

# 99QVS

London EC4







JUMP TO A SECTION



99 Queen Victoria Street is a remarkable example of reimagined architecture with an array of outstanding green, energy efficient features in a modernised 86,000 sq ft HQ and a panoramic 3,000 sq ft roof terrace with views overlooking St Paul's and the River Thames.

READY Q2



Introduction

99QVS



360°

ENTIRE



The building

99QVS

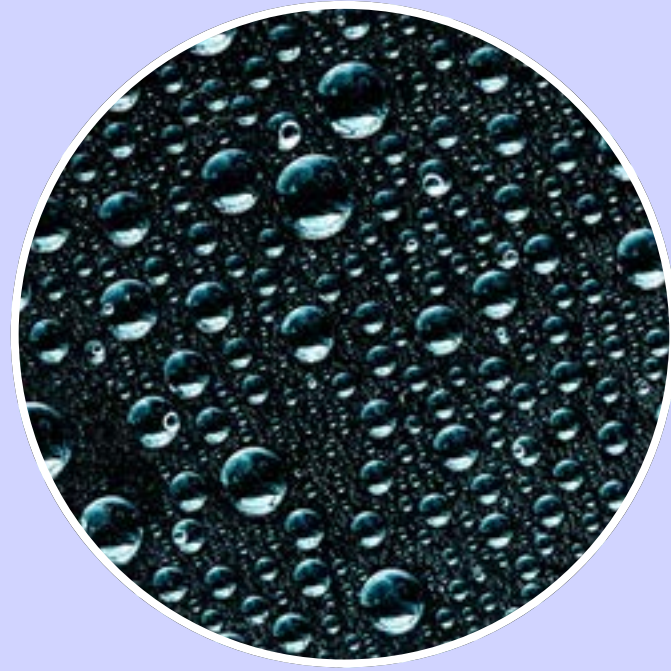




New efficient M&E  
and gas removal



Roof terraces and  
Sky lounge open to all



Rainwater  
harvesting



Sustainable  
transport

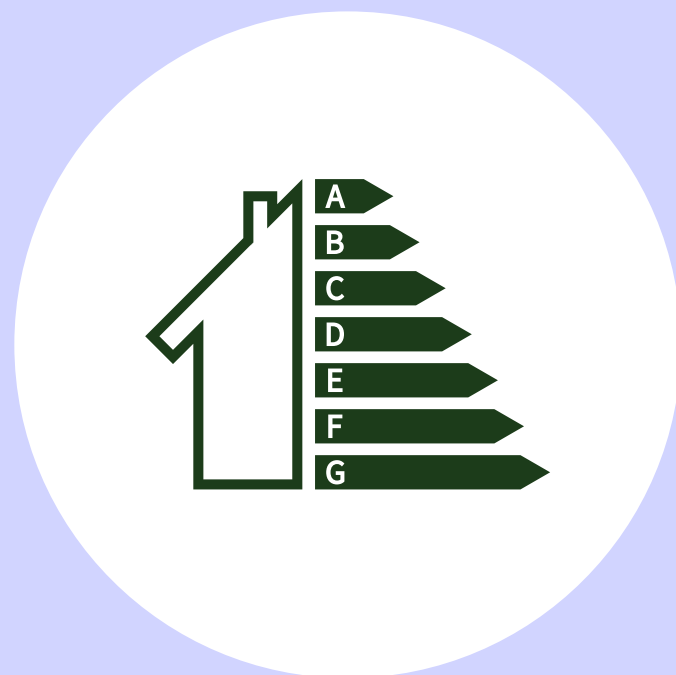


Net Zero Carbon in  
Operation

## Targeted accreditations



BREEAM  
Outstanding



EPC A  
Rating



NABERS Design  
for Performance  
Target Rating of 5 stars



Wired Score  
Platinum

SUSTAINABLE  
DNA

# Nothing goes to waste

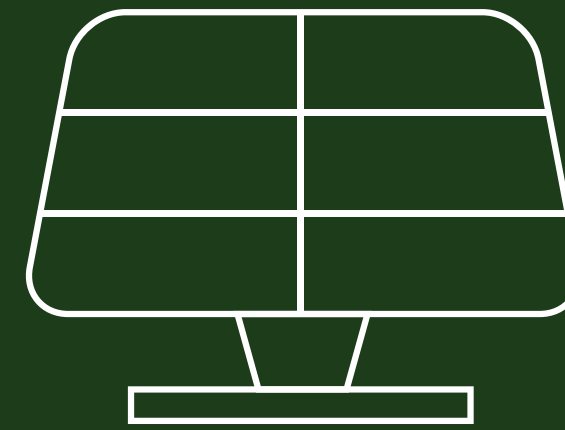
To minimise the carbon cost of delivering the building, Fidelity European Real Estate Climate Impact Fund has elected to refurbish to the highest standard without demolishing the existing structure

All materials used during construction are sustainable with the focus on recycled, renewable and locally sourced resources. The building is fitted with energy efficient equipment throughout including the incorporation of solar panels on the roof, further reducing its operational carbon footprint.

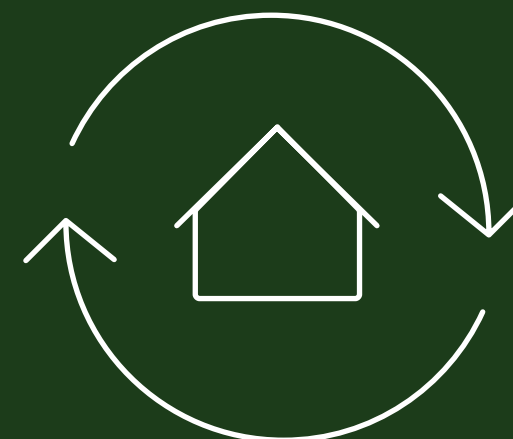
The building encourages low emission transport by providing for parking of 104 bikes, storage for electric bikes and scooters and an electric vehicle charging station can be provided.

