

200,000 SQ FT
OF
BEST IN CLASS
OFFICE SPACE

THE **JJ MACK** BLDG

FLOORPLATES AND SPECIFICATION



EPC **'A'** RATING

UNINTERRUPTED
VIEWS OVER
LONDON

RATED BREEAM
OUTSTANDING

THEJJMACKBUILDING.COM



WELCOME

Welcome to The JJ Mack Building, one of London's smartest and most sustainable new office buildings, located just 150m from Farringdon Station.

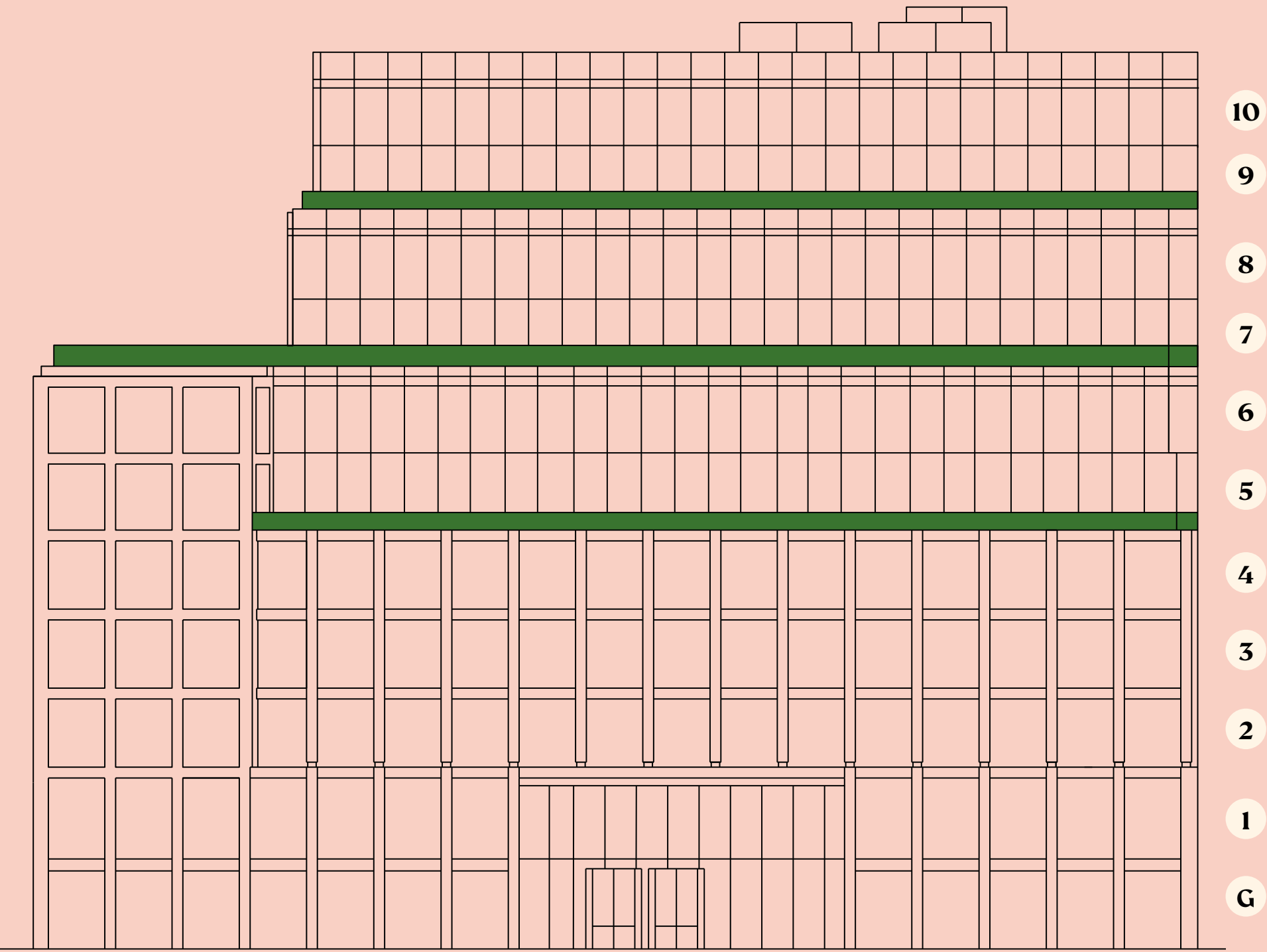
A place where history meets the very latest in modern building technology. Sophisticated and stylish design packed with exciting and progressive technology. Contemporary London work space at its very best. The JJ Mack Building.

Love where you work.

