

Final draft

THE BARD  
SHOREDITCH

A PLAY ON WORKSPACE



At The Stage, home of the Shakespeare's Curtain Theatre



## RUNNING ORDER

PROLOGUE	-	The Return to the Office
THE SCENE	-	Location
ACT I	-	The Amenities
ACT II	-	The Arrival
INTERMISSION	-	Floor Areas
Act III	-	The Plans
BEHIND THE CURTAIN	-	Wellness & Sustainability
BACKSTAGE	-	Summary Specification
THE CAST	-	The Team

ENCORE





**PROLOGUE**

THE RETURN TO THE OFFICE  
THE BARD

*A 2.3 acre  
mixed-use  
scheme*

LUKE - OFFICE WORKER 1

Glad to be in the office, hey? I missed the  
buzz of the City and Shoreditch.

GABY - OFFICE WORKER 2

Me too! This new office is  
slick and there are loads of restaurants  
downstairs too.

LUKE

My commute is super quick -  
I mean we are like on top of Crossrail!

GABY

Mine is better. I live at  
the Stage! And my girlfriend works  
~~next door.~~

*Amazon HQ*



**THE STAGE**



SPITALFIELDS

EXCHANGE  
SQUARE

LIVERPOOL  
STREET  
🚇

BROADGATE  
CIRCLE

SHOREDITCH  
HIGH STREET  
🚇

THE GOODSYARD

PRINCIPAL PLACE

THE STAGE  
DEVELOPMENT

BROADGATE  
QUARTER

BOXPARK

THE BARD

THE TEA  
BUILDING

THE MONDRIAN  
HOTEL





**THE SCENE**

THE BARD SHOREDITCH  
LUNCHTIME

LUKE

Who's hungry? There's loads in under 5.  
Should we hit Spitalfields Market?

GABY

Or the street food market on Worship St?

LUCY

Or Broadgate? I have to go  
shopping at Liverpool St after.

LUKE

Many choices, much to do!  
Isn't that a Shakespeare quote?