This climate impact focussed transformation will set an inspiring example of a de-carbonised all electric office building, providing a fantastic benchmark for future green building initiatives.

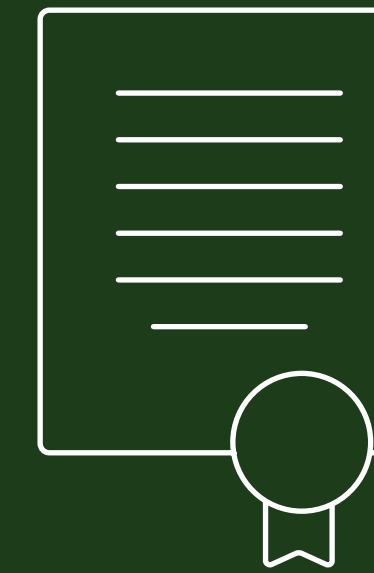
ZERO  
READY  
TO  
IMPLEMENT



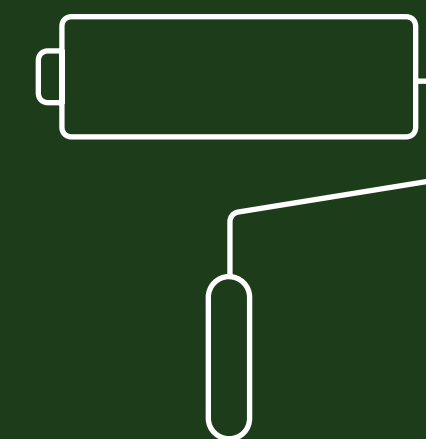
Delivering assets that are capable of being operated at net zero carbon



At least 90% of construction waste diverted from landfill



All building materials comply with EU taxonomy requirements



A waste management policy will be implemented to reduce 80% of the building's waste



St. Paul's  
🚶 4 minute walk

One New Change  
🚶 4 minute walk

Bank  
🚶 5 minute walk

Mansion House  
🚶 2 minute walk

Cannon Street  
🚶🚶 4 minute walk

Bankside Ferry  
🚢 5 minute walk

Tate Modern  
🚶 6 minute walk

99QVS

Blackfriars Pier  
🚶🚶 4 minute walk

Blackfriars  
🚶🚶 4 minute walk

# Train, bus, bike, boat

With five tube stops, two overground links, major bus and cycle routes and ferry access across the bridge, you are as connected as any location in Central London.



