

THE BARD

STUNNING NEW OFFICE BUILDING

UP TO 140,000 SQ FT

AVAILABLE NOW



WELCOME TO THE BARD

This architecturally stunning new business address is a compelling opportunity for forward-thinking businesses seeking to be at the heart of London's creative and technology centre.

A VIBRANT SHOREDITCH MIXED-USE BUSINESS CAMPUS

OVER AN ACRE OF PUBLIC OPEN SPACE AND LANDSCAPE GARDENS

A HISTORICAL LANDMARK WITH WORLD-CLASS HERITAGE CENTRE

BUILDING DESIGNED BY PERKINS + WILL

GRAND DOUBLE-HEIGHT RECEPTION

CAFE AT GROUND FLOOR

**PROVIDING 140,000 SQ FT OF NEXT-GENERATION BUSINESS
ACCOMMODATION OVER 1ST-12TH FLOORS**

FLOOR PLATES FROM 6,772 – 12,897 SQ FT

EXPANSIVE TENANT TERRACES ON LEVELS 9 AND 11

ACHIEVING THE HIGHEST SUSTAINABILITY CREDENTIALS

5 MINS WALK TO LIVERPOOL STREET AND SHOREDITCH STATIONS

An aerial photograph of the London skyline, showing a dense cluster of skyscrapers in the City of London. The Gherkin (30 St Mary Axe) is prominent on the left, and the Shard is visible on the right. In the foreground, a large, modern building with a distinctive copper-colored, textured facade and a green rooftop terrace is highlighted. A blue callout box with the text 'THE BARD' points to this building. The background shows a mix of older brick buildings and modern developments, with a river visible in the distance.

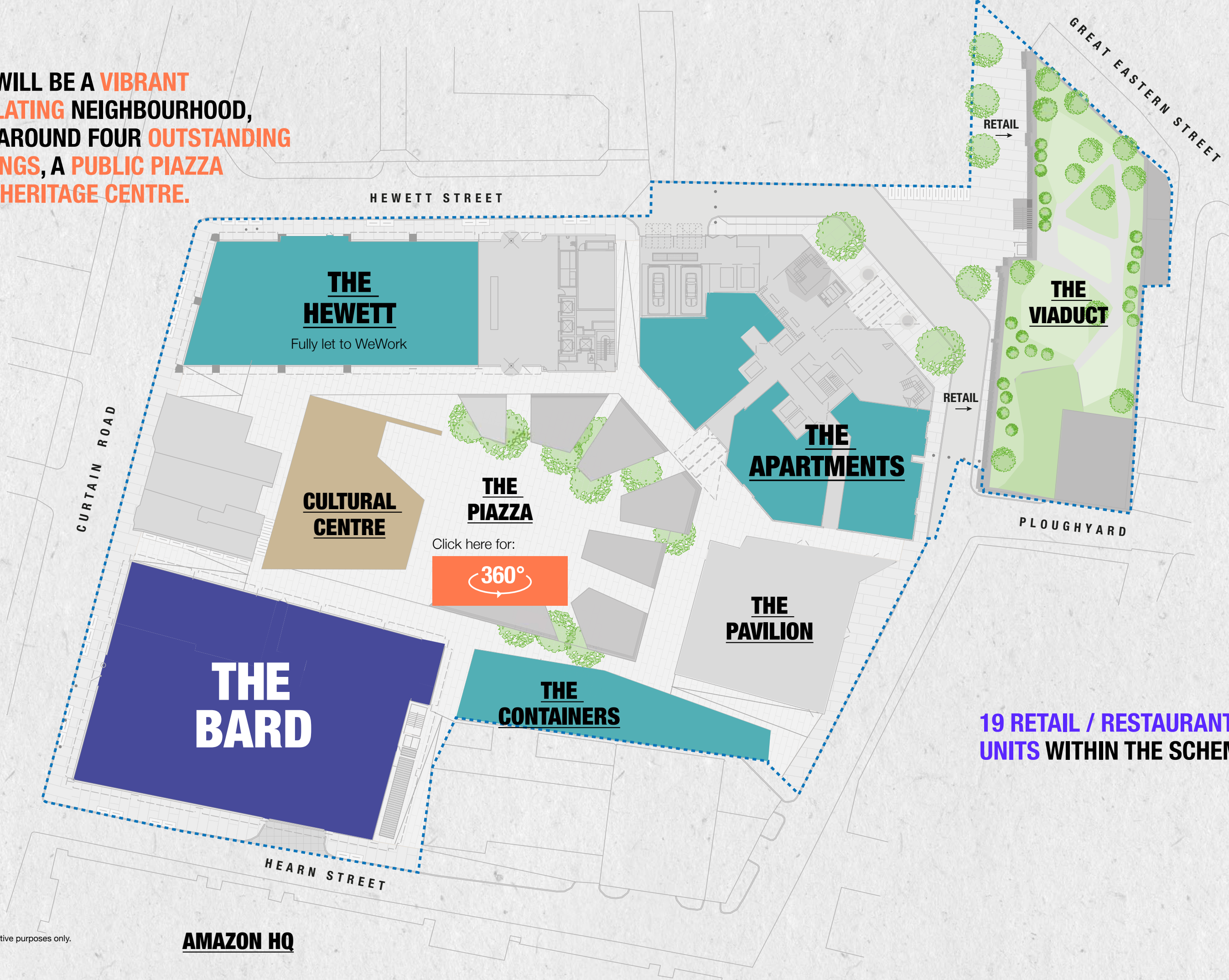
ONE CITY. ONE **VISIONARY** MIXED-USE DEVELOPMENT SET WITHIN A STRIKING NEW PUBLIC PIAZZA. **INSPIRED LIVING AND WORKING** IS ABOUT TO BE PLAYED OUT...

Shoreditch lives and breathes creativity and technology. A stone's throw from the City's financial powerhouse, it is a flourishing hub for innovation; a bold and enterprising destination that inspires its workers, residents and visitors through its artistic, youthful vibe.

The new magnet for Shoreditch's cultural and commercial elite, The Stage is a landmark 2.3-acre mixed-use development designed around a world-class heritage centre on the site of Shakespeare's Curtain Theatre. The Bard is at the heart of this dynamic development.

**THE
BARD**

THE STAGE WILL BE A **VIBRANT**
AND **STIMULATING** NEIGHBOURHOOD,
ARRANGED AROUND FOUR **OUTSTANDING**
NEW BUILDINGS, A **PUBLIC PIAZZA**
AND A **NEW HERITAGE CENTRE**.



Click here for:
360°

**19 RETAIL / RESTAURANT
UNITS WITHIN THE SCHEME.**

THE HISTORY

THE STAGE IS SITED ON THE ARCHAEOLOGICAL REMAINS OF **SHAKESPEARE'S CURTAIN THEATRE**. THESE ARE NOW BEING PRESERVED AND THE SITE DEVELOPED TO CREATE A **WORLD-CLASS HERITAGE CENTRE**, A TESTIMONY TO THE REBIRTH OF THIS LOCATION AS A PLACE TO LIVE, CREATE AND COMMUNICATE.

The Curtain Theatre was one of London's earliest Shakespearian theatres, pre-dating The Globe. At this venue, the Bard's memorable tragedy, Henry V, was premiered and other famous plays including Romeo and Juliet were performed. The remains of the theatre, which date back to at least 1577, were discovered below the surface of the site and will be preserved at the heart of the development, which will also include a heritage centre and other public spaces.



The Piazza and Heritage Centre



The Hewett – WeWork



Over an acre of public open space

CREATING OVER AN ACRE OF PUBLIC SPACE WITH ELEVATED LANDSCAPED GARDENS, ARTS LOVERS WILL FLOCK TO THE SITE OF THE RECENTLY DISCOVERED CURTAIN THEATRE, ONE OF LONDON'S EARLIEST SHAKESPEARIAN THEATRES, A NEW CULTURAL LANDMARK FOR LONDON.