SCHEDULE OF AREAS

SPACES FROM 7,128 SQ FT – 23,566 SQ FT

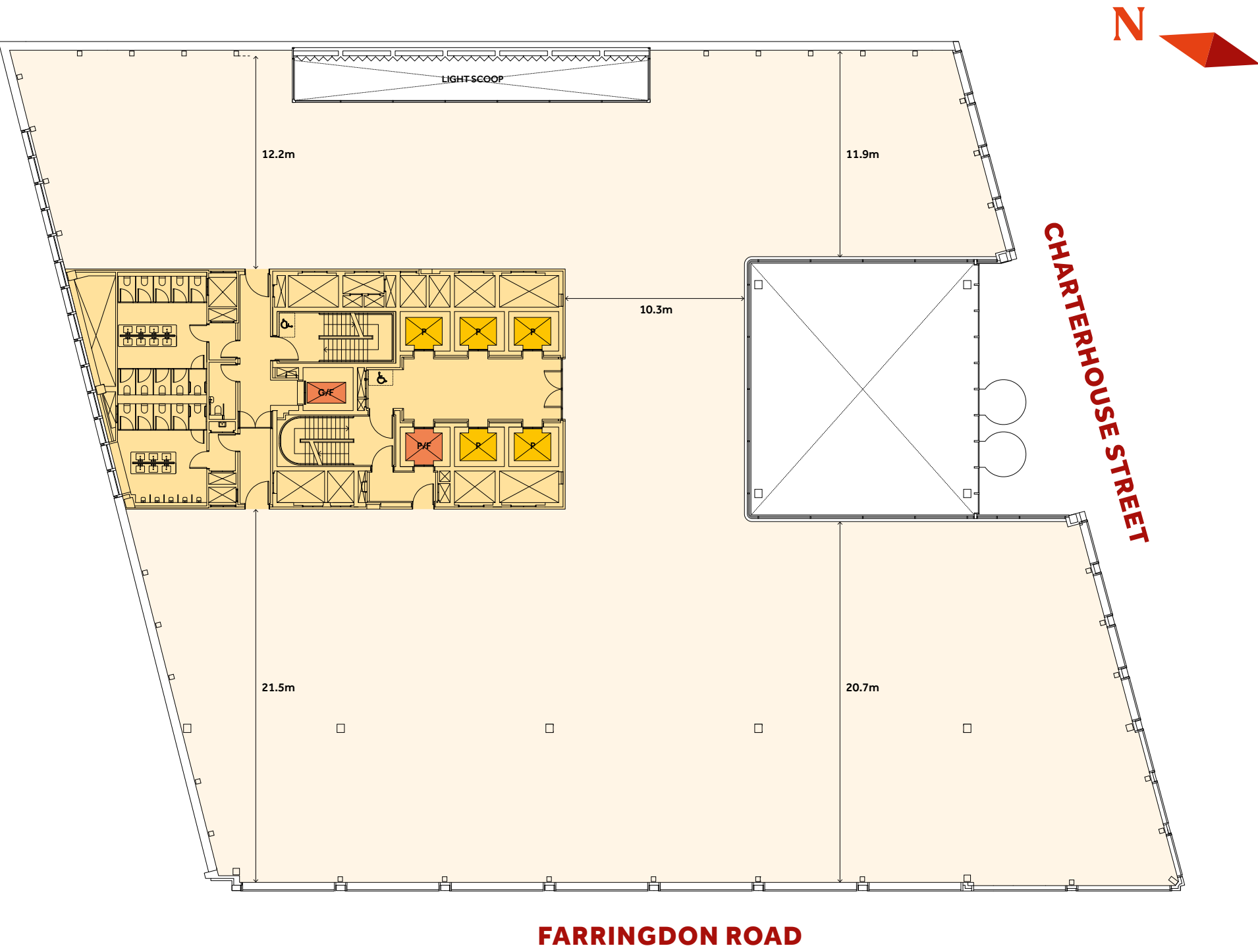
FLOOR	NIA (NET INTERNAL AREA)		TERRACE	
	sq ft	sq m	sq ft	sq m
10	13,409	1,246		
9	13,408	1,246	1,787	166
8	15,484	1,439		
7	15,458	1,436	5,996	557
6	22,422	2,083		
5	21,734	2,019	1,389	129
4	23,566	2,189		
3	23,566	2,189		
2	23,541	2,187		
1	20,895	1,941		
G	7,128	662		
TOTAL	200,611	18,637	9,172	852
RETAIL UNIT 1*	2,962	275		
RETAIL UNIT 2*	991	92		
RETAIL UNIT 3*	1,526	142		



Plans are not to scale and measurements are NIA (net internal area) and subject to on-site verification. *All retail units will be designated as Use Class E.

FLOOR ONE

1,941 SQ M / 20,895 SQ FT



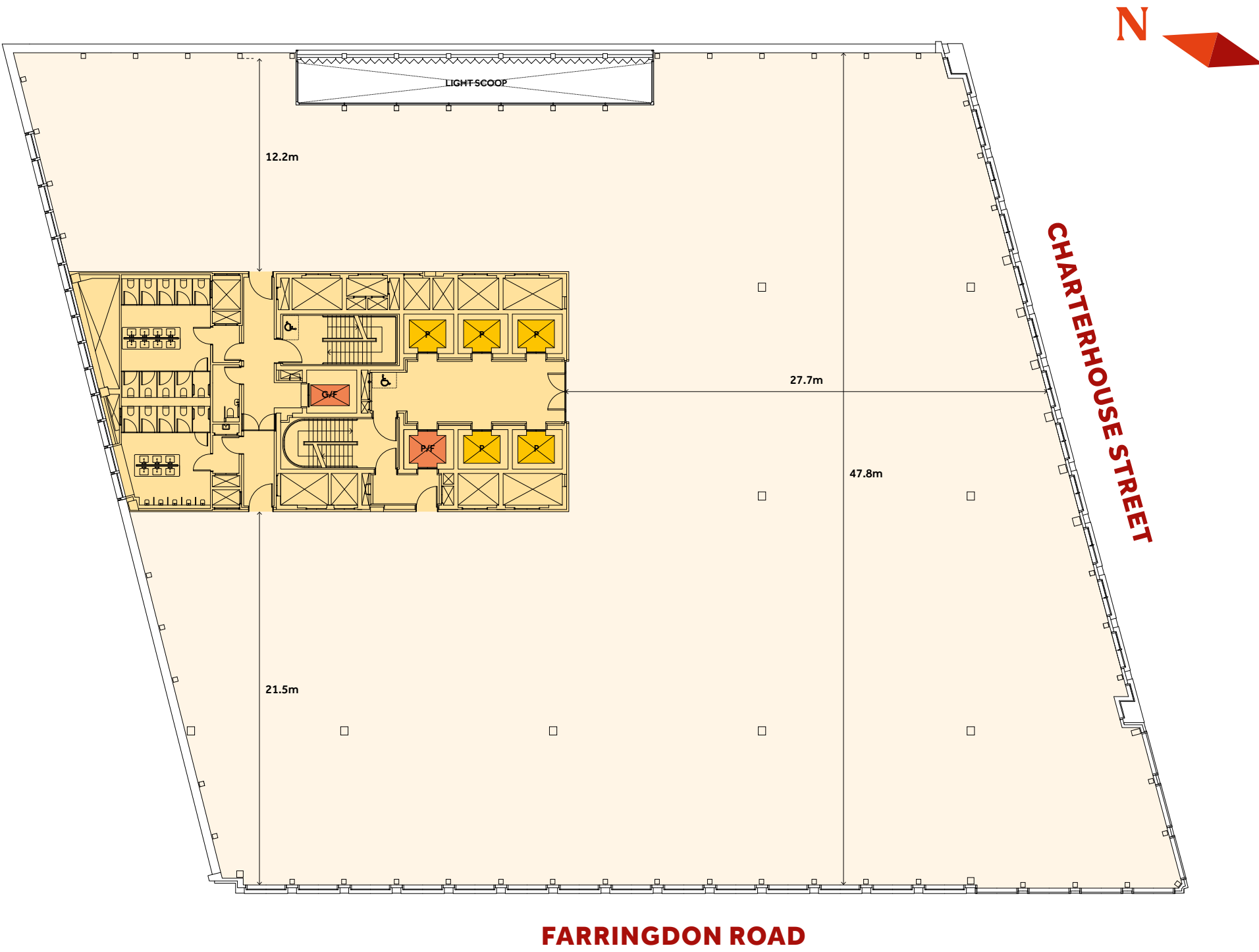
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- CORE
- OFFICE
- P PASSENGER LIFT
- G GOODS LIFT
- F FIRE LIFT



