



Office space that works for you

DASHWOOD

City of London

Discover Dashwood

A boutique tower that works for you

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Discover Dashwood

Introducing Dashwood, a boutique tower
in an unrivalled City location, providing
a unique choice of workspaces:

Blank Canvas, **Customised** and **Myo**, to meet
your needs today, and in the future.



View of Dashwood from New Broad Street

A tower with distinction

Dashwood's geometric frame features floor-to-ceiling windows and a high-performance sleek exterior to control light and heat.





“
Liverpool Street has benefited from redevelopment and has a landscape that is peppered with now-famous skyscrapers... and some incredible places to eat.
”

The Culture Trip

City life

In the very heart of one of London's most vibrant districts.





1



2



5



4



7

Surrounded by award-winning cafés and restaurants, bars characterful pubs, shops and famous markets.



3



6



8

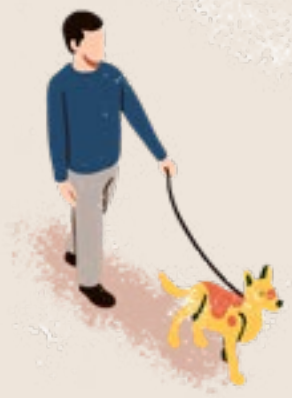


9



10

- 1 Old Broad Street
- 2 Finsbury Avenue
- 3 Shoreditch
- 4 & 6 Broadgate Circle
- 5 South Place
- 8-10 Spitalfields Market



Walk it

	Time in mins
Liverpool Street Station	2
Broadgate Circle	4
Spitalfields	7
Bank Station	8
The Royal Exchange	8
Leadenhall Market	9
Shoreditch	12
Fenchurch St	12
One New Change	15
Old Street	16

Bike it

London Bridge	8
Blackfriars	10
South Bank	14
Waterloo	15

Tube it

	from Liverpool St
Farringdon	5
Kings Cross	8
Stratford	9
Oxford Circus	9

Crossrail it

	from 2022
Canary Wharf	6
Bond Street	7
Paddington	10
Heathrow	33



Located minutes by foot from Liverpool Street station, Dashwood enjoys fast access to numerous tube and rail connections, with the addition of Crossrail coming in 2022.

Come on in...

Steps from Liverpool Street Station and the City's bustle, Dashwood's airy entrance is located in its own courtyard adjacent to the buzzing and ever-popular Ivy City Garden.

