

TENANT PACK

50 Eastcastle Street

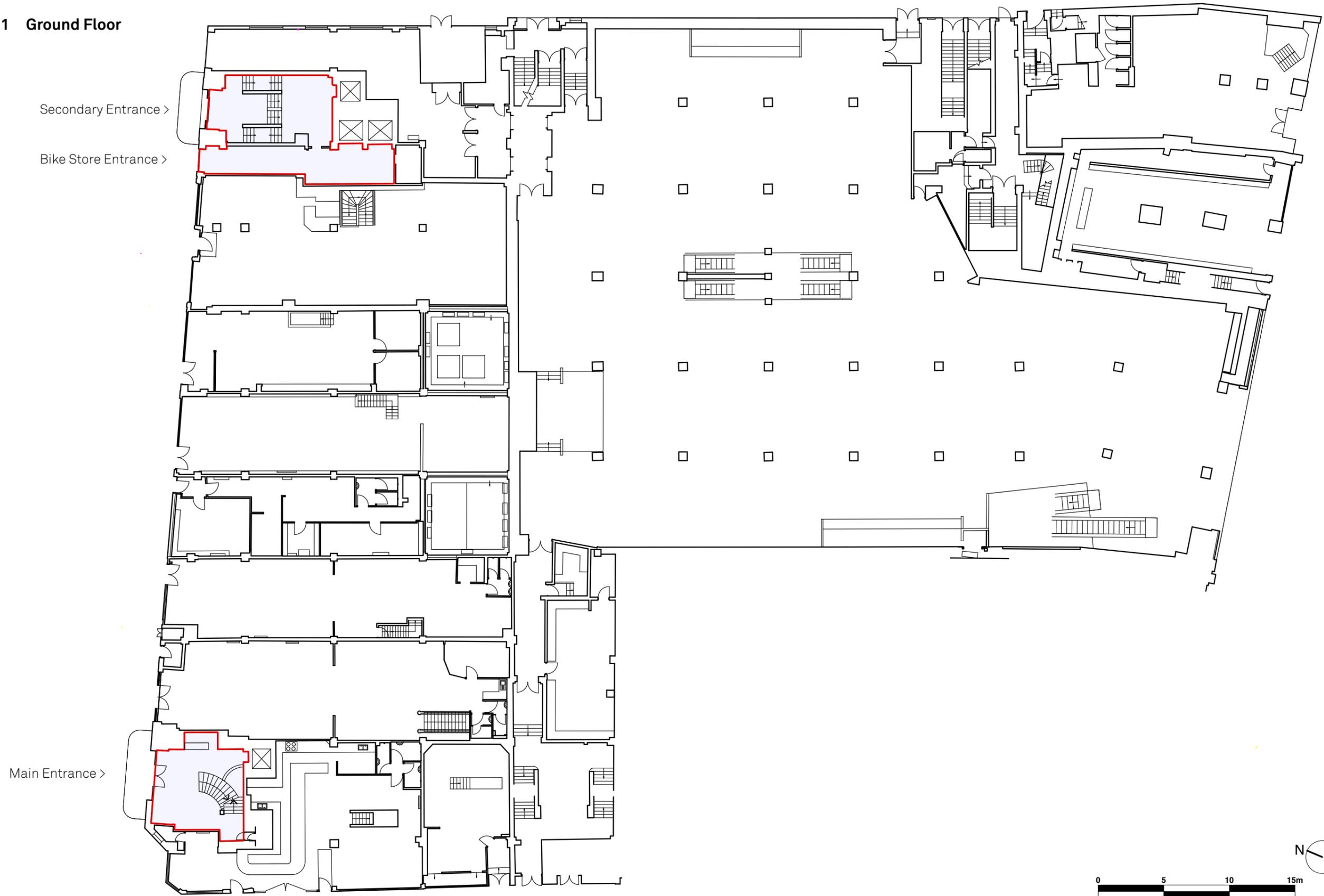


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