

ice factory

27 ECCLESTON PLACE
LONDON SW1

Originally an ice factory, then a coachworks,
this Buckley Gray Yeoman designed HQ building
is the next evolution of Eccleston Yards

21,474 sq ft / 1,995 sq m
premium workspace



ice factory

Schedule of areas

Floor	Office (NIA)	
	sq m	sq ft
THIRD	613	6,598
SECOND	656	7,061
FIRST	639	6,878
GROUND	87	936
TOTAL	1,995	21,474



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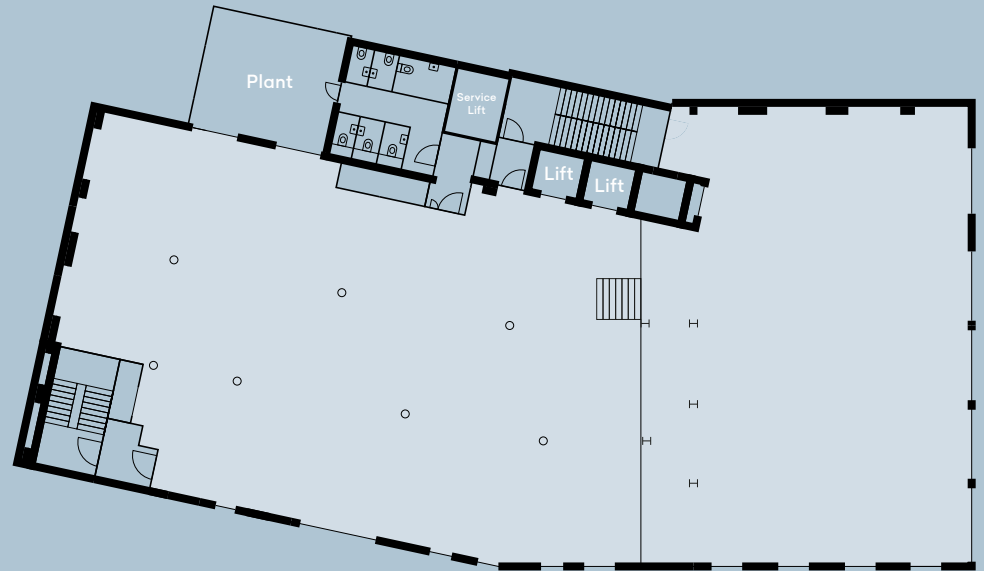
Ground floor

Reception (NIA)
936 sq ft / 87 sq m



First floor

Office (NIA)
6,878 sq ft / 639 sq m



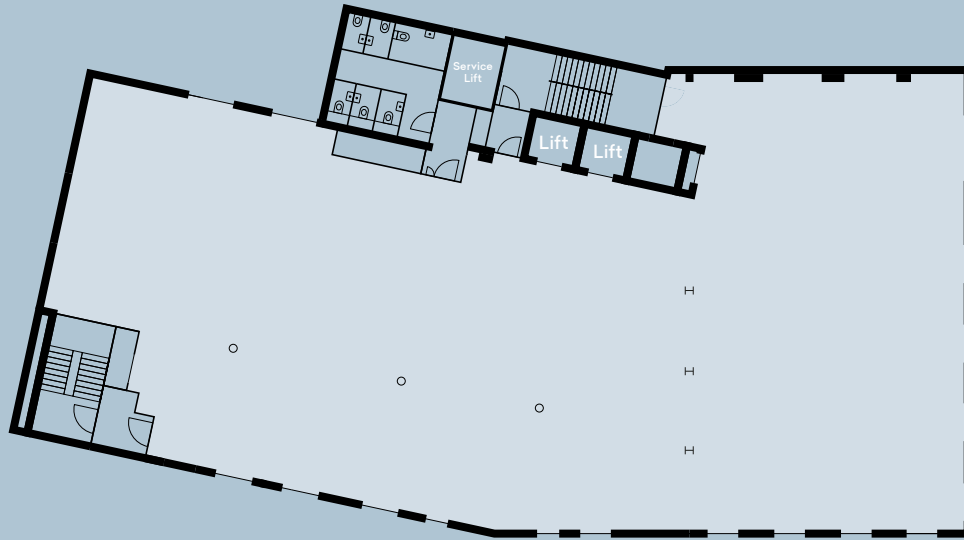
○ Office space



Plans not to scale. Indicative size only.

Second floor

Office (NIA)
7,061 sq ft / 656 sq m



Third floor

Office (NIA)
6,598 sq ft / 613 sq m



○ Office space



Plans not to scale. Indicative size only.



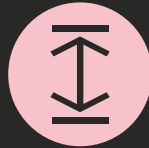
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Office specification



SERVICING STRATEGY

- All services exposed on main office soffit.
- Exposed soffit mounted fan coil units (VRF) for heating and cooling with refrigerant pipework. Fresh air is provided by soffit mounted exposed ductwork.
- Plant rooms on 1st and 4th floors.
- 150mm clear raised access floor for small power and data.



CEILING HEIGHT

- Finished floor to ceiling heights from the top of the raised floor to the underside of the soffit is 3.2m for the first floor front, entire second and entire third floors, rising to 4.5m at the rear of the 1st floor.



CORES

- 2 means of escape, via 1 main core and 1 secondary escape stair serving all floors.
- 5 no. unisex WCs & 1 no. unisex ambulant WC per floor.
- Main MEP risers.
- 2 no. 8 person DDA compliant passenger lift serving levels 00 to 03.
- New stairs to both cores. Primary stair to be metal tray with concrete effect treads, secondary stair to be metal checkerplate.



OCCUPANCY

- 1 to 10 for AC, lifts and WCs, provision based on BCO 2014 (assuming 100% occupancy).
- 1 to 6 for fire egress.



CYCLING FACILITIES

- 44 no. cycle spaces.
- 2 no. showers.
- 1 no. DDA shower and WC.
- 38 no. lockers.

Sustainability Credentials



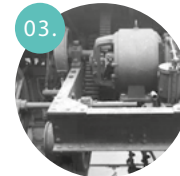
- Circular Economy / Embodied Carbon
- Operational Carbon
- User Experience



01. Retained Existing Structure
and reuse of existing materials to reduce embodied carbon emissions.



02. Reclaimed Raised Access Floors
reducing upfront embodied carbon emissions.



03. Applied Circular Economy
themes through construction to reduce material use and waste generation.



04. Low Impact Materials
such as Cefree to reduce embodied carbon emissions.



05. Material Reuse Initiatives
to minimise on-site waste.



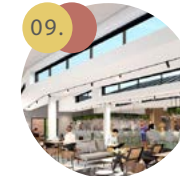
06. Photovoltaic Panels
at roof level to generate additional electricity.



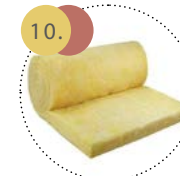
07. All Electric Heating & Cooling
with 100% green energy procurement.



08. Improved Site Biodiversity
Living wall, planted trellace, planters and planted acoustic screen.



09. Improved Fenestration
to optimise daylight, reduce artificial lighting requirements and energy demands.



10. Enhanced Fabric Performance
and passive design improvements to reduce heat loss whilst ensuring thermal comfort.



11. Thermal Comfort Modelling
considered alongside daylight and energy efficiency strategy.



12. BREEAM Excellent
certification for office areas.

Further information



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