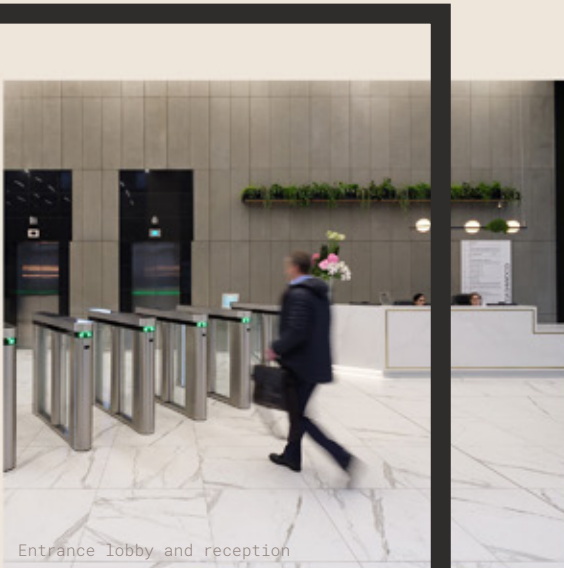


Dash Coffee House

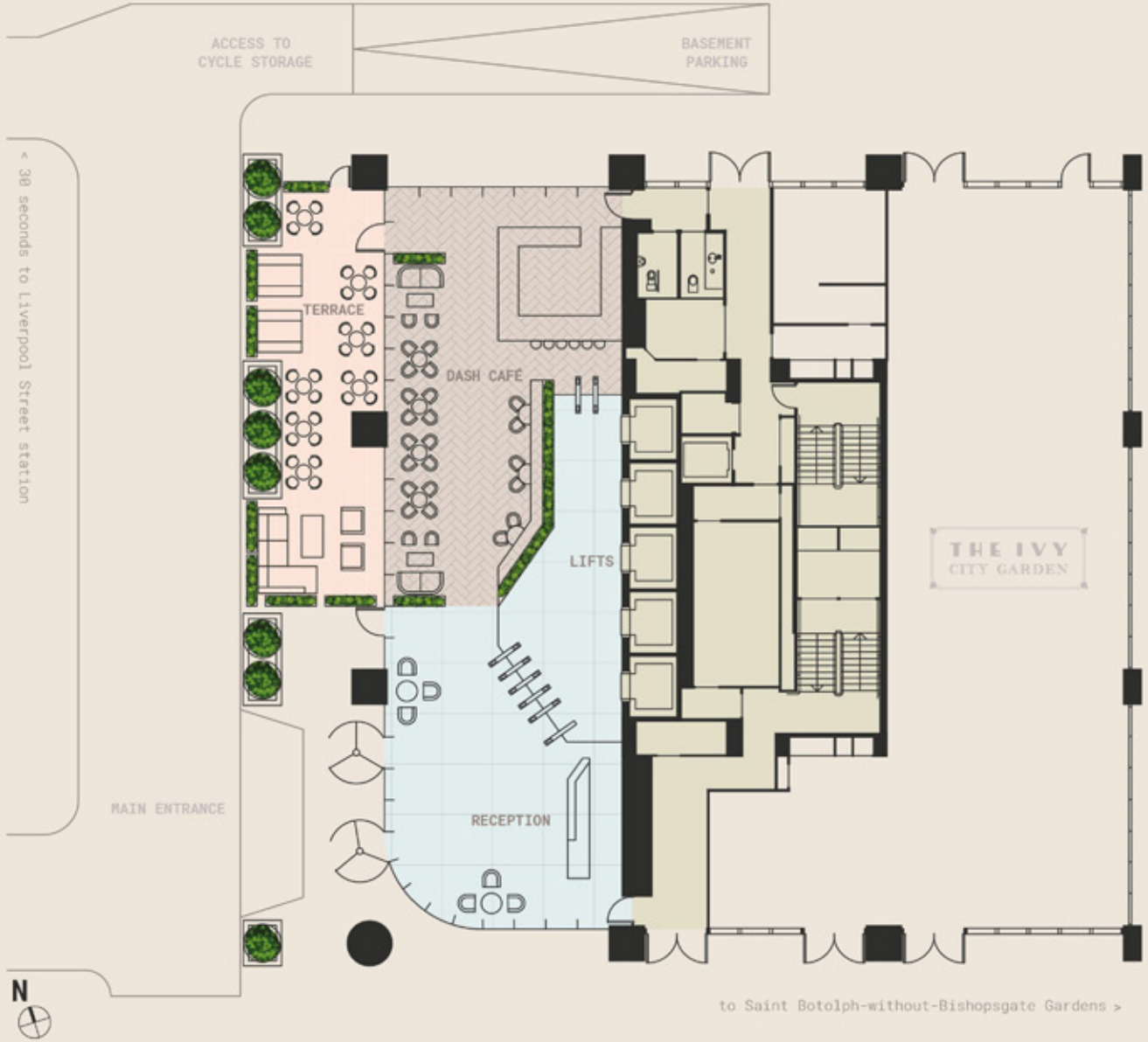


Dash Coffee House Courtyard

An elegant newly-refurbished reception welcomes you into a transformed business lounge, with ample space to meet in the stylish café bar and landscaped terrace.



Entrance lobby and reception



Ground level

Our welcoming ground floor entrance provides a connected and sophisticated space to greet guests, hold meetings, relax and unwind.



Indicative view of basement facilities



Dashwood façade

Clean, comfortable and secure facilities are available for those travelling by bike or on foot, with plentiful cycle racks and lockers, pristine showers and a towel service.



Basement level

12 newly refurbished showers

140 lockers

100 cycle storage racks

24 folding bicycle boxes

11 motorcycle spaces



View from Blank Canvas floor looking south (indicative CGI)

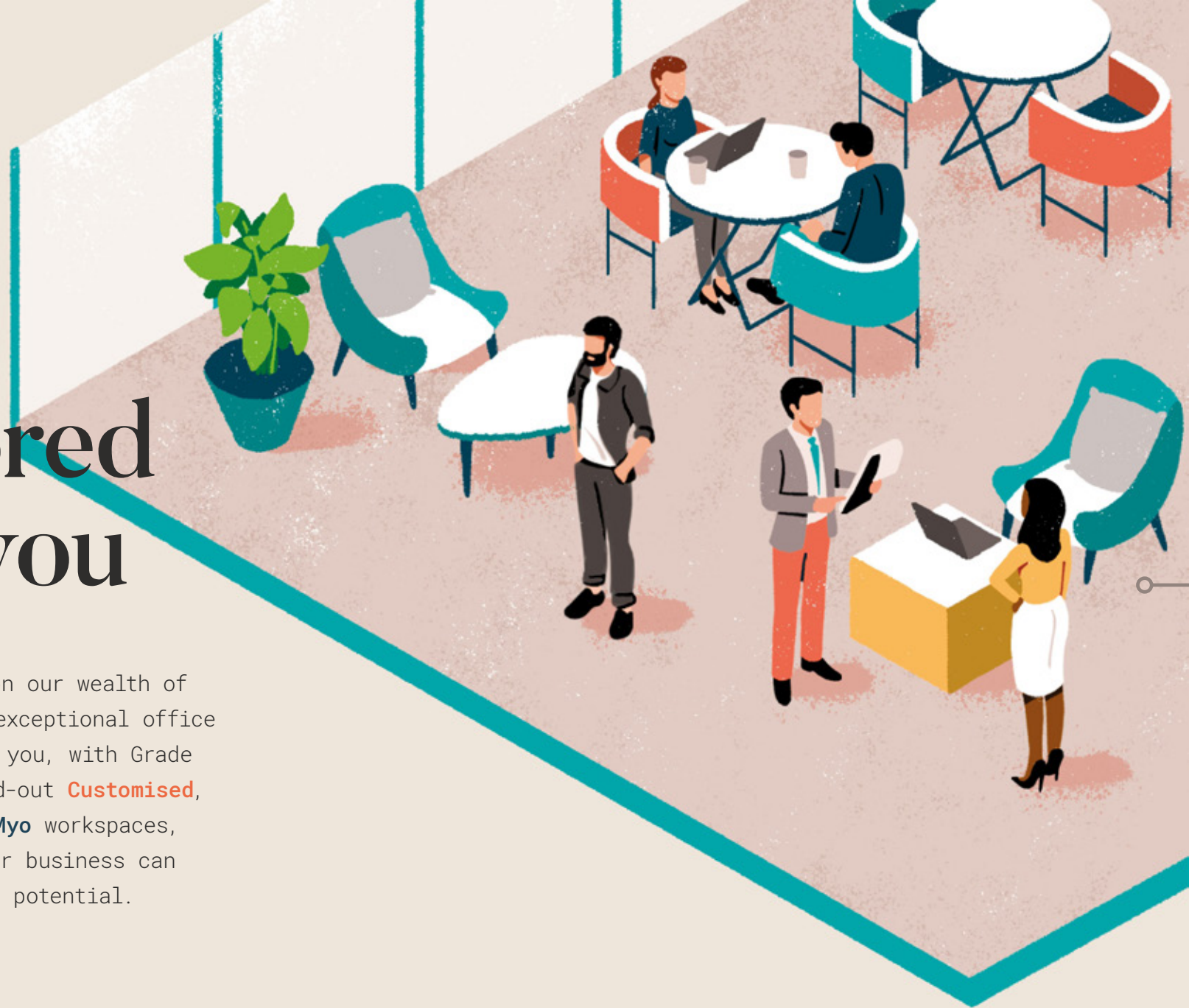
Breathtaking views provide
a stunning backdrop,
featuring St Paul's
Cathedral, the Houses of
Parliament and The Shard.

Inspiring at every level



Tailored for you

At Landsec we draw on our wealth of experience to deliver exceptional office space that works for you, with Grade A **Blank Canvas**, fitted-out **Customised**, and fully flexible **Myo** workspaces, all designed so your business can realise its full potential.



Find your perfect fit with a choice of workspaces that can adapt with your business. Take full control and operate on your own terms with **Blank Canvas**, utilise our design and management expertise with **Customised** or take a flexible, serviced private office at **Myo**.