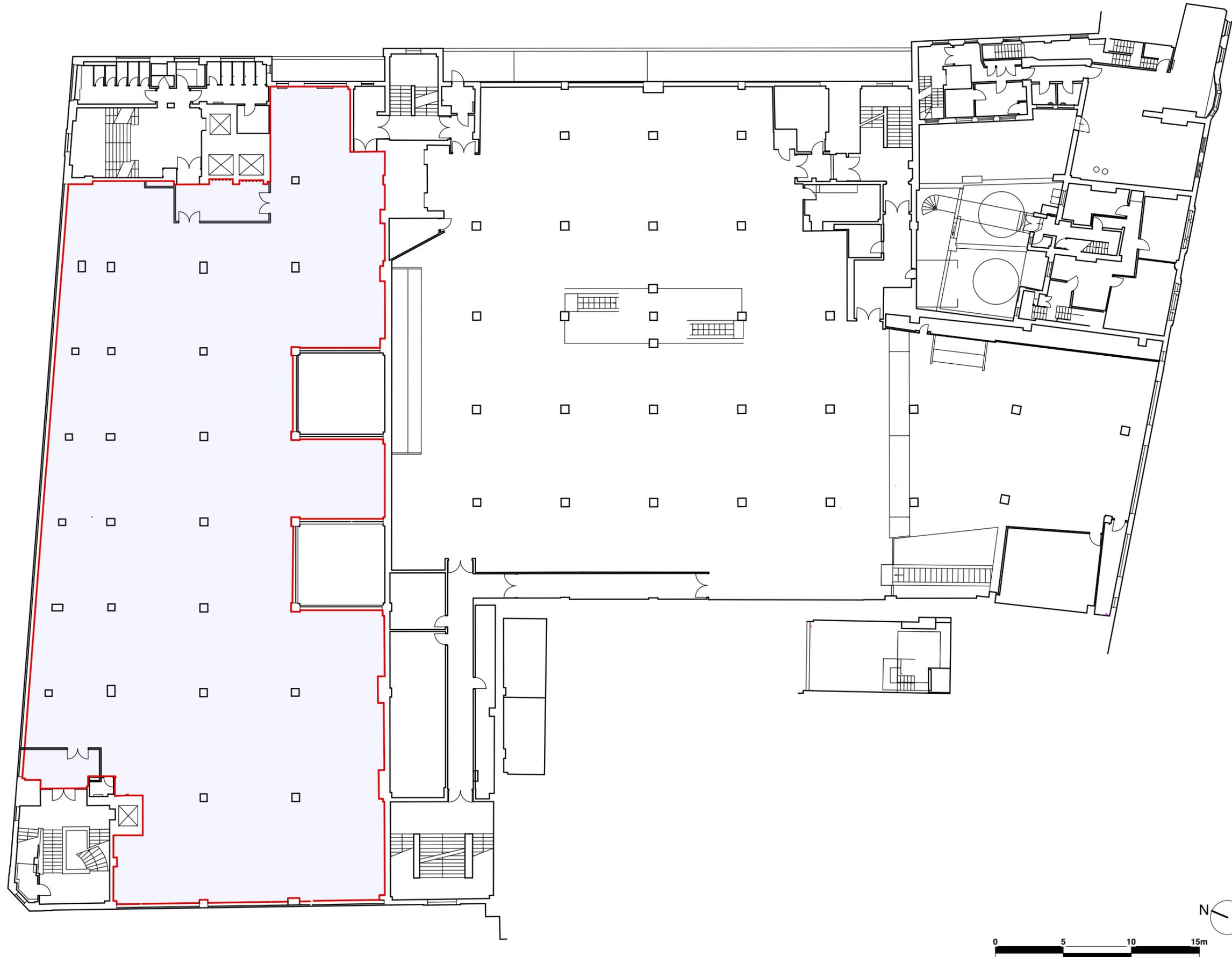
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1. DEMISE FLOOR PLANS

