

An exciting and evolving neighbourhood benefitting from a captive audience of high disposable income consumers and close proximity to Crossrail at Tottenham Court Road station

REBEL

now open at The Post Building offering Ride, Reshape and Rumble classes

8m

estimated annual pedestrian footfall⁴

40,000

office workers within a 5-minute walk¹

34m

passengers utilise Holborn station per annum⁵

75,000

residents within a 15-minute walk²

40m

customer visits per annum to Covent Garden⁶

5.8m

visitors per annum to the British Museum, making it the UK's 2nd most popular visitor attraction³

72m

passenger figures per annum at Tottenham Court Road station forecast by 2026, up from today's 39m⁷

1. JLL Research. Total office workers in developments over 25,000 sq ft in size. 2019. Plus estimated office workers at The Post Building March 2020
2. CBRE Retail Intelligence. 2019
3. Association of Leading Visitor Attractions (ALVA). 2018

4. CBRE Retail Intelligence. 2019
5. Transport for London (TfL) — Entry / Exit figures. 2017
6. CACI Ltd.; EE Data. 2017
7. Arup, Elizabeth line readiness. 2018

View of The Post Building from the junction of New Oxford Street and Museum Street (CGI)



The meeting point of five characterful and vibrant London neighbourhoods

WEST END PROJECT

This circa £40m project is transforming the area around Tottenham Court Road, Gower Street, Bloomsbury Street, Princes Circus and St Giles. In addition to the creation of new public space, two-way traffic has replaced the former one-way system on Tottenham Court Road and Gower Street, providing a real step change to the quality of the streetscape, retail offer and pedestrian experience.

MUSEUM STREET SOUTH

There have been significant enhancements to the public realm immediately surrounding The Post Building. This includes improving the streetscape and pedestrian experience across Museum Street, New Oxford Street and High Holborn, as well as re-opening Dunn's Passage to connect New Oxford Street to High Holborn.

TOTTENHAM COURT ROAD CROSSRAIL STATION

39m people currently use this station every year. This number is expected to rise to 71.5m* by 2026 with the opening of Crossrail. Spanning over 40 stations across London and the South East. Tottenham Court Road will be the only station where Crossrail and the proposed Crossrail 2 line will intersect.

ST GILES CIRCUS / CENTRE POINT (WEST END PROJECT)

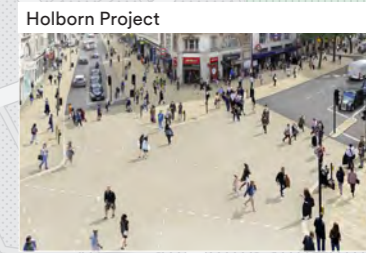
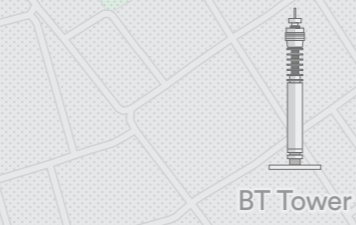
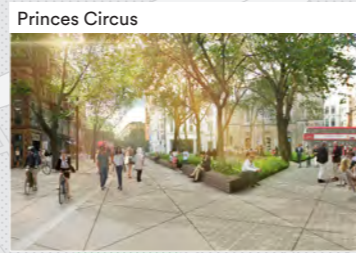
Complete regeneration to deliver a new, world-class public space around the entrances to Tottenham Court Road station and the base of Centre Point, which has been redeveloped as a high-end residential scheme.

PRINCES CIRCUS (WEST END PROJECT)

Part-pedestrianisation of this connection between St Giles / Covent Garden and New Oxford Street to reduce traffic flows in the area, improve pedestrian connections and create a new green public space.

HOLBORN PROJECT

Following on from the West End Project, the Holborn Project is being investigated by Camden to reinstate two-way traffic East – West through Holborn, while also significantly improving the public realm and pedestrian connectivity in the area.



*Arup, Elizabeth line readiness. 2018

The Post Building site was once home to the Royal Mail's West End sorting office — a warehouse in the centre of London. The result is a unique space for the West End.

The Post Building's unique combination of features:

- Unparalleled scale and volume; flexible design; well-connected and popular location; and prominent frontage to New Oxford Street, Museum Street and High Holborn
- Represent a high quality retail canvas for best-in-class businesses to showcase their brands and products to an affluent and engaged consumer base.

The Post Building is creating a community of established and emerging operators with the flexibility to become home to a broad spectrum of retail, dining, wellbeing and gallery uses in this exciting and rapidly evolving neighbourhood.

