

ONE RIVINGTON
SHOREDITCH

Located in the heart
of the Shoreditch Triangle

ONE RIVINGTON

A NEW MIXED-USE LANDMARK DEVELOPMENT BY PARK PLAZA HOTELS EUROPE OFFERING A UNIQUE WORKPLACE OPPORTUNITY OF 50,000 SQ FT OVER FIVE OFFICE FLOORS WITH UNRIVALLED TENANT AMENITIES AND PANORAMIC SKYLINE VIEWS.

Office from Tabernacle Street

A STUNNING TOWER DESIGNED BY SQUIRE AND PARTNERS – ONE RIVINGTON TAKES ITS PLACE AT THE CENTRE OF THE URBAN ENVIRONMENT IN SHOREDITCH.



IN THE ROUND

One Rivington occupies a prominent position on the Shoreditch skyline.

Featuring architectural detailing which includes an elegant twisting metal fin design for the façade – the five floors of workspace forms part of the new art'otel development – where art and design lie at the core of the brand.

With its rich artistic history, Shoreditch is an ideal location – highlighted with two retained artworks, believed to be by Banksy, brought into the fabric of the architecture at lower level.

| FLOOR | USE | SQ FT | TERRACES (SQ FT) |
|--------------|-----------|---------------|------------------|
| Sixth | Office | 7,836 | |
| Fifth | Office | 7,825 | 1,001 |
| Fourth | Office | 9,278 | 796 |
| Third | Office | 11,496 | |
| Second | Office | 11,851 | |
| Ground | Reception | 936 | |
| Total | | 49,222 | 1,797 |

* Subject to final measurement upon completion of development.



Exterior from Great Eastern Street

Office entrance

The Building / Exterior



AN IMPRESSIVE OFFICE
ENTRANCE FACES
ONTO RIVINGTON STREET.

ONE RIVINGTON
SHOREDITCH

Six / Seven

Main office reception



AHEAD OF THE CURVE

OFFICES



Landmark new Shoreditch development



360° panoramic views



Impressive reception



3 x 13 / 21 person lifts



Private terraces on 4th and 5th floors



Direct access to 24th floor conference and meeting room facility



66 bicycle spaces



5 showers with changing room and 130 lockers



Flexible floorplates with excellent natural light

HOTEL



Ground floor café / bar with terrace seating



1st floor bar, lounge and restaurant



25th floor - destination rooftop bar & restaurant with signature chef



Signature Artist



Gallery / library space



Auditorium space / cinema



Excellent transport links



Gym facilities



Concierge service

SMARTER WORKING

OFFICE ESG

One Rivington offers sustainability and ESG credentials beyond the expectations of today's occupiers.

The building provides an environment that benefits not only the planet, but also occupier wellbeing and productivity.



BREEAM Excellent targeted



WiredScore Platinum rating targeted



Windows carefully designed to balance daylight, heat loss and heat gain



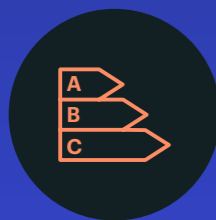
Water efficient equipment and fixtures installed throughout



Constructed using sustainably sourced materials, prioritising low embodied carbon materials



Multiple external terraces with greenery



Targeted EPC Rating: A



Smart building features. Secure access control throughout



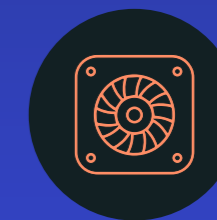
Low energy LED lighting throughout



Wellness facilities for users, including shower and changing areas, plus convenient cycle storage



Efficient mechanical ventilation system with heat recovery, linked to a modern, central building management system



Advanced fresh and recirculated air filtration



SMART APP ENABLED
PROVIDING SECURITY ACCESS AND DIGITAL IDENTIFICATION, THE APP ALSO ALLOWS TENANTS TO BOOK AMENITIES AND MEETING SPACES - WHILST ALSO KEEPING OCCUPIERS UP-TO-DATE ON THE LATEST EVENTS.

Fifth floor terrace



Location / Terraces

ONE RIVINGTO
SHOREDITCH

BREATHTAKING VIEWS ACROSS
THE CITY SKYLINE FROM THE
PRIVATE FOURTH AND
FIFTH FLOOR TERRACES.



View from 24th floor meeting facility

Fourteen / Fifteen

ART'OTEL AMENITIES

At art'otel, inspiration is everywhere.

art'otel invites guests and visitors to create art. At art'otel London Hoxton a Signature Artists will create and present original work, paired with ever-changing exhibitions and art inspired events – with an onsite gallery space and auditorium open to hotel guests, office tenants and the local community.



Hotel entrance



Hotel lounge



Ground floor café



Gallery space

The 357 bedrooms are complemented by a ground floor café, two restaurants, lounges and bars offering environments which are relaxed, vibrant and playful – ideal spaces to relax and recharge or entertain clients.

ALL EYES ON SHOREDITCH

Location

Eighteen / Nineteen

THE BEATING HEART OF CREATIVITY
IN THE CITY, THE AREA LEADS THE
WAY AS LONDON'S MOST VIBRANT
CULTURAL AND SOCIAL DESTINATION.

ONE RIVINGTON
SHOREDITCH



Leroy
Opened in March 2018, Leroy was awarded a Michelin star in 2019, with a menu focussing on simplicity and flavour.

