



# THE POST BUILDING

Volume 1

VERSION 1.0

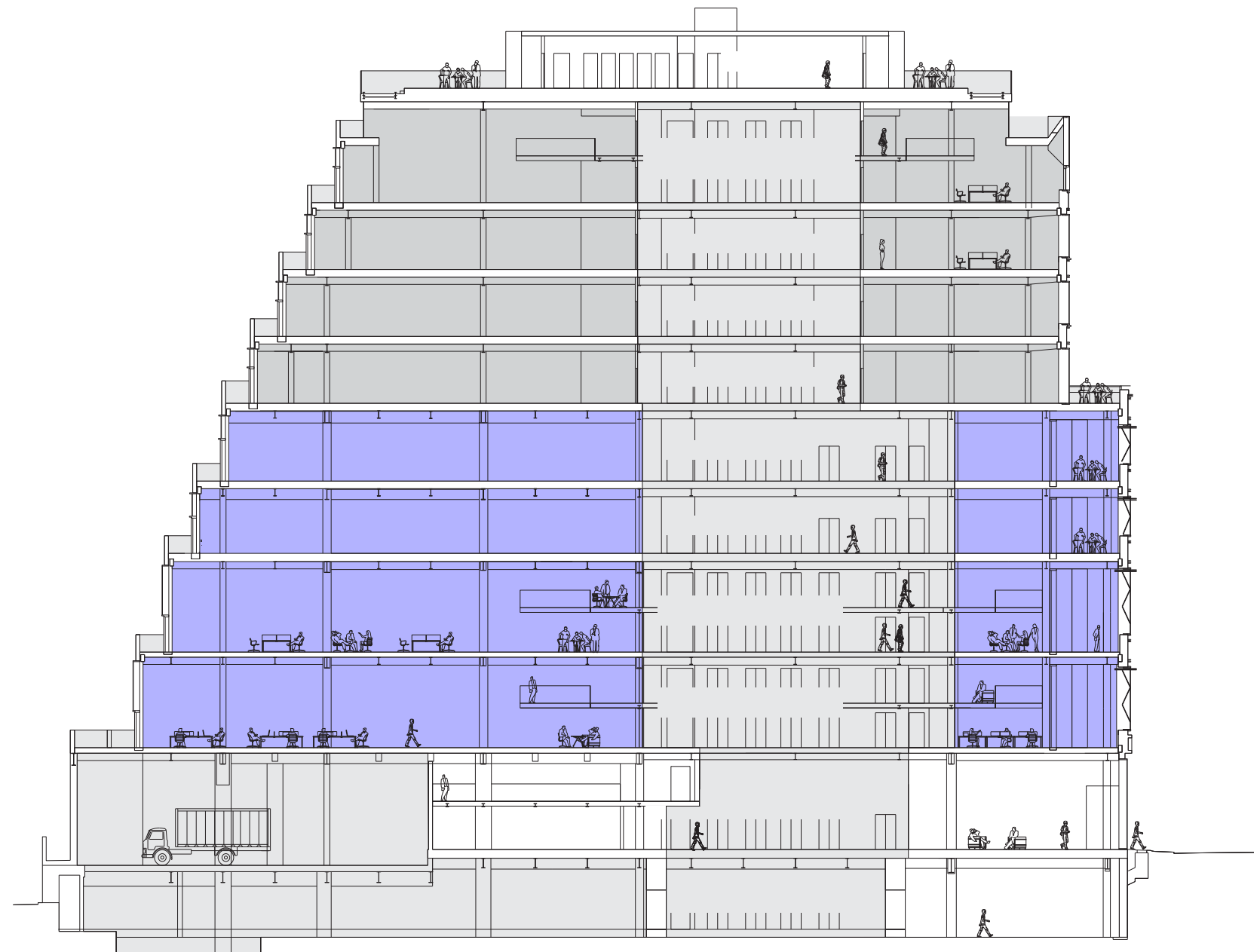
**BROCKTON**  
CAPITAL

**OXFORD**  
AN OMERS COMPANY

SPACES OF VARIETY AND FLEXIBILITY WITH DECK LEVELS,  
TERRACES AND ROOFTOP GARDENS

## Schedule of areas

Level	Office (sq ft)	Terrace (sq ft)	Max ceiling height* (m)
<b>Rooftop garden</b>		<b>7,437</b>	
8 Pre-let to McKinsey & Company			6.2
7 Pre-let to McKinsey & Company			3.5
6 Pre-let to McKinsey & Company			3.5
5 Pre-let to McKinsey & Company			3.5
4 (half level)	<b>16,212</b>		<b>4.3</b>
3	<b>32,865</b>	<b>208</b>	<b>4.2</b>
2 (incl. 11,038 sq ft deck)	<b>44,134</b>	<b>242</b>	<b>5.5</b>
1 (incl. 11,035 sq ft deck)	<b>44,377</b>	<b>262</b>	<b>5.5</b>
G (lobby)	<b>5,500</b>		<b>6.0</b>
LG 441 cycle spaces & facilities			<b>4.8</b>
<b>Total offices</b> (Excluding lobby)	<b>263,040</b>		
<b>Total offices</b> (Remaining)	<b>137,588</b>		



\* Sectional dimensions are taken from top of 350mm raised floor to underside of soffit





Entrance to The Post Building on Museum Street





5,500 sq ft lobby with 6 metre section height





Level 2 — potential occupier reception





Level 2 — north-west corner





Level 2 — looking north from the south-west corner





Level 2 — potential collaboration, dining and events' space within the double-height volume





