

A catalyst for growth

# FORGERS

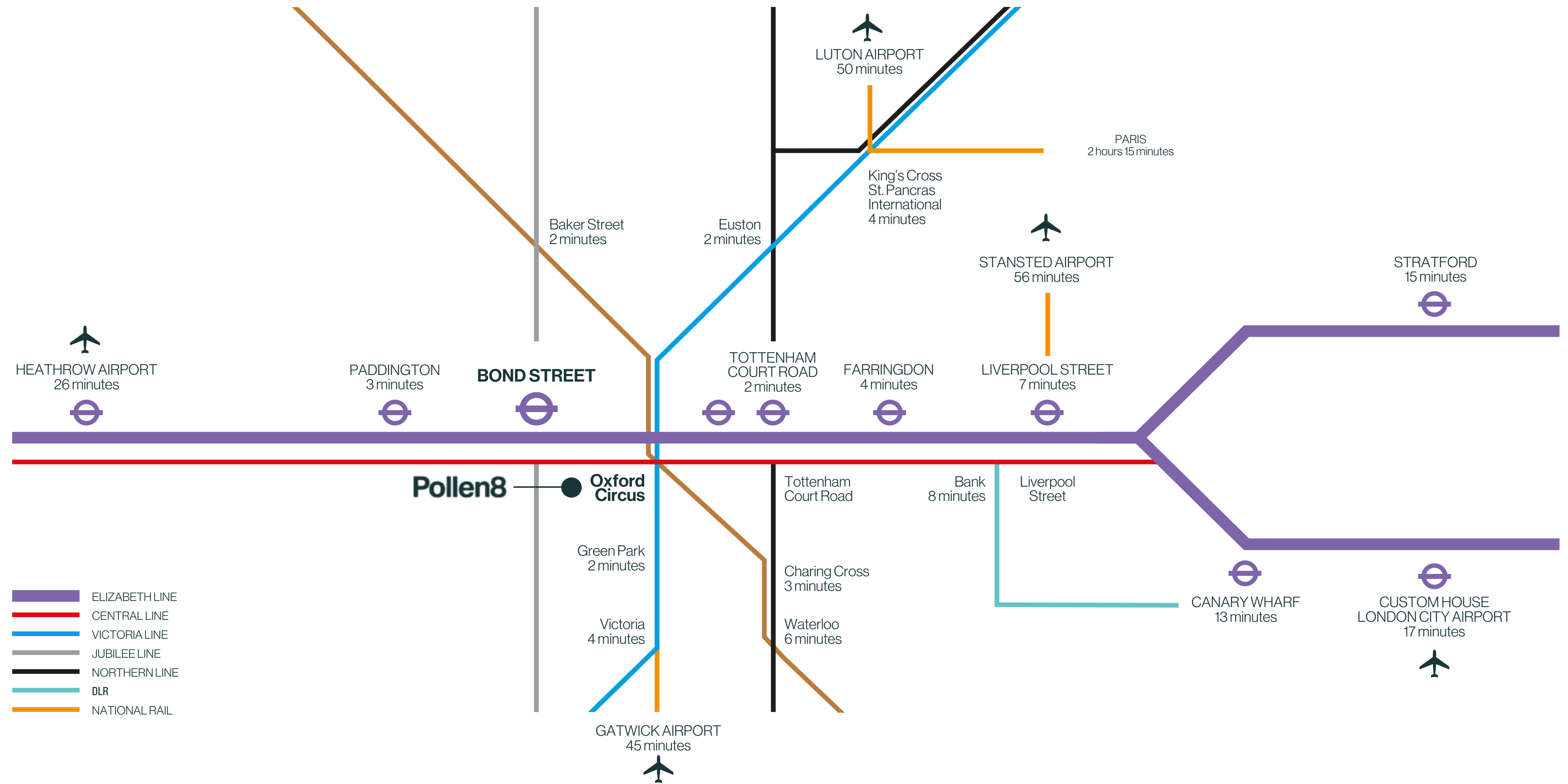
## Pollen8

- \_ 9,450 sq ft of re-imagined Cat A office space
- \_ Offices set over first to fifth floors
- \_ Floors range from 1,383 sq ft to 2,194 sq ft
- \_ Underfloor heating, cooling and fresh air system
- \_ Flat MF ceiling with architectural linear lighting
- \_ Floor to ceiling height of up to 2.75m
- \_ Brand new WCs
- \_ Highest quality fixtures, fittings and finishes
- \_ Distinctive characterful façade with large windows
- \_ Excellent natural daylight