PUBLIC PIAZZA AND HERITAGE CENTRE



SPECIFICATION & FINISHES

DESIGNED BY PERKINS+WILL

DESIGN DENSITY 1:8 SQ M ON ALL SERVICES

FAN COIL AIR CONDITIONING

RAISED FLOORS 150MM (OVERALL)

TYPICAL FLOOR-TO-CEILING HEIGHT OF 2.8M

5 X 21-PERSON PASSENGER LIFTS

1 X PASSENGER / FIREFIGHTING LIFT

DEDICATED 2500KG GOODS LIFT

2 X MOTORCYCLE / CYCLE LIFTS

36 MOTORCYCLE SPACES, 90 CYCLE SPACES WITH
ASSOCIATED 8 SHOWERS AND 100 LOCKERS

CAR PARKING AVAILABLE

1,981 SQ FT TERRACE ON LEVEL 9 / 960 SQ FT TERRACE ON LEVEL 11

BASEMENT STORAGE

BREEAM RATING 'EXCELLENT'

WIREScore 'GOLD'

SCHEDULE OF AREAS

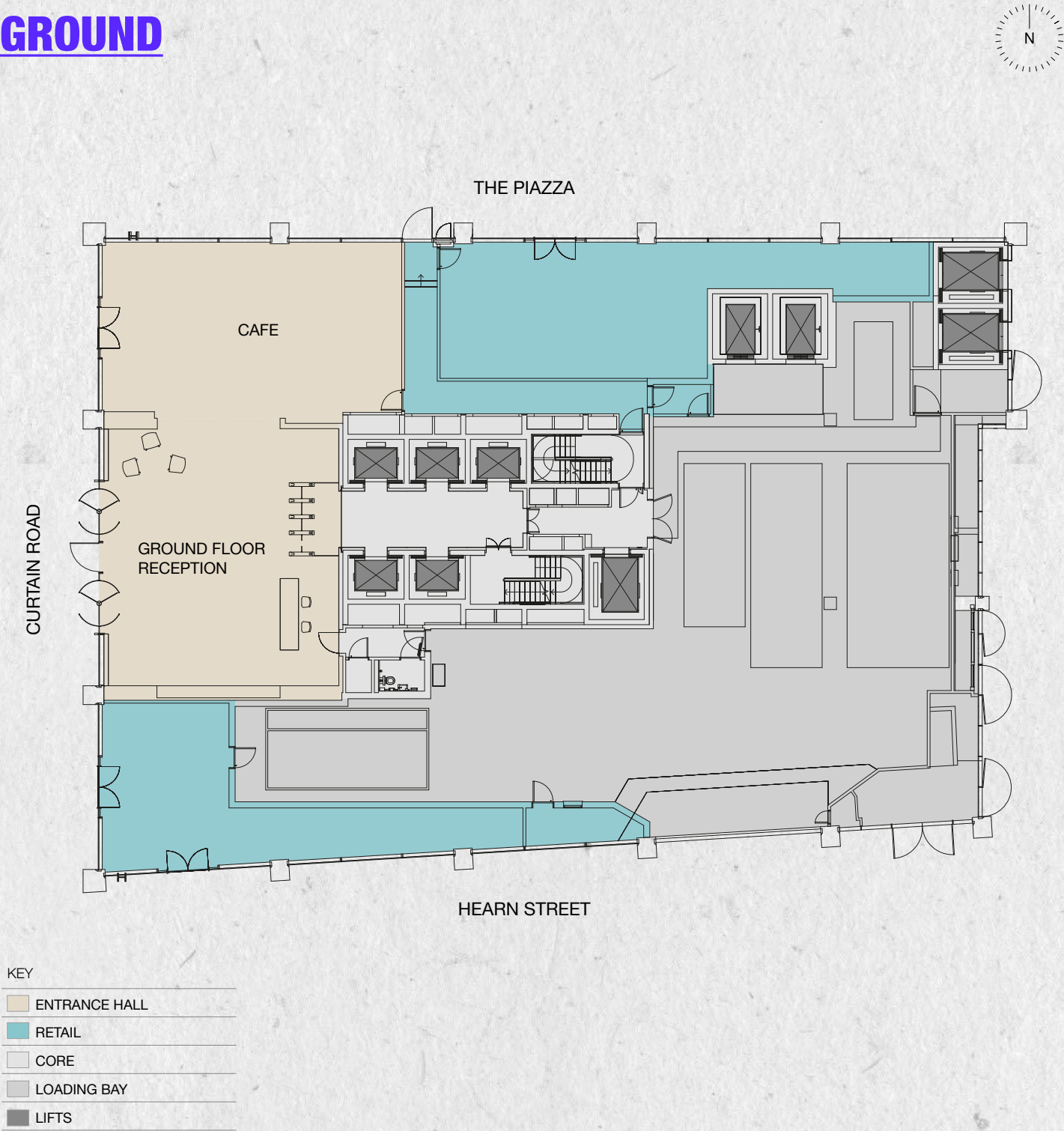
TWELVE FLOORS OF NEW CONTEMPORARY OFFICE SPACE.

FLOORS		SQ FT	SQ M	TERRACE SQ FT
Level 12		6,772	629	
Level 11	UNDER OFFER	10,075	936	889
Level 10	UNDER OFFER	11,115	1,033	
Level 9	UNDER OFFER	10,817	1,033	1,916
Level 8		12,893	1,198	
Level 7		12,887	1,197	
Level 6		12,896	1,198	
Level 5		12,897	1,198	
Level 4		12,894	1,198	
Level 3		12,891	1,198	
Level 2		12,884	1,197	
Level 1		10,176	945	
Total (net internal area)		139,197	12,960	2,805

The above net internal areas are subject to re-measurement under IPMS 3 on completion of the building.

FLOOR PLANS

GROUND



Floor plans are not to scale, for indicative purposes only.



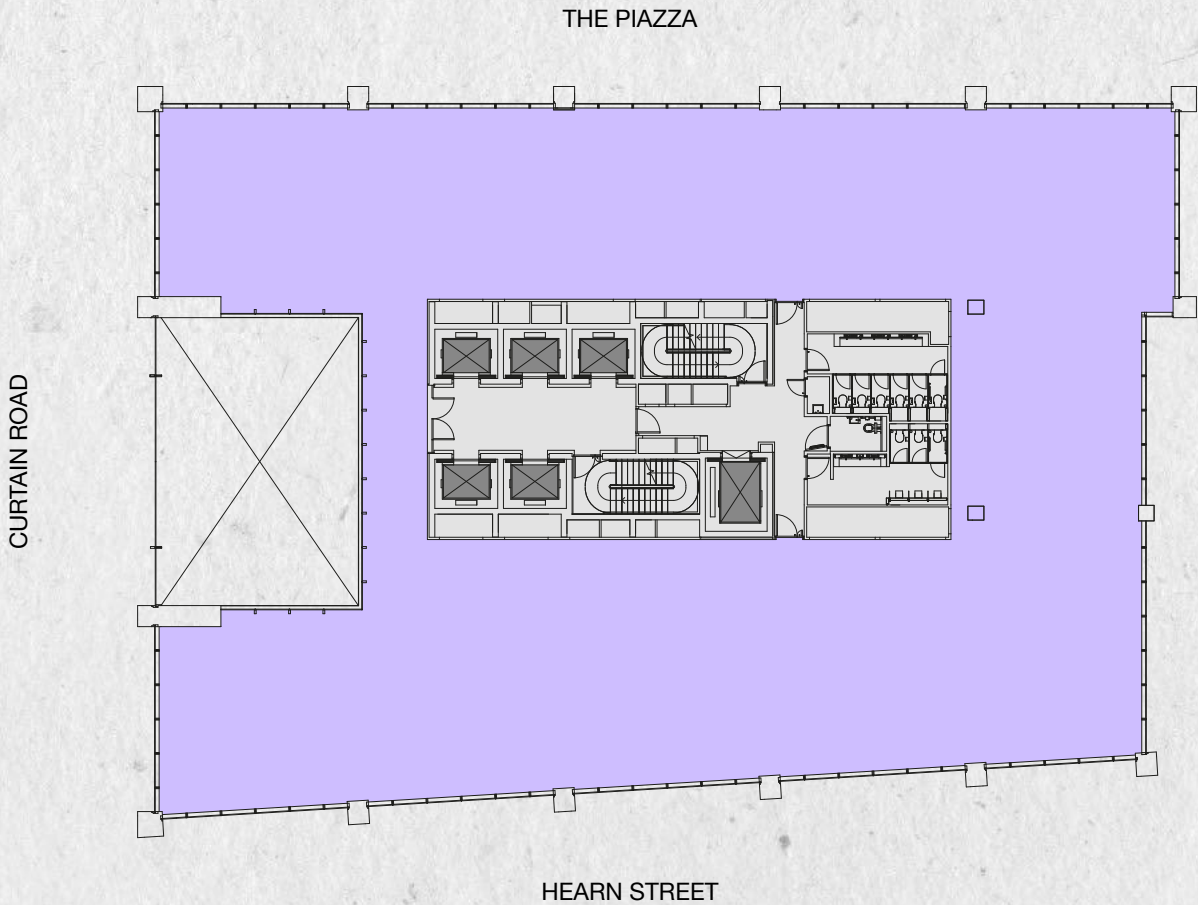
Click here for:

