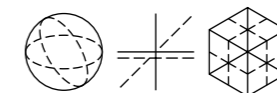




THE POST BUILDING

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 unique 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

39,000

office workers within a 5-minute walk ¹

40m

customer visits per annum to Covent Garden ⁵

75,000

residents within a 15-minute walk ²

6m

visitors per annum to the British Museum, making it the UK's most popular visitor attraction ⁶

2x

the UK average purchasing power amongst residents within a 15-minute walk ³

72m

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

8m

estimated annual pedestrian footfall ⁴

34m

passengers utilise Holborn station per annum ⁸

1. JLL Research. Total office workers in developments over 25,000 sq ft in size. 2019
2. CBRE Retail Intelligence. 2019
3. CBRE Retail Intelligence. 2019
4. CBRE Retail Intelligence. 2019

5. CACI Ltd.; EE Data. 2017
6. Association of Leading Visitor Attractions (ALVA). 2017
7. Arup, Elizabeth line readiness. 2018
8. Transport for London (TfL) — Entry / Exit figures. 2017

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



The meeting point of five characterful and vibrant London neighbourhoods

“This pivotal position in London sits surrounded by a deep well of history on all sides, yet is at the very epicentre of the buzz of contemporary life. You can feel the rhythm, you can taste the town.”

ROBERT ELMS
BBC BROADCASTER AND FORMER
WRITER AT THE FACE MAGAZINE



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.

5



6



Covent Garden

- 5. Covent Garden Piazza
- 6. Seven Dials

Signature retailers in this neighbourhood:

- Apple
- Charlotte Tilbury
- Jo Malone
- Mulberry
- Nike
- Paul Smith
- Tom Ford



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

7



8



Soho

- 7. Curzon Soho Cinema
- 8. Carnaby Street

Signature retailers in this neighbourhood:

- A.P.C.
- Axel Arigato
- Foyles
- John Pearce
- Liberty London
- Rag & Bone
- Sunspel



4



Fitzrovia

- 3. Charlotte Street Hotel
- 4. Roka

Signature retailers in this neighbourhood:

- Aperture Photographic
- Heal's
- Muji
- Planet Organic
- Primark
- Waterstones
- Zara

9



10



Holborn

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

Signature retailers in this neighbourhood:

- Blackwell's Bookshop
- Boom Cycle
- Cycle Surgery
- Gymbox
- Oliver Bonas
- Runners Need

