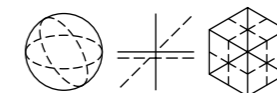




# THE POST BUILDING

The Post Building presents 33,000 sq ft of flagship retail, restaurant and gallery space across 135 metres of prominent double-height frontage within a mixed use scheme, including 263,000 sq ft of fully let office space at the heart of London's West End



VOLUME. CONNECTIVITY. DESIGN.

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 footfall<sup>4</sup>

# 40,000

office workers within a 5-minute walk<sup>1</sup>

# 34m

passengers utilise Holborn station per annum<sup>5</sup>

# 75,000

residents within a 15-minute walk<sup>2</sup>

# 40m

customer visits per annum to Covent Garden<sup>6</sup>

# 5.8m

visitors per annum to the British Museum, making it the UK's 2nd most popular visitor attraction<sup>3</sup>

# 72m

passenger figures per annum at Tottenham Court Road station forecast by 2026, up from today's 39m<sup>7</sup>

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

# Crossrail (the Elizabeth line) and Tottenham Court Road station

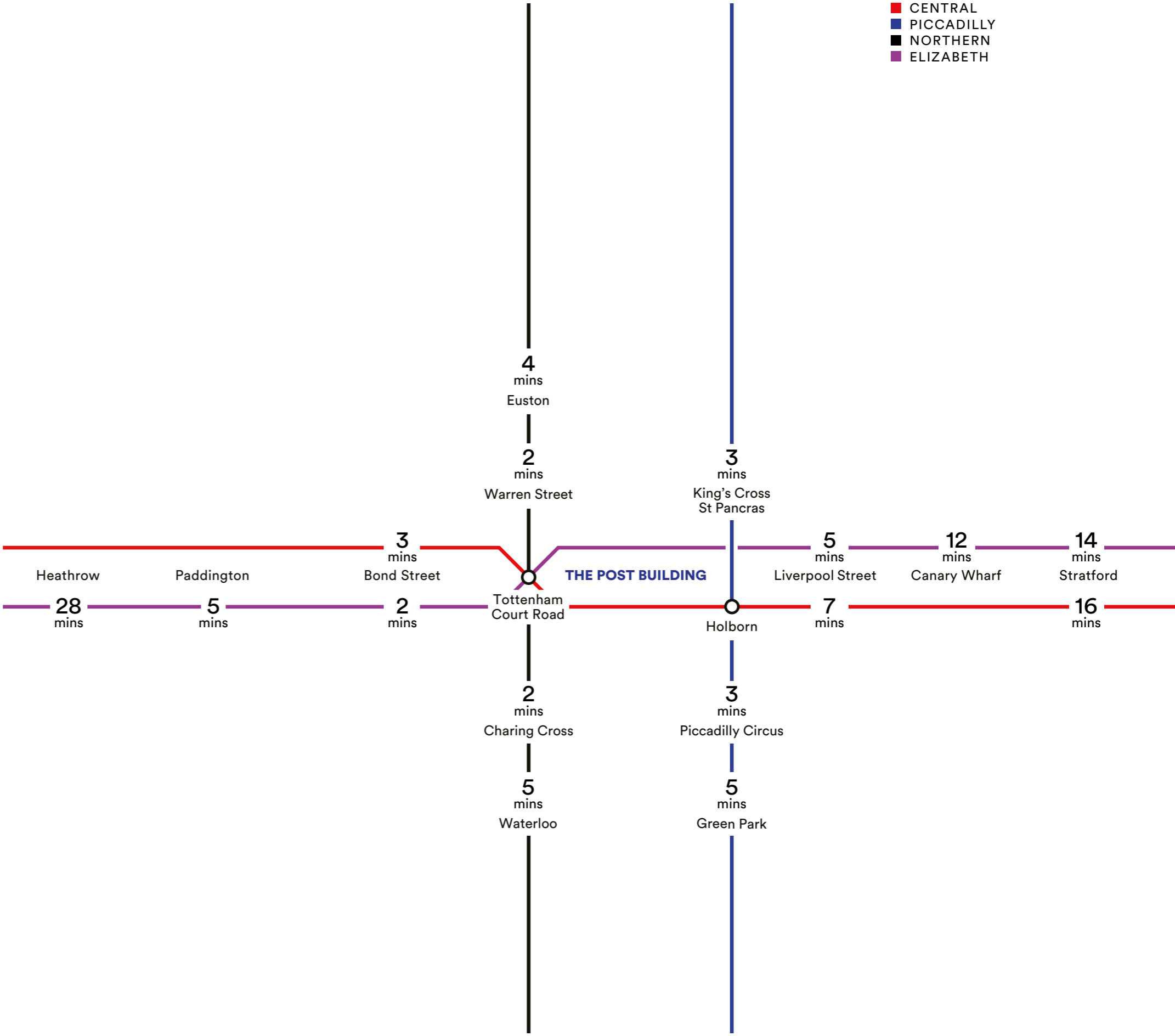
Approx. £18bn investment, making it Europe's largest infrastructure project