Level 2 — potential meeting rooms under the deck



# 2.6 metres

STANDARD LONDON OFFICE CEILING HEIGHT



FLOOR LEVEL



# 5.5 metres

THE POST BUILDING CEILING HEIGHT

FLOOR LEVEL







Views to the British Museum from the 7,500 sq ft rooftop garden





Garden rooms on the 7,500 sq ft rooftop garden



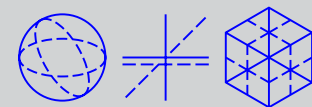


Gin Terrace on the 7,500 sq ft rooftop garden



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## Floorplans





# Ground level

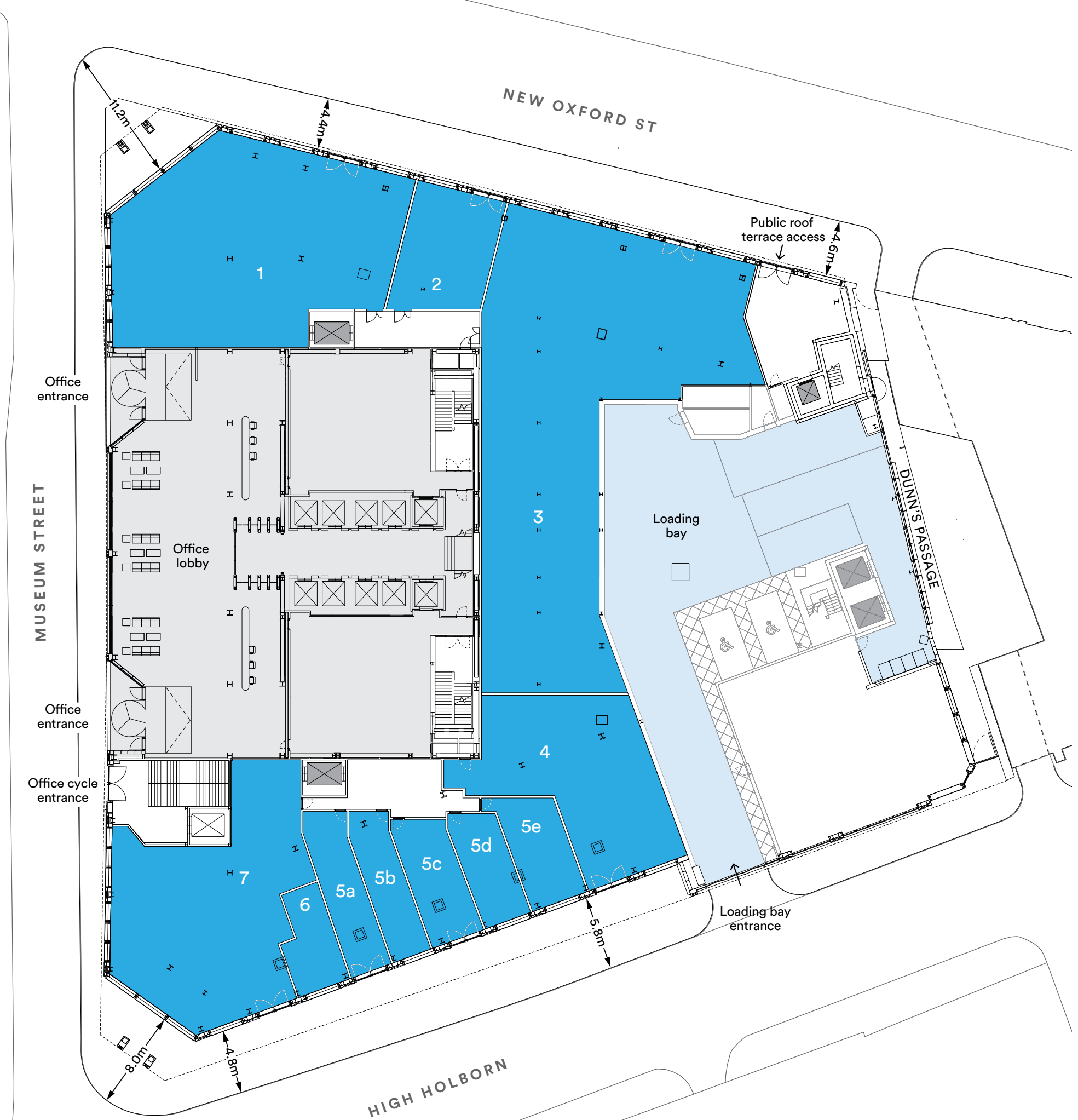
17,277 sq ft (retail)

5,500 sq ft (reception)

Unit	Ground (sq ft)	Deck (sq ft)	Use	Total (sq ft)
1	3,639	1,710	A1/A3	5,349
2	945	481	A1/A3	1,426
3	5,829	4,553	A1/A3	10,382
4	2,002	1,452	A1/A3	3,454
5a	500	282	A1/A3	782
5b	413	282	A1/A3	695
5c	356	242	A1/A3	598
5d	349	192	A1/A3	541
5e	358	255	A1/A3	613
6*	196	—	A3	4,496
7	2,690	1,440	A3	4,130

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

- Retail / Restaurant / Grab + Go / Gallery uses
- Office lobby
- Loading bay





# Ground level deck

10,889 sq ft (retail)

Unit	Ground (sq ft)	Deck (sq ft)	Use	Total (sq ft)
1	3,639	1,710	A1/A3	5,349
2	945	481	A1/A3	1,426
3	5,829	4,553	A1/A3	10,382
4	2,002	1,452	A1/A3	3,454
5a	500	282	A1/A3	782
5b	413	282	A1/A3	695
5c	356	242	A1/A3	598
5d	349	192	A1/A3	541
5e	358	255	A1/A3	613
6*	196	-	A3	4,496
7	2,690	1,440	A3	4,130