GABY

Eyeball



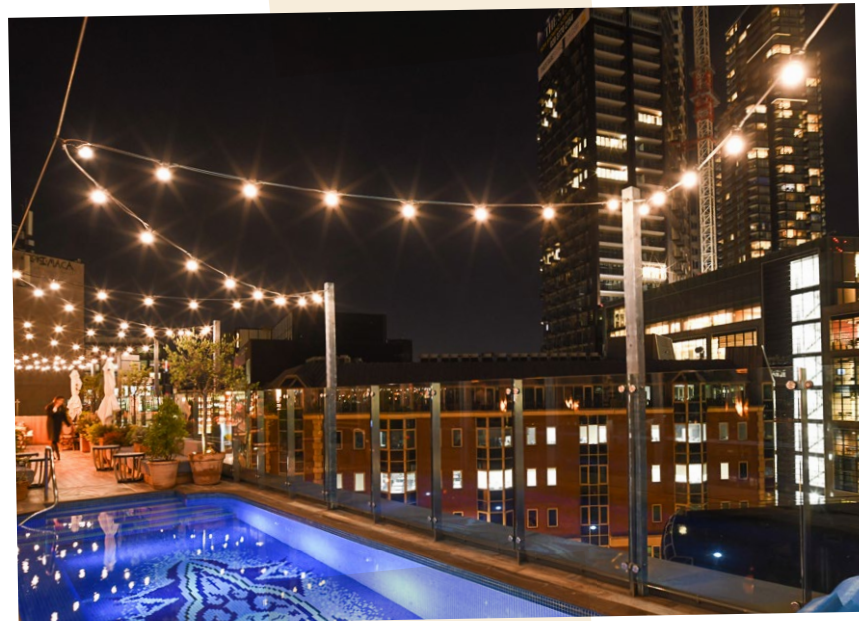
- ACT II -

THE SET



THE CITY & SHOREDITCH

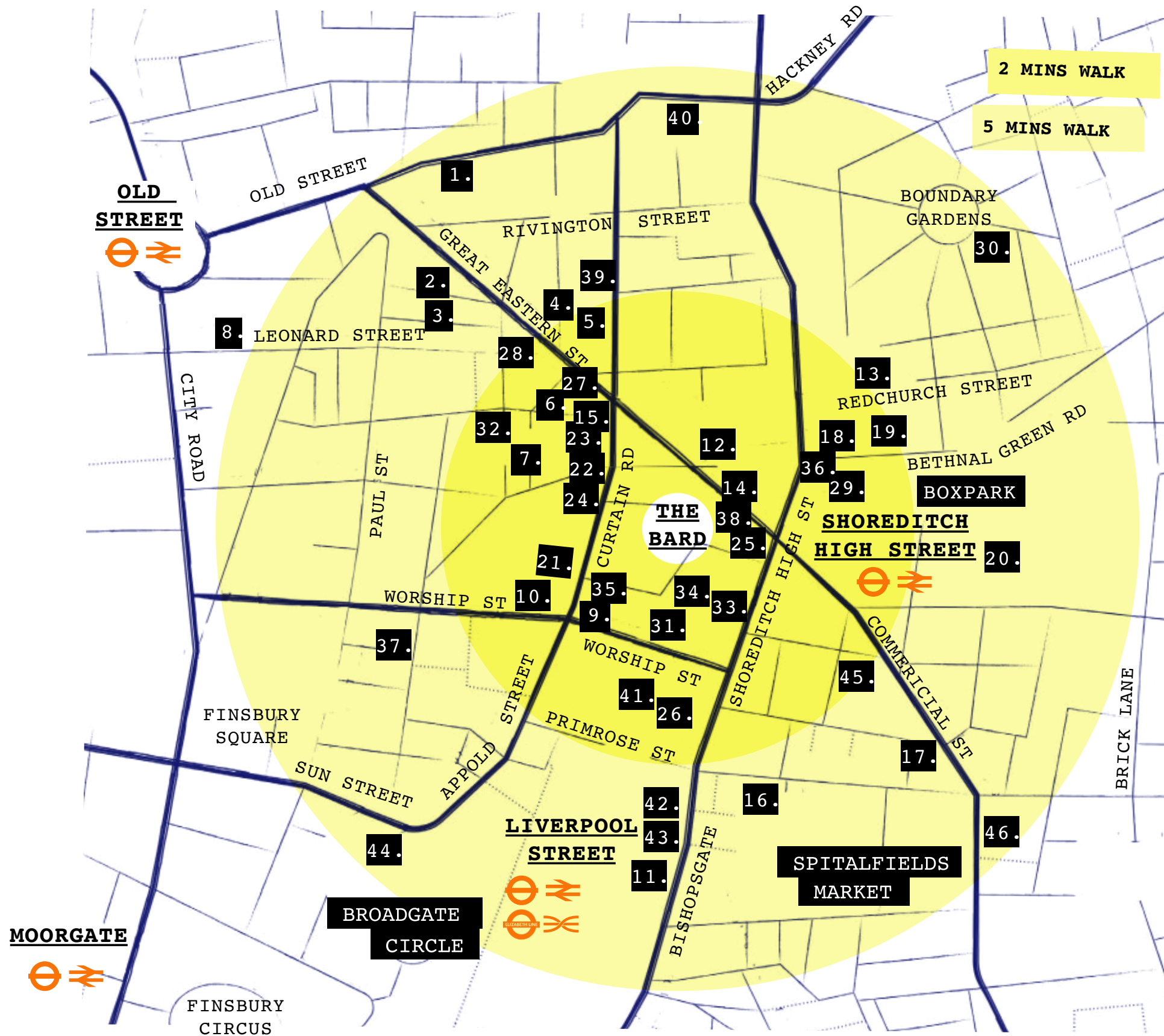
Shoreditch Shopping,  
Eataly, Boxpark, Clifford Food  
Market, The Mondrian Hotel,  
Great Eastern Art Wall





**- ACT II -**

**THE SET**

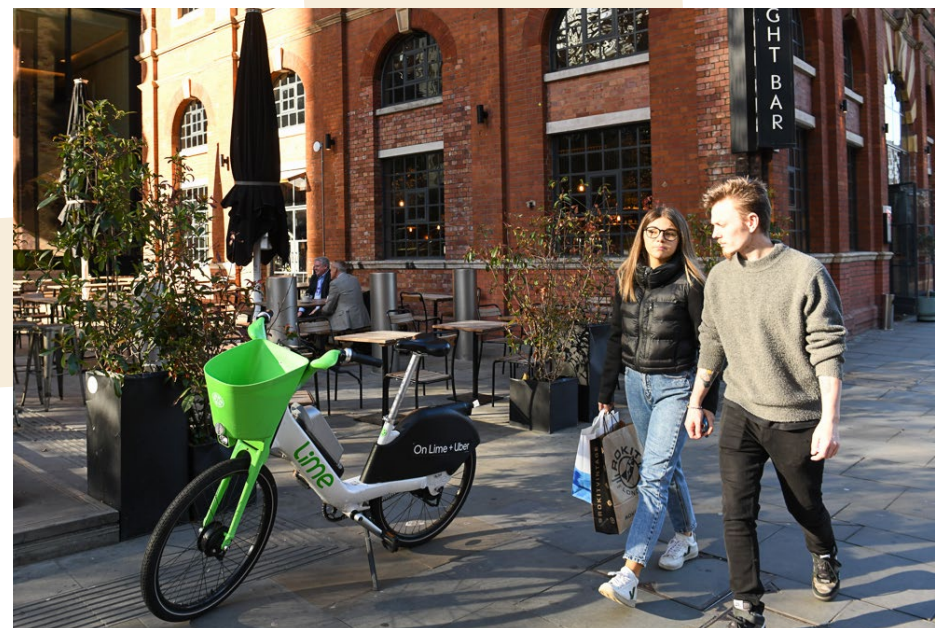


- 1.Blacklock
- 2.Hoxton Hotel
- 3.Nobu Hotel
- 4.Gloria
- 5.Flat Iron
- 6.Leroy
- 7.Padella
- 8.Ozone
- 9.Camino
- 10.Hijingo Bingo
- 11.Eataly
- 12.Caso do Frango
- 13.Dishoom
- 14.Citizen M Hotel
- 15.Shoryu Ramen
- 16.Galvin La Chapelle
- 17.Hawksmoor
- 18.Smoking Goat
- 19.Brat
- 20.Shoreditch House
- 21.Queen of Hoxton
- 22.Christina's
- 23.Manteca
- 24.Laurel's On The Roof
- 25.& 26.Pret a Manger
- 27.Veggie Pret
- 28.Itsu
- 29.Lyle's
- 30.Rochelle's Canteen
- 31.& 32.Black Sheep Coffee
- 33.Light Bar
- 34.Little Farm
- 35.Blok
- 36.Pizza East
- 37.Clifton Food Market
- 38.Lalaland
- 39.Sagardi
- 40.Clove Club
- 41.Clifton Food Market
- 42.All Bar One Bishopsgate
- 43.Neat Burger
- 44.Everyman Cinema
- 45.Hawksmoor Spitalfields
- 46. St. John Bread & Wine



- ACT II -

THE SET



THE CITY & SHOREDITCH

Broadgate Circle, Little Farm At  
Principal Place, Blok, Nobu Hotel,  
Gloria Ristorante, Spitalfields  
Market, The Light Bar, Hijingo Bingo





The Stage Piazza

VIEW 360° TOUR

- ACT III -

PUBLIC REALM

SUNNY AFTERNOON

GABY

Want to grab a coffee downstairs  
and sit outside?