## Access

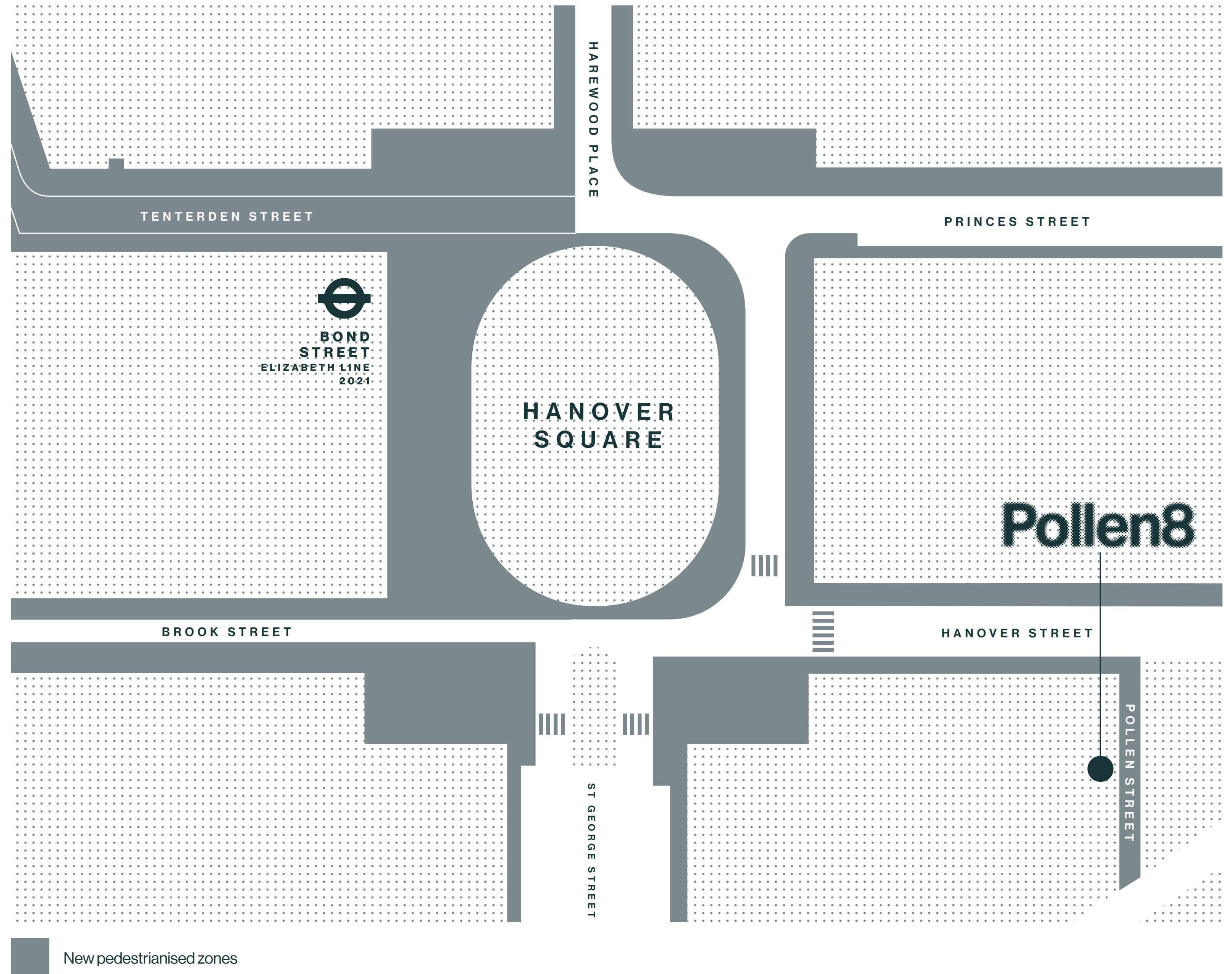
- \_\_ Four minutes' walk to Bond Street and Oxford Circus
- \_\_ Access to the Jubilee, Central, Bakerloo and Victoria lines
- \_\_ Bond Street entrance to the Elizabeth Line (2021),  
is on corner of Hanover Square
- \_\_ Hanover Square improvements making it more pedestrian friendly

# Connections



# Hanover Square

- \_ Re-imagined modern offices
- \_ New contemporary hotel
- \_ Re-landscaped Garden Square
- \_ Widened pavements to surrounding roads
- \_ Pedestrianisation of roads / side streets
- \_ New Elizabeth Line station