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

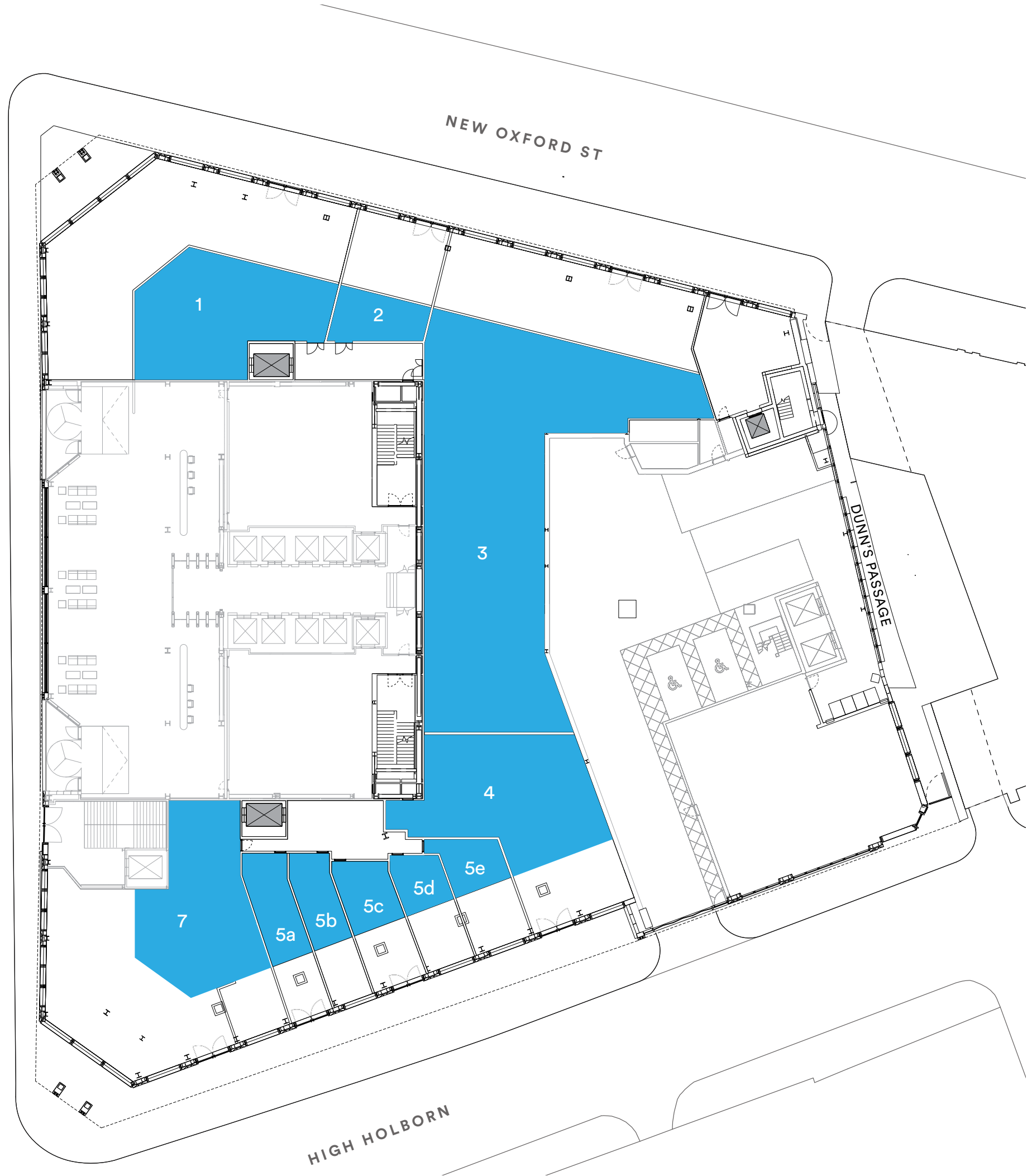
■ Retail / Restaurant /  
Grab + Go / Gallery uses

MUSEUM STREET

NEW OXFORD ST

DUNN'S PASSAGE

HIGH HOLBORN





# Lower ground level

4,300 sq ft (retail)

Unit	Lower G (sq ft)	Use	Total (sq ft)
1	-	-	5,349
2	-	-	1,426
3	-	-	10,382
4	-	-	3,454
5a	-	-	782
5b	-	-	695
5c	-	-	598
5d	-	-	541
5e	-	-	613
6*	4,300	A3	4,496
7	-	-	4,130

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

- Retail / Restaurant / Grab + Go / Gallery uses
- Retail refuse area
- Cycle facilities
  - 441 cycle storage & lockers
  - 32 showers
  - Changing rooms
  - Drying room
  - Cycle workshop