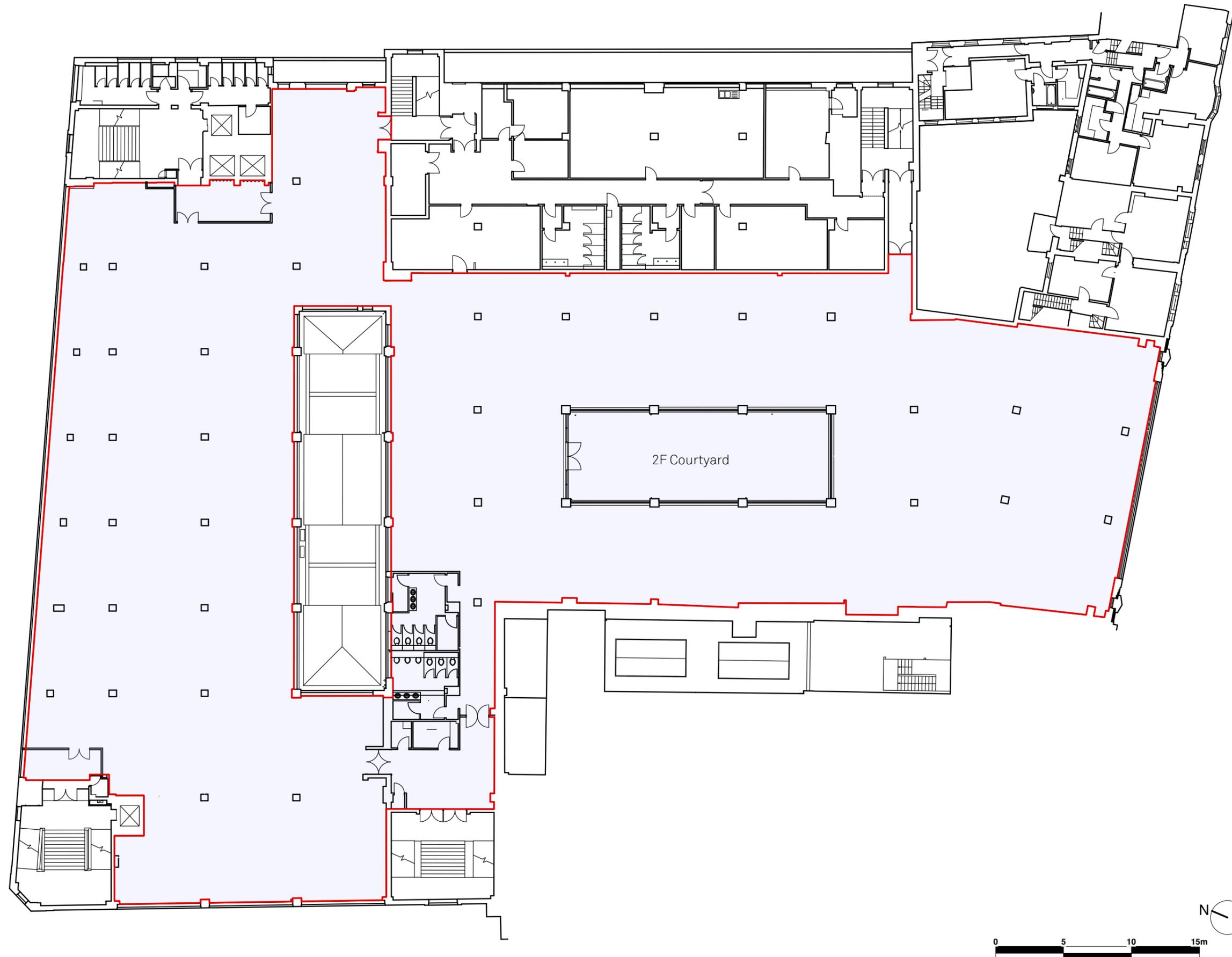
1.1 Ground Floor