360°

INDICATIVE CAFE CGI

FLOOR PLANS

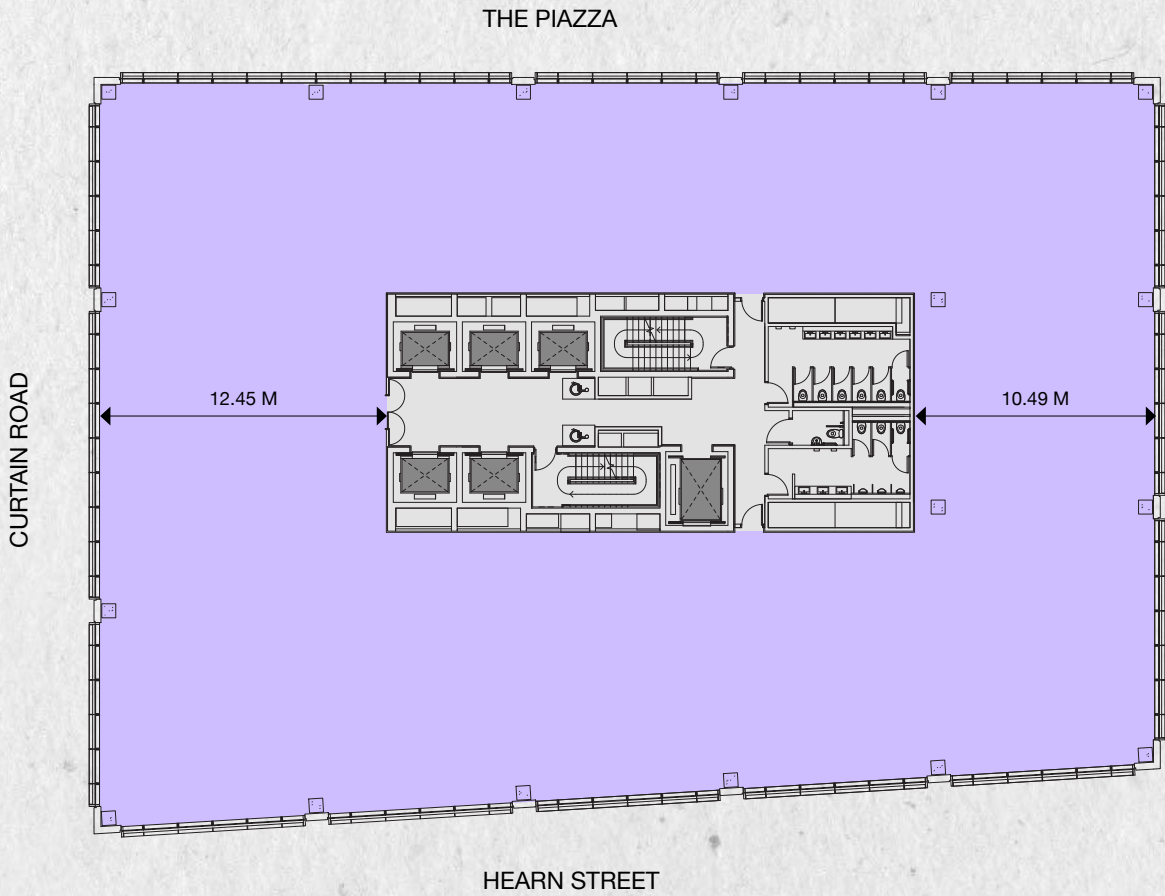
LEVEL 1 10,176 SQ FT (945 SQ FT)



KEY	
<div></div>	OFFICE
<div></div>	CORE
<div></div>	LIFTS

Floor plans are not to scale, for indicative purposes only.

TYPICAL LEVEL (2–8) 12,897 SQ FT (1,198 SQ M)



KEY	
<div></div>	OFFICE
<div></div>	CORE
<div></div>	LIFTS

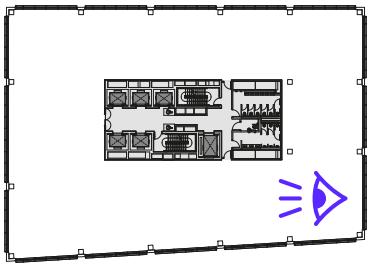
Floor plans are not to scale, for indicative purposes only.



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LEVEL 7

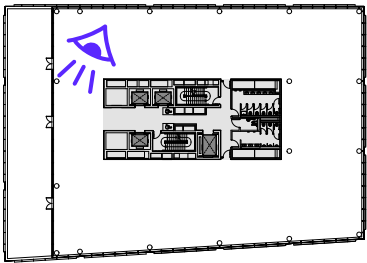




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LEVEL 9



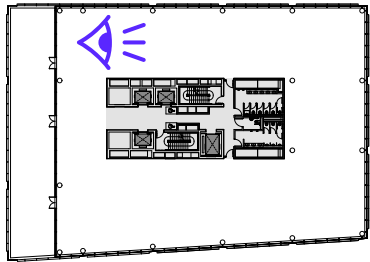


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FROM THE STRIKING ENTRANCE HALL
TO THE STUNNING TERRACES, THE BARD
OFFERS **TWELVE AVAILABLE FLOORS** OF
HIGH QUALITY OFFICE SPACE MEASURING
BETWEEN **6,772 SQ FT** AND **12,897 SQ FT**.

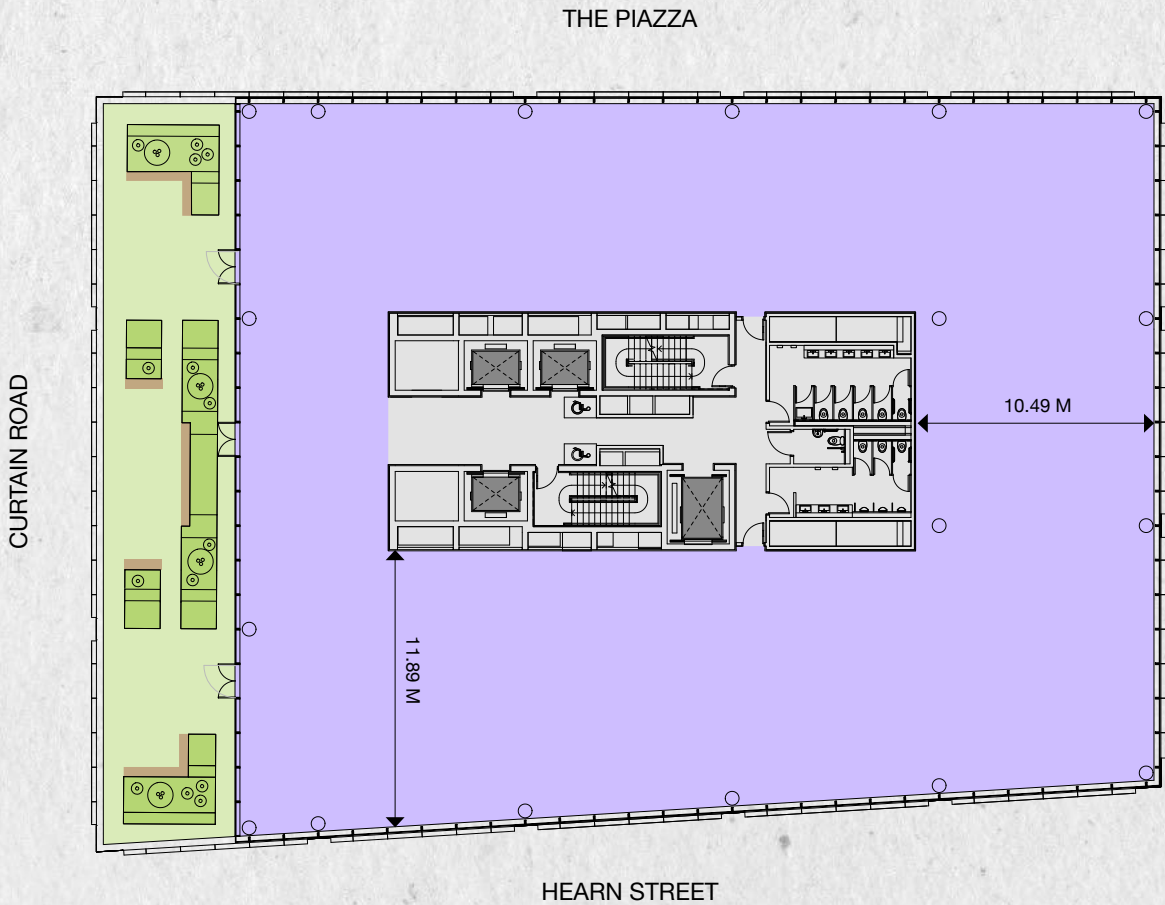
LEVEL 9



FLOOR PLANS

LEVEL 9

OFFICE: 10,817 SQ FT (1,005 SQ M)
TERRACE: 1,916 SQ FT (178 SQ M)

