

ONE CROWN PLACE

THE OFFICES

WHERE SHOREDITCH MEETS THE CITY

THE BUILDING

3 – 32

THE NEIGHBOURHOOD

33 – 49

THE TEAM

50

THE BUILDING

Two prismatic residential towers rise skyward from a terracotta clad podium housing 109,675 SQFT of contemporary office space – part of a mixed-use development including a boutique hotel, clubhouse and destination restaurant.

A place with soul and character on the Shoreditch and City border.



Photograph from Level 5 looking down into the shared courtyard that hosts the five star luxury boutique hotel and 114 cover destination restaurant

Photograph of the exterior of One Crown Place from the corner of Crown Place and Sun Street





DESIGNED BY ARCHITECTS KPF

73,087

SQFT OF AVAILABLE OFFICE SPACE

18,294

SQFT OF TYPICAL FLOOR

1:8

SQM DESIGNED RATIO

NOW
COMPLETE

KPF is one of the most celebrated architectural firms in the world with globally-renowned buildings to its name. One Crown Place presented a new challenge. The aim was to create a place with soul and character, humanity and a rich spatial experience. By artfully combining original heritage buildings with striking modern architecture they have achieved just that, taking inspiration from the materials of the area's past, yet bringing the scheme firmly into the present.



Photograph from Level 6 looking South over the roof of the hotel.



Photograph of Level 5 looking South.



Photograph of the exterior of One Crown Place, showing the restored Georgian terrace and new office podium.

