



# 2 Television Centre White City

# New landmark offices

280,000 sq ft of new and exemplary office accommodation over nine large open floors.

Three-metre floor-to-ceiling heights and terraces on the upper floors.

Part of an exciting new destination with high quality independent restaurants and Soho House members' club and hotel.

Bike storage and changing facilities supported by 24-hour concierge.

Design by Stirling Prize winning architects AHMM.



# This is a new centre of gravity for London

#### Work life at Television Centre

Television Centre is the reinvention of a well loved landmark into a thriving and exciting place to work, live and play.

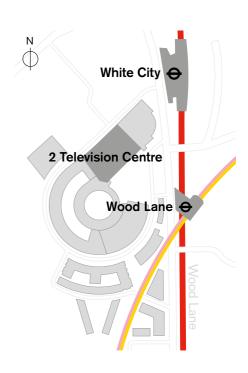
People working at 2 Television Centre can enjoy excellent restaurants, an abundance of green spaces and new public realm, enriching cultural events, and live screenings from the adjacent state-of-the-art television studios.



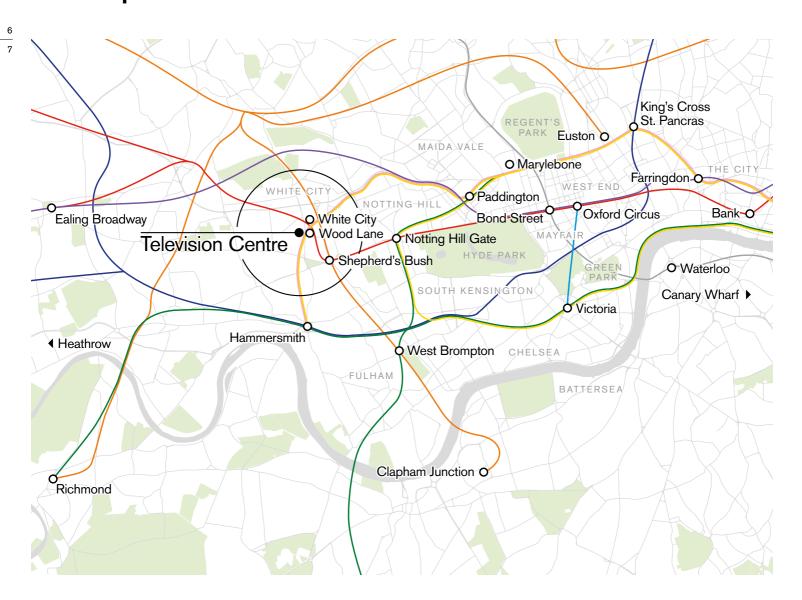
#### Local stations

Television Centre has immediate access to London's vast transport network via White City (Central Line), Wood Lane (Circle and Hammersmith & City lines) and Shepherd's Bush overground stations.

The Elizabeth Line can be reached at Paddington and Ealing Broadway stations in under 10 minutes.

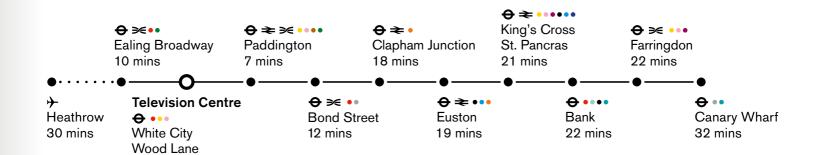


# White City is excellently connected as a London transport hub





#### Travel times



#### Exciting restaurants and retailers make the foundation of this great workplace

#### Coffee, cocktails, cinema

The ground floor of 2 Television Centre hosts a range of places for all occupiers' food and beverage needs, from a quick morning coffee or a lunch time meeting, to evening drinks and a film.













#### Clockwise from top

Bluebird Electric Cinema Homeslice Terrace retail

## Inspiring lifestyle focused on wellness

#### Health, wellness and gathering spaces

Soho House is opening its first public health club, known as the House Gym, including a swimming pool, yoga and dance studios, and a full suite of exercise equipment.

Soho House is also launching a new multi-levelled members' club with a 47-bedroom boutique hotel, restaurant at ground level, and open-air rooftop pool and bar. An on-site spa will offer a range of beauty and wellness treatments.

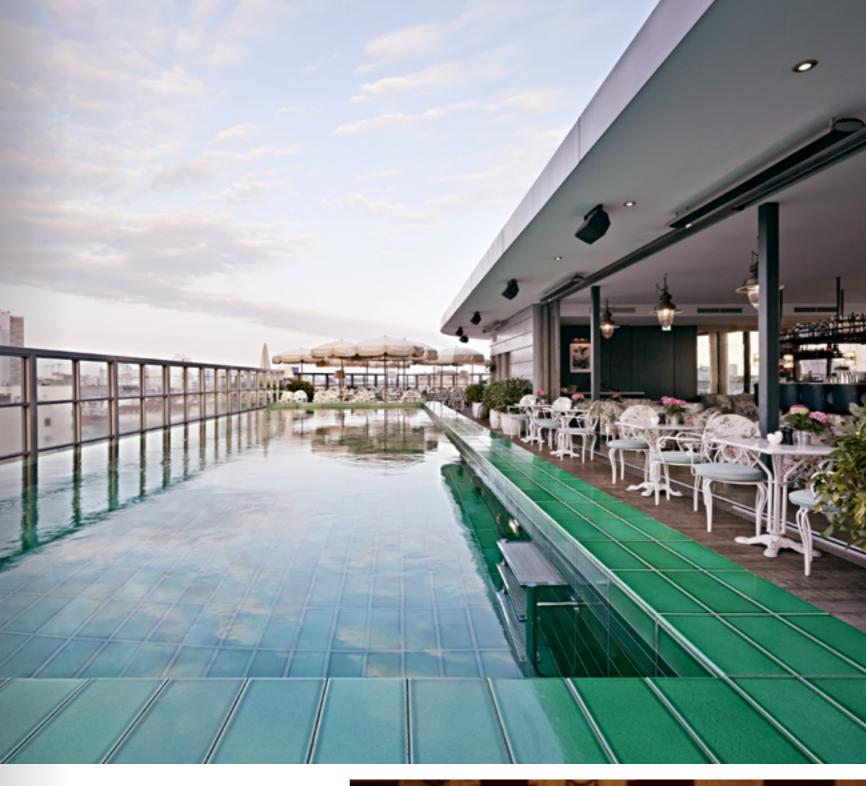
2 Television Centre offers brilliant views of the many parks that make this part of London unique. Occupiers also benefit from the newly landscaped terrace and can enjoy quiet moments in the natural beauty of the adjacent gardens.





Clockwise from top

Soho House, Berlin Electric Cinema Gym Health club







# The transformation of White City







The regeneration of White City is the joint vision of Imperial College London, Westfield London, Berkeley St James, White City Place and Television Centre.