A new East–West connection, spanning 41 stations across London and the South East

The Elizabeth line will bring an extra 1.5m people to within 45 minutes of central London and carry an estimated 200m passengers pa on brand new, air-conditioned and WiFi / 4G-enabled trains

- Tottenham Court Road station is the only:
- connection of the Elizabeth line with both the Central line and the West End branch (Charing Cross) of the Northern line
  - planned intersection of the Elizabeth line with the proposed North–South Crossrail 2 line

Anticipated growth in Tottenham Court Road passenger entry/exit numbers to 71.5m pa by 2026 from 39m today



## Renowned retail, restaurants and leisure

The Post Building is located at London's crossroads, benefitting from the surrounding world-class transport infrastructure, public realm, retail and cultural institutions. The retail and F&B businesses at The Post Building will have the opportunity to capture the high quality footfall and discretionary retail spend within this key West End location.



### Bloomsbury

1. British Museum
2. Lamb's Conduit Street

Signature retailers in this neighbourhood:

Aesop  
Folk  
J. Crew  
London Review Bookshop  
Oliver Spencer  
Pentreath & Hall  
The Classic Camera



### Fitzrovia

3. Charlotte Street Hotel
4. Roka

Signature retailers in this neighbourhood:

Circolo Popolare  
Fabled by Marie Claire  
Heal's  
Muji  
Planet Organic  
Primark  
Waterstones



### Covent Garden

5. Covent Garden Piazza
6. Seven Dials
7. Royal Opera House
8. Seven Dials

Signature retailers in this neighbourhood:

Apple  
Charlotte Tilbury  
Jo Malone  
Mulberry  
Urban Outfitters



### Holborn

9. Lincoln's Inn Fields
10. The Hoxton Holborn

Signature retailers in this neighbourhood:

1Rebel  
Blackwell's Bookshop  
Cycle Surgery  
Gymbox  
Oliver Bonas  
Runners Need

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, High Holborn and Drury Lane showing the collection of F&B opportunities (CGI)



Office entrance to The Post Building on Museum Street (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 <sup>1</sup>