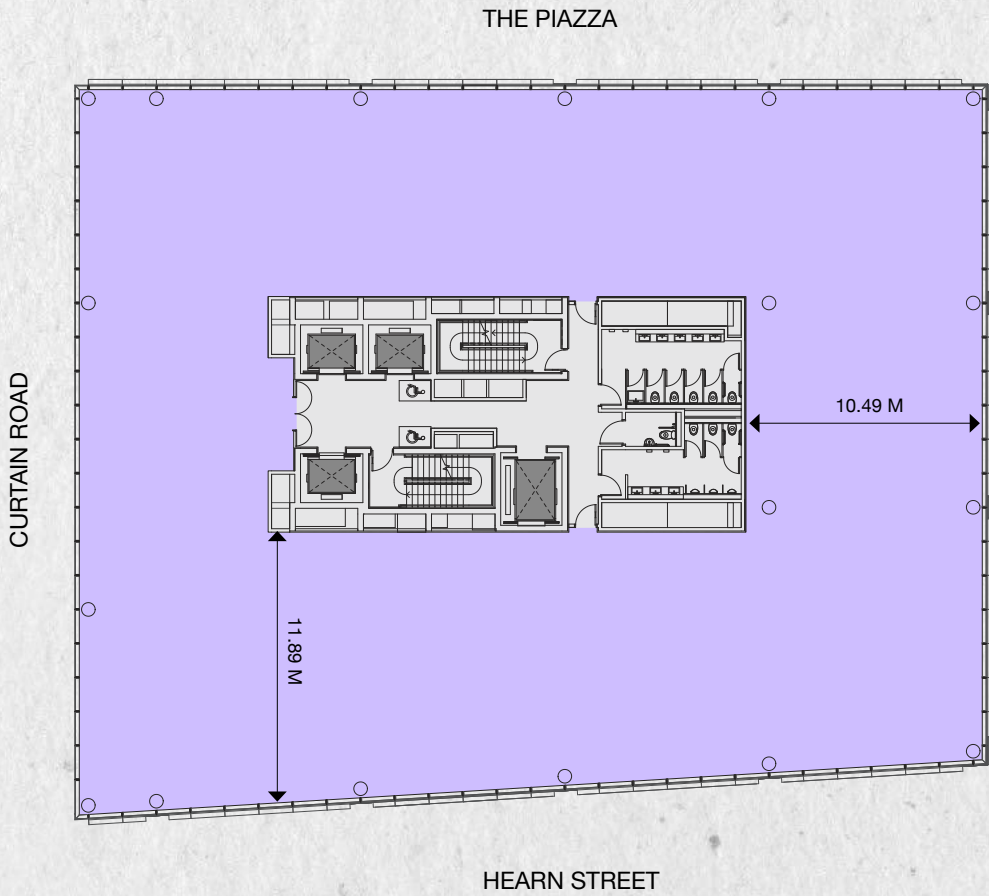


KEY	
	OFFICE
	TERRACE
	CORE
	LIFTS

Floor plans are not to scale, for indicative purposes only.

LEVEL 10

OFFICE: 11,115 SQ FT (1,033 SQ M)



KEY	
	OFFICE
	CORE
	LIFTS

Floor plans are not to scale, for indicative purposes only.



LEVEL 9 TERRACE

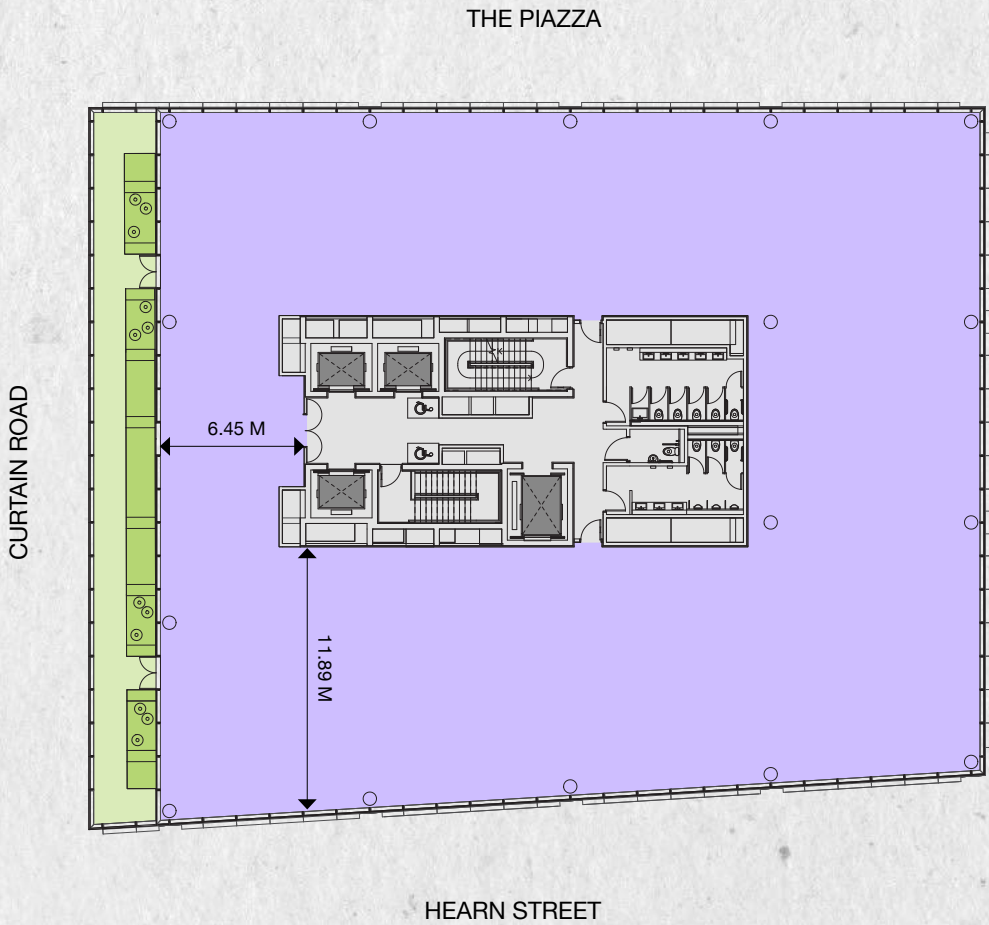


LEVEL 9 VIEW

FLOOR PLANS

LEVEL 11

OFFICE: 10,075 SQ FT (936 SQ M)
TERRACE: 889 SQ FT (83 SQ M)

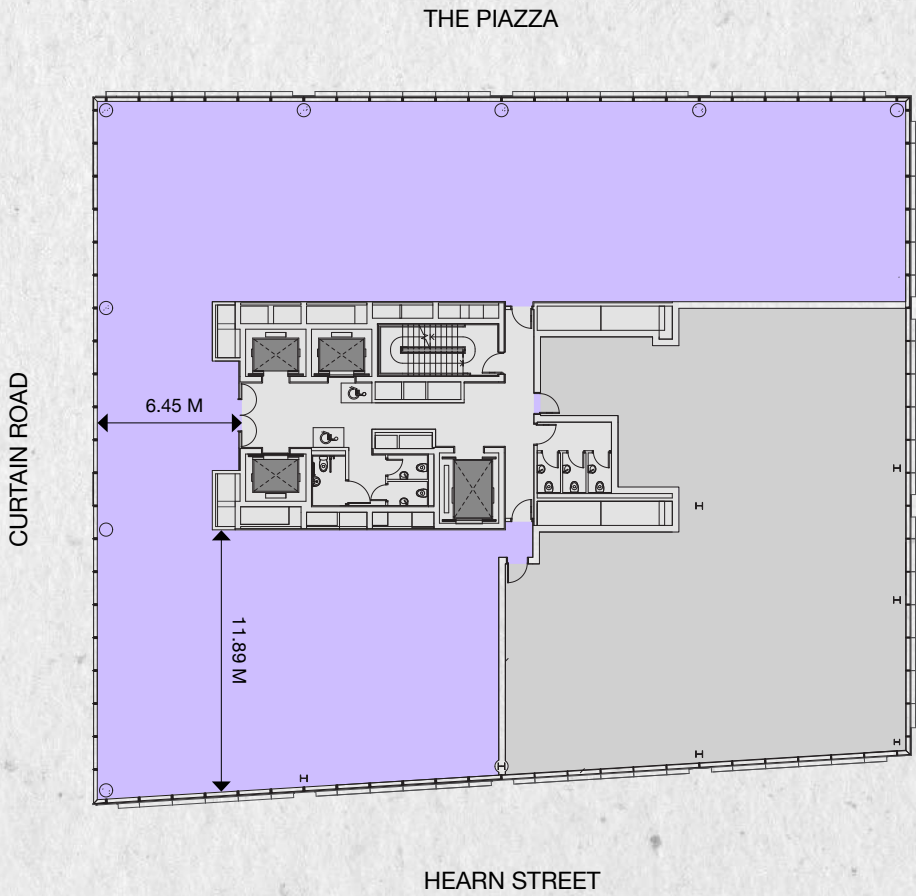


KEY	
<div></div>	OFFICE
<div></div>	TERRACE
<div></div>	CORE
<div></div>	LIFTS

Floor plans are not to scale, for indicative purposes only.

LEVEL 12

OFFICE: 6,772 SQ FT (629 SQ M)



KEY	
<div></div>	OFFICE
<div></div>	PLANT
<div></div>	CORE
<div></div>	LIFTS

Floor plans are not to scale, for indicative purposes only.