Crossrail (the Elizabeth line) and Tottenham Court Road station

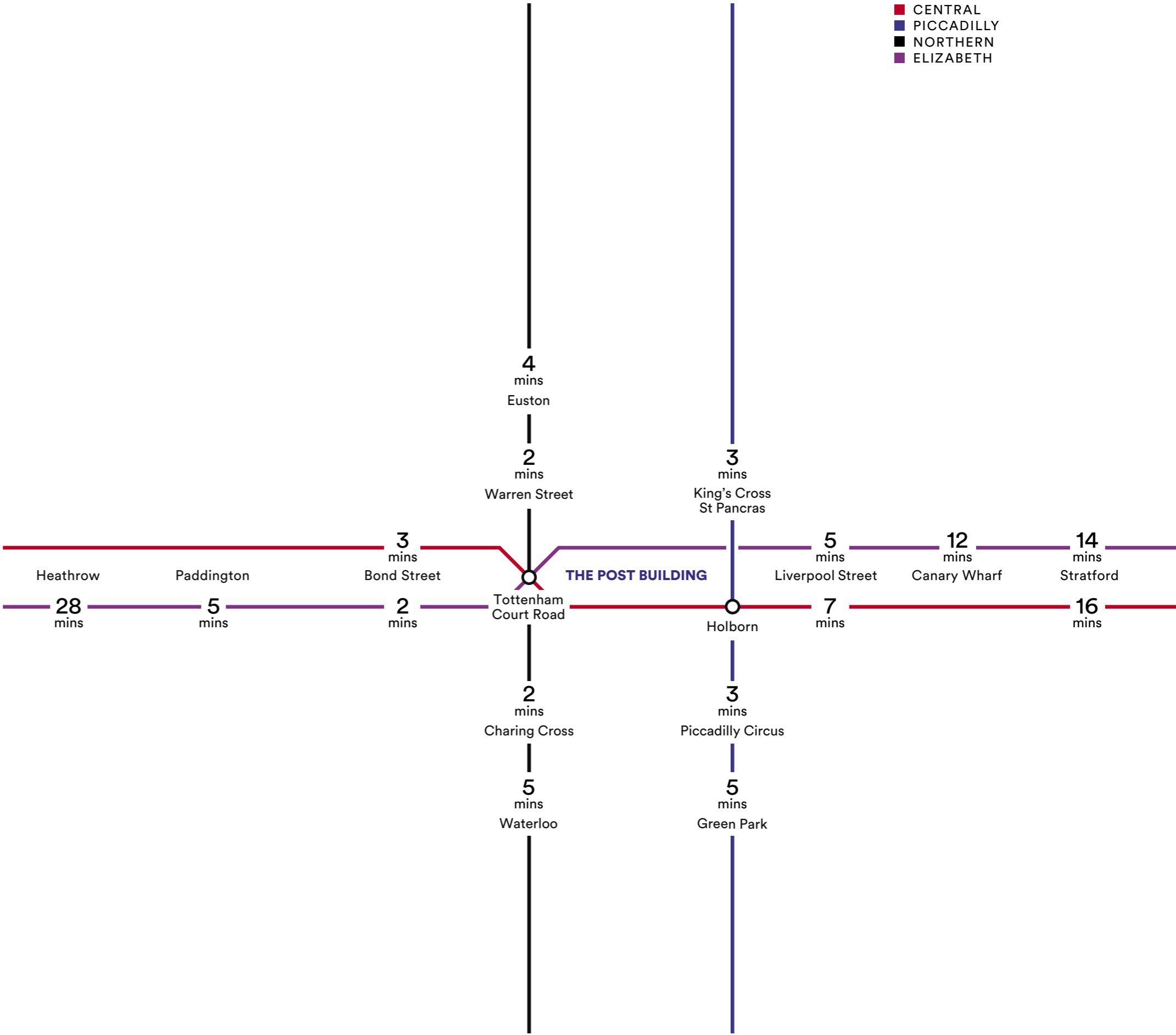
Approx. £18bn investment, making it Europe's largest infrastructure project

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



Improving connectivity and the public realm

- Santander cycle stands
- Electric car charging points
- ⬡ Car parks

West End Project



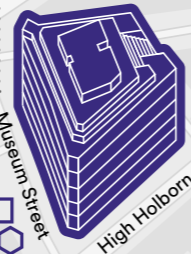
Museum Street South



Holborn Project



THE POST BUILDING



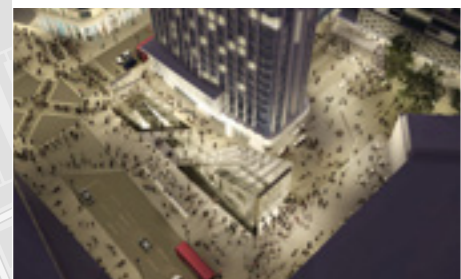
Dunn's Passage

Holborn

Dunn's Passage



Tottenham Court Road Crossrail Station



St Giles Circus / Centre Point



Princes Circus



WEST END PROJECT

This circa £40m project will transform 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 will replace the current 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 will be significant enhancement 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'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 will create 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.