RECEPTION DESIGNED BY DESIGN HAUS LIBERTY



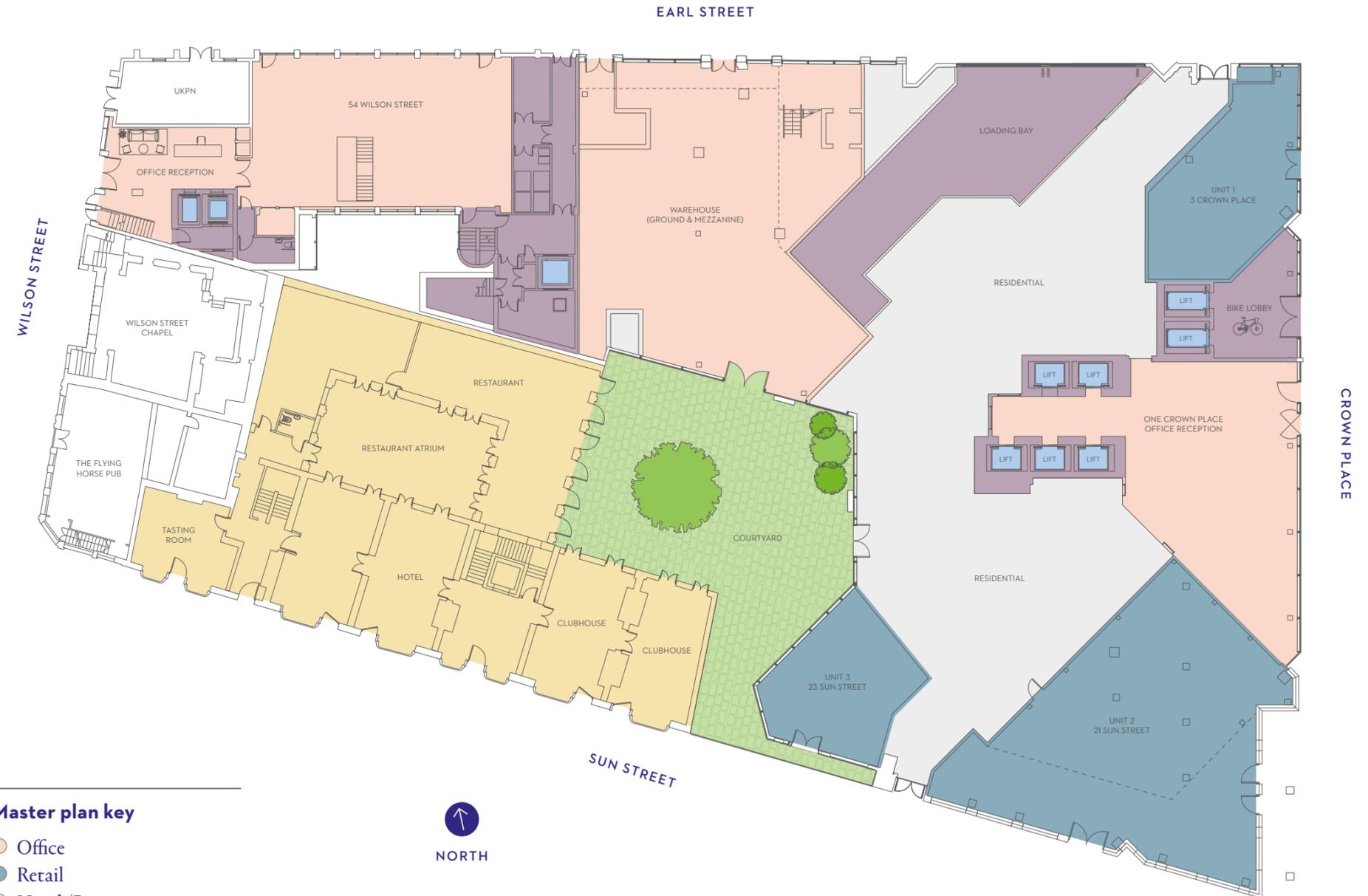


AREA SCHEDULE

TOTAL NET INTERNAL AREA

LEVEL 6	SNOWFLAKE
LEVEL 5	SNOWFLAKE
LEVEL 4	18,294 SQFT
LEVEL 3	18,294 SQFT
LEVEL 2	18,294 SQFT
LEVEL 1	18,205 SQFT
TOTAL	73,087 SQFT

MASTER PLAN



Master plan key

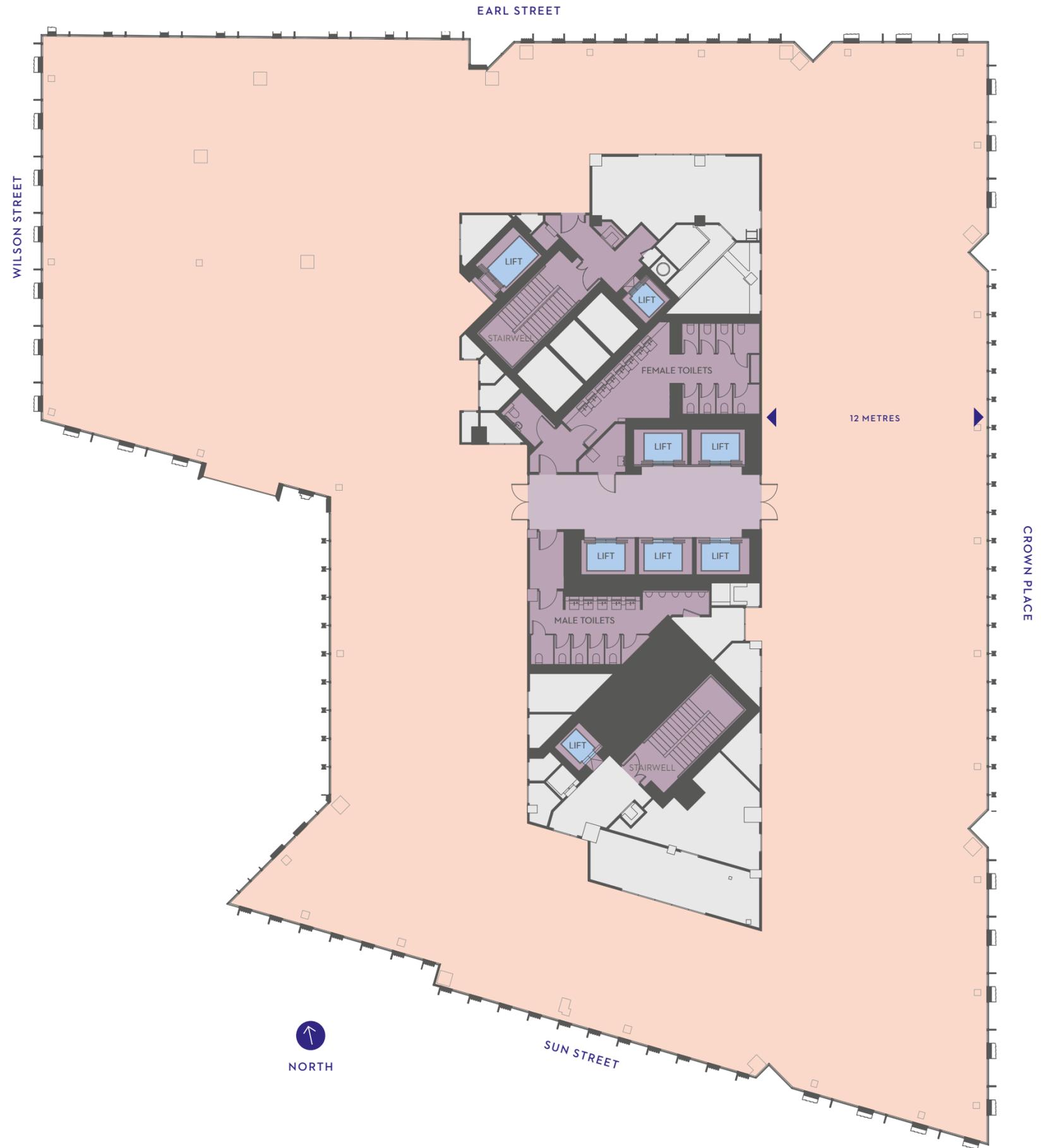
- Office
- Retail
- Hotel (Restaurant & Members' Club)
- Residential
- Services
- Outdoor space

*All net internal areas have been verified upon practical completion of the building. IPMS3 areas available upon request.

