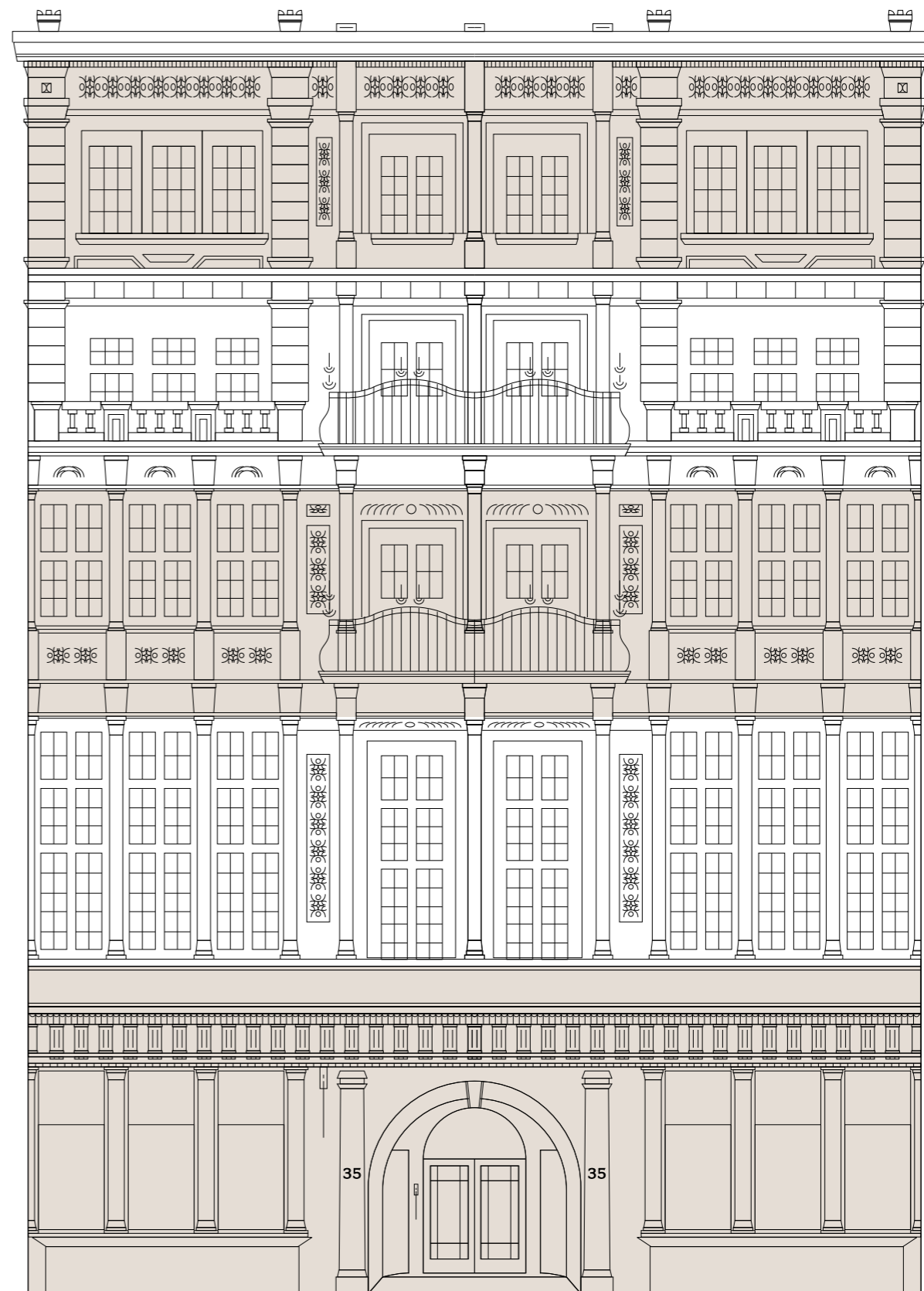




35 DOVER ST <sup>W1</sup>

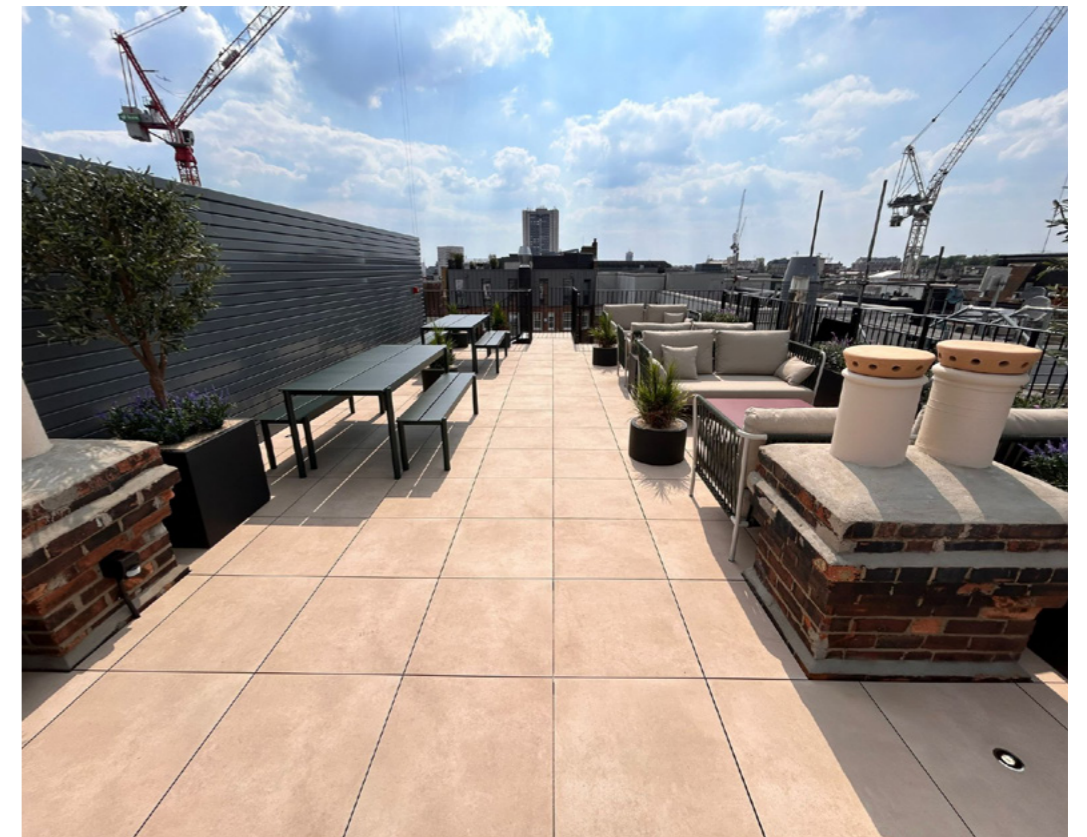
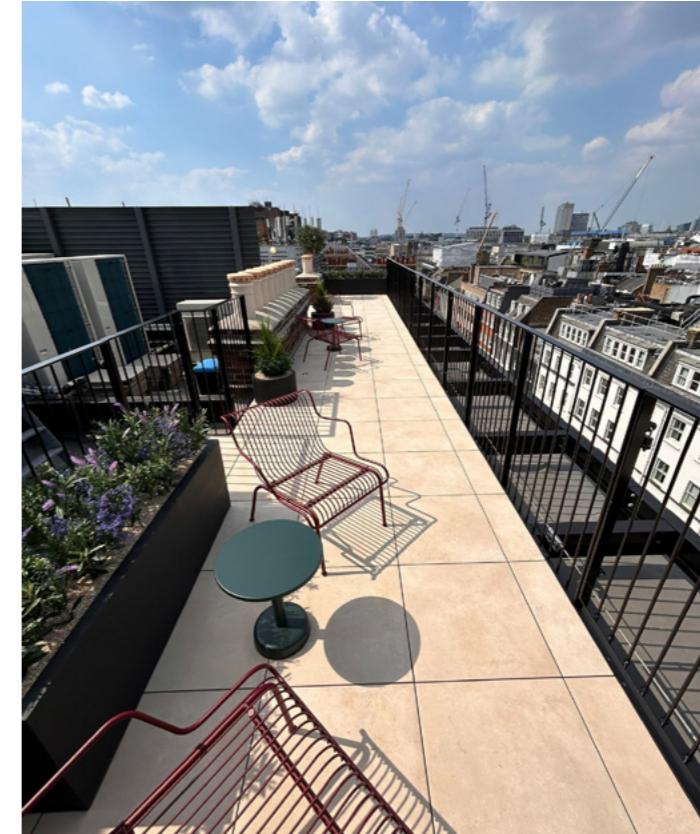
EMPRESS

INTRODUCING THE REIMAGINED 35 DOVER STREET  
ARTFULLY STYLED BY MAISON ARABELLA



AVAILABLE NOW

# AN IMPRESSIVE ROOF TERRACE





# AN ELEGANT RECEPTION





OFFICE SPACE



# A SOPHISTICATED WORKSPACE

35 DOVER STREET, WI



OPEN PLAN OFFICE SPACE

# FINISHED WITH REFINED DETAILS





## THE JEWEL OF DOVER STREET

35 Dover Street is connected to the adjacent 15 Berkeley Street via the basement levels. The two buildings were historically home to the exclusive women-only Empress