**THE EXPANSIVE WEST-FACING TERRACES
OVERLOOK SOME OF THE CITY'S MOST
AWE-INSPIRING ARCHITECTURE, A PERFECT
PLACE FOR RELAXING AND INFORMAL
BUSINESS MEETINGS.**

LEVEL 11 TERRACE



LEVEL 11 VIEW

SPACE PLANS

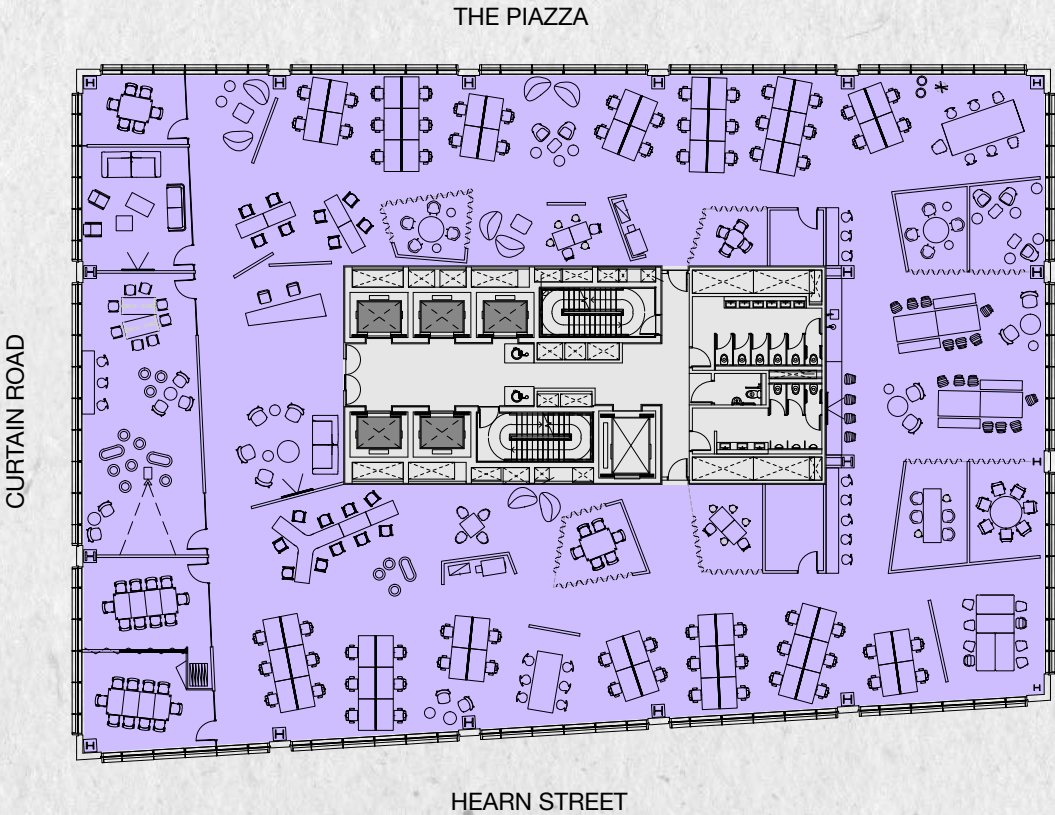
OPEN PLAN – LIGHT

TYPICAL FLOOR – 12,897 SQ FT (1,198 SQ M)



Open plan	70
10P Meeting room	2
6P Meeting room	3
4P Meeting room	2
Lounge meeting	1
Collaboration area	8
Multipurpose area	1
Touchdown	29
Hub	1
Reception	1
Copy point	2
Storage	1
Ser / AV room	1
Workspace	101
Alternative working	81

CAPACITY @ 1:8



KEY
OFFICE
CORE
LIFTS

Floor plans are not to scale, for indicative purposes only.

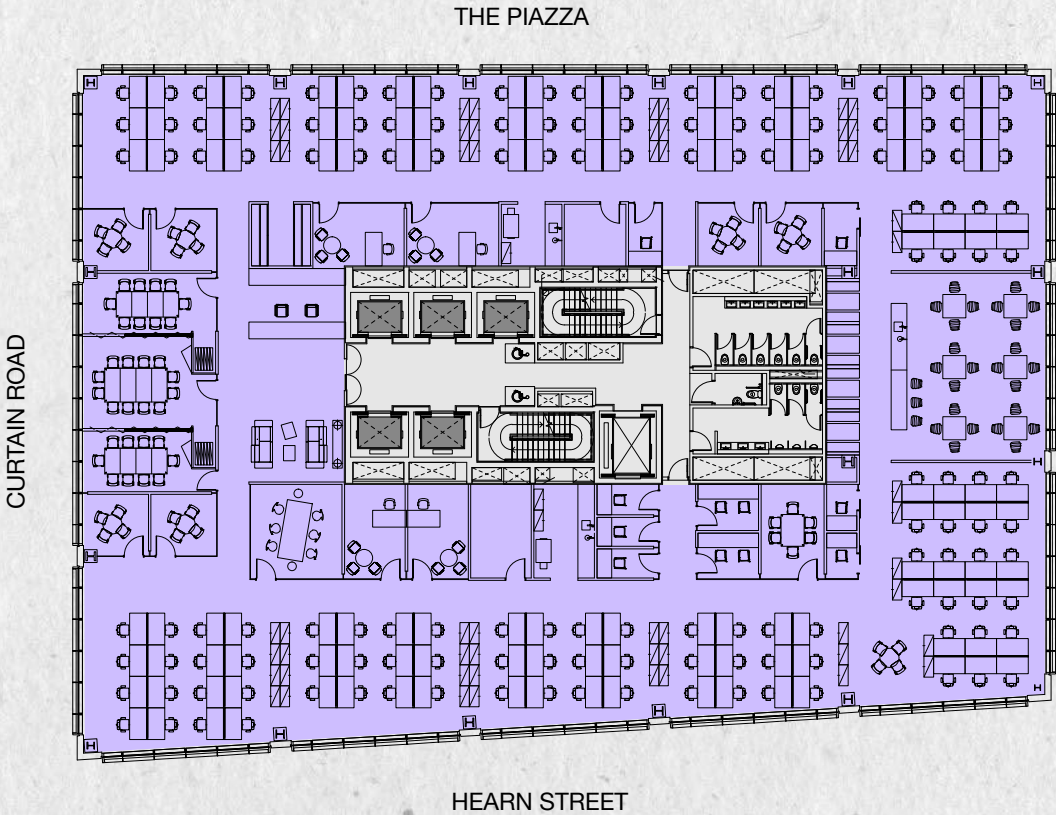
OPEN PLAN – MAX PACK

TYPICAL FLOOR – 12,897 SQ FT (1,198 SQ M)



Open plan	142
12P Meeting room	1
10P Meeting room	2
6P Meeting room	1
4P Meeting room	6
Office	4
Phone booth	7
Focus room	2
Project room	1
Collaboration area	1
Hub	1
Reception	1
Copy point / Tea point	2
Storage	1
Ser / AV room	1

CAPACITY @ 1:8



KEY
OFFICE
CORE
LIFTS

Floor plans are not to scale, for indicative purposes only.

SPACE PLANS

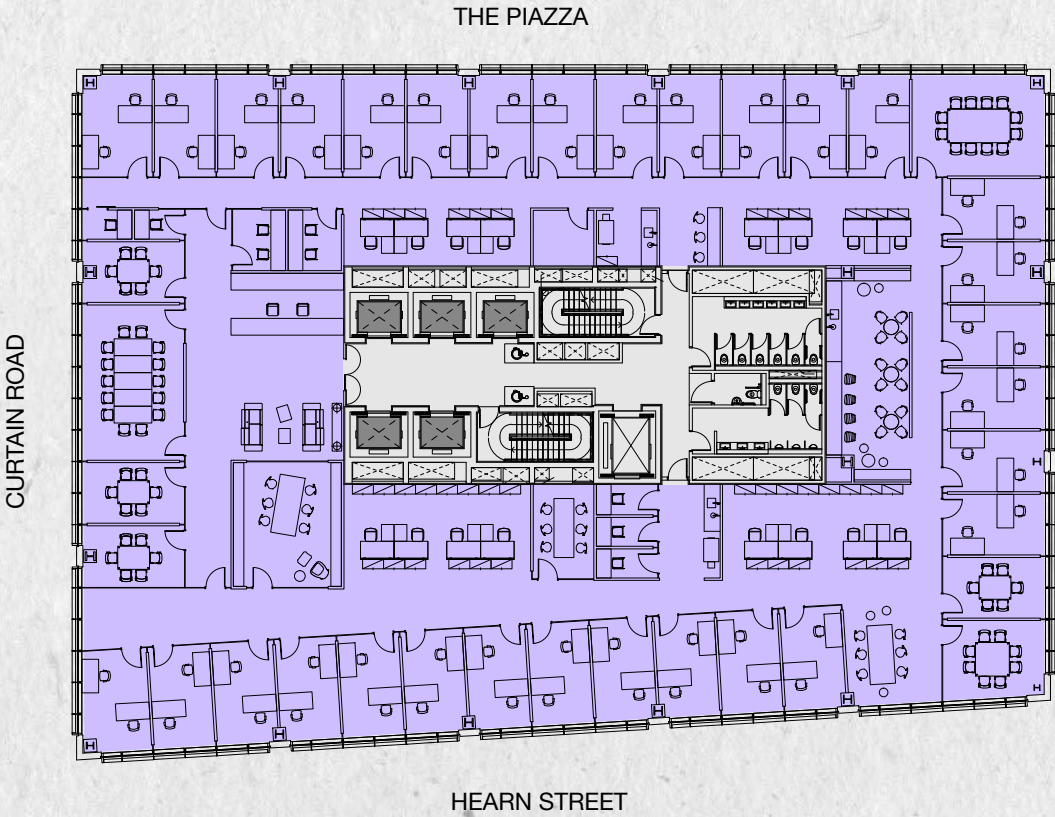
LEGAL CELLULAR

TYPICAL FLOOR – 12,897 SQ FT (1,198 SQ M)



