

Light.  
Space.  
Growth.

# Introducing Building D4

DESIGN  
DISTRICT





# Keeping London Creative

London Bridge  
9 mins

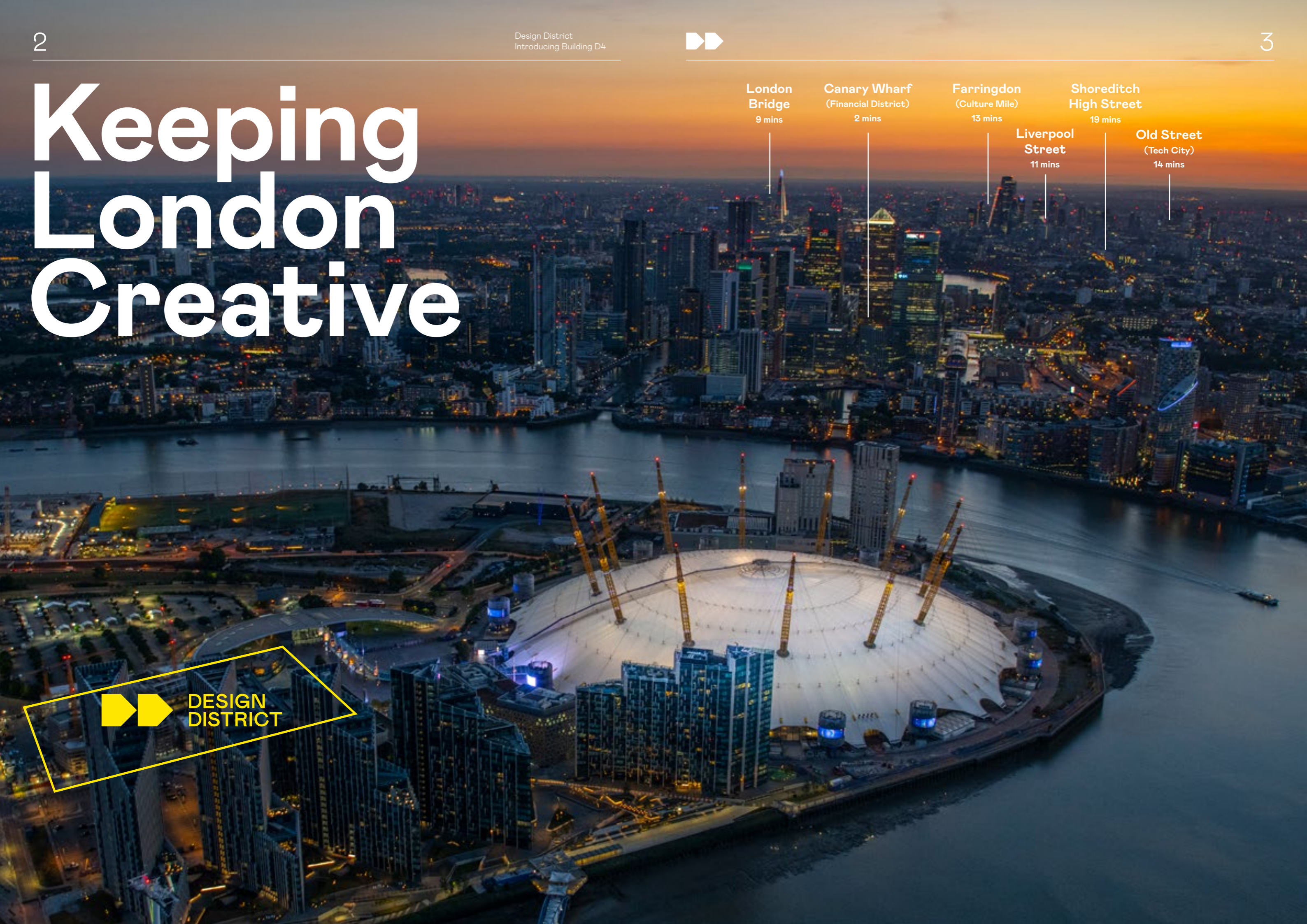
Canary Wharf  
(Financial District)  
2 mins

Farringdon  
(Culture Mile)  
13 mins

Shoreditch High Street  
19 mins

Liverpool Street  
11 mins

Old Street  
(Tech City)  
14 mins













# London's new creative hub

Greenwich Peninsula — a neighbourhood on the move. Everyday, multiple transport links bring visitors attracted by world-class art, dining and entertainment, including The O2, the world's busiest music arena. The Jubilee line, Uber Boat, Emirates Air Line cable car and nearby London City Airport make Design District easily accessible from across London and beyond.



Design District is a one minute walk from North Greenwich station from where the Jubilee line connects travellers with the entire TfL network.