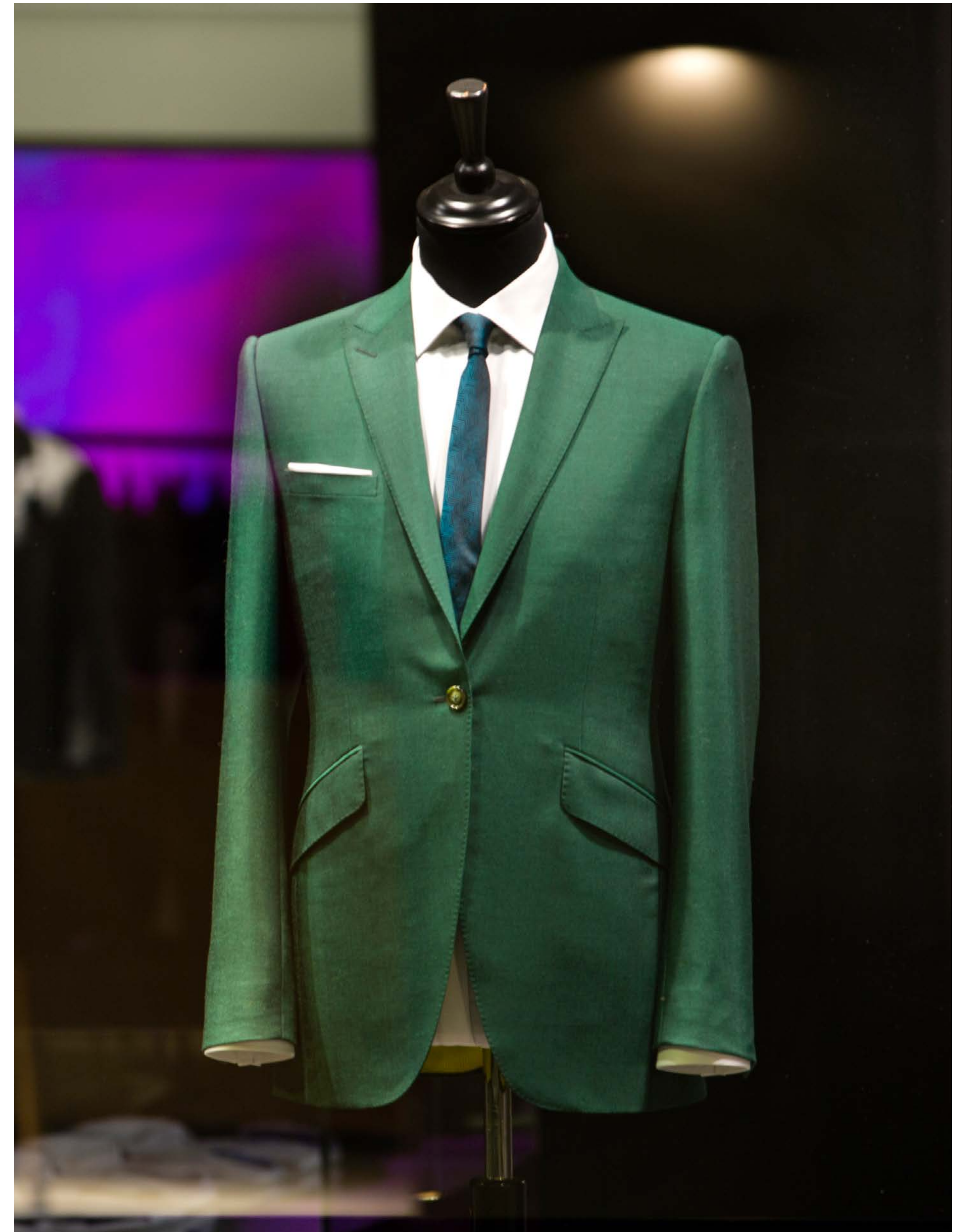


## Location

- \_\_ Positioned in prime Mayfair
- \_\_ In close proximity to Soho
- \_\_ On pedestrianised Pollen Street
- \_\_ Pollen8 is 'cool Mayfair'

## Mayfair

- \_ One of the most sought after enclaves
- \_ World famous district for fashion, dining and elegance
- \_ New Bond Street and Savile Row only a short walk away
- \_ 18 Michelin starred restaurants within five minutes' walk



\_ Soho is on the doorstep

\_ Buzz, entertainment and eclectic variety of pubs, bars, restaurants, cafés and shops

\_ Full of activity and energy, every day, all day

\_ Culturally diverse, the streets are full of character, intrigue and creativity



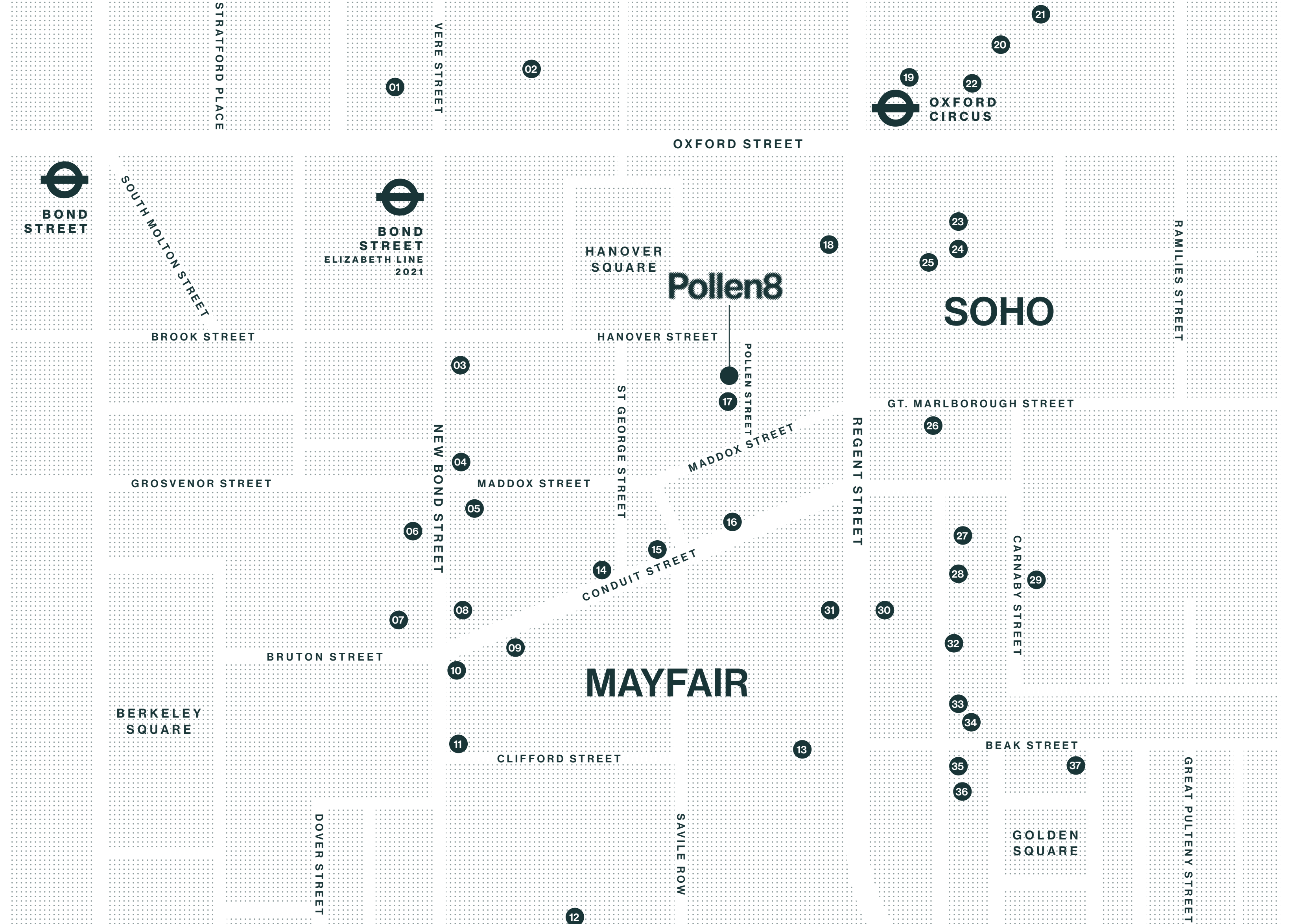
## Pollen Street

- \_ Recently pedestrianised
- \_ Pollen Street is both 'on and off the grid'
- \_ Benefiting from top class amenities
- \_ Jason Atherton's Michelin starred Pollen Street Social