LUCY

Perfect day for it – let me  
grab my laptop.

1 Acre  
Piazza

LUCY

(sitting outside with coffee on bench in ~~sun~~)

This was a great idea Gabs.  
I get so much inspo from the culture  
and history.

Did you know this is where  
Romeo and Juliet was first performed?

1597

CONTINUED...





- ACT III -  
PUBLIC REALM

Gaby  
Forget culture - I prefer  
the outdoors.

Lucy  
Well, Luke's over on the  
Viaduct Rooftop with  
Pepper - don't you love bring  
your dog to work day?!

Gaby  
Ah I love the gardens up there!  
And dog day even more. Let's go.





- ACT III -  
MASTERPLAN

Over 60,000 sq ft  
14 units



RETAIL OFFERING

THE TOWER  
Residential Tower  
2 Retail Units

THE HEWETT  
Office Building  
2 Restaurant Units

THE BARD  
Office Building  
3 Restaurant Units

THE PAVILIONS  
3 Restaurant & Leisure Units

THE VIADUCT/ROOFTOP GARDENS  
4 Retail Units

THE STAGE MUSEUM  
~~Visitor attraction~~

Shakespeare  
experiential museum





2 rooftop bars,  
restaurants,  
cafes, etc...



- ACT III -

THE RETAIL

6PM IN THE OFFICE

LUKE

Who's up for a drink before  
dinner at Eataly.

GABY

There are 14 places downstairs!  
Can we stay here?

LUCY

Gaby's right. With everything here,  
let's do Eataly another night.





- INTERMISSION -



SCHEDULE OF AREAS

110,000 sq ft available

FLOORS		SQ FT	SQ M
LEVEL 12		6,772	629
LEVEL 11	<i>UNDER OFFER</i>	10,075	936
LEVEL 10	<i>LET TO CROUD</i>	11,119	1,033
LEVEL 9	<i>LET TO CROUD</i>	10,817	1,033
LEVEL 8		12,893	1,197
LEVEL 7		12,887	1,198
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
<b>TOTAL (NET INTERNAL AREA)</b>		<b>139,197</b>	<b>12,960</b>

The above net internal areas subject to measurement.