	<b>North Greenwich</b>	<b>1</b> min walk
	<b>Canary Wharf</b>	<b>2</b> mins
	<b>City Airport</b>	<b>16</b> mins
	<b>Woolwich</b>	<b>22</b> mins
	<b>Shoreditch High St</b>	<b>19</b> mins
	<b>London Bridge</b>	<b>9</b> mins
	<b>Farringdon</b>	<b>13</b> mins
	<b>Liverpool Street</b>	<b>11</b> mins
	<b>Goodge Street</b>	<b>25</b> mins
	<b>Heathrow</b>	<b>41</b> mins

Travel times are based on Google Map directions to the nearest station.

# Discover Greenwich Peninsula

Europe's largest single  
regeneration project

Backed by £8.4bn  
of investment

Seven new  
neighbourhoods

3m+ visitors a year

2.4 miles of  
river access

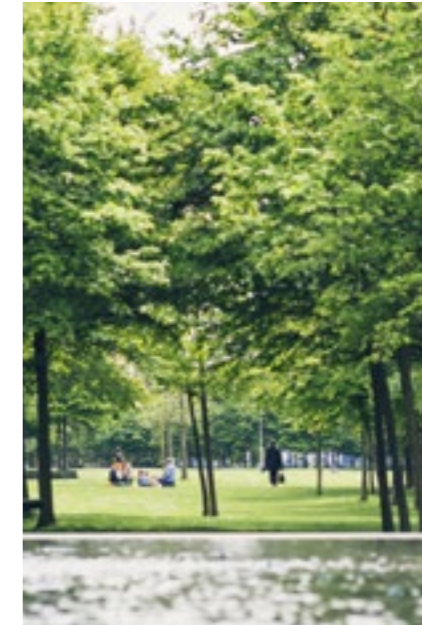
The O2

12.6 acres of open,  
green space

Design District is part of the transformation of Greenwich Peninsula, attracting global investors who recognise London's potential for growth and rejuvenation. This is the capital's most boldly modern landscape, including 15k+ new homes for 6000 residents, three schools and one university.

Every day, visitors are drawn to the area by world-class art, dining, recreation and entertainment, including the world's busiest arena with a year-round calendar of music and sporting events. Each year, Urban Village Fete — the highlight of the event calendar — can attract up to 30,000 visitors in a single day.

This is a place for recreation, relaxation and enjoying the outdoors too. London's ancient artery provides visitors, residents and those who work here with a connection to history and nature and Greenwich Peninsula Ecology Park, The Jetty and Central Park provide plenty of green space.



1 **The Tide**, London's first elevated linear park — a series of raised walkways and riverside

2 The Jetty and Greenwich Peninsula Ecology Park offers four acres of **green space**, tucked into the metropolis

3 **NOW Gallery**, A free exhibition space for art, fashion, photography and design

4 **Community events** include Turning Tides Festival, Greenwich+Docklands International Festival, and Urban Village Fete

5 The world's busiest arena, **The O2** has a year-round calendar of world-class music and sports events

6 A dedicated **public art** walk takes in monumental sculptures like Studio Weave's 33, a towering, louvered wooden pavilion

7 A state-of-the-art 60 bay **golf driving range** - the only one of its kind in central London



One of  
‘The  
World’s  
Greatest  
Places  
of 2021’

— TIME



1

# Design District: A thriving home for ideas

Design District is a complete ecosystem of workspace and facilities supporting a connected community of 1,800 creatives.

In addition to offices and studios spread across 16 landmark buildings by eight pioneering architects, our community of game changers and trailblazers enjoys access to workshops, printing facilities, a global food hall, Bureau (co-working space for creatives) and even a rooftop basketball court. Public squares, communal spaces and a dynamic events programme encourage peer-to-peer support, chance encounters and the exchange of ideas.



2

1 Design District,  
image by Dan Weill  
Photography

2 Workspace at  
Bureau, image by  
JWH Photography



# Creativity is a broad spectrum\*

At Design District we bring together everyone from architects to marketing consultants, beauty technicians to game developers, and fashion stylists to UX designers. This is a place built to inspire collaboration, where connections are forged and networks are strengthened.

\*So we've expanded Creative Industries Federation's definition of 'creative industries' to include beauty, wellness and food & beverage.



Advertising and  
Marketing



Architecture



Craft



Design (Product,  
Graphic, Fashion)



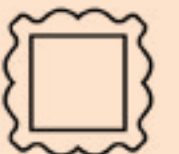
Film, TV,  
Video, Radio &  
Photography



IT, Software &  
Computer Services  
(‘Creative tech’)



Publishing



Museums,  
Galleries  
& Libraries



Music,  
Performing &  
Visual Arts



Animation  
& VFX



Video Games



Heritage



↑  
**Tudinh Duong, ON**  
A digital technology partner  
[www.madebyon.com](http://www.madebyon.com)

“At ON, we take a collaborative and design-minded approach to our work when bringing technology to life. As such, Design District is a natural choice for us, because it’s a place for creating, connecting and supporting other creative businesses. And we’re growing quickly, so it’s great to be in such a flexible space that can support this growth.”

