





The Ray is the newest addition to the sought-after creative landscape of Farringdon Road. It is a landmark mixed-use development envisioned by architect Allford Hall Monaghan Morris and will provide over 80,000 square feet of exceptional office space split over seven levels, each with its own external terrace. The building also features 15,000 square feet of retail space and 5,000 square feet of space for affordable workspace. The Ray has been crafted in harmony with its surroundings - its modernised warehouse aesthetic keeps a respectful foot in the past, while its interiors have been perfectly honed to allow its inhabitants to drive forward towards the future. The Ray is the ideal home for the next generation of creatives and visionaries.





INTRAL





Light can change everything. It is transient and shifting; it can never truly be captured, yet its effects are felt so deeply within us. Spaces filled with light inspire creativity and productivity and provide places that people seek out and truly want to be in.

Light defines The Ray, it shapes it. Externally, dark and earthy tones of brickwork at the ground floor gradually shift to a glazed and ethereal lightness at the top as the building reaches towards the sky, creating a visual play on scale, movement and form. Internally, spaces have been carefully hewn from the overall form to maximise the natural light, allowing it to flood the interiors through full-height windows and the glazing on the undulating terraces to every floor. London is one of the greenest cities in Europe, and this is a trait that The Ray both embraces and celebrates, with a rich, flora-filled planted terrace being the crowning glory to each of its seven levels. This provides every level of office space with its own tranquil area of sanctuary and the effect when viewed from street level is the flawlessly harmonious interplay of architecture and planting across the distinctively stacked formation of the Crawford Passage façade.



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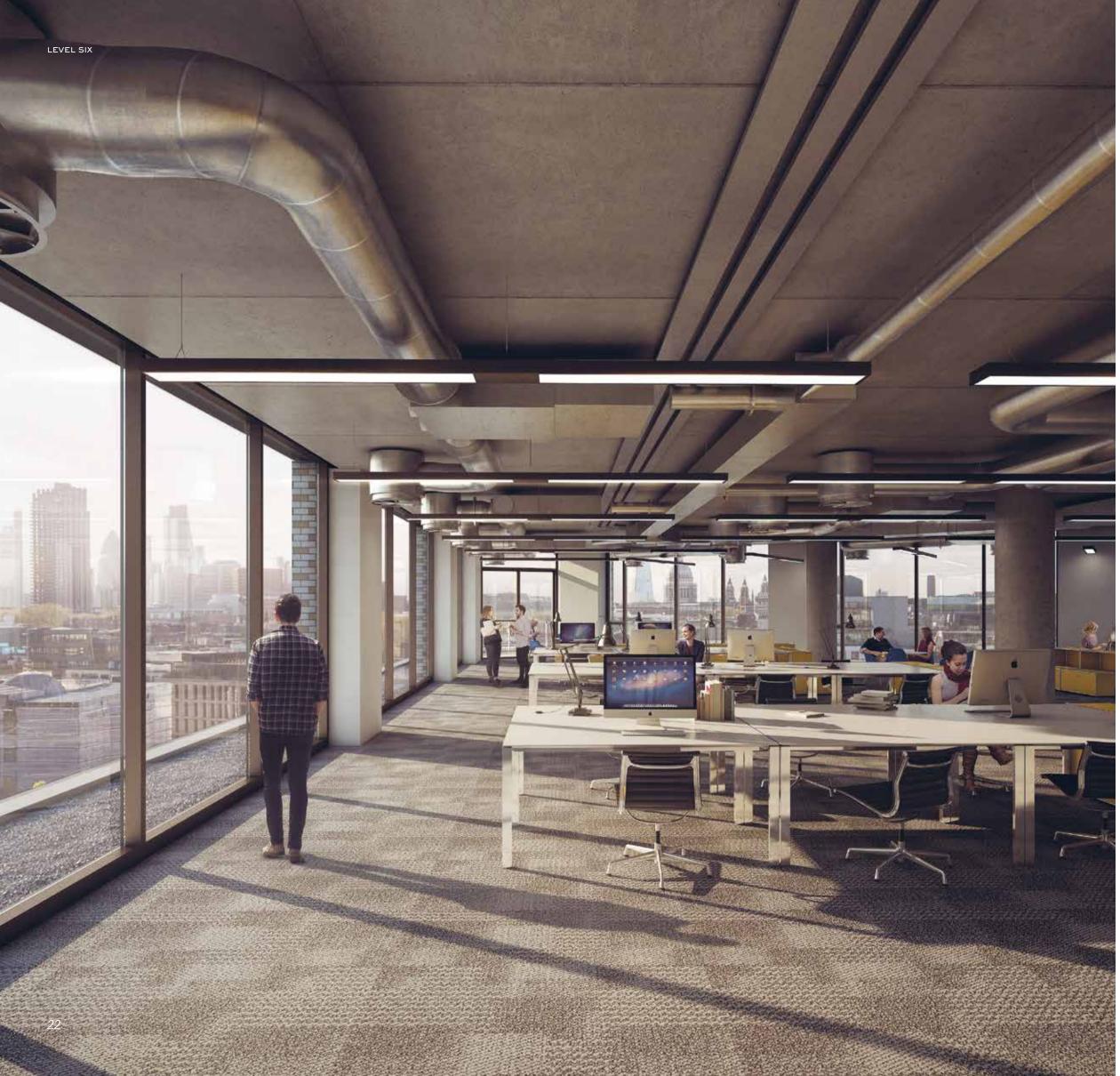
The Ray is an architectural evolution, inheriting the best of its environment and shifting it forward to become a respectful addition to the area with a true vision for the future. It is a building of two contrasting sides, each with its own distinct personality.

The Farringdon Road façade has a geometric visual strength that is clearly inspired by the area's historic warehouse-aesthetic. Subtle shifts in proportion and material colour draw the eye upwards and create an increasing lightness as the building ascends. The Ray Street and Crawford Passage façades provide a striking contrast to the uniformity of the front, with a nuance of form created through terraces that have been offset in a statement stacked formation, the strong linear form broken with layers of soft planting.

The building is unified through its considered material palette that spans across the delightfully contradictory façades. Detailed brickwork shifts in shade and texture, with five intricate styles, each defining a storey of the building; a modern homage to Farringdon's eclectic architectural history.