# Local Occupiers

Local area



99QVS



5 tube lines in  
5 minutes walk

HONI  
POKE



ANYTIME  
FITNESS

ON THE BAR

PATCH

ALCHEMY

CARTER LANE  
COFFEE HOUSE

Grace  
ST. PAUL'S

CAFE  
ROUGE

SABINE

THE WARDROBE

SHAW'S  
BOOKSELLERS

BOXING  
TRAINER  
LONDON

Blackfriars



5 MIN WALK

2 MIN WALK

MILLENNIUM  
BRIDGE

BLACKFRIARS  
BRIDGE

OXO

12<sup>th</sup> KNOT

SOUTH BANK

ARTYARD  
BAR & KITCHEN



Waterloo

capricci

TATE

SHAKESPEARE'S  
GLOBE

PIZZA  
EXPRESS

Zizzi

SOUTHWARK  
BRIDGE

Nando's

BOROUGH  
MARKET

99QVS

PERFECTLY  
SITUATED

St Paul's



THE IVY  
ASIA

M&S

GORDON RAMSAY  
BREAD STREET  
KITCHEN & BAR

SHAKE SHACK

SWEETINGS  
CONFISERIE

HOMESLICE

CARAVAN

Virgin  
active

Mansion  
House

VINTRY  
&  
MERCER

Cannon  
Street

Monument

LOMBARD  
STREET

GYM  
BOX

Quagga  
& lobster

THE FLY  
LONDON & BARNET

COYA

CITY  
SOCIAL

CITY OF  
LONDON

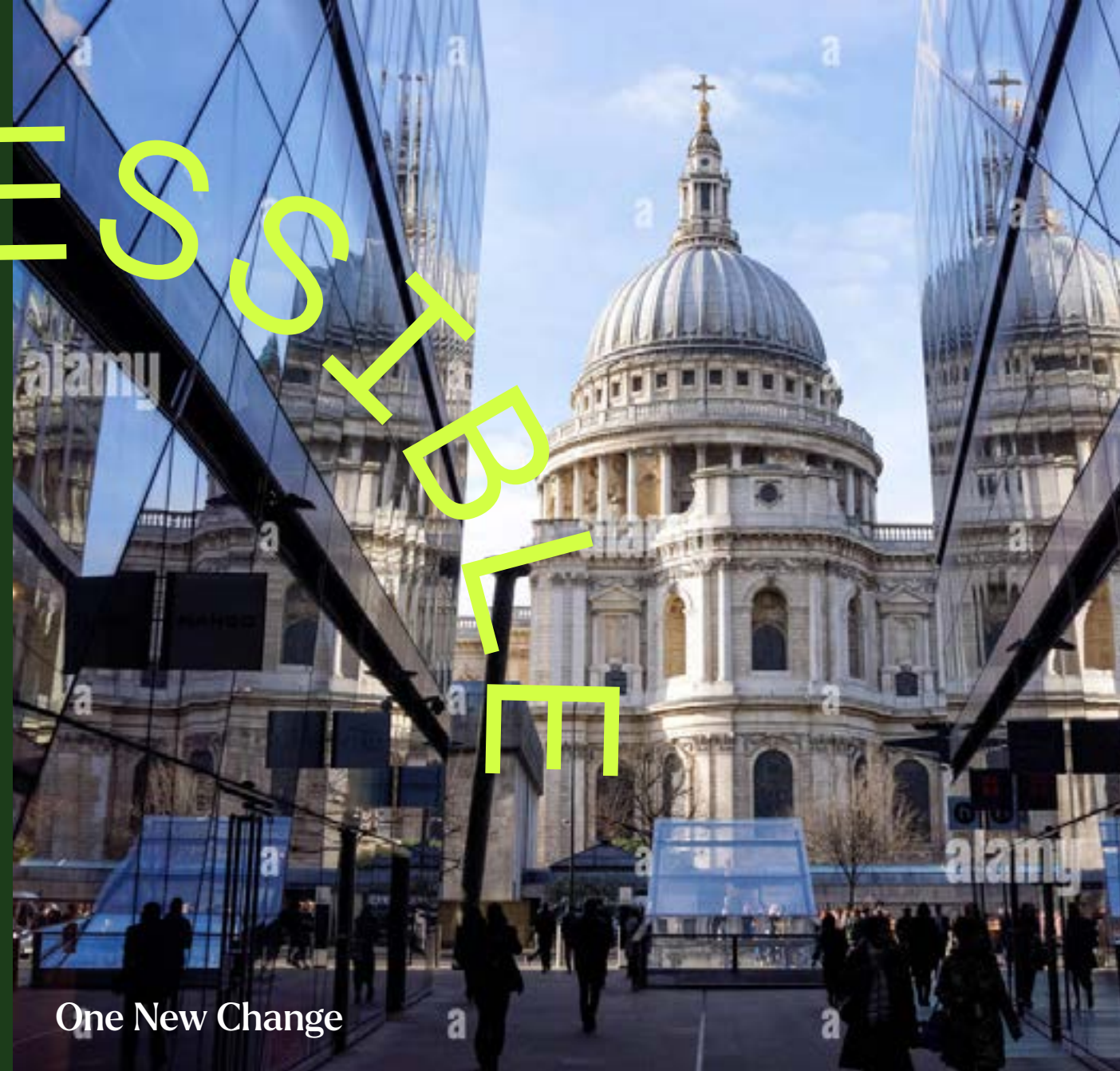
Bank

Local area

99QVS



# EASILY ACCESSIBLE



One New Change



Wren Coffee



Carter Lane

Local area



Bankside



Pasternoster Square



Fitness First Gym

99QVS

99 QVS offers abundant amenities in the local area - from Michelin stars to artisanal fare - plus quick access to Southbank attractions



# Schedule of areas

Level	Areas (sq ft)	Terrace (sq ft)	Amenities (sq ft)
Roof Terrace	–	2,884	–
Sky Lounge	1,059	–	–
4	13,933	–	–
3	15,287	–	–
2	15,236	–	–
1	14,395	–	–
Ground Floor	12,139	–	3,198
Atrium Floor	14,298	–	–
Basement	–	–	676
Total	86,347	2,884	3,874