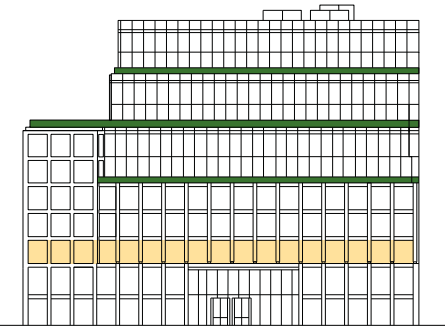
FLOOR TWO

2,187 SQ M / 23,541 SQ FT



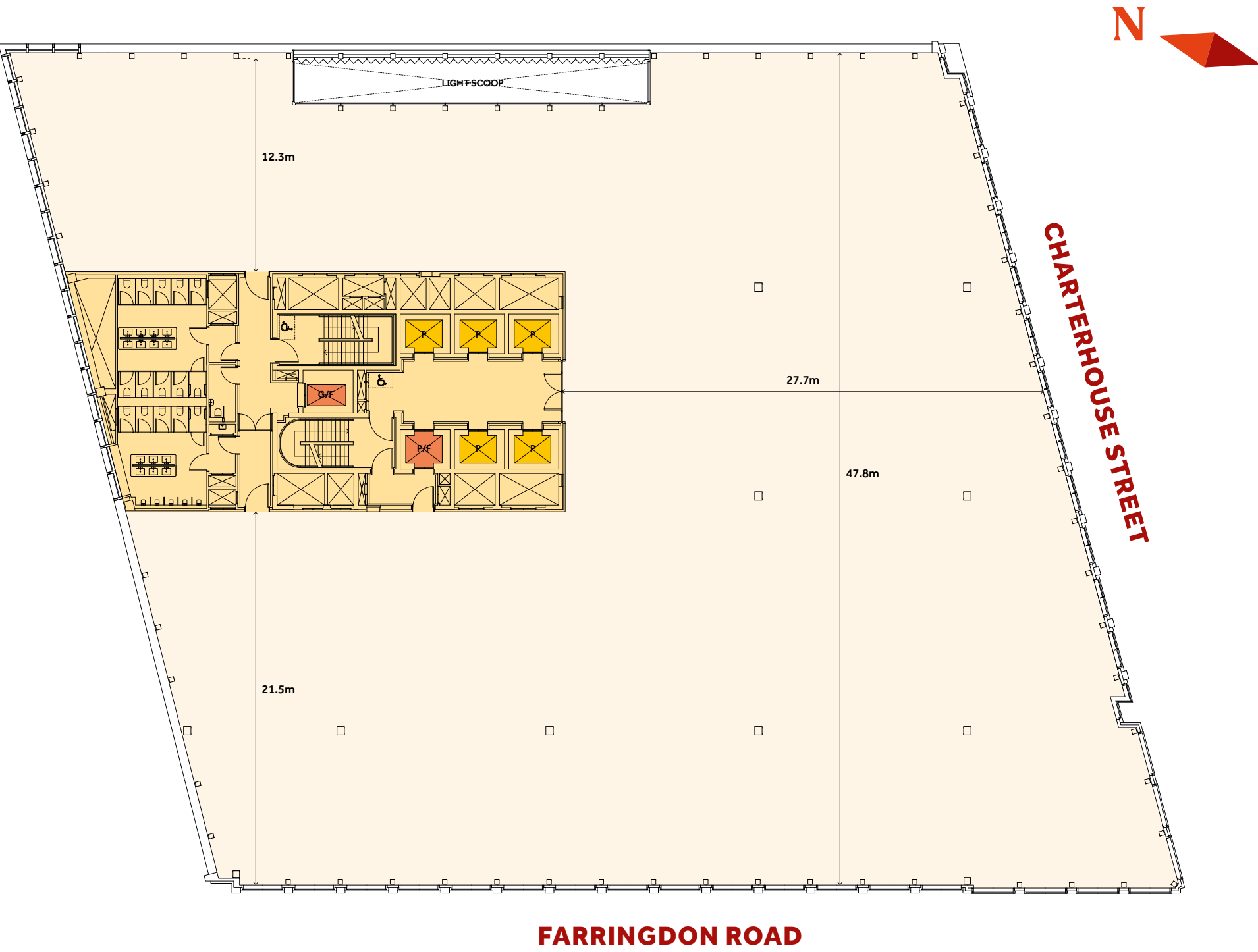
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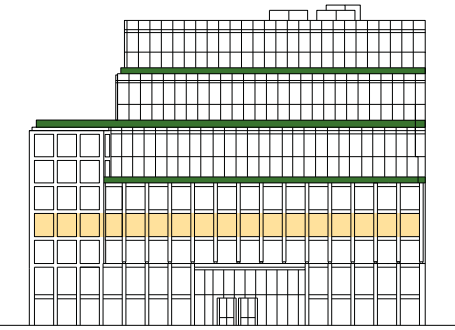
FLOOR THREE

2,189 SQ M / 23,566 SQ FT



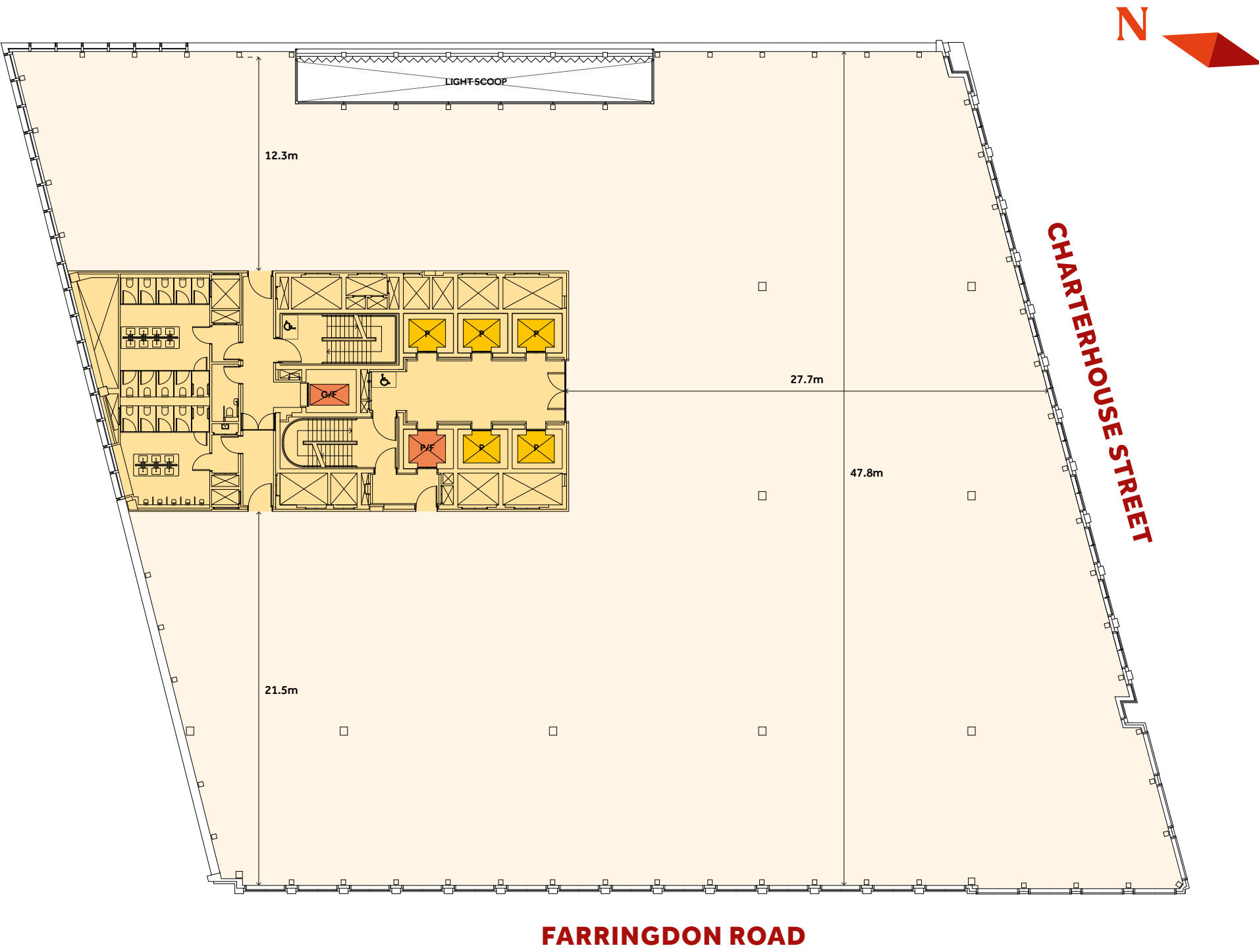
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- CORE
- OFFICE
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- F FIRE LIFT