# £2.2bn

estimated total earnings of office workers within a 5-minute walk <sup>2</sup>

## Rapha<sup>®</sup>

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

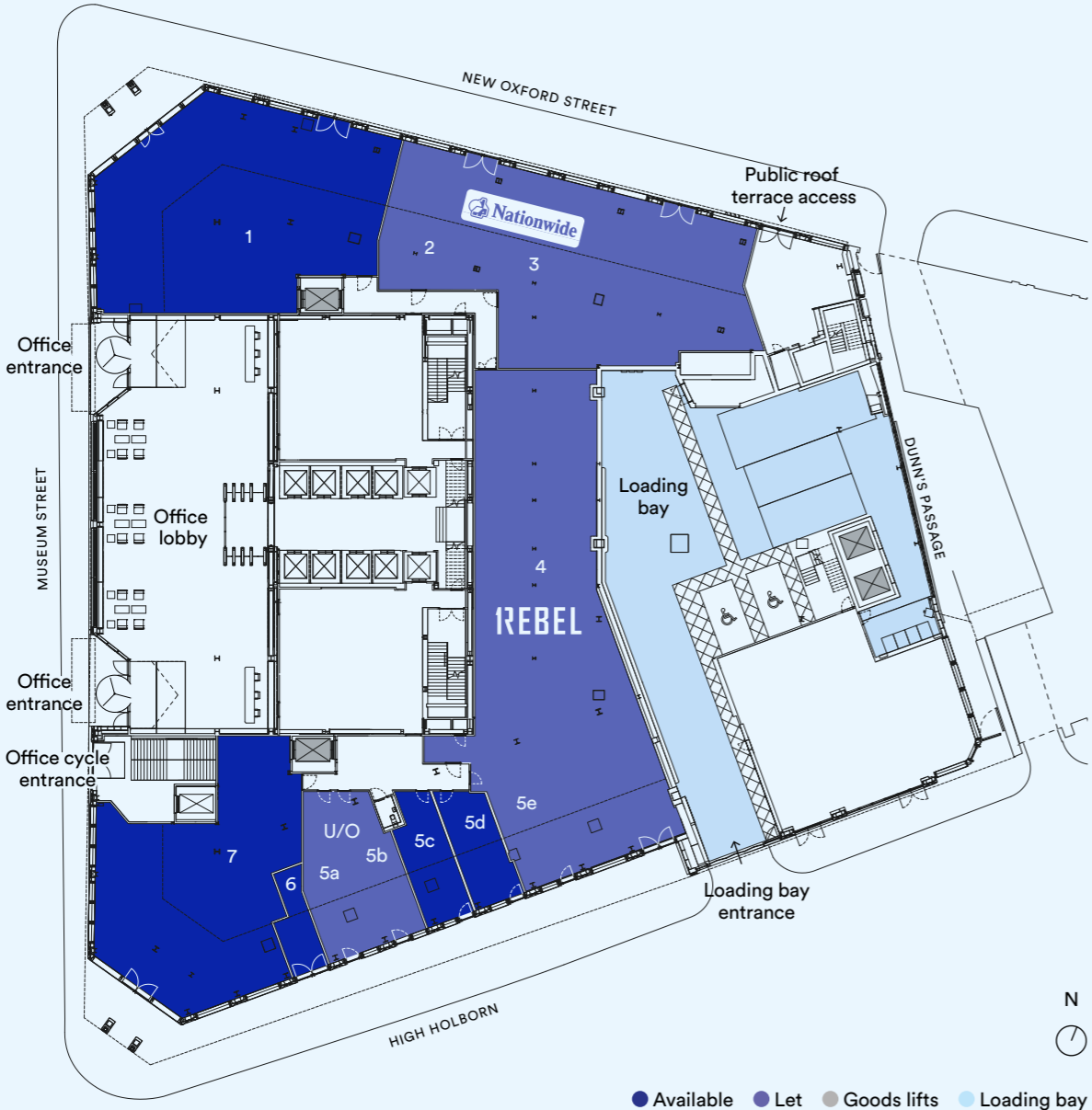


The detail

Ground

Unit	Ground (sq ft)	Ground Level Deck (sq ft)	Lower Ground (sq ft)	Use	Total (sq ft)	Status
1	3,664	1,727	-	A1 / A3	5,391	
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	514	317	-	A1 / A3	831	U/O
5b	481	302	-	A1 / A3	783	U/O
5c	418	261	-	A1 / A3	679	
5d	400	197	-	A1 / A3	597	
5e	595	-	-	A1	595	LET
6*	232	-	4,413	A3	4,645	
7	2,770	1,445	-	A3	4,215	
<b>Total</b>	<b>17,605</b>	<b>10,970</b>	<b>4,413</b>		<b>32,988</b>	