View of The Post Building from the junction of Museum Street, High Holborn and Drury Lane showing the collection of F&B opportunities



New Oxford Street frontage

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

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



New Oxford Street — vast spaces of volume and light with ceiling heights of up to six metres and dramatic decks surrounding the central core



Office entrance to The Post Building on Museum Street

263,000

sq ft of office space at The Post Building

175,000

sq ft of office space pre-leased to McKinsey & Company and Rothesay Life

3,000

office workers at The Post Building

39,000

office workers within a 5-minute walk ¹

£2.1bn

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
2. Assuming average earnings of £55,000 pa across 38,000 office workers within a 5-minute walk

Mid-century industrial heritage and volume creating inspiring and flexible space in the centre of London

Potential office occupier reception on Level 3



Potential office fit-out on Level 3



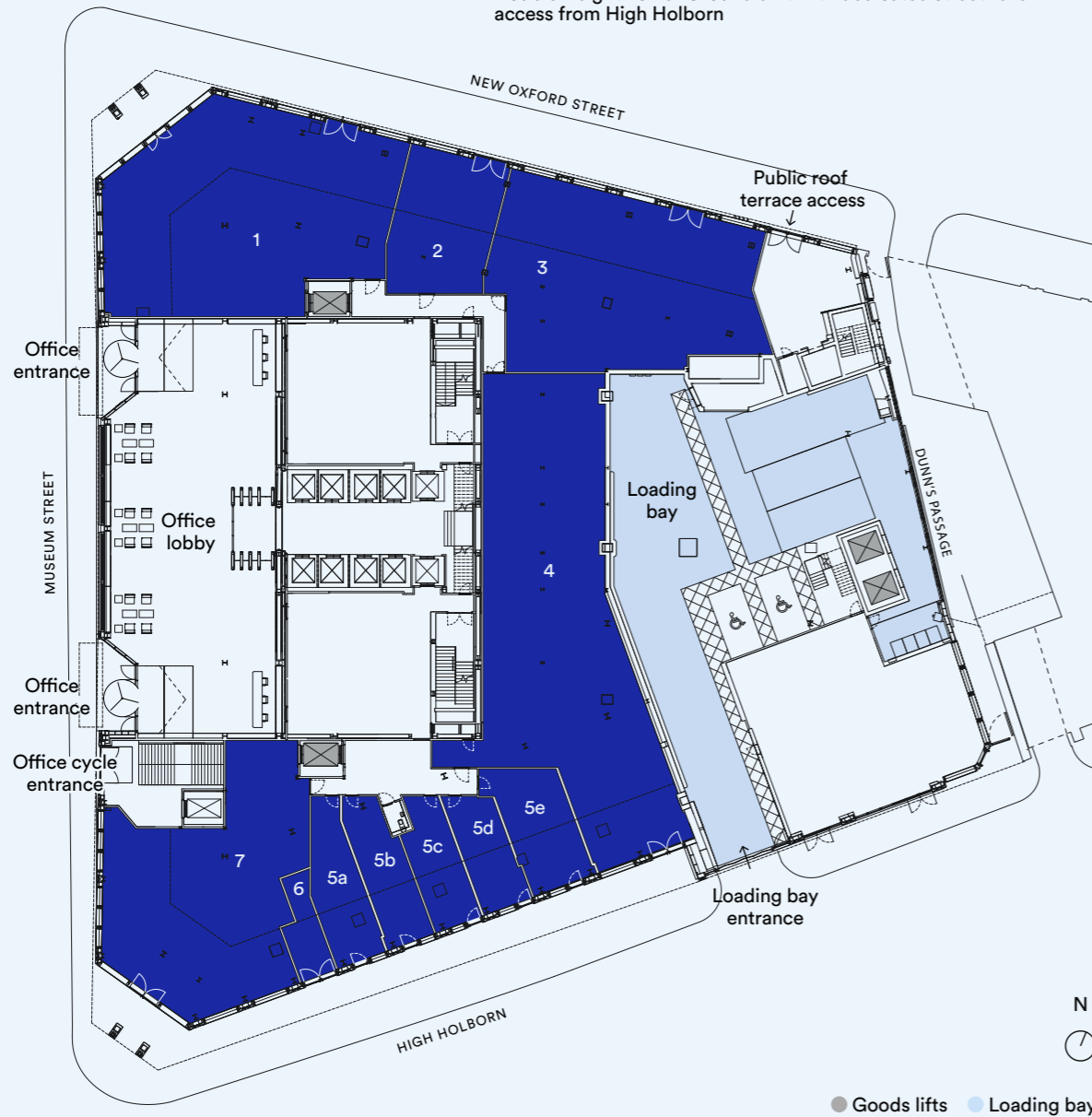
The Post Building site was once home to the Royal Mail's West End sorting office — a warehouse in the centre of London. The result is a unique space for the West End — six metre-high ceilings and open, light-filled spaces that offer maximum impact and flexibility for its occupiers.