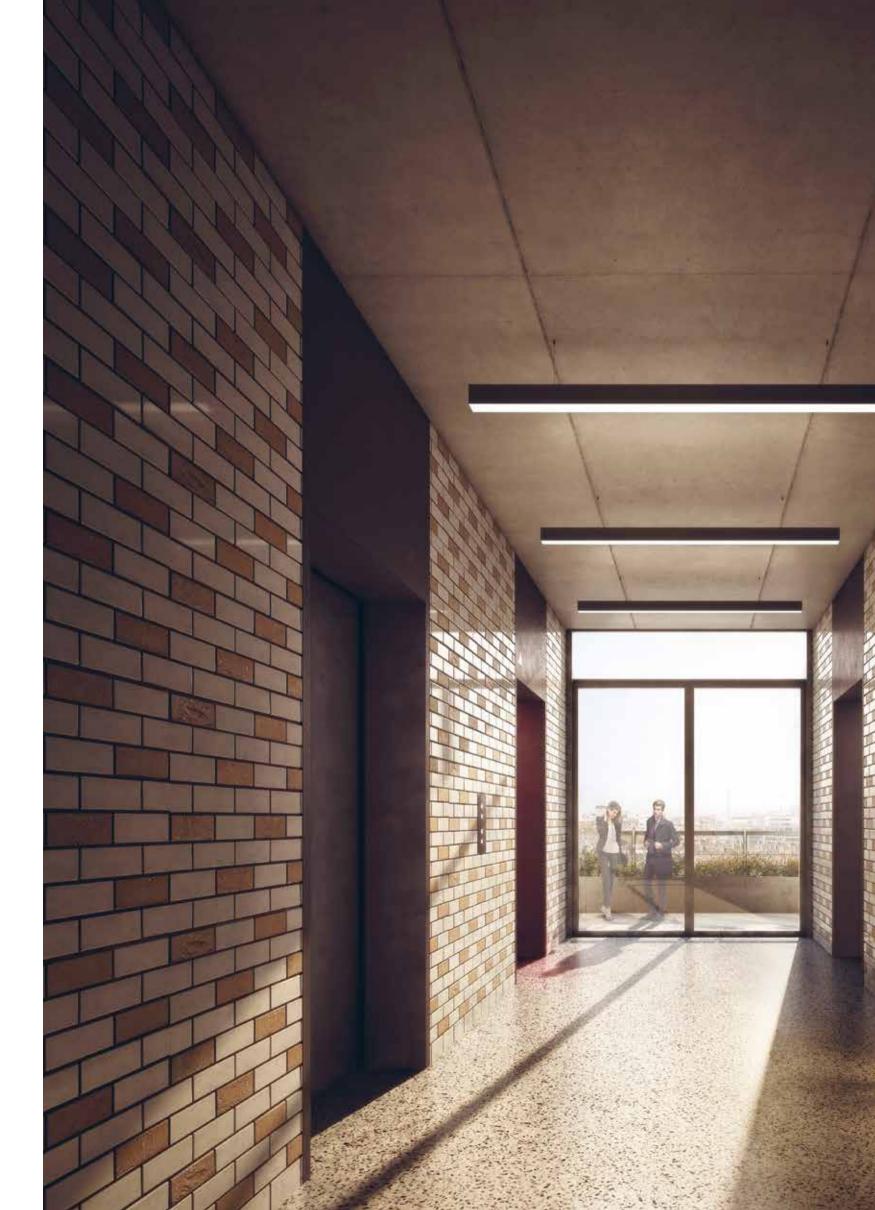


"IT'S A BUILDING THAT FEELS LIKE IT'S ALWAYS BEEN THERE."



The Ray has been designed with an in-situ concrete frame, incorporating elements of precast concrete to form the vertical circulation of the building. This natural finish extends to the building's lobby areas, floor plates and stair cores enhance the building's striking design.

Exposed services work in harmony with the natural concrete finish, with fixings and connections revealed throughout. The façade of the building is comprised of five brick types. The Ray blends its external and internal design with the stacked header bond functioning as the lining of the ground floor reception and lift area. Bond patterns are iterated within the lift lobbies to create a connection with the building's façade at each interior level.



"WE BELIEVE IN MAKING PLACES AS WELL AS BUILDINGS THAT WORK OVER TIME AND HAVE LASTING QUALITIES INTRINSIC TO THEIR ARCHITECTURE."







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The Courtyard entrance on Crawford Passage harnesses the granite finish of the surrounding area. A white precast plinth tracks the change in level around one side of the building. Internally, a polished concrete floor paves the way into the building alongside black rubber flooring that leads to the bicycle storage and shower areas. Simple coloured panels line the lobby space, complementing the lighting and defining the division between the office entrance and cycle passage.

N

WASHROOM





Clerkenwell has always maintained its village feel despite its central location and The Ray is set to be a very welcome new neighbour, aiming to create an inviting unity between the building itself and the public realm. The ground floor will offer a voluminous, flexible space that can play host to a variety of retail, restaurant and gallery tenants. The Crawford Passage façade will be reimagined to be opened-up and planted, creating a bright courtyard space at ground floor level. This subtle treatment retains an intimacy of scale that is inherently 'Clerkenwell' and will become a place for an al-fresco pause for workers and passers-by alike.





