

50 RUSSELL SQUARE
WC1B 4JU



1 GENERAL BUILDING DESCRIPTION

London Plan and BCO Compliant Cycle Parking: 29 no. Internal Tenant Cycle Parking Spaces + Lockers / 6 no. Short Stay Cycle Parking Spaces
Basement, 1st, 3rd and 5th Floor Terraces (3rd Floor TBC on Planning amendment)
Mechanical Ventilation and Natural Ventilation via. Openable windows
3 no. Private Showers + 1 no. Accessible Shower
Typical Floor–Ceiling Approx 2.5m

1.1 GROUND FLOOR RECEPTION

Terrazzo Floor Finish with Bronze Detailing.
Terrazzo Wainscoting and Skirting to Walls.
Terrazzo Monolithic Reception Desk.
Bespoke Joinery Feature Wall with integrated storage.
Feature Pendant lighting to Reception.
Bespoke Tenant Board Signage – subject to Agent input, this has been allowed for spatially, though would require agent input and confirmation Client-side on whether it is to be included at CAT A.
Terrazzo Stair Finish to 1st Floor to match Reception.

1.2 LIFT/LIFT LOBBY

Lobby Can lights / Stair Wall Lights
Bespoke Wayfinding Signage – subject to Agent input, this has been allowed for spatially, though would require agent input and confirmation Client-side on whether it is to be included at CAT A.
Timber Framed, Glazed Office Entrance Doors
Custom Lift Frontage Metal Reveals
Terrazzo-effect Porcelain Tile Floor Finish
Terrazzo Floor Finish to Lift Car to match Reception
Custom Finish, Through-Lift Car

1.3 STAIRCASES

Main Stair finished
Terrazzo-effect porcelain Tiles from 01-05 + BM to match GF
Terrazzo GF-01
Timber handrails with PPC fixings
Flat Bar Bespoke Balustrade to 5th Floor
Refurbished and Painted plasterboard/plaster walls
Secondary Escape Stair provided;
Metal checkerplate finishes to externalised staircore, with visible Bronze PPC metalwork

1.4 OFFICES

Metal Tray Raised Access Floor – Typical depth 60–80mm
Concealed services ductwork
Typical Ceiling mounted VRV units w. Acoustic Raft concealment
Feature Acoustic Ceiling Rafts
Interchangeable track-style lighting system to accents
Can/Downlighter lighting to central zones
Exposed concrete columns/framing
Painted plasterboard generally to walls
Potential GF Office Separate Entrance off Bedford Place
GF Soft-spots in slab to connect potential BM-GF-01 Floors into single let space

1.5 WC/SHOWERS

Low Flow sanitary fittings to reduce water usage
Black Metal fixtures/fittings
3D wall tiling with fluted effect to match facade detailing
Terrazzo-effect Porcelain Floor Tiling
Bespoke Concrete Vanity Shelves + Basins
Concealed services + cisterns



2 M&E SPECIFICATION DETAILS

2.1 MECHANICAL, ELECTRICAL + PUBLIC HEALTH SERVICES.

Mechanical systems provide an energy efficient way of delivering thermal comfort to the building occupants. BCO Guide to Specification 2019 (Updated 2023) has been adopted where practicable given the constraints of the building.

This section outlines the plant strategy that defines the base build Cat A installation.

2.2 VRF HEATING & COOLING

Variable Refrigerant Flow (VRF) fan coil units provide heating or cooling to the office space to offset heat losses and gains.

The VRV units have been sized to offset solar gains and losses from the glazing, roof and walls.

The VRV units are served by a three-pipe system which enables simultaneous heating and cooling. All the units are linked on the controls network enabling them to be individually controlled.

Outdoor units are located at the 2nd floor plant deck enclosed via the condenser enclosure. The VRV system is an all-electric air source heat pump system with excellent seasonal efficiencies and energy saving features.

2.3 GENERAL SUPPLY & EXTRACT VENTILATION

Each floor is provided with a fresh air branch duct which is extended to the rear of each VRV unit, apart from the 5th floor which has vertical VRV perimeter units and central air delivery.

Fresh air is provided on all floor by MVHR units providing heat recovery to maximise heat reclaim and is delivered into each thermal zone via the VRV units which are zoned as per BCO requirements.

A supply and extract air handling unit (AHUs) is located at roof and MHVR units are installed on the individual floors.

2.4 TOILET EXTRACT VENTILATION

A toilet extract system is provided to each toilet space per office level. The toilet extract unit is located at roof level. A separate extract system is provided to the basement changing rooms and showers.

Make-up air is provided via the main MVHR supplied fresh air supply to each space. A fresh air branch is provided to each toilet space per floor level.

