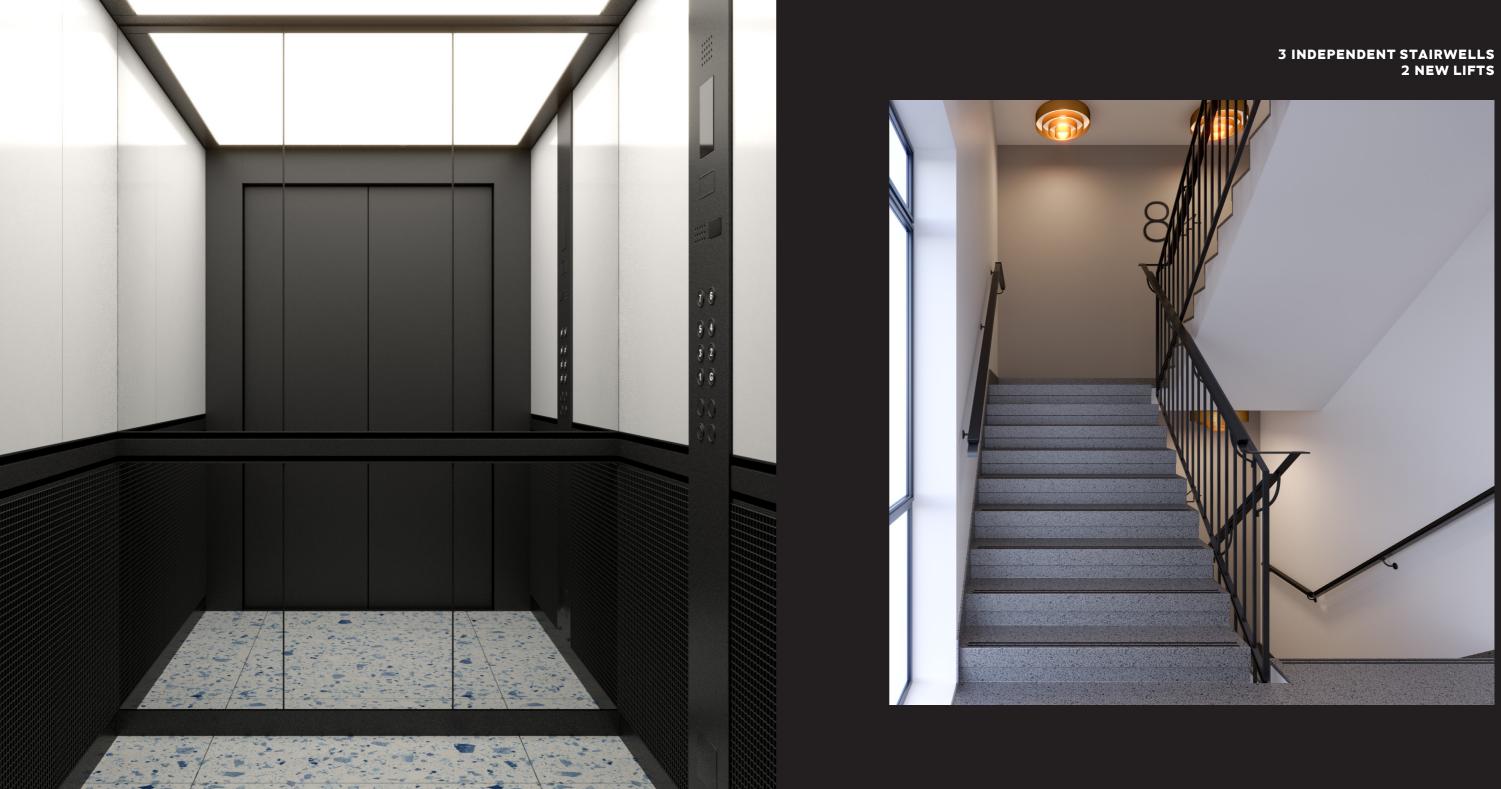
SCHEDULE

FLOOR	NIA SQ FT / SQ M	TERRACE SQ FT
9 ^{тн}	861 / 102	2,013
8 ^{тн}	3,048 / 293	420
7 ^{тн}	4,090 / 387	743
6 ^{тн}	5,124 / 488	
5 ^{тн}	5,029 / 488	-
4 ^{⊤н}	5,112 / 461	2,713
3 RD	8,428 / 561	-
2 ND	7,351 / 566	-
TOTAL	39,043 / 3,626	5,889