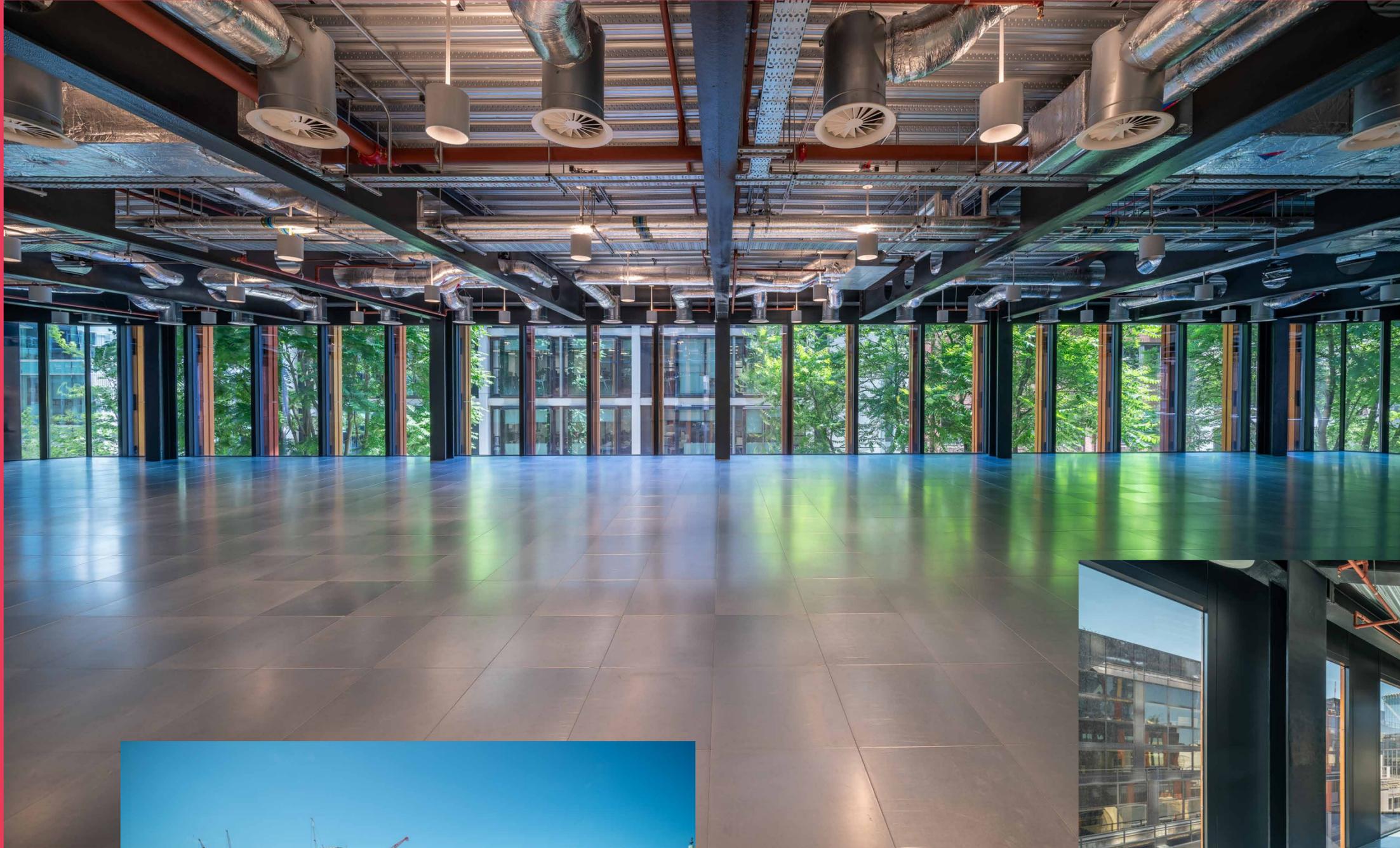
TYPICAL FLOOR

18,294

SQFT NET INTERNAL AREA







Photograph of Level 2 looking East over Crown Place.



Photograph from Level 6 office looking West to Finsbury Square.



Photograph looking South-West over Sun Street.