Six independent vendors  
One lively bar  
Global street food  
Fresh, innovative menus  
A unique destination

# Canteen



2

A fresh hub for Greenwich Peninsula: a stunning transparent food hall serving up irresistible treats from the world's streets. A gathering spot for tenants, local residents and visitors alike. Take it to go, or make time to dine on the terrace or mezzanine oasis.



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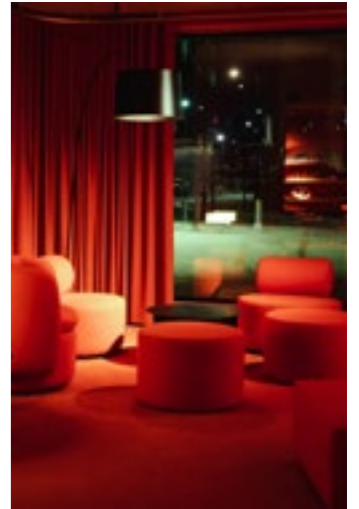


Restaurant and bar  
Salon: a relaxed lounge  
Meeting rooms and pods  
Forum: invite an audience  
Flexible workspace

# Bureau



3



4

Creative co-working space designed to bring people together, spark ideas and forge connections. Based in two buildings neighbouring D4, Bureau provides alternative spaces for meetings, focused work, entertaining clients and celebrating milestones.



5



6

- 1 Design District Canteen, image by JWH Photography
- 2 Design District Canteen food and drink, image by JWH Photography
- 3 Forum at Bureau, image by JWH Photography
- 4 Salon at Bureau, image by JWH Photography
- 5 Bureau members club workspace, image by JWH Photography
- 6 Bureau phone booths, image by JWH Photography

# D4

Light.  
Space.  
Growth.

Situated on the south side of Design District's central square, the aluminium facade of Barozzi Veiga's four-storey building presents a dazzling sight.

High-ceilinged workspaces throughout (up to an impressive 17.7 ft) contribute to the kind of spacious, light-filled work environments sought by creatives. Oversized windows provide views across the district to the Thames and The O2. As research has shown, natural light and views of the outdoors are not only among the most highly sought after workplace perks, but can decrease absenteeism and increase productivity.

**D4 offers a rare opportunity to occupy an entire building for those requiring around 10,000 sqft.**



1



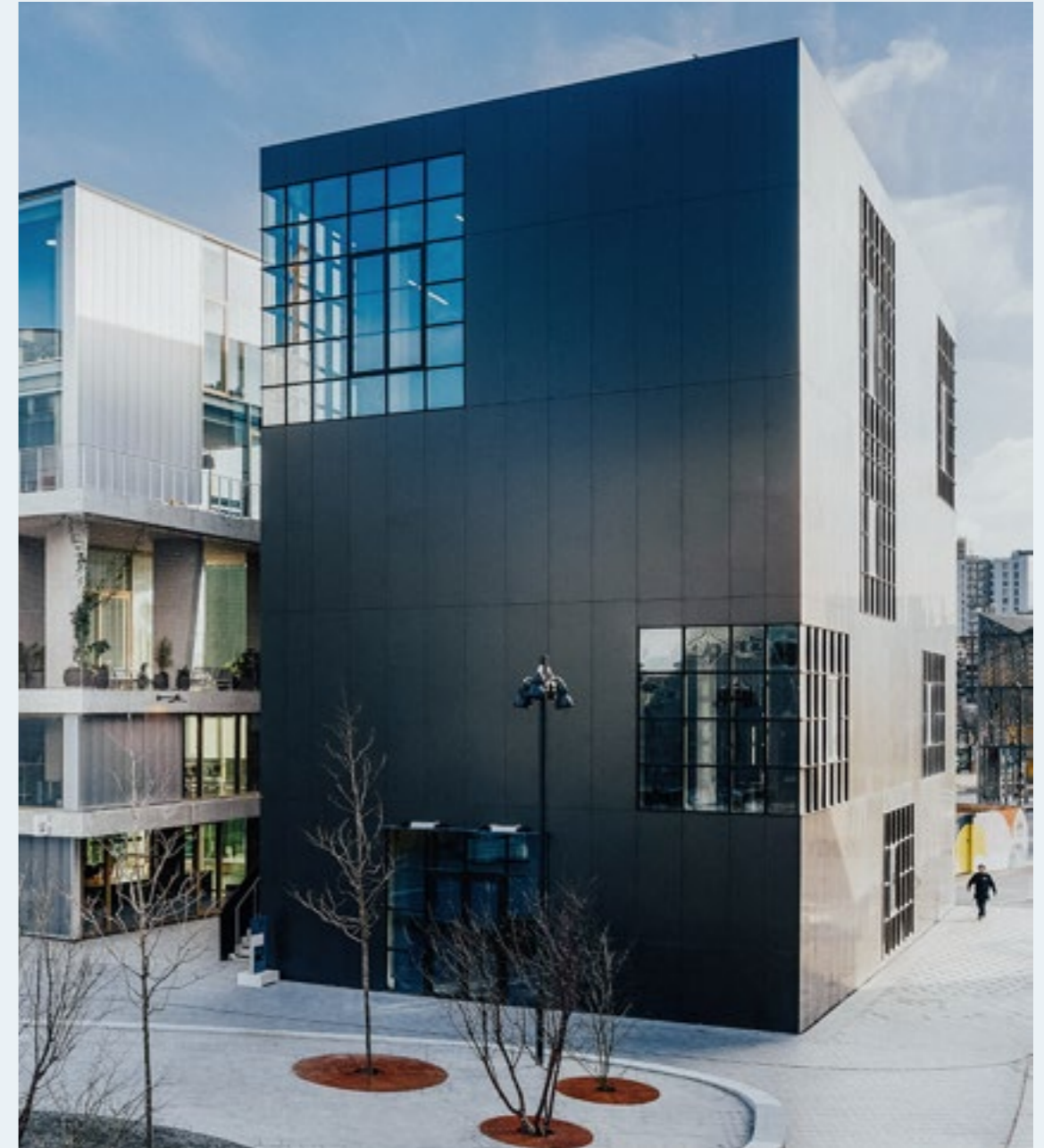
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3