*SUBJECT TO FINAL MEASUREMENTS









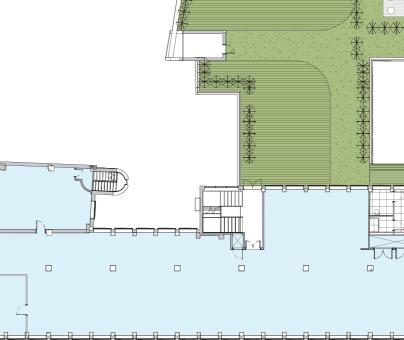
TYPICAL OFFICE FLOOR







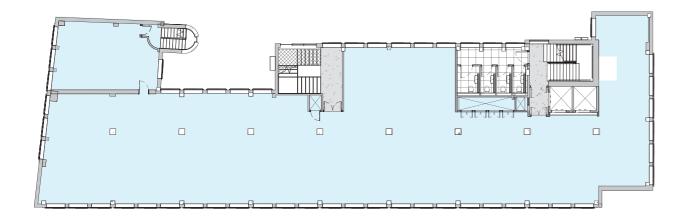
OFFICE

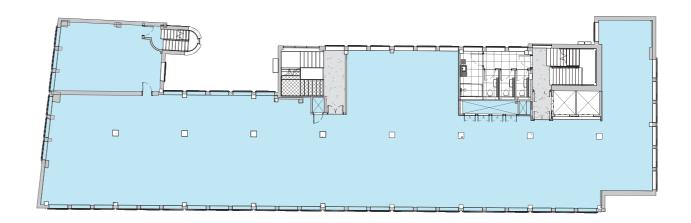


4TH FLOOR

INDICATIVE FLOOR PLAN



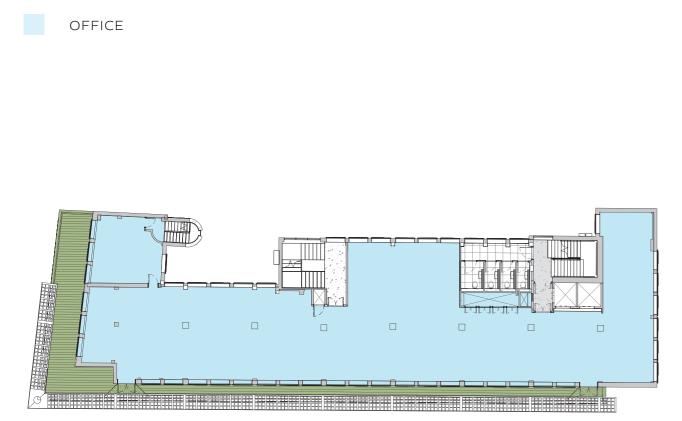




5TH FLOOR

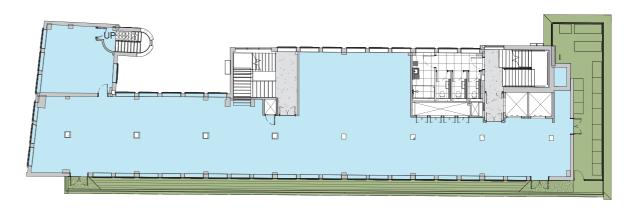
6TH FLOOR

INDICATIVE FLOOR PLAN

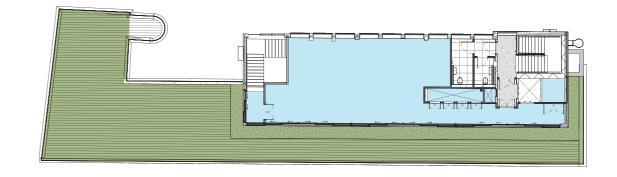


7TH FLOOR

TERRACES

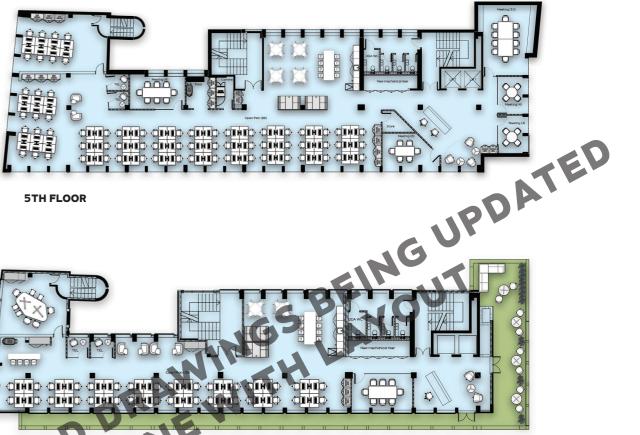


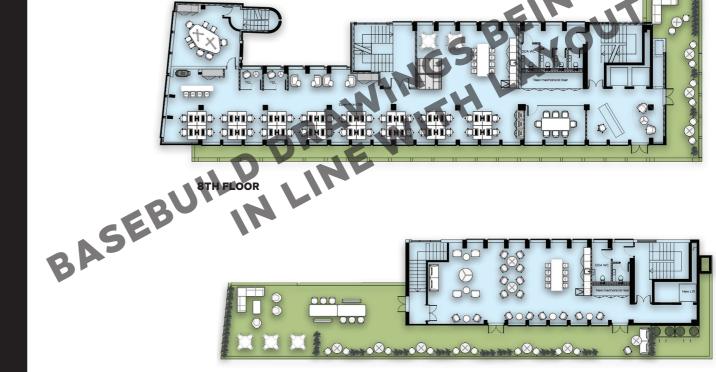
8TH FLOOR



9TH FLOOR







9TH FLOOR

FLOOR LOADING

1. Typical Live Load allowance for office floors above ground floor in line with NA BS EN 1991 (Category B1) a. qk = 2.5 kN/m2 (area load)

b. Qk = 2.7 kN (point load)

2. Typical load for plant rooms will need to be assessed but we assume that the existing plat areas have been designed in line with the BS 6399-1 at the time and we would allow for the same for new plant areas

a. qk = 7.5 kN/m2 (area load) b. Qk = 4.5 kN (point load)

3. Typical Live Load allowance for balconies in line with NA BS EN 1991 (Category C11) a. qk = 2.0 kN/m2 (area load) b. Qk = 3.0 kN (point load)

4. Typical Live Load allowance for Staircases and Landings in institutional buildings subjected to crowds in line with NA BS EN 1991 (Category C35)
a. qk = 4.0 kN/m2 (area load)
b. Qk = 4.0 kN (point load)

PERFORMANCE SUMMARY

DETAILS OF COMFORT HEATING/COOLING SYSTEM

A brand new heat recovery vrv system will provide the comfort heating/cooling via floor standing chassis fan coil units located on the façade of the building. To provide flexibility to the occupant, each fan coil unit can be individually controlled via the central controller or localised setpoint adjuster.

The chassis units come in a variety of colours and have been selected due to their slimline features so as to not encroach excessively on the floor plate.