EXAMPLE SPACE PLAN (MEDIA)

18,294

SQFT NET INTERNAL AREA

105

SQFT IPR TOTAL WORKSTATIONS
(INDICATIVE PLANNING RATIO)

WORKSTATIONS

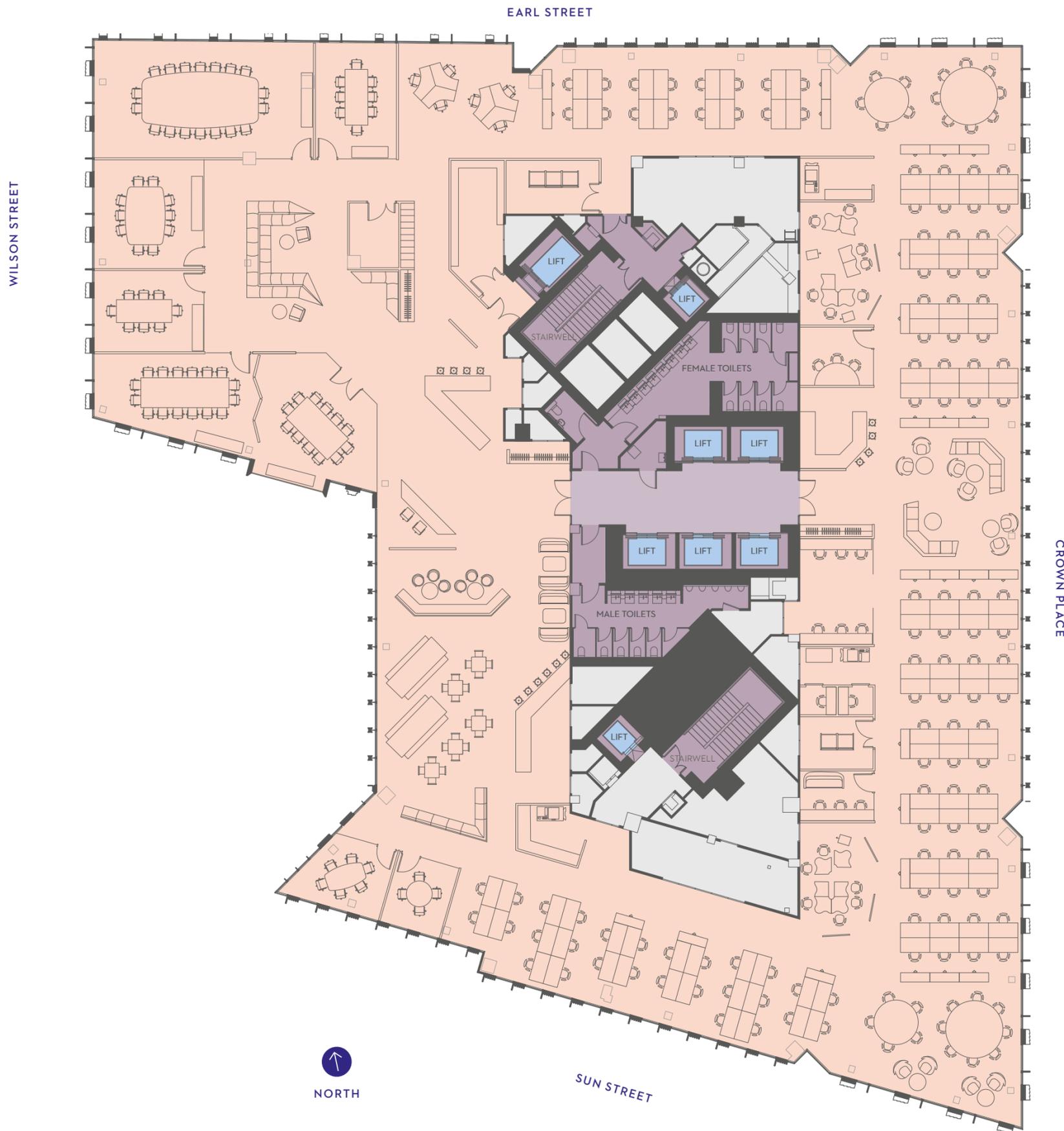
Receptionists	2
Open plan workstation	102
Agile work settings	70
TOTAL	174

MEETING ROOMS

4 seater meeting room	6
6 seater meeting room	4

CLIENT SUITE

8 seater meeting room	16
10 seater meeting room	10
18 seater meeting room	18
14 seater multifunction room	28



NORTH

EXAMPLE SPACE PLAN (LEGAL)

18,294

SQFT NET INTERNAL AREA

161

SQFT IPR TOTAL WORKSTATIONS
(INDICATIVE PLANNING RATIO)

WORKSTATIONS

Single fee earner offices	5
Double fee earner offices	68
Fee earner workstations	73
Administrative assistants (1 AA:5 FE)	15
Para legal positions (1 PL:14 FE)	5
Business support workstations	20
TOTAL	113

CLIENT SUITE

8 seater case room	8
10 seater meeting room	10
12 seater meeting room	12



EXAMPLE SPACE PLAN (OPEN)