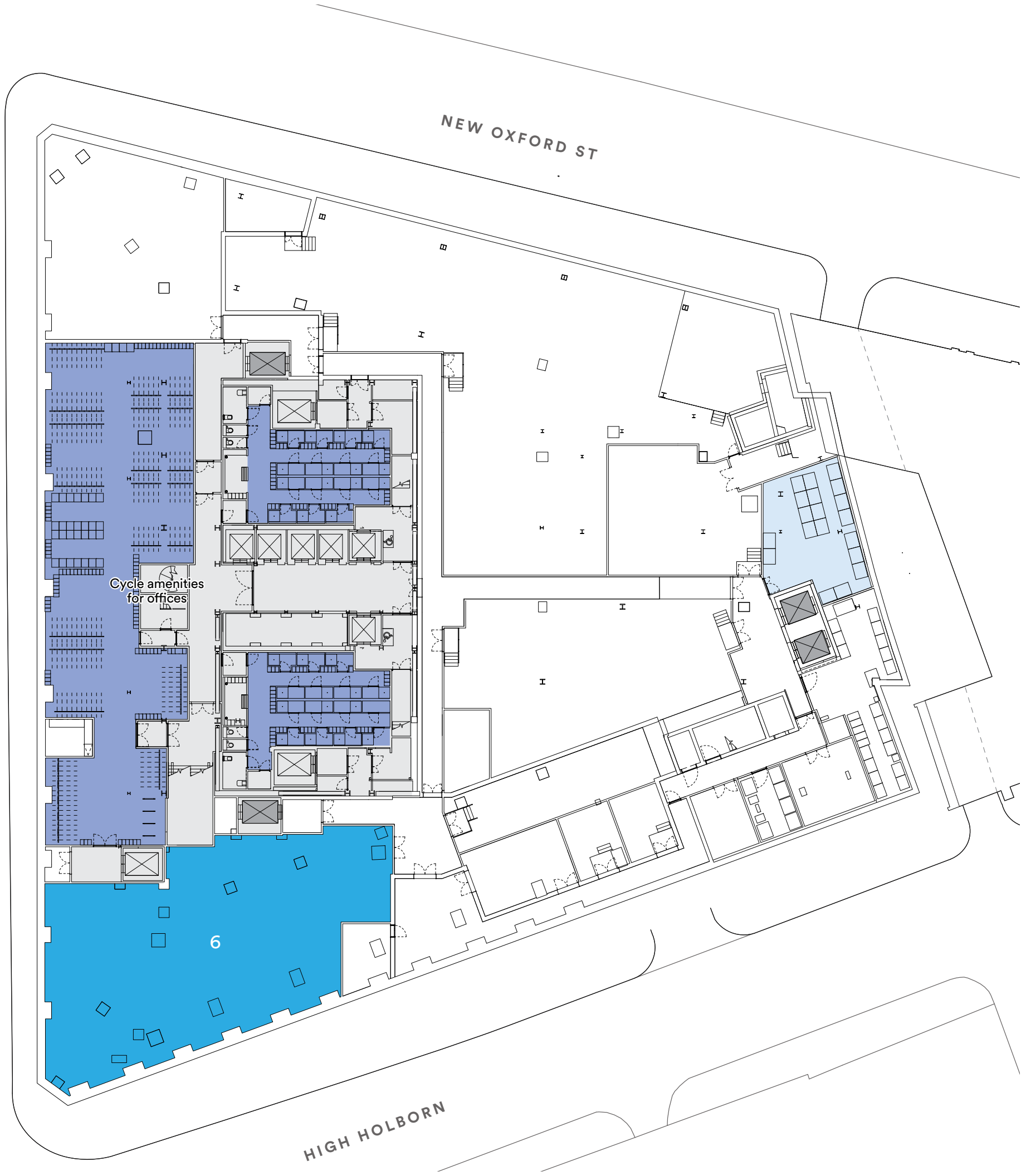


Market-leading cycle facilities designed in partnership with Rapha

MUSEUM STREET

NEW OXFORD ST

HIGH HOLBORN





Level 1  
44,377 sq ft (incl. deck)