First impressions are important

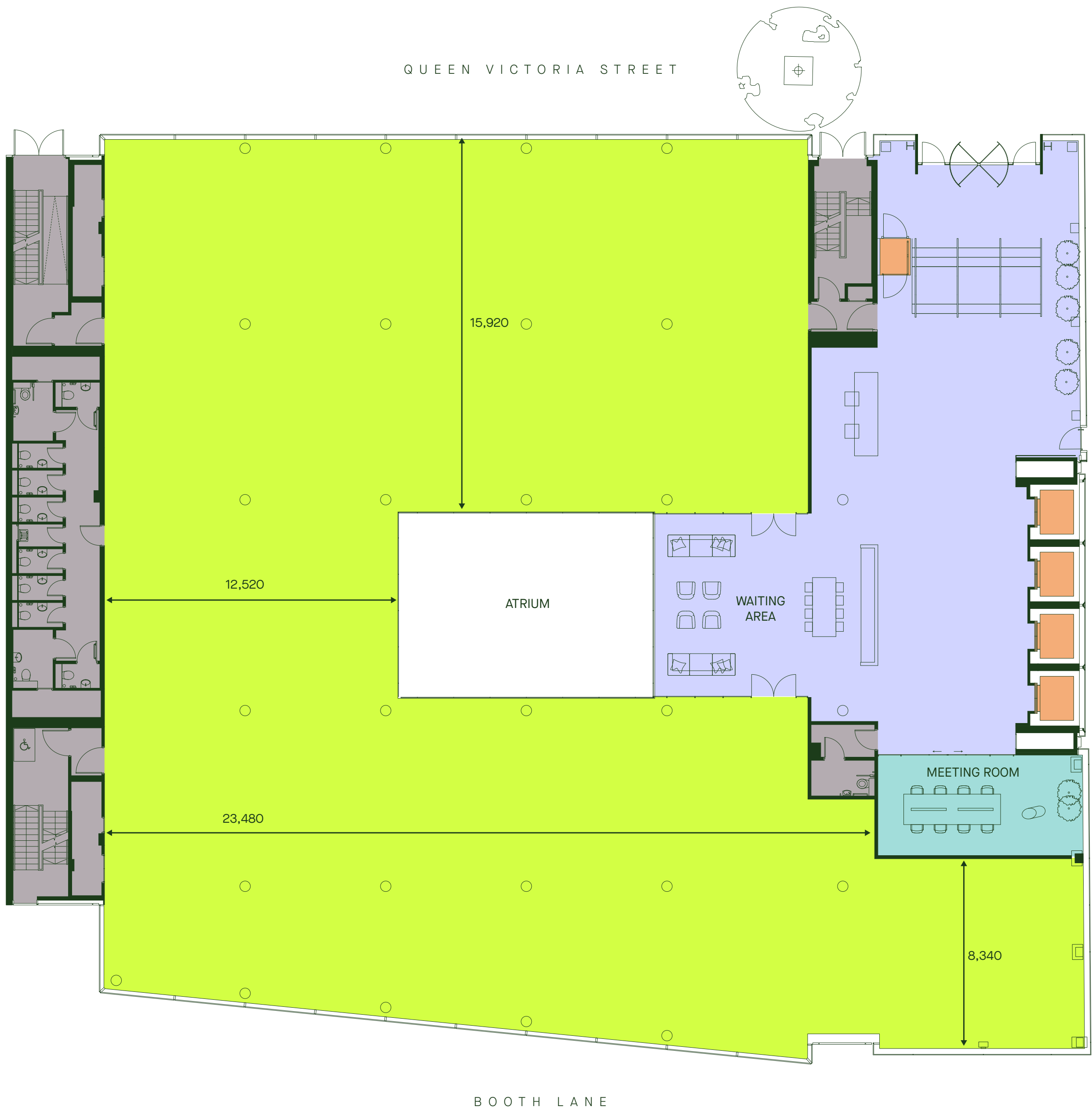


# Ground Floor

Office  
 12,139 sq ft  
 1,127 sq m

Amenity  
 3,198 sq ft  
 297 sq m

- Office
- Meeting Room
- Lift lobby
- Lifts
- Core





**Surround yourself in an environment of natural materials that is creative, luxurious and spacious**



# First Floor

Office  
14,395 sq ft  
1,337 sq m

- Office
- Lifts
- Core







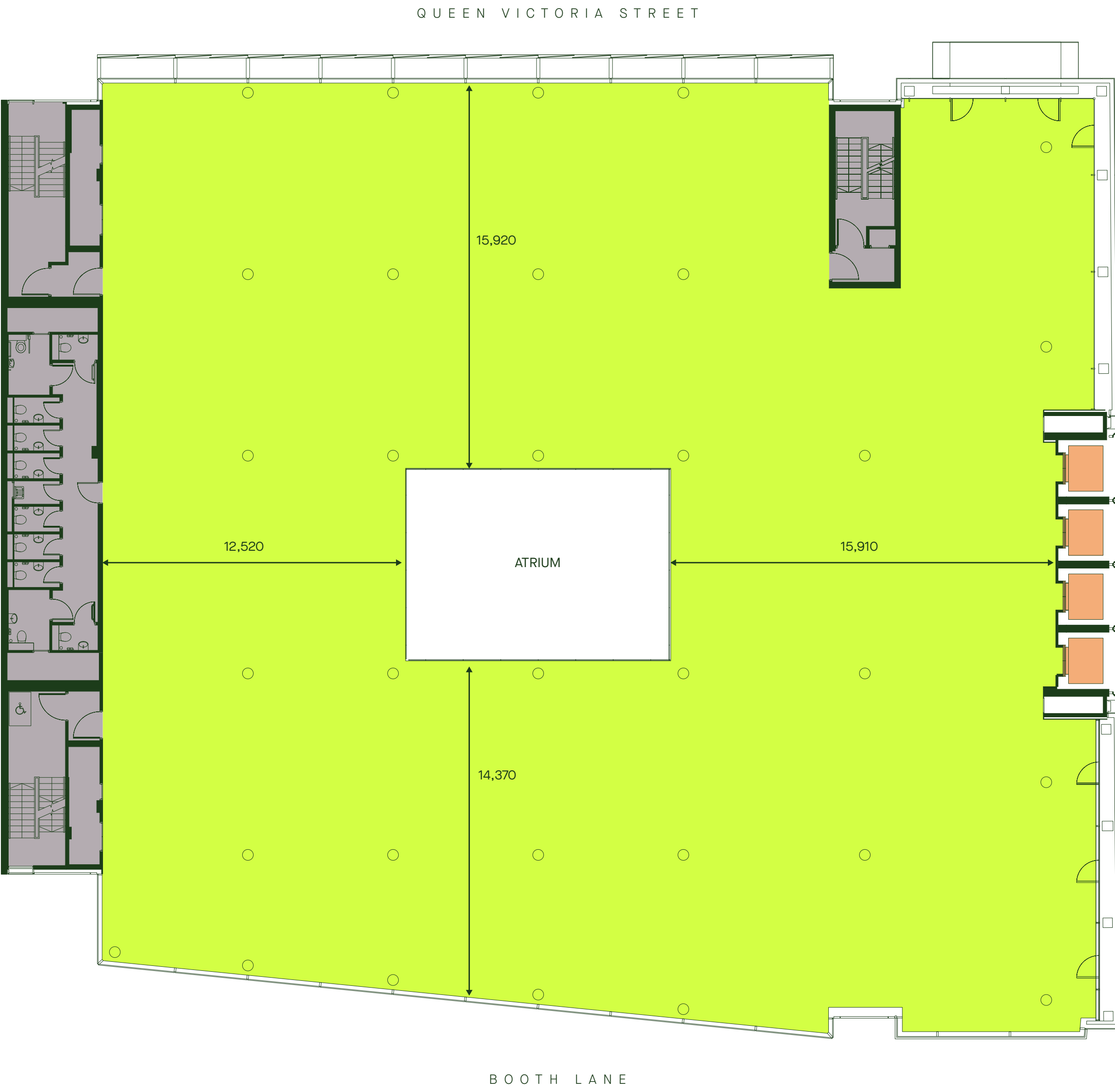
Typical floor layout



# Second Floor

Office  
15,236 sq ft  
1,416 sq m

- Office
- Lifts
- Core



LAMBETH HILL



99QVS

Floor plans





NATURAL LIGHT



A feature central atrium is designed to provide excellent natural daylight to all office floors



