



the
OFFICES



THE ARC
ED ONE

Fusing Art Moderne architecture with a bristling inner energy powered by light and space, The Arc comprises 148,048 sq ft (net), 168,762 sq ft (gross) of office space with retail and amenity space 5 minutes' walk from Old Street Station.

A 7-storey red brick building offering new best in class office space, sustainably designed and smart enabled.

Office space with an *expansive roof terrace* and *lifestyle amenities* 5 minutes' walk from Old Street Station.

148,048

Sq ft net internal area

1:8

M² designed ratio

2.7m

Typical office floor to ceiling height



Computer generated image of The Arc's exterior from the City Road/Shepherdess Walk junction. Indicative only.





FIVE PLACES ONE LOCATION

Working at The Arc gives your colleagues all they need to *connect* with others, enrich their *lifestyle* and become part of an exciting new community at the crossroads of five dynamic districts.



THE CITY

The City's often seen as a bastion of tradition and institution. But don't be fooled, the dusty coat of pin stripes and sober sophistication was shed long ago. Now, meet a community of reinvigorating health spas, protein shake-touting cycle bars, fusion-inspired fine dining and slick new members' clubs free from the staleness of their stuffer older cousins.

ANGEL

A plethora of dining options await in Angel, nestled beside quirky boutiques, coffee shops and cosy pubs. The antique shops of Camden Passage are a delight to explore and while away a few hours. And with a distinct lack of tourists, this eclectic area maintains its own unique identity.



SHOREDITCH

The snap and crackle of celebration and frivolity echo from activity bars, eateries and local haunts: welcome to London's playground. Find a world-class line-up of global brands along Great Eastern Street and packed into Spitalfields Market, or take more intrepid steps towards the fiercely guarded independents of Redchurch and Rivington Streets, plus Box Park's fresh-faced pop ups.

HOXTON

Shoreditch's more mature neighbour, Hoxton has a rich history and an abundance of secret spaces to discover. Tucked away behind Kingsland Road's enclave of Vietnamese restaurants, lie the Geoffrey Museum and a number of hidden gardens. Meanwhile, Hoxton Square is the perfect spot for a long lunch or dinner with friends.



OLD STREET

Already London's undisputed tech hub, Old Street's roundabout is now set for a makeover. This £25 million redevelopment will transform it into a brand new public realm. Such a dramatic facelift is already attracting an array of new occupiers and retailers who'll join an exciting community of hidden street food markets elbow-to-elbow with burgeoning start-up talent and entrepreneurial zeal.

LOCATION

DISCOVER YOUR NEW NEIGHBOURHOOD

Where you work is no longer just about what's within the four walls of your private office space. The neighbourhood you become a part of is what brings the tastes, experience and culture to your working week. From early yoga classes and coffee on the way in to popping out for essentials over lunch and booking in for dinner later on, nowhere else offers the wealth of experience you have access to here.

LOCAL OCCUPIERS

- 01 Adobe
- 02 Inmarsat
- 03 Capco
- 04 ORMS
- 05 CASS Business School
- 06 Silicon Valley Bank
- 07 Google Campus
- 08 Slaughter and May
- 09 London Metal Exchange
- 10 L.K.Bennett
- 11 UBS
- 12 Audible UK
- 13 Monzo
- 14 WeWork
- 15 Mind Candy
- 16 Quidco
- 17 FarFetch
- 18 Aviva Digital Garage
- 19 Wipro Digital
- 20 GoCardless
- 21 United Talent Agency
- 22 Ticketmaster
- 23 Expedia
- 24 Morris + Company
- 25 Checkout.com

DRINKING

- 01 Callooh Callay
- 02 Queen of Hoxton
- 03 London Cocktail Club
- 04 The Curtain Hotel bar
- 05 The Hoxton Hotel bar
- 06 The Gibson
- 07 Nightjar
- 08 Serata Hall
- 09 Tonight Josephine
- 10 Bourne & Hollingsworth
- 11 The Wenlock Arms
- 12 Brewdog
- 13 William IV
- 14 The Eagle
- 15 Earl of Essex
- 16 Bar Kick
- 17 Black Rock