DESIGN CRITERIA FOR THE COMFORT HEATING/COOLING •

- External design temperature Winter saturated -4°c Summer dry bulb 30°c
- Internal design temperature
 Winter dry bulb 21 ± 2°c
 Summer dry bulb 23 ± 2°c

DETAILS OF LIGHTING SYSTEM

- Entrance lobby / reception / ground floor typical office floors: high quality led lighting and external quality led lighting (by specialist lighting consultant)
- Lift lobbies (typical office floors): high quality led lighting
 1 x 8 stop 10no occupancy single entrance passenger lift (by specialist lighting consultant)
- Toilets: high quality led lighting (by specialist lighting consultant) under PIR control
- Stairs: high quality led lighting (by specialist lighting consultant)
- Plant areas: led lighting
- Emergency lighting will be self-contained battery units integrates within the luminaires

 Lighting levels are as follows: Toilets / circulation: 200lux Plant areas (associated areas): 100 lux at floor level Stairs and landings : 200 lux

DETAILS OF ELECTRICAL SYSTEM

The electrical installation consists of the following major elements:

- Emergency lighting in accordance with bs 5266
- A building earthing system throughout in accordance with the relevant
- British standards
- Dedicated earth bars service providers in incoming
- Telecommunications room
- Rising bus-bar mains utilising plug-in tap-off units on each floor for tenants fit-out of distribution boards
- Disabled refuge intercom system
- Disabled wc alarm system
- Energy supply capacity
- 12 watts per m2 for lighting
- 25 watts per m2 for small power

LIFT SPECIFICATION

• 1 x 9 stop 8no occupancy adjacent entrance firefighting lift

ReGen drives reduce energy usage by up to 75 percent compared to non-regenerative drives

CONTACT DETAILS

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DEVELOPERS





DESIGNERS AND CONTRACTOR



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