

The Binary



27 COPPERFIELD STREET

SE1



The Building

Design-led. Stylish. Characterful. Exceptional.

The Binary. A fully redeveloped high-end office that makes a bold statement. A building by Fabrix and designed by Soda Studio. A smart building for smart people. A Shoreditch vibe with Southbank elan.

Located in lively Copperfield Street. In touch with everything the South Bank has to offer. Flat Iron Square, Union Street Arches and Bankside.

Already highly sought after, the pre-let campaign has achieved almost complete building occupancy. Just one floor remains available of 4,575 sq ft. Allowing an occupancy of 55 people with excellent meeting rooms.

Specification

Let there be light

Windows on three sides which naturally illuminate the workspace all day long. When the day gets dim, turn on the sustainable suspended LED luminaries.

Let there be height

Lofty floor to ceiling height of 3.3m. No access ramps. No suspended ceilings. Serious head space for heads that think free.

Breathe easy

VRF air conditioning technology with zonal control and windows that actually open. Fresh air to encourage fresh thinking.

Clean and green

Superloos with hand basins, wall-mounted pans, showers, vanity mirrors and hand dryers. Painted and ceramic surfaces. Secure cycle parking in the West Yard area.

Always on

High-speed fibre optic broadband is already connected. So you'll be too.

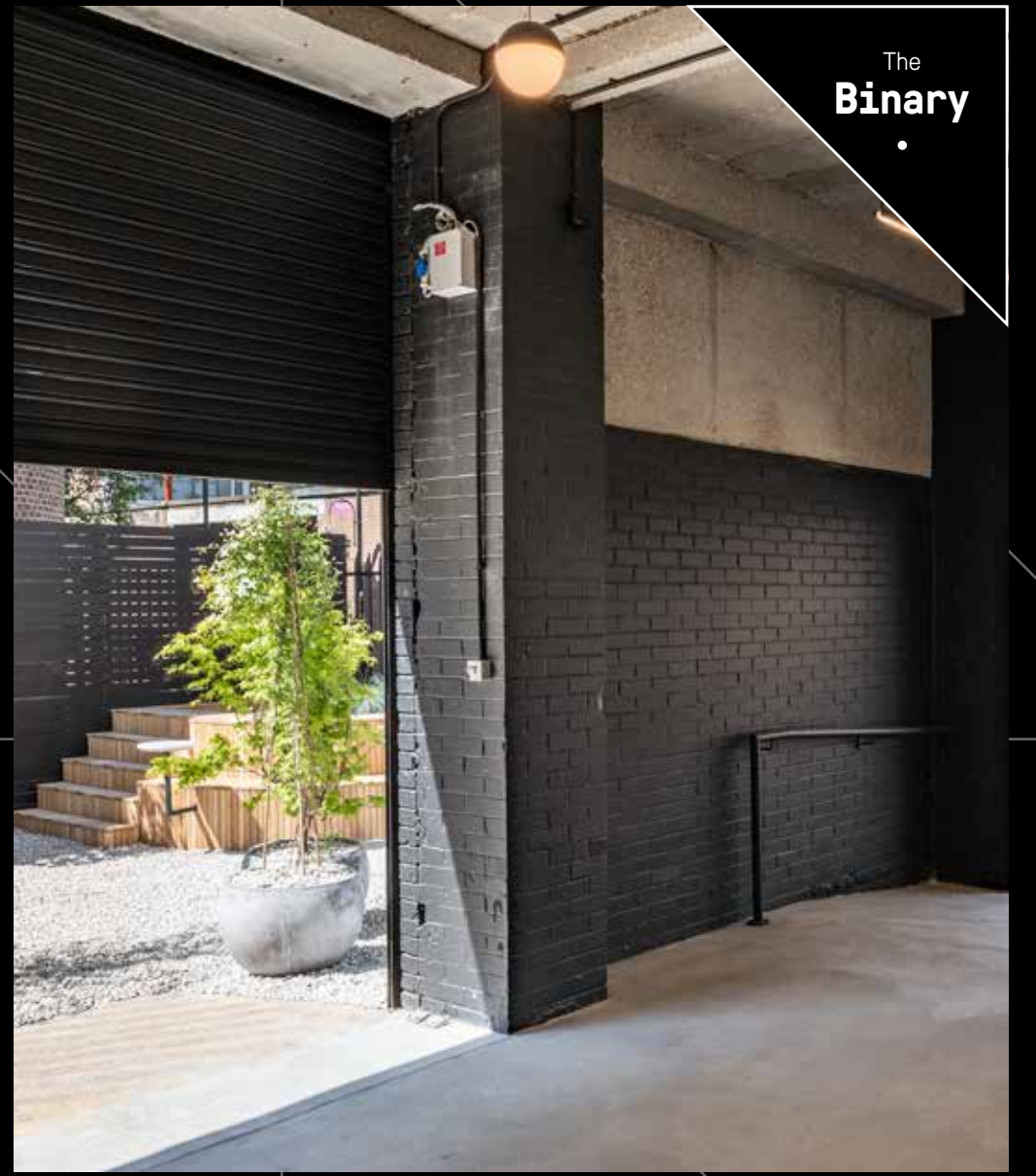
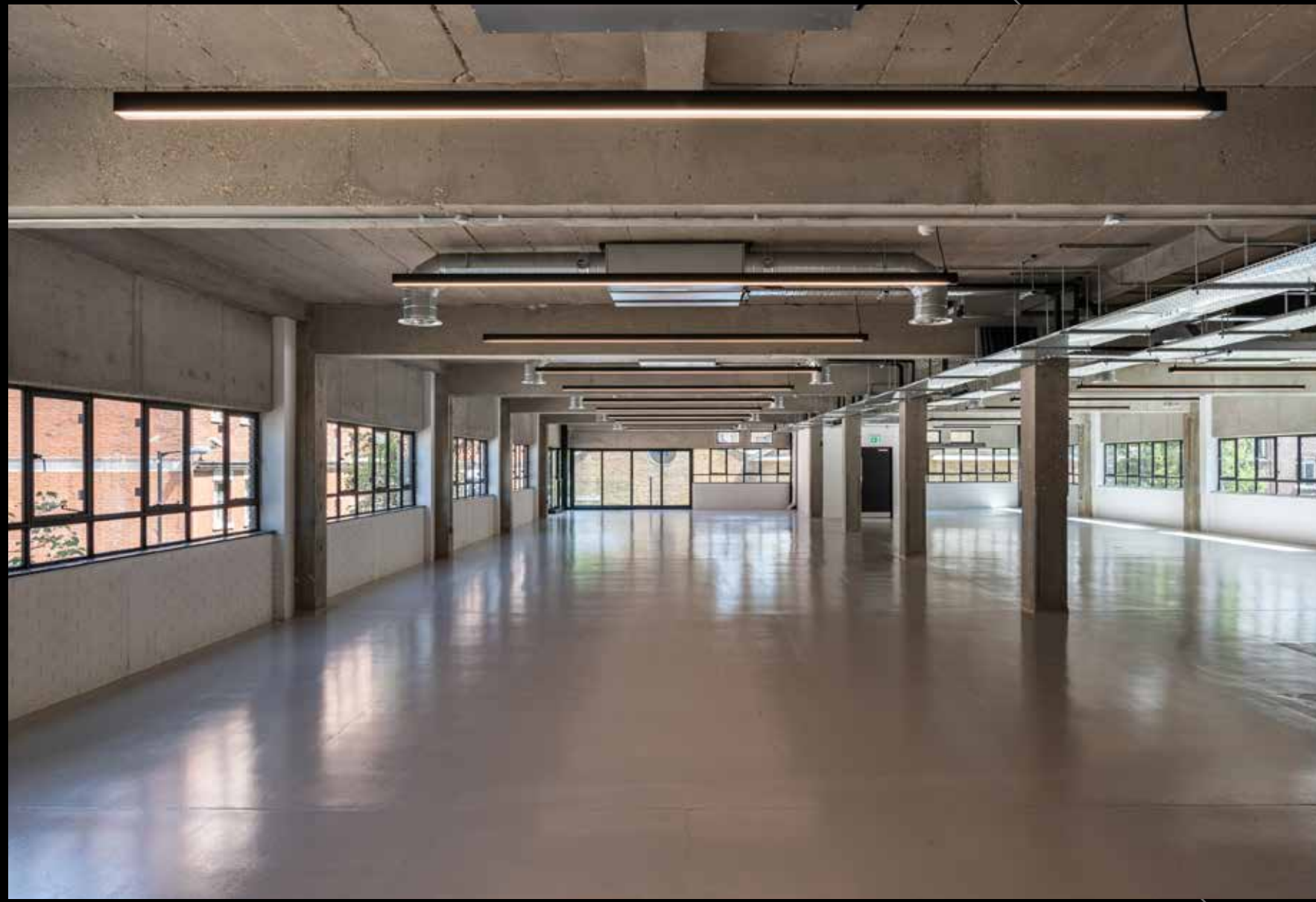
Fabrix purposefully repurposing

Why knock down when you can refit. No need for needless landfill. Cut down on CO2 emissions and retain many original features. Simple, effective thinking.