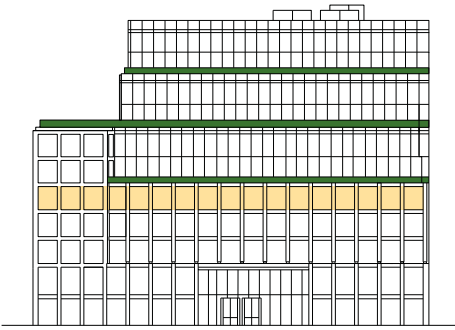
FLOOR FOUR

2,189 SQ M / 23,566 SQ FT



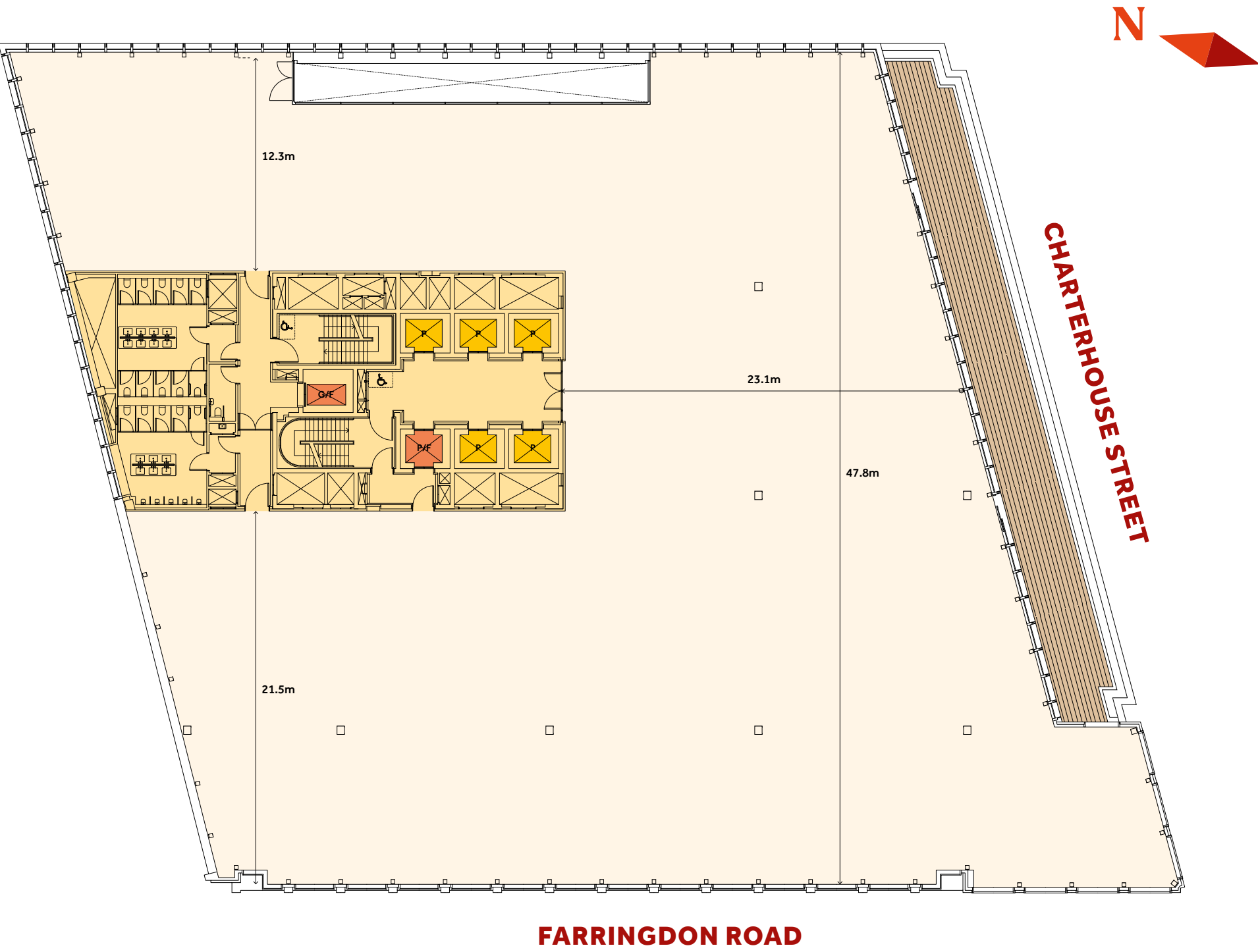
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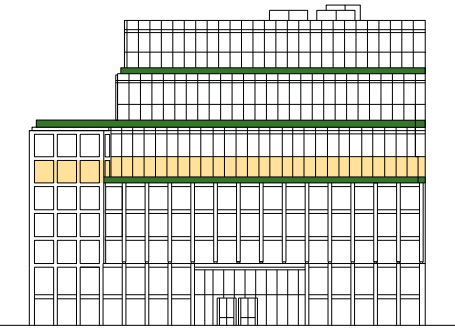
FLOOR FIVE