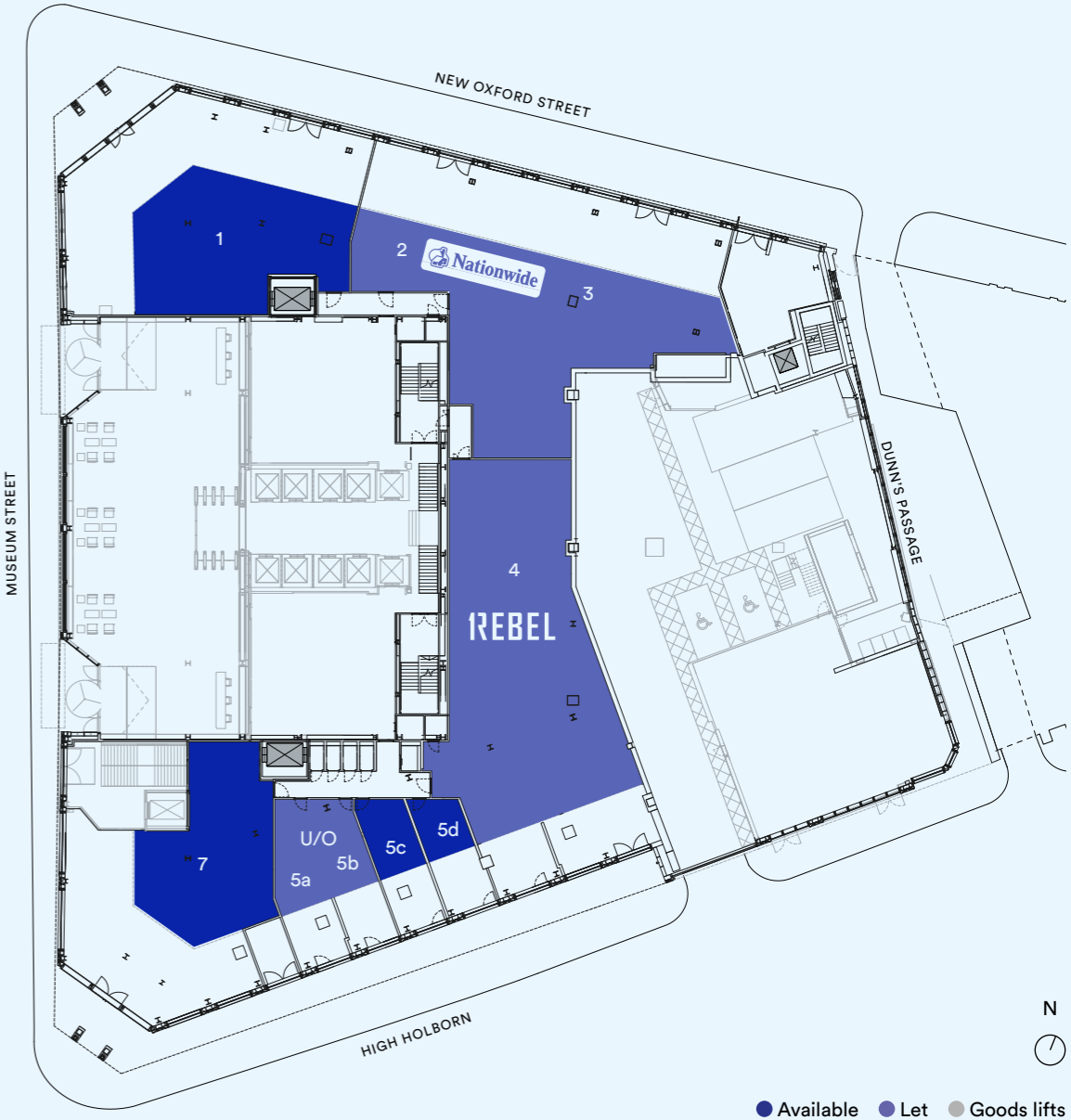
\*Double-height Lower Ground unit with dedicated street-level access from High Holborn