FARRINGDON

ENTRANCE ENTRANCE CRAWFORD PASSAGE

RAY STREET

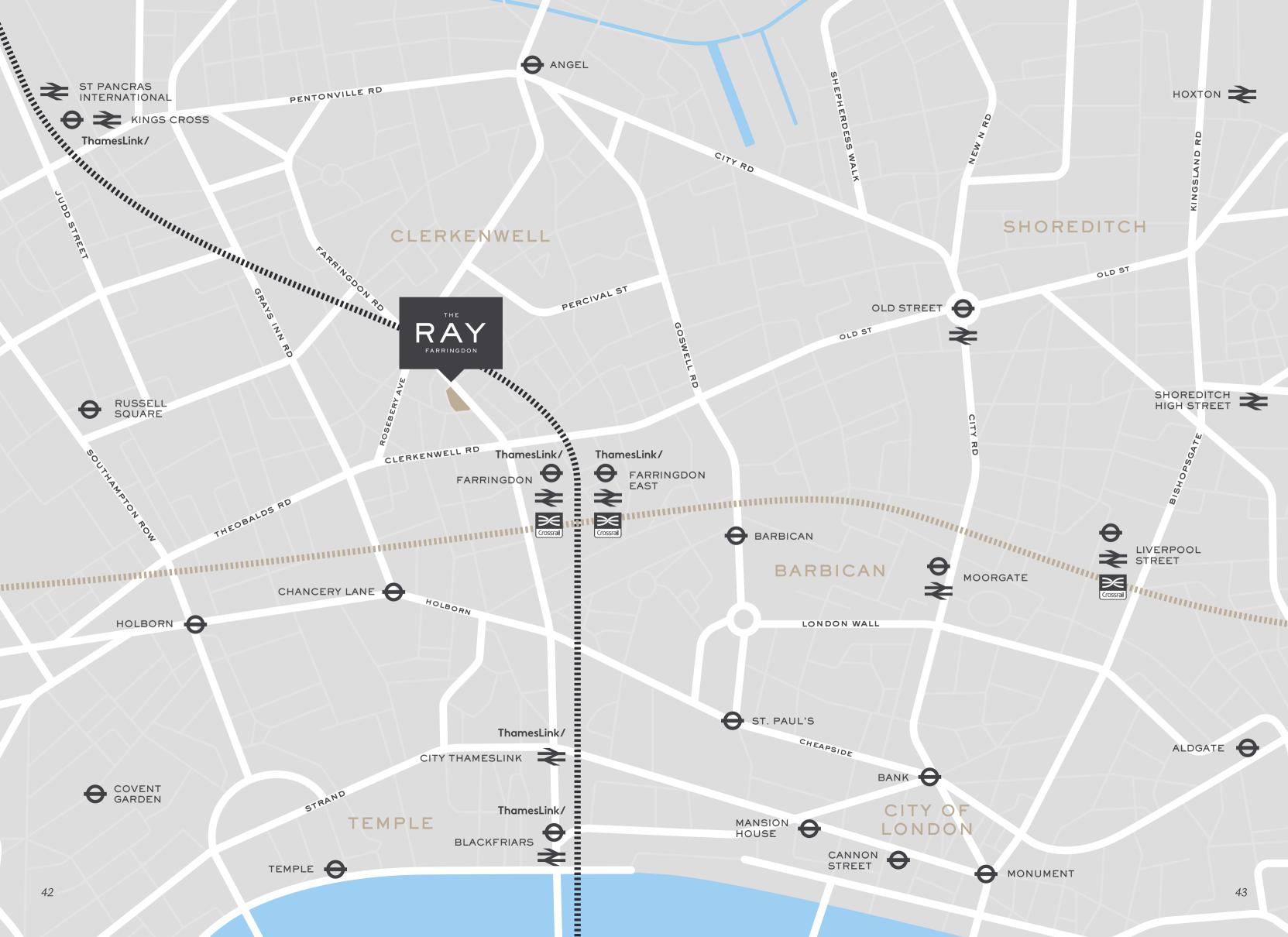
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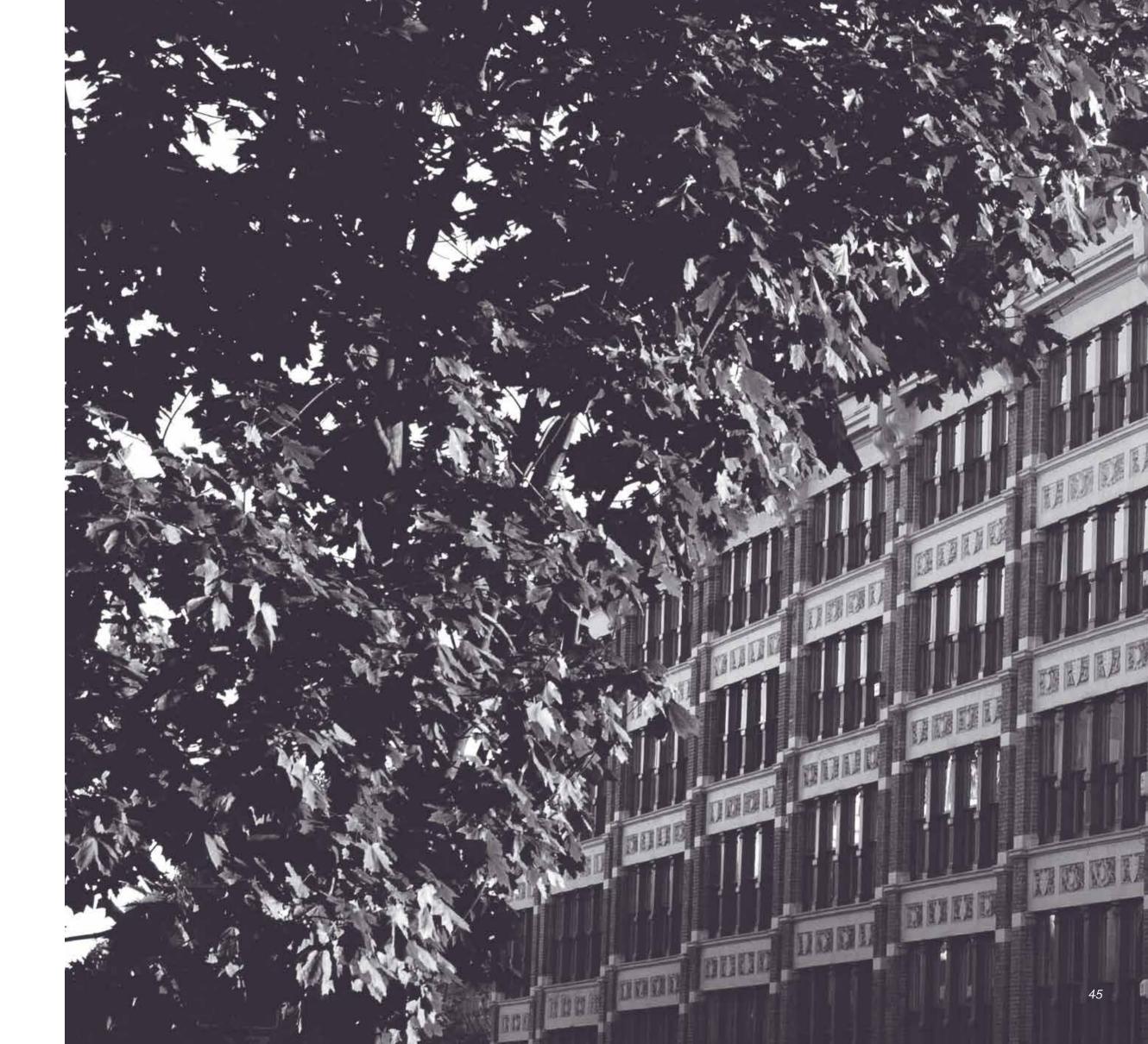
THE RAY FARRINGDON