2,019 SQ M / 21,734 SQ FT



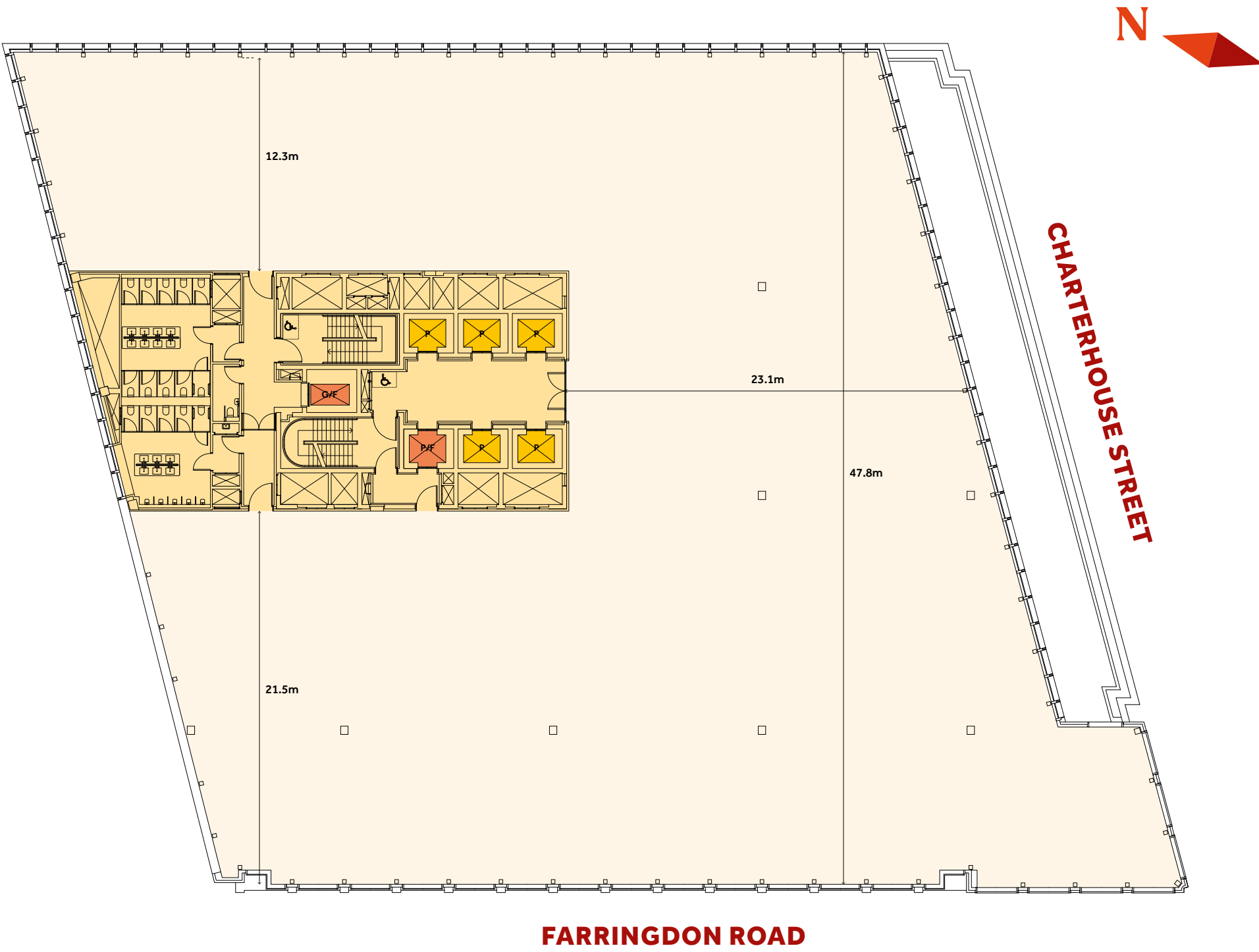
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FLOOR SIX

2,083 SQ M / 22,422 SQ FT



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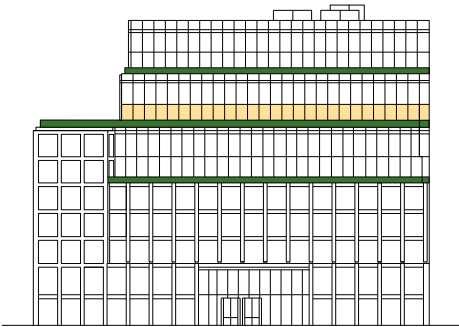
FLOOR SEVEN