- ACT IV -  
THE BUILDING



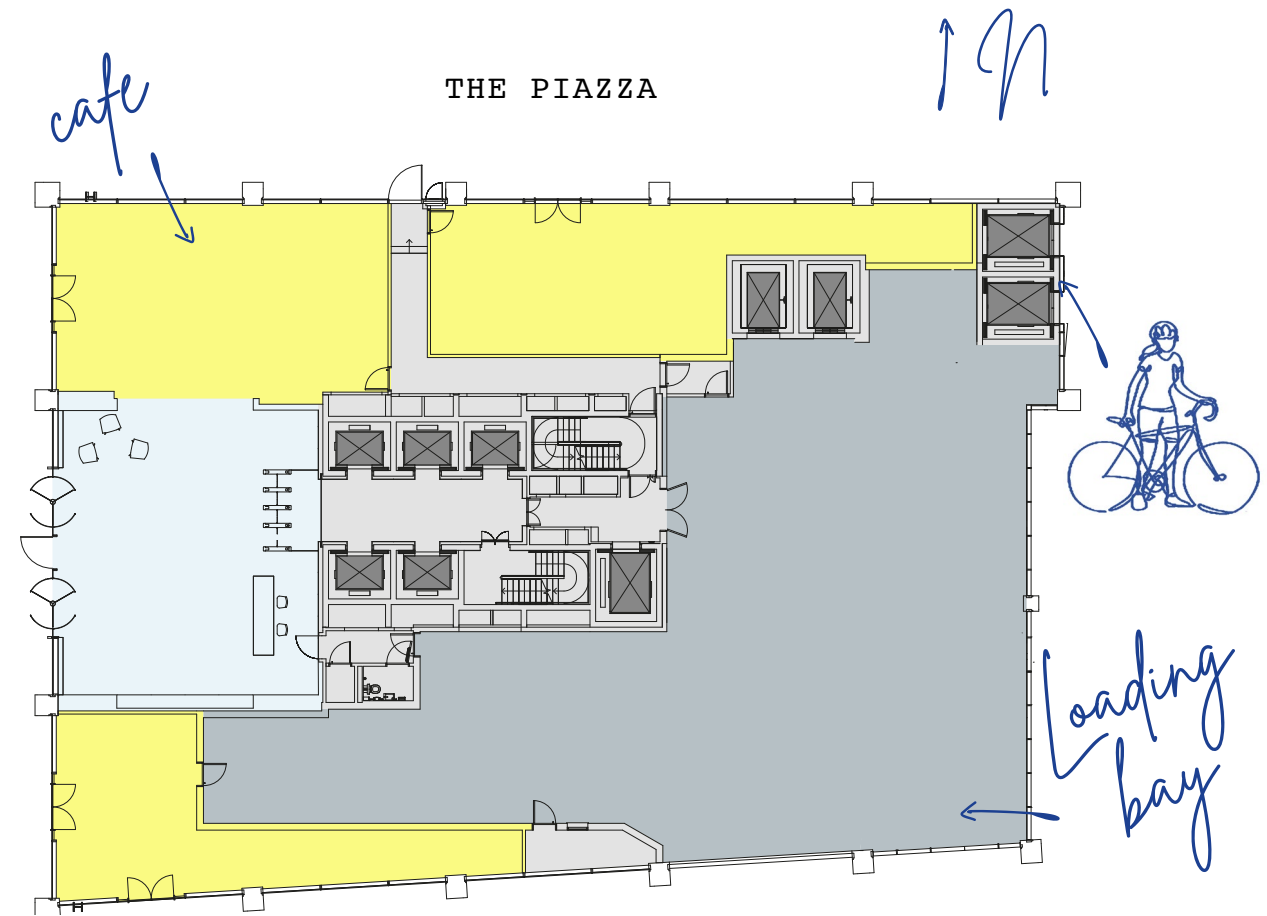
RECEPTION



- ACT IV -  
THE BUILDING



CURTAIN ROAD



HEARN STREET

GROUND FLOOR

- KEY:
- RETAIL
  - RECEPTION
  - CORE
  - LIFTS
  - LOADING BAY

Floorplans are not to scale, for indicative purposes only.