18 Phipp Street, EC2A 4NU
leroyshoreditch.com

THE AREA'S DIVERSE AMENITY MIX PROVIDES OCCUPIERS WITH THE BEST OF THE CITY'S FOOD, DRINK, RETAIL AND SOCIAL SCENE - MORNING, DAY OR NIGHT.



Vitra
Vitra's recently opened flagship UK showroom at the Tramshed building on Rivington Street showcases the best of contemporary lifestyle design.

Tramshed, 32 Rivington Street, EC2A 3LX
vitra.com



Autograph
Housed in an iconic building designed by Sir David Adjaye, Autograph is England's first permanent public space dedicated to diversity in the visual arts.

Rivington Pl, London EC2A 3BA
autograph.org.uk



Manteca
A Nose-to-tail Italian inspired menu with wood-fired breads, hand-rolled pastas and an Amaro focussed cocktail menu. Overseen by David Carter (Smokestack) and Chris Leach (ex-Kitty Fisher's).

49-51 Curtain Road, EC2A 3PT
mantecarestaurant.co.uk

AIDA
With a focus on sustainability, Aida presents a thoughtfully curated store of the very best of independent lifestyle brands.

133 Shoreditch High Street, E1 6JE
aidashoreditch.co.uk



Pachamama East
Pachamama East's arrival in Shoreditch celebrates the harmony between Chinese & Peruvian cuisine in a menu packed with flavour.

73 Great Eastern Street, EC2A 3HU
pachamamalondon.com

AMENITIES

DINING

- 01 BLACKLOCK
- 02 BRAT
- 03 BUTCHIES
- 04 COCOTTE
- 05 DAFFODIL MULLIGAN
- 06 GLORIA
- 07 GODDARD & GIBBS
- 08 HOXTON GRILL
- 09 LEROY
- 10 MANTECA
- 11 MEAT LIQUOR
- 12 PACHAMAMA EAST
- 13 POPOLO
- 14 ROSSOPOMODORO
- 15 SANTO REMEDIO
- 16 SERATA HALL
- 17 SMOKING GOAT
- 18 SODO PIZZA
- 19 THE CLOVE CLUB
- 20 THE PRINCESS

BARS & CAFÉS

- 01 ATTENDANT COFFEE
- 02 BIKE SHED MOTO CO.
- 03 BLACK SHEEP COFFEE
- 04 BOUNCE
- 05 BREWDOG
- 06 CALLOOH CALLAY
- 07 COLOURS HOXTON
- 08 FOUNTAIN TAP
- 09 FRIENDS OF OURS
- 10 GIBNEY'S
- 11 GIG'S HOXTON
- 12 HAPPINESS FORGETS
- 13 KYBELLE
- 14 LANTANA
- 15 NIGHTJAR
- 16 OZONE COFFEE
- 17 PHOTOBOOKCAFE
- 18 QUEEN OF HOXTON
- 19 SEED LIBRARY
- 20 THE BRICKLAYERS ARMS