The Ray is perfectly positioned for an easy commute, located on 10 different bus routes; it also sits just a 500 metre stroll down Farringdon Road to Farringdon Station for access to the underground, Thameslink, National Rail and the forthcoming Elizabeth Line. For those looking to arrive under the power of their own two legs, the extension of the North-South Cycle Superhighway will take you right to The Ray's Courtyard level and its dedicated cyclist entrance. The Courtyard level holds I30 bicycle parking spaces, as well as locker storage, showers and changing rooms, ensuring that cyclists can breeze from arrival to the office with minimal effort.



CONNECTIONS

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man

Farringdon -

Chancery Lane –

Holborn —

Canary Wharf –

King's Cross St. Pancras

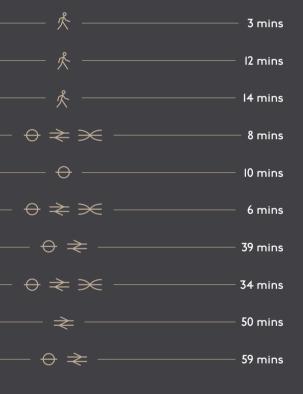
Bond Street ——

City Airport —

Heathrow Airport -

Gatwick Airport

Stansted Airport -





"PEOPLE COME HERE BECAUSE THEY LIKE THE CHARACTER OF THE AREA."



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The Quality Chop Hous	e
ðt. John	
The Modern Pantry	
Prufrock	
The Eagle	
Гһе Норе	
The Slaughtered Lamb	

Clerkenwell Green	
Barbican Centre	
Sadler's Wells	

Soho Gyms	
The New Gymbox	
Virgin Active Classic	

Whitecross Street Market

Smithfield Market

Leather Lane Market

The Zetter Townhouse

The Rookery

EAT & DRINK

88-94 Farringdon Road

26 St John Street

47-48 St John's Square

23-25 Leather Lane

159 Farringdon Road

94 Cowcross Street

34-35 Great Sutton St

VISIT

Silk Street

Rosebery Avenue

EXERCISE

122 Clerkenwell Road

12 Leather Lane

200 Aldersgate

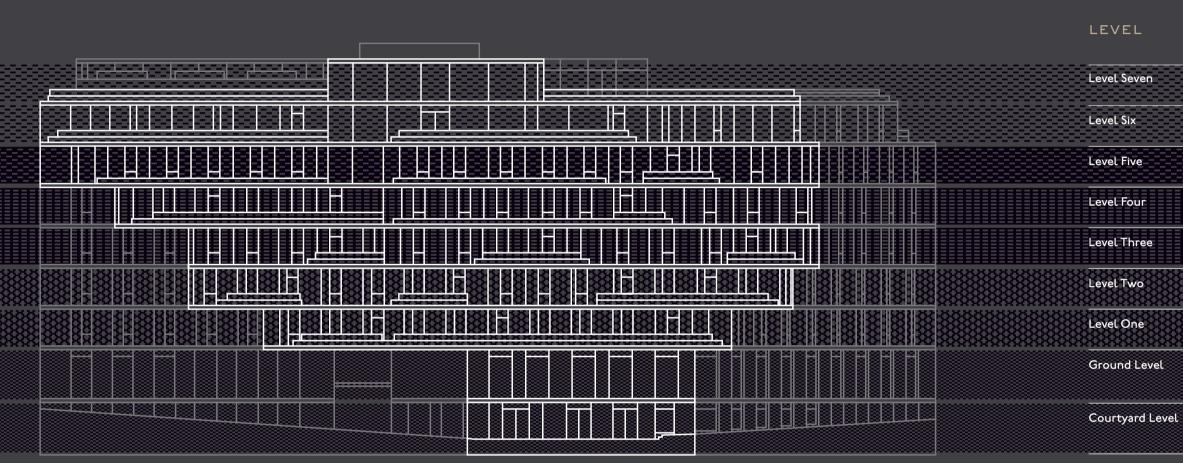
MARKETS

STAY

49-50 St John's Square

12 Peter's Lane





Total

LEVEL

Ground Level

Courtyard Level

Total

OFFICE

TERRACE

l,374 sq ft	4,665 sq ft
9,152 sq ft	737 sq ft
l2,4l3 sq ft	l86 sq ft
l3,392 sq ft	
14,514 sq ft	479 sq ft
15,391 sq ft	848 sq ft
16,674 sq ft	l,009 sq ft
4,163 sq ft*	
l,835 sq ft*	

88,908 sq ft

8,450 sq ft

RECEPTION	RETAIL
2,015 sq ft	9,275 sq ft
1,010 sq ft	2,644 sq ft
3,025 sq ft	11,919 sq ft