Club. Purpose built for the opening of the club in 1887 and inaugurated by Queen Victoria, the Empress Club marked a new era in the history of ladies' clubs. The building will be renamed Empress, a nod to its noble history.

Over 100 years later, 35 Dover Street has most recently been multi-let to office and luxury retail occupiers, and the fit out will see the repositioning of the building to create a workspace for today's commercial market.

## HOME OF THE EMPRESS CLUB



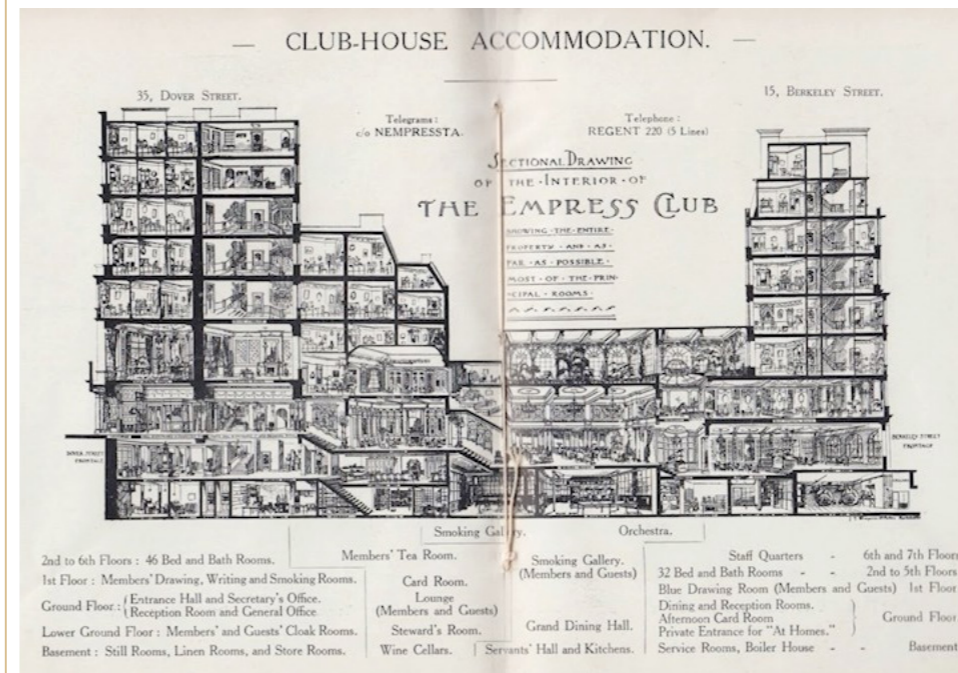
QUEEN-EMPRESS

Backed by Queen Victoria, also known as 'Queen-Empress', the Empress Club was established at 35 Dover Street in her name.