- 1 D4 exterior, image by Dan Weill Photography
- 2 D4 interior, image by Dan Weill Photography
- 3 D4 launch event, image by Dan Weill Photography
- 4 D4 exterior, image by Taran Wilku
- 5 Fabrizio Barozzi and Alberto Veiga. Photo: Barozzi/Veiga



4



5

Meet the architects  
**Barozzi Veiga**

The work of Barozzi Veiga (founded in 2004 in Barcelona by Fabrizio Barozzi and Alberto Veiga) is characterised by buildings that are rooted in place, have an emotional resonance and create atmosphere. Barozzi Veiga's highly regarded projects bring stature to any creative business' address having won many international awards, including the Mies van der Rohe European Union Prize for Contemporary Architecture.



# Floorplans and technical information

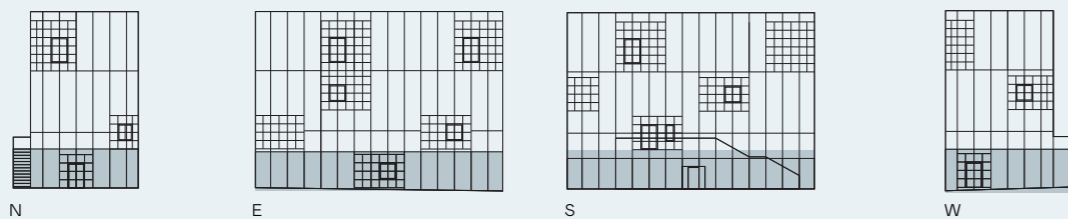
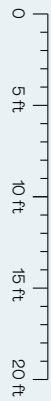
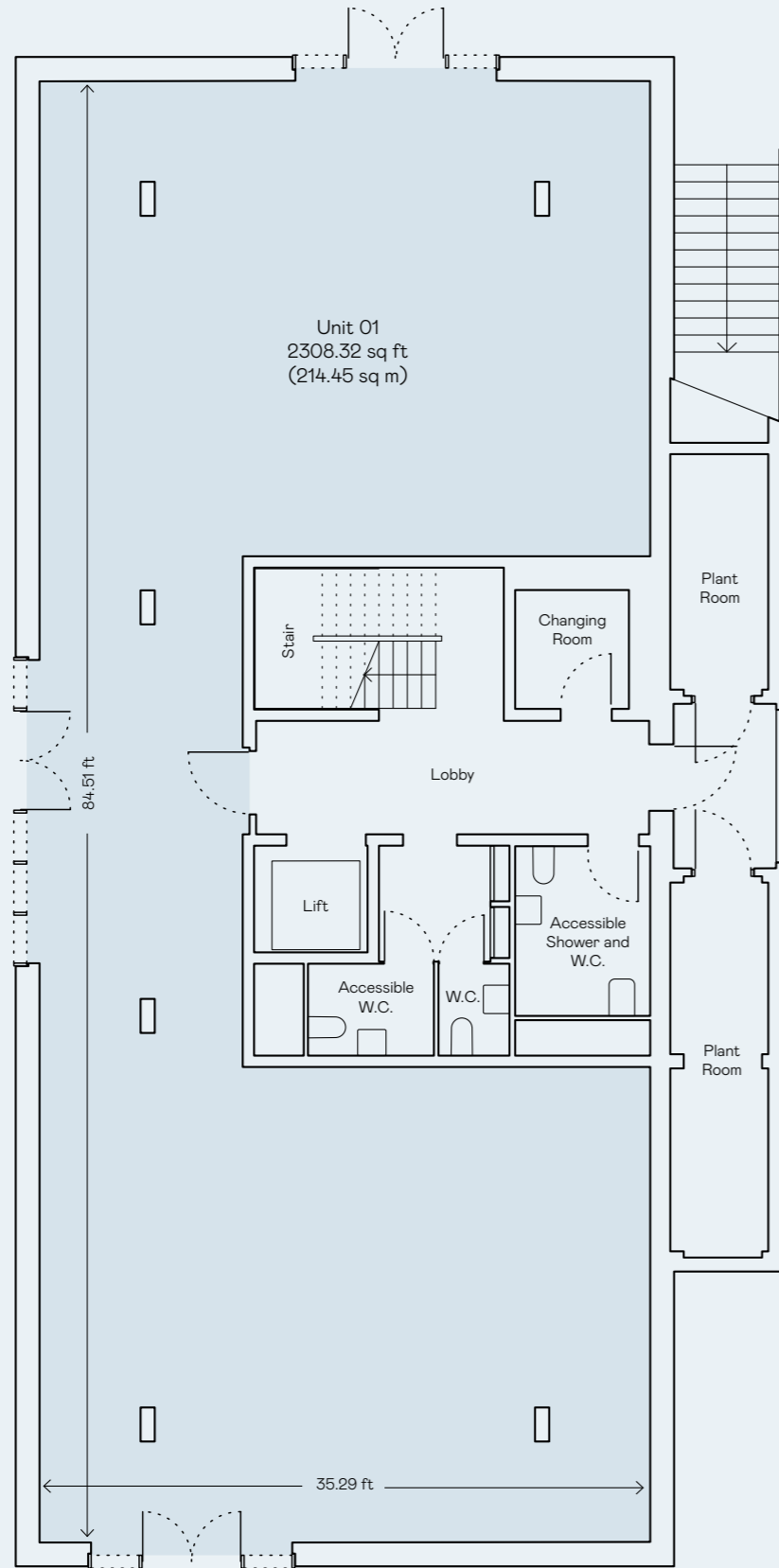
Floors	SQ FT	SQ M
Ground	2,308	214
First	2,557	238
Second	2,558	238
Third	2,577	239
<b>Total</b>	<b>10,000</b>	<b>929</b>

Floor areas subject to final measurement.