LEVEL SEVEN





1,374 SQ FT

FARRINGDON ROAD



LEVEL SIX



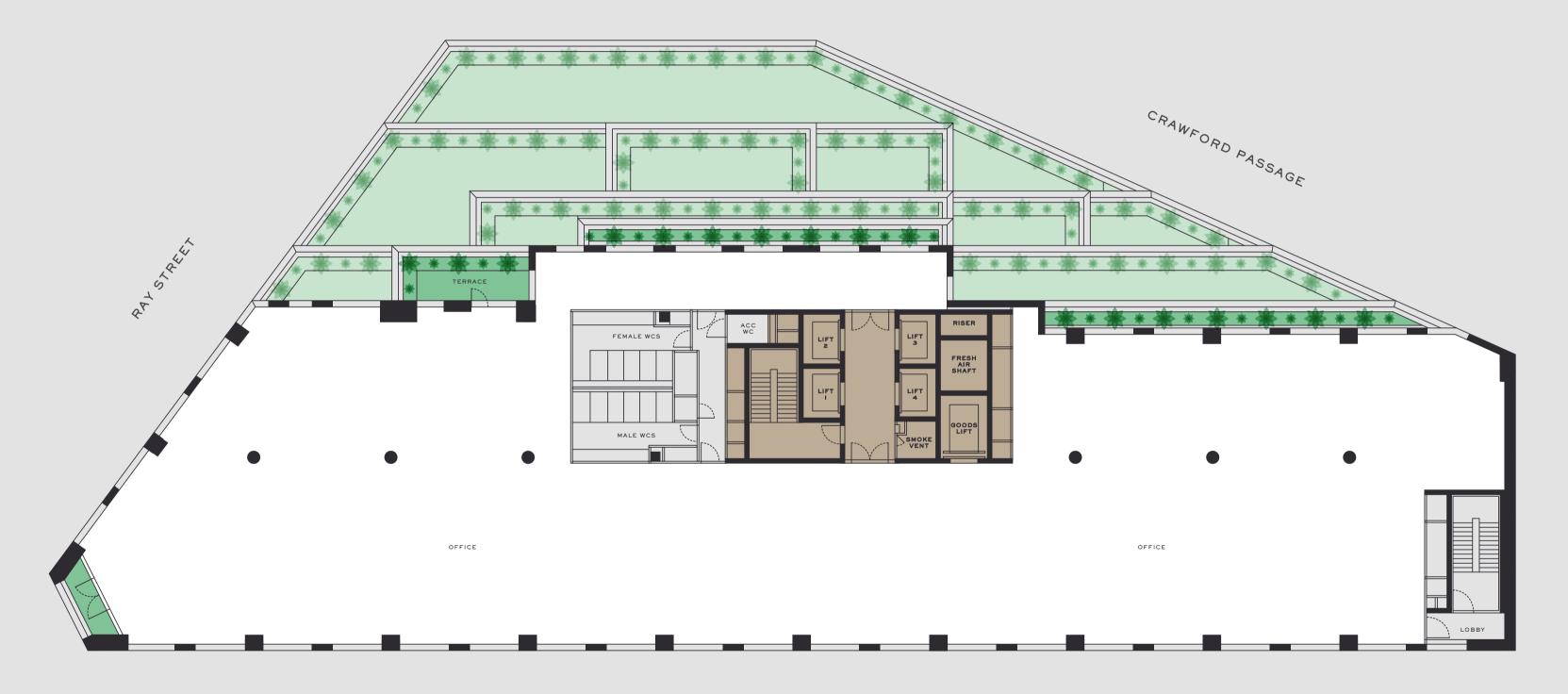
Office - 9,152 sq ft Terrace - 737 sq ft Core Lower Terraces