Together, development works total 112 acres with 2.2 million sq ft of new commercial space, 2.3 million sq ft of retail and leisure amenities - including Europe's largest shopping centre - up to 5,000 homes, 5 acres of new public parks, and a campus for innovation and start-ups.

## We are the centre of this ambitious London regeneration project





TalkTalk















ColArt



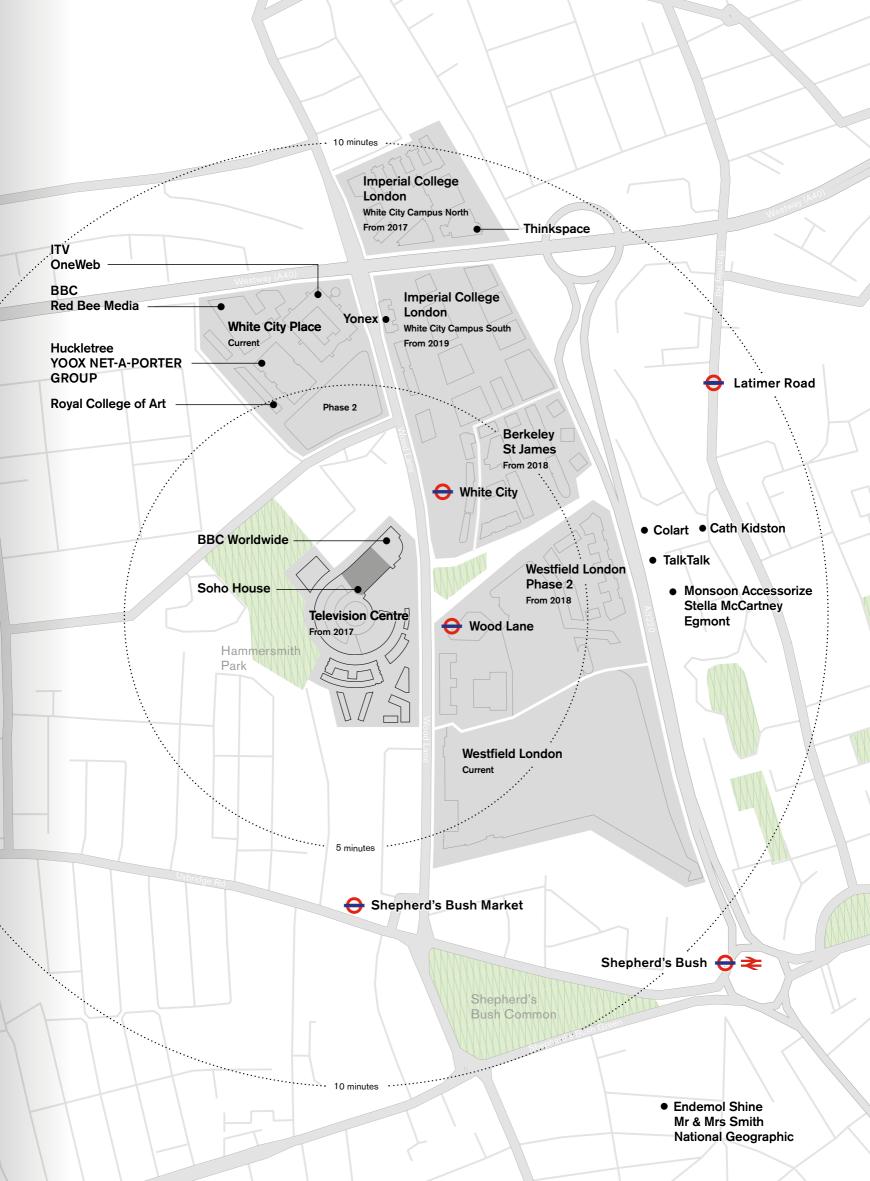








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#### **Television Centre**

#### 1 Television Centre

This is the newly redesigned 120,000 sq ft headquarters of BBC Worldwide – the commercial arm of the BBC that invests and sells its content around the world and acts as a champion of British creativity overseas.

#### 2 Television Centre

Part of an exciting destination with 280,000 sq ft of new Grade A office accommodation, high quality independent restaurants and Soho House members' club.

#### 1 Wood Crescent

Designed by architects Duggan Morris with 110,000 sq ft of new office space, large terraces overlooking the greenery of Hammersmith Park, and a public café on the ground floor.

#### White City Place

White City Place is a new and exciting campus. Covering 17 acres in regenerated White City, it is positioned at the centre of important transport, social, brain, and technical networks — it is networked for creative thought.

#### Imperial College London

This world-leading science-based university is investing £3bn in a 25-acre site, creating a new hub for the intersection of commerce and industry, in particular with incubation and accelerator spaces for new start-up businesses.



# Part of a leading business and innovation district





Clockwise from left

White City Place Imperial College London 2 Television Centre

### White City is a growing and evermore impressive West London neighbourhood







Clockwise from left

Berkeley St James The Helios, Television Centre Westfield London



#### **Television Centre Residential**

This local landmark and piece of Modernist architecture is being transformed into 950 new homes by Stirling Prize-winning firm Alford Hall Monaghan Morris, with private gardens, restored lobby, and access to Television Centre's exciting lifestyle of new restaurants, health club, cinema and live recordings.

#### Westfield London

Westfield London's second phase comprises 5,000 new homes in addition to 750,000 sq ft of new retail, cafés, restaurants and leisure, bringing the UK's No.1 ranked shopping centre up to a total of 425 outlets. 230,000 sq ft is specifically dedicated to a new department store for John Lewis – set to open March 2018.

#### Berkeley St James

A cluster of apartment buildings will centre around a new public park opposite Television Centre with retail under the arches of the Central and Hammersmith & City lines.

#### 22

# ocal area and amenities

Excellent and increasingly exciting local amenities to enrich working life.

An abundance of bars and restaurants are within a 10-minute walk of Television Centre.

UK's No.1 shopping centre Westfield London, visited by over 27.5 million visitors annually.

Cultural venues like Shepherd's Bush Empire, Bush Hall and Bush Theatre.

Many green spaces and sporting facilities, including neighbouring Hammersmith Park and new public gardens on Wood Lane.



Wood Lane Arches Shepherd's Bush Empire Westfield London Portobello Road

# From brilliant green spaces to the retail focus of West London

#### Europe's largest shopping centre

Westfield London's second phase will bring the total to 425 shops, cafés, restaurants and leisure, including a new department store from John Lewis, open in March 2018.

#### Independent retailers

The Wood Lane arches are home to a wide range of exciting independent retailers, based in the unique commercial spaces within the railway arches. The offer includes small shops and businesses including cafés and restaurants.

#### Historically creative

West London is a famously creative part of London with great restaurants and inspiring shopping along Portobello Road and Westbourne Grove.