LADY LEILA TREACHER

Was an active member of the Women's Freedom League, which was an offshoot organisation in the UK which campaigned for women's suffrage and sexual equality.

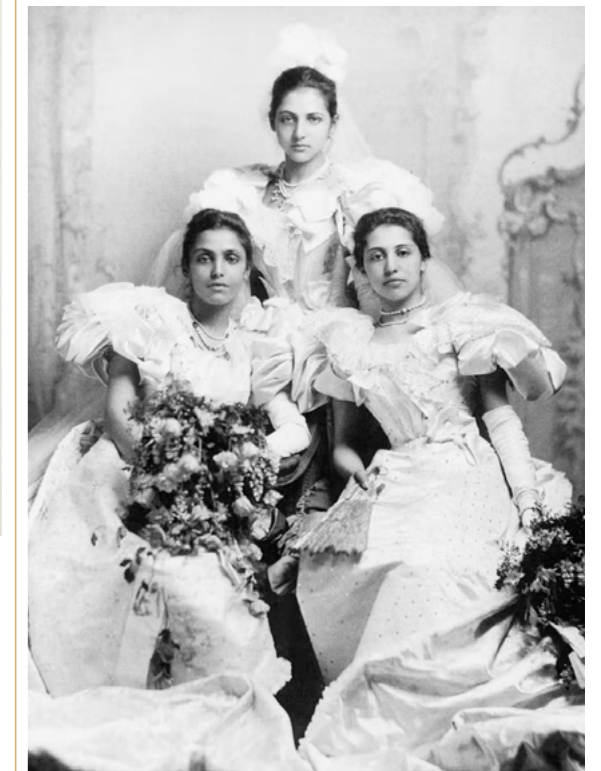


### BUILDING CONCEPTION

The idea was put forward by one of Queen Victoria's handmaids, and backed by the women in court and Queen Victoria herself, at a time when most members' clubs catered only for men.

The club's premises were purpose-built and boasted two drawing rooms, a dining room, a lounge, a smoking gallery and a smoking room, a library, a writing room, a tape machine for news, a telephone, dressing rooms, a staircase decorated with stained glass windows depicting Shakespeare's heroines, and one of London's best orchestras.

INSTALLED IN THE IMPRESSIVE AND PALATIAL BUILDING, 35 DOVER STREET MARKED A NEW ERA IN THE HISTORY OF LADIES' MEMBER CLUBS.



PRINCESS SOPHIA DULEEP SINGH

The Princess, suffragette and revolutionary, Sophia Duleep Singh, along with her mother and sisters, were leading members of the Empress Club. Princess Sophia was the god-daughter of Queen Victoria.

She returned from a trip back to India in her later teens, fuelled by experiences of discrimination and the injustice of poverty at the hands of colonial Brits. It was this experience that developed her political consciousness and later drove her fight for equality. This flight led the Princess to join the suffragettes, who held many of its rallies at the Empress Club.

'IS IT NOT POSSIBLE FOR LADIES TO POSSESS A CLUB WHICH WILL NOT AFFORD TOO STRIKING A CONTRAST WITH THE SPLENDOURS OF ST JAMES?'

FRANCES POWER COBBE, 1870s

# MORNING



## THIRDSPACE MAYFAIR

Start your day right at the brand new luxury Third Space Mayfair with a morning workout - strength training, performance bike zones and award winning personal trainers.

*Image source: [thirdspace.london/mayfair/](https://thirdspace.london/mayfair/)*

# LUNCH



## DELI ROBUCHON

From hampers to fresh food, enjoy a selection of seasonal treats that will fuel your day.

*Image source: [robuchonlondon.co.uk/le-del](https://robuchonlondon.co.uk/le-del)*

# AFTERNOON



## ROYAL ACADEMY OF ARTS

World-class exhibitions of art from around the world, welcoming hundreds of thousands of people to our galleries each year.

*Image source: [royalacademy.org.uk](https://royalacademy.org.uk)*

# EVENING



## IL BORRO

From the beautiful valley in Arezzo, to the vibrant dining scene in London. Experience the authentic Tuscan flavours of Il Borro, brought to your table.