Ground Level Deck

Unit	Ground (sq ft)	Ground Level Deck (sq ft)	Lower Ground (sq ft)	Use	Total (sq ft)	Status
1	3,664	1,727	-	A1 / A3	5,391	
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	514	317	-	A1 / A3	831	U/O
5b	481	302	-	A1 / A3	783	U/O
5c	418	261	-	A1 / A3	679	
5d	400	197	-	A1 / A3	597	
5e	595	-	-	A1	595	LET
6*	232	-	4,413	A3	4,645	
7	2,770	1,445	-	A3	4,215	
<b>Total</b>	<b>17,605</b>	<b>10,970</b>	<b>4,413</b>		<b>32,988</b>	

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



# Lower Ground

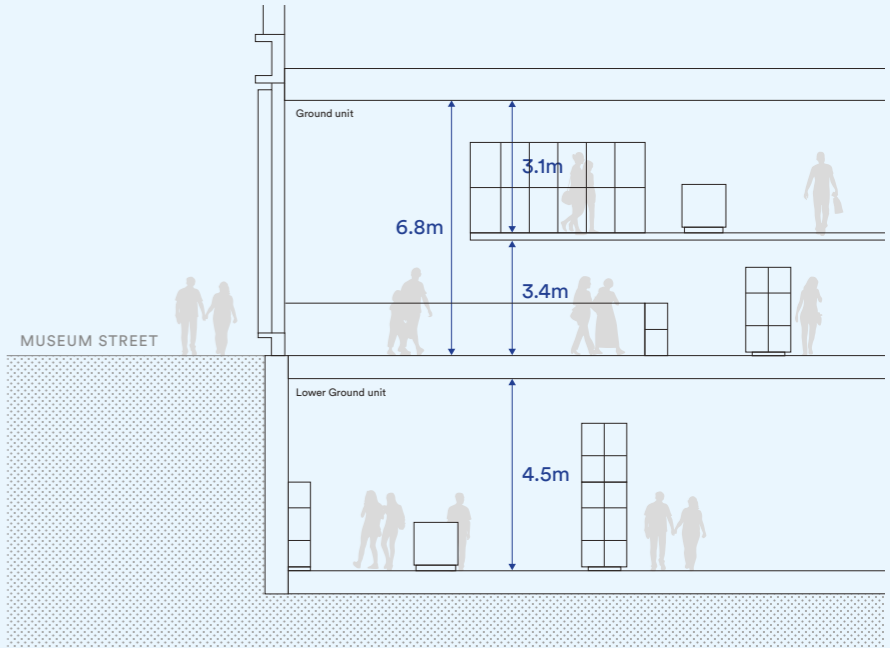
Unit	Ground (sq ft)	Ground Level Deck (sq ft)	Lower Ground (sq ft)	Use	Total (sq ft)	Status
1	3,664	1,727	-	A1 / A3	5,391	
2	985	498	-	A1 / A3	1,483	LET
3	3,038	2,552	-	A1 / A3 / D2	5,590	LET
4	4,508	3,671	-	A1 / A3 / D2	8,179	LET
5a	514	317	-	A1 / A3	831	U/O
5b	481	302	-	A1 / A3	783	U/O
5c	418	261	-	A1 / A3	679	
5d	400	197	-	A1 / A3	597	
5e	595	-	-	A1	595	LET
6*	232	-	4,413	A3	4,645	
7	2,770	1,445	-	A3	4,215	
<b>Total</b>	<b>17,605</b>	<b>10,970</b>	<b>4,413</b>		<b>32,988</b>	