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LOCATION

The Area

Immerse yourself in the South Bank and feed your mind with its heady cultural mix of theatres both classic and new, (Old and Young Vic), as well the Tate and Jerwood art galleries.

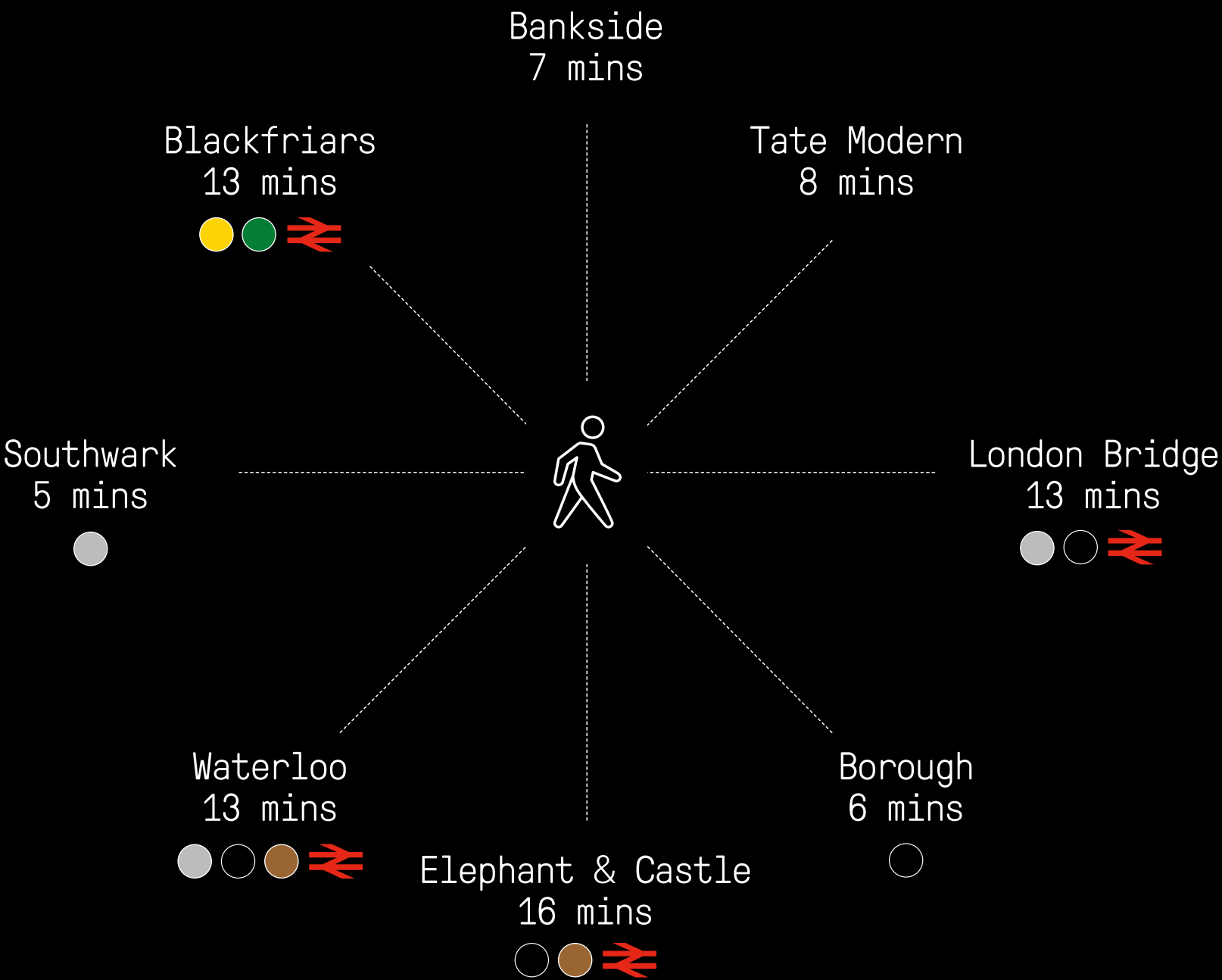
Feed your body with its vibrant food and drinks scene. Taste artisan coffee shops (The Gentleman's Barista), sample destination bars (The Olive Garden) and eat in acclaimed restaurants (Union Street Cafe), all within easy walking distance.

From experimental street food to Michelin starred chefs there's something to suit any occasion. Flat Iron Square, Old Union Yard Arches all offer a host of exciting new food outlets.