# Third Floor

Office  
15,287 sq ft  
1,420 sq m

- Office
- Lifts
- Core



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99QVS

Floor plans



# Third Floor

## Open space plan

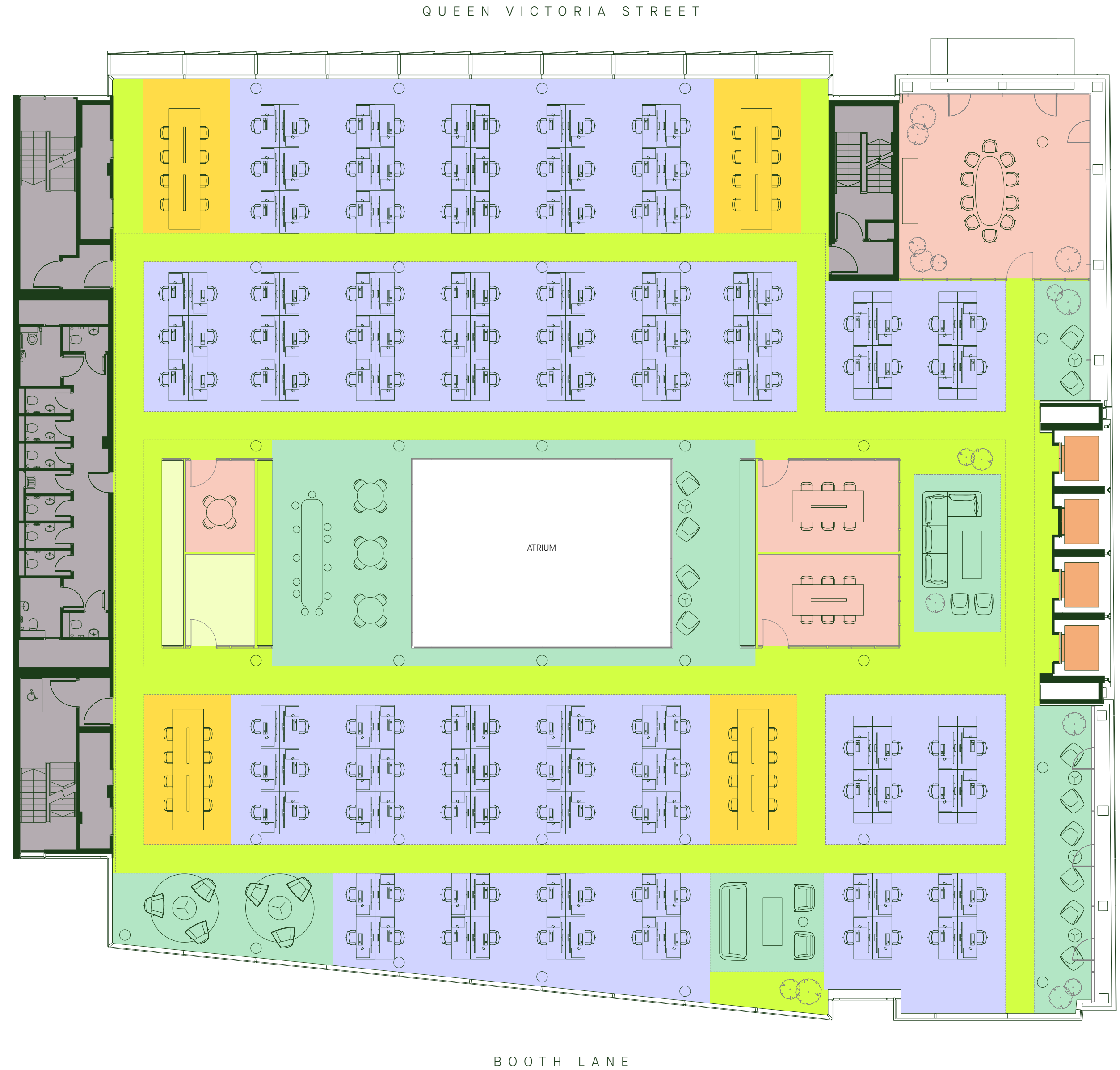
### Office

15,287 sq ft

1,420 sq m

Open Plan Desks:	142
Person Per m <sup>2</sup> :	1:10
Additional Hot Desks:	32
8 Person Meeting Room:	1
6 Person Meeting Room:	2
4 Person Meeting Room:	1
Kitchen Break Out Area:	2

- Office
- Lifts
- Kitchen / Breakout space
- Comms
- Open plan desks
- Hot desks
- Meeting rooms
- Core





# Third Floor

## Cellular space plan

Office  
15,287 sq ft  
1,420 sq m

Open Plan Desks:	72
Private offices:	22
Person Per m <sup>2</sup> :	1: 15.1
Additional Hot Desks:	16
8 Person Meeting Room:	2
6 Person Meeting Room:	0
4 Person Meeting Room:	2
Kitchen Break Out Area:	2

- Office
- Private Offices
- Lifts
- Kitchen / Breakout space
- Comms
- Open plan desks
- Hot desks
- Meeting rooms
- Core