Offices (2P)	31
PAs (Ratio 1:4)	16
14P Meeting room	1
12P Meeting room	1
8P Meeting room	1
6P Meeting room	4
Phone booth	5
Focus room	2
Library	1
Project room	1
Collaboration area	1
Hub	1
Touchdown	3
Reception	1
Copy point / Tea point	2
Ser / AV room	1

CAPACITY @ 1:8



KEY
OFFICE
CORE
LIFTS















Floor plans are not to scale, for indicative purposes only.

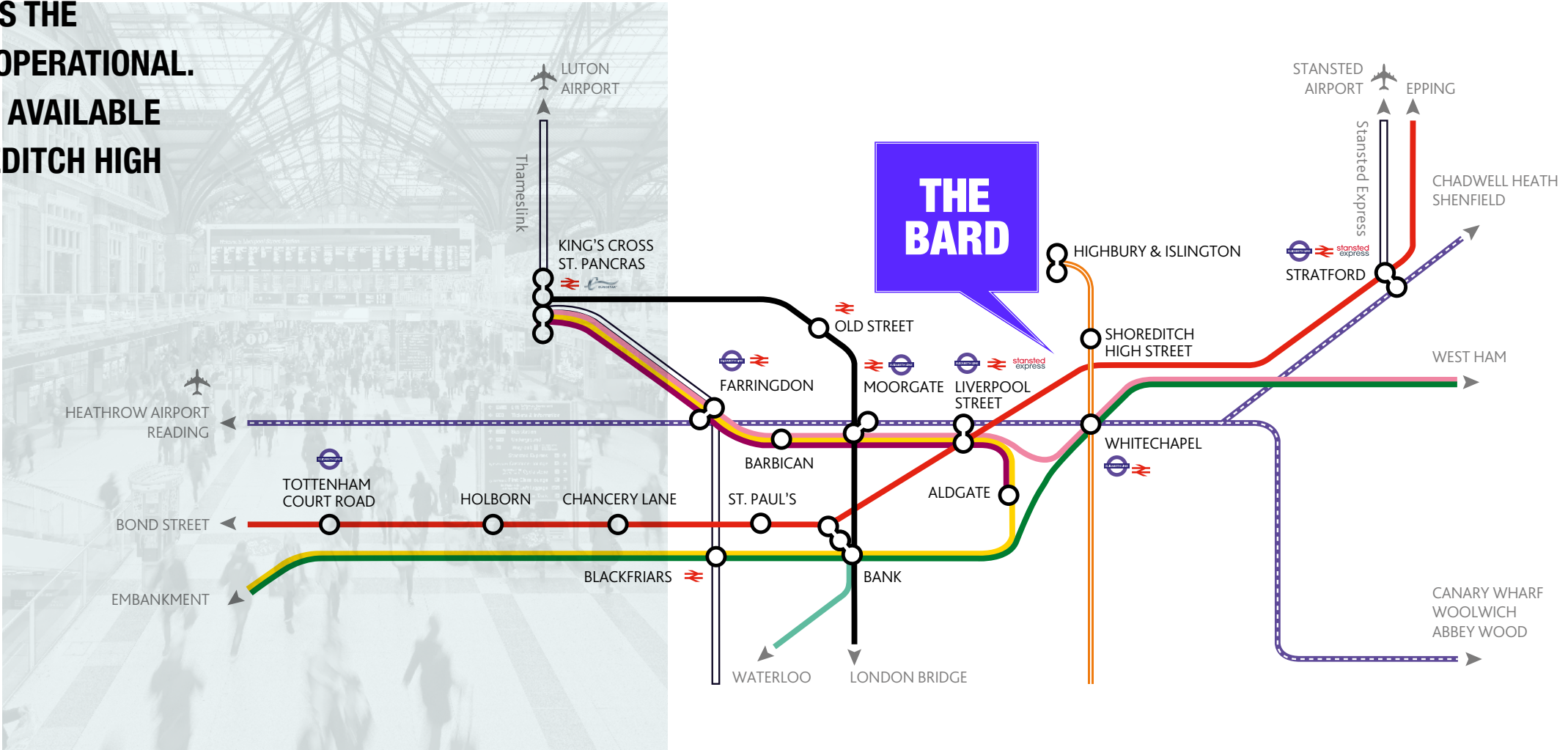


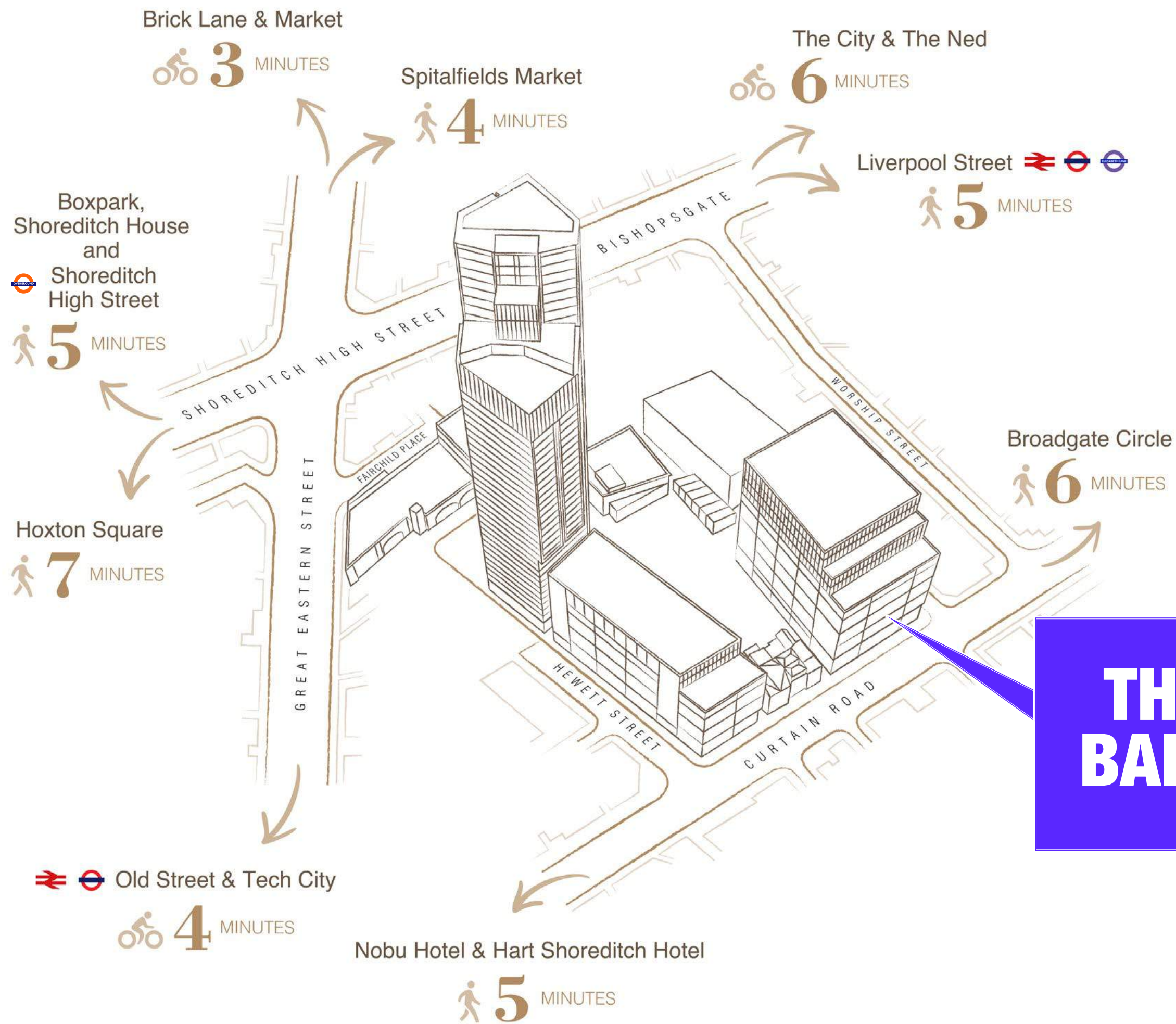
TRANSPORT & TRAVEL TIMES

EXTENSIVE TRANSPORT CONNECTIONS PROVIDE EASY ACCESS TO KEY CENTRAL LONDON DESTINATIONS AND FURTHER AFIELD TO THE REST OF THE UK AND OVERSEAS BY RAIL AND AIR.