18,294

SQFT NET INTERNAL AREA

85

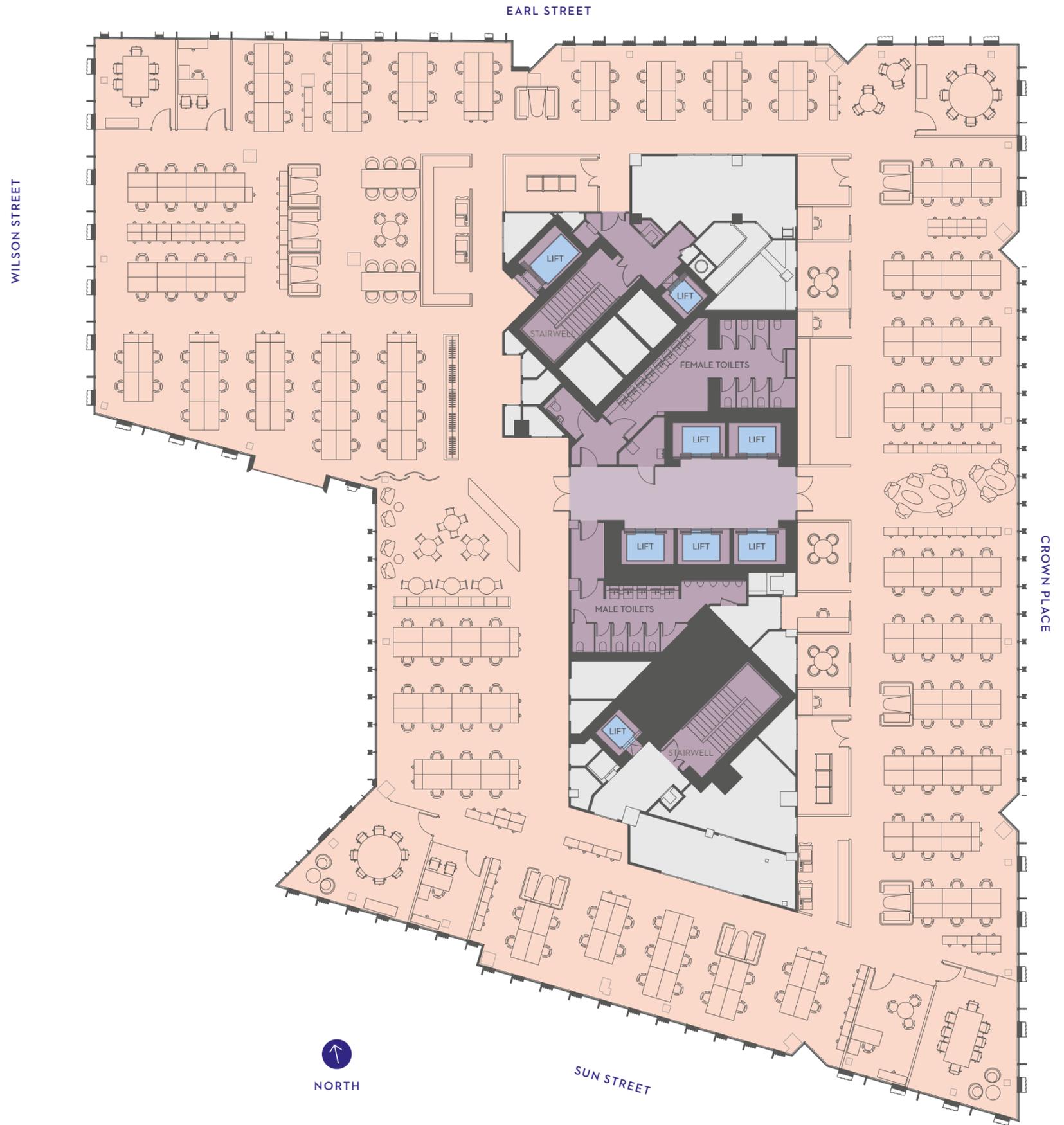
SQFT IPR TOTAL WORKSTATIONS
(INDICATIVE PLANNING RATIO)

WORKSTATIONS

Cellular offices	3
Open plan workstation	200
Agile workstations (minimum)	12
TOTAL	215

MEETING ROOMS

1 seat quiet room	4
4 seater meeting room	12
6 seater meeting room	6
8 seater meeting room	24



END OF TRIP FACILITIES (BASEMENT)