- ACT IV -  
THE BUILDING

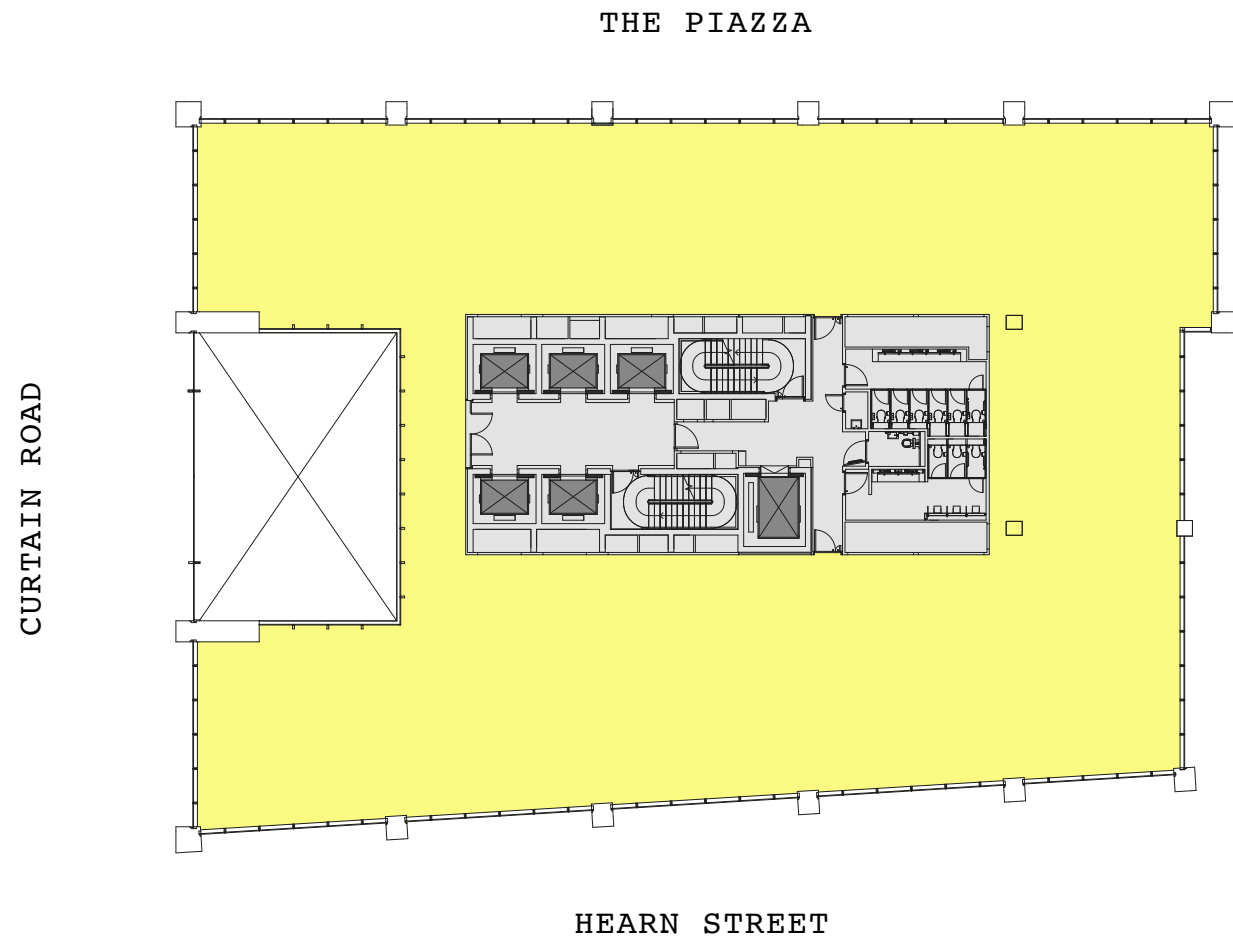


Full height  
glazing throughout

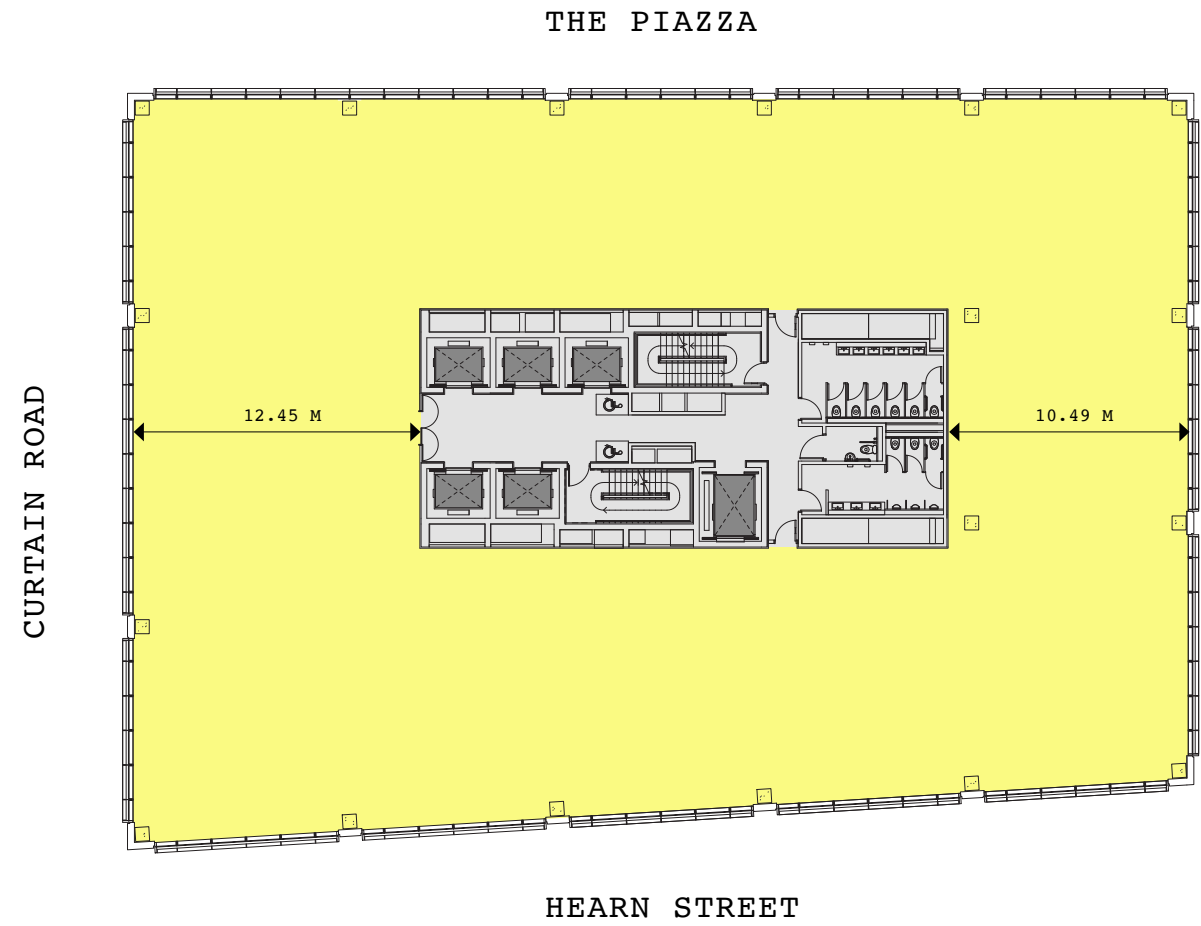


**- ACT IV -**  
**THE BUILDING**

↑ N



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



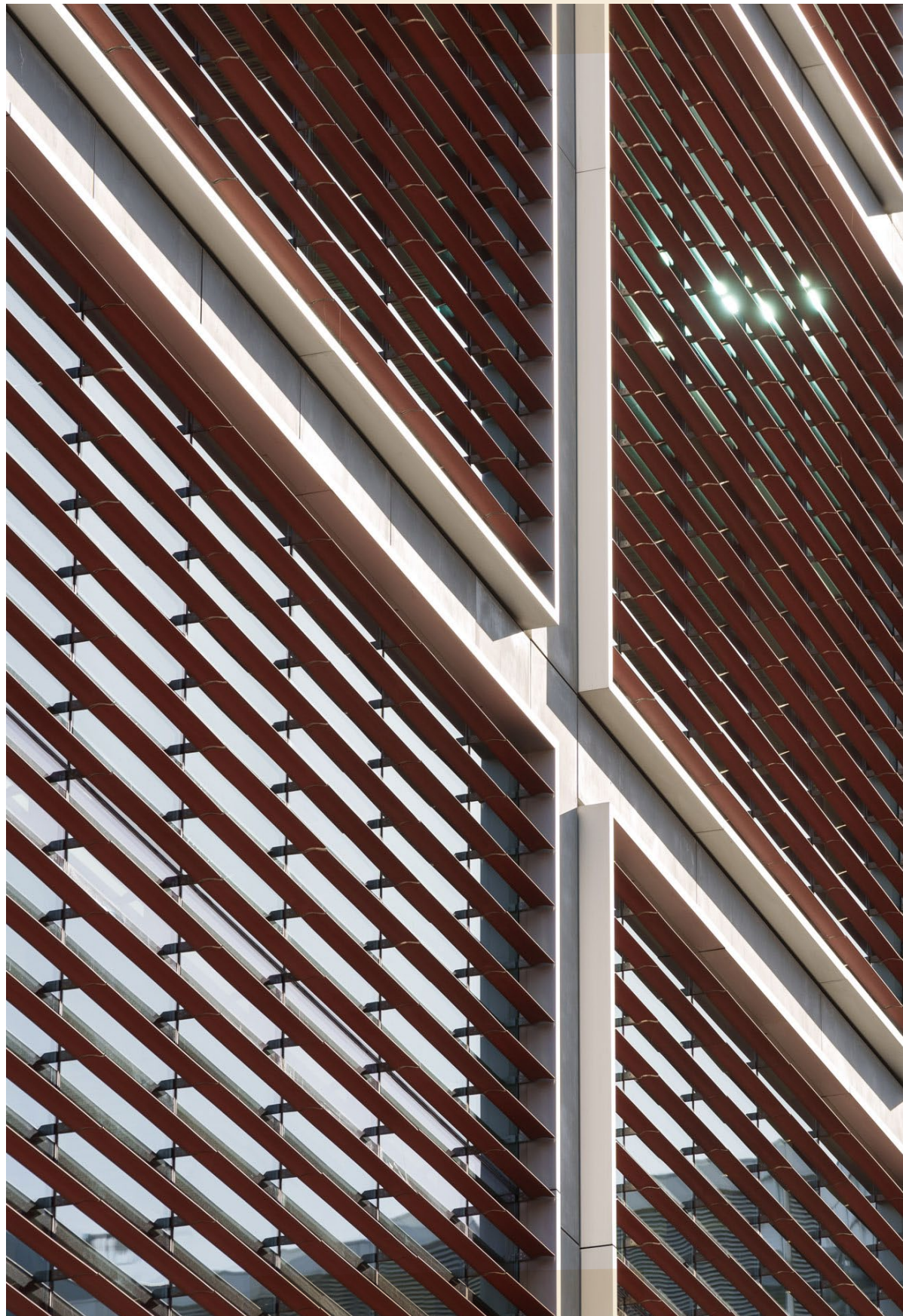
**TYPICAL LEVEL (2-8)**  
**12,897 SQ FT (1,198 SQ M)**