99QVS

Floor plans

LAMBETH HILL

QUEEN VICTORIA STREET

BOOTH LANE

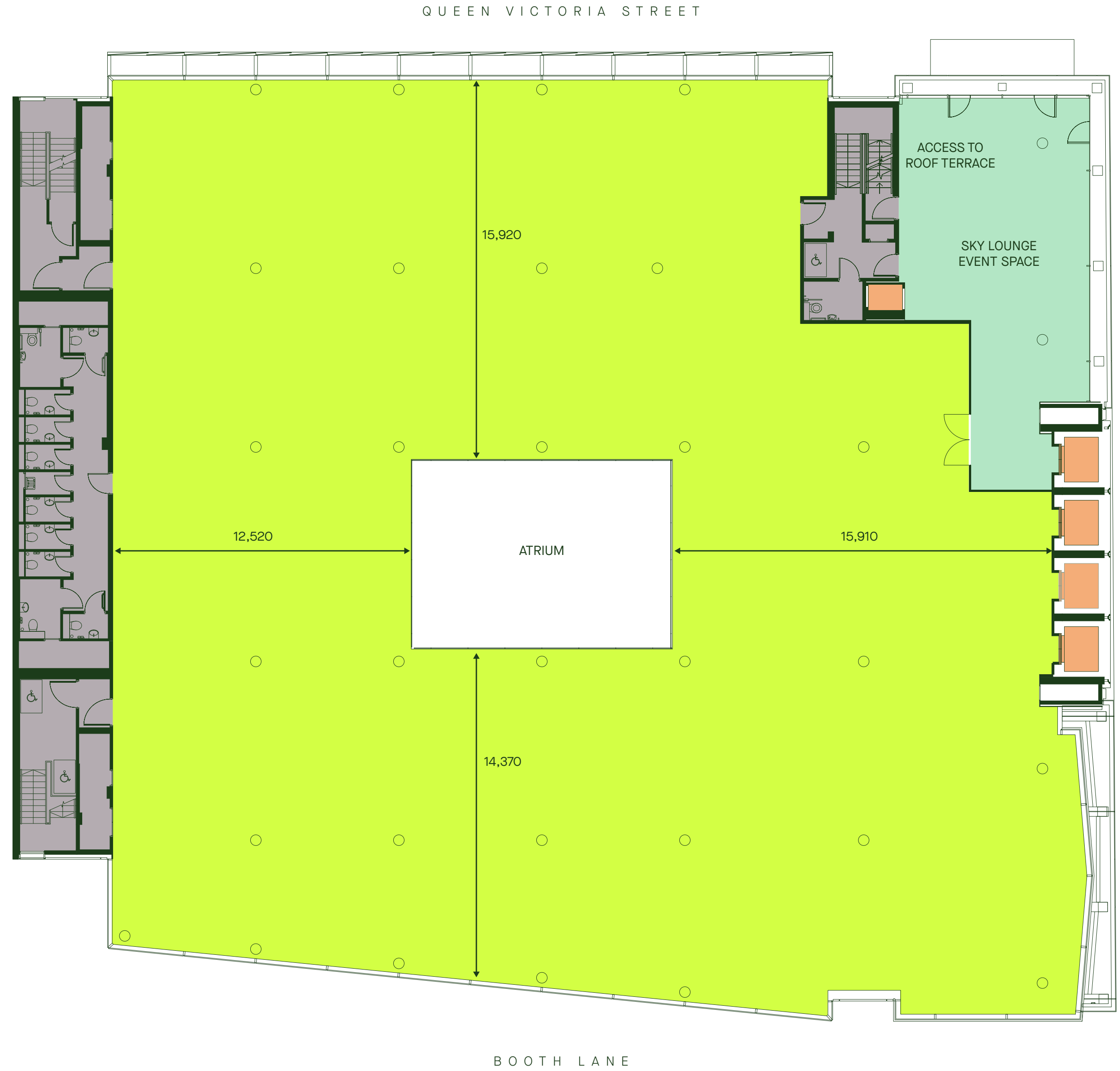


# Fourth Floor

Office  
13,933 sq ft  
1,294 sq m

Sky Lounge  
1,059 sq ft  
98 sq m

- Office
- Sky Lounge
- Lifts
- Core





# Sky Lounge

Providing breathtaking views of the City of London, this unique communal area on the 4th floor provides a place to relax on a busy day for entertaining, events and access to the roof terrace.