1,436 SQ M / 15,458 SQ FT



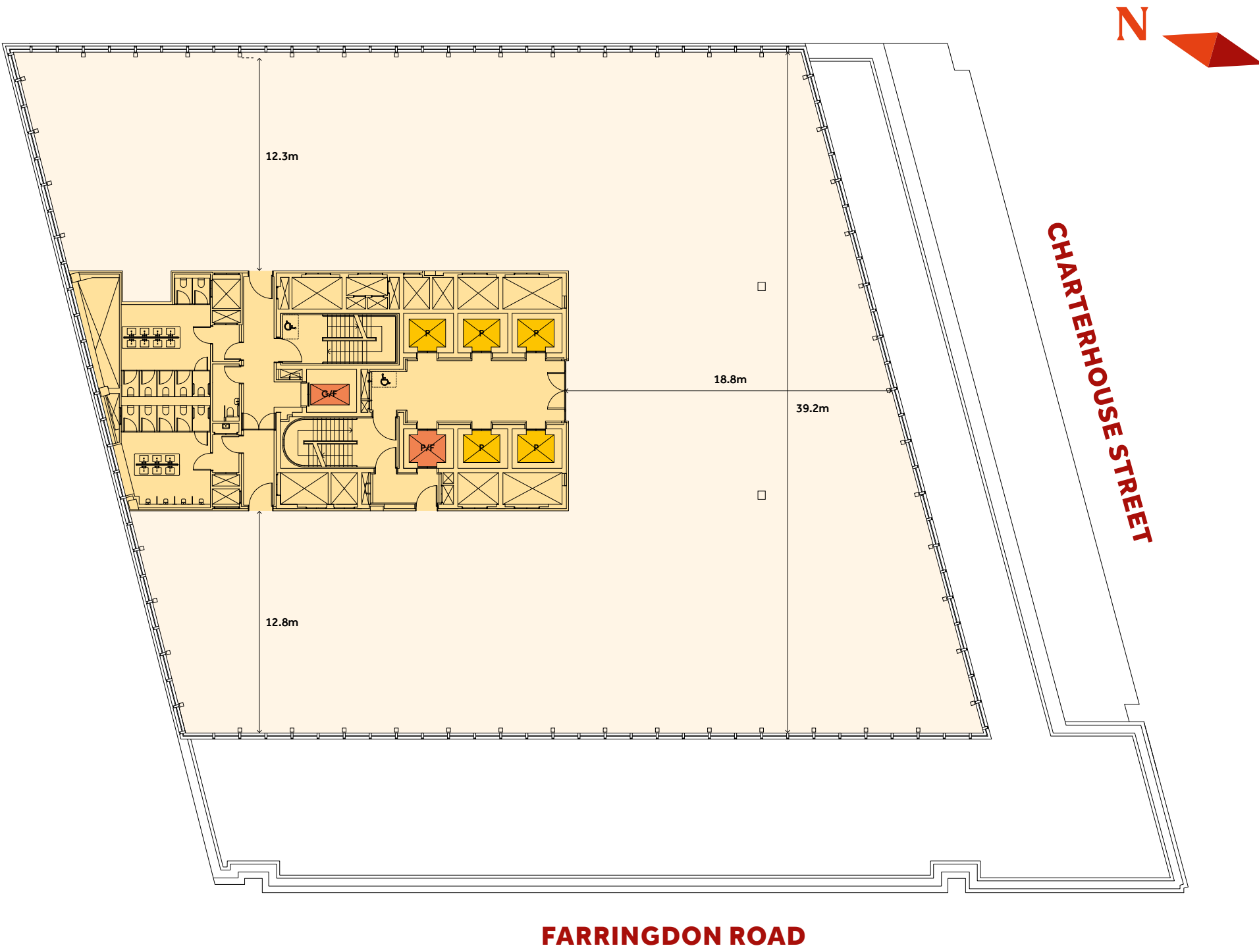
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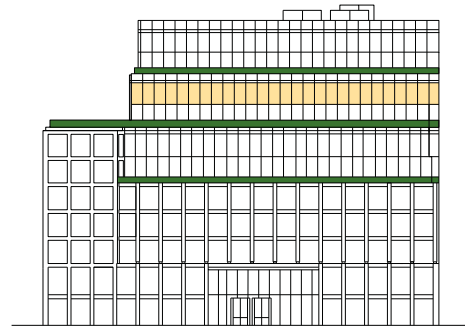
FLOOR EIGHT

1,439 SQ M / 15,484 SQ FT



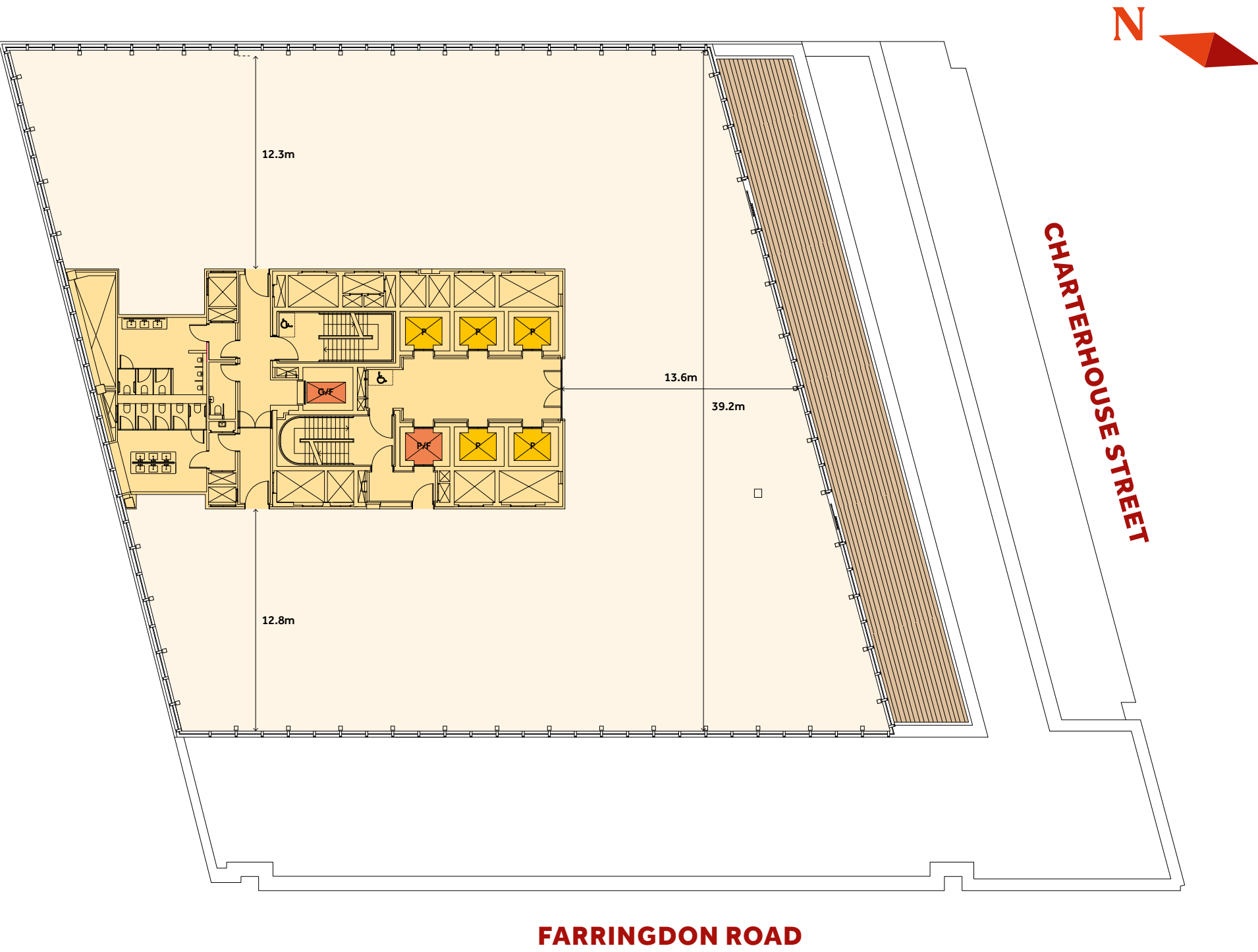
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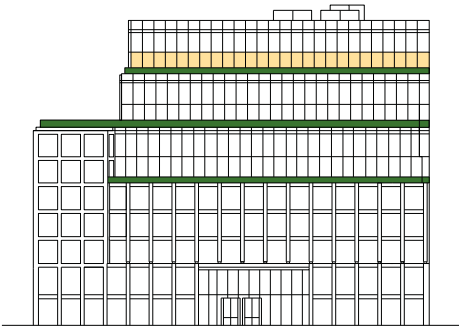
FLOOR NINE

