



DRURY WORKS

Covent Garden, WC2

SPECIFICATION

Specification



OCCUPANCY
General – 1:8m²



FLOOR HEIGHTS
Office areas:
2290mm – 2350mm



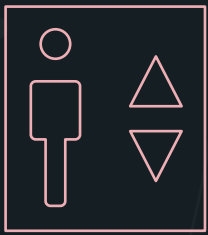
FULL ACCESS RAISED FLOOR
Floor zone – 70-110mm:
Including tile



CONNECTIVITY
10GB Backbone Connect fibre
cable installed throughout the
building ready for tenants to
utilise immediately



LOCKERS
24 secure lockers



PASSENGER LIFT
1 x 10 person lift



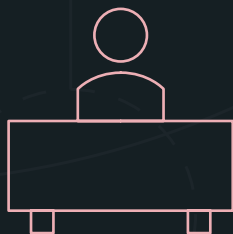
AC SYSTEM
3-pipe energy efficient
VRF fan coil units



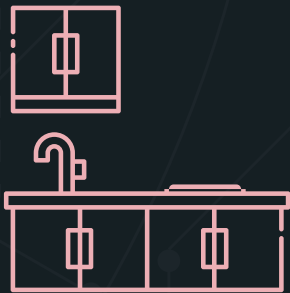
SHOWER / CHANGING CUBICLES
3 x showers and
changing booths



DRYING ROOM
Dedicated drying room
for all tenants to use



RECEPTIONIST
Fulltime receptionist



KITCHENETTES
Fully integrated
kitchenettes on every floor



CYCLE STORAGE
23 secure cycle spaces

Occupancy

General Occupancy: 1:8 sq m

Means of escape: 1:6 sq m

Internal climate: 1:8 sq m

Lift provision: 1 person per 8 sq m (with 20% absenteeism)

Sanitary Provision: 1 WC per 11 people

Office Floor Loadings

Imposed loading & partitions: 3.5 kN/m2 + 5% of each floor at 7.5 kN/m2

RAF and Ceiling: 0.85 kN/m2

Roof plant area: 7.5 kN/m2

Floor Heights and Raised Access Floor		
Floor	Height (mm)	RAF Zone (mm)
5th	2290	110
4th	2350	70
3rd	2310	70
2nd	2290	70
1st (main office)	2290	70
1st (extension)	2128	70
G (office)	3260	160

Fire Standards

In line with building regulations. .

BREEAM Rating

Target BREEAM “Excellent”

EPC Rating

Target EPC ‘A’ Rating

Structure

Foundations:

Pad foundations and ground beams.

Superstructure:

Steel, concrete and masonry structures

Passenger Lift

Number: 1 x 10 person Kone lift

Waiting times and operating speed to comply with BCO.

Hot water generated through lift.

Air Conditioning System

The open plan office areas will be served by 3-pipe VRF fan coil units which provide heating and cooling.

Electrical Loadings

Electrical load allowances:

Lighting	5 W per sq m
Small power	20 W per sq m
Supplementary small power	10 W per sq m
Mechanical plant power	50 W per sq m

The load allowances noted are inclusive of all electrical demands for the floorplate, including both landlord Cat A and tenant Cat B installed equipment, and associated plant on the roof.

Connectivity

A fibre backbone will be provided from the main comms room to the upper building levels. There is a 10Gb capacity Leased Line installed in the basement giving tenants the option to utilise Backbone Connect services instantly.

Telecom risers will be provided with a 150mm tray for communal telecom for tenant use. All main data and telecommunications infrastructure cabling and floor outlets cabling, cabinets, hardware and floor containment systems shall be provided as part of the tenant fit-out works.

Acoustic Levels	
The criteria to meet BREEAM requirements	
Room	Noise Criterion for indoor ambient noise levels (Laeq,T, dB)
Open Plan Office	45-50
Corridor/Circulation Space	45-55
Staff/Meeting/ Training Room	35-45
Executive Office	35-40
Cafeteria/Canteen/ Kitchen	50-55

Security

Internal and external perimeter CCTV camera

Internal and external perimeter CCTV camera surveillance system to all building common areas (internal and external), exits and entrances.