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

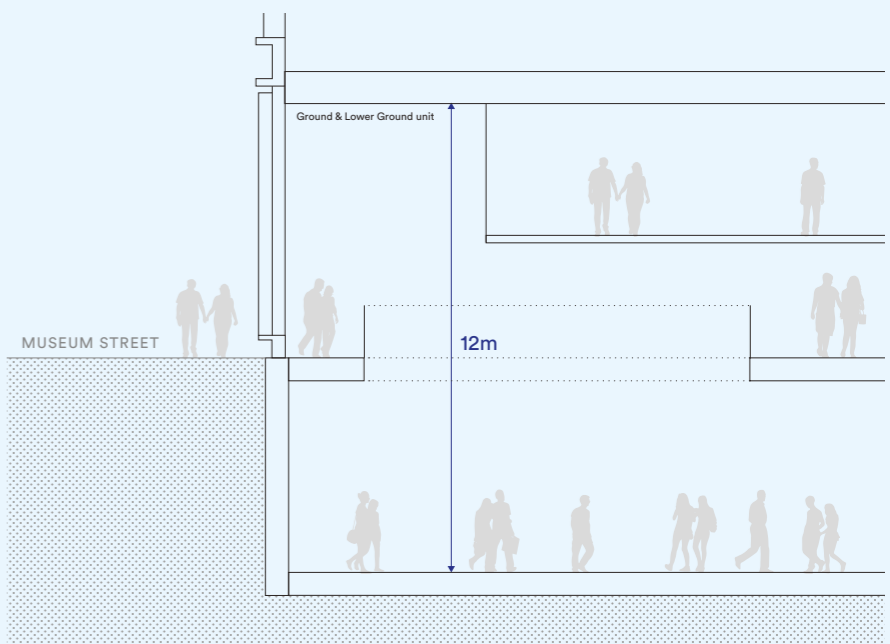


# Flexibility of uses within the volume

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.

# Specification

## STRUCTURAL GRID

### New Oxford Street

North / South – typically at 7.5m centres  
East / West – typically at 10.0m and 5.2m centres

### High Holborn

North / South – typically at 8.5m centres  
East / West – typically at 7.0m centres

## FLOOR LOADING

Imposed load of 4.0kN/m<sup>2</sup> plus 4.1kN/m<sup>2</sup> dead load for services, suspended ceilings and floor finishes.

## FLOOR HEIGHTS

### Lower Ground

Height to Soffit 4.3m – 5.0m  
Height to Typical Beam 3.8m – 4.7m

### Ground Floor Double Height Space

Height to Soffit 6.1m – 6.8m  
Height to Typical Beam 5.7m – 6.4m

### Ground Floor – Below Deck

Height to Soffit 2.8m – 3.4m  
Height to Typical Beam 2.5m – 3.2m

Dimensions shown are from the anticipated floor finish level.

## EXTERNAL FINISHES

The retail frontages are typically, 3m wide glazed projecting bays between 4m and 5m high with a solid pre-cast concrete base of typically 400mm in height. In between these bays sit 1m wide chamfered darkened stainless steel solid panels with bespoke darkened stainless steel grille infill.

## TELECOMS

There are two base build comms rooms at Lower Ground level located on the north and the south perimeter. By agreement the retailers can utilise these, or alternatively take a new comms connection from the street via the sleeves provided through the wall at Lower Ground level.

## INTERNAL FINISHES

### Walls

Emulsion painted concrete to the core and painted blockwork to the dividing walls.

### Floors

Exposed concrete slab allowing for a 200mm floor finish zone at Ground and a 90mm zone on the deck.

### Columns

Exposed steel and concrete columns.

### Ceilings

Exposed concrete soffit to the underside of the 1st floor slab and metal decking and steel beams to the underside of the deck.

## DELIVERIES AND GOODS LIFT

Deliveries will be via the loading bay on High Holborn. These deliveries can then be taken to the units, via a direct route across the Lower Ground floor, utilising the dedicated retail goods lift to the North and South of the main building core. The goods lifts are sized for 33-person/2500Kg with a speed of 1.0 m/s.

## VERTICAL CONNECTIVITY

There are no stairs provided within the larger units as part of the base build works. It is anticipated that these will be provided by the tenant as part of the fit out works and can be installed either in the double height space or within the deck areas between the main structural grid.