302

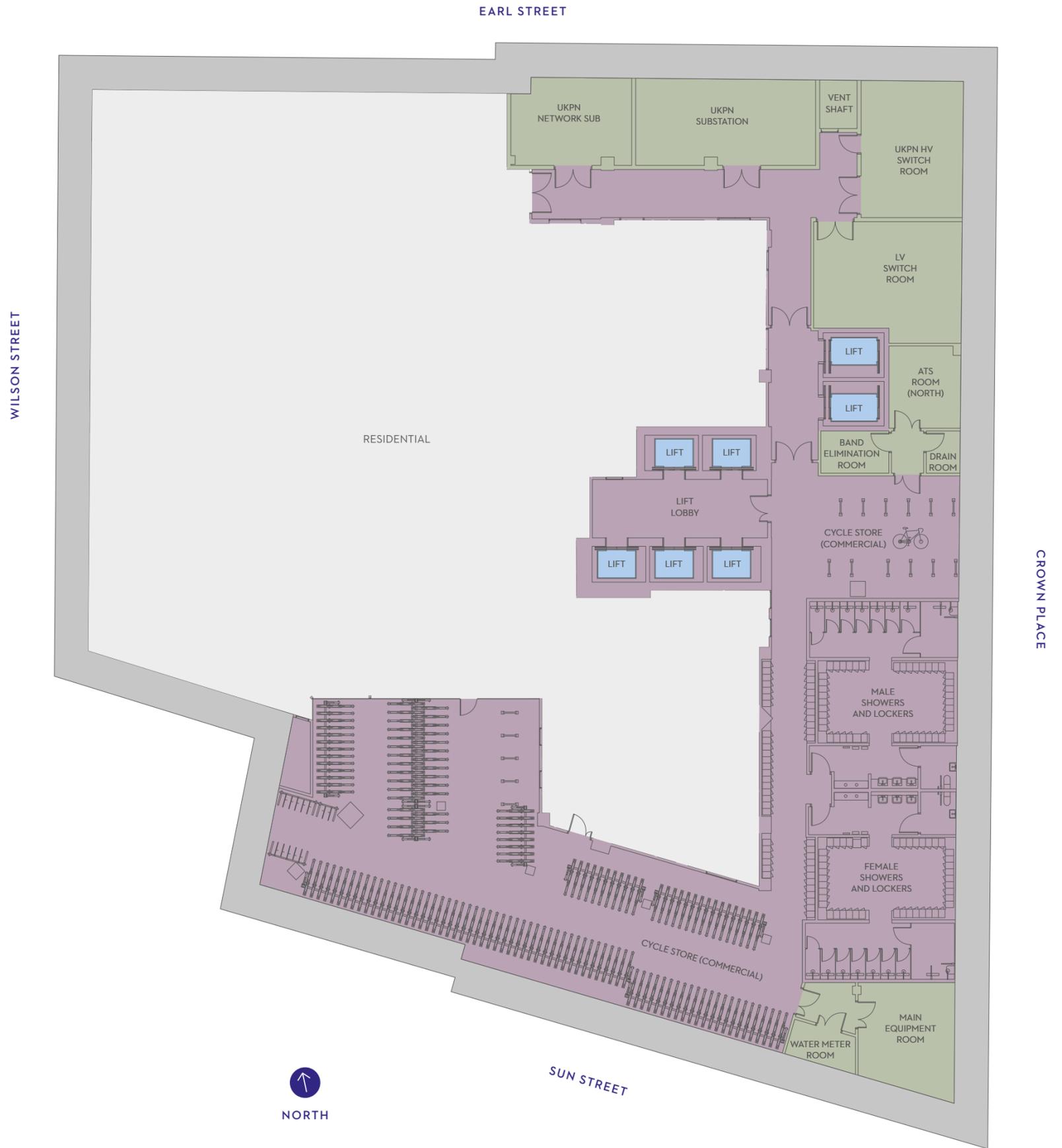
CYCLE SPACES

302

LOCKERS

14

SHOWERS



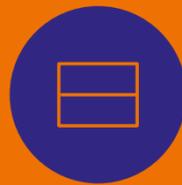
HIGH GRADE SPEC



OFFICE OCCUPANCY RATIO 1 PERSON: 8 SQM



5 PASSENGER LIFTS AND 1 X 1600KG GOODS LIFT



EXPOSED CEILINGS TO ALL OFFICE FLOORS



1500KVA STANDBY GENERATOR WITH 24 HOUR FUEL



4 PIPE FAN COIL AIR CONDITIONING SYSTEM



DESIGNED TO ACHIEVE BREEAM EXCELLENT



FLOOR TO CEILING HEIGHT 2.8M



RAISED FLOORS (150MM OVERALL)



DOG FRIENDLY



302 CYCLE SPACES



LOCKERS WITH 14 SHOWERS



WIRED SCORE PLATINUM

SUMMARY

- Office podium designed with a steel framed structure and reinforced concrete core. Two residential towers with concrete frames sit above
- Design density 1 person: 8 sqm with escapes 1 person: 6 sqm
- Floor to ceiling height 2.8m, slab to slab 3.95m
- 4 pipe fan coil air conditioning system
- Raised floors 150mm (overall)
- Completing to a Category A condition with an allowance for carpets, floor boxes & blinds