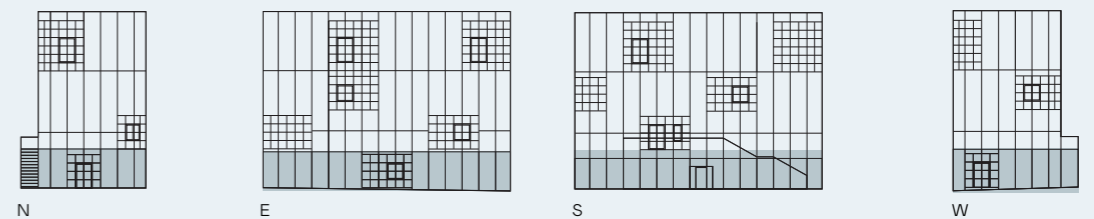
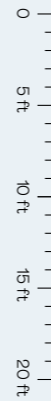
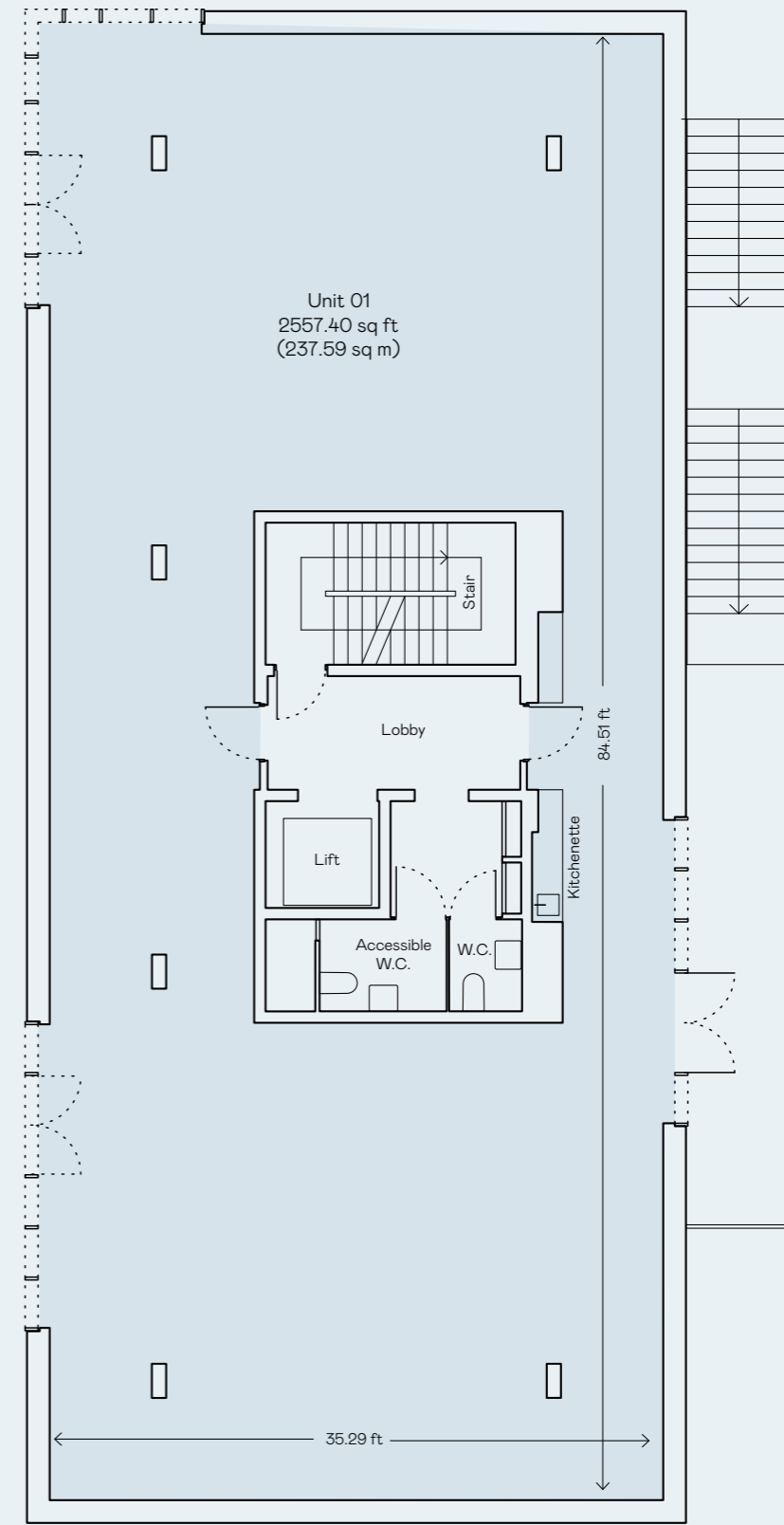
# Ground Floor

2,308 SQFT  
214 SQM



# First Floor

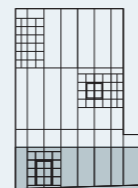