9,152 SQ FT

FARRINGDON ROAD



LEVEL FIVE



- Office I2,4I3 sq ft Terrace - 186 sq ft
- Core
- Lower Terraces

12,413 SQ FT

FARRINGDON ROAD

LEVEL FOUR



Office - 13,392 sq ft
Terrace - 526 sq ft
Core

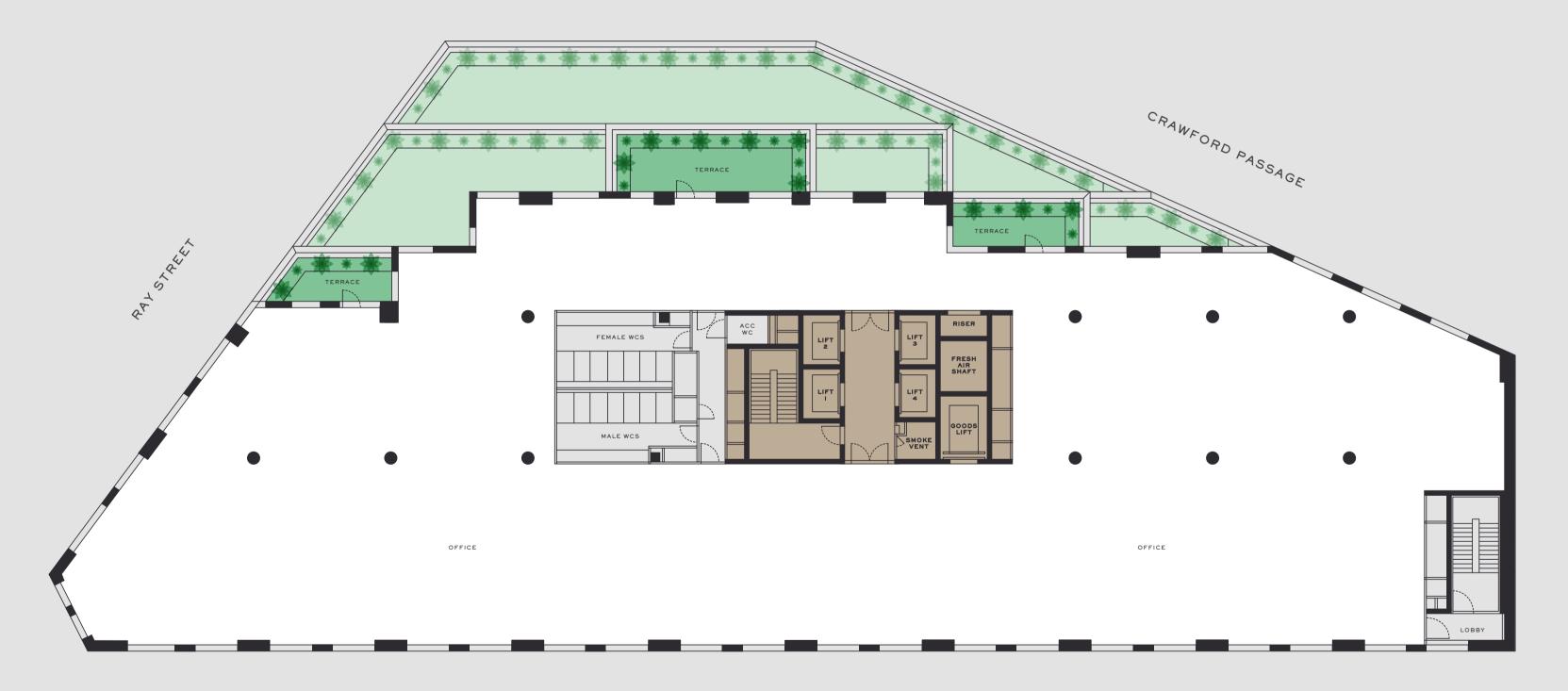
Lower Terraces



FARRINGDON ROAD

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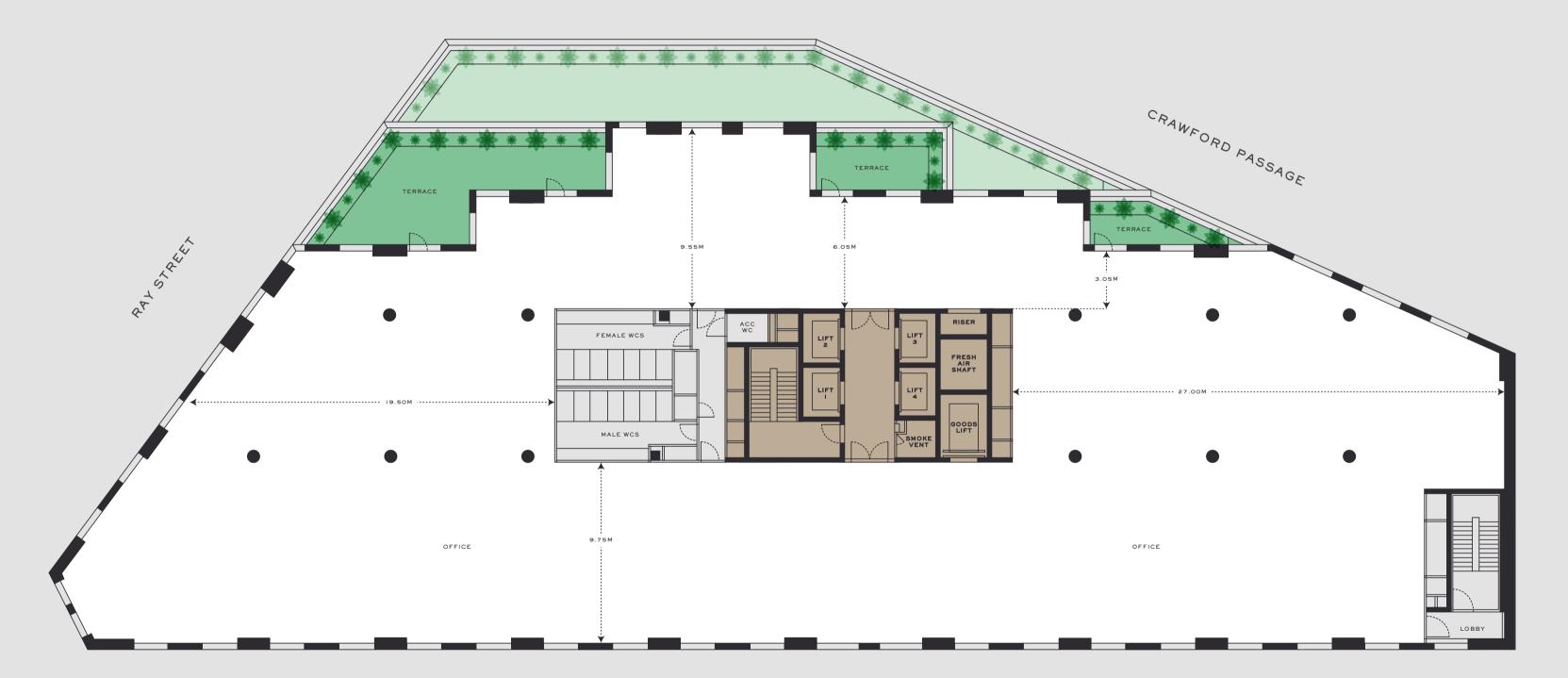
LEVEL THREE