33,000

sq ft of dramatic, flexible retail space

135

metres of double-height frontage across three streets with vast, beautifully-designed steel-framed windows

6.4

metre section heights incorporating refined decks surrounding the building's central core

View of The Post Building from the junction of Museum Street and New Oxford Street showing the collection of F&B opportunities (CGI)



View of The Post Building from the junction of Museum Street and High Holborn showing the collection of F&B opportunities (CGI)

263,000

sq ft fully let office space. Leased to McKinsey & Company, Rothesay Life and Nationwide Building Society

2,500

approximate office workers at The Post Building

40,000

office workers within a 5-minute walk ¹

£2.2bn

estimated total earnings of office workers within a 5-minute walk ²

Rapha®

market-leading cycle facilities for office occupiers designed in collaboration with Rapha

1. JLL Research. Total office workers in developments over 25,000 sq ft in size. 2019. Plus estimated office workers at The Post Building March 2020
 2. Assuming average earnings of £55,000 pa across 40,000 office workers within a 5-minute walk

33,000 sq ft of high quality and flexible retail, restaurant and gallery space.

Internal view of The Post Building unit 1 (CGI)



Internal view of The Post Building unit 6 (CGI)

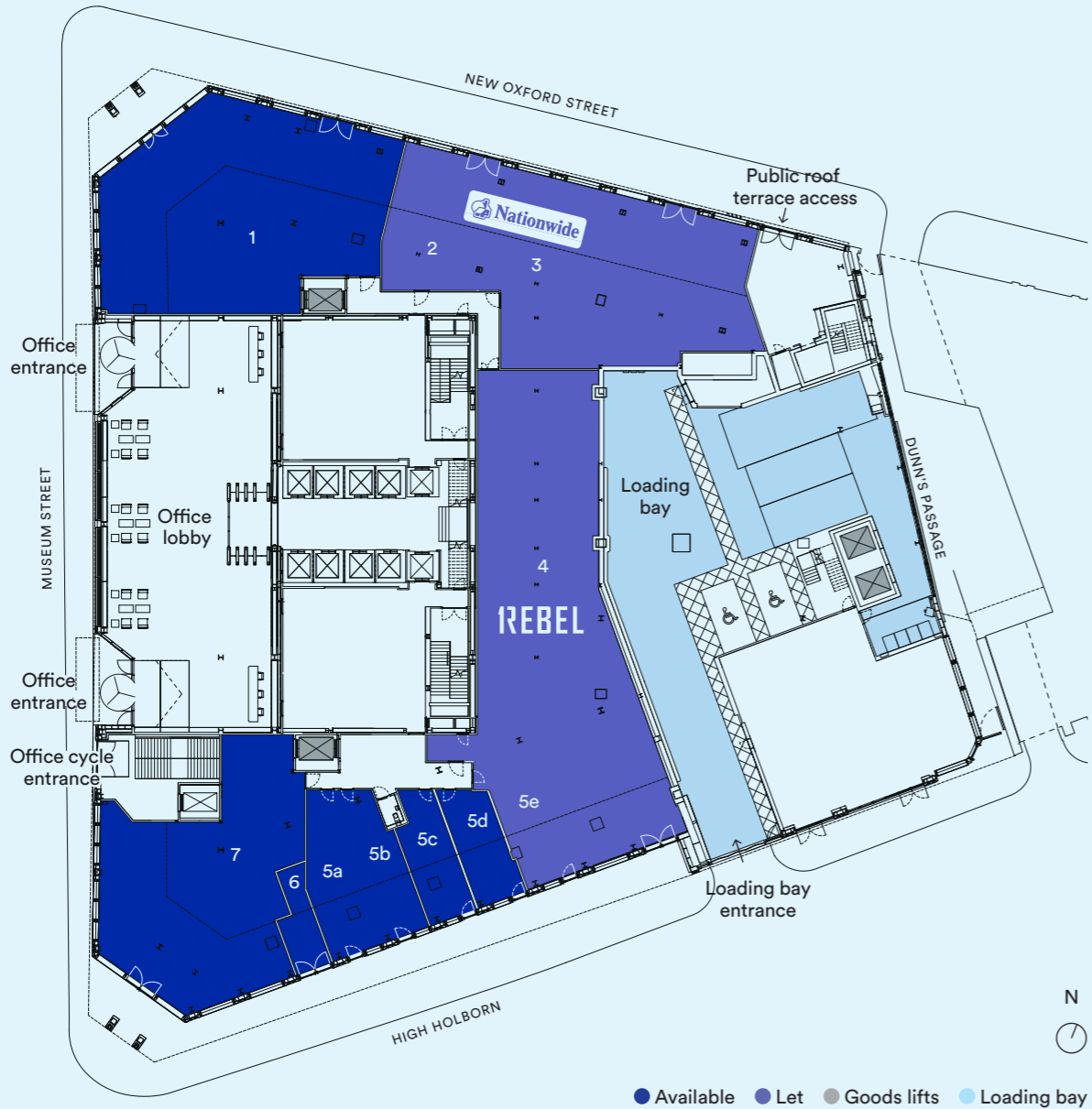


The detail

Ground

Unit	Ground (sq ft)	Ground Level Deck (sq ft)	Lower Ground (sq ft)	Use	Total (sq ft)	Status
1	3,627	1,845	-	A1 / A3	5,472	
2	985	498	-	A1 / A3	1,483	LET
3	3,038	2,552	-	A1 / A3 / D2	5,590	LET
4	4,508	3,671	-	A1 / A3 / D2	8,179	LET
5a	509	313	-	A1 / A3	822	
5b	479	298	-	A1 / A3	777	
5c	414	260	-	A1 / A3	674	
5d	405	194	-	A1 / A3	599	
5e	595	-	-	A1	595	LET
6*	227	-	4,271	A3	4,498	
7	2,756	1,567	-	A3	4,323	
Total	17,543	11,198	4,271		33,012	

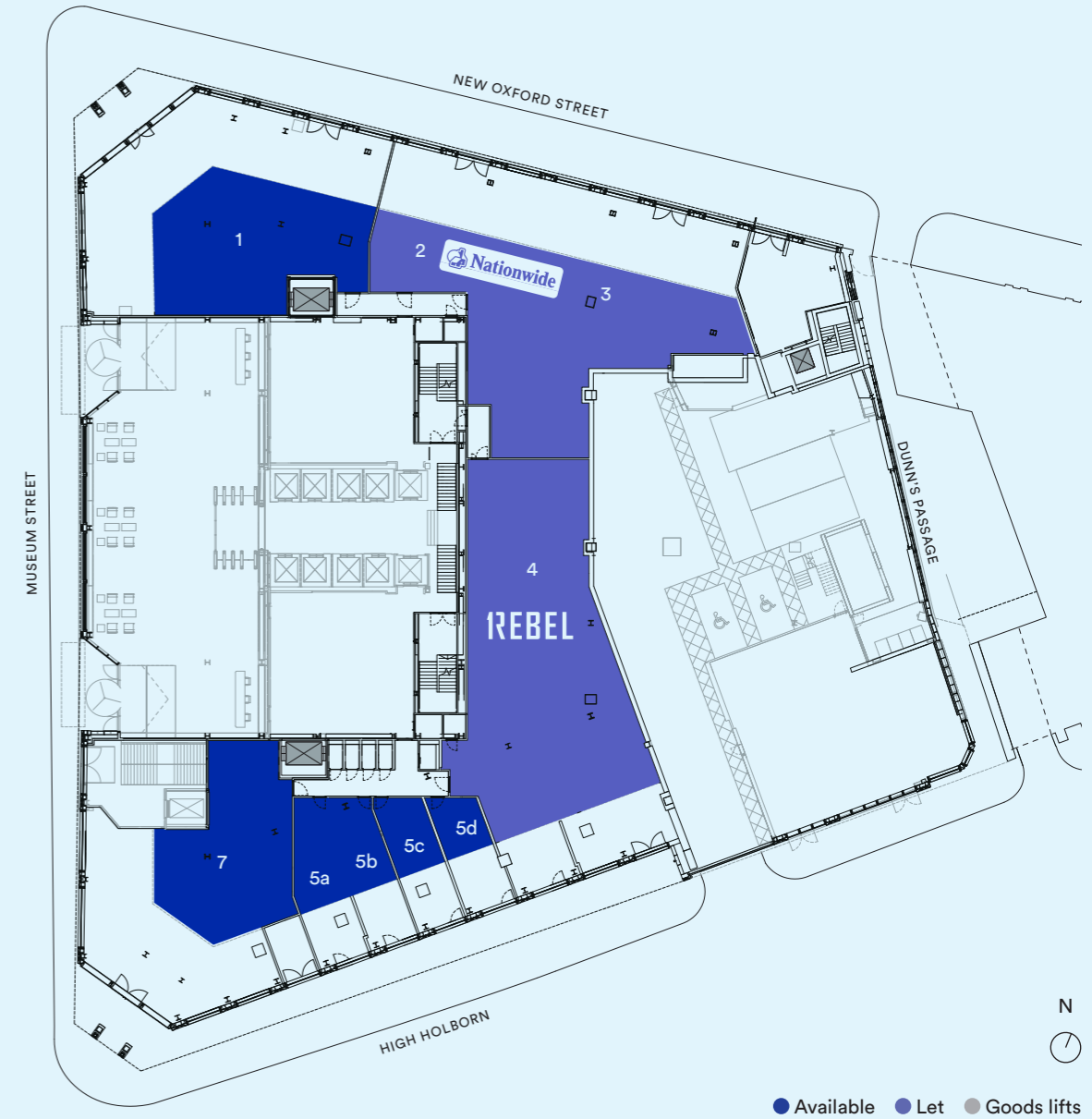
*Double-height Lower Ground unit with dedicated street-level access from High Holborn