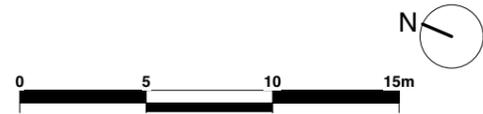
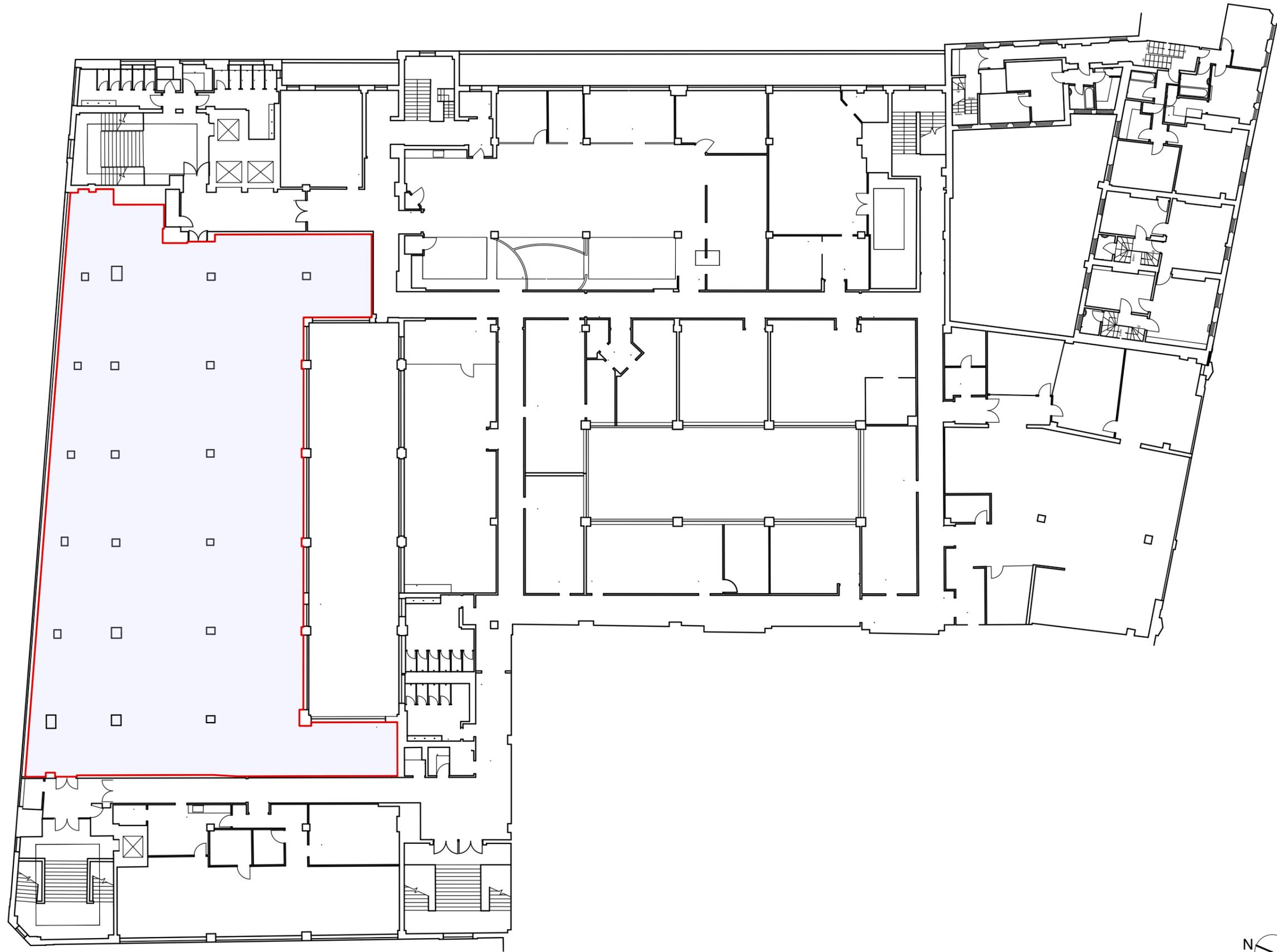
1.2 First Floor



