

THE
BAILEY
EST.LONDON

TWO FLOORS REMAINING. AVAILABLE NOW

BRAND NEW GRADE A
SELF-CONTAINED OFFICE SPACE,
AVAILABLE NOW

8,641 - 21,375 SQ FT

THE BAILEY

A GRAND ARRIVAL

Introducing The Bailey, a headquarters building originally created for the London Chatham and Dover Railway Co dating back to 1912.

The ground floor benefits from its own self-contained entrance on Fleet Place, and is also accessible via the main reception.

Now spanning 115,000 sq ft over 8 floors, the historic facade opens up to reveal elegant Grade A contemporary workspace with an efficient newly reconfigured core.

Just the ground (8,641 sq ft) and first (12,734 sq ft) floors remain available, either together, with the ability to connect the two via an internal staircase, or separately. The ground floor benefits from its own self-contained entrance on Fleet Place.

The remainder of the building is let to internationally renowned media and marketing agency, IPG Mediabrands.

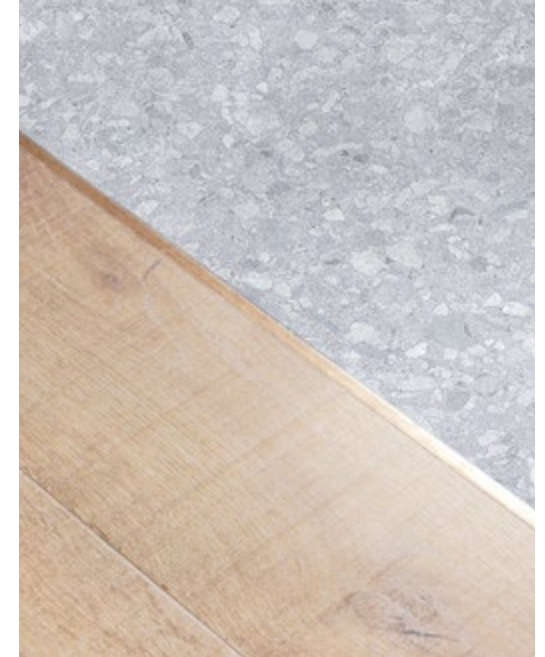
An elegant union of history and the future, now fully reimagined by Orms.



AN HISTORIC ADDRESS

The Bailey's architectural stance evokes the grand buildings of Paris. Crafted in pale Portland Stone, this Edwardian Baroque facade features copper lintel details and stonework carvings showing reclining figures above the main doorway, each depicting rail travel and the building's origins.

Orms have harnessed a natural feeling of space and light to create new places to meet, informal areas and waiting spaces lead to the office floors above.



THE GROUND FLOOR

The ground floor benefits from its own self contained entrance from Fleet Place, offering the occupier a unique opportunity to have their own front door situated directly opposite the Thameslink Station.



THE STAIRCASE

An elegant staircase can be installed between the ground and first floors to create a visual link as well as enhancing staff wellness and collaboration.



THE BUILDING

THE BAILEY

THE BUILDING

An imposing building of historic importance, at an inspired London address opposite the Old Bailey, now redeveloped to meet the demands of today's occupiers.



THE BAILEY, REVEALED

"As soon as we saw the site, we knew it was a remarkable opportunity to redevelop a landmark. It's a rare opportunity to bring in an exciting new footprint; one that celebrates its history as a headquarters building, yet right in the middle of a compelling location."



CLASSIC

An historic building frontage shaped like a prow, The Bailey overlooks one of London's oldest streets, a site rich in Roman, medieval and Saxon history. Workspace inspired by crafted detail and high-quality materials, for a slice of history with a very modern heart.



Crafted in pale Portland Stone, this Edwardian Baroque facade features copper lintel details and stonework carvings.



The crafted detail of the Parisian style facade.



A popular, light-filled streetscape crowns the entrance.

CONTEMPORARY

Where history meets modernity; a glass structured office space configured over 8 floors with 2.9m floor to ceiling heights, fit for the demands of today's occupiers.



The ground and first floors can be connected via an internal staircase.



Self-contained Fleet Place entrance.



A basement cycle store, showers and changing rooms plus loading bay are located at the northern elevation of the building, with lift lobby access and stairs.