The much-anticipated Timeout London food market is due to open in Waterloo in 2020.

Nearby Connections

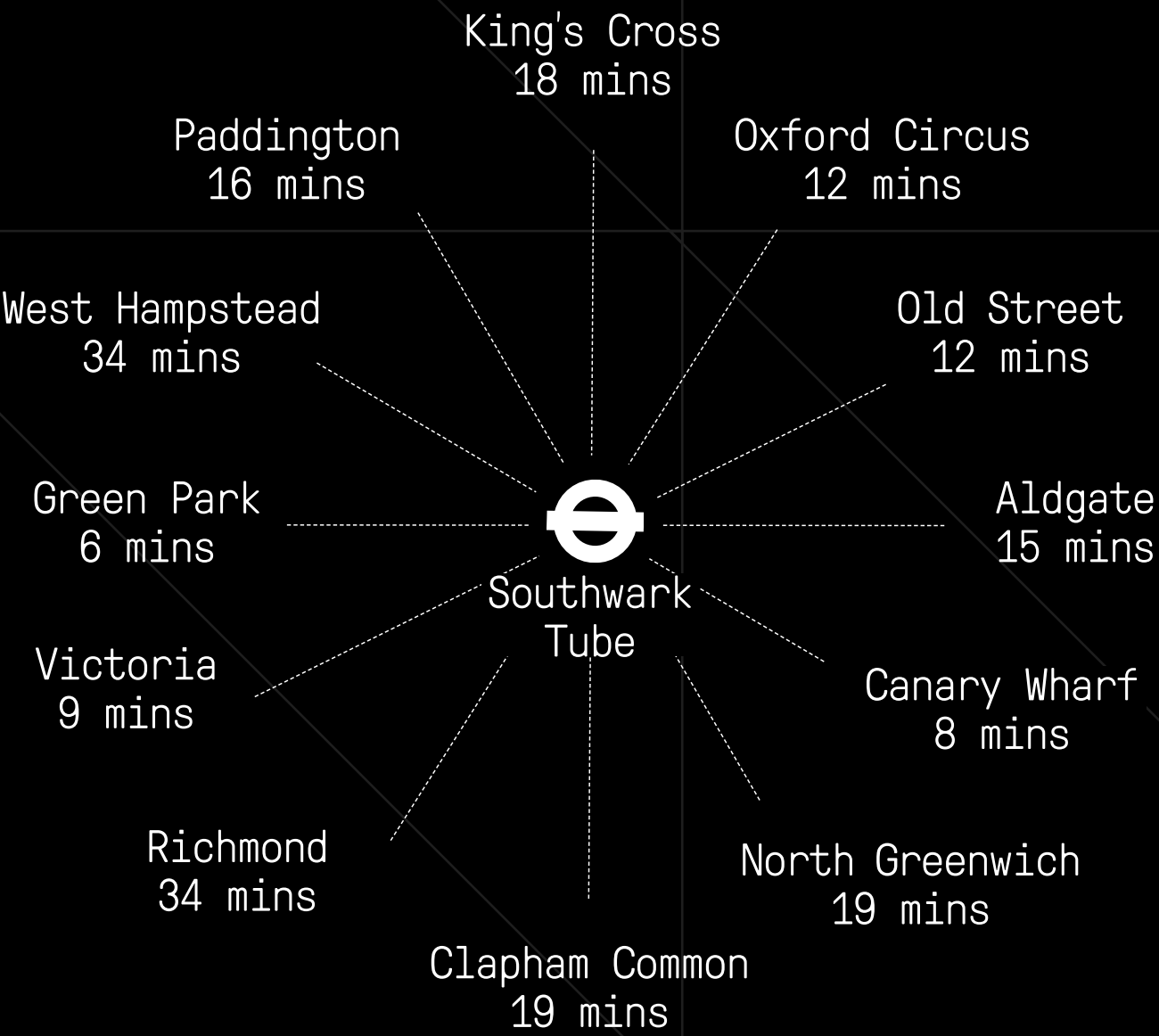
Walking Distances



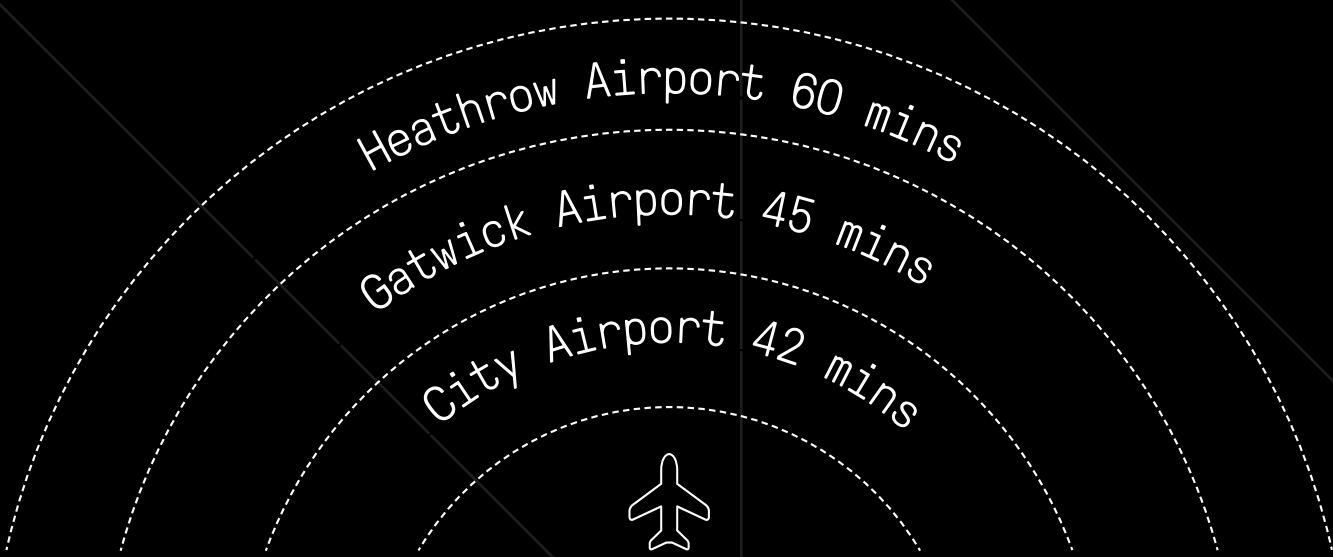
Train Lines