Customised workspace at 123 Victoria Street

Your perfect fit...

BLANK CANVAS

Highly engineered Grade A offices provided to Landsec's exacting standards and allow you to take control of how you design, occupy and manage your personalised space.

Available on single and multiple floors

CUSTOMISED

Collaborate with our expert team to plan the fit-out and level of management that suits you. Customised high-specification, self-contained offices that are ready to move into with a range of ongoing managed services.

Available on single and multiple floors

MYO

Private offices on short-term leases, tailored to your needs and set around design-led, shared spaces for the ultimate in flexibility. Includes dedicated on-site concierge, refreshments and bookable meeting rooms.

Available from 10+ desks



Myo workspace (indicative CGI)



Blank Canvas

Full floors of Grade A space allow you to express yourself and your business. Bring your personality and ethos to these aspirational and expansive Blank Canvas spaces to boldly make your mark and create a place where people will want to come to work.



Blank Canvas at Dashwood (indicative CGI)

Customised

With Customised, waste no time in getting straight to work in a fully furnished, slick workspace designed in partnership with our experts. Each piece of furniture has been carefully selected with durability, functionality and style in mind, and chosen to meet the WELL building standard. Our experienced design team work with you to plan, design and deliver your branded high-quality, self-contained office.



Customised workspace

Remove the hassle of traditional property management with Landsec's core managed services for Customised offices, including:

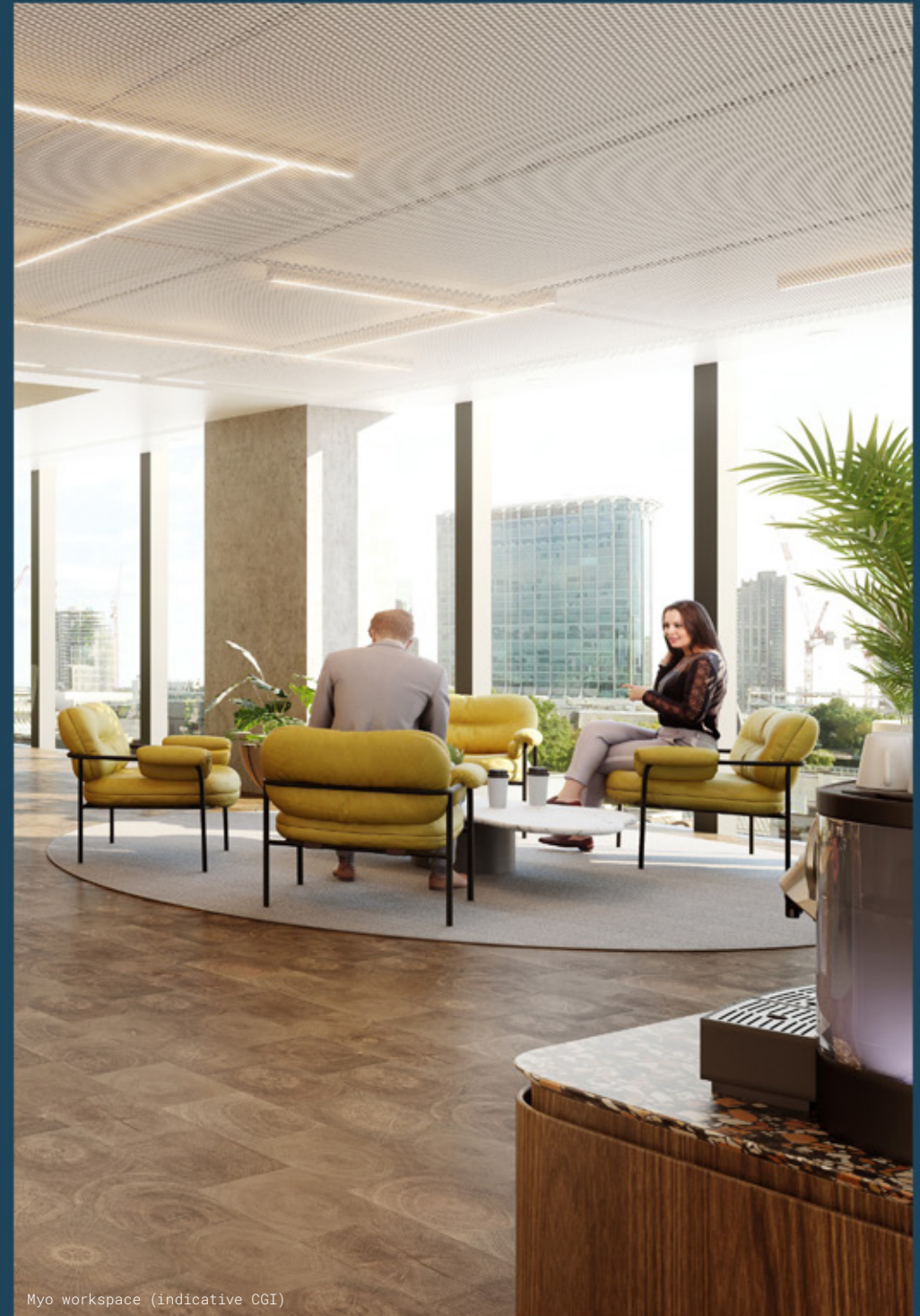
- MEBF Service
- Cleaning
- Customer Site Bible
- Aspire Assist Helpdesk
- Compliance Management System
- Confidential Waste

Additional optional managed services are also available.



MYO

Myo offers truly adaptable, designed workspaces with flexibility injected into every aspect. With short-term leases, simple price plans, dynamic communal space and meeting rooms, as well as services that work around you, Myo flexes to your needs.



Myo workspace (indicative CGI)

Let's work around you



Boardroom (indicative CGI)



Shared space on level 7 (indicative CGI)

Create a bespoke office space for 10 to 100 people with our in-house designers who plan the space to suit your business and culture. With hospitality-style services and offices designed with productivity and well-being in mind, and targeting a gold WELL building standard, we've considered every detail freeing you to do your best work.

Whether you are an established business, require extra space away from your HQ, or are taking your next steps we'll support you on your journey. You'll have access to super-adaptable meeting rooms and event space; the ability to sub-let space; and inclusive, stand-out professional services.