Cycle entrance

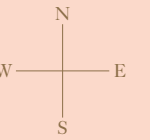
Available space

FLOOR PLANS

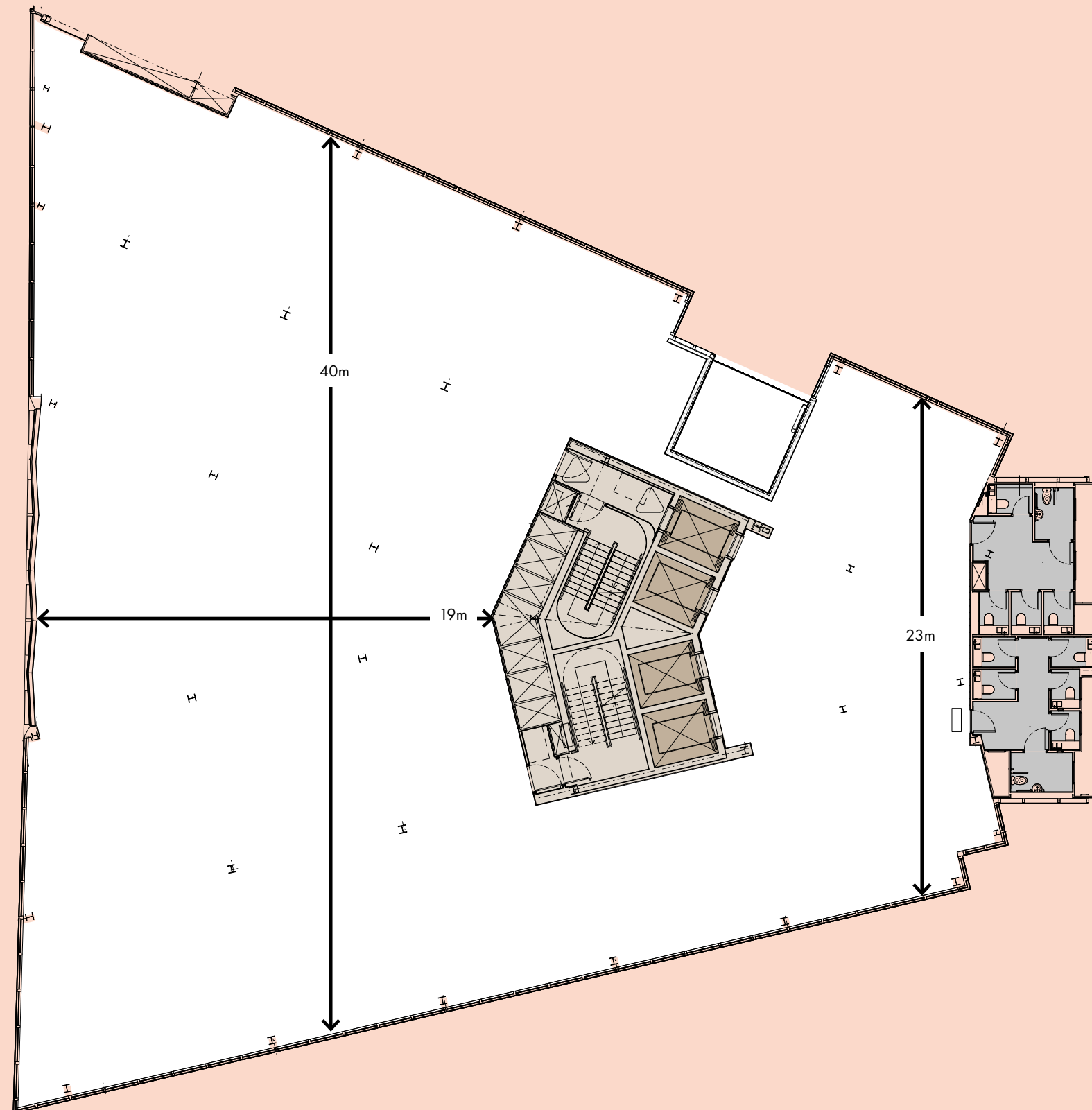
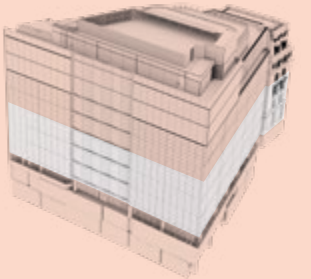
TO LET

FIRST FLOOR

12,734 sq ft (1,183 sq m)



KEY



Core
Office
WCs

Floor plans not to scale.
For identification purposes only.
Subject to survey upon PC.

FLOOR PLANS

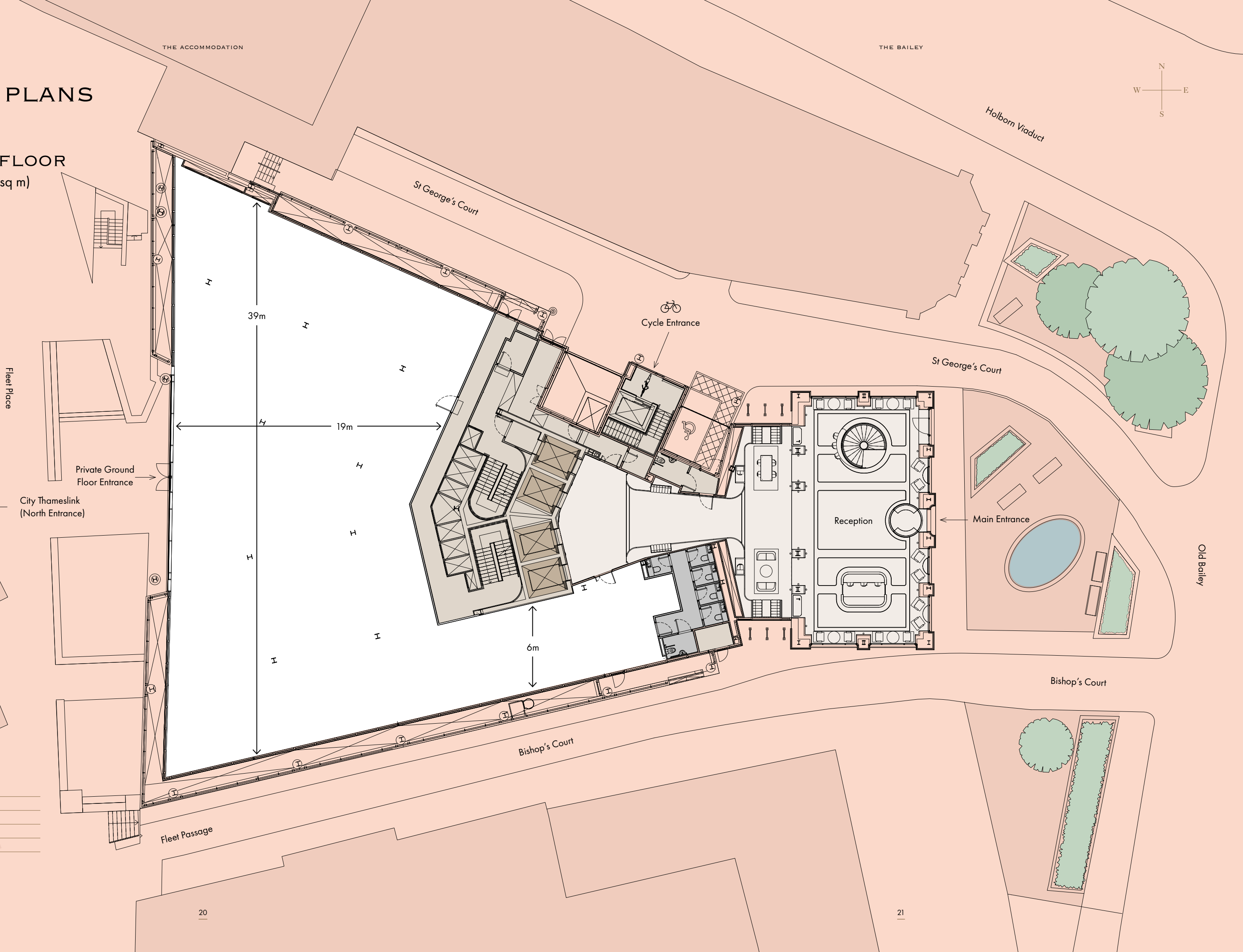
TO LET

GROUND FLOOR

8,364 sq ft (777 sq m)