# Amenities

01. House of Fraser
02. John Lewis
03. Fenwick
04. Mulberry
05. Browns
06. Smythson
07. Umu
08. Sotheby's
09. The Westbury
10. Burberry
11. Louis Vuitton
12. Ceconi's
13. Icebar London
14. Sotheby's Coffee Bar
15. The Windmill
16. Sketch
17. Pollen Street Social
18. Apple Store
19. Nike Town
20. Market Place Bar
21. Pho
22. Côte Brasserie
23. Toy Room Club
24. London Palladium
25. Aqua Spirit
26. Liberty
27. Dishoom
28. Ain't Nothin But  
The Blues Bar
29. The White Horse
30. Hamleys
31. Frescobaldi
32. Cirque Le Soir
33. Kingly Court
34. Cahoots
35. Be At One
36. Nopi
37. Bob Bob Ricard



## Offices

- \_ Five remodelled floors ranging from 1,383 sq ft to 2,194 sq ft
- \_ Floor plates designed to optimise occupational efficiency
- \_ Four pipe, fan coil air conditioning
- \_ Flat suspended ceiling with perimeter trough lighting



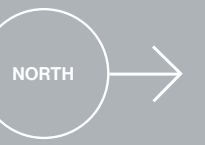
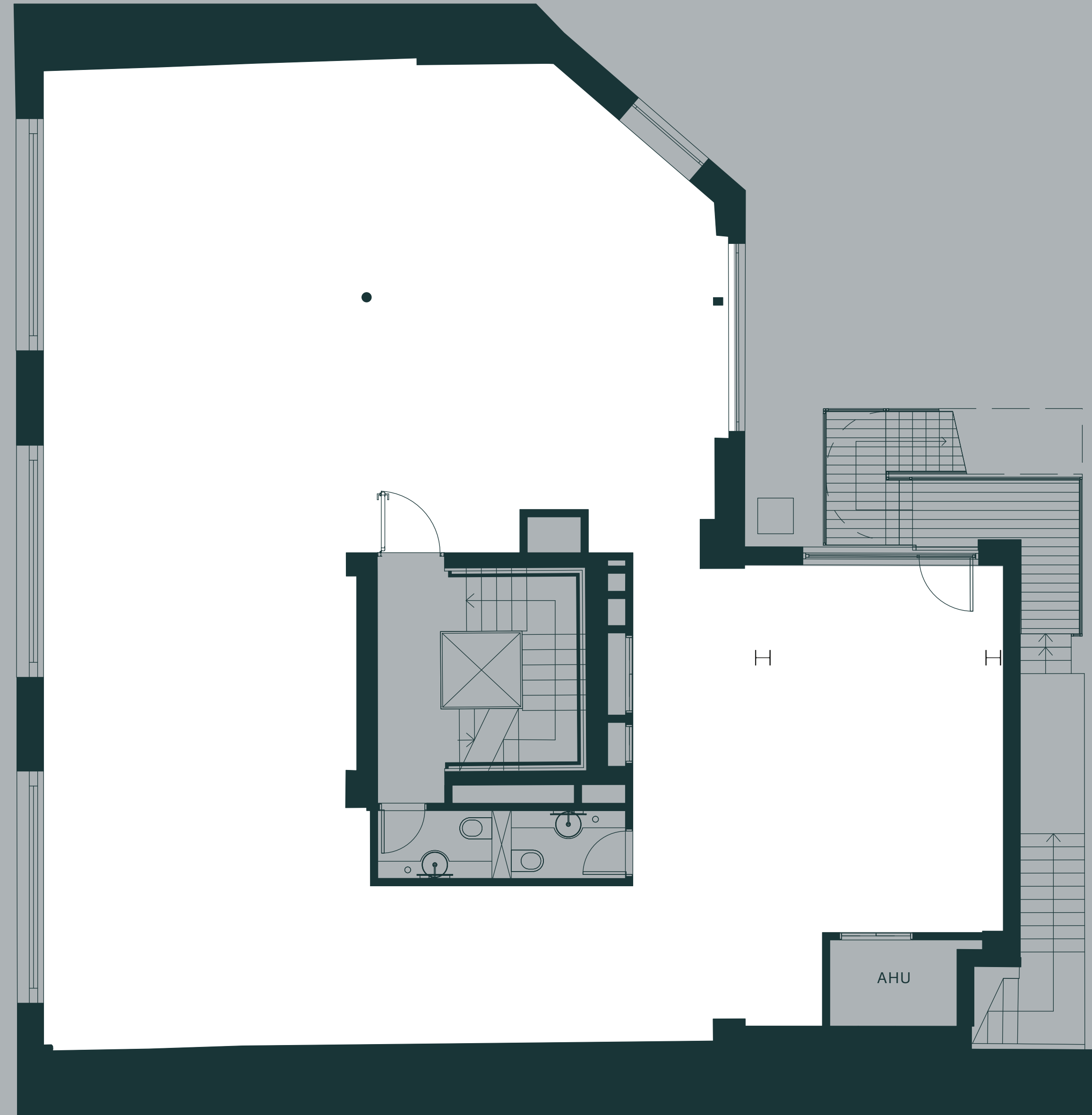
# Schedule of Areas