*Image source: [ilborrotuscanbistro.co.uk](https://ilborrotuscanbistro.co.uk)*

LOCAL AREA

NEAREST TUBES

Green Park - 3 min walk



Piccadilly Circus - 9 min walk



Bond Street - 10 min walk



Oxford Circus - 11 min walk



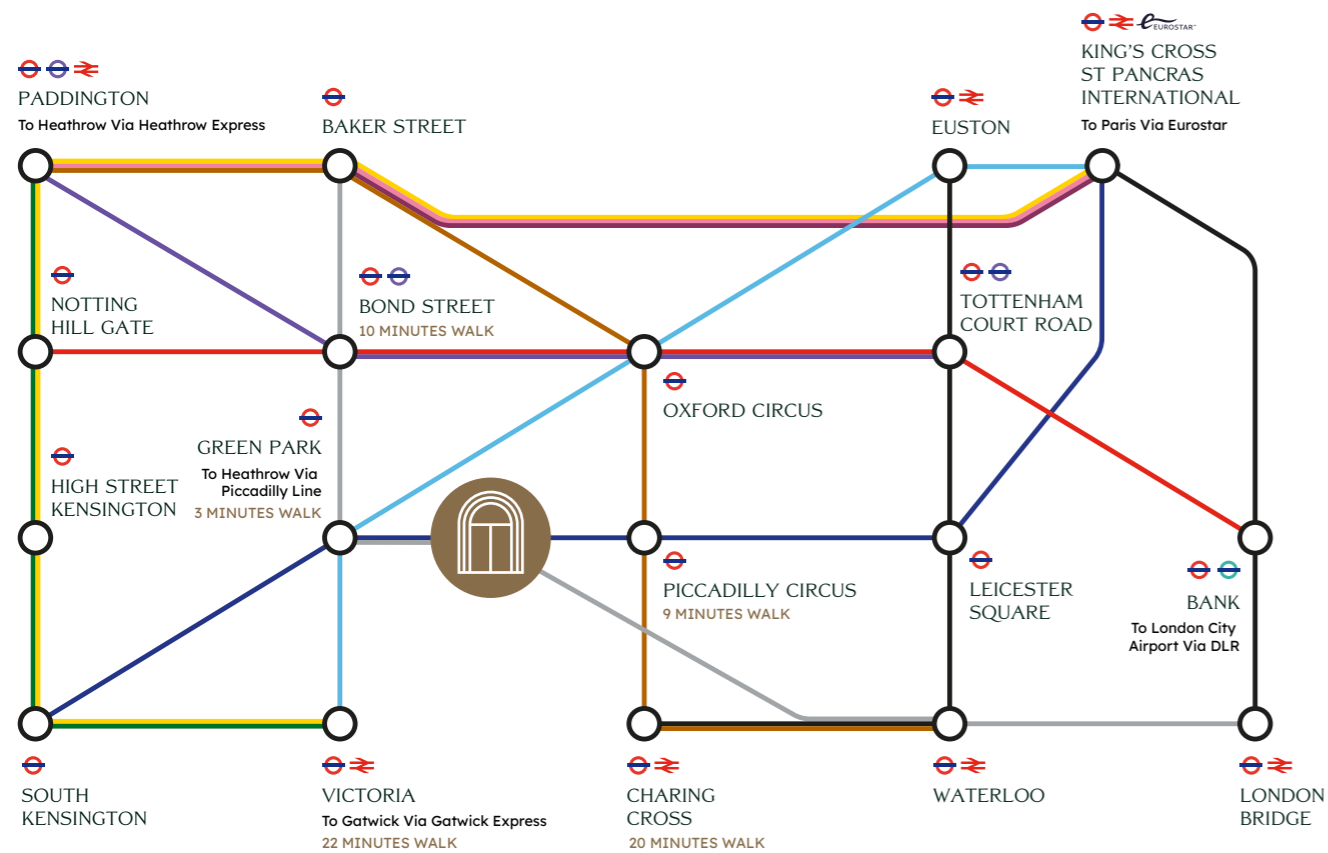
AIRPORTS

London City - 37 mins

Heathrow - 40 mins

Gatwick - 44 mins

# ON YOUR DOORSTEP



## EAT

- 01. Cojean
- 02. Aubaine
- 03. Chucs
- 04. Il Borro
- 05. Bibi Mayfair
- 06. The Gentlemen Baristas
- 07. SHOT London



## DRINK

- 08. Blue Posts
- 09. Dukes
- 10. The Clarence
- 11. Mr Fogg's Secret Garden
- 12. Swans @ Maison Assouline
- 13. The Footman
- 14. The White Horse