- KEY:**
- OFFICE
  - CORE
  - LIFTS

Floorplans are not to scale, for indicative purposes only.

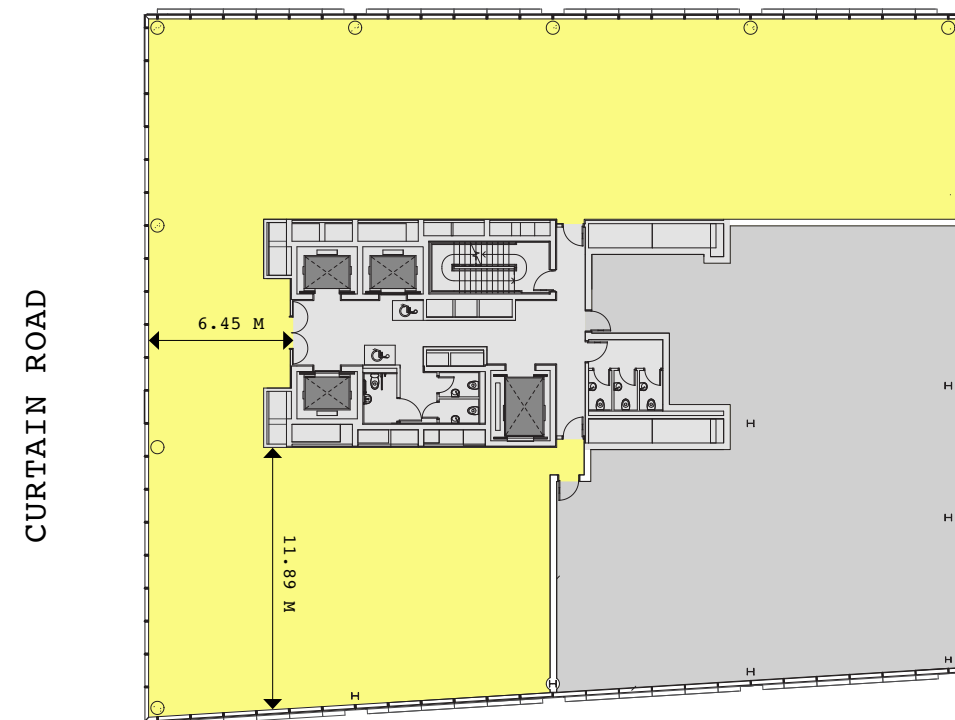


- ACT IV -  
THE BUILDING



↑ N

THE PIAZZA



HEARN STREET

LEVEL 12  
OFFICE: 6,772 SQ FT (629 SQ M)

KEY:  
OFFICE  
CORE  
LIFTS

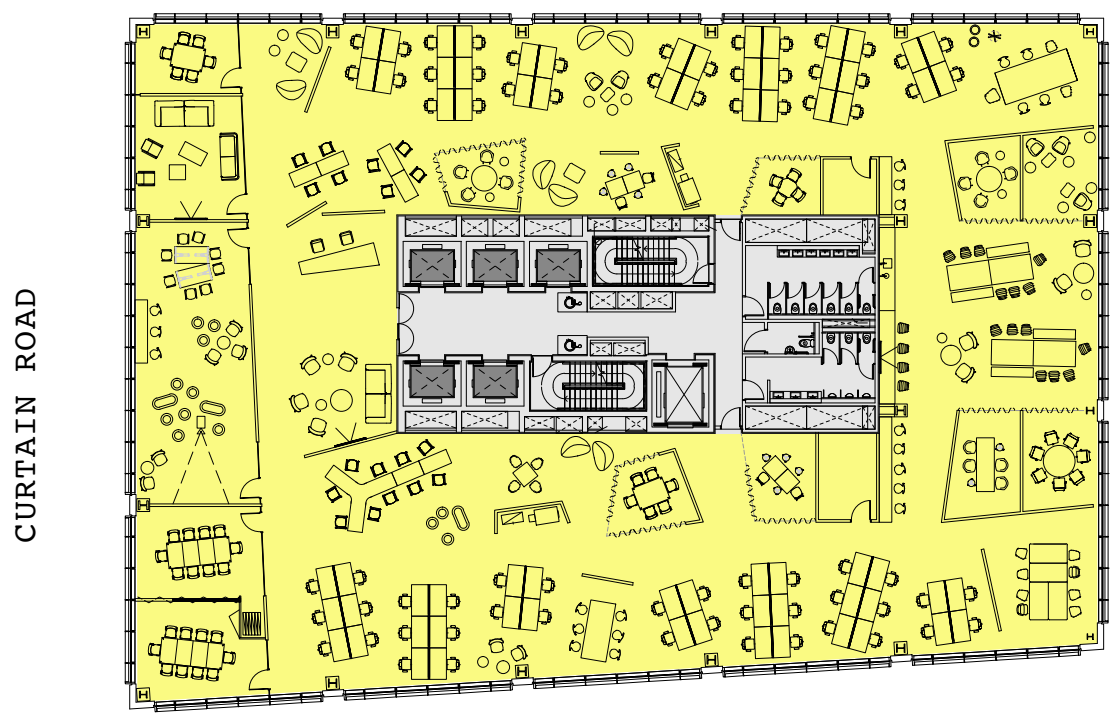
Floorplans are not to scale, for indicative purposes only.