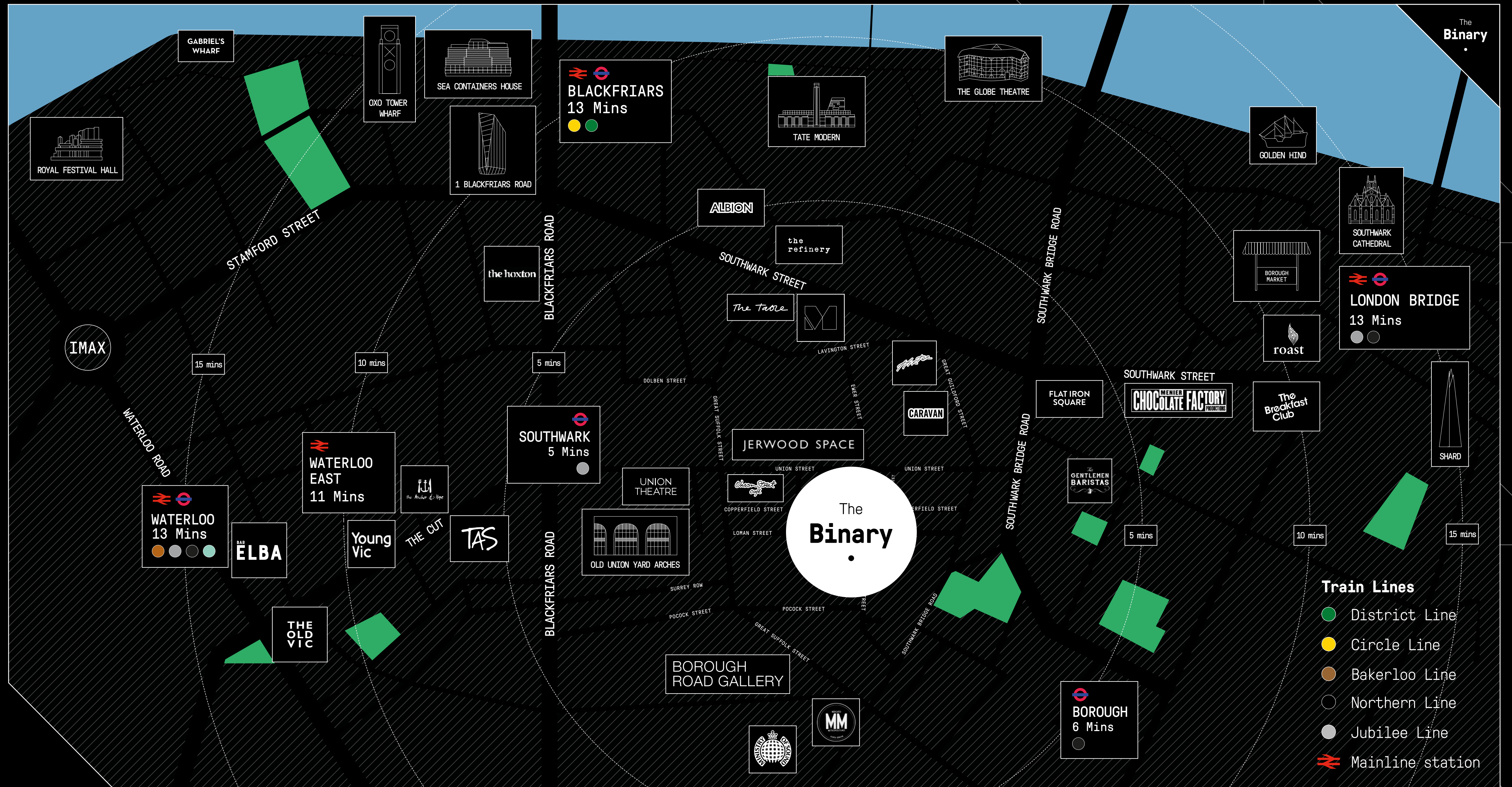
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|-----------------|--------------------|
| ● District Line | ○ Northern Line |
| ● Circle Line | ● Jubilee Line |
| ● Bakerloo Line | ➡ Mainline station |