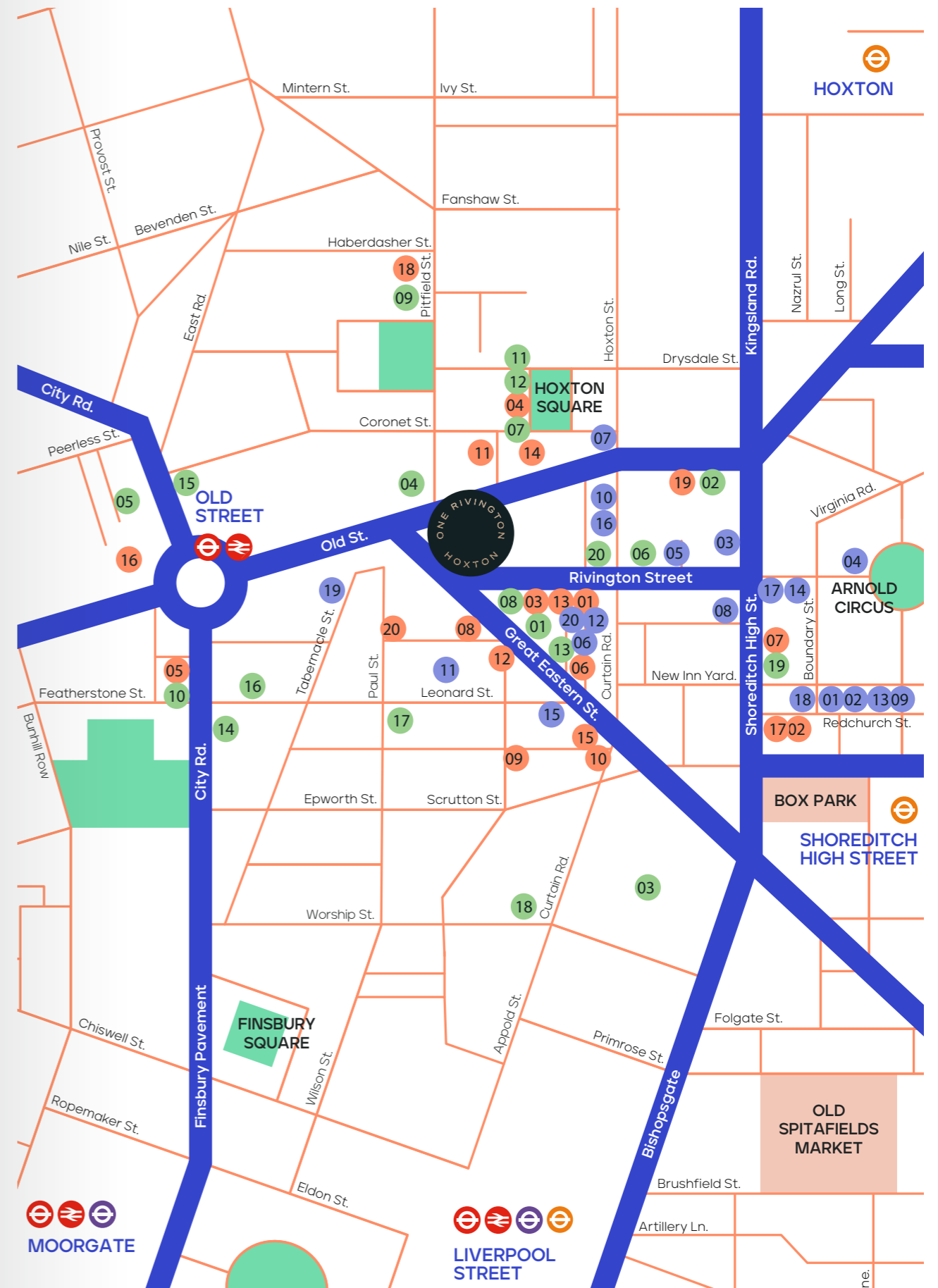
RETAIL

- 01 A.P.C.
- 02 AIMÉ
- 03 AIDA
- 04 ALLY CAPELLINO
- 05 AUTOGRAPH GALLERY
- 06 BEGGARS RUN
- 07 BRITISH STANDARD
- 08 CARHARRT
- 09 FOLK
- 10 GOODHOOD
- 11 HOUSE OF HACKNEY
- 12 MR START
- 13 NUDIE JEANS
- 14 OLIVER SPENCER
- 15 PURE EVIL GALLERY
- 16 SCP
- 17 SNS LONDON
- 18 SUNSPEL
- 19 TOKYOBike
- 20 VITRA



Tokyobike
The independent bicycle company, featuring apparel, lifestyle and homeware goods.

87-89 Tabernacle Street, EC2A 4BA
tokyobike.co.uk





The Princess of Shoreditch
 Michelin-starred chef Simon Bonwick, presides of menu focused on British provenance – with a drinks menu to match.

76-78 Paul Street, EC2A 4NE
theprincessofshoreditch.com



Gloria
 A 70's Capri-style Trattoria in the middle of Shoreditch, offering a playful bold menu – open for lunch, dinner and brunch.

18 Phipp Street, EC2A 4NU
leroysthoreditch.com

LOCAL OCCUPIERS

marshmallow

checkout.com



stripe

Adobe

airbnb

amazon

bgl

BGY

box

emap

FARFETCH

inmarsat

Mind Candy

monzo



SAGE Publishing

SPARK44

turner

VICE

CONNECTIVITY

However you like to move around town, One Rivington is ideally situated - and is just a two minute walk from newly redesigned and reconfigured Old Street station.

Shoreditch High Street, Hoxton, Liverpool Street and Moorgate stations are also all within easy reach - providing access to all major London transport routes and services.

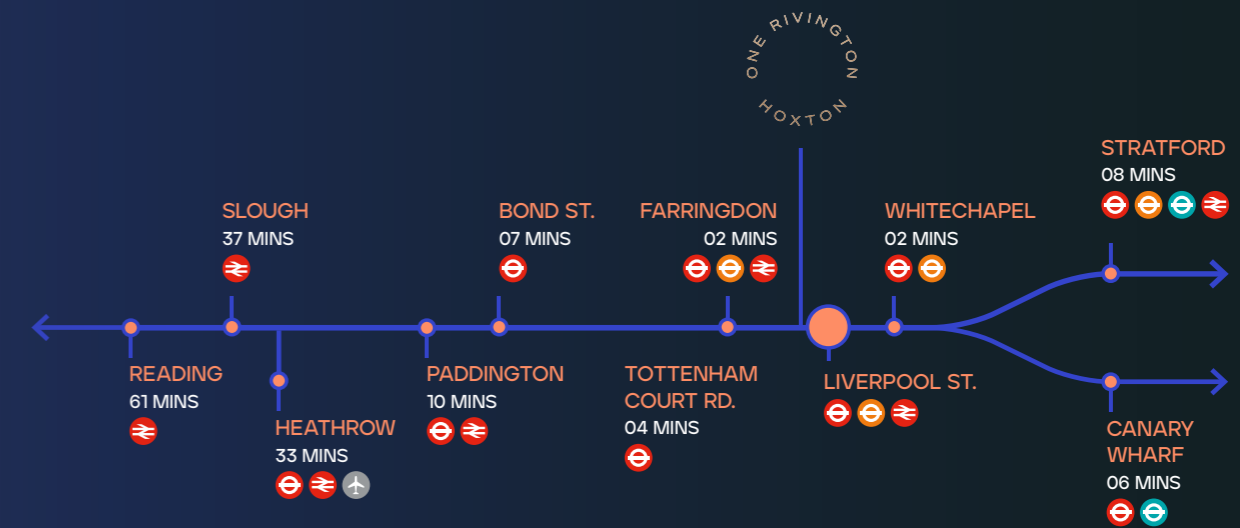


TRAVEL TIMES

| STATIONS | OLD STREET | SHOREDITCH HIGH STREET | HOXTON | LIVERPOOL STREET | MOORGATE |
|--------------------------------|----------------|----------------------------|------------|----------------------|--------------|
| WALK TIMES FROM ONE RIVINGTON | 02 | 05 | 08 | 11 | 11 |
| CYCLE TIMES FROM ONE RIVINGTON | 01 | 02 | 03 | 04 | 04 |