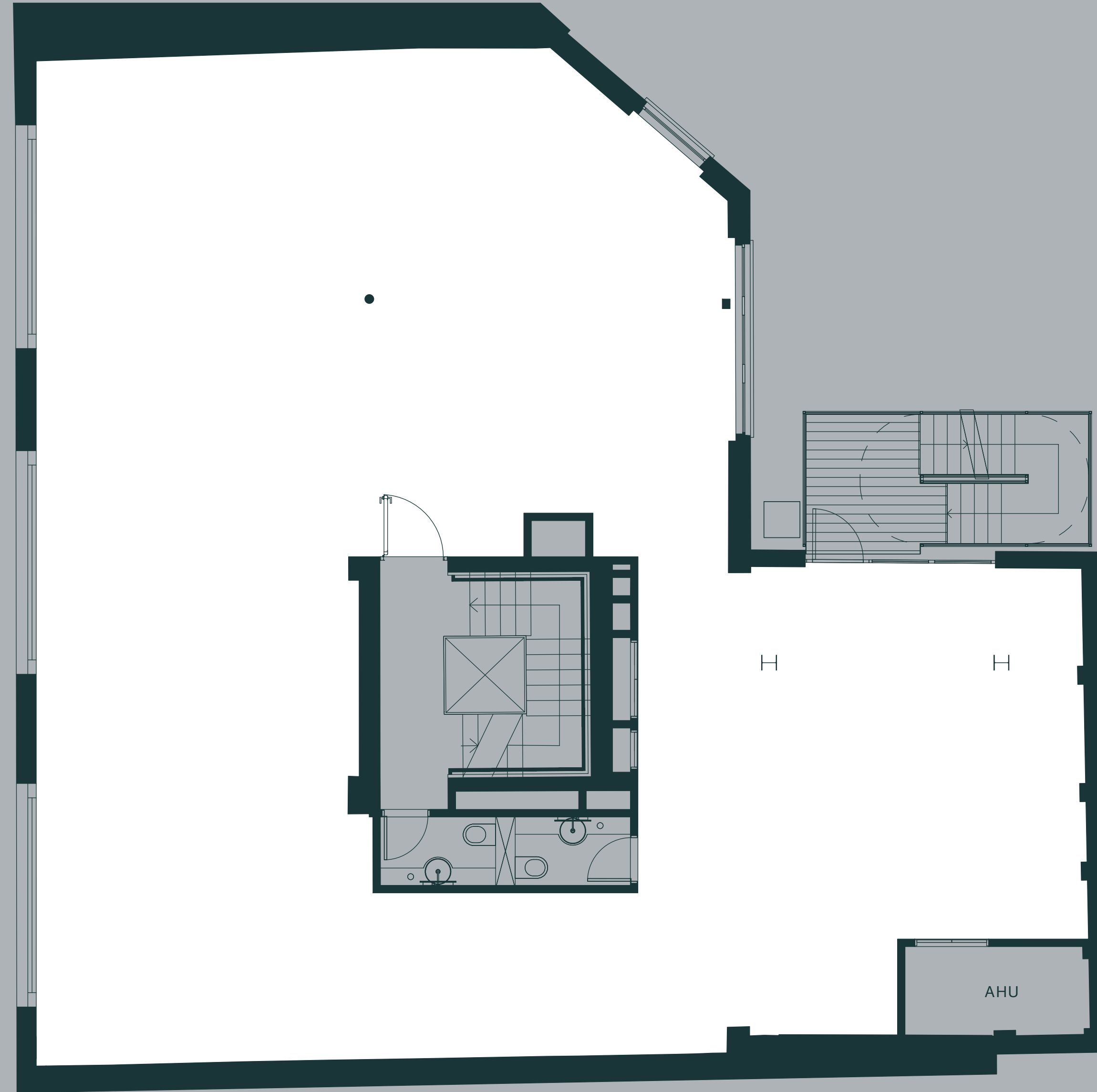
Net Internal Area		
Fifth	1,383 sq ft	129 sq m
Fourth	1,799 sq ft	167 sq m
Third	2,047 sq ft	190 sq m
Second	2,195 sq ft	204 sq m
First	2,026 sq ft	188 sq m
<b>Total</b>	<b>9,450 sq ft</b>	<b>878 sq m</b>

Note: All floor areas given are approximate and based on sketch and computer layouts. Areas will be verified on completion in accordance with RICS Code of Measuring Practise.