#### Music and theatre

Set around a busy central green, Shepherd's Bush is known for great music and theatre at Shepherd's Bush Empire, Bush Hall and the Bush Theatre.











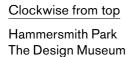
#### Green Spaces

Television Centre is surrounded by areas of natural beauty and fresh air. Hammersmith Park is directly accessible from Television Centre, and tranquil Holland Park a short walk away.

Opposite Television Centre, White City will also be welcoming a new 5-acre public park with large and open green spaces linking visitors with John Lewis and Westfield London.

#### Cultural heartland

Home to the Royal Albert Hall, the Natural History Museum, the Victoria & Albert Museum and the new Design Museum: West London is a cultural heartland.





### 2 Television Centre



Progressive design for business occupiers

# Design features worthy of this new global business address



## Platinum WiredScore

The highest calibre of fibre optic infrastructure for fast-moving businesses.

# Concrete and timber finishing

Contemporary interior design elements made from handsome natural materials.

# Open and efficient floor plates

adaptable to your business's needs.

A spacious offering that is

# Large atrium with interconnected walkways

An inspiring architectural feature that fills the space with light.



#### Dual entrance and internal street

Allowing easy access from either Wood Lane or White City stations, the building's two double-height entrances lead into a dramatic light-filled atrium and are linked by an internal street.

A mixture of high-end and informal restaurants and eateries make up the full length of the ground floor, running along the forecourt and internal street to create a vibrant feel for visitors to 2 Television Centre.

Wood Crescent entrance



#### Welcoming reception and distinctive atrium

The office reception sits at the base of the atrium with seating and breakout areas creating a buzzy and dynamic space with Wi-Fi coverage and 24-hour concierge.

Looking-up, the atrium is criss-crossed with striking internal bridges.

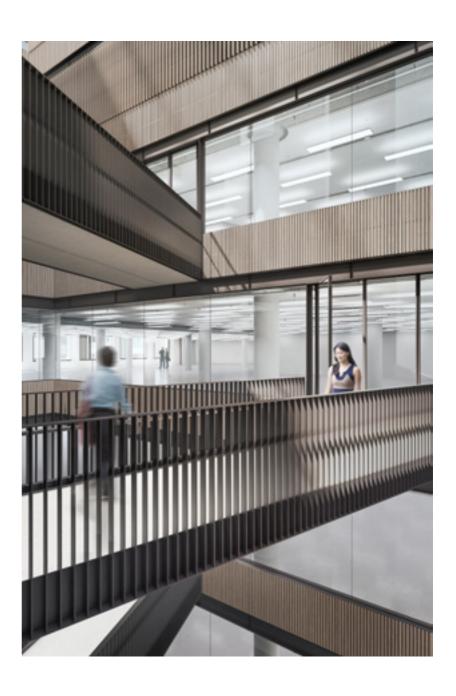






### Connecting bridge links

The splayed geometry and staggered positioning of the bridge links make a bold, graphic statement across the atrium, and serves to connect people and activity across floors and between businesses.





Left to right
Timber baguettes
Canadian Douglas Fir
board-shuttered concrete



### Bright and open floors

The nine floors, ranging from 13,000 to 38,000 sq ft, benefit from three-metre floor-to-ceiling heights to take advantage of the uninterrupted views over the landscaped gardens of the Television Centre forecourt. In addition, four floors have generous private terraces.





### Diversity

### Two reliable routes

The site infrastructure is provided with a high-level of resilience, with the built-in option of scaling up or scaling down network systems.



### Satellite Comms

### Transmit into the open skies

Ample roof space and an uncluttered skyline clear the way for unobstructed microwave and satellite dish transmission.



### Installation

### Choose a system, and then go live

Television Centre offers a managed network service, making it simple and fast to get systems up and running.



### WiredScore

### **Platinum**

2 Television Centre proudly bears a Platinum WiredScore rating, the highest tier of best in class connectivity.



### Future Proof

### Scalable and ready

Sophisticated infrastructure already connected to the highest tier data centre communications providers, offering flexibility to evolving technology and needs.



### Speed

### From London to L.A. in milliseconds

Typical speeds are offered to Tier 1 Communications Providers' networks from 2MB to multiple 10GB connections.



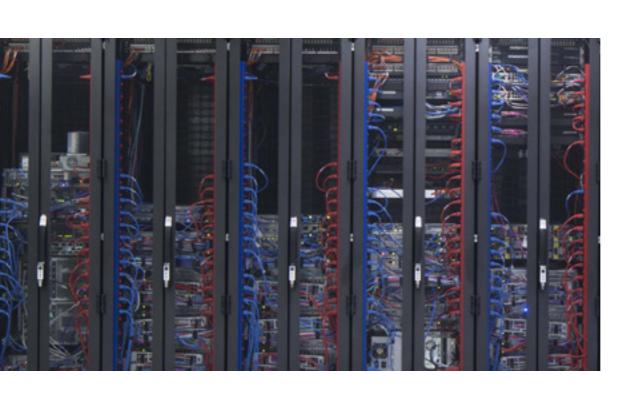
### **Providers**

### Your communications provider is already on board

Each of the major communications providers are currently cabled into the site.