- ACT IV -  
SPACE PLANS

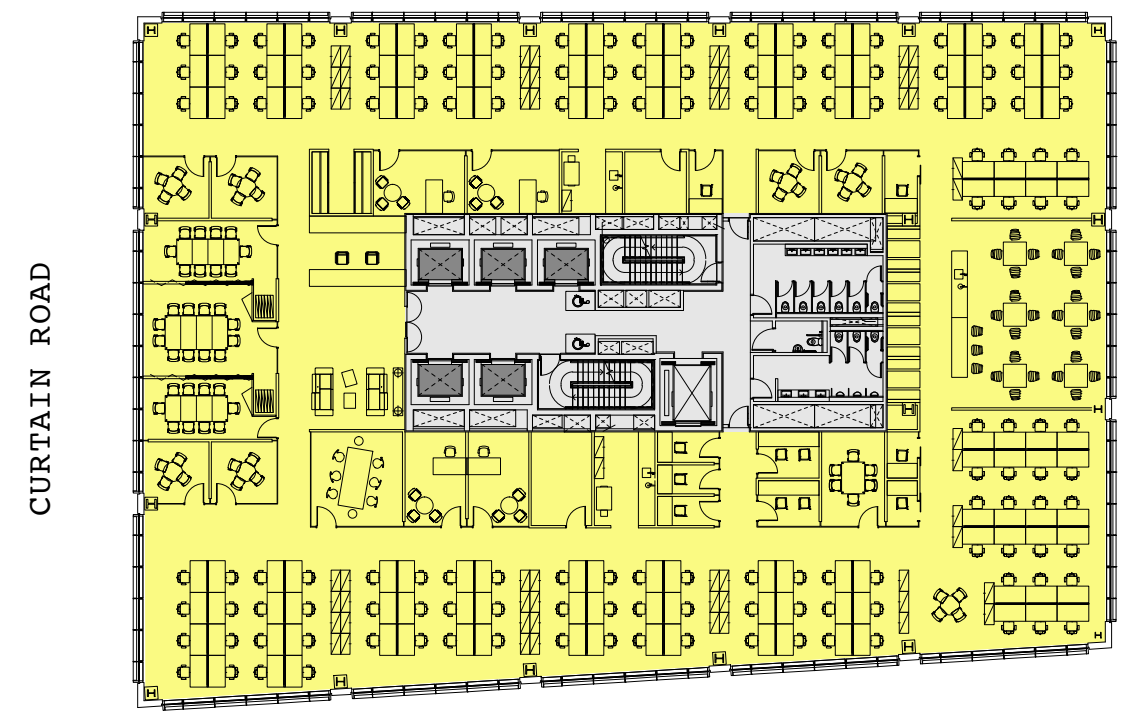
↑ N

THE PIAZZA



HEARN STREET

THE PIAZZA



HEARN STREET

KEY:  
OFFICE  
CORE  
LIFTS

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

CAPACITY @ 1:8

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

OPEN PLAN – MAX PACK  
TYPICAL FLOOR –  
12,897 SQ FT (1,198 SQ M)

CAPACITY @ 1:8

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

Floorplans are not to scale, for indicative purposes only.