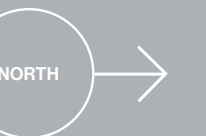
2,026 sq ft \_\_\_ 188 sq m



2,195 sq ft \_\_ 204 sq m



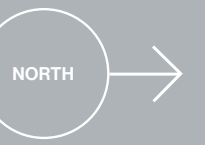
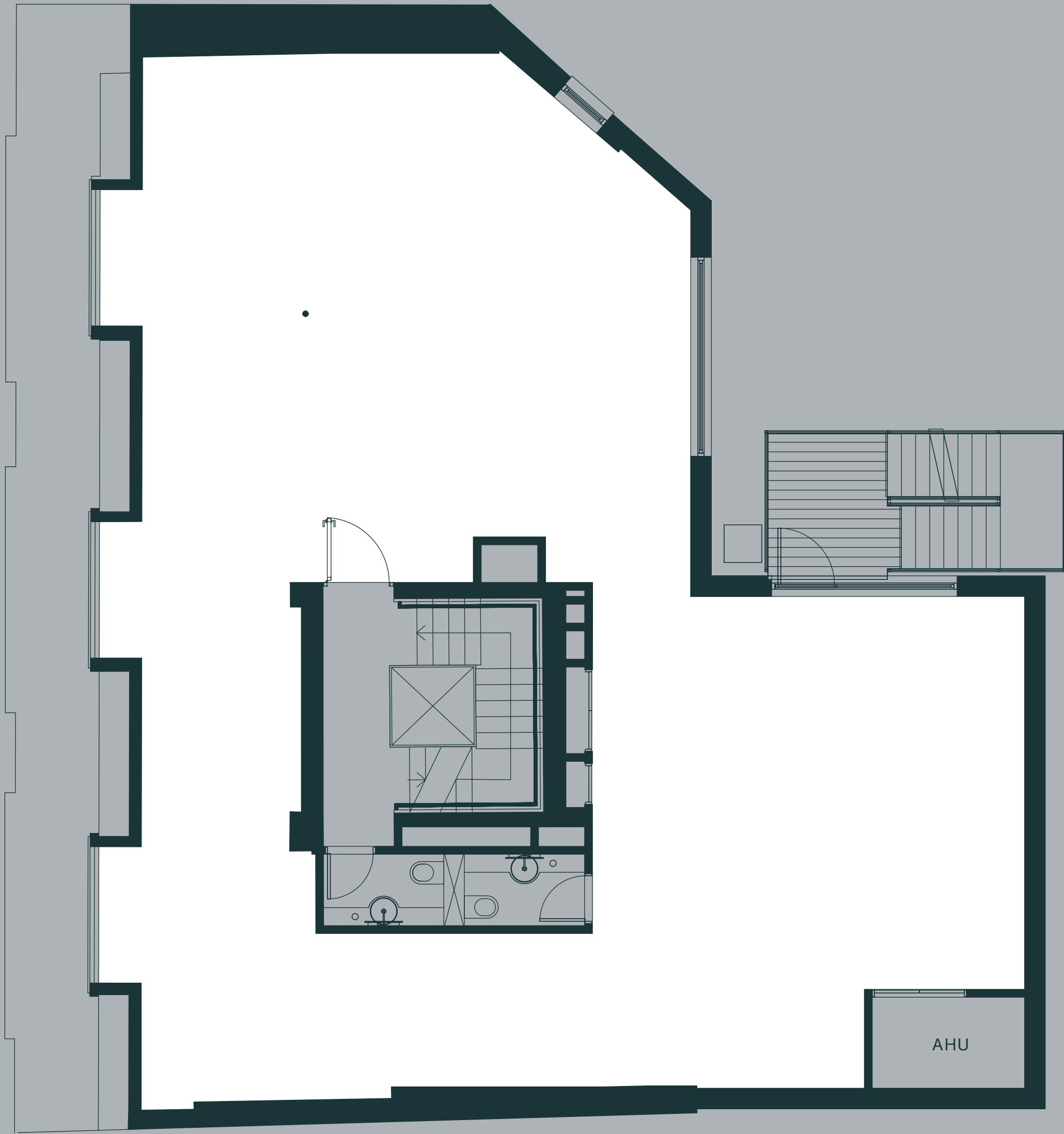
2,047 sq ft \_\_\_ 190 sq m