- Core
- Reception & Common Areas
- Office
- WCs

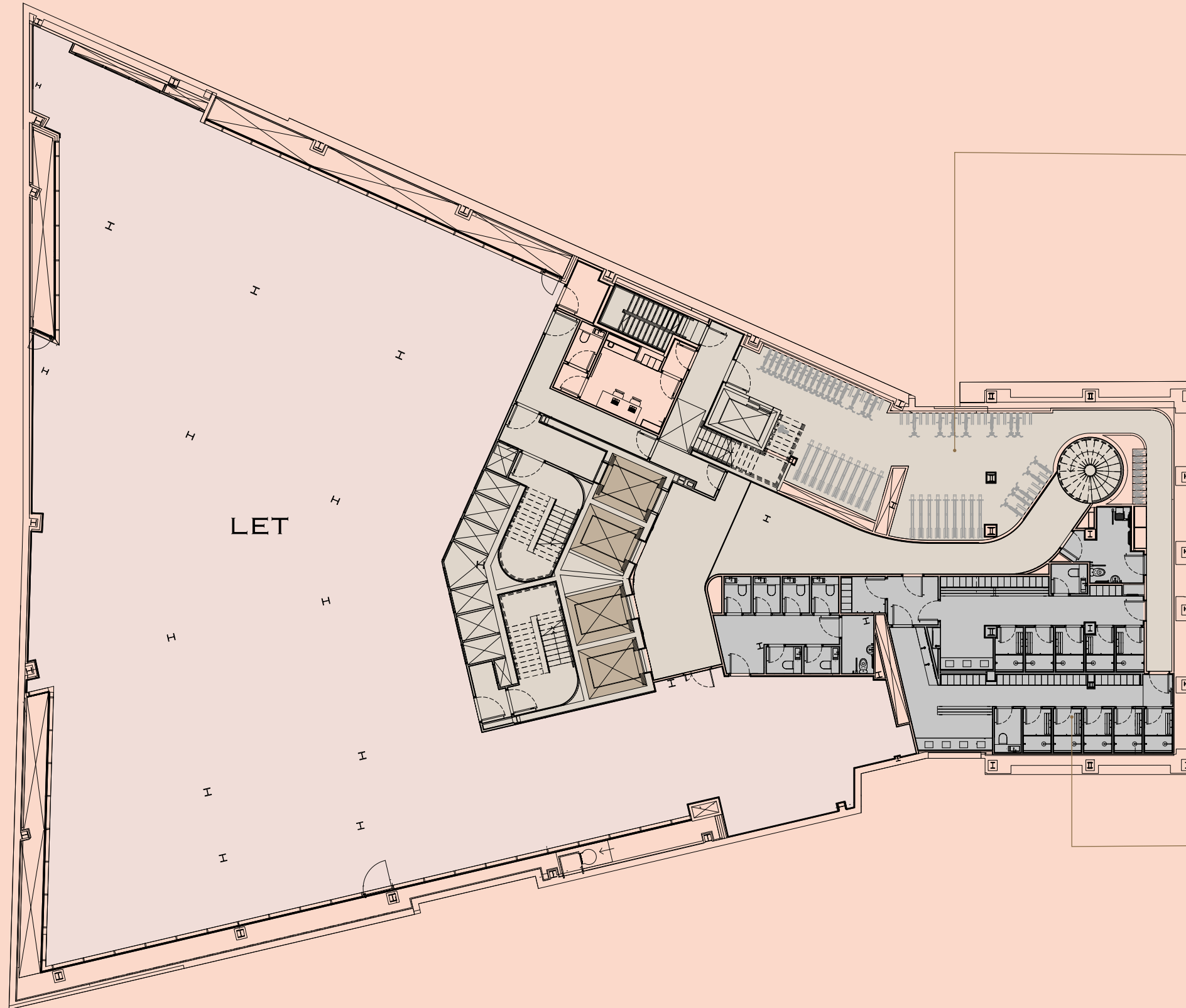
Floor plans not to scale.
For identification purposes only.
Subject to survey upon PC.



FLOOR PLANS

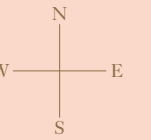
LET

LOWER GROUND



- Core
- Office Fully Let
- WCs

Floor plans not to scale.
For identification purposes only.
Subject to survey upon PC.