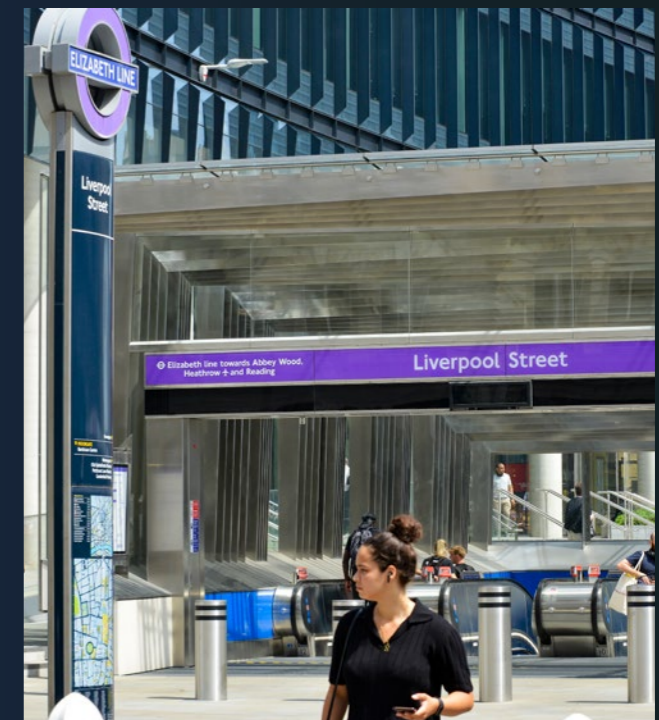
Travel times sources tfl.gov.uk

ELIZABETH LINE KEY TRAVEL TIMES



The recent arrival of the Elizabeth Line at Liverpool Street station has reduced travel times across London and further afield.

A high frequency timetable with trains every two and a half minutes and high capacity trains, means whether travelling to Canary Wharf, the West End, Heathrow or Reading - you can do it with ease.



THE SPACE

FLEXIBLE WORKSPACE WITH
360° VIEWS AND FLOODED
WITH NATURAL LIGHT.

Indicative office floor





FLOOR-TO-CEILING GLAZING AND OPEN SPACES PROVIDE A BRIGHT, FLEXIBLE WORKING ENVIRONMENT - PERFECT TO INSPIRE AND ENCOURAGE PRODUCTIVITY, WHILST ALSO PROMOTING OCCUPIER WELLBEING.

Indicative 24th floor meeting room



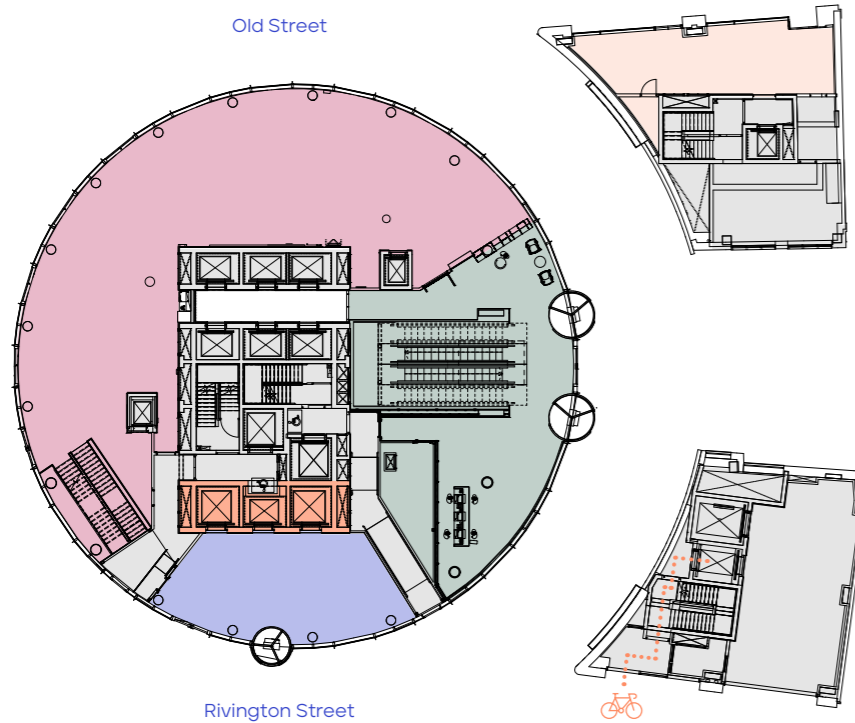
OFFICE ACCOMMODATION

| FLOOR | USE | SQ FT | TERRACES (SQ FT) |
|--------------|-----------|---------------|------------------|
| Sixth | Office | 7,836 | |
| Fifth | Office | 7,825 | 1,001 |
| Fourth | Office | 9,278 | 797 |
| Third | Office | 11,496 | |
| Second | Office | 11,851 | |
| Ground | Reception | 936 | |
| Total | | 49,222 | 1,798 |

* Subject to final measurement upon completion of development.