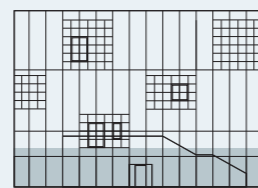
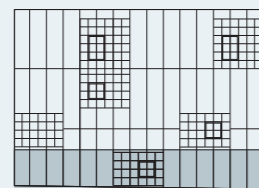
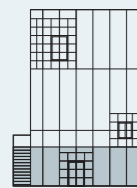
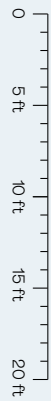
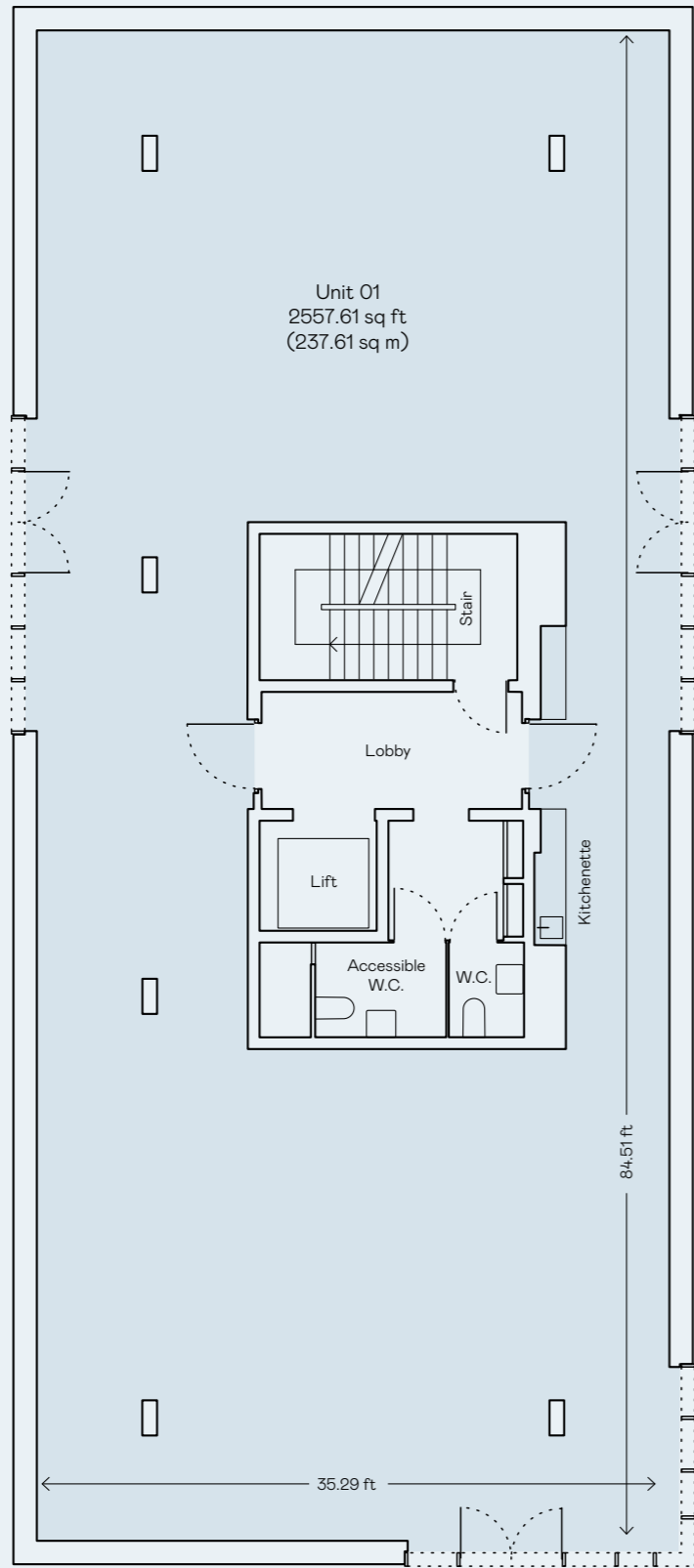
2,557 SQFT  
238 SQM