LIVERPOOL STREET STATION IS JUST SIX MINUTES' WALK, PROVIDING ACCESS TO MAINLINE RAIL AND FOUR UNDERGROUND SERVICES, AS WELL AS THE ELIZABETH LINE, WHEN IT BECOMES FULLY OPERATIONAL. FURTHER OVERGROUND LINE SERVICES ARE AVAILABLE JUST TWO MINUTES' WALK AWAY AT SHOREDITCH HIGH STREET STATION.

STATION	DISTANCE	SERVICES
SHOREDITCH HIGH ST 	 2 MINS WALK	LONDON OVERGROUND SERVICES
LIVERPOOL ST    	 6 MINS WALK	CENTRAL, HAMMERSMITH & CITY, CIRCLE AND METROPOLITAN UNDERGROUND, LONDON OVERGROUND, MAINLINE RAIL SERVICES AND THE ELIZABETH LINE
OLD ST  	 8 MINS WALK	NORTHERN UNDERGROUND AND MAINLINE RAIL SERVICES
MOORGATE   	 12 MINS WALK	NORTHERN, HAMMERSMITH & CITY, CIRCLE AND METROPOLITAN UNDERGROUND, MAINLINE RAIL SERVICES AND THE ELIZABETH LINE







Broadgate Circle



Boxpark Shoreditch

A VIBRANT SELECTION OF **RESTAURANTS, CAFÉS AND BARS**, TOGETHER WITH RETAIL AND LEISURE AMENITIES WILL BE SET WITHIN MODERN BUILDINGS AND BEAUTIFULLY RESTORED VICTORIAN VIADUCTS.



Shoreditch House, Ebor Street

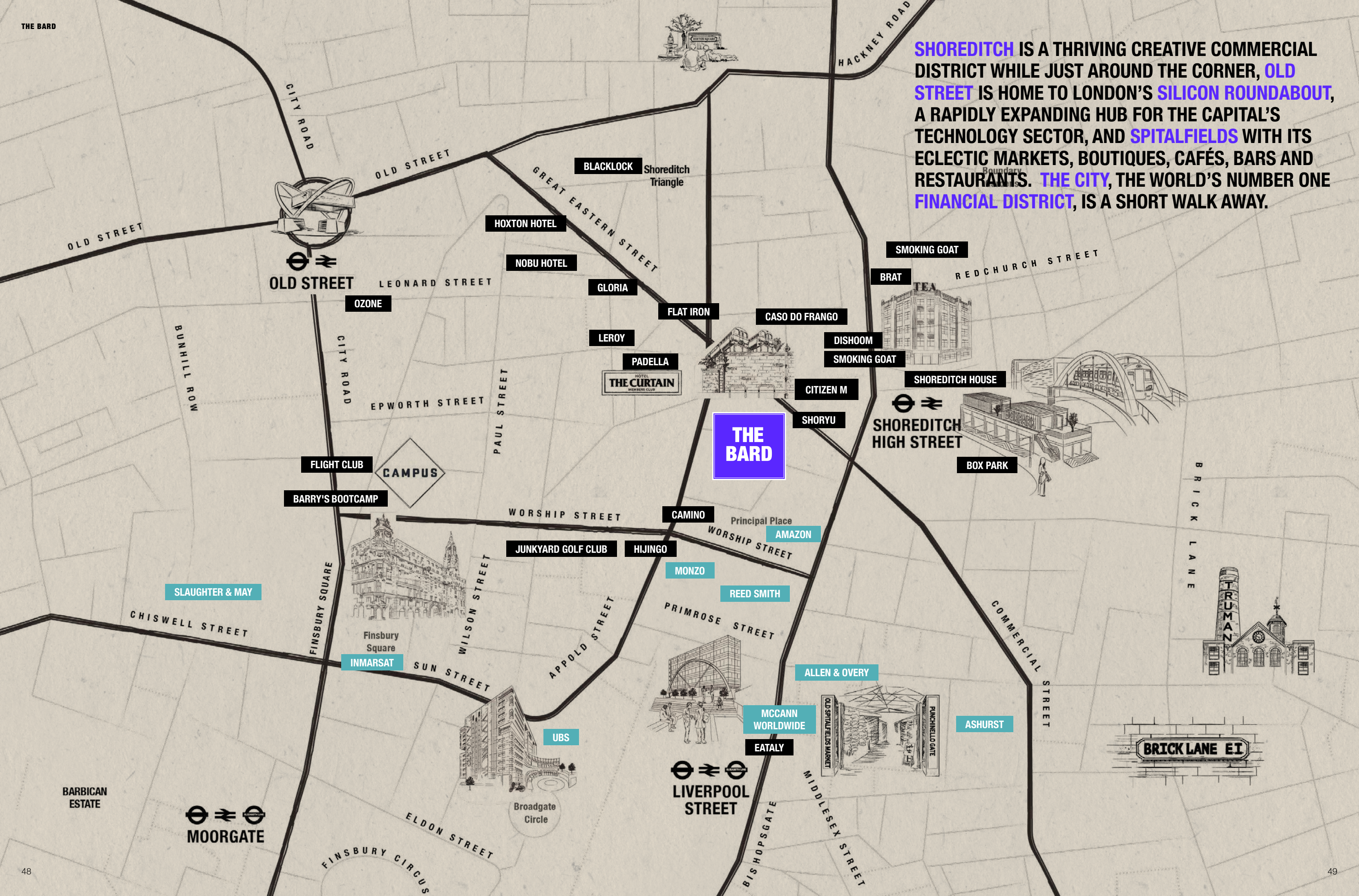


The Hoxton, Great Eastern Street



Eataly, Broadgate Circle

SHOREDITCH IS A THRIVING CREATIVE COMMERCIAL DISTRICT WHILE JUST AROUND THE CORNER, **OLD STREET** IS HOME TO LONDON'S **SILICON ROUNDBABOUT**, A RAPIDLY EXPANDING HUB FOR THE CAPITAL'S TECHNOLOGY SECTOR, AND **SPITALFIELDS** WITH ITS ECLECTIC MARKETS, BOUTIQUES, CAFÉS, BARS AND RESTAURANTS. **THE CITY**, THE WORLD'S NUMBER ONE **FINANCIAL DISTRICT**, IS A SHORT WALK AWAY.



SUSTAINABILITY

THE BARD HAS BEEN DESIGNED WITH SUSTAINABLE PRINCIPLES AT ITS CORE TO SUPPLEMENT THE SITE LOCATION AND URBAN WAY OF LIFE.



BREEAM ‘EXCELLENT’



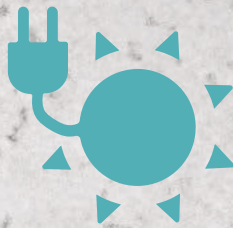
SITE-WIDE ECOLOGICAL ENHANCEMENT
INCLUDING GREEN ROOFS



ENERGY-EFFICIENT LED LIGHTING



WIREScore ‘GOLD’



ROOF-MOUNTED PHOTOVOLTAIC PANELS



CONSERVATION OF WATER
COLLECTION AND USAGE



ELECTRIC CAR CHARGING POINTS



EPC RATING B

1. EXTERIOR

The two office buildings bookend the three retained historic buildings and face a conservation area on the opposite side of Curtain Road. The façade treatment is inspired by the Shoreditch vernacular ‘warehouse grid’ expressed on the façade. The palette of materials has been selected sensitively to complement local materials and colours, with an expressed fair-face concrete grid, metal frame and warm terracotta solar shading brise soleil.

The building façade and cladding system are designed to suit the orientation, privacy, solar exposure and occupants of the building and give a sense of human scale. To do this the use of concrete for the frame is expressed on a ‘mega-grid’ with two floors articulated as a single unit. The windows are expressed as ‘boxes’ enclosed by the frames with terracotta louvres on the outside. These louvres help to reduce the solar gain and enable the building to achieve its low energy performance. The scale of these elements together with their inherent warmth helps to convey an understanding of the overall scale of the building.

The base of the building is expressed as a double height with higher glazed zones whilst the upper levels of the office buildings have setbacks to form landscaped roof terraces.

The balustrades to the terraces are constructed from glass and the handrails are constructed from stainless steel.