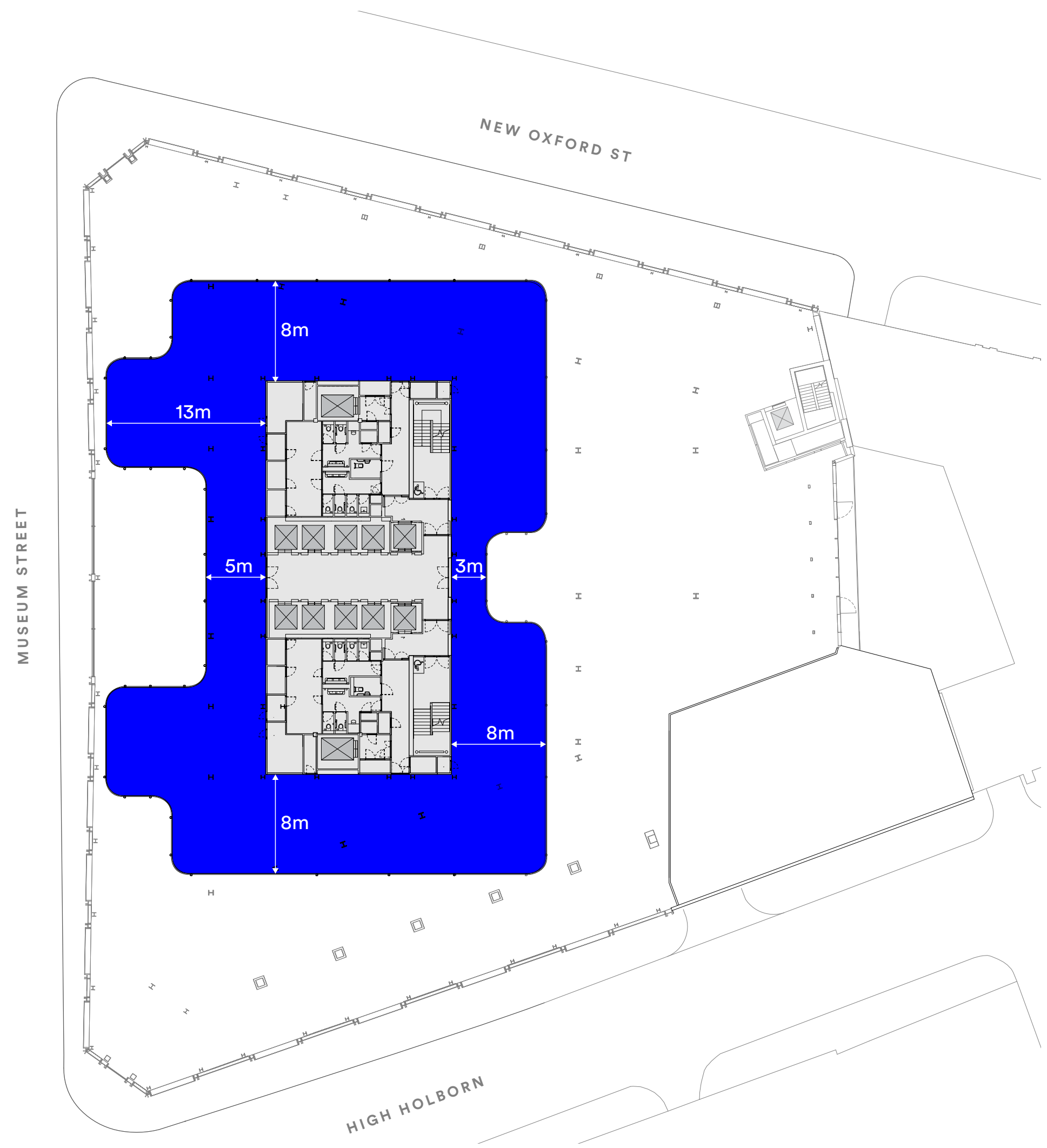
- Office
- Terrace





Level 1  
(deck)  
11,035 sq ft

■ Office





# Level 2

44,134 sq ft (incl. deck)