Office - 14,514 sq ft Terrace - 479 sq ft Core Lower Terraces



FARRINGDON ROAD



Office - 15,391 sq ft Terrace - 848 sq ft Core

Lower Terraces

15,391 SQ FT

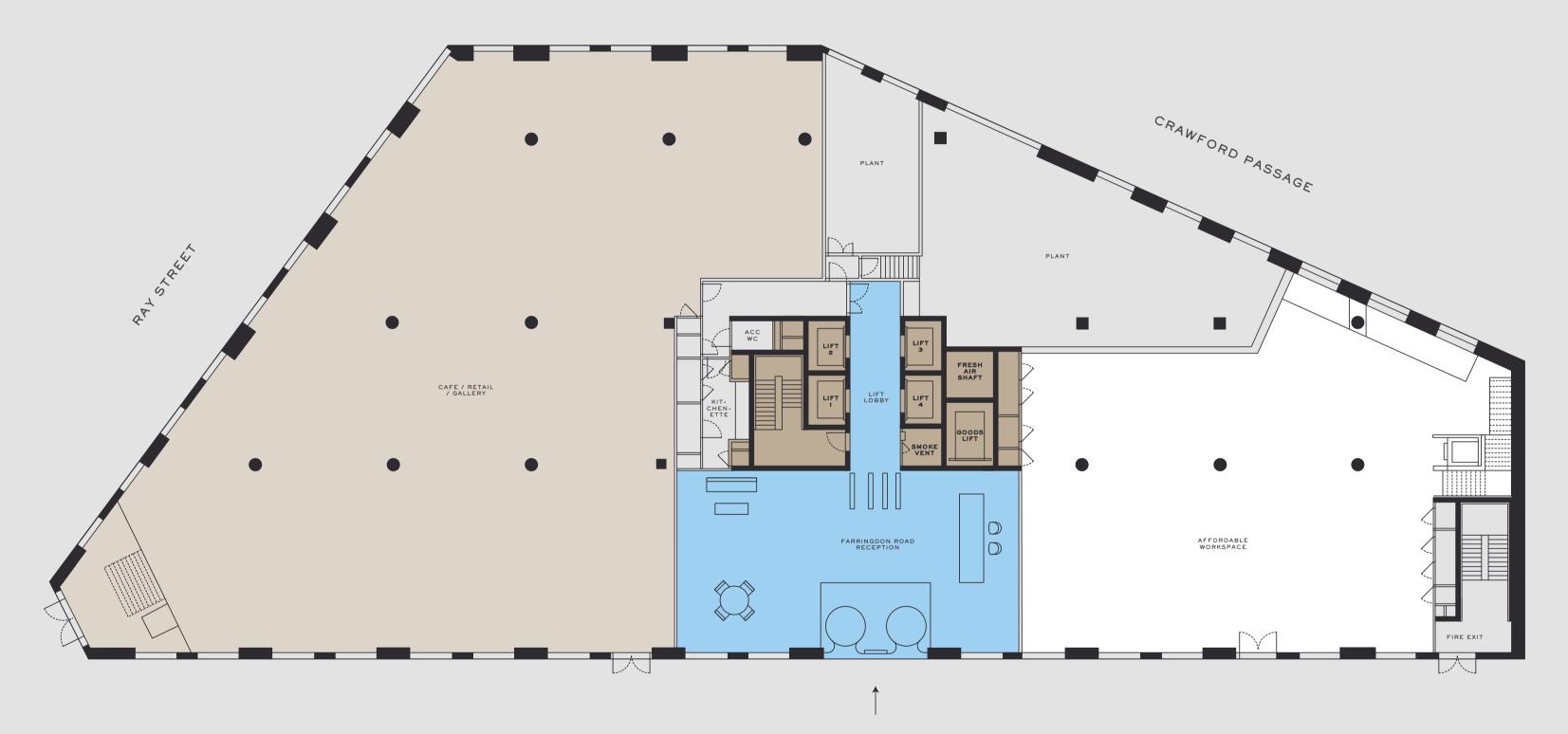
FARRINGDON ROAD





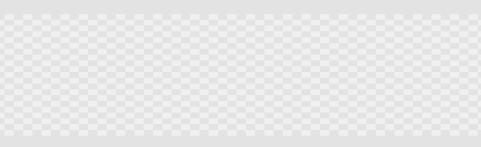
16,674 SQ FT

FARRINGDON ROAD



Affordable workspace - 4,163 sq ft

- Reception 2,015 sq ft
- Cafe/Retail/Gallery 9,275 sq ft
- Core







COURTYARD LEVEL



Affordable workspace - I,835 sq ft

- Reception 1,010 sq ft
- Retail/Restaurant 2,644 sq ft
- Core
- Cycle Storage

FARRINGDON ROAD





Office - I2,4I3 sq ft Terrace - 186 sq ft

- Core
- Lower Terraces

Key

- () Reception
- (2) Open plan workstations
- (3) Meeting room: 12 persons
- (4) Informal meeting area / breakout space
- (5) Printing station
- 6 Tea point / kitchenette

Occupancy

Open plan occupancy: 96 persons Area (NIA): 1,154m² / 12,413 sq ft Density: I:12

12,413 SQ FT

FARRINGDON ROAD



LEVEL ONE - SPACE PLAN OPTION I



Office - 16,674 sq ft Terrace - 1,009 sq ft Core

Key

- () Reception
- (2) Open plan workstations
- (3) Conference room: 20+ persons
- (4) Meeting room: 12 persons
- (5) Meeting room: 6-8 persons
- (6) Informal meeting area /
- breakout space

7 Printing station

8 Tea point / kitchenette

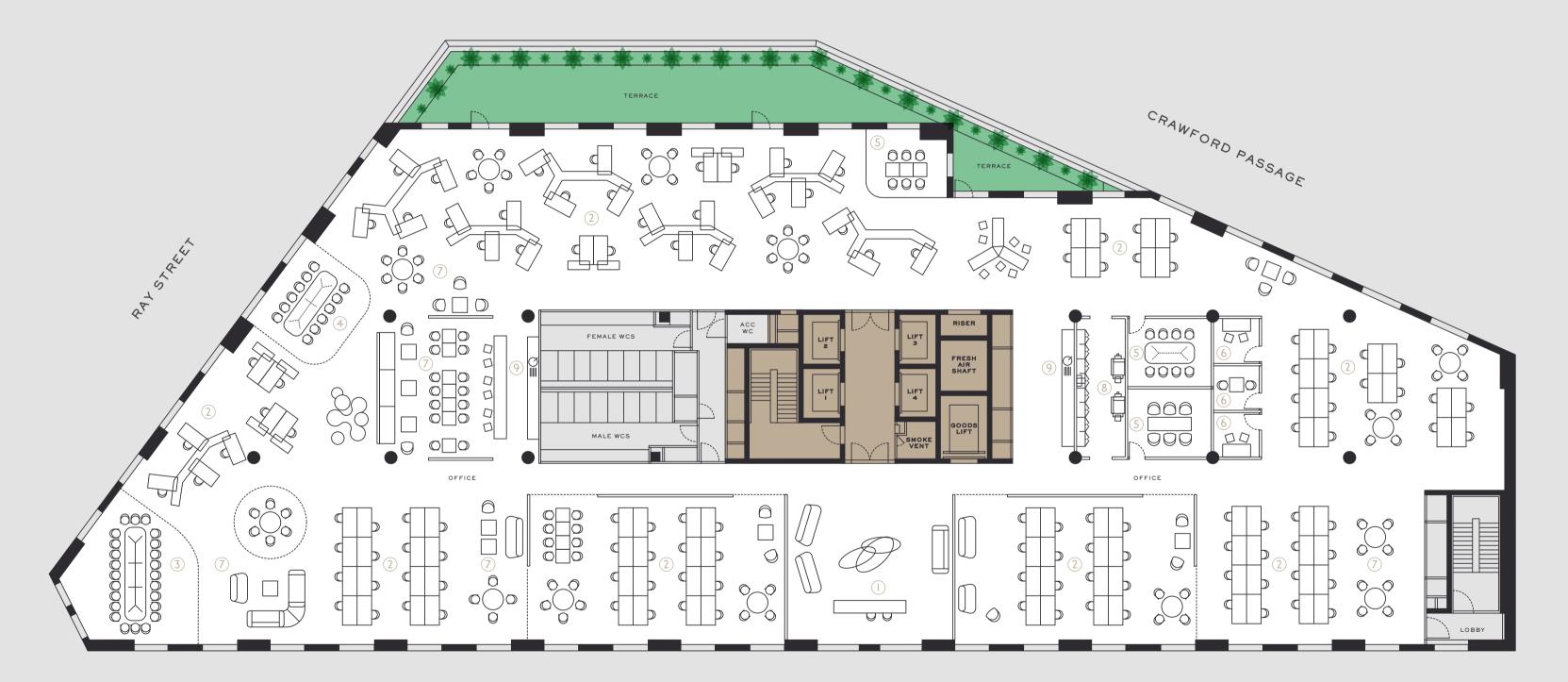
Occupancy

Open plan occupancy: I54 persons Area (NIA): 1,549m² / 16,674 sq ft Density: I:10