Tube Travel Times



Journey time to Airports





Local Occupiers

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NEXT15 OmnicomMediaGroup TIFFANY & Co. TimeInc. tp bennett IBM



FLOOR PLANS

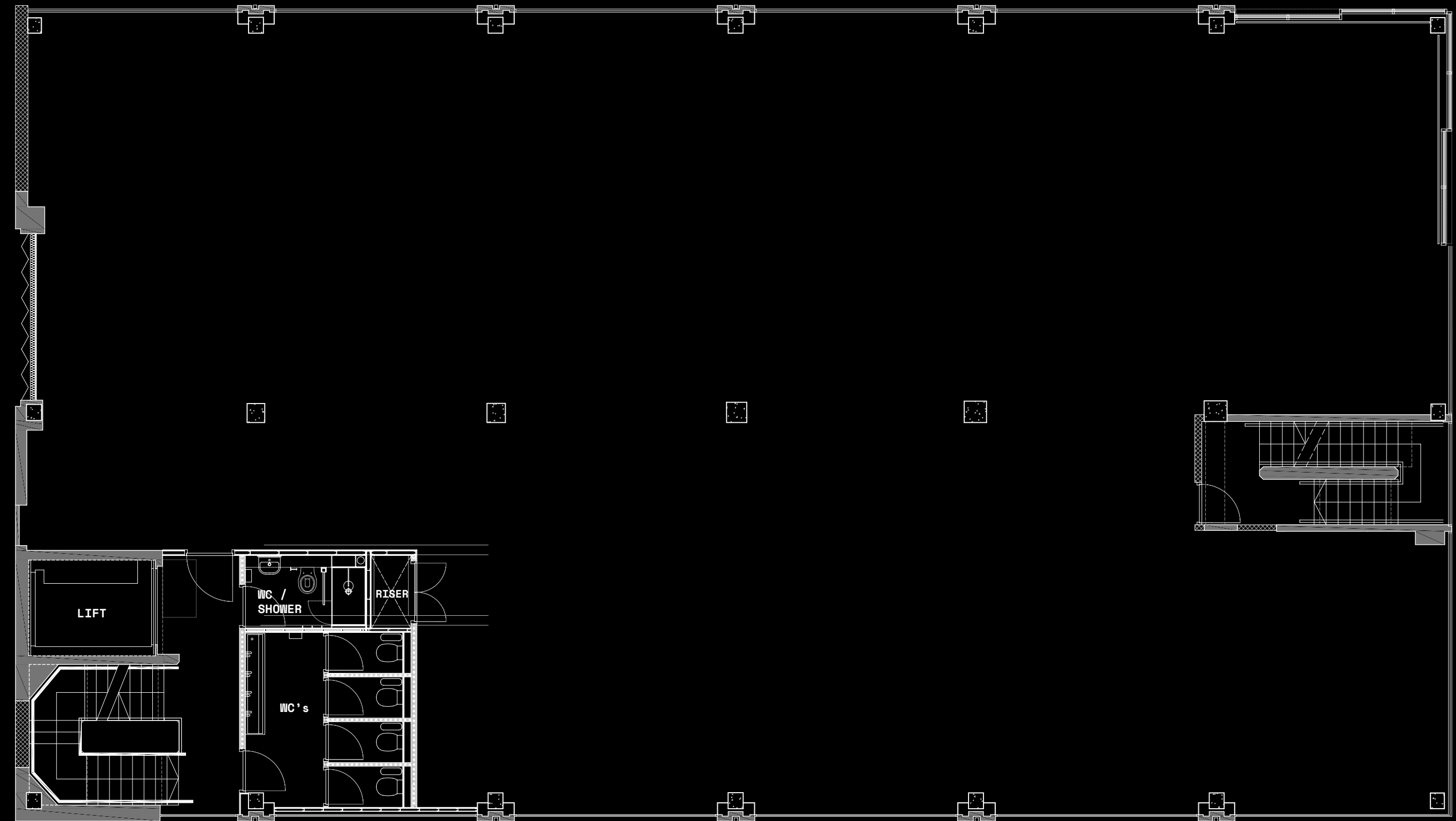
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Floor Plans