Secure access control to all building entrances and installed on lobby doors leading to tenant demise.

Office Design Temperatures

Winter temperatures:

Internal offices 21°C +/-2°C, no RH control

Summer temperatures:

Internal offices 22°C +/-2°C, no RH control

Office Fresh Air Supply

14 l/s per person. One person per 8m2

Metering

Electric metering shall be provided to each floor located locally at the tenants’ mains distribution panel. This will meter all electrical usage across the floor and the 2 condensers at roof level servicing the floor.

The retail unit will function independently from the office building and be fully metered separately

Internal finishes

Office Floors

Cat B:

Ceiling: Exposed services, acoustic suspended rafts and baffles and suspended lights

Floor: Metal raised access floor system, part refurbished and part new.

Cat A:

Ceiling: Exposed Services and suspended lights and a plasterboard ceiling under roof structure (level 5)

Floor: Metal raised access floor system, part refurbished and part new.

Reception

Ceiling: Exposed ceiling and metal mesh rafts

Walls: joinery wall and glazed partition painted in Eggshell colour

Floor: Porcelain stone tiles and entrance matting

Desk: Bespoke reception desk

Toilets

The scheme includes toilet provision on each half landing and two on the GF (including one Acc. WC and shower). Ceilings are plasterboard incorporating ventilation and extract grilles and LED recessed downlighters. Toilet cubicles – Self-contained WC with Basin. Timber joinery shelf. Door system in natural timber veneer (or similar), with stainless steel ironmongery

Changing Facilities

Showers: 2 unisex showers and changing booths, along with a unisex accessible shower and changing room.

Lockers: 24 lockers.

Drying Cupboard: A dedicated drying cupboard is included within the changing area.

Cycle Storage

23 secure cycle spaces

A bike maintenance area with tools is included in the secure cycle parking area.

Professional Team

Developer: McAleer & Rushe Contracts UK Ltd

Contractor: McAleer & Rushe Contracts UK Ltd

Architect: Ben Adams Architects

Structural Engineer: Ian Black Consulting

MEP Engineer: Caldwell Consulting

Sustainability consultant / BREEAM: BPP

Fire Engineer: Inovation Fire Engineering

Building control: SOCOTEC Building

Principle designer: Hasco Europe

Area Schedule

DEMISE	AVAILABILITY	NIA (SQ FT)
5TH FLOOR	Available	1,808
4TH FLOOR	Available	2,012
3RD FLOOR	Available	2,055
2ND FLOOR	Available	2,055
1ST FLOOR	McAleer & Rushe / MRP	2,583
GROUND FLOOR	McAleer & Rushe / MRP	667
TOTAL		11,180





Sustainability

Sustainability is at the core of Drury Works, which is targeting Breeam Excellent and EPC A ratings. The design retains and utilises the majority of the existing structure and facade, helping reduce the embodied carbon impact. The building benefits from onsite energy generation via the photovoltaic panels and accurate metering to provide a fully electric, net zero carbon in operation building.

Offering flexible and energy efficient accommodation, the building will complement modern environmentally conscious businesses, helping to meet their personal sustainability goals.



BREEAM
TARGET EXCELLENT



EPC TARGET
A



FULLY ELECTRIC, FOSSIL FUEL FREE BUILDING.



23 SECURE
CYCLE SPACES



PHOTOVOLTAIC PANELS



LARGE WINDOWS PROVIDE NATURAL
DAYLIGHT ACROSS THE FLOORPLATES



OPERATIONAL NET ZERO CARBON –
RIBA 2030 COMPLIANT



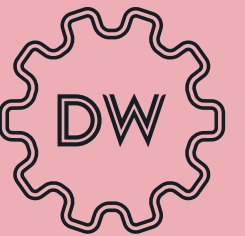
100% OF DEMOLITION WASTE HAS
BEEN DIVERTED FROM LANDFILL



HOT WATER GENERATION IS PROVIDED
BY HIGHLY EFFICIENT AIR SOURCE HEAT
PUMPS



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