Myo office at Dashwood (indicative CGI)

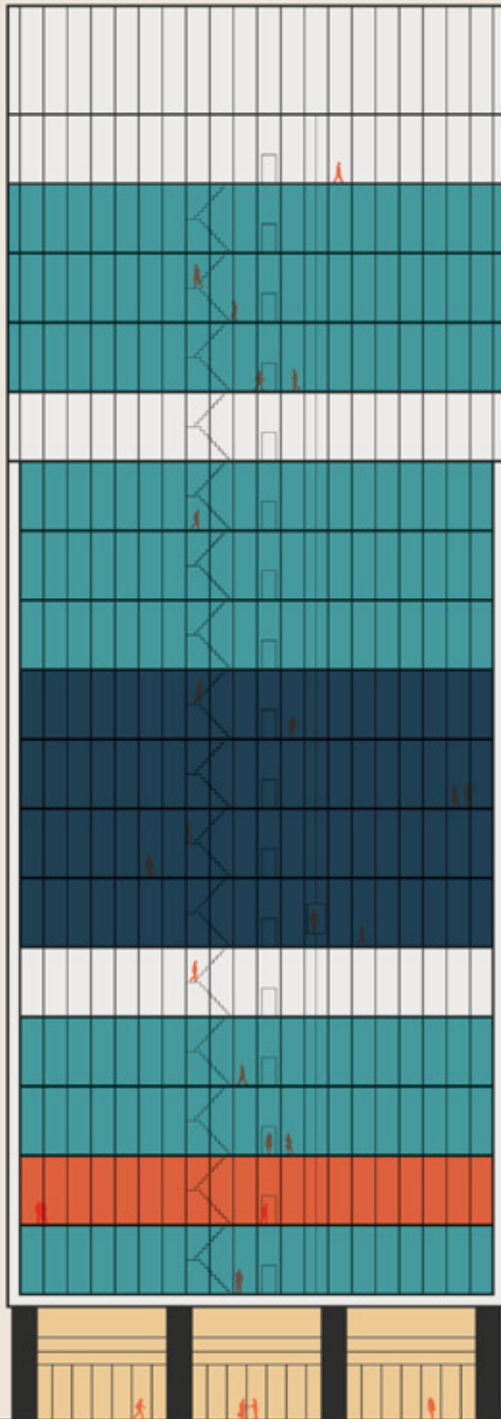


Myo reception area and shared space on level 8 (indicative CGI)



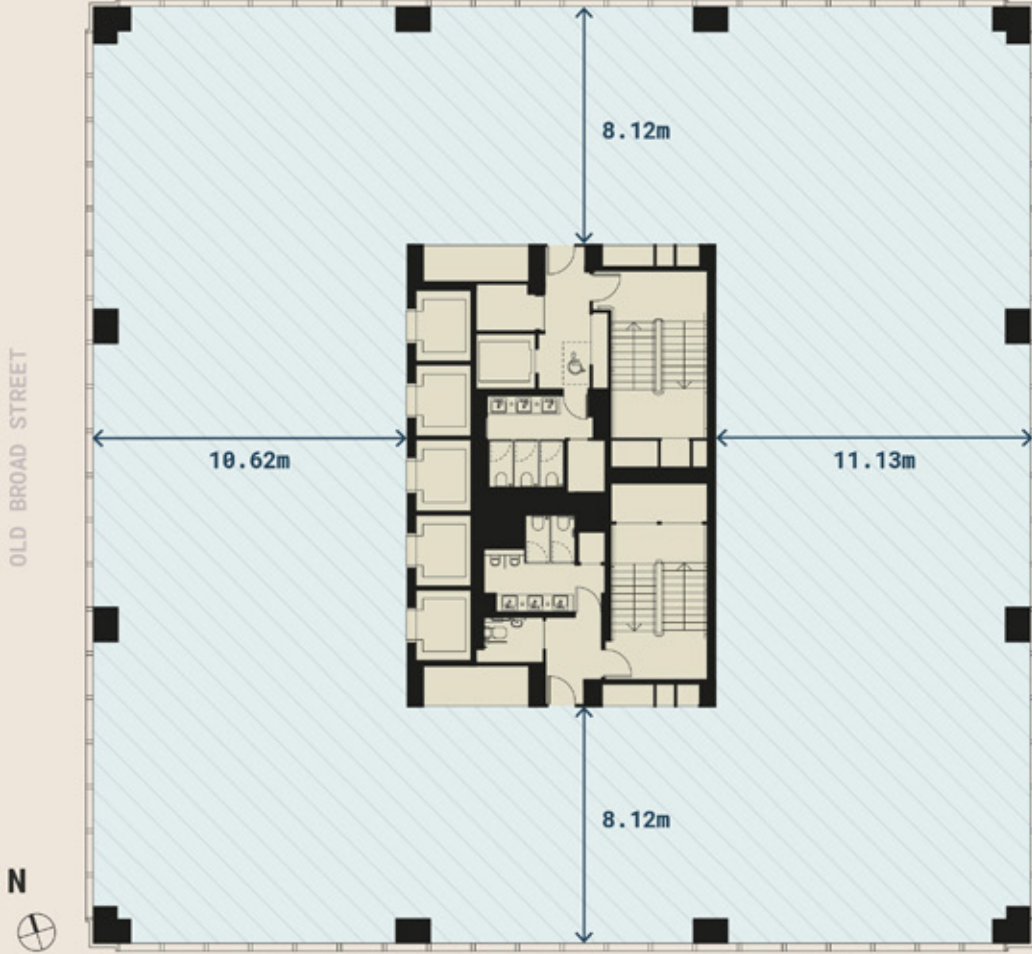
Find your fit

Find your fit...