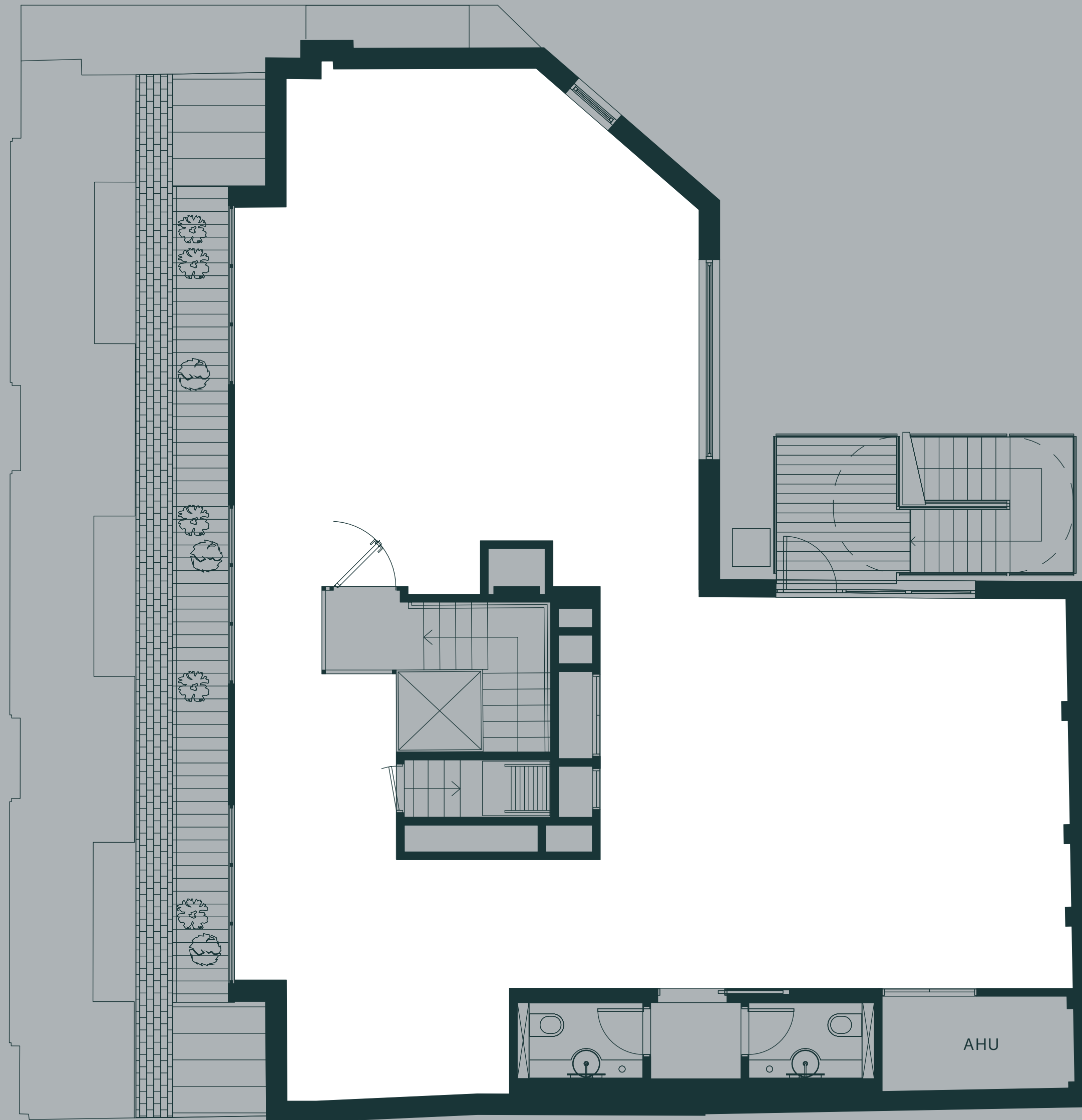






1,799 sq ft \_\_ 167sq m









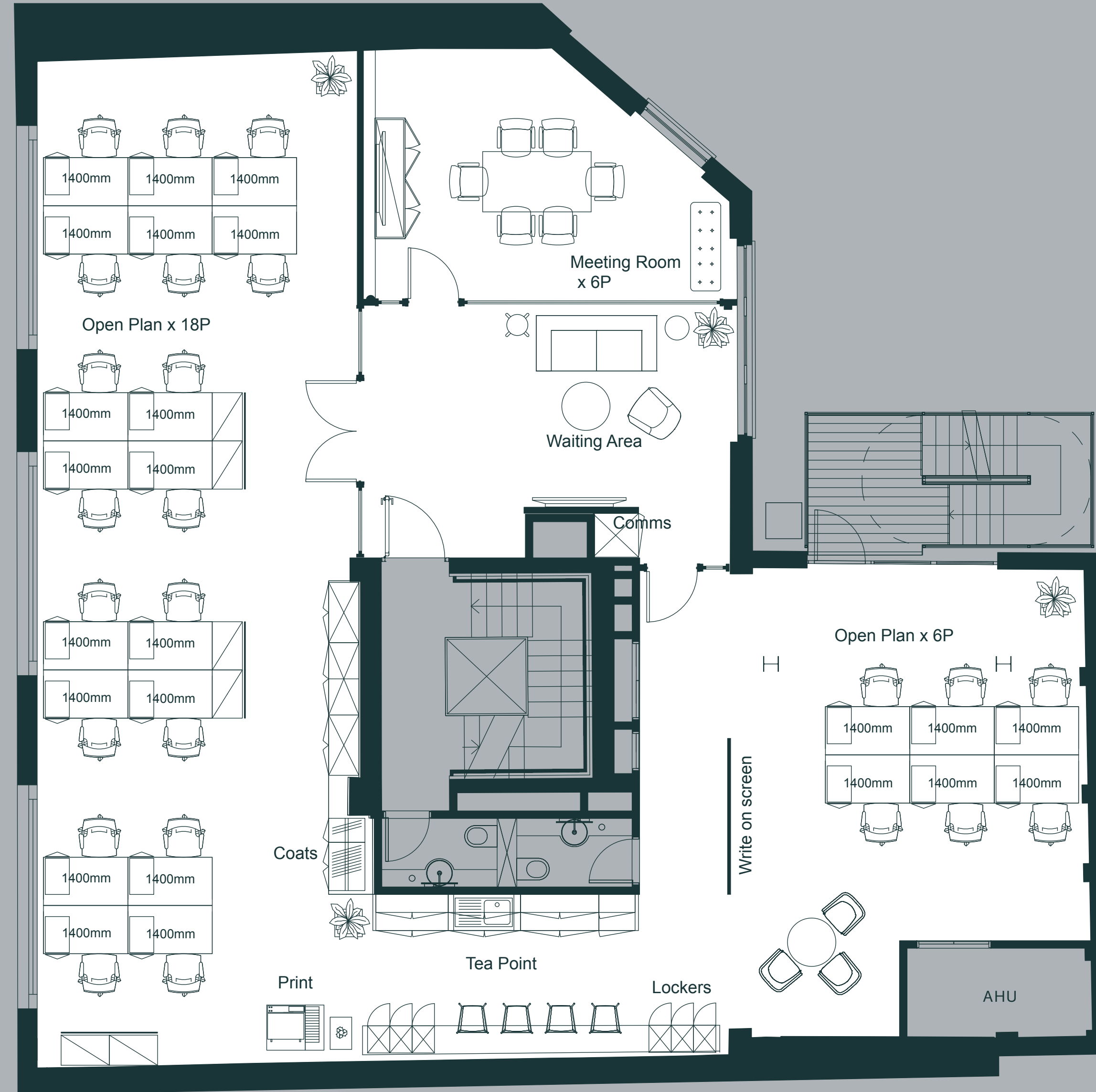
\_\_ Configure is a process to assess the efficiency of a building's floors for any occupier

\_\_ It enables occupiers to visualise and plan their space whilst viewing the cost impacts of design decisions

\_\_ Configure commits to delivering operational floors within two months of an Agreement for Lease

\_\_ Developed by Morgan Capital, Configure fast tracks building occupation

Net internal area	2,195 sq ft	204 sq m
Desks		24
Meeting rooms		1
Total workpoints		24
Occupational density		1:8.5 sq m



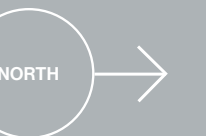


Indicative Space Plan (second floor)