# Second Floor

2,558 SQFT  
238 SQM



# Third Floor

2,577 SQFT  
239 SQM

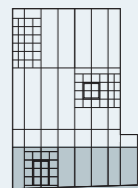
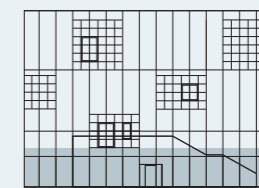
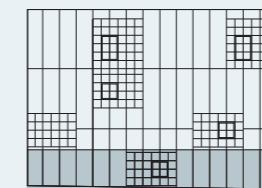
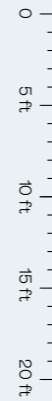
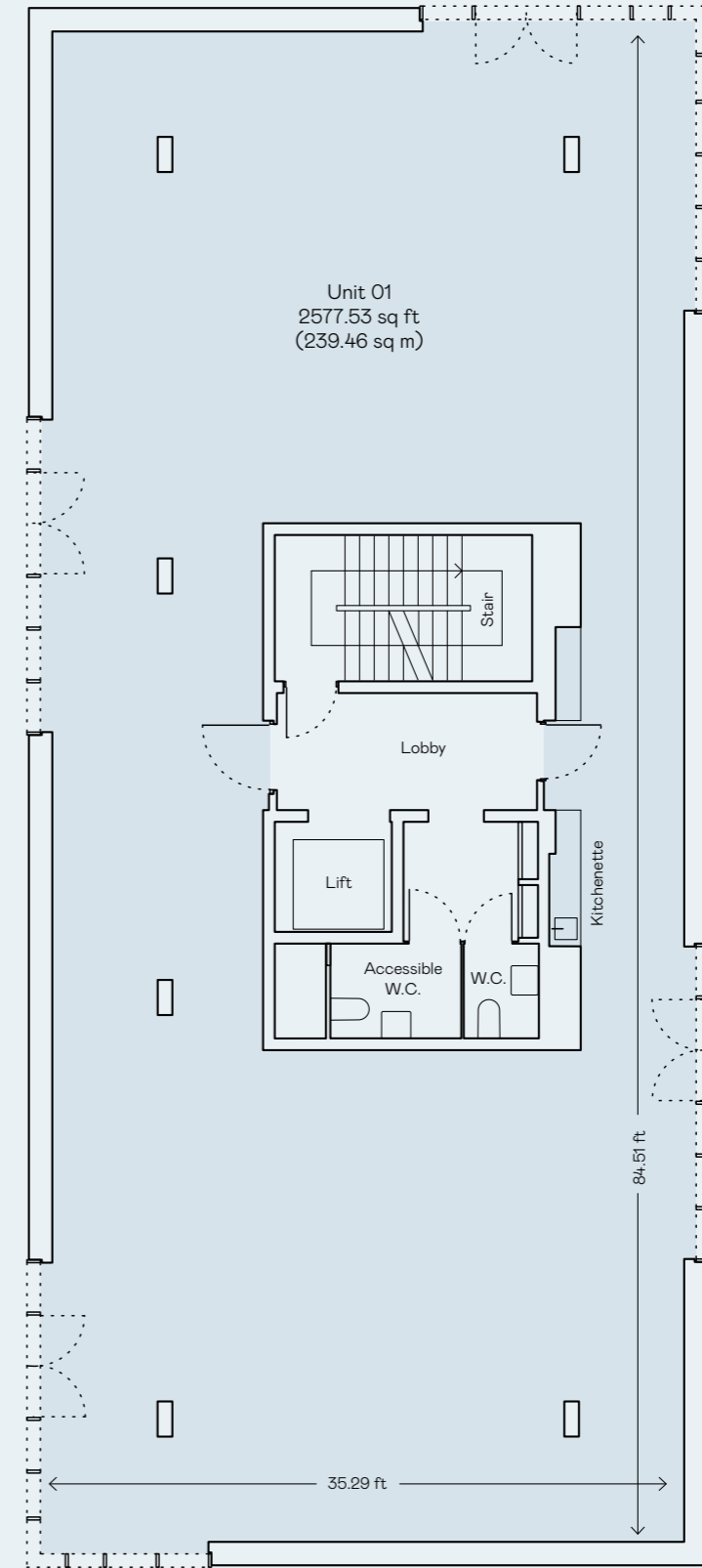