Floor	Size sqft
2nd	Pre-let
1st	4,575
Ground	Pre-let
Total	4,575

1st Floor

4,575



SAWYER STREET

COPPERFIELD STREET

LOMAN STREET

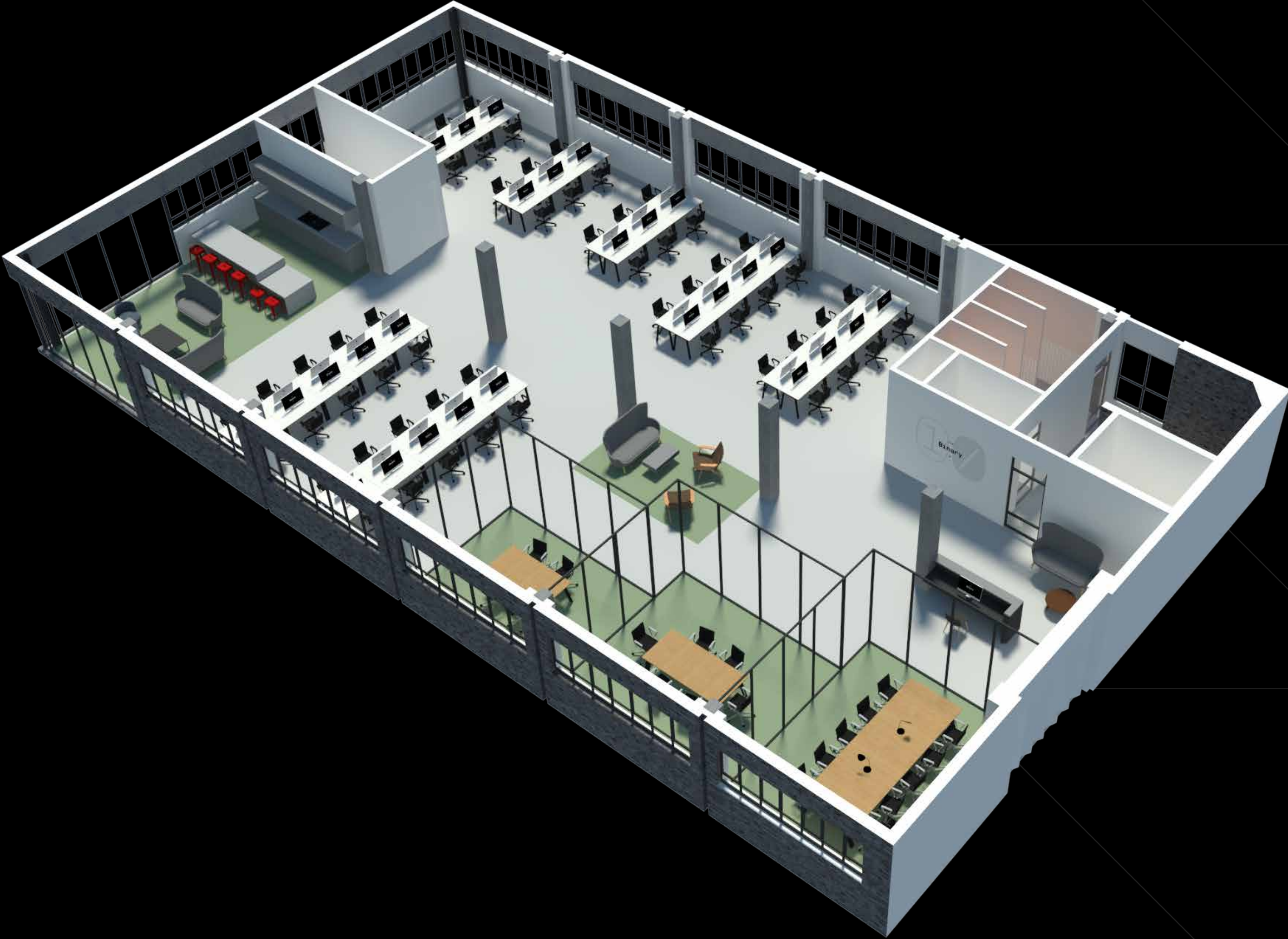


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For indicative purposes only.
Not to scale.