CYCLE STORAGE

124 cycle spaces and 100 lockers



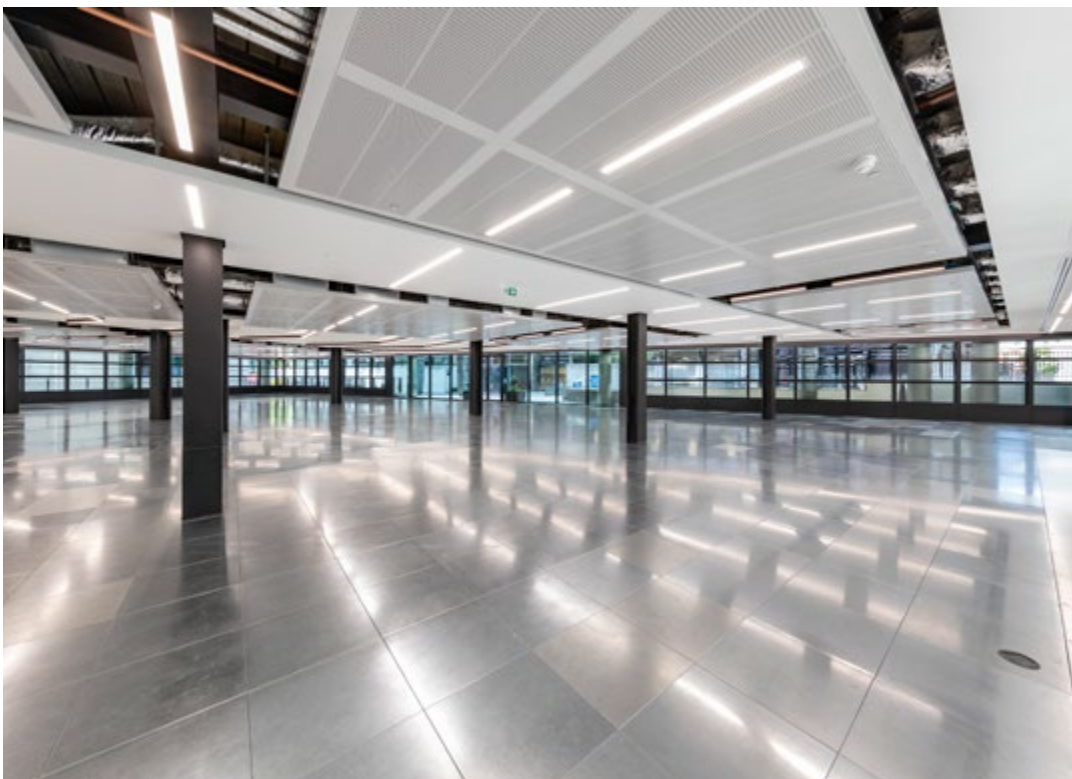
FACILITIES

Designated changing rooms with
11 showers and 3 WCs
Drying room



THE AVAILABLE
ACCOMMODATION

	AREA (SQ FT)
1ST FLOOR	12,734
GROUND FLOOR	8,641
TOTAL	21,375



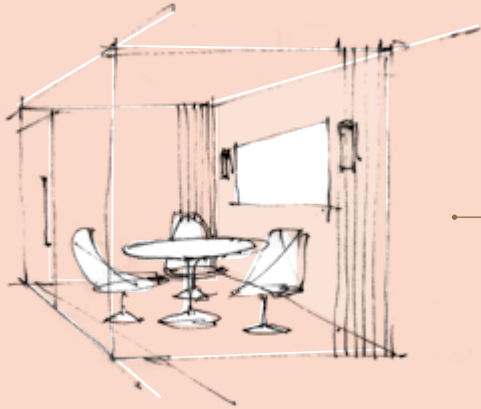
GROUND FLOOR SPACE PLAN

CORPORATE

HEADCOUNT	76
DENSITY:	1:11

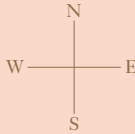
MEETING ROOM	ROOMS	SEATS
3 SEATER MEETING ROOM	7	21
8 SEATER MEETING ROOM	2	16
TOTAL	9	37

3 PERSON MEETING ROOM

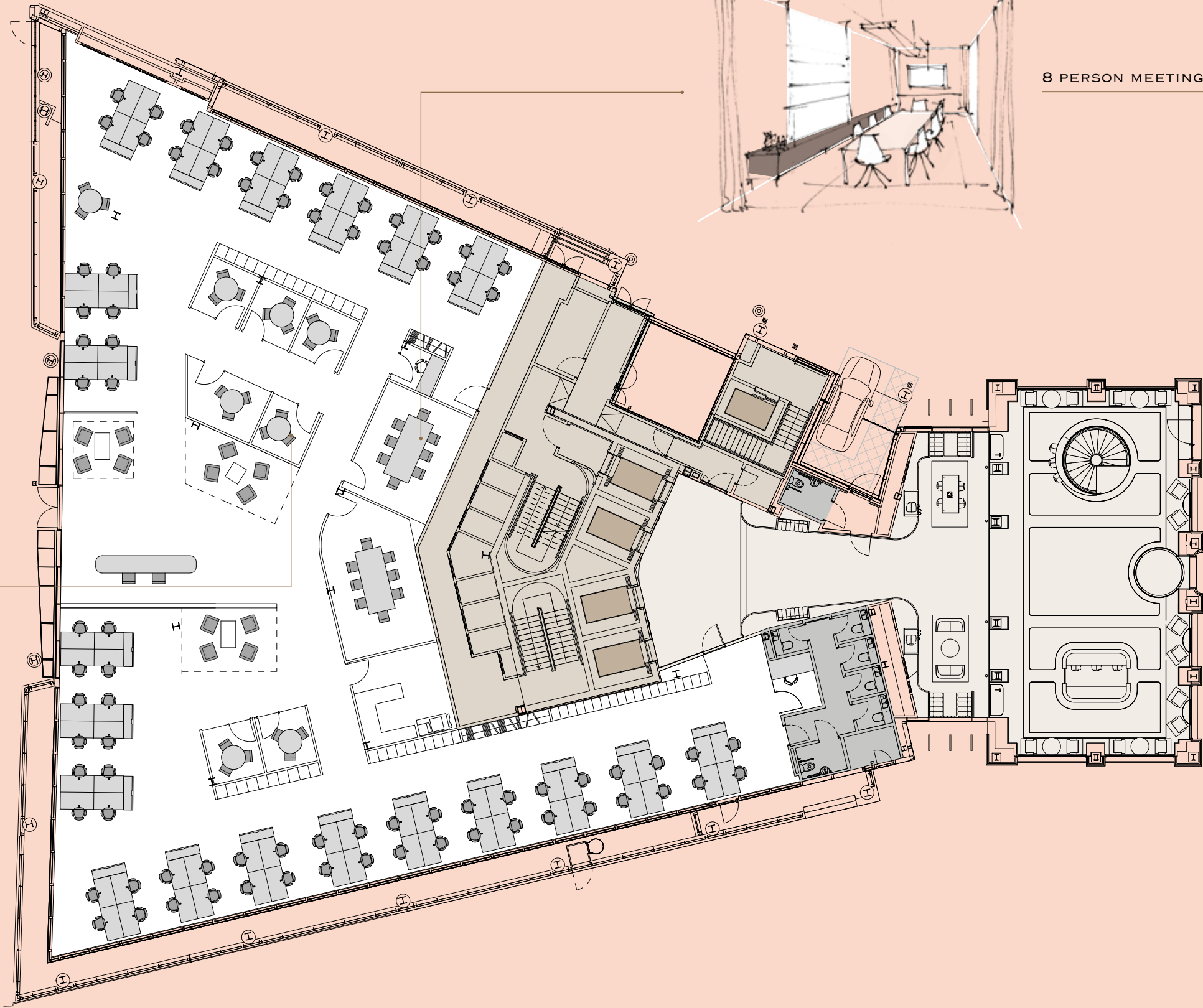
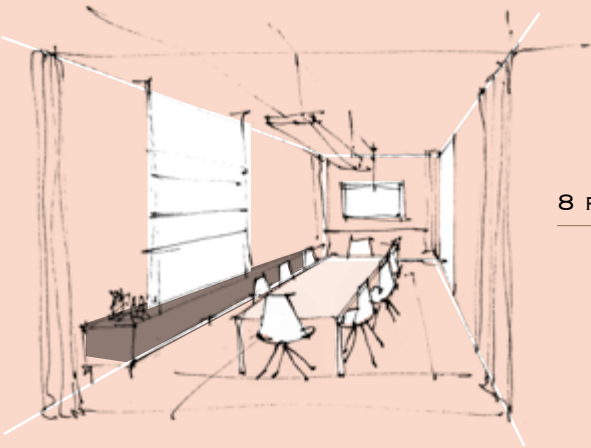


Office
Core
Reception
WCs

Floor plans not to scale.
For identification purposes only.
Subject to survey upon PC.