Image by XXXXX



# Building spec

## FAÇADE

Rainscreen system facade  
Cladding system non-flammable  
ACM-A2 aluminium panels  
Finishing black metallic 888 Alucobond  
Glazing black lacquered steel windows system profile

## GROUND FLOOR

Commercial Area	214 sq m
Floor to Ceiling in Commercial	3.6m
1 Kitchenette	
2 WC	
1 DDA WC & Shower	

## FIRST FLOOR

Commercial Area	238 sq m
Floor to Ceiling in Commercial	3.6m
3 WC	
1 DDA WC	

## SECOND FLOOR

Commercial Area	238 sq m
Floor to Ceiling in Commercial	3.6m
1 Kitchenette	
2 WC	
1 DDA WC	

## THIRD FLOOR

Commercial Area	239 sq m
Floor to Ceiling in Commercial	5.4m
1 Kitchenette	
1 WC	
1 DDA WC	

## STRUCTURE

Exposed RC concrete inner walls with plain finish  
Galvanised steel substructure

## LIFT SPECIFICATION

Kone Spec

## VENTILATION

Commercial Spaces – mechanical ventilation

## HEATING

Underfloor heating to all floors  
Connected to District heating network

## FIRE STRATEGY OCCUPANCY

Ground	59
First	42
Second	42
Third	42

## POWER LOADS

Lighting  
Office Small Power  
Diversified Load

## LIGHTING LEVELS

Lighting 8 W / m<sup>2</sup>  
Office Small Power 15 W / m<sup>2</sup>  
Diversified Load 200A TPN

## NOISE LEVELS

Acoustic Criteria in line with BCO Guide to Specification 2014 & BS8233:2014

## BREEAM

Excellent

## REFUSE PROVISION

Courtyard refuse provision

## CYCLE PARKING

District-wide cycle parking provision



Computer generated image by Uniform Studio



# Be part of something extraordinary

We believe we're building something extraordinary on Greenwich Peninsula. From the moment we first conceived the idea of a neighbourhood for London's creative industries, no decision has been taken for granted. At every turn, we've challenged ourselves and Design District's architects to eschew the obvious and imagine a more innovative solution, asking: what is it that creatives really need?

One building by a single architect might have sufficed, but instead we envisaged an eclectic and varied landscape, a place where unique visions and disparate styles coexist. We understood early on that space alone is not enough — creativity requires community and creative businesses need support.

At Design District we have built both into the very fabric of the project.

Perhaps most importantly, we recognised that the spaces where creatives work are often under-serviced, overpriced and temporary — vulnerable to demolition or redevelopment. For too long, London's artists, designers and makers have compromised out of necessity.

It's in all our interests to keep our city vibrant. That's why Design District is committed to providing permanent, affordable space for the long term. We've built something unique — a place where everything is designed to help your business flourish. We invite you to join us in being a part of London's creative future.

# Get in touch

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## Alex Howard

alex@designdistrict.co.uk

+44 (0)20 3981 2426

## Mike Wimble

mwimble@knightdragon.com

+44 (0)77 6434 8691

### Design District

The Gateway Pavilions

Peninsula Square

Greenwich Peninsula

London SE10 0SQ

[www.designdistrict.co.uk](http://www.designdistrict.co.uk)

 **Design District London**

 **@designdistrictlondon**

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