- Office
- Terrace

MUSEUM STREET

NEW OXFORD ST

HIGH HOLBORN

DECK ABOVE





Level 2  
(deck)  
11,038 sq ft

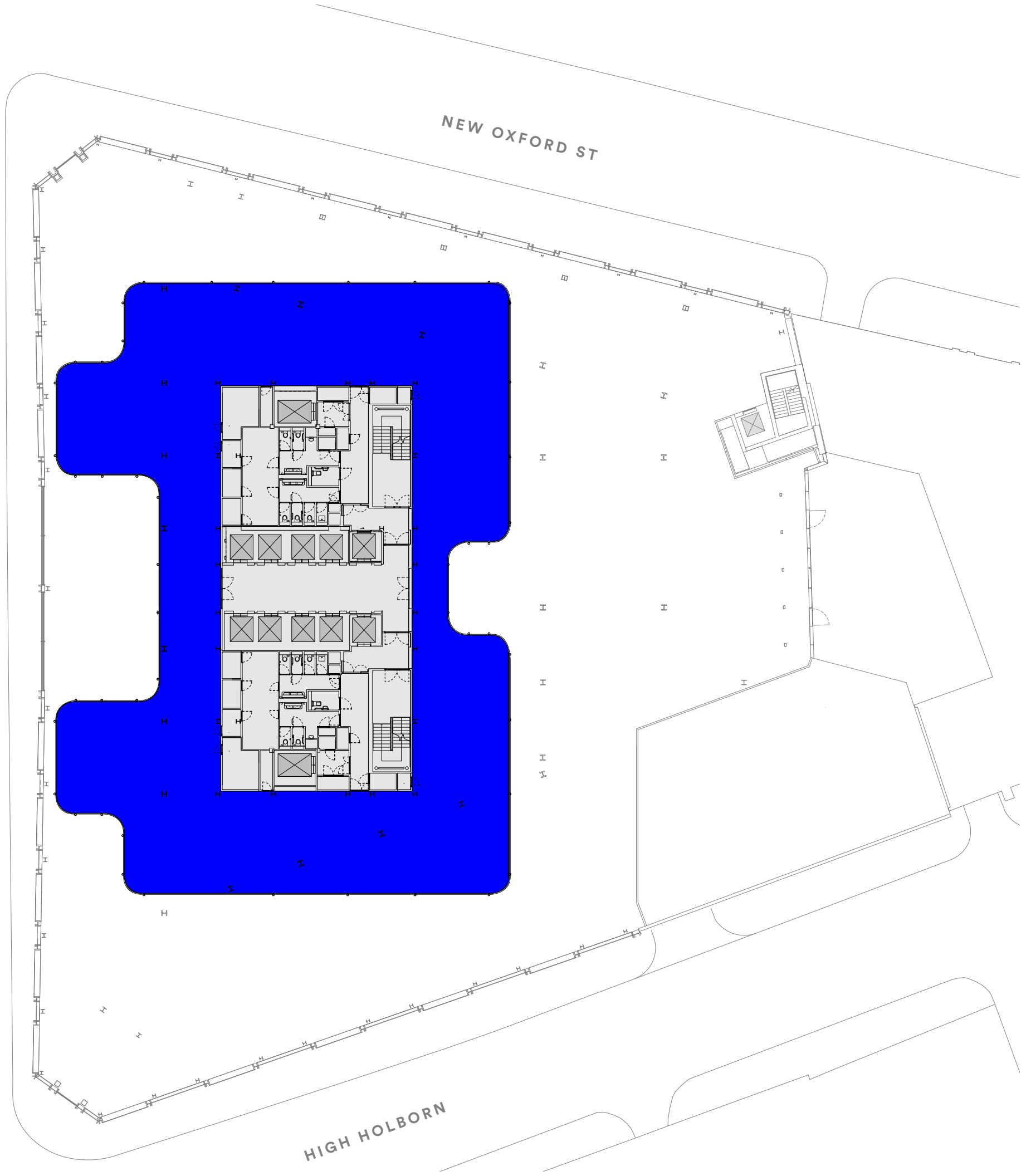
■ Office



MUSEUM STREET

NEW OXFORD ST

HIGH HOLBORN





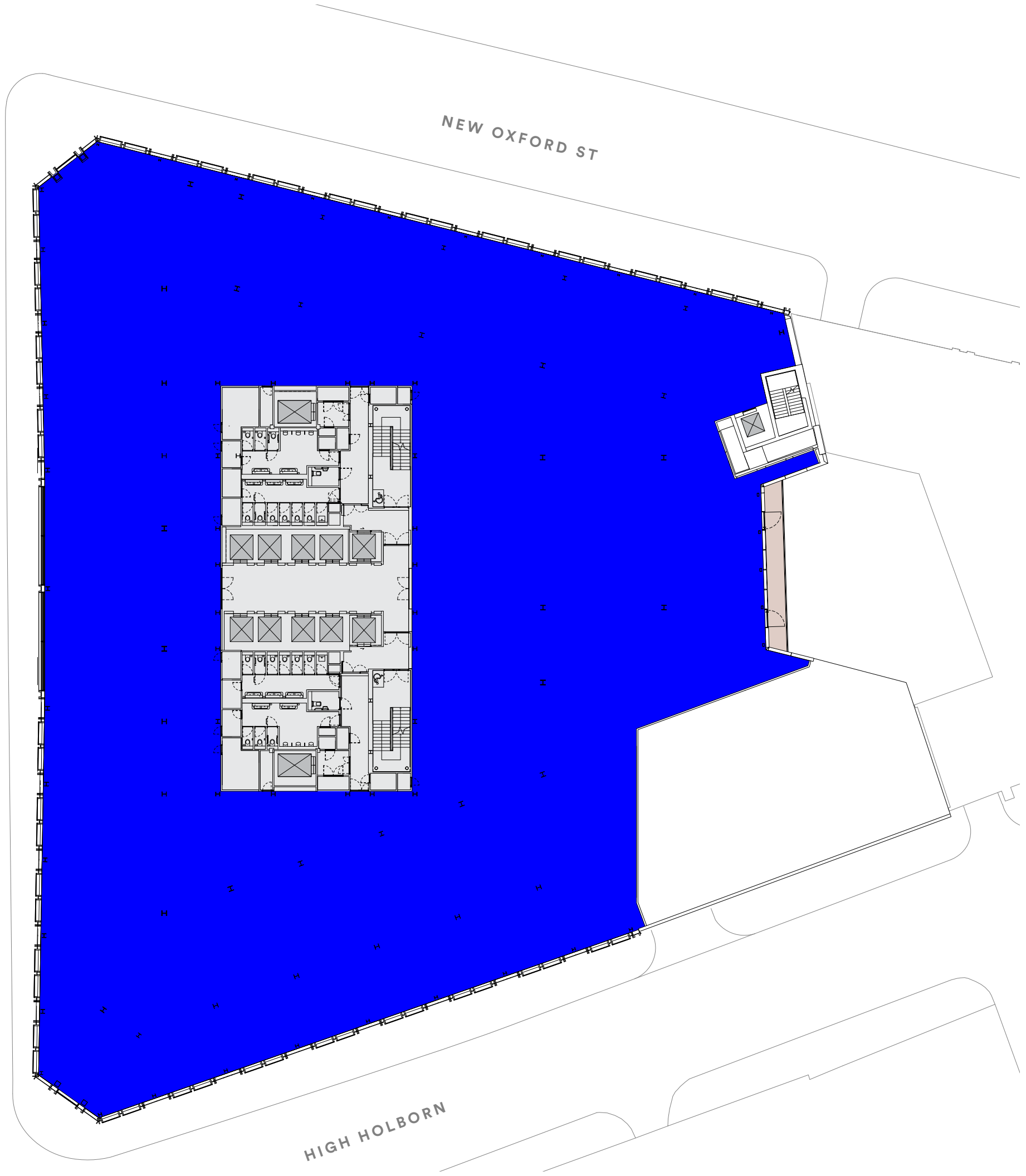
Level 3  
32,865 sq ft (incl. deck)