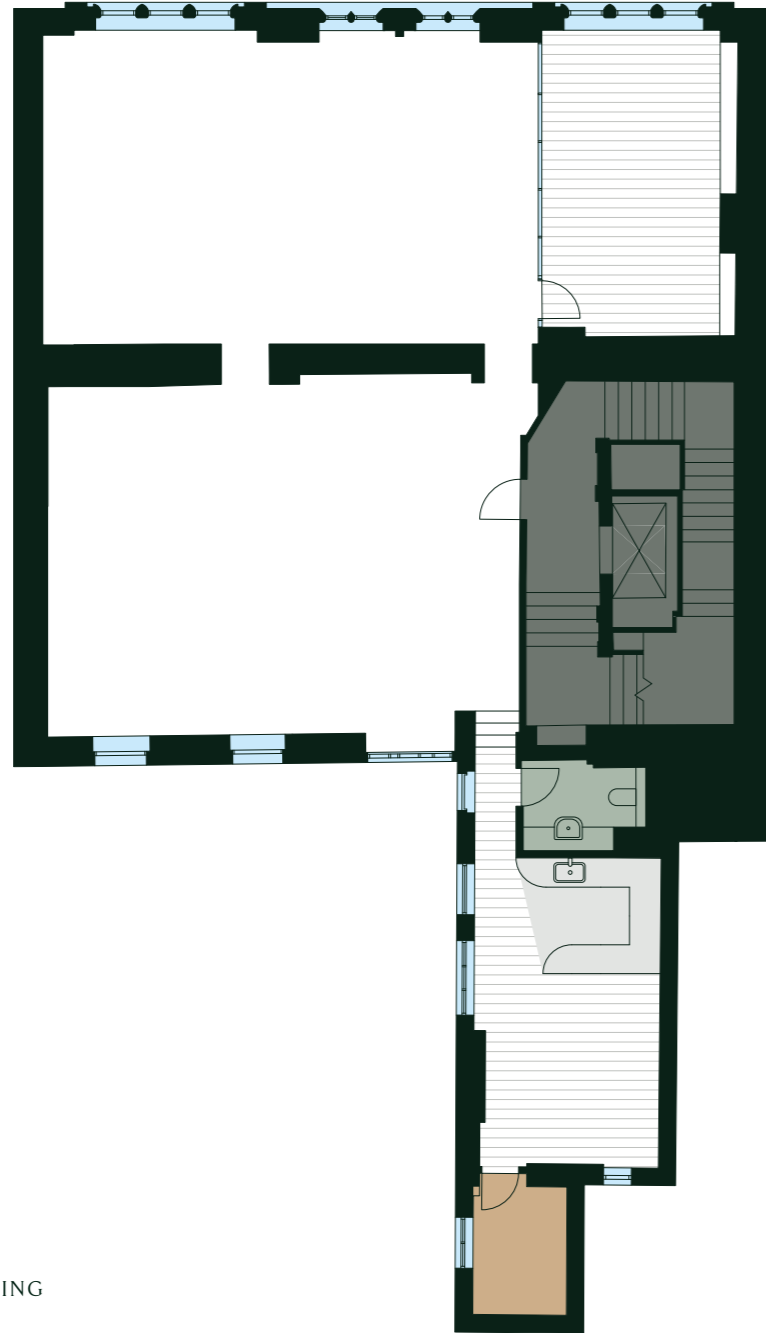


## ENERGISE

- 15. BuddhaBox
- 16. Third Space Mayfair
- 17. Fitness First
- 18. Bien Etre Pilates Studio
- 19. Equinox
- 20. Ten Health & Fitness
- 21. Barry's Soho

# SEVENTH FLOOR

DOVER STREET



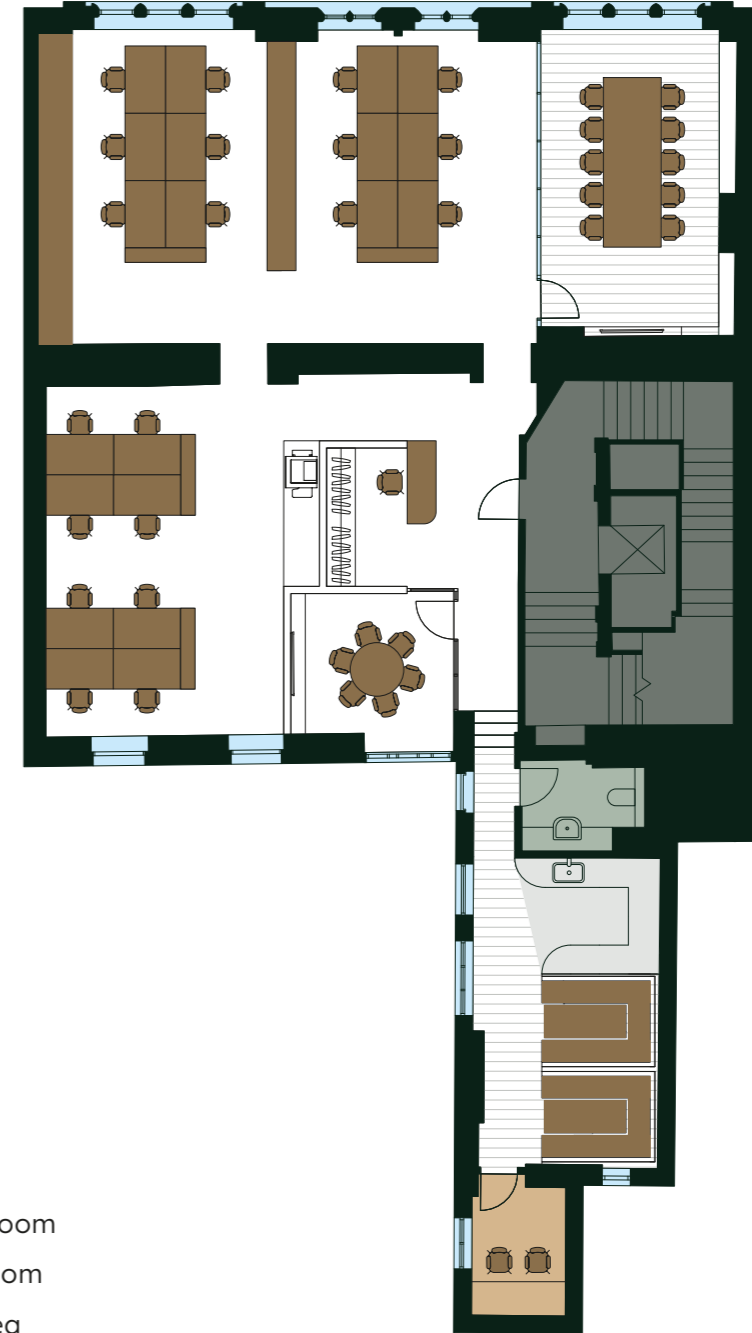
## SEVENTH FLOOR

2,101 SQ FT  
195 SQ M

- KITCHEN AREA
- OFFICE SPACE
- WOODEN FLOORING
- CORE
- ZOOM ROOM
- WC/SHOWER
- WINDOWS

# TYPICAL UPPER (CAT A+)

DOVER STREET



## ACCOMMODATION

- 20 × Desks
- 1 × 10-person meeting room
- 1 × 6-person meeting room
- 10 × Kitchen seating area
- 1 × Zoom booth
- Reception
- Print area
- Kitchen

# WHAT IS CAT A+?

The space will be delivered ready for an occupier to move in subject to furniture choices:



Executive meeting room - All joinery & partitions installed



Plug & play: AV comms cabinet, intercom data and video comms cabling installed



Kitchenettes - All joinery, appliances and floor & wall finishes installed



High-speed building internet (wifi)



Premium floor finishes with carpet and timber flooring



Blinds to all windows



Architectural lighting with provision and cabling for feature lighting

Tokoro Capital & Maison Arabella are able to work with potential occupiers to complete the Cat A+ design to provide a personalised bespoke finish, whether that includes additional meeting rooms / private offices or bespoke office furniture to meet their needs.