LIFTS

- Office passenger lifts population densities: 1 person per 8 sqm at 80% occupancy
- Office passenger lifts handling capacity: 12% of population/5 mins (up peak)
- 5 x 1275 kg (17 person) passenger lifts
- 1 x 1600 kg (21 person) goods lift
- 2 x 1275 kg (17 person) passenger/cycle lifts for office and residential use
- 2 x 630 kg (8 person) fire fighting lifts

SERVICES

RESILIENCE

- Interlinked switchboards via 2 segregated transformers
- Standby generator capacity 1500 kVA for landlord essential, life safety and tenants loads
- Normal mains power failure scenario: all office floors small power, lighting and SER power & cooling (allowance 100 kVA per floor). This assumes:
 - 25 W/sqm small power
 - 10 W/sqm lighting
 - 11 W/sqm allowance for fan coils etc. (includes a 5 kW load allowance for an SER per tenant room)

AIR CONDITIONING

- 4 pipe fan coil system

VENTILATION

- Fresh air supply 12 l/s/person + 10%

LOADING DENSITIES FOR COOLING

- Lighting: 10 W/sqm
- Small power: 25 W/sqm
- Future tenants SER (per tenant): 3000 W
- Supplementary cooling: 5 W/sqm (main plant and risers only)

PLANT LOCATIONS

- On floor air handling plant rooms
- Level 7: boiler plant
- Level 10: cooling heat rejection plant
- Basement plant rooms: - chillers, switch rooms and water storage etc.
- Space provided for future tenants SER heat rejection units in the loading bay and on Level 10

TENANT FACILITIES

LOOS

- Based on occupancy density with a male:female ratio of 60:60 at 80% utilisation
- Cold water storage 20 litres/person/day
- Maximum water consumption of 105 litres/person/day via use of low water flow sanitary fittings

BICYCLE, SHOWER & LOCKER PROVISIONS

- 14 showers (7 male/7 female)
- 302 cycle spaces exclusive to the offices
- 302 lockers

SUSTAINABILITY

- Designed to achieve BREEAM Excellent (2014)
- High performance glazing to control solar gain and heat losse
- Energy efficient lighting
- Daylight sensors and presence detection on internal lighting
- Heat recovery on AHUs
- Variable speed, electronic controlled DC fan coil units
- Variable speed inverter controlled circulating pumps and fans
- High performance water cooled chillers
- Sub metering for energy monitoring
- Energy efficient lift installations with regeneration
- Central energy centre serving the development with combined heat and power unit
- Dog friendly

BEST OF BOTH WORLDS



One Crown Place's Eighteenth-Century Georgian terraces have been restored, soon to be home to a hotel designed by Bowler James Brindley and operated by Bespoke Hotels. 41 bedrooms and a 100-cover destination restaurant will accompany a brand-new private members' club, bringing these beloved buildings back to their former glory.



Indicative CGI of the hotel restaurant.







BEANY GREEN

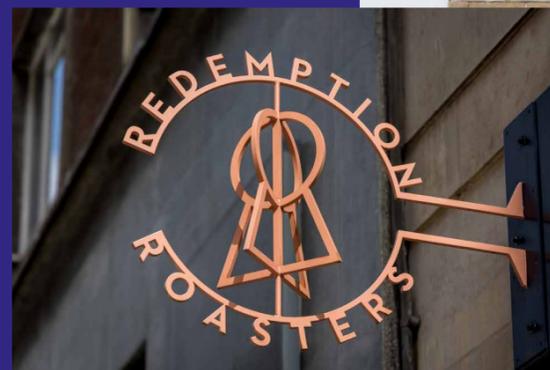


STARBUCKS

COFFEE SPOTS

Coffee fuels Shoreditch. Every carefully crafted cup powers both its work culture and social scene. You barely have to step out from One Crown Place to get your hands on some of the area's best grinds.

HOP VIETNAMESE



REDEMPTION ROASTERS

LIVERPOOL STREET GRIND



OZONE COFFEE

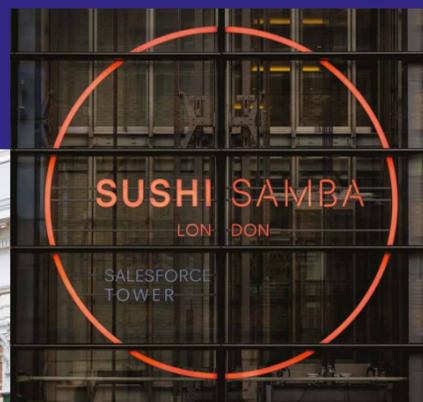
BARS AND MEMBERS' CLUBS

London's centre of gravity has shifted eastward. Shoreditch is now where the city comes to play. As day is chased away by nightfall, the area's vibrant bars and exclusive members' clubs come alive.