THE DETAIL

Ground

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

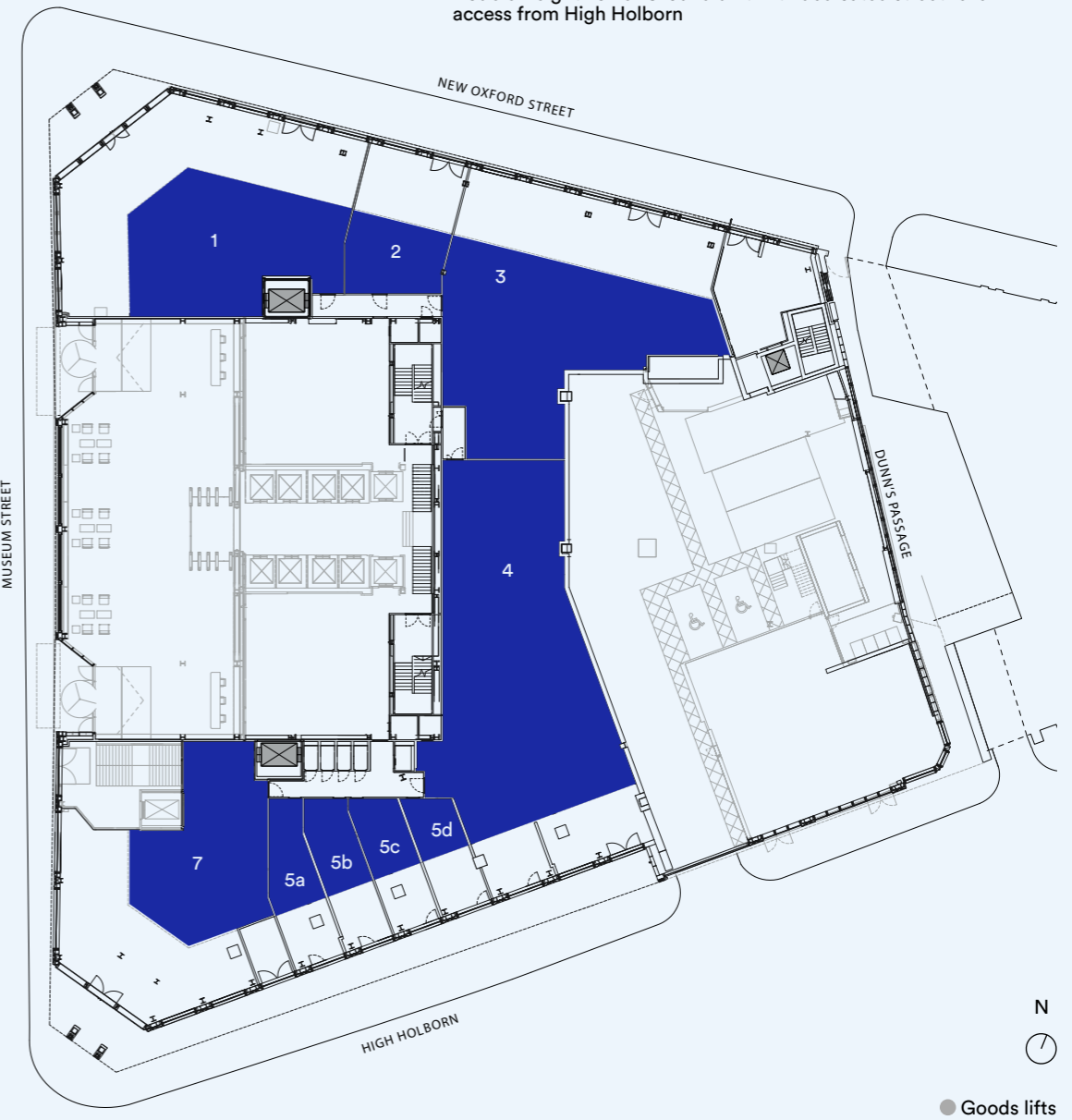
* Double-height Lower Ground unit with dedicated street-level access from High Holborn