GROUND FLOOR

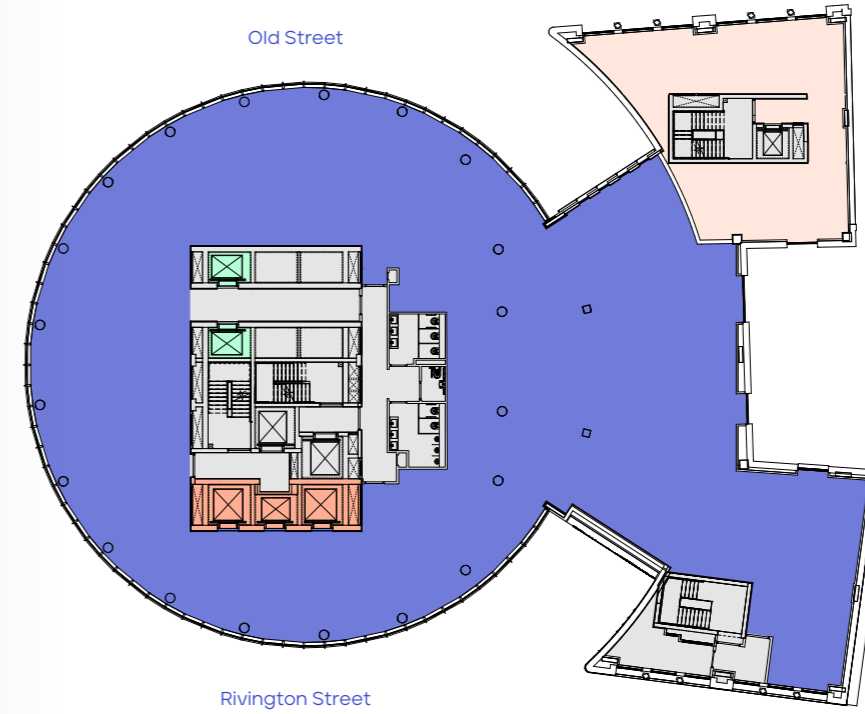
Reception 936 sq ft / 87 sq m



- Office Reception
- Office Lifts
- Bar / Restaurant
- Gym
- art'otel Lobby
- Core
- Cycle Entrance

SECOND FLOOR

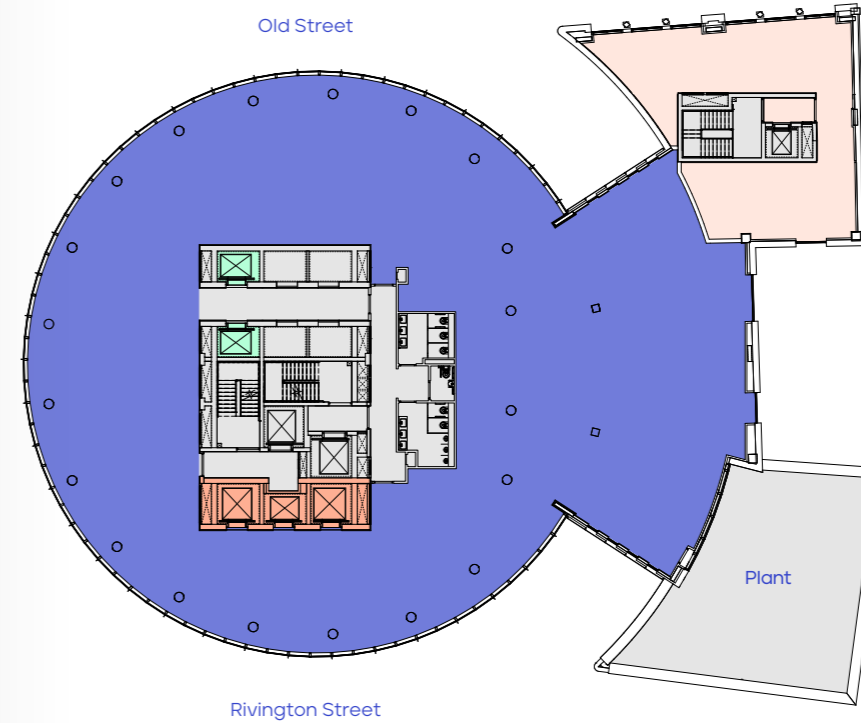
Office 11,851 sq ft / 1,101 sq m



- Office
- Office Lifts
- Lifts to 24th/25th floors
- Gym (no direct access)
- Core

THIRD FLOOR

Office 11,496 sq ft / 1,068 sq m



- Office
- Office Lifts
- Lifts to 24th/25th floors
- Gym (no direct access)
- Core