2.5 ANCILLARY SPACE HEATING

Each toilet space per floor is provided with an electric panel heater. Electric panel heaters shall be provided to back of house spaces including basement floor circulation spaces and the FM office.

2.6 COMMUNICATIONS ROOM

There is a facility for a communications room within the basement, with dedicated diverse routes for incoming networks services to the area.

2.7 ELECTRICAL SERVICES

The building is fed via a UKPN incoming low voltage (LV) supply serving the Landlord's main switchboard. The LV switchboard supplies all the electrical services within the building, including Landlord distribution boards, lift, mechanical plant and tenant's floors. The main LV switchboard is located in the LV switch room in the basement.

A vertical cables riser feeds each Tenants power and lighting via split metered distribution boards. These distribution boards are MCB type, rated to suit the design criteria with spare ways for future expansion.

Lighting is provided by LED low energy luminaires (50,000-hour lamp life) with linear up/downlighters in the office areas supplemented by recessed LED downlighters to the common parts and cores.

A fully addressable lighting control system (DALI) is installed providing daylight linking, passive detection and the ability to dim each luminaire specifically via a software interface.

Emergency lighting is provided in respective luminaires to provide levels to BS 5266.

2.8 PUBLIC HEALTH SERVICES

Public Health services support Landlord systems and future tea stations/ breakout within the office areas.

The mains water supplies the centralised water storage tank in the Landlords basement floor plant room and provides top-up to the Category 5 tank.

The stored water shall serve the potable supplies for:

- WCs
- Showers
- Back of house sinks
- Plant room wash down (Cat 5)
- Irrigation bib
- Future connections to tenant tea points

Foul water drainage is provided throughout the core area for WCs and additional risers to tea stations/break outs are provided. Foul water drains to the underground drainage system at basement level which is a gravity system.

Rainwater from roof areas is collected by a dedicated system of horizontal and vertical rainwater pipes from roof level outlets and run internally down the building to either ground floor or basement floor.

2.9 OCCUPANCY & VENTILATION

AREA	VENTILATION RATE		OCCUPANCY
	ACH	l/s/person	
Office Areas	-	14	1 per 8m ²
Toilets / Changing Rooms	10	-	-

2.10 THERMAL CONDITIONS (EXTERNAL)

Minimum Temperature: -4°C db / saturated

Maximum Temperature (for internal plant sizing): 30°C db /20°C wb

Maximum Temperature (for heat rejection plant): 35 °C db

2.11 SPACE CONDITIONS (INSIDE)

AREA	TEMPERATURE	
	SUMMER	WINTER
Office Areas	22°C ± 2°C	20°C ± 2°C
Toilets / Changing Rooms		18°C min
Lift Lobbies		18°C min
Stairs		18°C min

2.12 ELECTRICAL SERVICES

AREA	LIGHTING LEVELS (LUX)	SMALL POWER (W/M ²)
Open Office Areas	300-400 (uniformity >0.6)	20
Lift Lobbies	150-200	-
Toilets	100-200	-
Changing Rooms	200	-
Ground Floor Reception	200-300	15
Stairs	100	-
Plant Rooms	200	-
Circulation	100	-

2.1 RAINWATER INSTALLATION

The internal rainwater pipework system has been designed based on a storm of 0.056 l/s/m2.

2.14 PUBLIC HEALTH SERVICES

EQUIPMENT	HOT WATER	COLD WATER	LOADING
	MAX FLOW RATES		UNITS (LU)
Wash Basin	0.1 l/s	0.1 l/s	2 LU
WCs	-	0.1 l/s	2 LU
Sink	0.10 l/s	0.10 l/s	5 LU
Shower	0.13 l/s	0.13 l/s	3 LU

Cold water storage tank volume is based on 15 litres per person per day.

2.15 SOIL & WASTE INSTALLATION

The Foul and wastewater pipe sizing will be in accordance with BS EN 12056- 2:2000 table 2, system III as the table below, with a frequency factor (k) of 0.5.

EQUIPMENT	DISCHARGE UNITS (L/S)
Wash Basin	0.3 l/s
WCs	1.7 l/s
Sink	1.3 l/s
Showers	0.4 l/s

2.16 SUSTAINABILITY



BREEAM REFURBISHMENT AND FIT-OUT

BREEAM Excellent rating, through sustainable measures. Proposed Score of 74.2%.

- Building designed to achieve EPC A (17).
- Diversion from landfill – targeting <98%.
- All electric heating and cooling.
- ASHP used for water heating.
- Photovoltaic and solar thermal panels on roof.
- Sustainably sourced materials.
- Low Volatile Organic Compounds (VOC) materials.
- On-site secure bike storage and high specification changing room.



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