Ground Level Deck

Unit	Ground (sq ft)	Ground Level Deck (sq ft)	Lower Ground (sq ft)	Use	Total (sq ft)
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6*	232	-	4,413	A3	4,645
7	2,770	1,445	-	A3	4,215
Total	17,605	10,970	4,413		32,988

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



Lower Ground

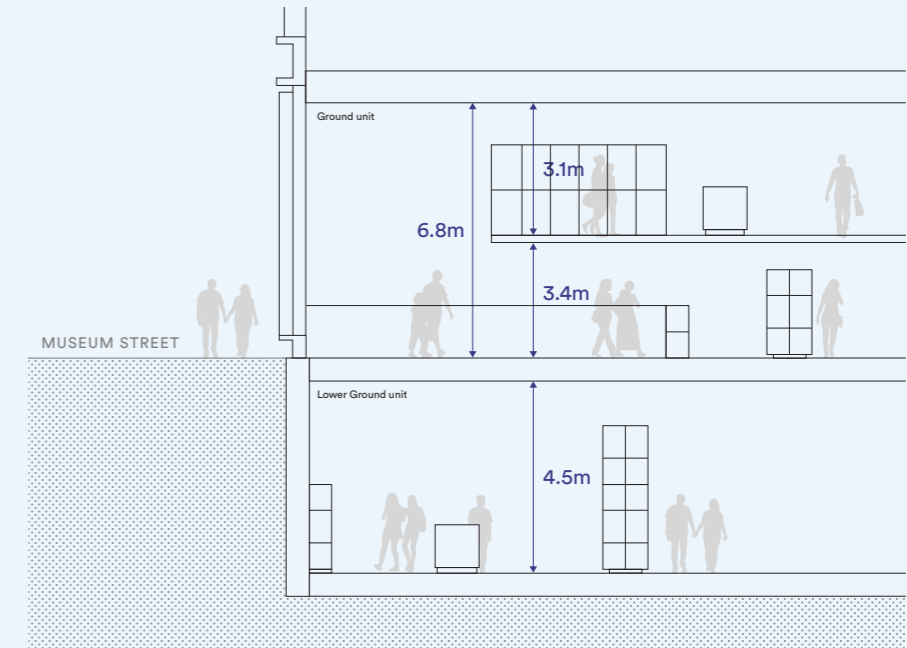
Unit	Ground (sq ft)	Ground Level Deck (sq ft)	Lower Ground (sq ft)	Use	Total (sq ft)
1	3,664	1,727	-	A1 / A3	5,391
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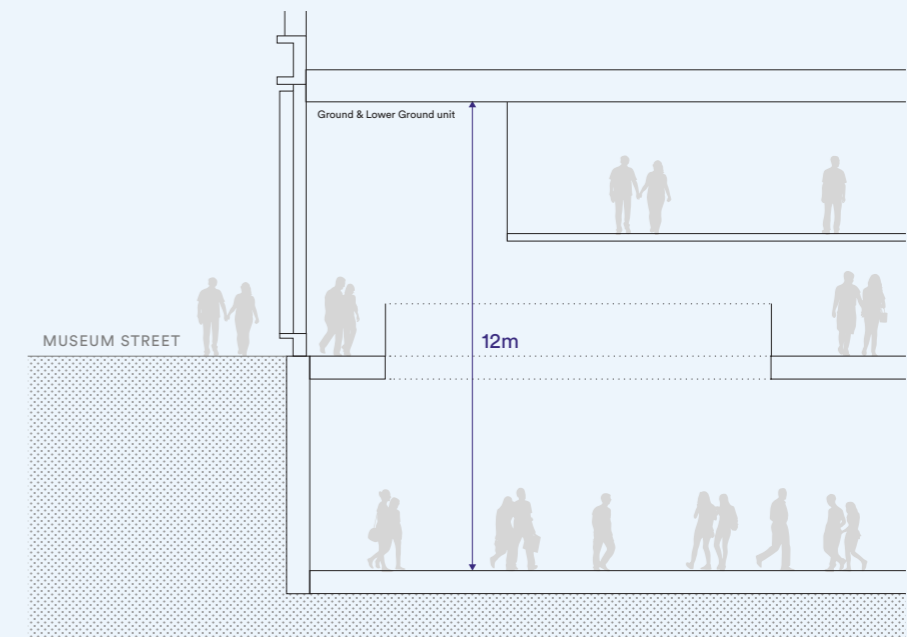