## HEATING AND COOLING

Space has been allocated for tenant plant in the mezzanine area of the loading bay, with heat rejection in Dunn's Passage. This has been sized to allow an anticipated heating load of 100W/m<sup>2</sup> and a cooling load of 180W/m<sup>2</sup>. Alternatively, appropriate plant can be located within the demise of each retail unit.

The smaller units (5a-e) and units 6 and 7 will have infrastructure provided by the lessor consisting of a refrigerant manifold connected to an appropriately sized VRF condenser unit located on the loading bay mezzanine.

## VENTILATION

Ventilation is facilitated through louvres located at the building perimeter on the underside of the 1st floor slab, which have been sized to allow 2.0l/s per m<sup>2</sup>. As part of the tenant's fit out it is anticipated that the louvres will be utilised to provide general ventilation and toilet ventilation requirements, as well as 'make up' air to any kitchen spaces if required.

## UNITS 5A-5E

These five units benefit from shared back of house including five WCs and a shared lessor air conditioning plant.

## INCOMING SERVICES

### Power

An electrical connection will be provided to a meter position within each unit. Each tenant, with support from the lessor, shall be responsible for arranging their own supply contract with their preferred provider and will require a telecoms connection to enable the remote metering. Electrical capacity has been allocated to each unit based on 225W/m<sup>2</sup> for the larger units and 160W/m<sup>2</sup> for the smaller units.

### Gas

Various 100mm and 150mm diameter sleeved penetrations have been provided at high level through the Lower Ground wall to enable connection from the gas main in the street to the units. Each tenant, with support from the lessor, will be responsible for arranging this final connection and supply contract with the utility provider. Large retail units will have the capacity to provide 40m<sup>3</sup>/hr of dedicated low pressure gas supply (for cooking) per unit.

### Water

Various 100mm and 150mm diameter sleeved penetrations have been provided at high level through the Lower Ground wall to enable Thames Water connection from the water main in the street to the units. Each tenant, with support from the lessor, will be responsible for arranging this connection and the supply contract with Thames Water.

The smaller units are provided with a capped water connection within each unit.

A supply of 1.5l/s for large units and 0.75l/s for smaller units is anticipated and has been ratified with Thames Water.

## Drainage

Capped soil and vent stacks (110mm diameter) are provided within the Lower Ground space directly below each of the larger units. Each tenant, with support from the lessor, shall connect to these capped branches during their fit out works. Drainage for the Lower Ground unit will be via a sump pump.

The smaller units are provided with the stacks already brought in and capped off.

## SPRINKLERS AND FIRE ALARM

Each unit shall be provided with a fire alarm interface unit connected to the main building fire alarm system. Each tenant, with the support of the lessor, shall be responsible for installing a fully integrated fire detection system.

A capped off sprinkler supply will be provided into the rear of each unit with a flow switch, alarm and test valve arrangement. Each tenant, with the support of the lessor, shall be responsible for extending this connection into their demise and providing the sprinkler system, including interfaces with the fire alarm system.

## SIGNAGE

Tenant signage will be provided through high level vertical fins incorporated into the cladding and high level internal hung signage behind shopfronts.