Ground Level Deck

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Lower Ground

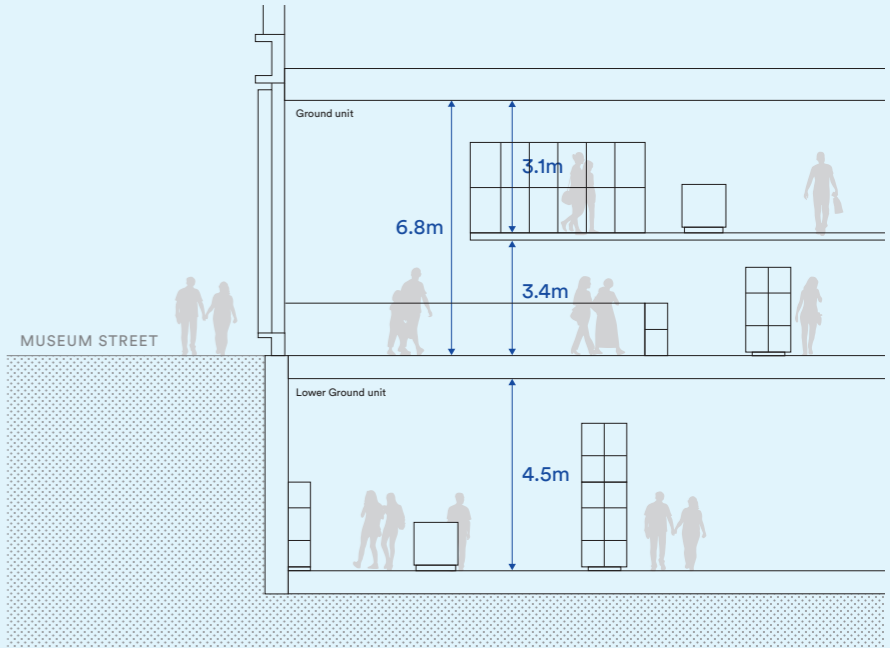
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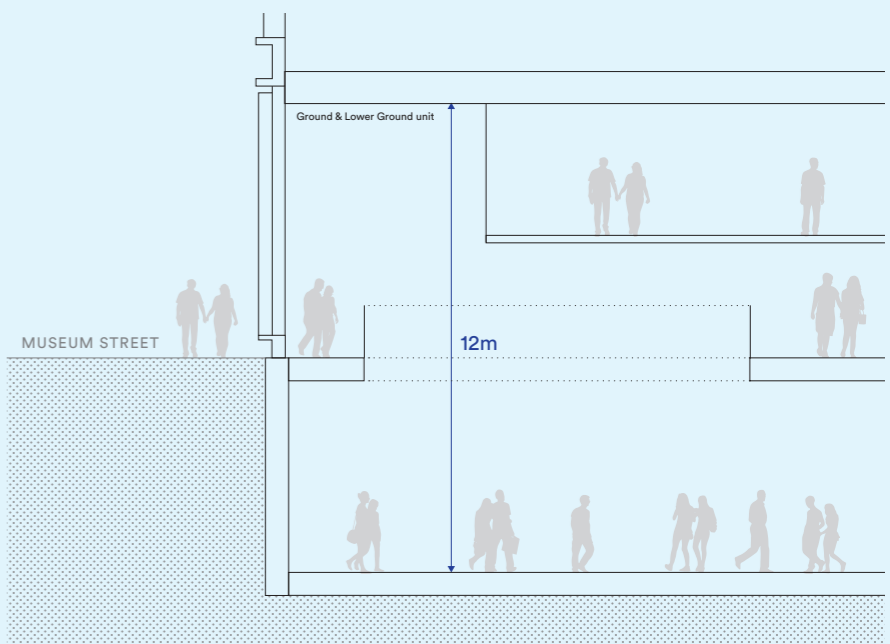


Flexibility of uses within the volume

Separate units across Ground and Lower Ground



Combining the Ground and Lower Ground units into one space to optimise the potential for 12m volume



Note: The above section is through units 6 and 7 on the south-west corner of Museum Street and High Holborn. Dimensions shown are from the anticipated floor finish level to underside of soffit.

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