# TOKORO CAPITAL

HOW OFTEN DO YOU SEE A SECTION IN A LEASING BROCHURE ABOUT YOUR LANDLORD?

NOT OFTEN...



WE ARE

## DIFFERENT

We are visible, available, and here to address your needs. Our service like the history and materiality intrinsic to this building is unique.

Our business is built upon contributing to our shared economy. We do not want to feel separate from our environmental context, community, or occupiers and if you want to read more about our ethos check out our website. (Not many landlords are committed to 1% for the Planet, we are.)

A lease may be the legal contract that binds us but we are humans and that is what we want your office experience to be.

### ON FLOOR SPECIFICATION



Fitted, furnished and managed workspace option available



Substantially refurbished and upgraded existing building, saving on embodied carbon emissions



New / fully refurbished openable windows with double glazing



Occupational density 1:10 (1:8 may be possible subject to requirements)



Heating and cooling provided by new high efficiency wall mounted VRV units



Secure lockers available

### BUILDING AMENITY



Manned reception



Fully refurbished, 8-person, 1.6 metre per second lift



Full fibre connectivity



2 x shower facilities



Cycle parking facilities



Lockers facilities



Communal roof terrace

### WELLNESS AND SUSTAINABILITY



BREEAM Very Good (pending)



EPC A (1st, 2nd & 6th floors)



EPC B (other floors)

# ELEGANCE & MODERNITY

## MAISON ARABELLA

### INTERIOR DESIGNER

At Maison Arabella we balance art, craft and architectural dynamism to create life-enhancing spaces. The result weaves an intoxicating web of understated beauty and timeless style bringing refined sophistication to each diverse project.

Intuitively blending contemporary and avant-garde, light and colour, intimacy and expressiveness, Maison Arabella spaces are filled with a sense of purpose and context.

“ BEAUTY IS ONLY BEAUTIFUL, IF IT WORKS ”



It was the desire to create identity and disrupt which drove the founder and creative director Arabella Bassadone to establish an architectural interior design studio in 2016. Never enclosed in one style, always inspired by many references, Arabella conveys new meaning and opportunity to express yourself while focusing on functionality and promoting wellbeing.

Maison Arabella's portfolio encompasses a range of award winning designs, from private homes to boutique commercial projects inc. luxury offices & spa wellbeing spaces in London & internationally. In 2019 Arabella established 'Objets' for the home including furniture, lighting & accessories.



# OWEN BULLETT

Owen Bullett established his London studio after completing his MA in Sculpture at the Royal College of Art in 2005. Owen has since opened a second studio in rural Norfolk.

Bullett Studio produces sculptural furniture designed in house under the Bullett Editions label, as well as fabricating furniture pieces to order for other designers and private clients.

Owen has steadily developed his own particular sculptural language. This has further evolved through his playful approach to functional objects. The Bullett Editions collection maintains the key sculptural concerns of material, scale and surface, showcasing Bullett's signature themes of balance, colour and texture.



# ARTBOX

Artbox London is a registered charity and social enterprise that runs art workshops, trips, exhibition and sales opportunities for people with learning disabilities and autism.

Through our work, we aim to improve the wellbeing and inclusion of people with learning disabilities and autism, while increasing their visibility in the community and raising the profile of their artwork in the wider art world.



“ THE ARTISTS WHO ATTEND OUR WORKSHOPS ARE GIVEN THE TOOLS TO RE-GAIN THEIR CONFIDENCE AND THRIVE IN AND OUTSIDE OF THE STUDIO. ”



**1.0 PROPOSED BUILDING**

**1.1 General**

The building provides office accommodation on levels first to nine, a ground floor reception, retail accommodation over ground and lower ground, changing facilities and a bicycle store.

Generally the offices have been refurbished to CAT A+ with a kitchen, meeting room and open plan office area. The office floor plates have been designed to give flexibility for use in either an open plan or cellular arrangement.

**1.2 BREEAM / Sustainability**

The building is designed to achieve a BREEAM RFO 2014 ‘Very Good Rating’.

**1.3 Bicycle & Shower Provision**

8 no. cycle racks, 8 no. lockers as well as designated male and female changing rooms with two showers in the building.

**2.0 STRUCTURE**

**2.1 General**

The scheme involves a number of localised structural alterations to an existing Victorian building. The building’s massing remains unchanged. A number of steel transfer beams have been installed to allow removal of masonry chimney breasts and widening of doorway openings at various levels.

**2.2 Foundations**

The building’s existing foundations are retained, these are understood to be shallow pad and strip footings dating to the building’s original construction.

**2.3 Structural Framing**

The building’s existing framing generally is traditional load bearing masonry construction. Much of the existing structure is retained, some additional steel framing and timber joist infills have been introduced as noted above.

**2.4 Floor Loading**

Areas of new structure supporting office loading have been designed for 3.5kN/m2 variable load (including partitions), and 0.85kN/m2 superimposed dead load. Areas of existing structure should be rated for the same criteria, however this has not been specifically verified as a result of these works.

**2.5 Floor Construction**

Existing floor infills are a mix of clinker concrete filler joist floors and timber joist floors. New infills at the front of 3rd floor are timber joist and plywood.

**2.6 Design Life**

All areas of the new structure have technically been designed for a 60 year design life. With proper building maintenance, the structure should last significantly longer than this.

**3.0 CLEAR CEILING HEIGHT / SERVICES / STRUCTURAL ZONE**

**3.1 Ceiling Heights**

Ceiling heights range from 2.45m - 2.8m.