16,674 SQ FT

FARRINGDON ROAD

LEVEL ONE - SPACE PLAN OPTION 2



Office - 16,674 sq ft Terrace - 1,009 sq ft Core

- Key
- () Reception
- (2) Open plan workstations
- (3) Conference room: 20+ persons
- (4) Meeting room: 12 persons
- 5 Meeting room: 6-8 persons
- 6 Meeting room: 2-4 persons
- Informal meeting area /
- breakout space

8 Printing station

(9) Tea point / kitchenette

Occupancy

Open plan occupancy: I29 persons Area (NIA): 1,549m² / 16,674 sq ft Density: I:I2

16,674 SQ FT

FARRINGDON ROAD



SPECIFICATION

- Office floors I person per 8m²
- Means of escape I person per 6m²
- Internal Climate | person per 8m² • Sanitary provision I person per 10m²
- (Based upon 60% male / 60% female) • Lifts - BCO 2014 High Density - I person per 8m²

PLANNING MODULE

(less 20% absenteeism)

• 1.5m floor plate supporting a single tenancy per floor

RAISED FLOOR ZONE

• 150mm

FLOOR LOADINGS

Office areas = 2.5-3 kN/m² Circulation areas = 4 kN/m² Terraces / balconies = 2.5 – 4 kN/m² Plant rooms = 2.5 kN/m²

IkN/m² additional load allowance for partitions added the offices live load areas.

CEILING HEIGHTS

Offices

To exposed soffit 3.225m To underside of lighting/services zone 2.75m Reception to underside of soffit (Ground Floor) 4.275m Reception to underside of soffit (Courtyard Entrance) 3.15m

MECHANICAL SERVICES

- Internal Design Temperature
- Summer 24°C (+/- 2°C)
- Winter 22°C (+/- 2°C)
- Exposed 4-Pipe Fan Coil Units
- HVAC Density I person per 8m²
- 10 W/m² chilled water upgrade allowance (Provided at chilled water connections to each floor) • Single tenancy per floor

ELECTRICAL SERVICES

- Small Power I5 W/m² (additional capacity I0 W/m²)
- 300 500 lux average; on working plane
- Lighting Power 8 W/m²
- Lighting Controls Daylight responsive energy saving controls including passive infrared (PIR) sensors

LIFTS

- 4 no. 1275 kg/ 17 person passenger lifts
- 2000 kg/ 26 person dual entry goods lift

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140 lockers and 14 showers will be provided consisting of 6 male changing rooms and 6 female changing rooms alongside two separate unisex accessible showers, WCs and change areas. These facilities will be provided within the basement

and a clean towel service will also be provided.

SUSTAINABILITY

SHOWER FACILITIES

Sustainability has been central to the development of The Ray. This is sustainability in the widest sense of the word, environmentally, socially and economically. From its inception The Ray has looked to follow these principles and is targeting a BREEAM 2014 rating of 'Outstanding' (assuming an appropriate standard of tenant fit-out).

GARDEN TERRACES & TREES

Key to the design of The Ray has been a series of south facing planted terraces, which are provided at every occupied office level. These complement the discrete public space in Crawford Passage and offer an informal area in contrast to the more formal tree lined arcade along Farringdon Road. The seventh floor enjoys the benefits of a roof terrace with spectacular views across Clerkenwell and the City.

ENVIRONMENTAL DESIGN FEATURES

Passive design principles to minimise energy consumption provide high quality space and reduce reliance on systems both now and in the future.

CYCLES & PARKING

- 130 secure bicycle parking spaces
- 6 accessible parking spaces, motorcycle and scooter spaces are provided in the nearby areas of public realm.

BUILDING SYSTEMS

The building benefits from a Micro CHP Engine operating in conjunction with Ultra High Efficiency Boilers. Low specific fan powers through the central air handling plant inclusive of efficient heat recovery and variable speed pumping to reduce energy demand. High efficiency lighting (LEDs) incorporating intelligent control.

Optimised facade solution, sympathetic to orientation and designed to maximise daylight provision whilst minimising direct solar gains. External planting and terraces promote biodiversity and well-being. Water saving fittings specified alongside floor by floor shut-off valves to limit water usage out of hours. The Ray is targeting WiredScore's Wired Certified Platinum rating.

THE TEAM

VIRIDIS

Viridis Real Estate is a dynamic property company based in London which has built a strong reputation for development delivery since it was founded in 2008.

On behalf of its client investors, Viridis has completed two new-build Central London office developments at 67 Lombard Street and 28 Chancery Lane. Totalling just under 200,000 sqft of high quality office space, both buildings are now fully let. The company has also recently delivered two new student accommodation schemes in Leicester and Cardiff providing over 1,000 beds. Further redevelopment projects are planned on sites already acquired in Central London and the Regions.

At the core of the company's success, in all sectors, is the design of top quality schemes that are relevant to the needs of occupiers and delivered to a high standard.

Viridis uses its in-house management team to ensure attention to detail and quality are central to the delivery of all of its development projects.

ALLFORD HALL MONAGHAN MORRIS

Established in 1989 with offices in London, Bristol and Oklahoma City, Allford Hall Monaghan Morris makes buildings that are satisfying and enjoyable to use, beautiful to look at and easy to understand. The practice designs very different buildings for very different people to use in very different ways, making places as well as buildings that work over time and have lasting qualities intrinsic to their architecture.

Winner of the RIBA Stirling Prize for Burntwood School in 2015 and recipient of many other awards for architecture and design, AHMM has received public and media acclaim for its work across sectors. The practice is known for its reinvention of buildings and places including the Angel and Tea Buildings, Television Centre, the Barbican, and New Scotland Yard, as well as key new commercial, residential and education developments in London, around the UK and internationally, including Grand Union Studios in west London, offices for Google at King's Cross, and White Collar Factory on Old Street.

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	Philip Hobley 07836 203 099
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	Pilcher Hershman
_	David Rosen Hon FRIBA 0780I 526 7II
-	David Jackson
	07801 415 957
	Steven Stedman 07967 697 920
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