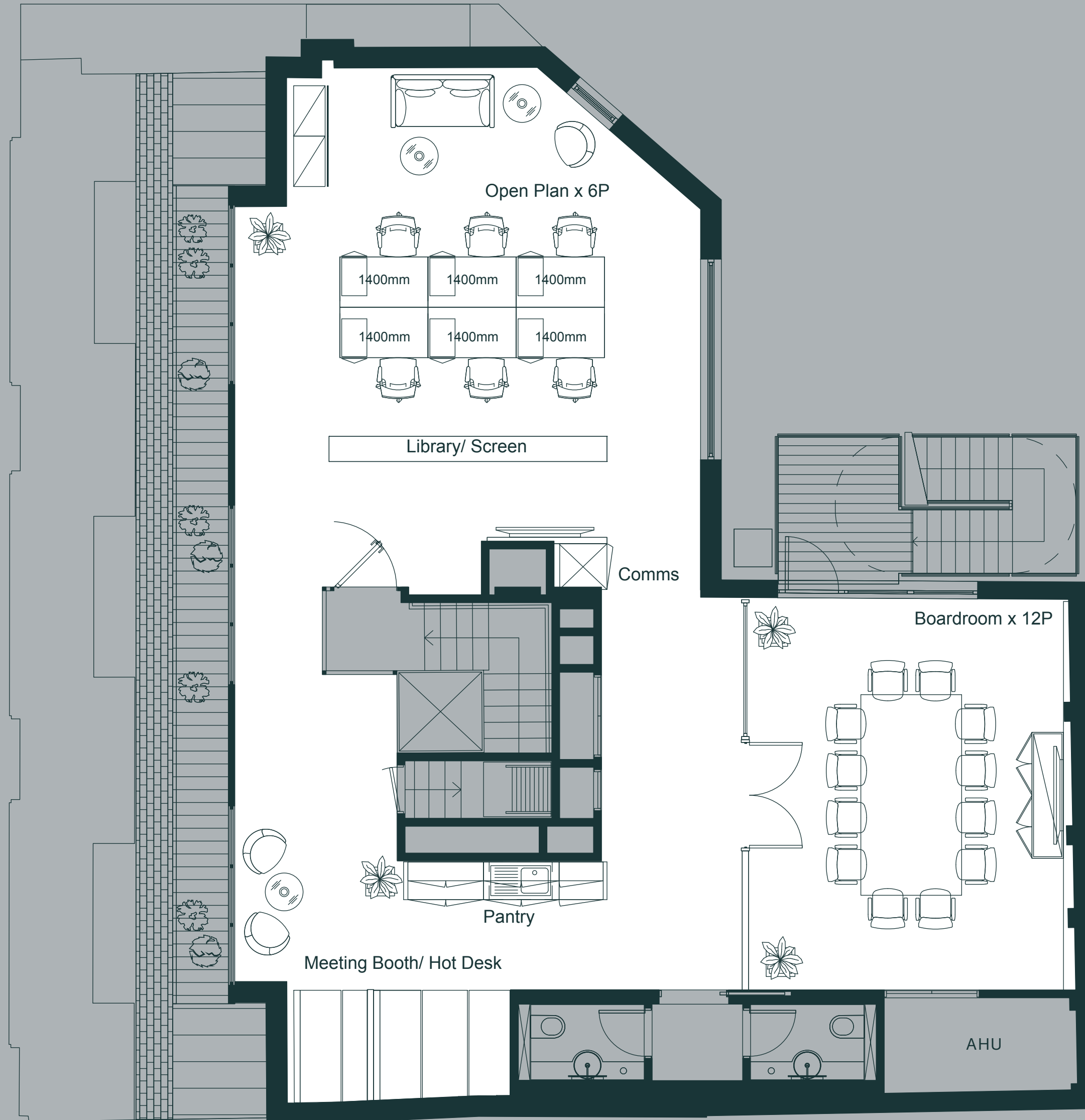
Net internal area	2,195 sq ft	204 sq m
Desks		12
Boardrooms		1
Executive offices		1
Hot desk space		3
Total workpoints		13

Occupational density 1:15.7 sq m









Net internal area	1,383 sq ft	129 sq m
Desks		6
Boardrooms		1
Hot desk space		2
Total workpoints		6
<hr/>		
Occupational density		1:22.7 sq m





## Summary specification

- \_ 9,450 sq ft of re-imagined Cat A office space
- \_ Offices set over first to fifth floors
- \_ Floors range from 1,383 sq ft to 2,194 sq ft
- \_ Underfloor heating, cooling and fresh air system
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## Developer

### Morgan Capital

An award winning developer, renowned for creating exemplary office buildings within London's most exclusive sub-markets.

[www.morgancapital.london](http://www.morgancapital.london)



#### 8 - 10 Hanover Street

32,000 sq ft mixed-use  
Completed Q4 2013  
Sold Q1 2016



#### 7 - 10 Hanover Square

72,000 sq ft mixed-use  
Completed Q2 2017  
Fully let



#### Nash House, St George Street

10,000 sq ft mixed-use  
Completed Q4 2019  
Fully let



#### 14 - 15 Stratford Place

17,400 sq ft mixed-use  
Completed Q1 2017  
Fully let



#### Academy House, 161 - 167 Oxford Street

42,000 sq ft retail HQ  
Completed Q1 2018  
Occupied by Frasers Group



#### 16 Hanover Street

11,000 sq ft offices  
Under construction  
PC 2021

## Professional Team

### **Architect**

Campbell Architects

### **Structural Engineer**

IESIS Structures

### **M&E Consultant**

GDM Partnership

### **Contractor**

GPF Lewis

### **Planning Advisor**

DP9

### **Quantity Surveyor**

MPG Shreeves

### **Interior Designer**

Fabric

## Lettings Team



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