BT Openreach Colt EU Networks Verizon Virgin Media Vodafone

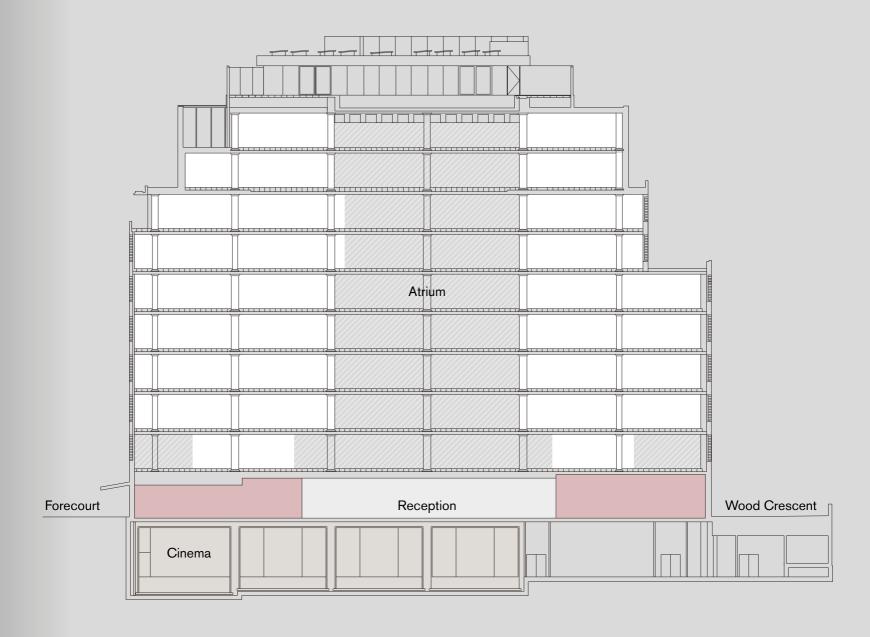




### Plans

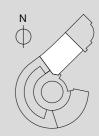
### Schedule of areas

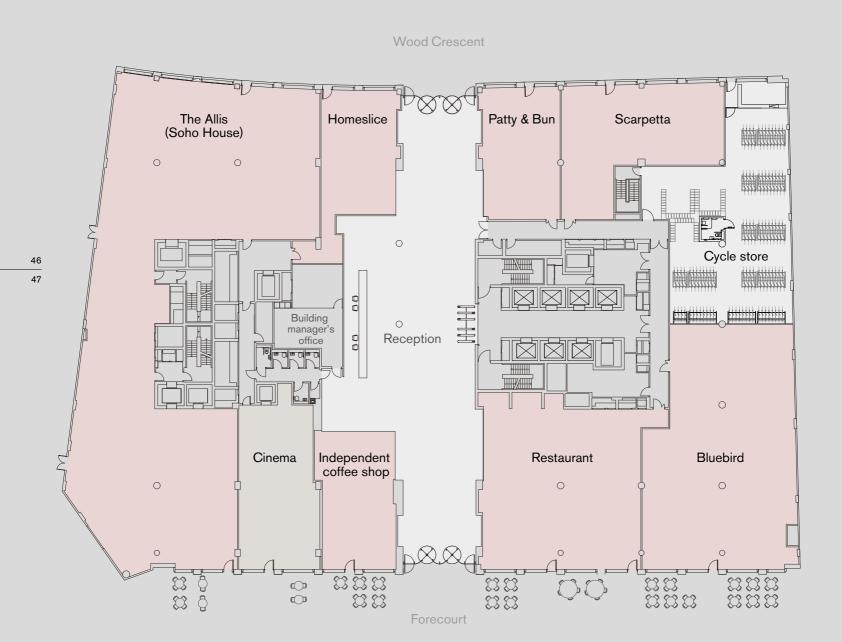
Floor	sq ft sq m		
Ninth	13,340	1,239	
Terrace	237	20	
Eighth	13,640	1,267	
Terrace	2,175	202	
Seventh	30,055	2,792	
Terrace	1,090	101	
Sixth	32,240	2,995	
Terrace	4,995	464	
Fifth	37,500	3,484	
Fourth	37,500	3,484	
Third	37,370	3,472	
Second	37,370	3,472	
First	35,610	3,308	
Ground floor	8 retail units 6,954 sq ft reception 300 cycle spaces and lockers		
Lower ground	30 showers and changing facilities 37 car spaces		
Basement	Loading bay Estate management Parcel delivery office Storage		
Office total Terrace total	274,625 8,497	25,513 787	