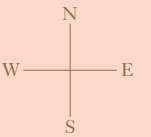


8 PERSON MEETING ROOM



FIRST FLOOR SPACE PLAN

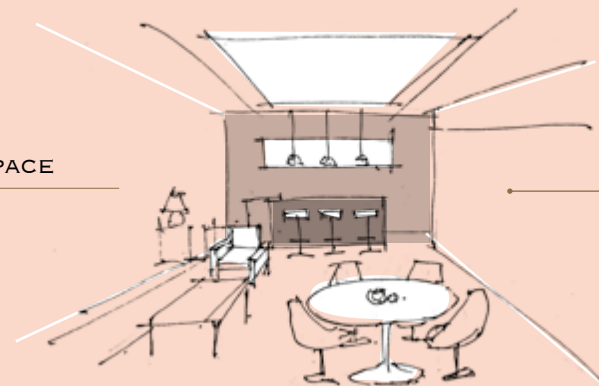
MEDIA



HEADCOUNT	130
DENSITY:	1:9

MEETING ROOM	ROOMS	SEATS
3 SEATER MEETING ROOM	4	12
4 SEATER MEETING ROOM	1	4
5 SEATER MEETING ROOM	1	5
6 SEATER MEETING ROOM	1	6
8 SEATER MEETING ROOM	1	8
TOTAL	8	35

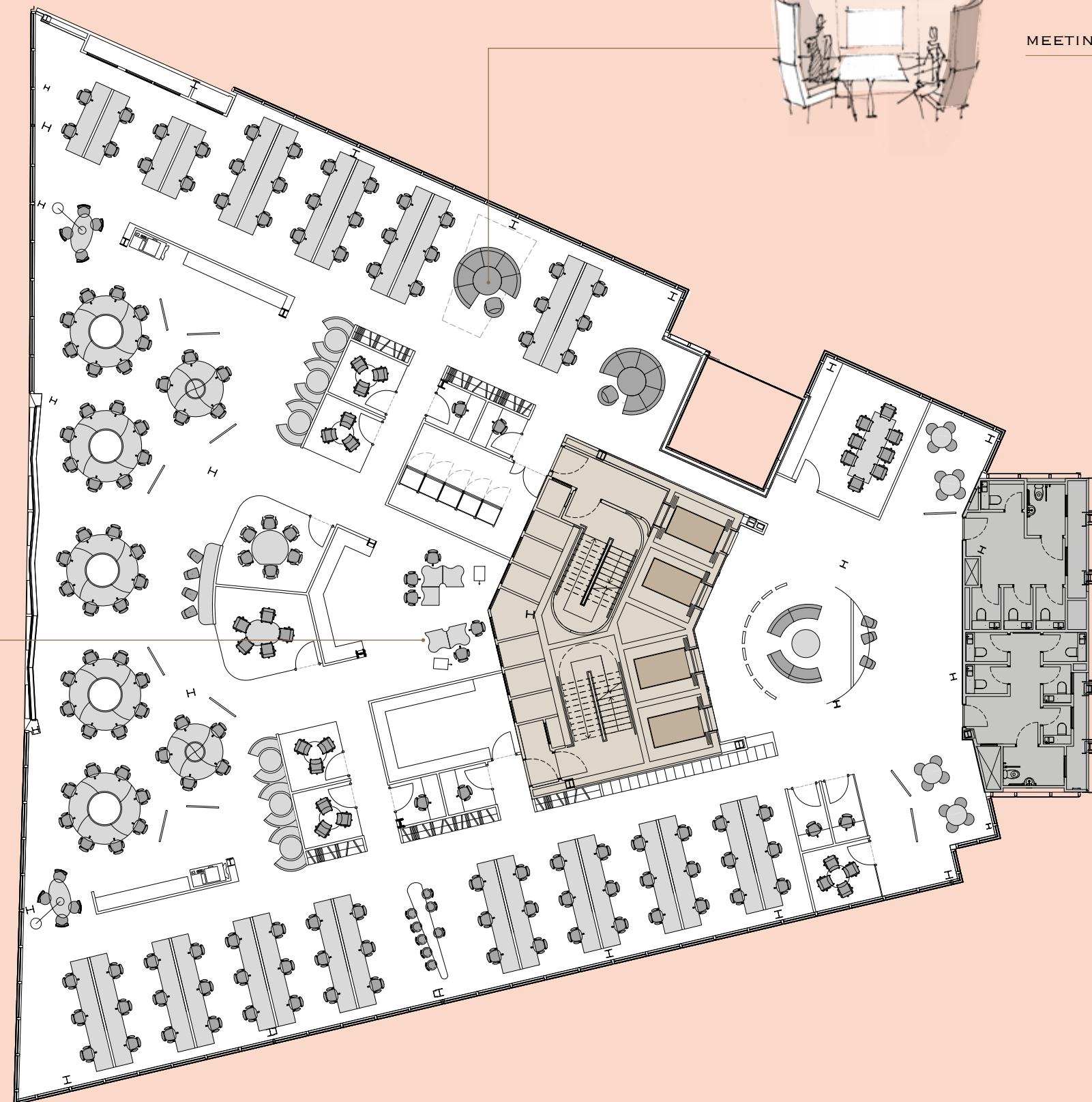
BREAKOUT SPACE



Office
Core
WCs

Floor plans not to scale.
For identification purposes only.
Subject to survey upon PC.

MEETING PODS

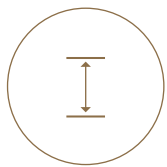


SPECIFICATION

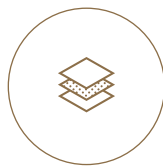
As with everything at The Bailey, its beauty lies in every detail. High-quality materials and flexible space reflect the blend of the history and the new.