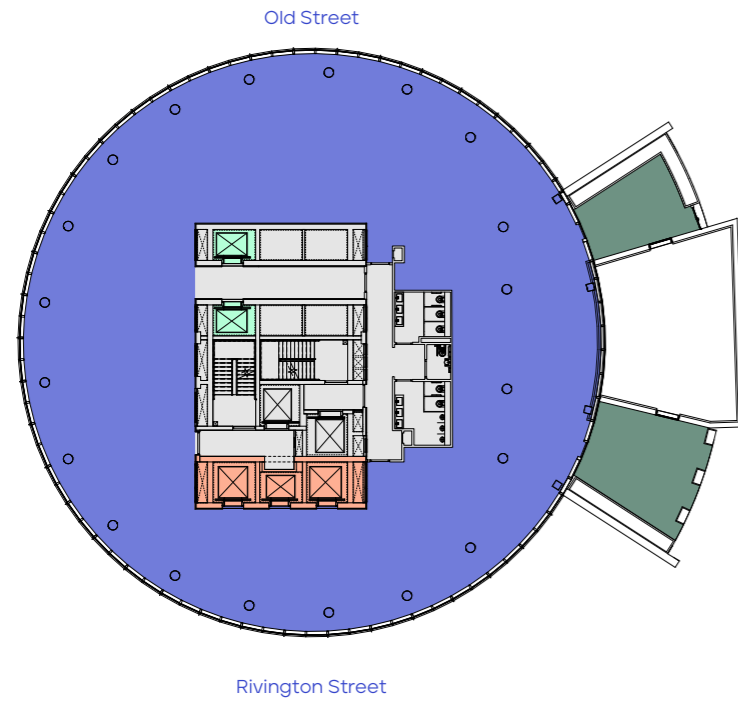


For indicative purposes only, not to scale.

FOURTH FLOOR

Office 9,278 sq ft / 862 sq m
Terrace 797 sq ft / 74 sq m

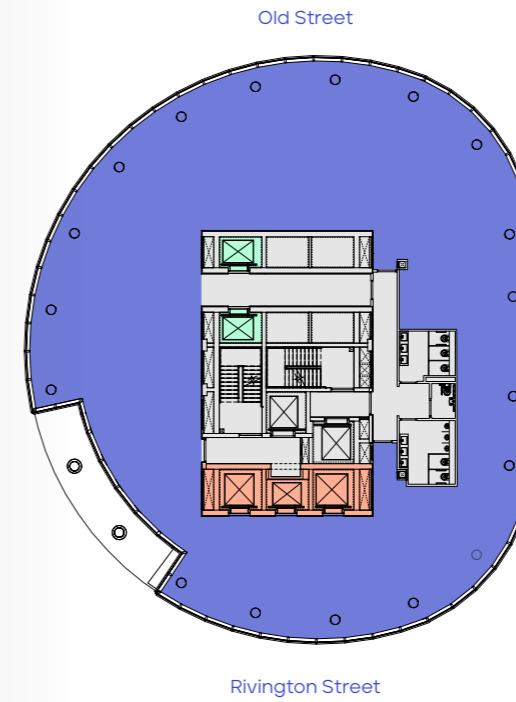
- Office
- Terrace
- Office Lifts
- Lifts to 24th/25th floors
- Core



SIXTH FLOOR

Office 7,836 sq ft / 728 sq m

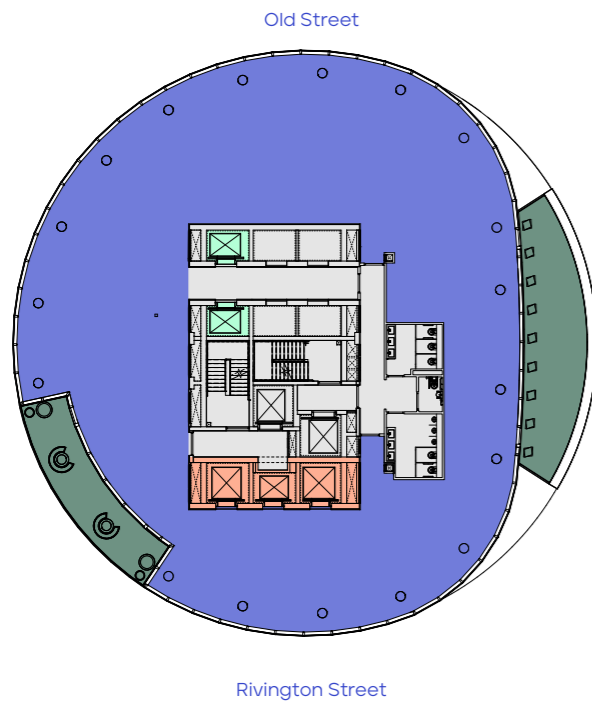
- Office
- Office Lifts
- Lifts to 24th/25th floors
- Core