Flexibility of uses within the volume

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.

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/m² plus 4.1kN/m² 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/m² and a cooling load of 180W/m². 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 m². 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/m² for the larger units and 160W/m² 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 40m³/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.

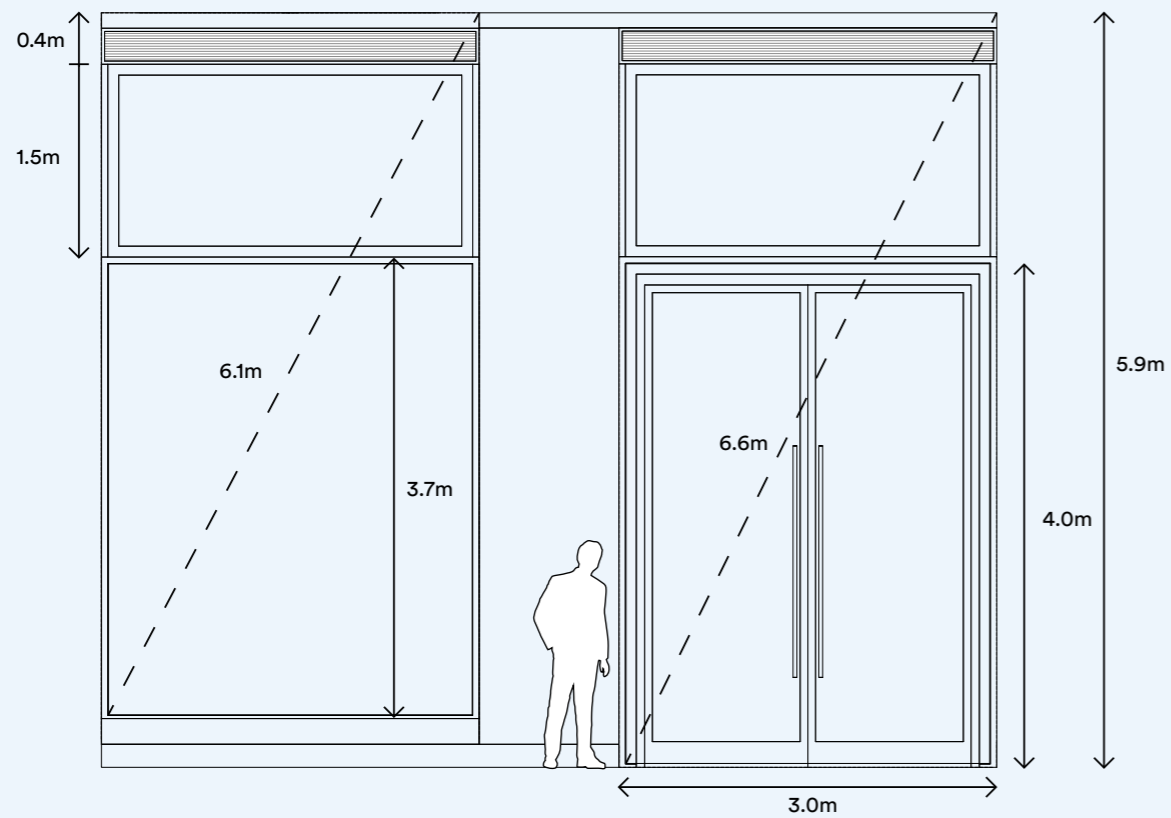
KITCHEN EXTRACT

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



An exciting and
evolving neighbourhood

Compelling mix of independent and established big name retailers in the neighbourhood



1. Sunspel
2. Paul Smith
3. Folk

- Retailers include:
- APPLE
 - APERTURE PHOTOGRAPHIC
 - CHARLOTTE TILBURY
 - FOLK
 - FOYLES
 - JAMES SMITH & SONS UMBRELLAS
 - JOHN PEARSE
 - NIKE
 - ORGANIC BOTANIST
 - PAUL SMITH
 - PENTREATH & HALL
 - PETERSHAM NURSERIES
 - RAG & BONE
 - SUNSPEL
 - THE COVENT GARDEN ACADEMY OF FLOWERS
 - THOMAS FARTHING
 - ZARA

- 4. Apple
- 5. James Smith & Sons Umbrellas
- 6. Charlotte Tilbury





7



8



9

- 7. Seven Dials, Covent Garden
- 8. Aperture Photographic
- 9. Foyles

A thriving and evolving food & drink destination

Food & drink:

26 GRAINS
BARRAFINA
CORA PEARL
DIN TAI FUNG
DISHOOM
FERNANDEZ & WELLS
HAKKASAN
IPPUDO
JACOB THE ANGEL
KANADA-YA
LIMA
MONMOUTH COFFEE
MONMOUTH KITCHEN
NOBLE ROT
PARSONS
PETERSHAM NURSERIES
ST. JOHN BAKERY
THE 10 CASES
THE BARBARY
THE DELAUNAY
THE IVY
THE QUEEN'S LARDER
VIVI BY RHUBARB