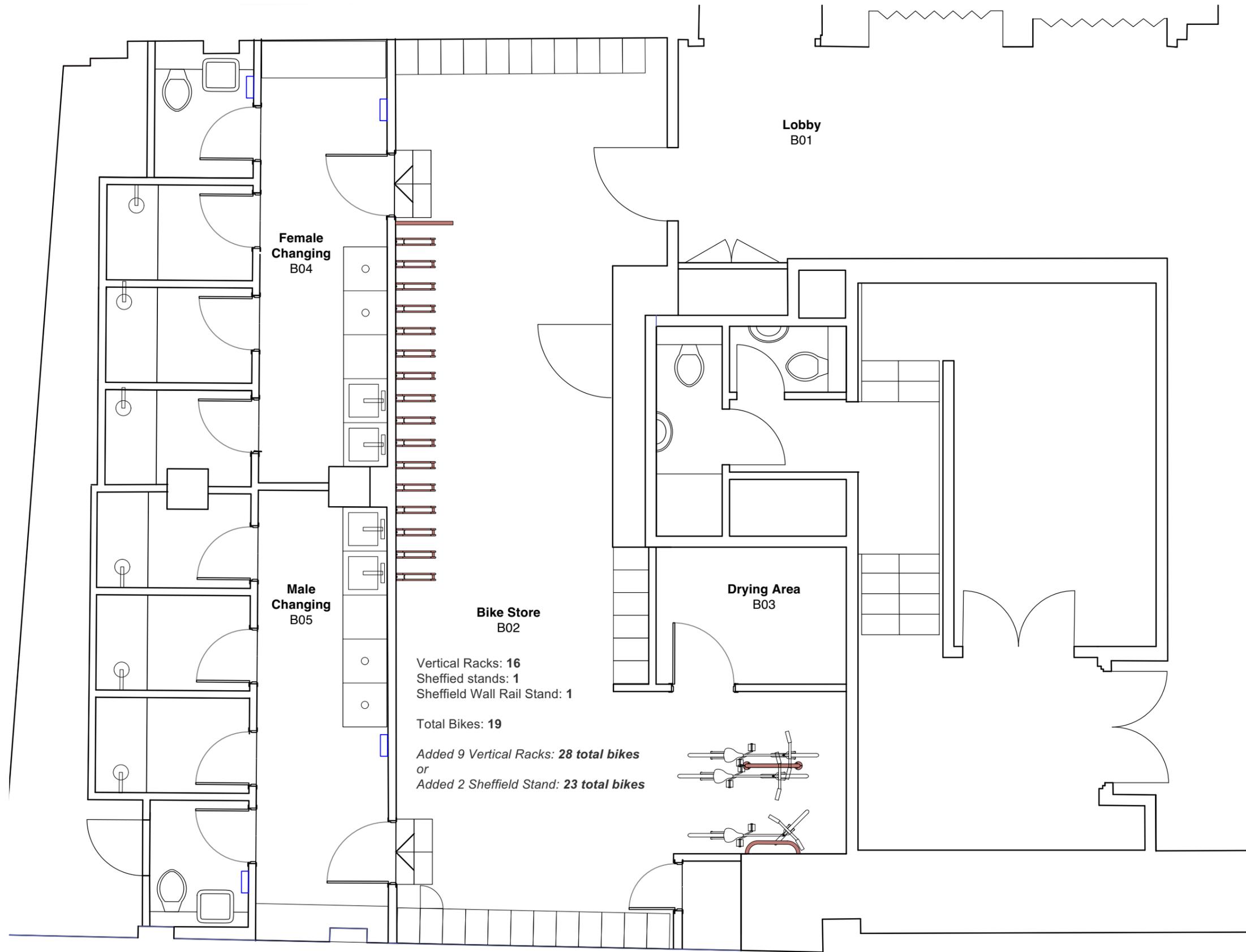
1.3 Second Floor



1.4 Third Floor



1.5 Basement - End of Trip Facilities



2. BUILDING

2.1 Heritage

50 Eastcastle Street lies within the East Marylebone Conservation Area, designated in 1982 and extended in 1990. The building's red-brick façade and Art Deco detailing positively contribute to its overall character.

This area is characterised by its tight-knit urban grain, eclectic architectural styles, and predominantly late Victorian and Edwardian development, with notable earlier Georgian and later interwar buildings. The area's special interest derives from its consistent street pattern, variety of building types and materials, and layered historic development.

The building does not feature in any protected views and is not listed nor identified as a building of merit.

2.2 Structure

The existing building comprises a steel frame supporting concrete hollow pot floor slab, originally constructed in the 1930s. The primary structural system consists of steel columns, beams and floor slabs typical of early 20th-century commercial construction.

2.3 Building Entrances

Princess House provides two office entrances on Eastcastle Street: a primary entrance to the west and a secondary entrance with a separate bike store to the east.

Main Entrance

The principal entrance has been upgraded with a new lightweight aluminium canopy (retaining the existing structure), steel glazed double doors, recessed lighting and an illuminated "50" sign. The canopy maintains approximately 3.4m clearance above pavement level, ensuring pedestrian safety.

Secondary Entrance

The secondary entrance has been improved with new glazed hinged doors and a smaller, subordinate canopy. The previous roller shutter has been removed and replaced with a new steel door for the bike store entrance, enhancing the quality and appearance of the frontage.