# Roof Terrace

Terrace  
2,884 sq ft  
268 sq m



Outdoor workspace

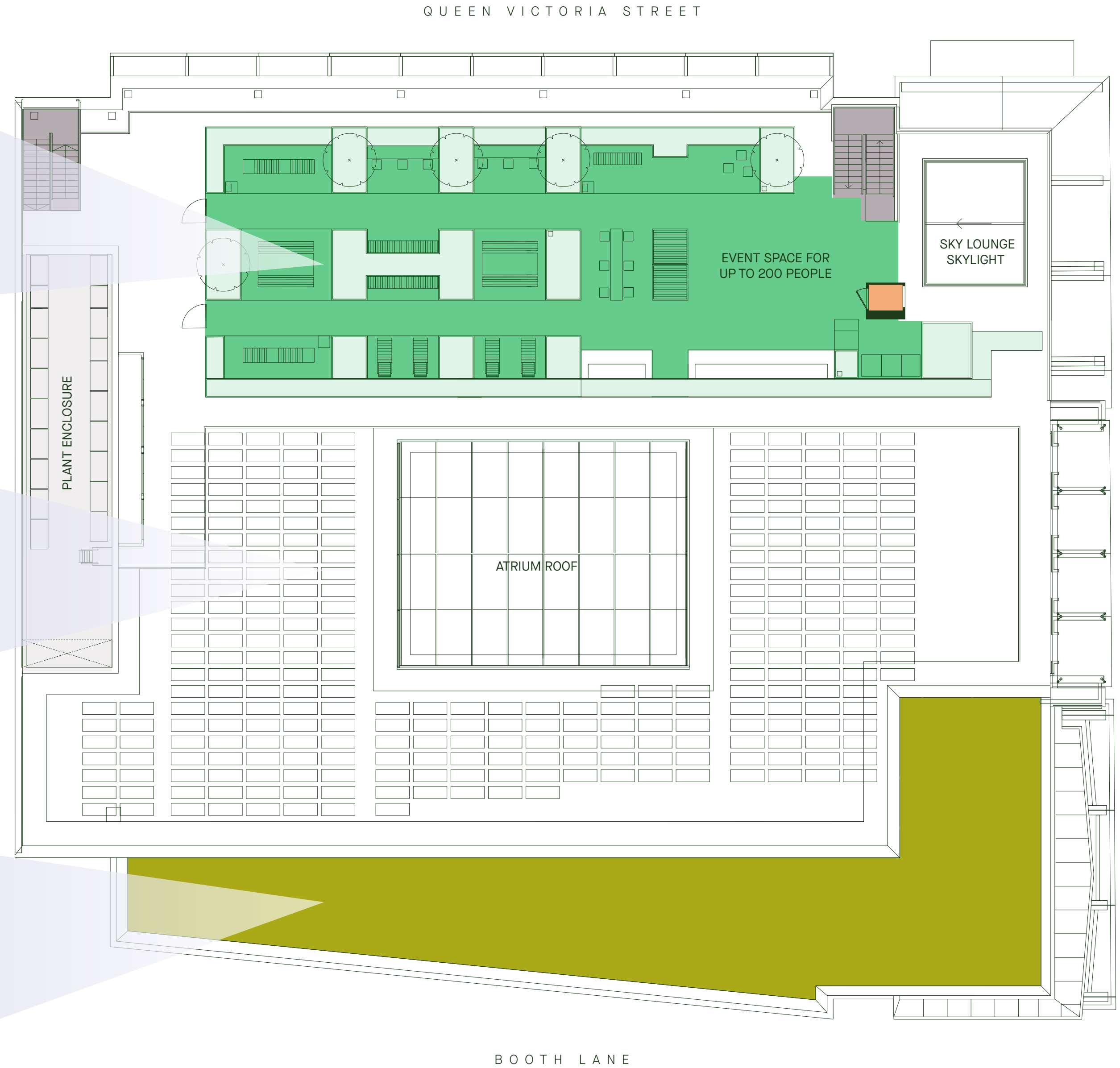


Photovoltaic panels



Sedum roof

- Landscaped terrace
- Sedum Roof
- Lifts
- Core
- Plant & utilities





# Roof Terrace

Enjoy stunning views of the London skyline with capacity for over 200 people. Offering an ideal place to work, relax and unwind with multiple seating options with built in power, AV and a kitchen.



# Atrium Floor

Office  
14,298 sq ft  
1,328 sq m

- Office
- Lifts
- Core





# Basement

Amenity  
676 sq ft  
63 sq m

- Wellness suite
- 104 Cycling spaces
- 27 Brompton Bikes
- 5 Motorcycle bays
- 158 Lockers
- 1 Accessible bay
- E-scooter & E-bike store
- 11 Shower cubicles (5 male, 5 female and 1 accessible gender neutral).

- Wellness suite
- Changing rooms
- Cycle storage
- Plant & utilities
- Lifts
- Core
- End of journey



99QVS

Floor plans



Modern contemporary finishes and sleek elegance to provide enhanced end of trip facilities

START THE DAY IN STYLE

99QVS



# Specification

## Office

### Office Floor Plate

- 150mm (overall) raised access floors to G-4th
- 300mm (overall) raised access floor to Atrium Floor
- 2700mm FCL to all office floor plates
- 3275mm from FFL to u/side of slab above on floors G-4th
- 3575mm from FFL to u/side of slab above on Atrium Floor
- 2800mm - 6375mm FCL to reception
- 1.5m planning grid
- Concrete soffit with exposed services and acoustic modular raft ceiling with plasterboard margins.
- Fully accessible raised modular floor 600x600mm
- Completed to CAT A
- Central glazed atrium with full height frameless glass providing dual natural light to office

### Occupancy

- Offices designed to a workplace density of 1 person per 8 sq m of Net Internal Area
- Means of escape at 1 person per 8 sq m of Net Internal Area
- WC provision at 1 person per 10 sq m; 100% unisex toilet with 100% utilisation

### WC Facilities

- High-quality self-contained gender neutral WC cubicles
- Porcelain tiles to walls and floors with feature timber panelled wall and flush doors
- Feature lighting within corridor below exposed soffit

### Stairs

- Precast concrete stairs with carpet finish
- Solid core doors with stain lacquer finish

## Tenant Facilities

### New Entrance

- New glazed 4.1m high revolving door and side pass doors provide access into the new reception space
- Entrance is framed by polished stainless steel mesh portico frame with feature lighting

### Reception

- High quality space incorporating reception, waiting and meeting room
- Feature glass wall with inset metallic mesh
- Combination of timber flooring (FSE certified) and terrazzo
- Gallery style track lighting set within acoustic ceiling tiles
- Glazed screen and doors opening into meeting room/ business lounge area
- Dedicated waiting area adjacent central glazed atrium
- Future provision for access control gates

### Sky Lounge

- Flexible event/break out space
- Combination of timber flooring (FSE certified) and terrazzo
- Double glazed slim line aluminium fixed skylight with feature grid lighting below

### Roof Terrace and Garden

- Porcelain non-slip decking
- Raised planters with landscaping framing views of St Pauls
- Integrated timber benches (FSC certified)
- Slow-release irrigation to all planting
- Lighting / Wi-Fi / Power / USB ports to all external seating areas
- Rooftop servery location

### End of Trip Facilities

- 1 accessible parking bay
- 104 cycle parking and 27 Brompton cycle spaces
- 158 lockers
- Dedicated drying room
- 7 E-scooter and E-bike secure spaces
- Best in class showers and changing facilities
- 11 shower cubicles (5 male, 5 female and 1 accessible gender neutral)