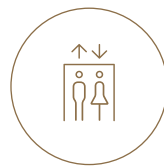
OCCUPANCY
DENSITY 1 PERSON
PER 8 SQ M



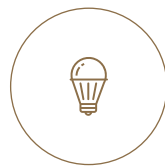
FLOOR-TO-CEILING
HEIGHT 2.9M



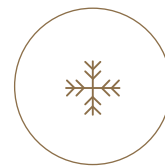
RAISED FLOORS
NOTIONALLY 150MM
OVERALL



FOUR 17 PERSON
PASSENGER LIFTS



LED LIGHTING
THROUGHOUT



FOUR PIPE FAN COIL
UNIT SYSTEM



124 CYCLE SPACES,
100 LOCKERS AND
DEDICATED LIFT



11 SHOWERS



RATING OF
PLATINUM



RATING OF
'EXCELLENT'

DESIGN OCCUPANCY LEVELS

- Offices designed to a workplace density of 1 person per 8 sq m of Net Internal Area
- Means of escape at 1 person per 6 sq m of Net Internal Area

WC PROVISION

- WC provision at 1 person per 8 sq m; 100% unisex toilet with 80% utilisation

FLOOR-TO-CEILING HEIGHT

- Ground and first floor 2.9m
- Reception: 6.4m

RAISED FLOOR

- Lower Ground to floor 6 inclusive: Notionally 150mm Overall

SUSPENDED CEILING

- Combination of solid plasterboard ceiling, metal rafts and exposed services provide visual interest, maximise ceiling heights and provide flexibility for tenant fit out

LIGHTING

- LED lighting throughout

FLOOR LOADINGS

- Live load allowance of 3.0kN/sq m plus 1.0kN/m² for demountable partitions to the refurbished office

STRUCTURAL GRID

- Planning Grid: Set by the geometry of the existing building, generally 7.5m x 7.5m

VERTICAL TRANSPORTATION

- Four 17 person passenger lifts operating at 1.6m/s serving Lower Ground to floor 7 of which one is a triple-use passenger, goods and fire fighting lift
- One 15 person cycle lift

MECHANICAL SERVICES

- Four pipe fan coil unit system to provide Cat A cooling loads as follows:
 - Lighting: 8w/sq m
 - Power: 25w/sq m
- Roof space available for supplementary tenant plant

ELECTRICAL SERVICES

- Lighting: 12W/sq m
- Small power: 25W/sq m + 10W/sq m = 35W/sq m

ELECTRICAL RESILIENCE

- 440kVA landlord's life safety generator
- Allowance for tenant's generator at Lower Ground floor
- Two package substations providing 1750kVA electrical service to the building

FACILITIES

- 100 cycle spaces, 24 Brompton spaces and 100 lockers
- Designated changing rooms with 11 showers (five male, five female and one accessible) and 3 WCs (two unisex and one accessible)
- Dedicated cycle lift and staircase from Green Arbor Court
- Drying room
- Feature stairwell connecting reception and lower ground floor
- 1 blue badge car parking space

INTERNAL DESIGN TEMPERATURES

- Summer: 22°C +/- 1.5°C
- Winter: 22°C +/- 1.5°C

FRESH AIR VENTILATION RATES

- 16 litres/second/person based on a design occupancy ratio of 1:10 sq m
- 8 air volume changes per hour in WCs

SUSTAINABILITY

- BREEAM rating of 'Excellent'
- WiredScore Rating of Platinum

ARCHITECTS

- Designed by Orms

THE ARCHITECT

The creative vision behind the building is brought to life by Orms, the London-based multi award-winning architectural and design practice.