1.1 Exterior walls for typical floors

The building envelope complies with BS8200 and other relevant standards.

The typical exterior walls consist of GRC rainscreen panels with double-glazed structural units and terracotta louvres. The upper levels are in aluminium with a structural glazed system.

Double-glazed units installed with a high-performance neutral solar control coating and laminated inner pane and monolithic outer pane, in a 1.5m planning grid.

1.2 External terrace

The building setback facing Curtain Road at Levels 9 and 11 provides approximately 1,981 sq ft on Level 9 and 960 sq ft on level 11 of external amenity terrace space with two entrances from the office areas.

The extensively planted terrace provides intimate, attractive spaces amongst green areas and seating. The planting is facilitated by the use of raised planters which allows the required soil depths to be created whilst enabling coordination and level thresholds between internal and external building floor levels.

The terrace garden allows office workers to use lawn areas and large outside spaces for lunch times and also events, as well as providing more intimate spaces for sitting and informal meetings.

1.3 Window cleaning system

An external and internal window cleaning and maintenance system with BMU located on the roof is provided to ensure efficient maintenance and cleaning operations.

2. MECHANICAL & ELECTRICAL SERVICES

2.1 Building services

The design of the building services complies with all current appropriate Statutory Regulations, Building Regulations, Local Authority Regulations, British Standards Code of Practice, CIBSE and BCO best practice guides.

2.2 Services design parameters

The design criteria for the mechanical and electrical services installation are as follows:

- a. External Design Conditions: Summer 29°C db, 19°C wb & Winter -4°C, 100% sat
- b. Internal Design Conditions: Summer 24°C +/- 2°C & Winter 22°C +/- 2°C
- c. Outside Air Quantities: Outdoor air - 12 litres/s per person
- d. Loading Densities for Cooling designed to meet the following internal loads:
 - Lighting electrical load allowance - 10 W/m²
 - Small Power On floor distribution (based on 1 workspace per 8m²) - 25 W/m²
 - Tenant equipment - 10 W/m²
 - Occupancy - 1 person per 8m²
- e. Average Maintained Illuminance
 - VDU use and paper-based tasks - 500 lux
 - Task Uniformity - 0.4 min with 0.7 at working space

2.3 Toilets

Toilet provisions designed to comply with BS 6465: 1 2009 and will provide the following:

- a. Office Floors 1:8m² NIA
- b. 60/60 male/female
- c. Using 80% utilisation
- d. There are dedicated DDA toilets on all floors which fully comply with Part M of the Approved Documents Building Regulations.

2.4 Systems

- a. Strategy: fit-out options have been developed for a four-pipe fan coil unit (FCU) system with exposed services. An option for an active chilled beam system with various metal ceiling grids is available.
- b. Air Supply and Extract: outside air supply and extract ventilation is provided via a heat recovery air handling plant located at roof level. Ventilation to the toilets is provided by a dedicated central exhaust system, located at roof level.
- c. Cooling: cooling is provided via high-efficiency water-cooled chillers in the basement, with heat rejection at roof level via cooling towers.
- d. Electricity Supply: supplied from a dual-fed UKPN 11kV switchroom feeding two independent substations with switchgear. Each substation is capable of supporting the other on loss of submains power. The landlord’s LV switchroom is located at basement level.
- e. Standby generation: is provided for landlord’s life safety. Plant space provision for tenant generation plant has been provided for The Bard only up to 1000kVA and is located in the basement. Subject to current environmental permit approval.
- f. Telecommunications: provided via multiple intake ducts to separate telecoms rooms located in the basement of The Hewett and The Bard. A secure containment infrastructure route between the telecoms rooms provides diverse supplies from multiple providers.

g. A shared tenant plant space of approximately 30m² is provided at Level 12 for additional tenant equipment.

2.5 Fire protection

The Bard at Level 7 and Level 8 are served by 6 lifts including one as fire fighting/goods lift. From Level 9 up, the floors are served by a bank of four lifts including one fire fighting/goods lift The firefighting core is mechanically smoke ventilated.

3. FINISHES

3.1 Main lobby

The main lobby is an impressive triple-height hall with undulated lighting. The lobby is flanked by concrete wall panels on the sides with antique bronze metal panels in the back and above.

3.2 Office space

The offices will be completed to either a shell and core or Category A condition, depending on occupier requirements. The Bard has been designed with metal-tiled suspended ceilings with recessed services, with fan coils as the base build.

Typical Floors - raised access with a 150mm floor void (overall).

4. PARKING & CYCLING

Office parking can be made available within The Stage estate.

36 motorcycle bays are provided for both The Hewett and The Bard. 90 cycle spaces total and 100 lockers and 8 shower for The Bard.

PROFESSIONAL TEAM

DEVELOPERS AND OWNERS



PROFESSIONAL TEAM

Architect:
PERKINS+WILL

Structural Engineer:
WALSH

Mechanical and Electrical Engineer:
HURLEY PALMER FLATT

Project Manager / Employers Agent:
GARDINER & THEOBALD

Landscape Architect:
TOWNSHEND

Contractor:
CJ O'SHEA

CONTACT



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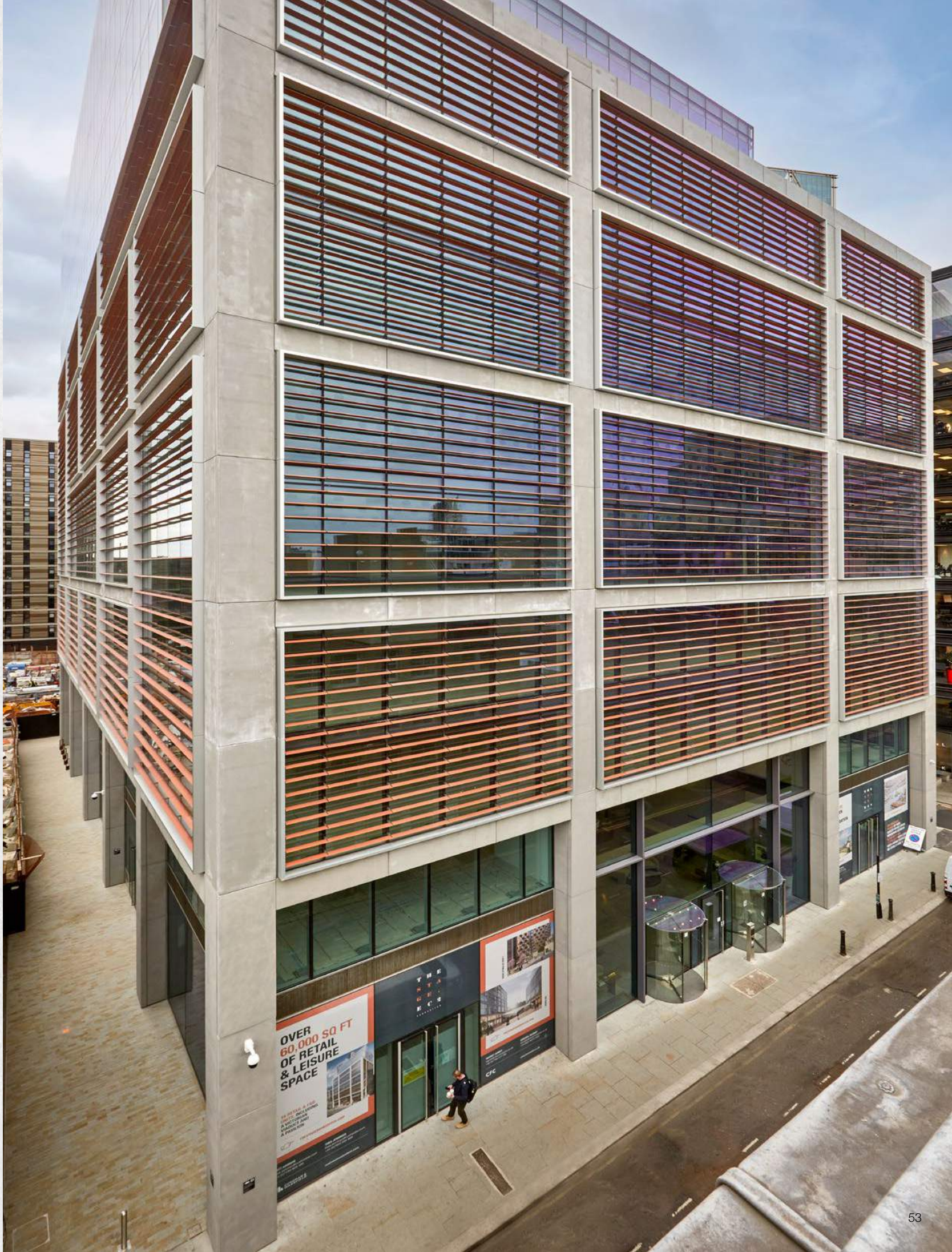
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THE BARD

THEBARDSHOREDITCH.COM