## KITCHEN EXTRACT

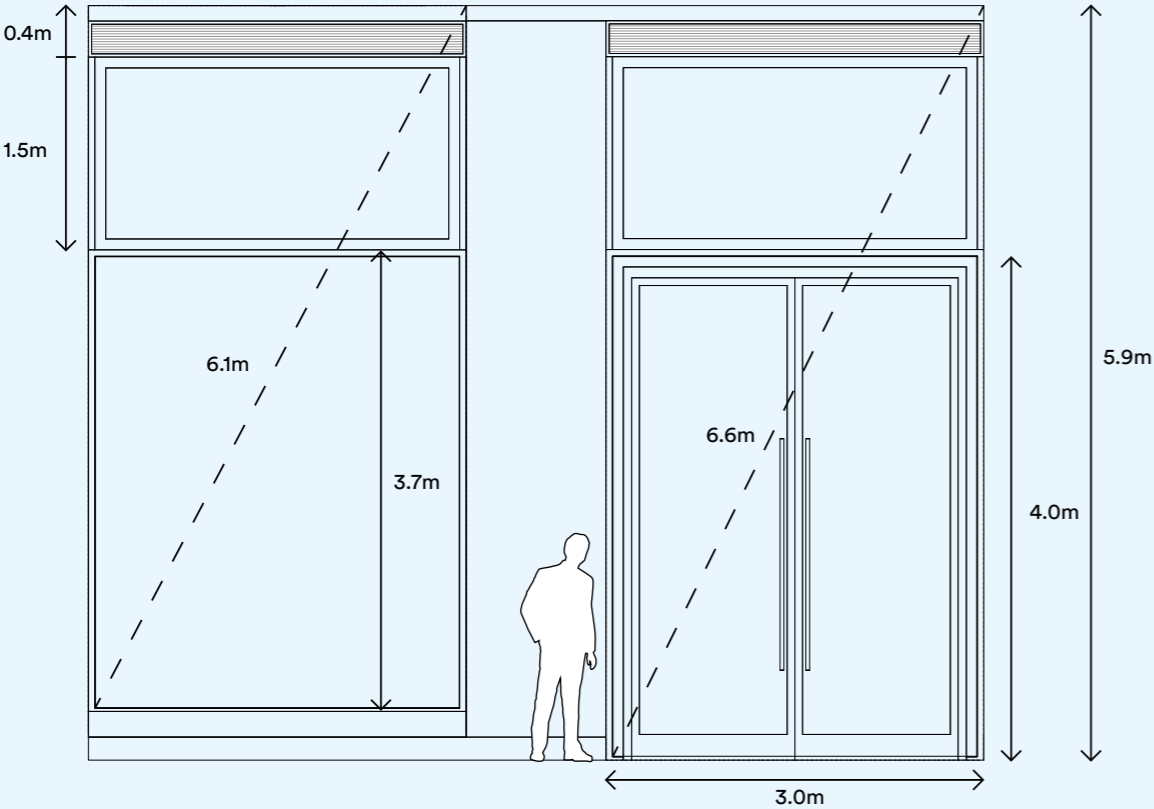
An extract allowance has been made within the risers for up to four commercial kitchens across the Ground and Lower Ground areas. Each kitchen will be allocated 1.2m x 1.2m of riser space for a tenant-specific extract system. Maintenance and installation of this extract system from the unit, to the riser and up to a discharge point at roof level will be the responsibility of the tenant (with the support of the lessor where necessary).

## REFUSE

A refuse area is located at Lower Ground and accessed via the retail goods lifts.

# Monumental scale and volume

Shopfront dimensions of The Post Building on New Oxford Street



# Terms

**TERMS**  
New leases contracted outside of the Landlord & Tenant Act 1954.

**PLANNING**  
A1 and A3 Uses secured. Alternative uses will be considered (Subject to Planning).

**ALCOHOL LICENCES**  
A number of alcohol licences have been obtained.

**OUTSIDE SEATING**  
Available on a separate licence, subject to Local Authority consent.

**TIMING**  
Units are available for immediate occupation.

**QUOTING RENTS**  
Available upon request.

**RATES**  
To be assessed.

**EPCs**

Unit	Band	Rating
1	C	53
5c	C	52
5d	C	52
6	B	37
7	C	53

Copies of the certificates are available upon request

RETAIL & RESTAURANTS

CBRE

Charlie Reid  
+44 20 7182 2473  
charlie.reid@cbre.com

Mark Calder  
+44 20 7182 8377  
mark.calder@cbre.com

Steven Stedman  
+44 20 7182 2712  
steven.stedman@cbre.com

Cushman & Wakefield

Duncan Gilliard  
+44 20 7512 5147  
duncan.gilliard@cushwake.com

Kate Sadler  
+44 20 7152 5034  
kate.sadler@eur.cushwake.com



Cushman & Wakefield and CBRE provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Cushman & Wakefield or CBRE. April 2020. Designed by dn&co.