1. The Ivy
2. Neal's Yard



1



2



3



4



5

- 3. The Hoxton Holborn
- 4. Noble Rot
- 5. Barrafina



6



7

6. The Delaunay
7. Dishoom
8. The 10 Cases

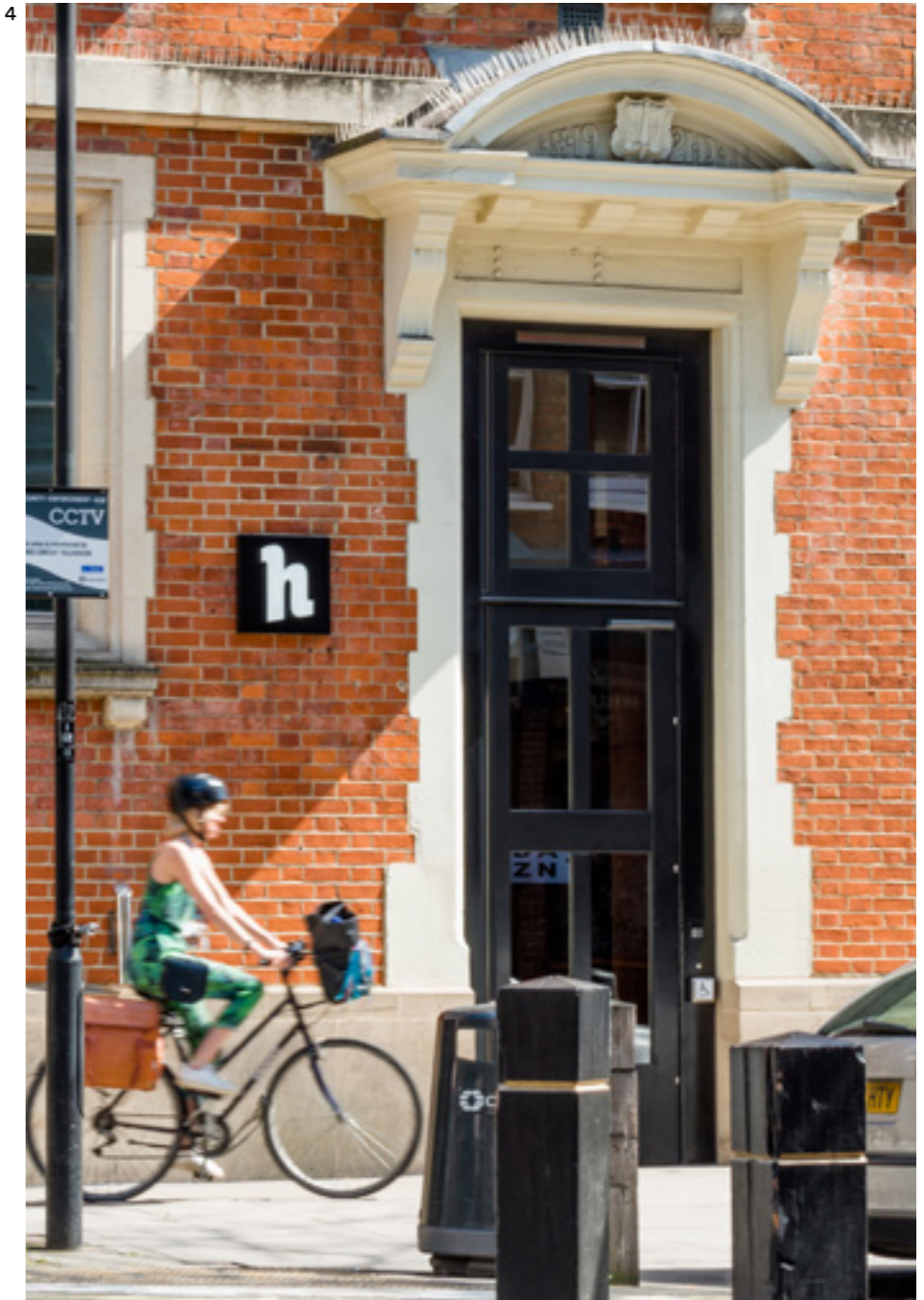


8

Members' clubs, hotels
and leisure:

- ANOTHER SPACE
- BOOM CYCLE
- CHARLOTTE STREET HOTEL (FIRMDALE)
- COVENT GARDEN HOTEL (FIRMDALE)
- CURZON CINEMA
- GARRICK CLUB
- GROUCHO CLUB
- HOSPITAL CLUB
- OPERA HOUSE HOTEL
- SOHO HOUSE
- THE HOXTON HOLBORN
- THE MANDRAKE HOTEL
- THE SOHO HOTEL (FIRMDALE)
- THE ROSEWOOD HOTEL

The new breed of members' clubs, hotels and leisure



1. Covent Garden Hotel
2. Another Space
3. The Rosewood Hotel
4. Hospital Club

Cultural heartland and home of world-class museums, galleries, theatres, universities and the Knowledge Quarter

Museums, galleries and universities:

BRITISH MUSEUM
LONDON SCHOOL OF ECONOMICS
PAUL STOLPER GALLERY
ROYAL OPERA HOUSE
SIR JOHN SOANE'S MUSEUM
SOMERSET HOUSE
UNIVERSITY COLLEGE LONDON
UNIVERSITY OF THE ARTS LONDON

1. Royal Opera House
2. British Museum
3. Paul Stolper Gallery



1



2



3



4



5



6

- 4. Sir John Soane's Museum
- 5. Somerset House
- 6. London School of Economics

RETAIL & RESTAURANTS

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Davis Coffey Lyons

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Oxford Properties

Deborah Green
+44 20 7822 8300



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