### Ground floor - Retail

Cycle store & lockers 300 Reception 6,954 sq ft





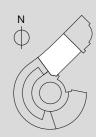


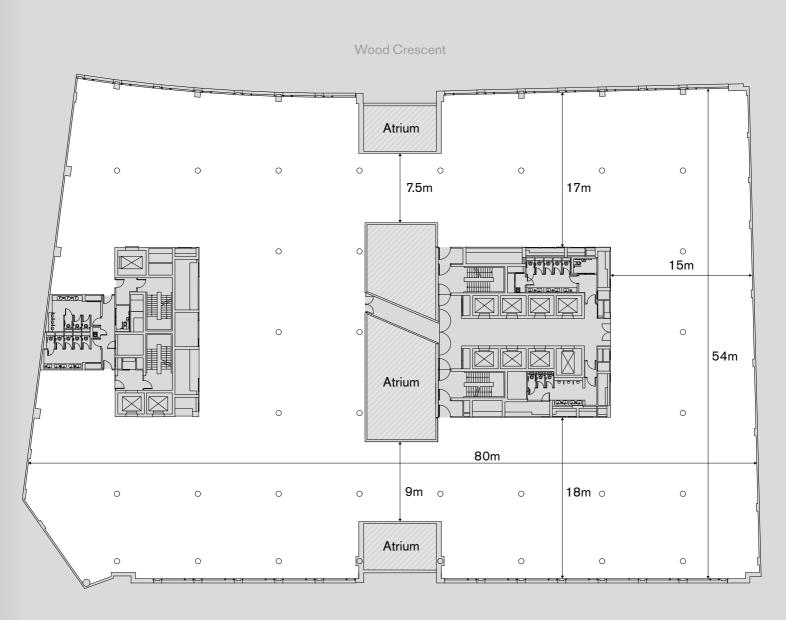
O Cinema

O Reception/cycle store

### First floor

Office space 35,610 3,308





Forecourt

### Second - Fifth floors

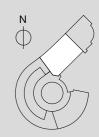
sq ft

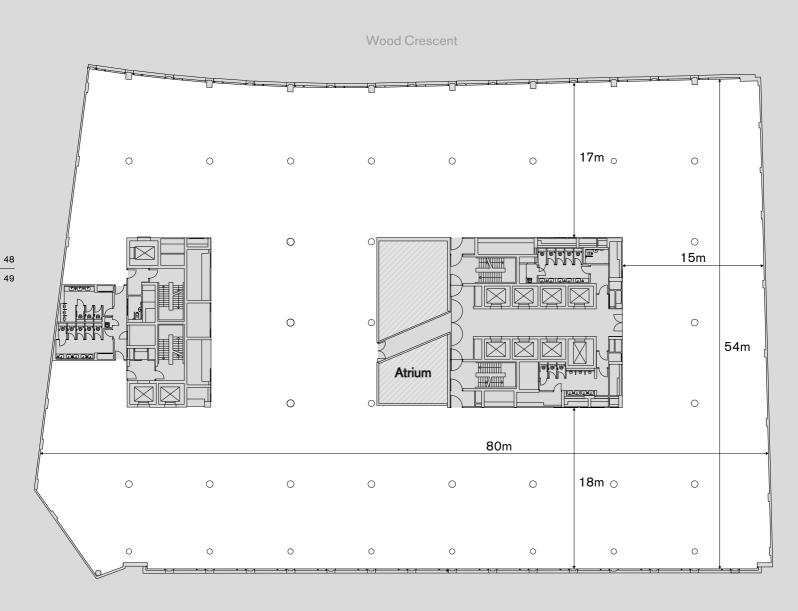
sq m

Office space

37,370

3,472

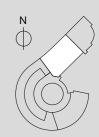




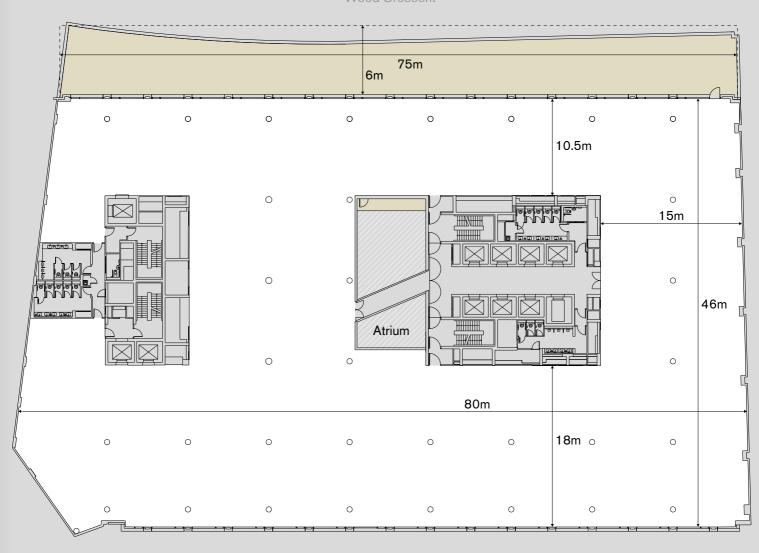
Forecourt

### Sixth floor

Office space 32,240 2,995
Terrace 4,995 464



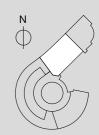
### Wood Crescent



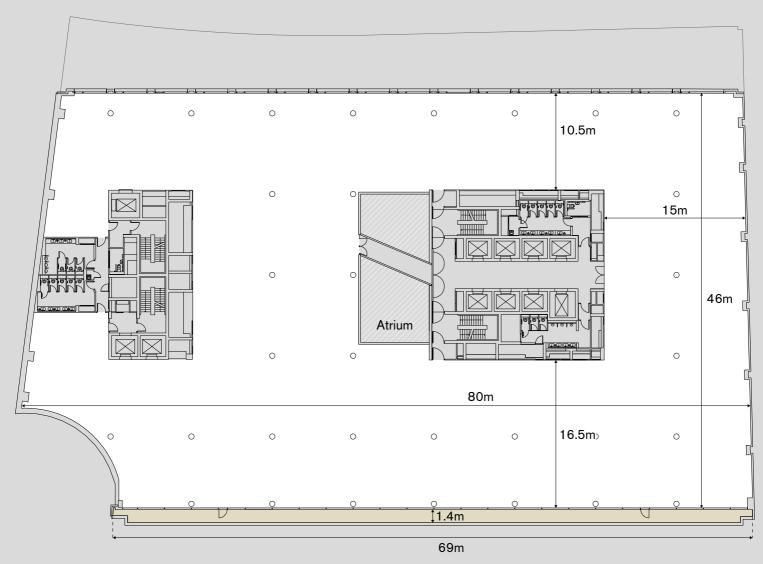
Forecourt

### Seventh floor

Office space 30,055 2,792 Terrace 1,090 101



### Wood Crescent

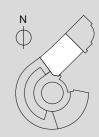


Forecourt

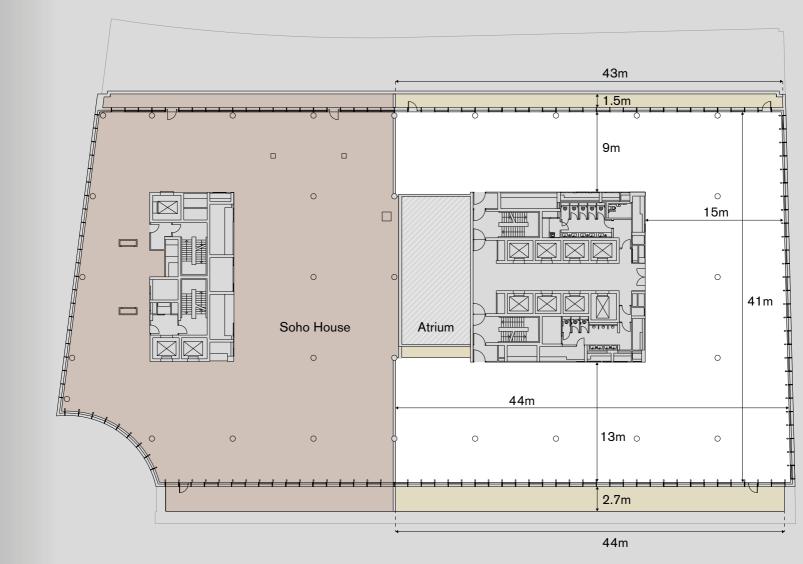
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### Eighth floor