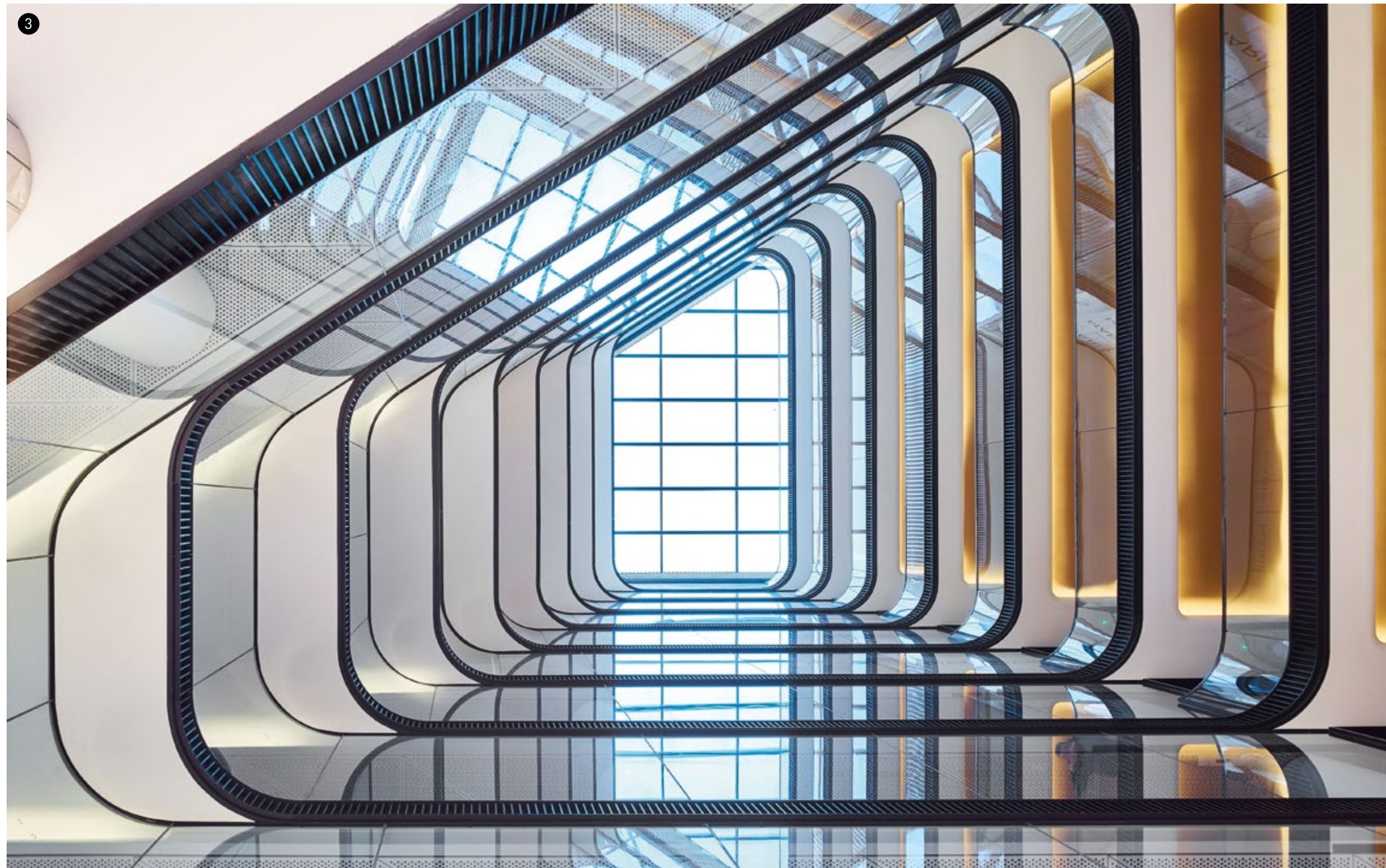
Orms



1



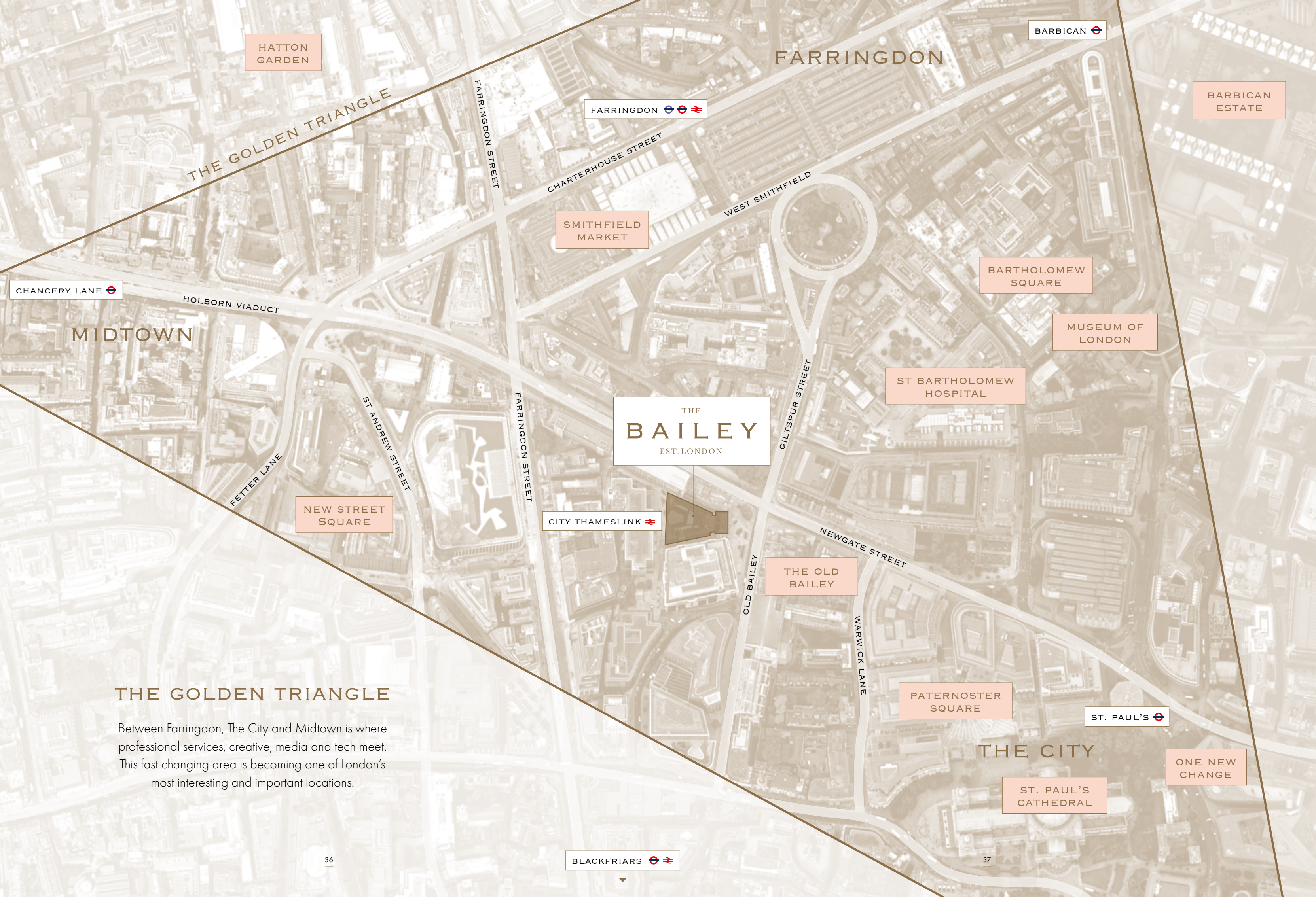
2



3

ORMS PROJECTS

1. 1 + 2 Stephen Street
2. Forum St Paul's
3. No1 New Oxford Street



HATTON
GARDEN

BARBICAN

FARRINGTON

BARBICAN
ESTATE

FARRINGTON

SMITHFIELD
MARKET

BARTHOLOMEW
SQUARE

MUSEUM OF
LONDON

ST BARTHOLOMEW
HOSPITAL

THE
BAILEY
EST. LONDON

CITY THAMESLINK

THE OLD
BAILEY

PATERNOSTER
SQUARE

ST. PAUL'S

THE CITY

ONE NEW
CHANGE

ST. PAUL'S
CATHEDRAL

BLACKFRIARS

37

THE GOLDEN TRIANGLE

CHANCERY LANE

MIDTOWN

HOLBORN VIADUCT

NEW STREET
SQUARE

THE GOLDEN TRIANGLE

Between Farringdon, The City and Midtown is where professional services, creative, media and tech meet. This fast changing area is becoming one of London's most interesting and important locations.