Indicative Space Plan

First Floor - 4,575 Sq Ft



- 55x Open plan desks
- 1x 10 person meeting room
- 1x 6 person meeting room
- 1x 4 person meeting room
- 2x Breakout areas

Total occupancy 55



For indicative purposes only.
Not to scale.

Olwen House: Facilities Specifications

Occupancy Levels

-
Occupancy levels designed to 1 person/8m2 which equates to 55 people on the 1st floor.

First Floor 55 persons

Structure

-
The existing structural concrete columns, beams and soffits have been retained, repaired and refinished to compliment the aesthetic of the space.

Floor to Ceiling Heights

-
On all floors the height is maximised by the omission of raised access floors and suspended ceilings. Due to the eclectic nature of the building and space, the floor to ceiling height varies across the levels.

Approx. Max Floor to Ceiling Heights

-
First floor: 3330m

Facade & Glazing

-
The existing brick facades have been repaired and refinished in banded contrasting paintwork and the Crittall-type windows have been overhauled and redecorated. The ground floor has received a new glazed polyester powder coated 'shopfront' and the upper levels boast new openable glazing panels for an amazing view of the Shard.

Lifts

-
A goods/passenger lift has been refurbished to suit the aesthetic of the building, with eight person occupancy, travelling between ground and second floors, which are also serviced by two staircases.

W.C.'s & Shower Facilities

-
All W.C.'s are 'superloos' with hand basins and wall mounted pans, vanity mirrors and hand dryers. The materials reflect the character of the building with painted and ceramic surfaces. The shower is an individual room with private changing area.

Servicing

-
Refuse storage is located externally to the rear of the building on the ground floor. Plant areas are located at second floor level above the secondary staircase. An area of the plant room has a demised space for tenants' equipment.

Office CAT A

-
- Exposed painted brickwork feature walls.
- Exposed exposed concrete columns, beams and soffits which reflect the character of the building.
- Exposed ceiling mounted services.
- Glazed/partially glazed facades.
- Capped off services ready for installation of a tea point.

Building Reception

-
The ground floor of the building provides a reception and communal space.

Cycle Provision

-
There will be spaces located within the courtyard area for tenant use.

Olwen House: Facilities Specifications

Mechanical Services

-
- All areas are air conditioned using a VRF system with zonal control. Heat rejection occurs via a roof mounted cooling plant.
- Extract is provided to the office toilet and shower areas.
- Dedicated tenant plant areas have been provided at roof level.

Public Health Services

-
- Potable boosted cold water service is provided to all drinking water outlets and sanitaryware cold water connections. Soil and waste systems are provided to take the discharge of foul and waste water from all sanitaryware and fitments.

Electrical Services

-
- Each floor has a dedicated distribution board and is metered to monitor small power and lighting consumption.
- The electrical services have been designed to provide maximum flexibility for incoming tenants. General small power outlets are provided throughout the landlord areas of the building to serve cleaning equipment, plant room maintenance, hand dryers, reception desk, security services and items of mechanical plant.
- General small power distribution to tenant office spaces are not provided as part of the Cat A fit-out. Incoming tenants have maximum flexibility for the configuration of the office spaces.

Lighting

-
- Lighting design has been carried out in accordance with BCO guidelines and the principles of the CIBSE Lighting Guides. Office areas are illuminated by windows on three sides which naturally illuminate the workspace all day long. When the day gets dim, turn on to sustainable suspended LED luminaries. The lighting is controlled by means of a programmable control system. This enables the lighting layout to be easily reconfigured for partitioning works without major alterations. Recessed LED lighting is used throughout W.C's and changing areas.
- Architectural and feature LED lighting to reception area.
- External lighting and location identifying signage.

Access & Security Systems

-
- Video entrance system.

CONTACT US

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Terms

Upon request.

Viewings

Through joint-sole
letting agents.



INGLEBY TRICE.
INVEST WELL . WORK WELL

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