3. OFFICE RECEPTION & COMMON AREAS

3.1 Office Reception

The ground floor reception is accessed via the main Eastcastle Street entrance and forms a defined arrival space leading directly to the central staircase and lift core.

The reception delivers a contemporary yet sympathetic finish, enhancing the Art Deco character of the building while providing a durable, professional arrival space suitable for multi-tenant office use.

The reception area provides:

- A clear entrance threshold with new metal door and entrance matting
- Direct visual connection to the main stair
- Defined reception desk position adjacent to the entrance
- Access through to lifts and upper floors

The plan establishes a logical circulation route from entrance doors to vertical circulation, maintaining clear manoeuvring space within the lobby.

Reception Desk

A new bespoke reception desk is indicated within the main entrance plan. The desk is positioned to provide immediate visitor oversight and controlled access into the building.

Key finishes within the reception include:

- Porcelain terrazzo tile to the floor and stair treads/risers up to first floor level
- Timber dado and rail detailing
- Cleaned and redecorated existing metalwork
- New glass globe feature lighting

3.2 Lifts

All lifts within building are currently undergoing a full refurbishment program.

The office floors are served by 2 main passenger lifts, accessed from reception (west core) and secondary entrance (east core). Refurbishment works to the passenger lifts are due for completion in April 2026.

Two further goods/passengerlifts can be accessed via the bike store entrance. The lifts will also provide access to end of trip facilities at basement level.

Lift sizes are:

- Passenger Lift (1 x east core): 900kg/12 Persons
- Passenger Lift (1 x west core): 900kg/12 Persons
- Goods Lifts (2 x east core): 2000kg/26 Person

3.3 End of Journey Facilities

A dedicated secure cycle store is provided at basement level. The arrangement ensures efficient use of space while maintaining compliant circulation widths for safe access and egress.

The current installed provision comprises:

- 16 Vertical Cycle Racks
- 1 Sheffield Stand
- 1 Sheffield Wall Rail Stand
- 90 Lockers
- Access doors are 1.1m wide to allow for cargo bike access

Layout allows for flexibility in future capacity expansion:

- Addition of 9 further vertical racks → 28 total bicycles
- or
- Addition of 2 Sheffield stands → 23 total bicycles

This provides scalability depending on tenant demand and landlord approval. The cycle store is intended for tenant staff use only.

The cycle store benefits from the following facilities:

-Female Changing Room:

- 3 x integrated shower cubicles
- 1 x WC
- 2 x wash hand basins
- Mirrors and bench seating

-Male Changing Room

- 3 x integrated shower cubicles
- 1 x WC
- 2 x wash hand basins
- Mirrors and bench seating

-Drying Room

The facilities are designed to provide privacy, durability and ease of maintenance within a commercial office environment.

Management & Use

Day to day management and cleaning of facilities will be provided by the building management team.



4. OFFICE FLOORS

4.1 Planning Grid

The open-plan office floors are arranged on a reinforced concrete column grid generally set out at approximately **6,200mm x 6,800mm** center to center bays, with some local irregularities across the building reflecting its original 1930s construction.

Columns are set back from the external façades, allowing for longer windows maximising perimeter daylight penetration. This configuration enhances natural light distribution across the floorplate while maintaining structural efficiency within the open-plan layout.

4.2 Occupancy Levels

The office floors have been planned to accommodate the following maximum occupancy levels:

First Floor: 122 persons

Second Floor: 225 persons

Third Floor: 76 persons

These figures reflect the intended open-plan layout and capacity planning across the respective floorplates.

4.3 Ceiling Heights

The office floors (across three levels) provide an approximate **3,550mm floor-to-ceiling height**, measured from finished plywood floor level to the underside of the concrete soffit.

This generous floor-to-soffit dimension enhances spatial quality, supports exposed services strategies where required.



5. OFFICE FINISHES

5.1 Flooring Specification

The office flooring comprises structural plywood sheet flooring supplied by Latham Timber, specified as Wisa Spruce profile, installed as a structural deck solution.

Product Description

Wisa Spruce is a high-performance structural plywood manufactured from cross-laminated spruce veneers to provide strength, dimensional stability, and durability. The profile is designed for load-bearing floor applications, offering enhanced stiffness and performance under imposed office loads.