36



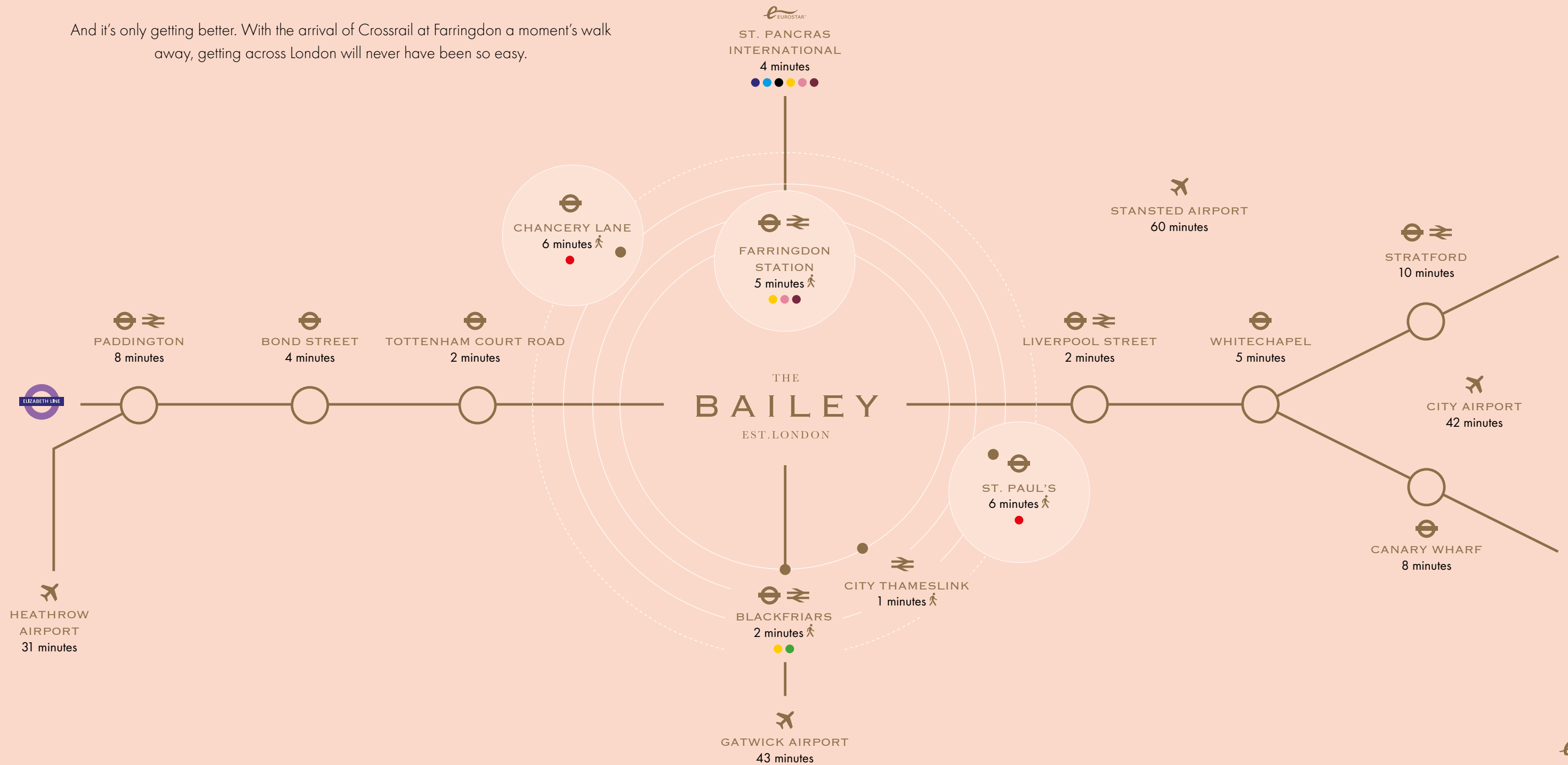
THE LOCATION

Where three of London's most interesting sub-markets converge, and Crossrail at Farringdon is changing the landscape once again, The Bailey is a compelling place for business.

BETTER CONNECTED

When you've got a history of connections, it's good to know just how well located The Bailey is to the rest of the Capital.

And it's only getting better. With the arrival of Crossrail at Farringdon a moment's walk away, getting across London will never have been so easy.



AIR TRAVEL

Excellent transport links to London's international airports with over 500 direct worldwide flights.



EUROSTAR

Fast rail services to continental Europe are available from St Pancras International, which is 4 minutes from Farringdon station via public transport.



THE LOCATION

NEIGHBOURS

MinuteMedia

itv
wework

secret
Escapes

CHANCERY LANE

MIDTOWN

Sainsbury's

octopusinvestments

SULLIVAN & CROMWELL LLP

MACFARLANES

Bird & Bird

Deloitte.
Digital

SAATCHI & SAATCHI

Taylor Wessing

Deloitte.

Goldman
Sachs

Hogan
Lovells

JUST
EAT

CITY THAMESLINK

DENTONS

Kroll

CRS
CharlesRussell
Speechlys

MIZUHO

Santander

HITACHI
Inspire the Next

Baker
McKenzie.

BLACKFRIARS

FARRINGDON

FARRINGDON

e-on

ANGLO
AMERICAN
DE BEERS

BREWIN DOLPHIN

TRAVERS SMITH

amazon

THE
BAILEY
EST. LONDON

IPG MEDIABRANDS

Bank of America
Merrill Lynch

BARINGS

AXA

CO
OP

London
STOCK EXCHANGE

HERMES
INVESTMENT MANAGEMENT

ST. PAUL'S

DBS

ICG
LONGBOW

GENESIS

THE CITY

BARBICAN

THE BAILEY

DLA PIPER

F T I
CONSULTING

etc.venues

UCL

BT

FRAMESTORE

THE BAILEY

THE-BAILEY.COM



DAN ROBERTS

T: +44 (0)7801 143909
E: danr@bh2.co.uk

SAM BOREHAM

T: +44 (0)7917 635465
E: samb@bh2.co.uk

CALLUM STIDSTON NOTT

T: +44 (0)7738 386038
E: callums@bh2.co.uk

A DEVELOPMENT BY



MISREPRESENTATION ACT

BH2 for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers, and do not constitute the whole or any part of an offer or contract. (ii) BH2 cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or lessors must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) no employee of BH2 has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. (iv) prices/rents quoted in these particulars may be subject to VAT; and (v) BH2 will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. June 2021.

THE-BAILEY.COM