FIFTH FLOOR

Office 7,825 sq ft / 727 sq m
Terrace 1,001 sq ft / 93 sq m

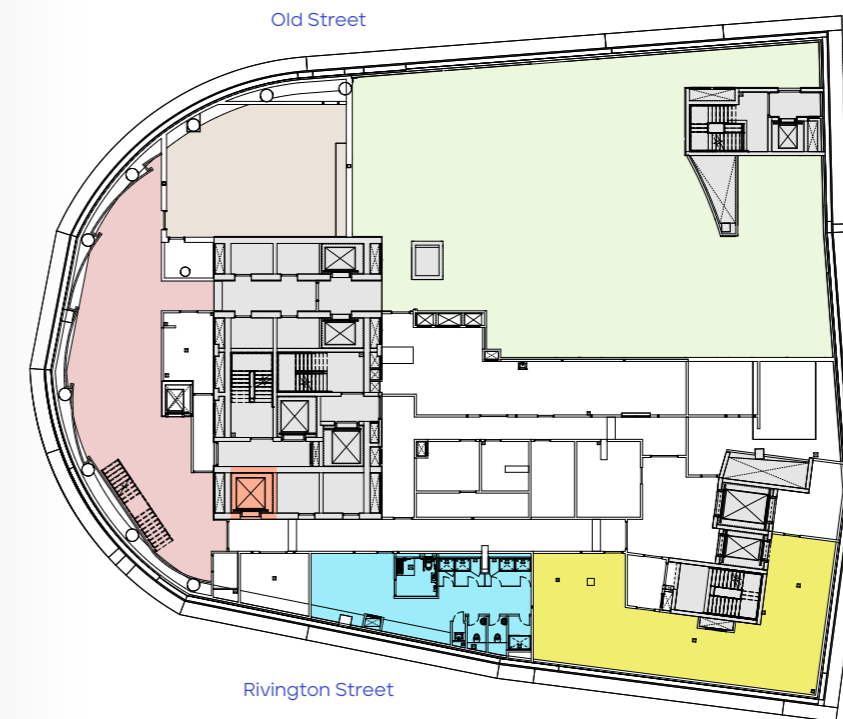
- Office
- Terrace
- Office Lifts
- Lifts to 24th/25th floors
- Core



LEVEL -1

Office 11,496 sq ft / 1,068 sq m

- Cycle Store
- Showers/ Changing
- Auditorium
- Wellness/Spa
- Gallery
- Office Lifts
- Core



TECHNICAL SPECIFICATION

TARGETING BREEAM EXCELLENT

TARGETED EPC RATING: A

WIREScore PLATINUM TARGETED

OCCUPATIONAL FLOORS

The building refurbishment has been designed to the following design criteria:

| | |
|-----------------|--------------------------|
| Office density: | 1 person per 10 sqm |
| Lift PL7 - | 1000kg 13 person @1.6m/s |
| Lift PL8 - | 1600kg 21 person @1.6m/s |
| Lift PL9 - | 1600kg 21 person @1.6m/s |

F-C HEIGHTS

Office Floors

| | |
|-------------------|---------------|
| Floor to Floor: | 3.51 to 3.71m |
| Floor to Ceiling: | 2.34 to 2.4m |

RAISED FLOORS

Raised access floor voids to enable future tenant's maximum flexibility for low level power distribution.

Raised Access Floor Depth (including floor build-up): 150mm.

AIR CONDITIONING

Office floors shall be provided with VRV heat recovery systems sized to meet the heating and cooling demands for each space.

Supply air from the FCU shall be provided to the room via insulated ductwork from the FCU discharge plenum to supply air slot diffusers mounted around the perimeter. Return air shall be direct from the space.

As the offices are open plan areas, ceilings will not be provided therefore all MEP services will be exposed.

LIFTS

There are 3 no. lifts in total, located within the central core.

PL7 & PL8 serves Levels 00 & 02 - 06

PL9 serves Levels B2, 00 - 06

Passenger Lift PL9 is a dual-purpose passenger and cycle/goods lift at Level 00. The lift shall be provided with dual entrance to facilitate access to Level B2 and 01.

STRUCTURE

The current structure is a twenty-seven-storey purpose-built building, including three-storey basement. The Office occupies Levels 02 to 06 with Lobby Entrance at Level 00 and Amenities at Level B2.

Levels B2 and 00 utilise traditional RC floors whereas Levels 02 to 06 uses post-tensioned (PT) concrete flat slabs spanning onto pre-cast concrete columns. Stability is provided by reinforced concrete core walls.

The typical office structure is designed for superimposed dead load of 1.0 kN/m² and live load of 4.0 kN/m², which includes a 1kPa partitions allowance within the live load.

The typical core structure is designed for superimposed dead load of 2.15 kN/m² and live load of 3.0 kN/m².

The typical terrace is designed for superimposed dead load of 2.65 kN/m² and live load of 4.0 kN/m².

EXTERNAL FINISHES

Main Block

The elliptical building form is articulated as a number of individual cogwheels with the teeth projecting radially in the form of a fin. Each cog is extruded over two floors and separated by aluminium clad spandrels to allow each cog to be read individually within its overall composition. Each alternate double height floor plate is offset to the levels above and below to provide the illusion of rotating cogwheels.

The fins are formed of painted metal tubes set in square plates top and bottom with the top plate turned through 90 degrees. The inner skin of the façade is a unitised system with golden effect mullions and transoms which provide a contrast against the dark fins.

In strategic locations, the inner glazed skin peels away to create a series of terraces at various levels. The terraces provide a series of public and private amenity spaces influenced by the views at various levels.

Low Level Wing Blocks

The Rivington and Old Street low level blocks act as transition buildings between the contemporary facade of the elliptical tower and the brick architecture of the adjacent streetscape. The facades are a contemporary interpretation of the historic brick warehouses / workshop type of architecture evident with the South Shoreditch Conservation Area. The use of dark brickwork links the building to its surrounding context through the material, while also tying it into the main building design through the similarity of facade colouration.