Installation & Performance

Type: Structural plywood sheet flooring
Profile: TRP 35-40-45/160
Application: Structural floor deck
Load Bearing: Suitable for commercial office use
Surface Finish: Unlacquered (natural timber surface)

The boards are installed to manufacturer's guidance, forming a robust substrate capable of supporting floor finishes, raised access flooring, or direct occupancy depending on the tenant's fit-out strategy.

Finish Condition

The flooring has been provided without lacquer or applied surface treatment, allowing tenants flexibility to:

- Apply their preferred sealant or lacquer finish
- Install carpet tiles, vinyl, or alternative floor coverings
- Integrate raised access flooring systems where required

Maintenance & Alterations

Any surface finishing, penetration, or loading beyond typical office use should be undertaken in accordance with structural and landlord approval requirements.

5.2 Walls and Ceilings

The office accommodation features a clean, contemporary finish throughout the open-plan areas.

Walls: Plastered finish with a painted red dado. Walls are finished in white vinyl matt paint to align visually with the ceiling soffit.

Ceilings: Exposed concrete soffits finished in white paint, providing a consistent and bright overhead surface while maintaining the character of the original structure.

Columns: Structural columns are plastered finished to match the surrounding wall treatment, ensuring visual continuity across the open-plan floorplates.

This coordinated palette reinforces the building's character while delivering a durable and professional office environment.

5.3 Windows

All existing windows to Eastcastle and Winsley Street have been painted and redecorated to be RAL 7021 (Black Grey).

All existing internal windows facing the lightwell have been prepared and redecorated in RAL 7021 (Black Grey). All existing crittall windows have been eased and adjusted as part of bulding works.

5.4 Second Floor Courtyard



The second floor benefits from a private courtyard terrace of approximately 124 sq m, providing dedicated external amenity space.

The courtyard is accessed via a metal entrance door and has been upgraded with new tiled paving. All existing windows facing the courtyard have been redecorated in RAL 7021 (Black Grey) to align with the internal finishes and ensure visual continuity between internal and external elevations.

The courtyard offers valuable breakout and amenity space directly accessible from the office accommodation.

5.5 WCs

FIRST FLOOR FACILITIES

- 5 Male WCs
- 1 Urinals
- 5 Female WCs
- 1 DDA Wet Room

SECOND FLOOR FACILITIES

- Shared
- 5 Male WCs
- 5 Female WCs
- 1 Shower
- Demised
- 3 Male WCs
- 3 Urinals
- 4 Female WCs

THIRD FLOOR FACILITIES

- 1 Disabled toilet
- 5 Male WCs
- 5 Female WCs
- 1 Shower



6. ELECTRICAL SERVICES

6.1 Lighting

The office lighting installation comprises SubSpace 50 suspended linear LED luminaires (Luminaire Reference A+B) as detailed within the Schedule of Luminaires for Princess House, Eastcastle Street

General Description

SubSpace 50 is a suspended architectural linear luminaire manufactured from extruded aluminium (49mm x 85mm profile). The system provides a clean, contemporary aesthetic suitable for modern office environments.

A brand new Casambi Lighting control system is utilised on the floor. Enabling full dimmable and scheduled control for the incoming tenant of the luminaires, with the potential for BMS integration

Configuration Installed

- Mounting: Suspended
- Distribution: Direct/Indirect
- Optics: Microprism diffuser (UGR<19 compliant for office use)
- Colour Temperature: 3000K
- Output: 3010 lumens per metre (26W per fitting section)
- Dimming: DALI dimmable (1-100%)
- Emergency: 3-hour DALI self-test emergency provision
- Finish: RAL 9016 White
- IP Rating: IP20
- Safety Class: Class I

Performance

The luminaires are designed to deliver uniform task lighting suitable for open-plan office environments, achieving compliant glare control (UGR<19) and high efficacy (up to 115 lm/W). The direct/indirect distribution enhances ceiling brightness and reduces visual fatigue.

Sustainability & Lifespan

LED technology ensures reduced energy consumption and extended service life, supporting operational efficiency and sustainability objectives.

Technical drawings and specification are available upon request

6.2 Connectivity & IT Infrastructure

The building is pre-enabled with infrastructure managed by Backbone Connect, allowing tenants to secure high-speed internet and managed IT services with rapid installation times. IPS providers are Colt and ITS.