**4.0 OCCUPANCY**

**4.1 Occupation Density**

The building has been designed to achieve the following standards:  
 - Means of escape: 1 per 6 sq m  
 - Occupation density: 1 per 10 sq m

**4.2 Sanitary Provision**

Sanitary provision: Unisex, provision for a density of 1 per 8 sq m.

**5.0 INTERNAL CIRCULATION**

**5.1 Passenger Lift**

Vertical transportation to the office is provided by one new 630 kg – 8/person lift, travelling between the Ground and all office levels, at a speed of 1.6 m/s. The lift has a bespoke interior finish.

The feature flooring to lift is combination of Arabescato, Nero Marquina and Verde Guatemala marble with the ‘Empress’ Logo embedded in antique bronze metal. Lift interior walls are in light timber finish with dark bronze metal detailing. The finishes are a continuation of the entrance to ensure synergy between the two spaces.

**5.2 Staircase**

There is one staircase that serves all floors and also provides staircase access for the Fire Brigade in the event of a fire.

The original staircase has been refurbished to expose the original Carrara marble. A textured woven stair runner with contrast border in black & beige incorporates antique bronze edge detail that runs through the centre of the staircase.

**6.0 ELECTRICAL SERVICES**

**6.1 Power Supplies**

**6.1.1 General**

The building is provided with a 400V incoming electrical supply derived from the nearby UKPN substation. The connection terminates above the emergency exit door at basement level for the 35 Dover Street building. The maximum electrical load available for the building is 138 kVA.

**6.1.2 Landlord and Tenant Areas**

Design Parameter	Design Criteria	Comments
Small Power	23 W/m2 (infrastructure)	Tenants (office areas)
	15 W/m2 (diversified)	
	5W/m2	Landlord
Lighting	8W/m2	
HVAC	30 W/m2 (natural vent)	Tenants (office areas)
	30 W/m2	Landlord (reception)
	5 W/m2	Landlord (circulation)
Server Rooms	2 kW	Assumes 1no. IT cabinet at a maximum of 2kW in each tenant demise
Retail	160W/m2	
	120W/m2 (diversified)	

**6.2 Lighting**

**6.2.1 Internal Lighting**

The design of the internal lighting is in accordance with the best practice guidance contained within the following documents:  
 - CIBSE lighting Guides  
 - BS EN 12462-1 Light and Lighting of Work Places  
 - BCO Guide to Lighting – Best Practice for Lighting of Offices  
 - SLL Lighting Handbook

**6.2.2 Area**

Lighting Illumination Levels:

Area	Design Criteria	Comments
Lobby / Entrance	300 lux	At floor level
Offices	500 lux	
Meeting/Zoom Rooms etc	500 lux	
Breakout / Lounge Areas	300 lux	
Circulation / Stairwells	100-150 lux 200 lux	At floor level Outside lift shafts
WCs / Showers	150 lux	At floor level
Cycle Store	200 lux	At floor level
Kitchenettes	500 lux	
Store Rooms	100 lux	At floor level
Emergency Lighting	1 lux minimum on escape routes. 0.5 lux minimum in open plan areas	At floor level. 10% of normal illuminance (or 15 lux) required in ‘high risk task’ areas.

**6.2.3 Emergency Lighting**

The design of the emergency lighting is in accordance with the best practice guidance contained within the following documents:  
 -BS 5266 Emergency Lighting  
 -BS EN 1838 Lighting Applications. Emergency Lighting  
 -BS 5499 Safety Signs  
 -BS ISO 7010 Graphical Symbols

Emergency lighting is provided to maintain the below illuminance levels for a minimum period of three hours:

Area	Design Criteria	Comments
Open Plan Areas	1 lux	
Escape Routes	1 lux	
High Risk Areas	10% of normal illuminance or 15 lux	

**6.2.4 Lighting Control**

Area	Comments
Lobby/ Entrance	Manual switching
Open Plan Offices	PIRs (on presence and with daylight dimming functionality) to lighting above office desks Manual switching to track mounted spotlights
Cellular Offices	PIRs (on absence) with manual over-ride at entrance
Meeting Rooms	Scenes select plates for different lighting configurations / dimming settings (minimum 4 settings)
Breakout/ Lounge Areas	PIRs (on absence) with manual over-ride at entrance
Circulation	Manual switch at entrance to office spaces and at reception areas PIRs to circulation spaces within office areas
Stairwells	PIRs and manual controls to wall feature lighting
WCs/Showers	PIRs
Cycle Store	PIRs
Kitchenettes	PIRs / manual switching (subject to area)
Stores	PIRs

**6.3 Ancillary Services**

**6.3.1 Lightning Protection**

An existing lightning protection system is provided to the building. All new fit-out equipment will be bonded to the existing lightning protection system.

**6.3.2 Fire Protection**

The building is not required to be sprinkler protected.

**6.3.3 Fire Detection**

The building is provided with a L1 category fire alarm system. All new fire alarm equipment will comply with BS 5839, BS 6266 and BS EN 54.

**7.0 MECHANICAL SERVICES**

**7.1 Comfort Cooling and Heating**

**7.1.1 Tenant Offices**

The heating and cooling of the office levels are provided by mini VRF heat pumps. Heating and cooling is provided to the office space via vertical floor standing fan coil units concealed within joinery. Each VRF system consists of indoor concealed fan coil units, outdoor unit, interconnecting pipework and associated wiring and controls.

**7.1.2 Landlord Areas**

There is no comfort cooling or heating provision to landlord areas.

**7.2 Ventilation**

**7.2.1 Tenant Offices**

Natural ventilation is provided to the tenant office spaces via openable windows.

**7.2.2 WCs**

The toilets are mechanically ventilated with local extract fans.

**7.3 Building Management System**

There is no centralised building management system, however, there are localised controllers for relevant systems where appropriate.