WC PROVISION

Male/Female and accessible WCs are provided on every Office floor.

High-quality, durable materials such as laminam wall and floor ceramic tiling, with glass partition and doors.

INTERNAL AREAS

The reception area is accessed from the corner of Great Eastern Street and Rivington Street. It consists of a double height reception space, seating area, and main lift lobby with walls clad in champagne-coloured anodized aluminium panels. A feature wall of polished metal tubes that spans from floor to ceiling.

At Level 01, PL9 provides an exclusive direct access to the Bar/ Lounge Area via access control.

The Office space at Levels 02 to 06 will have its corridors finished in high quality laminam wall tiling finishes.

CYCLING FACILITIES

The showers, bike store and changing rooms are contained in Level B2. Accessed via Office Reception on Great Eastern Street - PL9 lift will give access to Changing Room and Cycle Store.

The quantity of cycle spaces is 66 spaces (33 double stacker stands).

5 shower units, 2 WCs with wash hand basins and DDA Shower & WC are provided with 130 lockers.

LIGHTING

The lighting system shall comprise of high efficiency LED luminaires, controlled via an intelligent DALI lighting control system with potential to link to floors via an ACM and presence detectors throughout the Office floors.

Fully automatic control systems shall be provided, to enable compliance with Part L2A of the Building Regulations and BREEAM requirements.

FURTHER INFORMATION

TERMS

Upon application.

VIEWINGS

Through joint letting agents.

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A DEVELOPMENT BY:

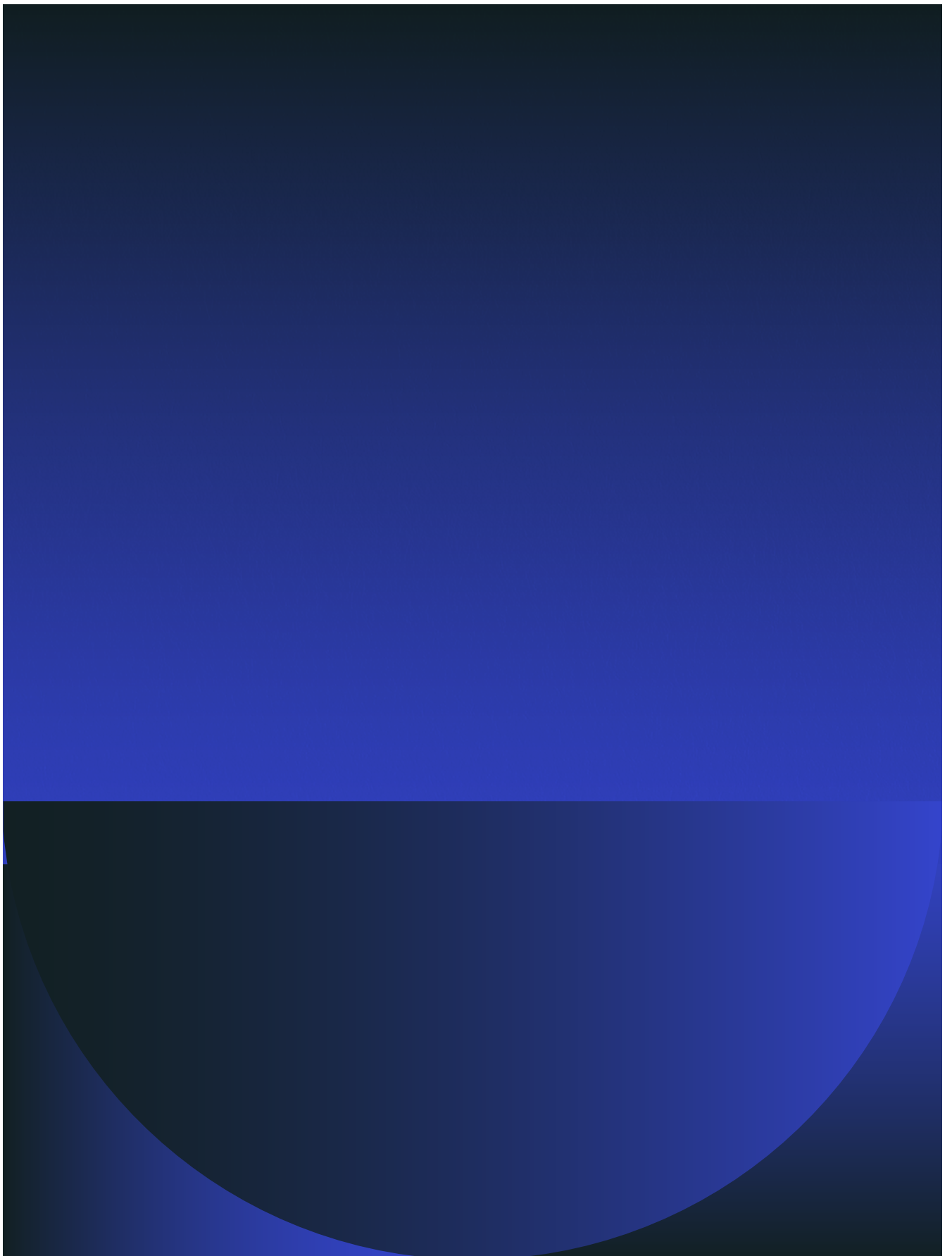


ONERIVINGTON.LONDON

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