

APRIL 2019

HB Reavis has a new UK headquarters at 33 Central!



HB Reavis has recently completed its move into its new UK headquarters, 33 Central - the debut development project which marked the company's breakthrough into the London market.

Located just off London Bridge within the City of London, the nine-storey 226,000 sq ft island-site was sold in 2016 to Wells Fargo with floor space retained for HB Reavis. With large flexible floorplates and spectacular surrounding views, it was the ideal choice to become HB Reavis' new London HQ.

HB Reavis' stunning new office features state-of-the-art facilities and showcases its unique approach to providing workspaces that enhance user wellbeing and productivity. One of the few buildings in London targeting a WELL Gold Certification, the use of materials, finishes and furnishings has been guided by WELL Building Institute (IWBI) Standards, with good light levels, daylight harvesting, and clean air monitoring ensuring the quality of work environment.

In addition it has been designed to deliver a more collaborative working environment by creating a space that breaks down departmental silos and enhances staff communication.

The right environment for whatever the task

Research has shown that the single most effective method of reducing stress at work is to provide employees with the right type of spaces for the task they are undertaking. That's why HB Reavis UK office houses a range of different workspaces within its walls, with the goal of empowering its employees to choose the best work setting for the task at hand.

They can stand at their height-adjustable desk rather than sit, or concentrate on complex tasks in a private focus or phone booth. When there is need for collaborative working, a range of formal and informal meeting areas of varying sizes are available, all of which offer seamless video conferencing.

All rooms measure CO₂, noise, luminance, temperature and VOC levels. An alert system then suggests how users might improve the environment in certain conditions. For example, in a situation where a room's CO₂ levels rise

above 800ppm - the point where it affects employees' wellbeing and productivity – air filters will kick in to replenish and clean the air and reduce pollution. This system also stores the data it captures so that it can be monitored over a longer period of time and checked against WELL certification standards.

Tablets inside meeting rooms give users control to adjust lights and shades to suit large screens, leave more lights in the room so that people can see presenters more easily, control the amount of light coming into the room through windows or dial the lights up to maximum, aiding detailed work.

Ensuring rest and revitalisation

HB Reavis also realises the benefits of making sure that people take breaks in between their work so that they feel properly rested before tackling their next task. That's why the 'employee hub' is at the heart of the office, where you'll find a coffee kitchen, fresh snacks, large fridges and even a beer tap and wine fridge.

Two water taps serve chilled, room temperature, sparkling, warm and boiling water, which will not only reduce the need for bottled water, but research has shown will also help to improve productivity by up to 14% by keeping everyone properly hydrated.

Moreover, this central space also helps to encourage the team to socialise together and to build relationships – another positive impact on general wellbeing.

Biophilic features

As is well documented, wellbeing is increased when there's a direct connection to the natural world. As such the new UK base is dressed in a range of natural materials and large windows provide fantastic views of the City and River Thames. The view isn't just there for the team to show off to guests, but has actually been found to increase focus by 15%.

Moreover, the large windows also mean that there is more natural light entering the office spaces, which reduces the need for artificial blue light. Research has shown that blue light may suppress melatonin and as such affect people's circadian rhythms. Further, to make sure that this important natural rhythm is maintained, the lighting in more central areas of the office, where natural light is less prevalent, are programmed to mimic natural light.

This is not forgetting the third of an acre rooftop garden, home to over 40 different species of wild plants and flowers native to Britain and panoramic city views.

Real time performance measuring

To make sure that these high standards are maintained, 33 Central incorporates a number of sensory technologies to allow HB Reavis to see – in real time - whether the spaces are operating as they should.

Part of this is in measuring the internal environment of the building, including factors like CO2, but beyond this it is also about understanding the culture behind meetings, workstyles and different departments, by seeing how people interact with their workspace.

To do this, the HB Reavis team wears a low-energy Bluetooth tag, which working with Quuppa locators in the ceiling, take positional readings of people within the building accurate to 15-40cm. Combined with data from point and grab thermal cameras, HB Reavis is able to create a highly detailed picture of how spaces are being used.

Looking ahead

Overall the office at 33 Central is testament to the brilliance of the team who work within its walls. Now with the first-hand experience of working within an HB Reavis designed, built and finished space, this team hopes to continue to build on its reputation for delivering remarkable workspace solutions for their clients.

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For images of the 33 Central space, please visit: <https://reav.is/33CentralPhotos>

About HB Reavis

HB Reavis' mission is to bring remarkable experiences to people's lives through our real estate solutions. As an international workspace provider, we design, build and manage our buildings, from bespoke headquarters to co-working spaces and operate in the UK, Poland, Czechia, Slovakia, Hungary and Germany. We have successfully delivered 11.4 million sq ft of commercial space and with capital exceeding £1.1 billion. More details at www.hbreavis.com.

About 33 Central

- HB Reavis' first entry into the UK real estate market
- Nine storey island site
- A third of an acre rooftop garden designed by Townshend Landscape Architects
- Located just off London Bridge within the City of London
- BREEAM Excellent certification
- Forward sold to American bank Wells Fargo in 2016 in one of the largest single office deals in the City of London market that year and less than a month after the historical Brexit vote. The deal completed in December 2017.