**7.4 Outside Temperatures**

External Design Criteria		
Air Conditioning	Summer	30°C db, 20 °C wb
	Winter	-4°C saturated
Cooling Plant Selection	Selected for heat rejection at 35°C dry bulb	

**7.5 Inside Temperatures**

Room Type	Summer Temperature	Winter Temperature
Offices / Meeting Rooms	24°C ± 2°C	21°C ± 2°C
Toilets	Not controlled	19°C minimum
Showers	Not controlled (Tempered supply)	22°C minimum

**Note:** No humidity control is provided. All temperatures are dry bulb air temperatures and +/-2°C is the allowable measurement tolerance due to control bands and variation around room etc.

**7.6 Cooling Load Conditions**

Using BSRIA guidance a value of 87W/m2 was used to calculate the required cooling loads of the tenant areas.

**7.7 Ventilation Rates**

Room Type	Supply	Extract
Meeting Rooms (Where natural ventilation is not achievable)	10 l / s / person	10 l / s / person
Toilets	Make-up air from adjacent areas	10 ACH or 6 l / s / pan, (whichever is greater)
Showers	Make-up air from adjacent areas	10 ACH or 15 l / s / shower, (whichever is greater)
Kitchenettes	Make-up air from adjacent areas	15 l / s with microwaves and beverages only

**7.8 Acoustic Criteria**

The building fit out works have vastly improved the acoustic criteria to the new office space. This was achieved by a number of improvements made such as;

Room Type	Air changes per hour
Offices (Summer)	0.25
Offices (Winter)	0.5

- New timber framed windows with double glazing
- Secondary glazing to all front elevation windows keeping the external look and feel of time correct building
- Use of acoustic ceiling & wall panelling finishes

**7.9 Infiltration**

The following allowances have been made for natural infiltration within the building:

**7.10 Mechanical Ventilation**

Mechanical ventilation is provided to WCs and kitchenette areas via local extract fans.

**7.11 Cold Water Provision**

Cold water is provided via a packed booster set / break tank arrangement to allow the minimum pressure requirement for instantaneous hot water generators is achieved.

**7.12 Hot Water Provision**

Hot water is provided via local instantaneous water heaters in kitchenettes and WCs. Hot water is generated by electric showers in the shower areas.

**8.0 MATERIAL FINISHES**

**8.1 Reception**

**Floors:** Wall to wall marble combination in custom artwork of Italian marble in Arabescato, Nero Marquina and Verde Guatemala.

**Wall finish:** Combination of fluted timber and feature mouldings on plasterboard in painted white matt finish. Contrasted with feature timber elevations for a soft modern contrast.

**Ceiling Finishes:** Plasterboard painted in white matt finish, with contemporary recess to accommodate large sculptural bespoke chandelier and Barrisol feature lightwell at the main entrance.

**Doors:** Frameless fluted timber doors.

**Lighting:** Feature chandelier in hand blown lighting and wall lights.

**8.2 Internal Office Areas**

**Floor Finishes:** Main workspace areas to have incorporated acoustic carpet tiles in grey tweed. Meeting rooms to have engineered timber floor in light oak.

**Wall finish:** Plasterboard painted white matt finish.

**Ceiling finish:** Feature acoustic timber and fabric ceiling to meeting rooms. Main workspace to include Rockfon acoustic ceiling with remaining spaces to have plasterboard painted in white matt finish.

**Doors and architraves:** Hardwood veneer to main door, solid hardwood frame, stained black timber. Doors incorporate a vision panel and are provided with a dark bronze finish knob and push plate. Portals within the office space to be clad in light oak timber veneer.

**Windows and Window treatment:** Timber frame with manual operated Roman Blinds in sheer linen like fabric recessed in window reveals.

**Skirting:** Light oak timber and white painted matt timber respective of floor finishes.

**Lighting:** Feature adjustable task lighting over desking. Mix of ceiling mounted spot lights and adjustable spot lights on tracks.

**8.3 KITCHENS**

Floor finish in grey vinyl.

Kitchen cabinetry to have solid timber frame in stained black with upper and lower cabinets in black melamine with black internal shelves.

Countertop in Silestone Nero Marquina effect with smoked mirror backsplash.

**Kitchens include:**

- Zip hydro Tap offering chilled, sparking and boiling water in black matt finish
- Single lever kitchen mixer in black matt finish
- Integrated high end fridge, dishwasher and bin

**Lighting:** Ceiling mounted spot lights.

**8.4 WC/SHOWER FINISHES**

**Floor finish:** Honed porcelain tile in grey terrazzo.

**Wall finishes:** Combination of Honed porcelain tile in grey concrete effect and plasterboard in white anti-mould matt paint finish.

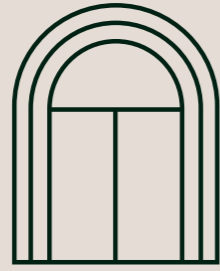
**Ceiling Finish:** Plasterboard in white anti-mould matt paint finish.

**Lighting**

- Recessed LED Fittings to ceiling
- Feature pendant to one side of vanity

**Sanitary Ware Fittings**

- Fixed shower head, valve and shower hose in chrome
- Clear glass shower screen
- WC with automated flush detail in chrome
- Vanity counter in Silestone in Nero Marquina with 3 hole basin mixer in chrome with porcelain under-counter basin or semi -inset basin. Countertops incorporate bin cut out detail to throw paper towels
- Vanity has below counter cabinet storage in fluted light oak with Internal adjustable shelving in white melamine
- Above Vanities have fluted timber mirror frames to match vanity details
- Accessories include wall mounted black paper towel dispenser and soap dispenser



35 DOVER ST <sup>W1</sup>

EMPRESS

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PROJECT TEAM

**TOKORO CAPITAL**  
Landlord

**MAISON ARABELLA**  
Interior designer

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