Key Features

- High-speed business internet (up to 10Gb available)
- Installation in as little as 5 days
- Wayleave-free
- Fully managed Wi-Fi and network setup available

Backbone provides a single point of contact for connectivity, Wi-Fi, telephony, meeting room systems and cybersecurity support, simplifying tenant setup and reducing lead-in times

6.3 Electrical Loadings

Electrical capacity designed in accordance with BCO recommendations

Allowance of 60 W per workstation.

6.4 Low Voltage Installation

LV installation designed and installed in accordance with BS 7671 (IET Wiring Regulations).

6.5 Metering

Energy supplier direct metering provided on half hourly meters

Part L compliant check metering installed for monitoring energy consumption with the future provision for BMS integration.

6.6 Emergency Lighting

Emergency lighting system provided in accordance with BS 5266 requirements.

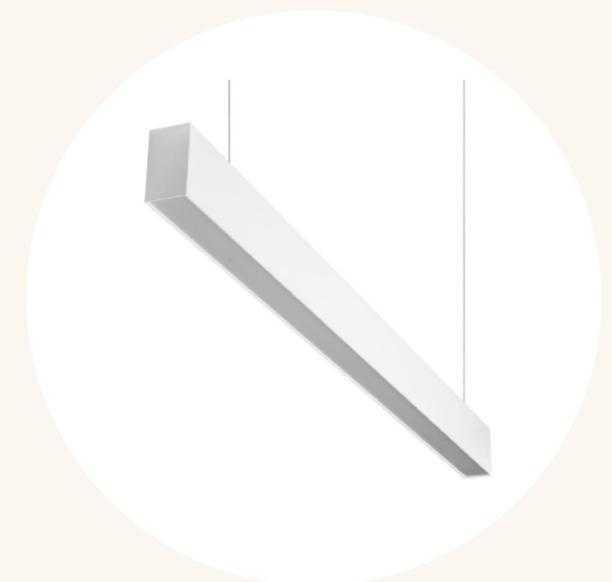
6.7 Emergency Power

No emergency power provision within tenant areas.

6.8 Fire Detection & Alarm

Analogue addressable fire detection and alarm system installed

Category L1 coverage throughout the building.



7. MECHANICAL SERVICES

7.1 System Description

CAT A office areas are served by a brand-new Mitsubishi high-efficiency VRF fan coil system. This utilises low carbon emission GWP R32 refrigerant, compared to conventional R410 systems, for heating and cooling. Ventilation is provided via a mixed-mode approach. Utilizing both local heat recovery ventilation systems with high efficiency heat exchange elements and natural ventilation. This provides tenants with optimal control over their demise and thermal comfort.

7.2 Design Criteria

Internal Design Conditions

Summer: 23°C ±2°C

Winter: 22°C ±2°C

Ventilation Strategy

Mixed-mode ventilation system

Heat Gains (Diversified)

Lighting: 10 W/m²

Small Power: 20 W/m²

Noise Criteria

Offices: NR38

Technical drawings and specification are available upon request

8. BUILDING PERFORMANCE

8.1 Sustainability & Energy Performance

The refurbishment of 50 Eastcastle Street delivers a significant improvement in operational energy and carbon performance, as summarised in the Refurbishment Energy & Carbon Impact modelling (Feb 2026)

Energy Reduction

The works from early stage modelling are estimated to reduce annual energy consumption by 813,840 kWh, equating to a 35% reduction overall.

Existing EUI: 219 kWh/m² (GIA)

Post-refurbishment EUI: 142 kWh/m² (GIA)

This brings the building closer to current industry benchmarks for office performance.

Carbon Impact

The refurbishment is projected from initial calculations to reduce operational carbon emissions by 148 tCO₂e per annum, lowering the building's footprint from 416 tCO₂e to 268 tCO₂e.

A key driver of this improvement is a 72% reduction in gas consumption, significantly reducing Scope 1 emissions.

Benchmark Position

Post-refurbishment modelling indicates the building moves toward current industry typical and best practice benchmarks for both naturally ventilated/mixed-mode and air-conditioned offices

Further long-term decarbonisation opportunities would target an additional 61% reduction in EUI to align with industry Net Zero benchmarks.