Level	Area (sq ft)	Product	Available
17			LET
16	9,006	Blank Canvas	Q4 2020
15	9,005	Blank Canvas	Q1 2021
14	9,007	Blank Canvas	Q1 2021
13			LET
12	8,871	Blank Canvas	Q1 2021
11	8,872	Blank Canvas	Q3 2021
10	8,871	Blank Canvas	Q3 2021
09		Myo	Q4 2021
08	Available from 10+ desks with flexible meeting rooms	Myo	Q1 2021
07		Myo	Q1 2021
06		Myo	Q1 2021
05			LET
04	8,867	Blank Canvas	Q3 2021
03	8,868	Blank Canvas	Q4 2020
02	8,868	Customised	Q4 2020
01	8,869	Blank Canvas	Q2 2021
G	Business Lounge and Café The Ivy City Garden		
B	Basement shower and cycle facilities		

All Blank Canvas floors can also be Customised

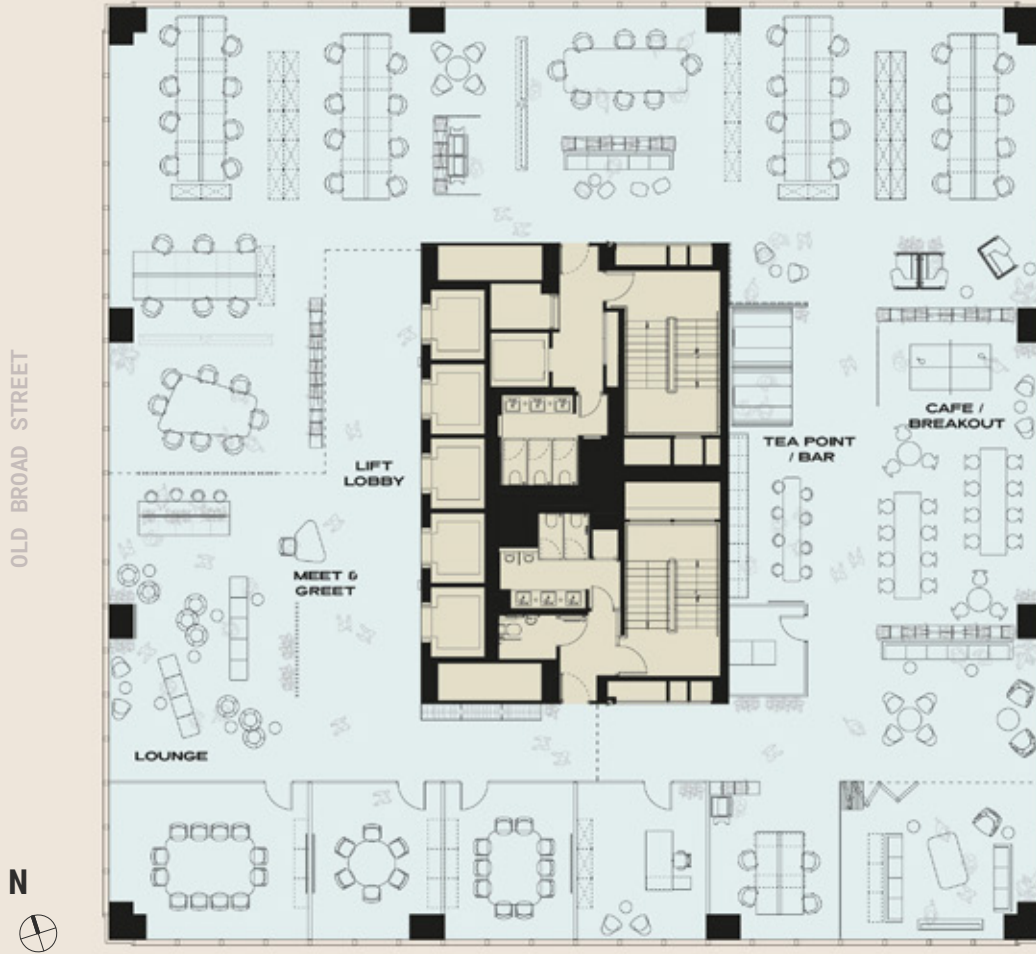


TYPICAL FLOOR
C. 8,800 SQ FT

Blank Canvas







SPACE PLAN
C. 8,800 SQ FT

Creative layout

1 per 14 sq m
Occupational density

59 desks

58 x workstations
including agile working
1 x exec office

4 meeting rooms

1 x 12-person
1 x 10-person
1 x 6-person
1 x multi-functional



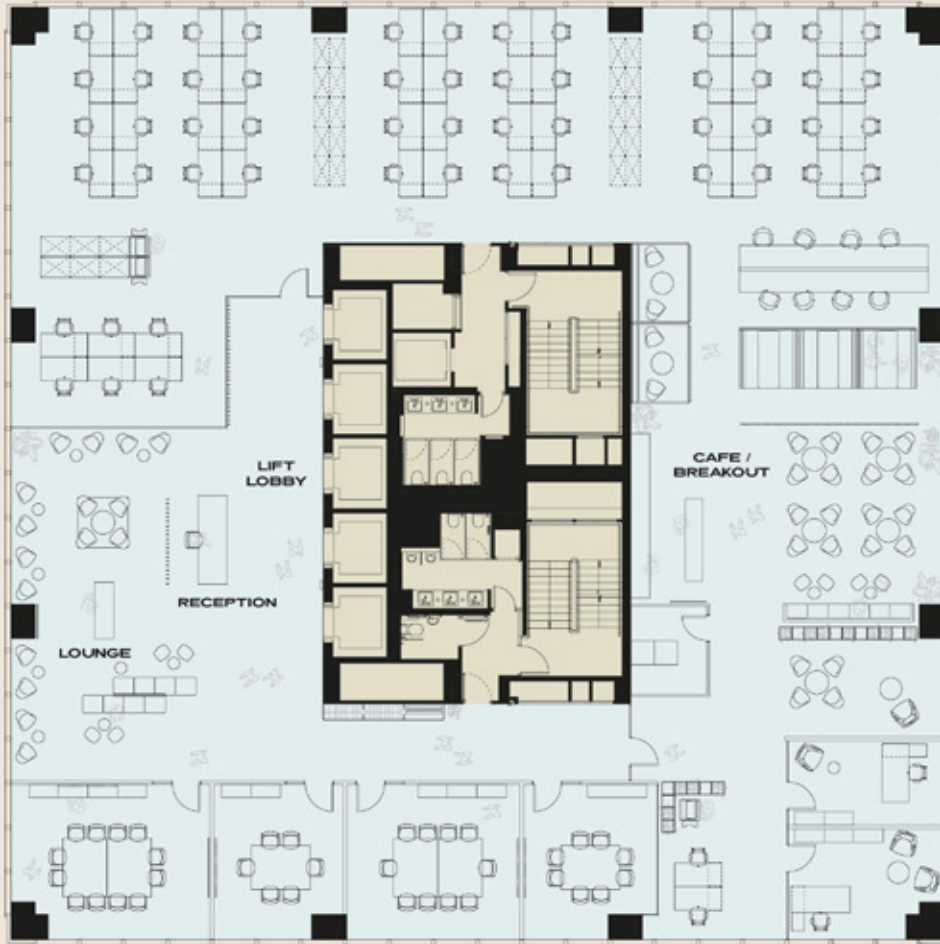






OLD BROAD STREET

N



SPACE PLAN
C. 8,800 SQ FT

Corporate layout

1 per 12 sq m
Occupational density

66 desks
64 x workstations
including agile working
2 x exec offices

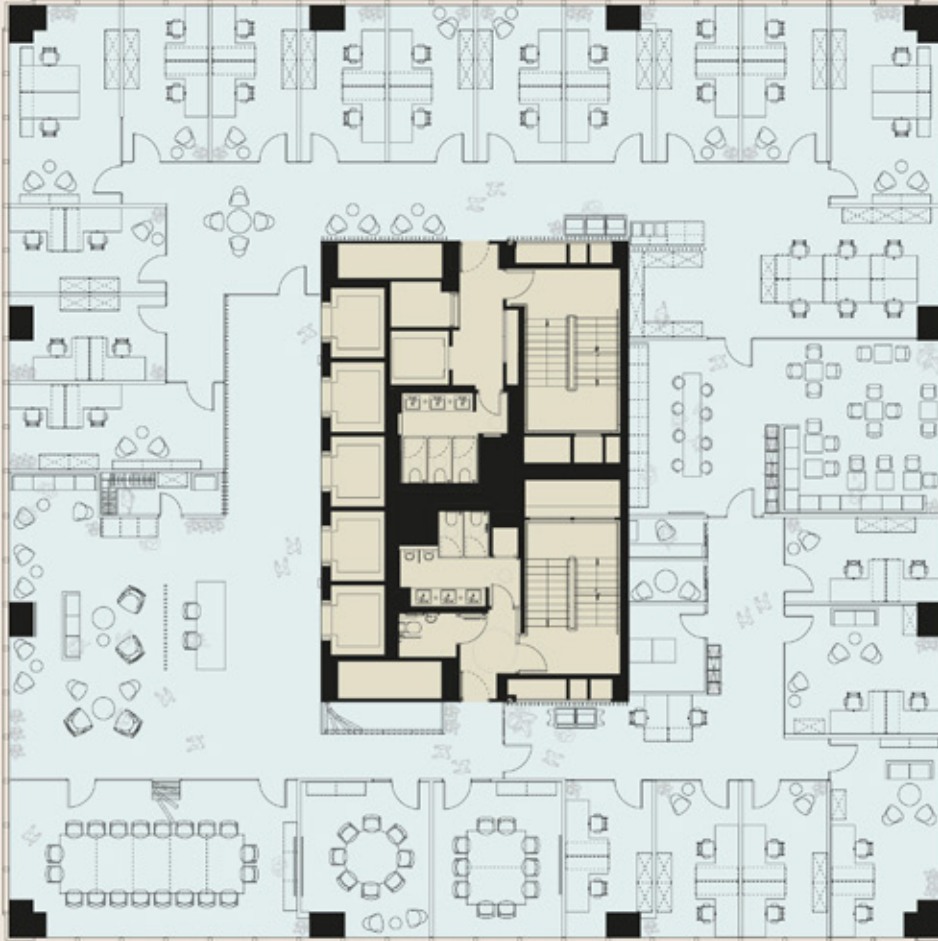
4 meeting rooms
2 x 12-person
1 x 8-person
1 x 6-person