1,246 SQ M / 13,408 SQ FT



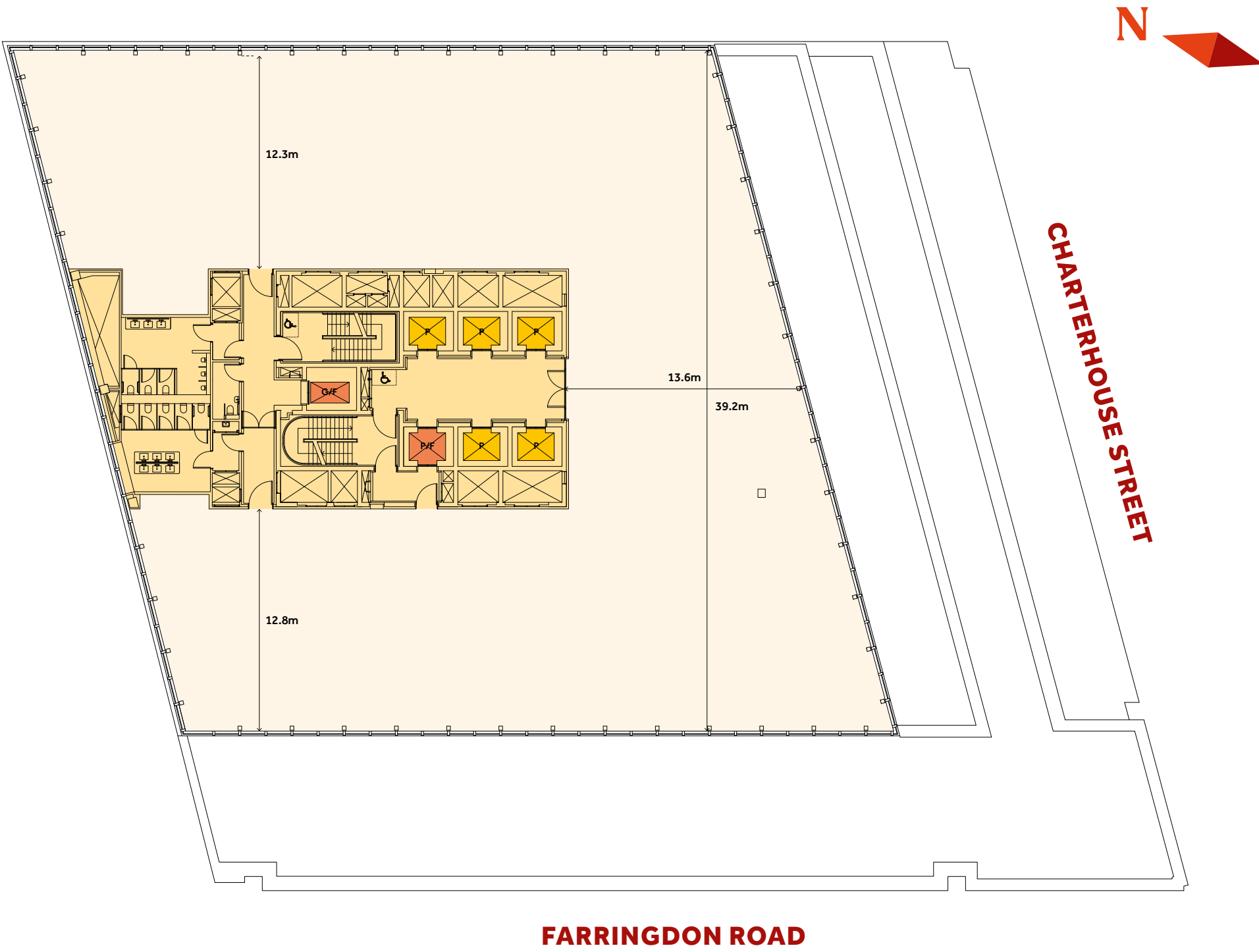
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FLOOR TEN

1,246 SQ M / 13,409 SQ FT



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- OFFICE
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- F FIRE LIFT





FLOOR ONE

1,941 SQ M / 20,895 SQ FT (180 WORKSPACES)



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FLOOR TWO

2,187 SQ M / 23,541 SQ FT (180 WORKSPACES)



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SPECIFICATION

MARKET LEADING DESIGN AND TECHNOLOGY

OCCUPATIONAL DENSITIES

- Office occupancy
1:8m²/person
- Office means of escape
6m²/person
- Toilets
10m²/person with 80% utilisation

FLOOR LOADING (TYPICAL OFFICE USES)

- 3.50kN/m² (live loads)
- + 1.0kN/m² (partitions)

SUBLETTING STRATEGY

The floorplate design, vertical circulation layout and services riser strategy is based on the ability to provide up to two tenant demises per floor.

AIR CONDITIONING

- One fan coil unit every 6m wide to serve offices up to 4.5m deep in the perimeter zone.
- One fan coil to serve 50-70m² in internal zone subject to space planning.

OFFICE TEMPERATURES

- Office space
 - Winter (mean):
22 degrees +/- 2 degrees
 - Summer (mean):
24 degrees +/- 2 degrees
- Entrance/reception
 - Winter (mean):
21 degrees +/- 2 degrees

POWER

- Office lighting demand
8W/m²
- Equipment
 - 25 W/m² (on floor peak)
 - 16 W/m² (central plant)
- Fan coil motor
3 W/m²

Capped connections for Secondary Equipment Rooms fed off secondary 24/7 CHW circuit - 10kW per tenancy, 1 no. at ground floor, 2 no. at floors 1-10. Capped connections in risers.

VENTILATION RATES

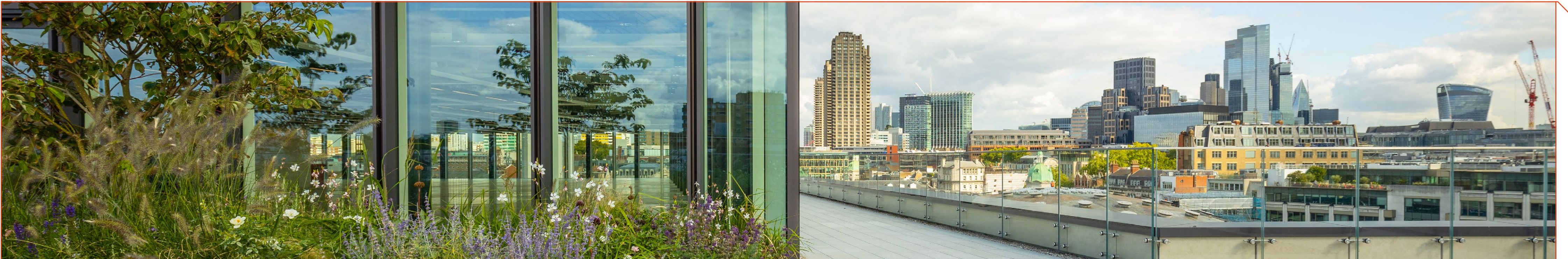
A Variable Air Volume (VAV) fresh air distribution system has been installed to offer optionality to minimise off-peak operational energy by providing flexibility for the air systems to work on an 'As occupied' zone of the floor-plate as well as a whole floor plate basis.