THE NED



SUSHI SAMBA



THE LIGHT BAR



LONG ARM BREWERY



NOBU HOTEL



SHOREDITCH HOUSE



BLACK ROCK

EATALY



BOXPARK



URBAN EATS

It's easy to overuse the phrase 'on your doorstep', but with a wealth of pop-up or kerb side food outlets so close to One Crown Place, there's no other way to put it. Find everything from lip-smacking cerviche to mouth-watering banh mi at this crossroads between Shoreditch and the City.

SPITALFIELDS



SPITALFIELDS



BROADGATE





THE CLOVE CLUB

LA DAME DE PIC



CITY SOCIAL



GALVIN LA CHAPELLE



LYLES

ST JOHN



LEROY



CLUB GASCON



ANGLER AT SOUTH PLACE HOTEL

10 MICHELIN STARS

Needing no introduction, a restaurant's 'star' speaks more for its quality than words ever could. London is one of the top-ranked cities in the world for fine dining, and with ten Michelin starred restaurants within a 20 minute walk from One Crown Place it's little wonder why.

MAP

● Restaurants & cafés

1. City Social (Michelin star)
2. Sushi Samba
3. Mrs Foggs
4. Liverpool Street Grind
5. The Botanist
6. Franco Manca
7. Comptoir Libanais
8. Gaucho
9. Yauatcha
10. Kitty Hawk
11. Angler (Michelin star)
12. Bar Douro
13. Eataly
14. Beany Green
15. Galvin La Chapelle (Michelin star)
16. Beer & Buns & K10
17. Burdock
18. Haz
19. Aviary
20. Baraka
21. All located in Principal Place:
 - The Allegory
 - Polú Poké
 - Camino Shoreditch
 - RED Shoreditch
 - Black Sheep
22. Starbucks
23. Farmer J
24. Gloria
25. Dishoom
26. Oklava
27. Leroy (Michelin star)
28. Lyles (Michelin star)
29. Smoking Goat & BRAT (Michelin star)
30. Padella
31. Passo

● Street food and takeaway

1. All located in Spitalfields Market:
 - Chai Guys
 - Yum Bun
 - Dirty Bagels
 - Coqbull
 - Indi-go
 - Climpson's Coffee Bar
 - Pleasant Lady Jian Bing
 - Merkamo Ethiopian
 - Pancake Box
 - Humble Crumble
 - Sud Italia
 - Wheelcake Island
 - Donovan's Bakehouse
 - The Duck Truck
2. All located in Broadgate Circle:
 - HOP Vietnamese
 - Island Poké
 - Shoryu Ramen
3. Wasabi Sushi & Bento
4. Itsu

● Bars & entertainment

1. Flight Club
2. Long Arm Pub & Brewery
3. The Flying Horse
4. The Crown and Shuttle
5. London Cocktail Club
6. Old King's Head
7. Village Underground
8. Singer Tavern
9. Tank and Paddle
10. The Horse and Groom
11. The Gun
12. Shoreditch House
13. Everyman

● Fitness

1. IRebel
2. Barry's Bootcamp
3. Fitness First
4. Frame
5. KOBOX
6. Virgin Active
7. BLOK
8. PureGym

● Hotels

1. Andaz
2. Montcalm Royal London
3. Nobu Hotel
4. South Place Hotel
5. The Curtain
6. The Hoxton
7. Pan Pacific

● Shops

1. Charles Tyrwhitt
2. Hugo Boss
3. Cos
4. Whistles
5. Marks & Spencer
6. All located at at Spitalfields Market:
 - Rag & bone
 - Orlebar Brown & Other Stories
 - Lululemon
7. All located at 100 Liverpool Street:
 - Kielh's
 - Tommy Hilfiger
 - Reiss
 - Waterstones



TRAVEL TIMES



LIVERPOOL STREET
3 MINS

MOORGATE
5 MINS

OLD STREET
8 MINS

SHOREDITCH HIGH STREET
12 MINS



LONDON BRIDGE
5 MINS

KING'S CROSS
7 MINS

WATERLOO
11 MINS

VICTORIA
18 MINS



TOTTENHAM COURT ROAD
4 MINS

CANARY WHARF
6 MINS

PADDINGTON
10 MINS

HEATHROW
33 MINS

THE TEAM

MTD Group is a multinational infrastructure-based company headquartered in Kuala Lumpur, Malaysia. It is active in 15 countries with investment portfolios in properties & real estate, civil engineering & construction, manufacturing of precast related products, infrastructure concessions (ranging from tolled highways, ports to IPP), and operations & maintenance.

MTD's Real Estate & Property Division develops and sells large integrated housing and community projects and high-end residential projects both locally and overseas. www.mtdgroup.com.my.

DEVELOPED BY

MTD

ADVISED BY

CBRE

MEP

AECOM

ARCHITECT

KPF

SPACE PLANNING

kks

STRUCTURE



QUANTITY SURVEYOR

GT GARDINER & THEOBALD

INTERIOR DESIGN

**DESIGN
HAUS
LIBERTY**