Office space 13,640 1,267
Terrace 2,175 202



### Wood Crescent



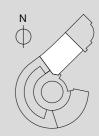
Forecourt

Office

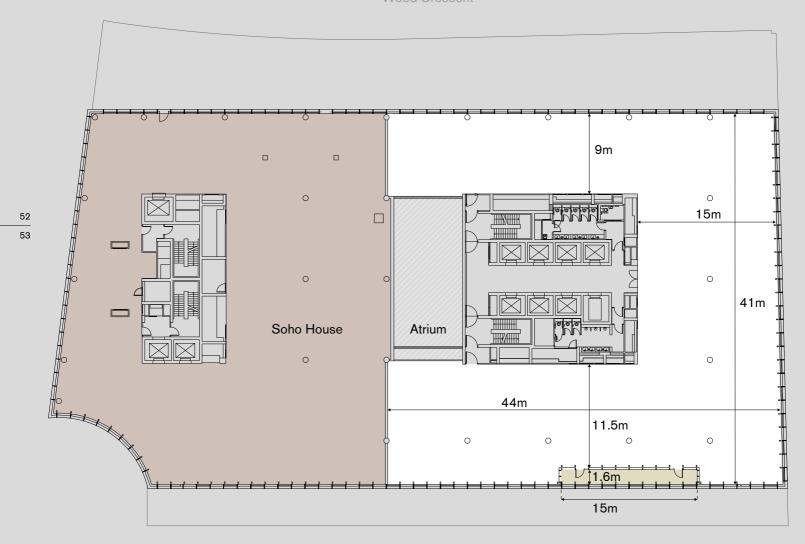
Terrace/Balcony

O Soho House

### Ninth floor



### Wood Crescent

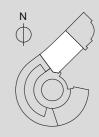


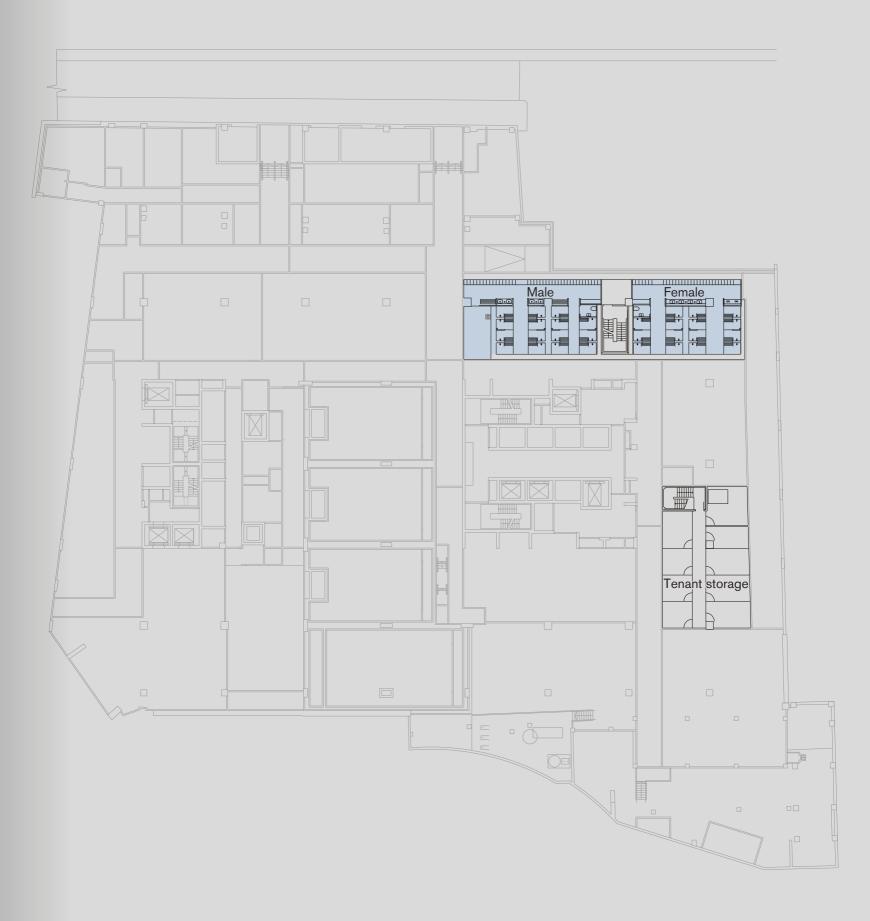
Forecourt

- Office
- Terrace/Balcony
- O Soho House

### Lower ground floor

Showers 30 37 Car spaces In adjacent building

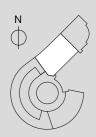




## Space plans

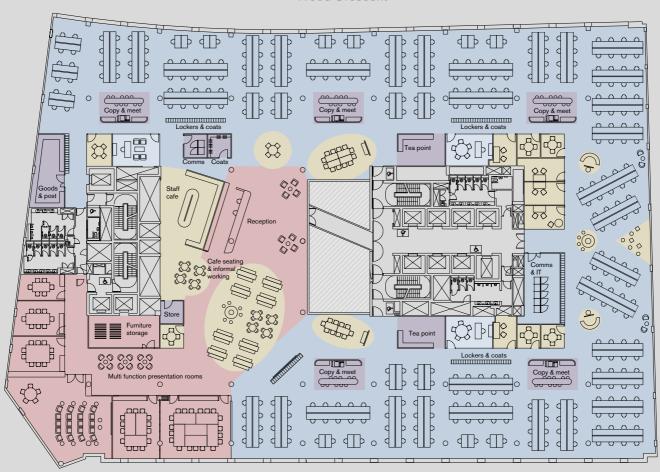
### Fifth floor

### Single occupancy - Media 1:8 sq m



Office		Accommodation			
		Client suite meeting rooms		Internal meeting rooms	
Cellular offices × 8	8	14 seater multi function room × 1	14	12 seater meeting room × 1	12
Open plan workstations	348	20 seater multi function room × 1	20	10 seater meeting room × 1	10
Receptionists	2	15-20 seater multi function room×1	20	4 seater meeting rooms × 7	28
Breakout /		10 seater meeting room × 1	10		
Supplementary workstations	76	8 seater meeting room × 1	8		
		6 seater meeting room × 1	6		
Total workstations	434	Total seat count	78	Total seat count	50

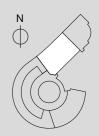
### Wood Crescent



Forecourt

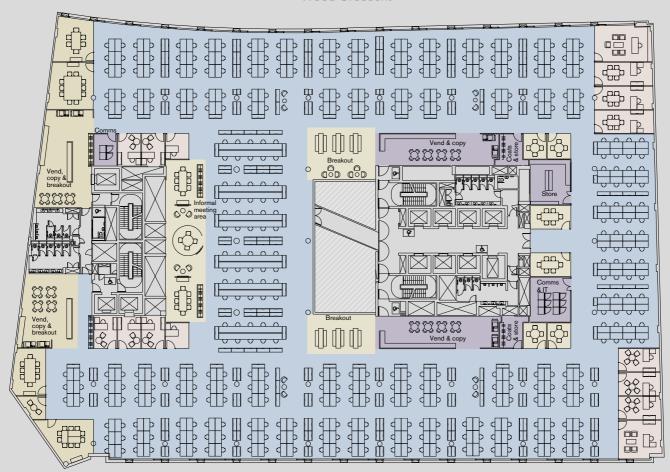
- Office
- O Support space
- Front of house
- Meeting & social

### Open plan - Corporate 1:8 sq m



Total workstations	425	Total seat count	70
		4 seater meeting rooms × 5	20
		6 seater meeting room × 1	6
Open plan workstations	410	8 seater meeting rooms × 3	24
Cellular offices	15	10 seater meeting rooms × 2	20
		Internal meeting rooms	
Office		Accommodation	
~		<del> </del>	

Wood Crescent



Forecourt

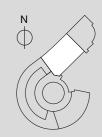
- O Work space
- Office
- Support space
- Meeting & social

56 57

### Fifth floor

**Total workstations** 

### Open plan - Corporate 1:10 sq m



Office		Accommodation	
		Internal meeting rooms	
Singular cellular offices × 9	9	18 seater multi function room×1	18
Double cellular offices × 4	8	16 seater multi function room×1	16
Open plan workstations	326	14 seater multi function room×1	14
		12 seater multi function room×1	12
		10 seater meeting room × 1	10
		8 seater meeting room × 1	8
		6 seater meeting rooms × 3	18