OLD BROAD STREET

N



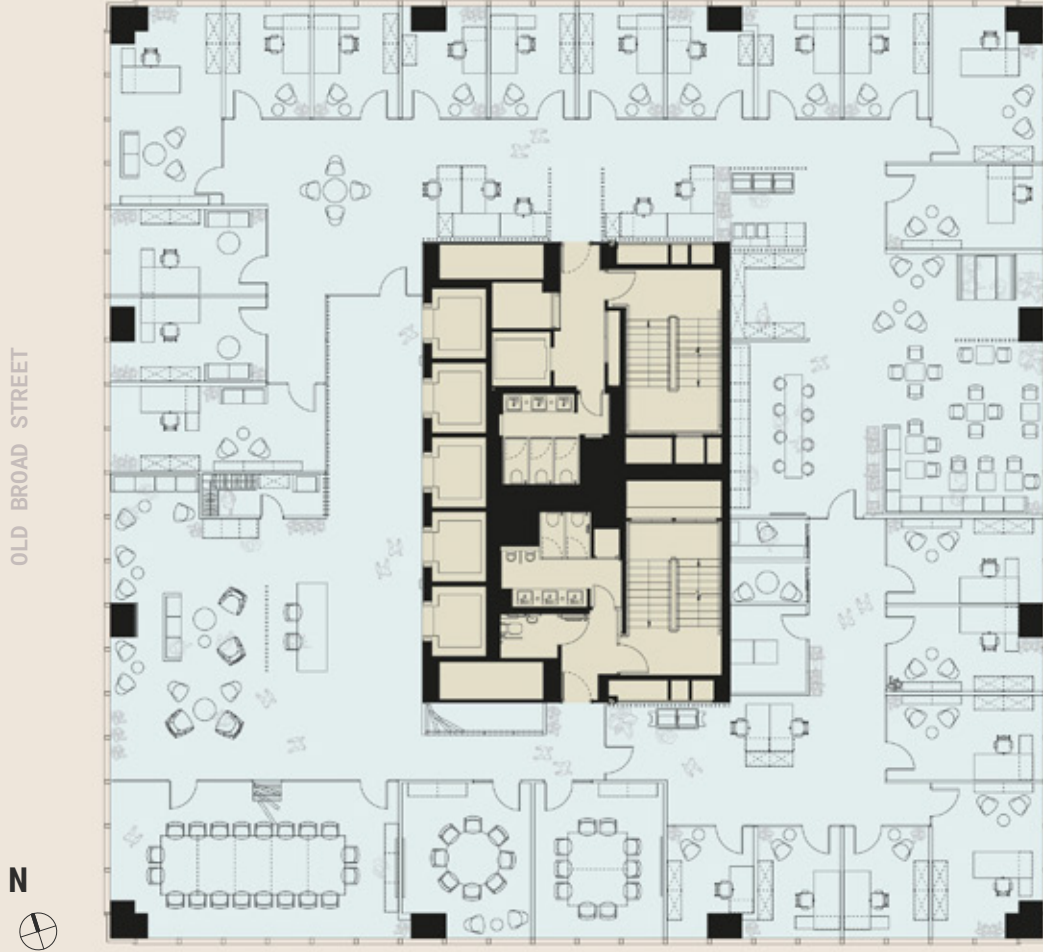
SPACE PLAN
C. 8,800 SQ FT

UK legal layout

1 per 18 sq m
Occupational density

46 desks
19 x 2-person offices
8 x open plan workstations

3/4 meeting rooms
1 x 20-person or 2 x 10-person
1 x 10-person
1 x 8-person



SPACE PLAN
C. 8,800 SQ FT

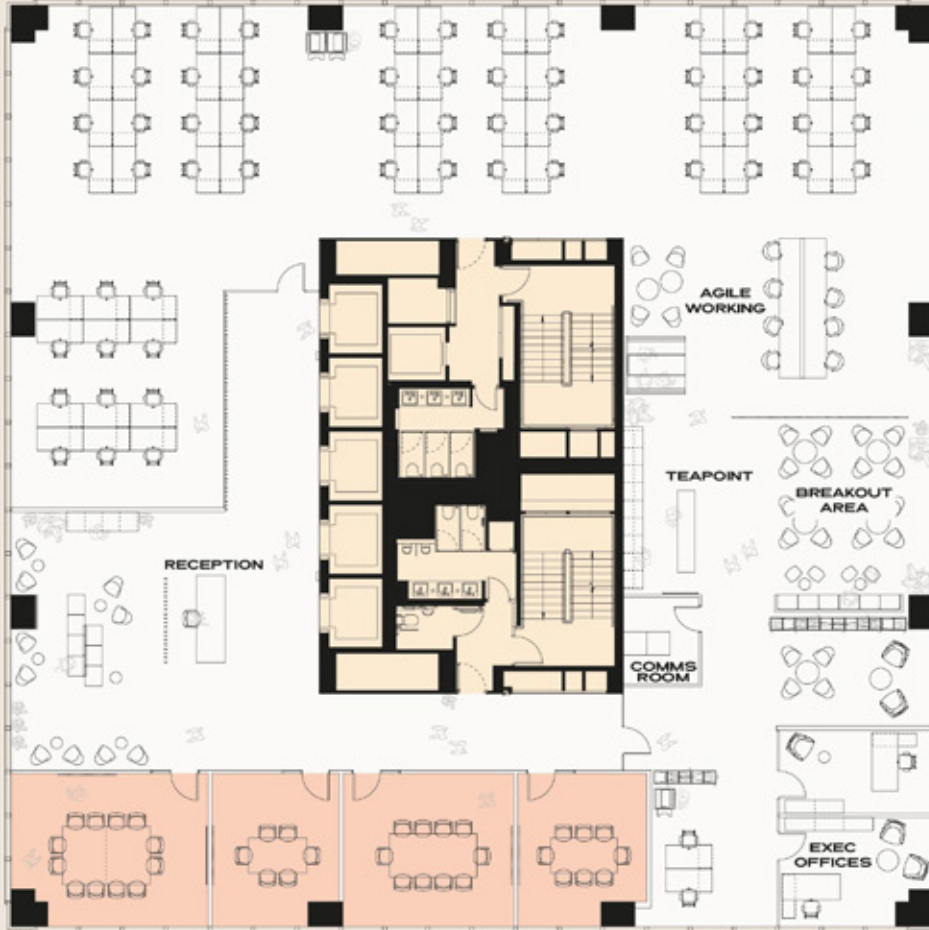
US legal layout

1 per 29 sq m
Occupational density

28 desks
21 x 1-person offices
7 x open plan workstations

3/4 meeting rooms
1 x 20-person or 2 x 10-person
1x 10-person
1x 8-person

OLD BROAD STREET



TYPICAL FLOOR
c. 8,800 SQ FT

Customised base layout

56 x fixed workstations

8 x agile workstations

2 x exec offices

4 x meeting rooms

Breakout seating for 28 people

Reception/lounge area

- Core
- Office space
- Meeting rooms



TYPICAL FLOOR
c. 8,800 SQ FT

Customised options

Our experienced design team work with you to understand your business priorities, team culture and ways of working.

There are a range of additional options you can choose from to tailor your office to your business' individual needs.

We then plan, design and deliver high quality self-contained workspace that reflects your company's brand within a tight timeframe.

- Different density options for open plan offices
- Add/remove and configure meeting rooms
- Add/remove and configure executive offices
- Add/remove private booths
- Enhanced specifications for comms room

Building specification

OVERALL FLOOR AREA

155,092 sq ft

TYPICAL FLOOR

8,800 sq ft

FLOOR TO CEILING HEIGHT

Slab to slab height: 3.2m
(3.4m from L13 to L17)

Raised floor to underside of raft:
2.6m (2.65m from L13 to L17)

OCCUPANCY DESIGN LEVEL

1 person per 10 sq m

FLOOR LOADINGS

4kn per sq m to office areas

LIFTS

5 x lifts with 16 person capacity
1 x goods lift with 12 person capacity

BASEMENT FACILITIES

Newly refurbished showers

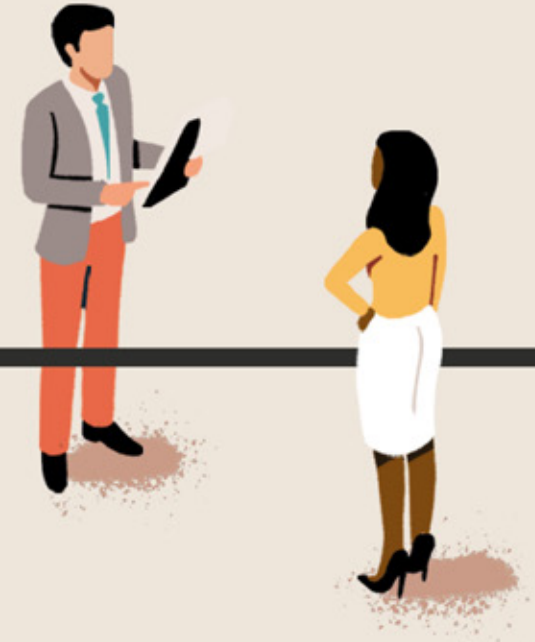
- 5 x female
- 6 x male
- 1 x DDA

Cycle storage

- 100 cycle storage racks
- 24 folding bicycle boxes
- 140 lockers

DATA

Optionality through either our dedicated Openreach fibre backbone, or traditional direct operator connection.