Offices
2.0 l/s/m² (approx) Fresh air rate quantity set to facilitate future CAT B fit out

Toilets

- 10 air changes/hr extract
- 8 air changes/hr supply
- 2 air changes/hr supply to toilet lobby

Basement/Lower Ground areas
Served by fire rated smoke ventilation system for background ventilation and smoke extract. In normal mode to provide suitable ventilation to a minimum of 3 air changes/hr. Under fire mode to provide 10 air changes/hr to the fire compartment



CRITICAL DIMENSIONS

Office space designed based on a 1,500 x 1,500mm planning grid.

Floor to floor heights

- Ground floor office: 5,160mm
- Levels 1 to 4 inc.: 3,650mm
- Levels 5 to 8 inc.: 3,550mm
- Levels 9 to 10: 3,450mm
- Levels 9 to 10: 2,660mm AFFL

Floor to underside of ceiling raft (10mm above u/s of beam)

- Ground floor office: 4,285mm AFFL (underside of beams)
- Levels 1 to 4 inc.: 2,860mm AFFL
- Levels 5 to 8 inc.: 2,760mm AFFL
- Levels 9 to 10: 2,660mm AFFL

Floor finish zones

- FFL to SSL = 150mm (116mm zone, 26mm tile, 8mm carpet)

Ceiling zones

- u/s slab to u/s of ceiling raft = 510mm

Office reception

Floor to ceiling height:

- 6,615mm AFFL (double height space)
- 3,260mm AFFL (single height space)

SUSTAINABILITY

BREEAM

Rating – Outstanding

EPC

Rating – A (targeted)

WELL

Enabled to allow tenant to achieve Platinum rating

LIGHTING

LED lighting provided throughout the office space at a 400–500 lux average at the working plane.

CITIGEN

The building is connected to the E. On Citigen district heating and power network supplying the building with low temperature hot water (LTHW) chilled water (CHW) and power.

WCS

Male toilets

- Levels 1 to 6: 5 WCs, 5 urinal and 6 washbasins per floor
- Levels 7 and 8: 5 WCs, 4 urinal and 6 washbasins per floor
- Levels 9 and 10: 3 WCs, 3 urinal and 3 washbasins per floor
- Overall numbers = 46 WCs, 44 urinals and 54 basins

Female toilets

- Levels 1 to 6: 10 WCs and 8 washbasins per floor
- Levels 7 and 8: 7 WCs and 8 washbasins per floor
- Levels 9 and 10: 5 WCs and 6 washbasins per floor
- Overall numbers = 84 WCs and 72 basins

Gender neutral toilets:

- 1 superloo and 1 accessible WC at ground floor
- 1 accessible WC per office floor
- Overall number = 12 gender neutral WCs

LIFTS

- 6 passenger lifts using destination control
- Population 1 person/8m² with 80% utilisation
- Average waiting time (up peak) <26.3 seconds
- Handling capacity (up peak) 12% in a 5 min period
- Shuttle lift serving ground to lower ground including cycle store intermediate level
- Office goods lift serving all floors
- Retail goods lift serving basement and lower ground

LOADING BAY

Loading bay access is from West Smithfield. The loading bay will be capable of accommodating a single 10.0m rigid vehicle or refuse wagon and provides for a 3.65m clear height. One accessible parking bay is available within the loading bay.

BUILDING DESIGN LIFE

Primary concrete and steel frame structure – 50 years.

RECEPTION FINISHES

The reception lobby will feature and showcase two original and refurbished columns from the market building which formerly stood in this location. These stand proudly either side of the reception desk as a reminder of the location’s fascinating heritage. The floor finishes are a combination of large format stone tiles with hardwood timber areas.

Deep tan leather accents and bronze detailing offset the fluted wall treatment, creating a welcoming sense of space and energy.

OFFICE SPACE FINISHES

The design concept is for an honest expression of structures and services. Services are to be exposed in a considerate way, within painted exposed structure and ribbed deck. Raft ceiling panels are located strategically and independent of services. Along the east façade there is a feature atrium from ground floor to fifth floor inclusive. This “light scoop” is enclosed by fire rated glazing on the three office sides and a full height artwork wall on the east. The artwork wall is composed by storey high purpose made aluminium prisms to hold graphics and GRC spandrel panels.

STANDBY POWER

Permanent supply

1.9MVA permanent supply for the development will be supplied from the neighbouring Citigen district network plant.

The provision for plant to accommodate the above electrical network arrangement is located at basement level, where there is a dedicated client HV switch room to house the incoming HV switchgear, and separate rooms to house two number 2MVA transformers, both having the capacity to take the entire building load and operate as a standby e.g. in the event one transformer requires maintenance the second transformer provides power to the entire development. The transformers will feed the main LV panel located within the basement LV switch room.

Life safety supply

A dedicated life safety back-up supply is located at basement level, supplying the life safety system for the development.

CONNECTIVITY

Platinum quality building connectivity with dual tenant comms rooms and entry points. Pre-installed Colt building network for easy, day one high speed connection by tenants. A mobile phone optimisation service will be installed as part of the base build.

BUILDING AMENITIES

- 372 cycle spaces
- 54 folding bike storage lockers
- 2 mobility scooter storage spaces
- Total Capacity: 426 bicycles and 2 mobility scooters
- 2 bike repair stations
- Water fountain
- 30 showers (14 male, 14 female and 2 accessible)
- 672 lockers (344 male, 326 female and 2 accessible)
- Laundry room
- Vending machine room
- Parcel drop lockers
- Tenant storage rooms

BUILDING MANAGEMENT SYSTEM

The BMS has been considered with engagement from end user building managers as part of the design process. The principal systems that control the environment, lighting, energy consumption and air quality have all been selected on a basis of integration and compatibility.

This has allowed for a true centralised BMS to be developed (rather than a kit of parts) allowing for easy plug and play on site operation and maintenance, and real-time remote management capabilities.



A

D

B

E

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HELICAL

Helical plc is a property development and investment company. The company has undertaken approximately 10 million sq ft of development since 1996. Helical plc is committed to the provision of sustainable, high quality and beautifully designed office, residential and retail space with a focus on central London.

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Knight Frank and CBRE for themselves and for the lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intending lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Knight Frank and CBRE has any authority to make or give representation or warranty whatever in relation to this property. July 2023.

CBRE

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AshbyCapital

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