343

Wood Crescent

4 seater meeting rooms × 6

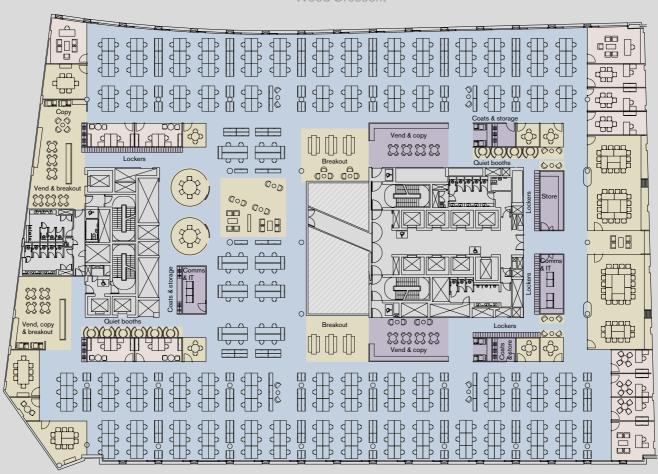
Quiet booths × 11

**Total seat count** 

24

22

142



Forecourt

- Work space
- Office
- O Support space
- Meeting & social

# Specification



New Grade A development



Three-metre clear floor-to-ceiling height



General office occupancy: up to 1 person per 8 sq m



LED lighting



Café in reception with 40m high central atrium



300 bicycle spaces and lockers



Chilled ceiling system



30 showers (15 female/15 male)



BREEAM target 'Excellent'



37 car parking spaces



On-site estate and building management team



WiredScore Platinum

### **Design Office Air Temperatures**

General office areas

Summer: 24°C db ± 2.0°CWinter: 20°C db ± 2.0°C

External design temperature

Summer: 29°C db / 20°C wbWinter: -4°C db / -4°C wb

### Cat A Heating and Cooling

Each CAT A office tenant zone heating will be served by perimeter trench heating system, connected to the landlord low temperature hot water system. Cooling is provided by a chilled ceiling system. For both heating and cooling, metering shall be provided for each tenant, located within the riser with a capped future tenant connection. Perimeter trench cooling provided to floors 8 and 9.

Additional cooling can be achieved through the underfloor air supply.

### **Chilled Water System**

There are four water cooled chillers providing cooling, with additional capacity for future tenant use included in the system. Chillers and associated primary and secondary pumps are located in the basement. 2 TVC cooling circuit is hydraulically separated from the primary circuit by a plate heat exchanger also in the basement. Heat rejection is at roof level through two open loop cooling towers.

### **Heating System**

A CHP engine will meet the base heating demand of the site throughout the year. There are an additional five gas-fired modular condensing boilers providing low temperature hot water. CHP, boilers and pumps are located in the basement. 2 TVC is hydraulically separated from the primary heating circuit via a plate heat exchanger in the basement.

### Ventilation

### Offices

Each CAT A office air ventilation will be served by central air handling units providing minimum fresh air ventilation, mounted at roof level. Air will be provided to the office space through floor diffusers and extracted through extract grilles mounted at each core zone. Ventilation rates based on: 1 person per 8 sq m of net office accommodation at 12ls/person +10%.

### **Toilets**

10 ACH extract, make up air by transfer from office floor and lift lobby.

### Smoke Clearance

Basement smoke zones

- 10 ACH mechanical extract

### Acoustics

Average noise levels under normal operating conditions due to mechanical plant:

General office: NR38Entrance Hall: NR40Toilets: NR45

### Lifts

The passenger lifts within the building incorporate destination hall-call control reducing waiting times and allowing for enhanced security and customisation.

Lift provision for office

- 7 No. 1600kg passenger lifts one of which to serve jointly as fire-fighting lift – travelling at 2.5m/s will serve the office floors
- 1 No. 1600kg goods lift travelling at 1.6m/s will also serve as a passenger lift during peak hours

The lifts will provide a minimum morning up-peak handling capacity of 15% of the building population within a five minute period with loading up to 80%.

Maximum average up peak waiting time 25 seconds with maximum average time to destination 90 seconds (utilising the goods lift as a passenger lift to form a bank of 8 lifts).

60

### **Electrical distribution**

- Lighting Distribution Board provided in each tenant electrical riser. This is used to power the lighting (and ancillary power loads such as BMS outstations, perimeter cooling unit fans etc.) installed under Cat A, with spare ways for tenant additions
- The rising busbar in the tenant electrical riser will allow tenants to install a tap-off unit and distribution board to supply small power installations

### **Small Power and Lighting needs**

Lighting Allowar	nce	(W/m2) Diversity
Tenant areas	8	1.0
Small Power Allowance		(W/m2) Diversity
Tenant areas	15 (+10	at riser) 1.0

### Lighting

LED lighting of typical office accommodation 300 Lux.

A fully addressable and integrated DALI control system will be provided for lighting controls on the office floors. LED lighting to be dimmable with daylight control on perimeter and PIR occupancy control.

### Standby Power

An 800kVA lift safety diesel generator shall be installed in the basement to provide a life safety supply to the building.

Space provision has been allowed to connect to the roof tenant plant space, also via pipe-in-pipe distribution, through the future tenant riser back to the bulk fuel tank.

The tank will be sized to provide 16 hours of fuel to the lift safety generator and 16 hours of fuel for up to 2 No. 500kVA and 1 No. 150kVA tenant generators at roof level. The bulk fuel tank room will be located in the generator enclosure room.

### Tenant Plant

Space has been allocated at roof level for tenants to install plant such as generators and heat rejection. An additional 25m² of space is available above the retail kitchen extract plant for satellite dishes. Future tenant risers have been provided to serve each tenant.

### **Protective Installations**

There will be a dedicated fire control in the basement to provide fire monitoring and control functionality for the building. The building will be sprinkler protected in accordance with BS EN 12845. A category L2 fire detection and alarm system will be provided throughout the office space. A voice alarm system will allow phased evacuation.

### **Telecommunications Services**

Two incoming comms rooms will be provided in the basement, with separate duct routes provided to facilitate future connections. Containment will be provided in the basement and landlord electrical riser for communications cabling.

Tenant communications distribution will be by means of the basement containment and tenant communications risers. The tenant risers open directly onto the relevant tenant's floorplate.

### Security, Access Control and Video Surveillance

Landlord video surveillance (CCTV) system will provide high resolution external and internal cameras for surveillance of the building, including access routes and Landlord areas at ground floor and basement level.

Landlord automated access control system (AACS) will manage access into the building through doors and turnstiles at ground floor and integration with the lift control system, as well as access into landlord and communal areas such as the bicycle store and SCR. The landlord's AACS will be based on encrypted card and reader technology.

A video intercom (VCOM) system will be provided at entry points to facilitate out of hours access via the main entrance and bicycle entrance route.

Security systems will be managed and monitored in the Landlord's Security Control Room (SCR). The landlord's reception desk will also be provided with security workstations in order to respond to intercom calls and provide visitor passes.

### Facilities and sustainability

### Façade

The façade consists of brick faced pre-cast concrete panels with aluminium framed windows which incorporate feature anodised aluminium veiling to opening lights. Forecourt side of Level 7, and Levels 8 and 9 utilise a curtain wall system.