A breath of fresh air

Dashwood is both BREEAM accredited and WELL enabled with a fresh air provision of 1.8l/s per m². Its close proximity to transport connections scores Dashwood the highest rating in London for Public Transport Accessibility Levels, which is further enhanced by the building's ample cycle storage.

- BREEAM Excellent
- WELL enabled
- PTAL of 6b
- Waste management/minimisation/ ref to refurbishment
- Air quality (Air Rated)

OFFICE

- 4 pipe Fan Coil Units with 1.8l/s per m² fresh air (+10% allowance at main plant and ductwork distribution for meeting rooms)

TOILETS

- 8 ac/h (supply)
- 10 ac/h min (extract)



We design spaces for health and wellbeing

Myo's acoustics have been designed to **minimise distractions** for **improved productivity**, as well as reducing noise travel for additional privacy.

Biophilia incorporated within the ground floor Café and Business Lounge, as well as Myo, can help **boost employee morale** and lead to higher levels of job satisfaction, helping to **relieve workplace stress** and anxiety, and reduce absence levels.

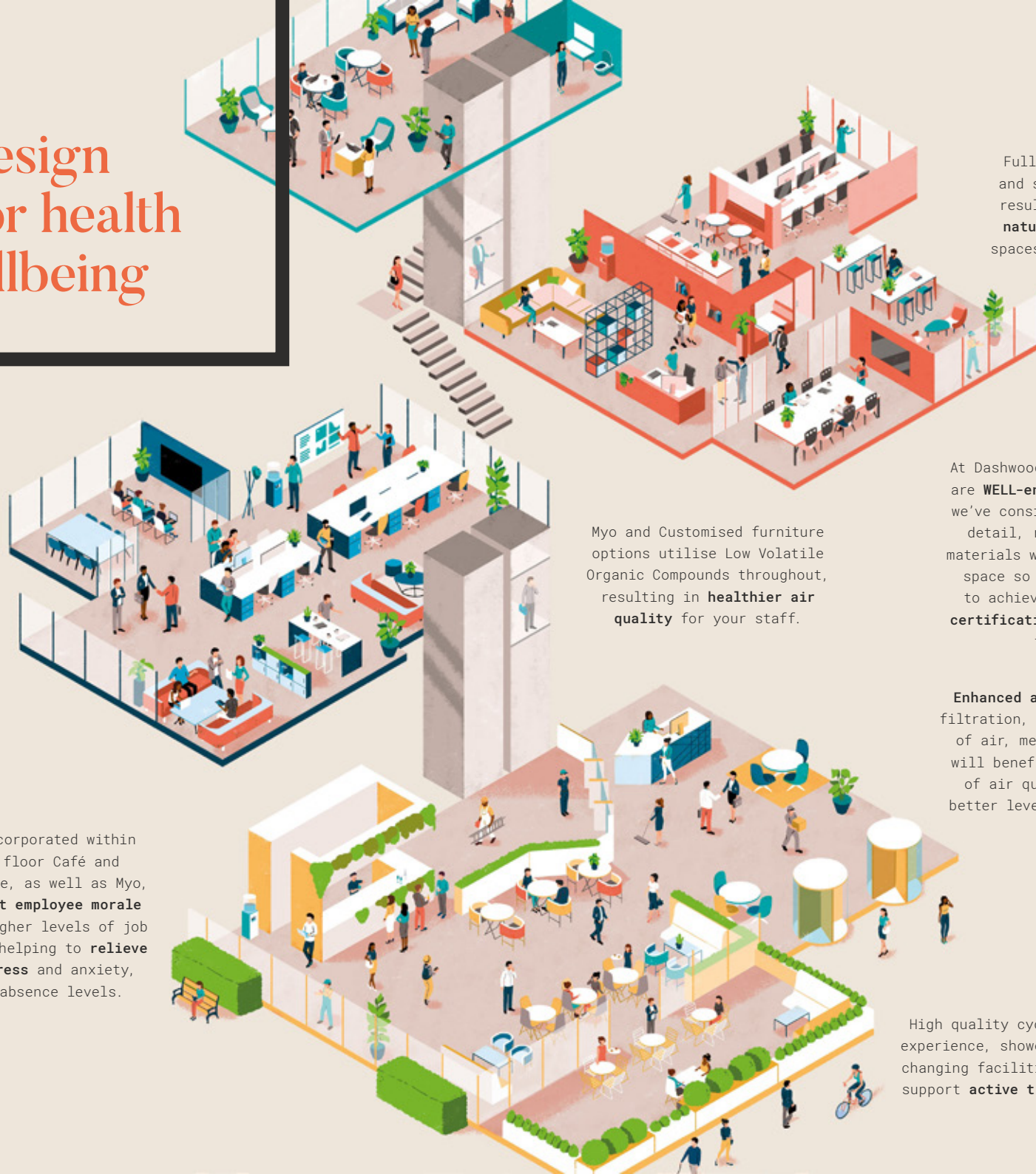
Myo and Customised furniture options utilise Low Volatile Organic Compounds throughout, resulting in **healthier air quality** for your staff.

Fully glazed perimeters and shallow floor plates result in good levels of **natural daylight** in all spaces throughout the day.

At Dashwood our office spaces are **WELL-enabled**, which means we've considered every design detail, right down to the materials we use in our office space so that you are able to achieve a **WELL-building certification** should you wish to do so.

Enhanced air ventilation and filtration, and no recirculation of air, means your workforce will benefit from high levels of air quality, leading to better levels of productivity.

High quality cycling experience, shower and changing facilities to support **active travel**.



Come take a look for yourself

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MYO

DASHWOOD



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