- Office
- Terrace

MUSEUM STREET

NEW OXFORD ST

HIGH HOLBORN

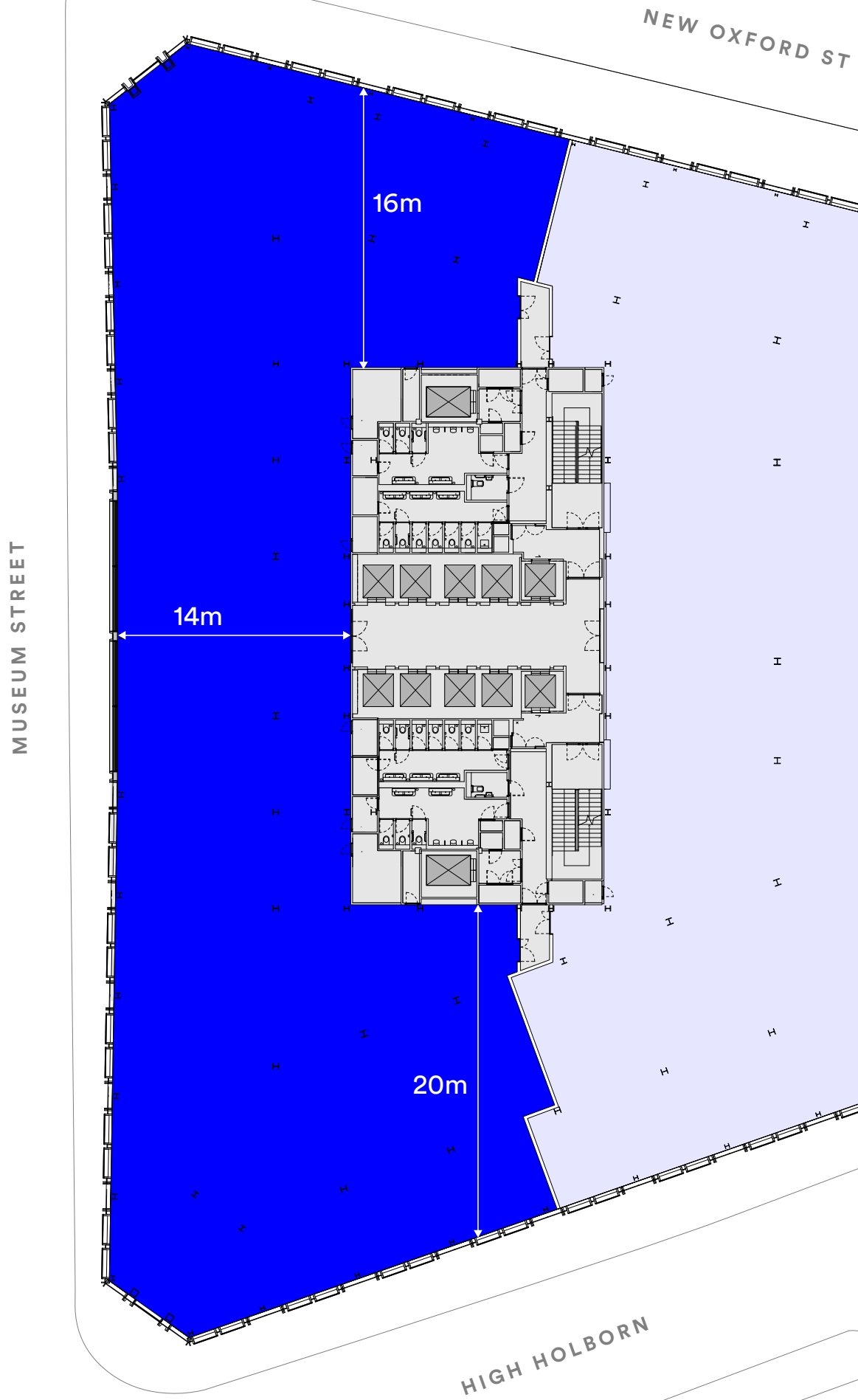




# Level 4

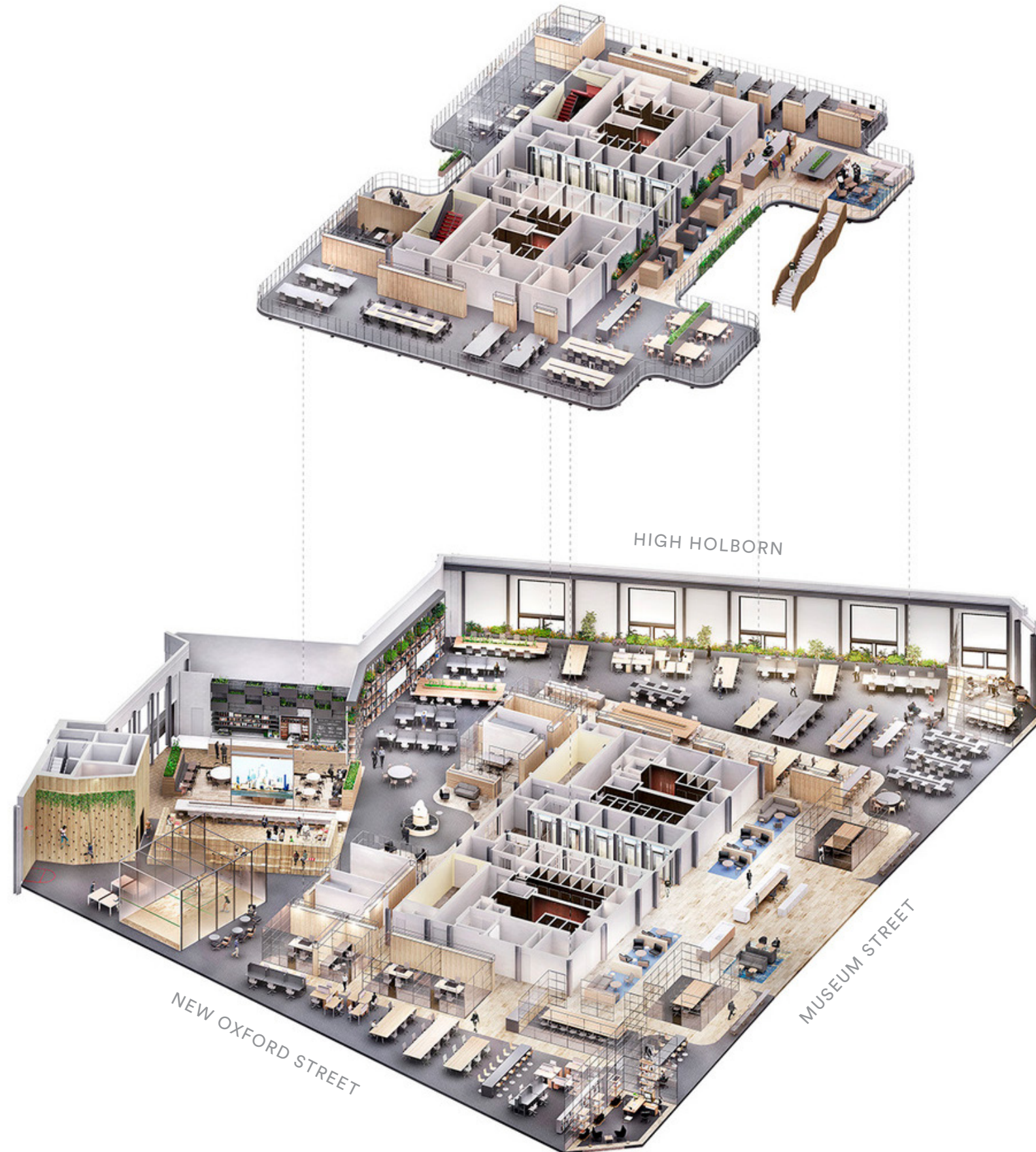
16,212 sq ft (available)