### Wellness

- Dedicated wellness / yoga room

### Back of House Facilities

- Building management office/ post room located on basement floor
- Central lower waste, recycling and storage area with compacting and sorting facilities. Accessed from service lift from basement to service yard
- Loading bay provided at Lower Ground Floor

## Services

### Lifts

- 4no. 13 person / 1000kg passenger lifts which serve all office floors
- Modernised goods lift between Basement and Loading bay on the ground floor for deliveries access
- Platform lifts serving the Reception and the 4th Floor Sky Lounge and the roof terrace to provide full access to all amenities in the building for all occupants

### Resilience

- Diverse incoming points for the fibre optic cabling into the building
- Already has 3no. carriers into the building
- Diverse building services risers with spare capacity and segregation between the Electrical, Mechanical and Data / IT risers
- Spare outgoing ways on the main switchboard for future installations
- There is facility for future temporary generator switchboard connection
- Separate landlord and tenant comms rooms



# Specification

## Electrical

### Lighting

- Full upgrade of lighting to high efficiency LED luminaires throughout the building
- BCO 2023 and LG7 compliant for the tenant office floorplates
- Aesthetic roof terrace lighting to ensure safe access and progressing through the space

### Lighting Control

- Real-time dynamic automatic controls using IoT technology to minimise energy usage across the floorplates
- Maximise the use of natural daylight throughout the floorplates

## Mechanical

### Heating and Cooling

- New VRF system to be installed throughout office floors which include fan coil units routing to linear grilles
- Condensers to be located at roof level
- High efficiencies gained by VRF system lowering energy costs

### Ventilation

- Fresh air is 14 l/s/person (+10%) based upon 1 person per 8m<sup>2</sup>
- Filtration within the air handling units includes both bag and panel filters for pre filtration and final filtration
- Air Handling unit heat recovery provided by a run around coil with efficiencies of up to 60%

### Renewable Technology & Efficiency

- All Electric Building
- Photovoltaic (PV) Panels are to be installed at roof level
- ASHP air-to-water technology provides hot water to the new basement end of trip facilities
- BMS energy monitoring system proposed.
- PIR control for water shut off and usage efficiency
- Leak Detection to prevent water loss
- Daylighting linking and occupancy controls

### Potable Water

- Large potable water tank located at basement level which services all toilet outlets and hot water heaters throughout the building

### Plant Locations

- Roof Level – Condensers & PV Panels
- Basement Level – Transformer, Main LV switch room, air handling unit, ASHP, Potable water tank
- Floor Levels – Hot water heaters
- Tenant Comms room equipment space reserved within basement for future use
- Space allocation on the 4th floor tenant for kitchen installation with riser space for kitchen extract ductwork

## Sustainability

### Sustainability Certifications: BREEAM and Nabers

- The refurbishment of 99 QVS will achieve a BREEAM rating of Outstanding. The project is currently on-track to achieve a BREEAM rating of Outstanding
- The refurbishment project is also undergoing a Nabers Design for Performance process and is targeting a Nabers Energy rating of 5 stars at the design stage

### Energy Efficiency

- By upgrading the roof fabric, installing a solar photovoltaic system, implementing high-efficiency HVAC and lighting technologies, and replacing the gas heating solution for hot water with an Air Source Heat Pump (ASHP), we target achieving a reduction in Primary Energy Demand (PED) exceeding 70%. These measures will also result in an improved EPC rating of A.

### Water Efficiency

- A rainwater harvesting system will be installed, projected to conserve approximately 85,000 litres of water annually

### Adaptation to Climate Change

- Designed to address the issues arising from climate change. The design strategy evaluated the building's resilience to anticipated climate risks, including extreme weather events, and incorporated robust adaptation measures to ensure long-term sustainability and resilience.

### Supporting Circular Economy

- The project will reduce waste produced during refurbishment by prioritising on-site material reuse and preparing others for off-site reuse or recycling. By maximising material reuse and recycling efforts, the project aims to divert more than 90% (by weight) of non-hazardous construction and demolition waste from landfill.

### Sustainable Material Procurement

- Sustainability is a key consideration in the procurement of materials. 'All materials will be ISO 14001, BES6001 or CARES certified, and all timber will be FSC certified.'

### Embodied Carbon

- Opting to refurbish an existing building rather than pursuing demolition and reconstruction results in significantly lower embodied carbon. The commitment to minimising embodied carbon remains a priority during the construction phase of the project, with a focus on prioritising materials that are less carbon-intensive.

### Biodiversity

- The new roof design will include a sedum roof that will serve as a microclimate for insects and birds

### Sustainable Transport

- The refurbishment project will promote the use of sustainable and active transportation methods by incorporating a new storage area for e-scooters and bicycles, as well as a drying room and state of the art shower and changing facilities

### Wellbeing

- The addition of a Wellness Suite / Yoga Studio in the basement and the external roof terrace expands the recreational offerings within the building. These features offer well-being benefits for occupiers such as opportunities for exercise or relaxation, social interaction, and connection with nature, contributing to a healthier and more vibrant workspace environment.



# Be the first to partner with the Fidelity European Real Estate Climate Impact Fund.



Focus on refurbishing buildings to be operated at Net Zero Carbon.



Fund delivers Paris Agreement and EU taxonomy alignment through 21 individual sustainability targets.



Design led development creates the highest quality workplaces maximising wellness and energy efficiency.



Climate impact delivered through partnering with contactors, suppliers and occupiers.

PATHWAY  
TO  
NET  
ZERO



# Contact us



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CONTACT OUR  
TEAM



Contact

99QVS