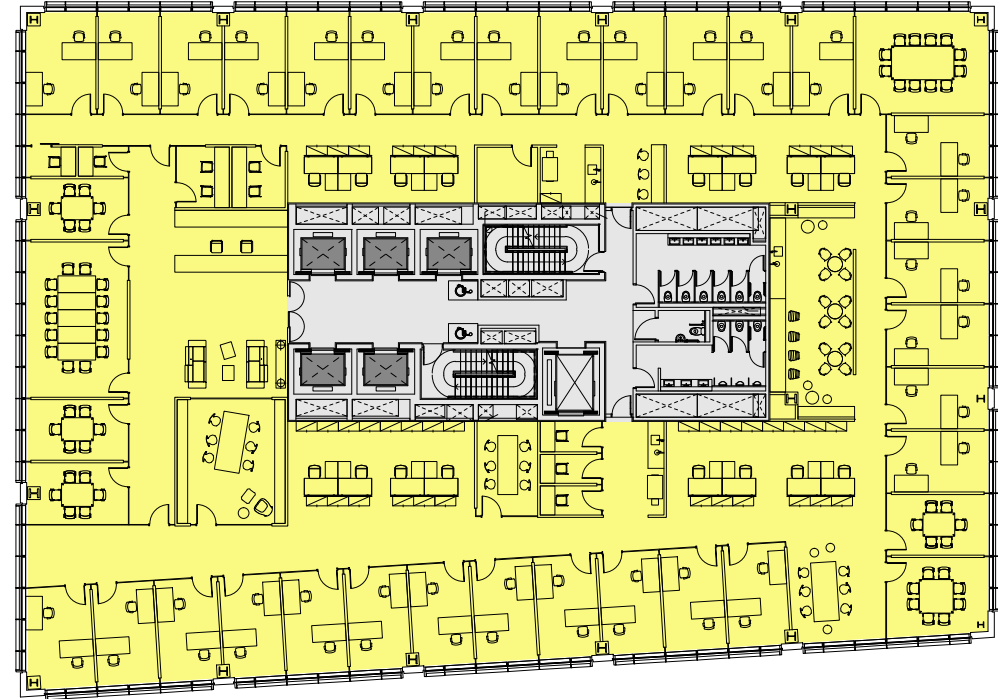
**- ACT IV -  
SPACE PLANS**

↑ N



THE PIAZZA

CURTAIN ROAD



HEARN STREET

KEY:

OFFICE

CORE

LIFTS

LEGAL CELLULAR  
TYPICAL FLOOR —  
12,897 SQ FT (1,198 SQ M)

CAPACITY @ 1:8

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

Floorplans are not to scale, for indicative purposes only.





- BEHIND THE CURTAIN -  
END OF TRIP



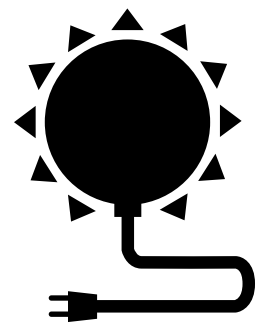
36 motorcycle bays  
90 cycle spaces  
100 lockers  
8 showers

*Plus space to add  
many more on demand*

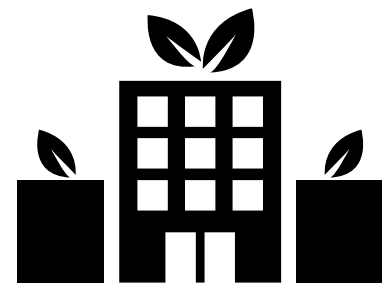


- BEHIND THE CURTAIN -  
SUSTAINABILITY

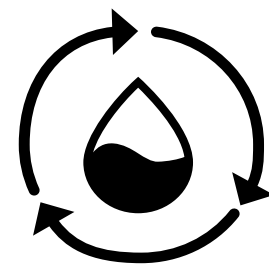
The Bard has been designed with sustainable principles at its core to supplement the site location and urban way of life.



ROOF-MOUNTED PHOTO-VOLTAIC PANELS



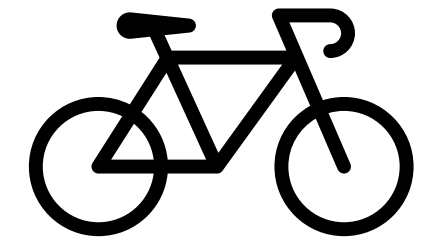
SITE-WIDE ECOLOGICAL ENHANCEMENT INCLUDING GREEN ROOFS



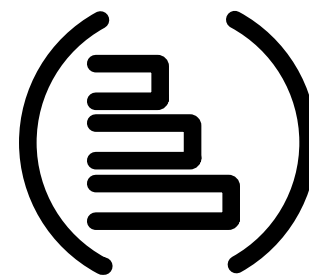
CONSERVATION OF WATER COLLECTION AND USAGE



ENERGY-EFFICIENT LED LIGHTING



90 CYCLE PARKING SPACES



EPC RATING B



BREEAM 'EXCELLENT'



# SPECIFICATIONS

## 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.

### 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 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/m<sup>2</sup>
  - Small Power On floor distribution (based on 1 workspace per 8m<sup>2</sup>) - 25 W/m<sup>2</sup>
  - Tenant equipment - 10 W/m<sup>2</sup>
  - Occupancy - 1 person per 8m<sup>2</sup>
- 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 1:8m<sup>2</sup> 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 watercooled 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. telecoms rooms provides diverse supplies from multiple providers.

- g. A shared tenant plant space of approximately 30m<sup>2</sup> 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 metaltiled 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 showers for The Bard.



**- THE CAST -**

**DEVELOPERS AND OWNERS**



**PROFESSIONAL TEAM**

**Architect:**

**PERKINS + WILL**

**Structural Engineer:**

**WALSH**

**Mechanical and Electrical Engineer:**

**HDR**

**Project Manager / Cost Manager:**

**GARDINER & THEOBOLD**

**Landscape Architect:**

**TOWNSHEND**

**Contractor:**

**CJ O'SHEA**

**Misrepresentation Act**

Bh2 and Cushman + Wakefield on its behalf and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars are set out as a general outline only for guidance to intending Purchasers or Lessees, and do not constitute any part of an offer or contract. 2. Details are given without any responsibility and any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of BH2 has any authority to make any representation or warranty whatsoever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Subject to contract, November 2022.



CONTACT:



**SAM BOREHAM**

SAMB@BH2.CO.UK  
+44 7917 635 465

**DAN ROBERTS**

DANR@BH2.CO.UK  
+44 7801 143 909



**TOM BREMNER**

TOM.BREMNER@CUSHWAKE.COM  
+44 7715 200 972

**ANDREW PARKER**

ANDREW.PARKER@CUSHWAKE.COM  
+44 7979 516 513