- Office space available
- Pre-let to McKinsey & Company





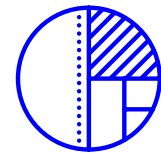
Indicative occupier fit-out ideas: Level 2  
44,134 sq ft (incl. 11,038 sq ft deck)





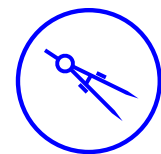
A NEW BENCHMARK BUILDING  
FOR THE WEST END

## Summary specification



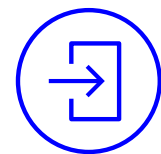
### SPACE

- 263,000 sq ft of flexible Grade A office space
- 125,000 sq ft pre-leased to McKinsey & Company
- 138,000 sq ft remaining



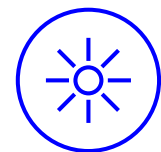
### ARCHITECTS

Designed by architects Allford Hall Monaghan Morris (AHMM)



### ENTRANCE

5,500 sq ft office lobby with 6.0m section height



### OUTDOOR SPACE

21,000 sq ft of outdoor amenity, including 7,500 sq ft rooftop garden, plus private terraces on each level



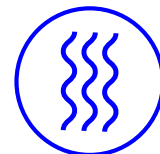
### CYCLING BY RAPHA

441 cycle spaces (1:597 sq ft ratio) and cycle workshop. 32 shower cubicles. 441 lockers



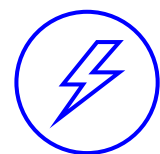
### RETAIL

35,000 sq ft of high quality retail / grab + go / restaurant / gallery space



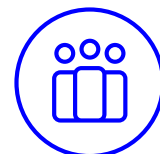
### HVAC SYSTEM

Fan coil cooling operated in conjunction with mixed-mode ventilation



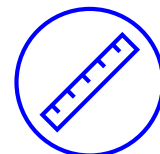
### POWER

3mva of power  
Small power: 30w/sq m  
LED lighting: 7.2w/sq m



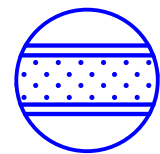
### OCCUPANCY

Designed to 1:8 sq m occupational density



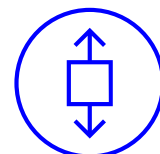
### SECTION HEIGHTS

Section heights of 4.2m–5.5m creating unparalleled volume and light



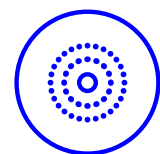
### RAISED ACCESS

350mm raised access floors



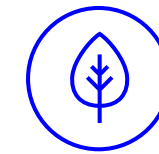
### LIFTS

10 × 21-person passenger lifts,  
2 × good lifts and 1 × cyclist lift



### CONNECTIVITY

Substantial spatial allowance for occupier plant as well as connectivity resilience



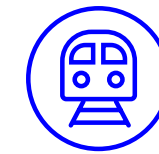
### SUSTAINABILITY

Targeting BREEAM Excellent / LEED Gold / EPC B



### WIREScore

WiredScore Platinum



### TRANSPORT

Located c.350 metres east of Tottenham Court Road Station (Central & Northern Underground lines and Crossrail / Elizabeth line); and c.300 metres west of Holborn Station (Central & Piccadilly Underground lines)

(Heathrow Airport in 28 minutes, Liverpool Street / Moorgate in 5 minutes, Canary Wharf in 12 minutes, Notting Hill Gate in 8 minutes)



### LOCATION

Culture and amenity rich environment, connecting the neighbourhoods of Covent Garden, Soho, Fitzrovia and Bloomsbury



### COMPLETION

Completion scheduled for December 2018



OFFICE

JLL  
Lillian Chandler  
+44 20 7493 6040

Pilcher Hershman  
David Rosen / David Jackson  
+44 20 7399 8600

CBRE  
Phillip Howells / Matt Chicken  
+44 20 7182 2000

RETAIL & RESTAURANTS

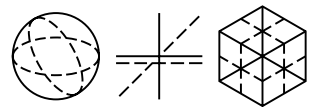
CBRE  
Steven Stedman  
+44 20 7182 2712

Davis Coffey Lyons  
Tracey Mills  
+44 20 7299 0700

JOINT OWNERS AND DEVELOPERS

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Alex Wright / Dan Brown  
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Oxford Properties  
Henry Shearer / Chris Carter Keall  
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