### Floor to Ceiling Heights

Office: 3,040mm

### Raised Floor

300mm typical (including floor)

### Structural Grid

 $9m \times 9m$  generally  $(9m \times 7.5m$  between gridlines AA and AB)

### **Planning Grid**

Designed to 1.5m × 1.5m

### Floor Loading

Office Areas: 3.5 kN/sq m

### **Occupational Densities**

The offices are capable of occupation at the density of 1 person per 8 sq m (15% absenteeism), with the various elements broken down as follows:

- Means of escape: 1 person/6 sq m
- Passenger lifts: 1 person/8 sq m (15% absenteeism)
- Fresh air and cooling: 1 person/8 sq m
- Sanitary Provision: 1 person/10 sq m of net office space with a 60/60 male/female split
- The floors have been designed to be divisible with levels 1–7 divisible into 4 units and levels 8 & 9 divisible into 2 units

### **Bicycles**

A self-contained bike storage facility will be provided for occupiers of the building on the ground floor. The store will be accessed from the Boulevard and shall provide storage for up to 300 bicycles.

### **Shower and lockers**

30 showers split equally between male and female. 300 lockers

### Car parking

37 spaces

### **Energy efficiency**

- Proposed Energy efficiency measures are predicted to achieve BREEAM 'Excellent'
- The cooling system to office spaces utilises a low energy chilled ceiling system
- Photovoltaic modules are provided on the roof to generate electricity
- Low NOx boilers will reduce the impact on air quality.
   High efficiency cooling provided by means of water cooled chillers and cooling towers

### The Team

### Stanhope

With 30 years' experience and more than £22 billion in completed projects behind them, Stanhope is a team of development entrepreneurs. Their track record includes landmark London projects, such as Broadgate, Central Saint Giles, Chiswick Park and Paternoster Square.

Uniquely, the majority of the Stanhope executive team have worked together for over 15 years, applying their depth of experience and significant expertise to each and every project and at all stages of a development.

Recognised for green credentials, considerate employer status and construction innovation, Stanhope has been variously awarded by the Royal Institute of British Architecture (RIBA), Royal Institute of Chartered Surveyors (RICS), Stirling Prize, Building Magazine Awards, British Council for Offices (BCO) Awards, Construct Awards, International Green Apple Awards, and was named as one of the London Stock Exchange's 1,000 companies to inspire Britain.

### Mitsui Fudosan

Mitsui Fudosan UK is the wholly-owned subsidiary of Mitsui Fudosan Co. Ltd, and is the UK and European arm of the Mitsui Fudosan Group. Based in Tokyo and listed on the Tokyo Stock Exchange, it is Japan's leading property company.

Mitsui Fudosan has a comprehensive and fully integrated range of property businesses, including investment, trading, development, and property management. The company is a pioneer of innovative development schemes and real estate services, and is renowned for the design and construction of some of Japan's best office, retail, residential, and mixed-use projects.

### Alberta Investment Management Corporation

Alberta Investment Management Corporation (AIMCo) is one of Canada's largest and most diversified institutional investment managers with more than \$75 billion of assets under management. They are responsible for the investments of 27 pension, endowment and government funds in Alberta and work closely with clients to ensure that their strategies meet their clients' objectives. As a high performing investment manager, AIMCo finds the best opportunities from around the world, and delivers results.

The AIMCo real estate portfolio is globally focused and presently invested in Canada, United Kingdom, continental Europe, United States, and Mexico. In Canada, the portfolio is comprised of over 31 million sq ft of office, retail, industrial property plus 5,200 residential apartments, ranging from large core investments to ground-up development projects. AIMCo's non-Canadian real estate portfolio is focused on the development and refurbishment of high quality mixed-use, office, retail, and residential properties in partnership with best in class local managers.





Clockwise from top

Midtown, Tokyo (Mitsui Fudosan)

One Mabledon Place, London (AIMCo)

Whitehall, London (Stanhope)



### Allford Hall Monaghan Morris

Allford Hall Monaghan Morris (AHMM) designs buildings that are satisfying and enjoyable to use, beautiful to look at and easy to understand.

They begin every project by establishing a strategy, rather than a design solution – a strategy that identifies the aims, the practicalities and the opportunities. This means they find the way to create great architecture for every site.

AHMM creates places that flourish over time, and it is a methodology that has garnered them much praise, accolades and devoted clients. In 2015, they were shortlisted for the Stirling Prize – Britain's most prestigious architecture award – for the fourth time in the firm's history.

For over twenty years, they have made architecture that resonates with those that will come to live and work there, and responds to the most up-to-date construction techniques. Their work can be found internationally, with current projects in Amsterdam, Ghana and Oklahoma City that feature commercial, retail, residential, amenity and educational elements.

In London, they have worked on many projects including the Angel Building, Burntwood School, Embassy Gardens and Nine Elms.

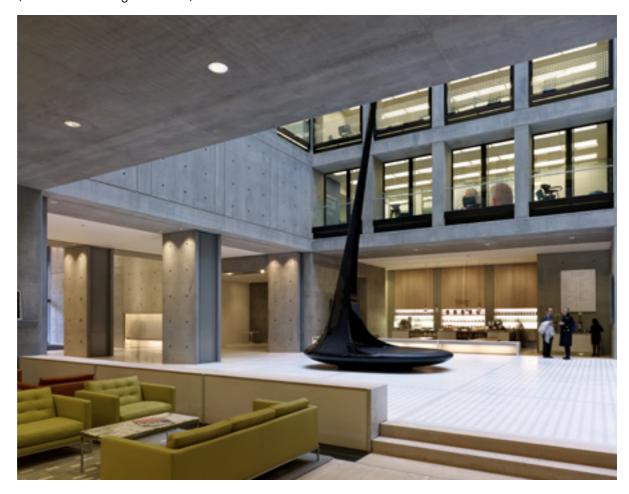
### Gillespies

Gillespies is a leading landscape architecture practice with over 50 years' experience and a reputation for designing some of the largest and most complex commissions in their field. Their work has been recognised by numerous industry awards.

Gillespies is producing the landscape and public realm designs for Television Centre, which will be opened up to the public for the first time and become a welcoming and exciting West London destination. Always mindful of retaining a sense of place, they design in harmony with local environments, creating stimulating places that respond to their community.

Working with the architects and developers, Gillespies is creating a sustainable Television Centre, specifically focusing on how it will fit in within the community, and how it will become an established place with a clear identity.

### Angel Building, London (Allford Hall Monaghan Morris)





Clockwise from top

NEO Bankside, London Canary Wharf Crossrail, London (Gillespies)

Burntwood School, London (Allford Hall Monaghan Morris)





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A development by

Mitsui Fudosan and Stanhope (& AIMCo)

Architect

**AHMM** 

Construction Manager

Mace

Structural Engineer & Mechanical Services

**Arup Services** 

Landscape Architect

Gillespies

Development Manager

Stanhope

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