HOTELS

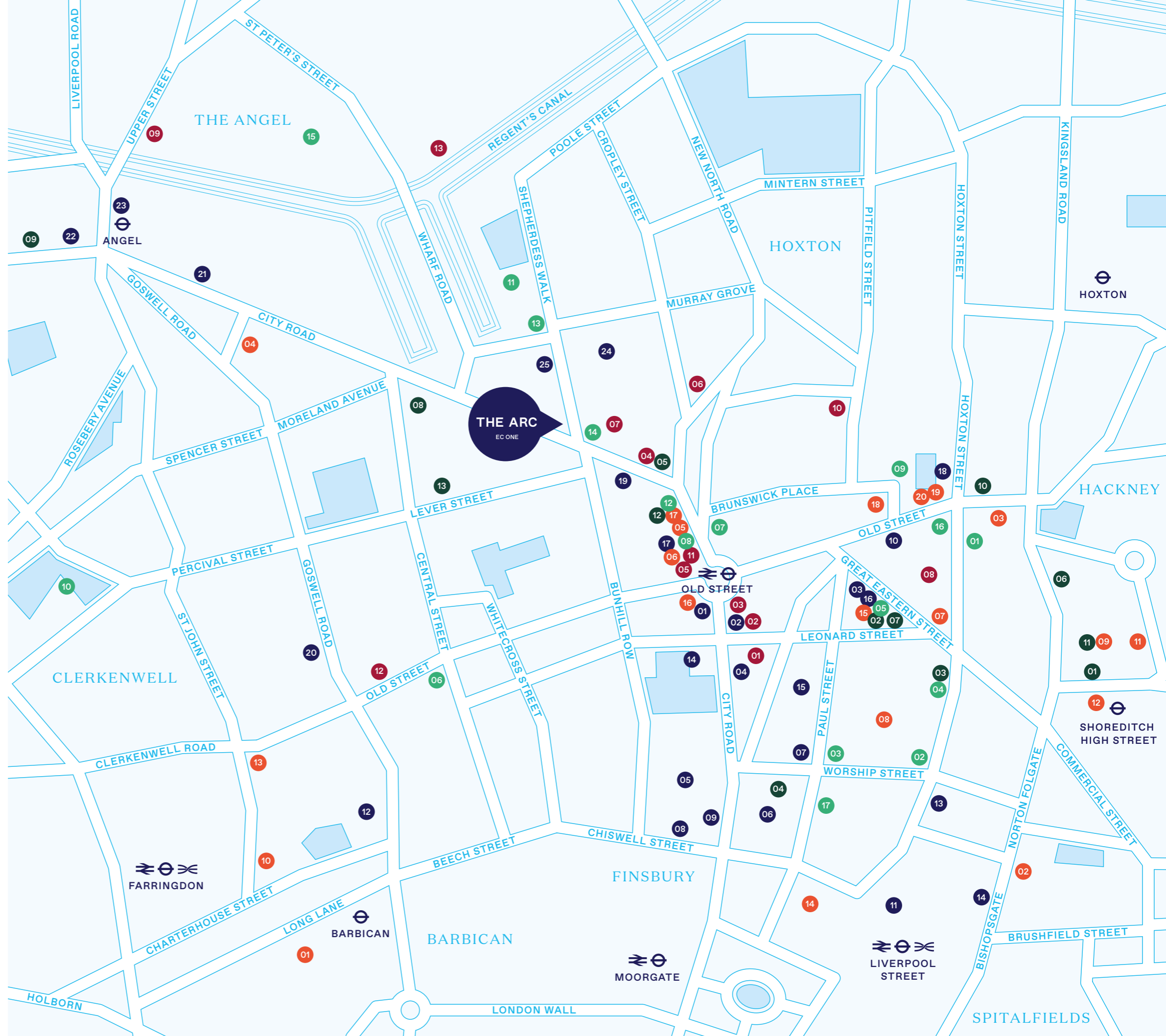
- 01 Shoreditch House
- 02 Nobu Hotel
- 03 The Curtain Hotel
- 04 The Montcalm
- 05 M by Montcalm
- 06 Ace Hotel
- 07 Hart Shoreditch Hotel
- 08 Hotel nHow
- 09 Doubletree Hilton (Angel)
- 10 Courthouse Hotel
- 11 Boundary London
- 12 Z hotel
- 13 Thistle City Barbican

EATING

- 01 Club Gascon
- 02 Galvin La Chapelle
- 03 The Clove Club
- 04 Tanakatsu
- 05 Bone Daddies
- 06 Crudo
- 07 Gloria
- 08 Padella
- 09 BRAT
- 10 St. John
- 11 Cecconi's
- 12 Boxpark Shoreditch
- 13 Luca
- 14 Bar Douro (City)
- 15 Nobu
- 16 Passo
- 17 Honest Burger
- 18 MEATliquor
- 19 The Breakfast Club
- 20 Busaba

COFFEE

- 01 Lantana Shoreditch
- 02 Ozone Coffee Roasters
- 03 Coco di Mama
- 04 Pret a Manger
- 05 Starbucks
- 06 Coffee Junction
- 07 Westland Coffee & Wine
- 08 Origin Coffee
- 09 The CoffeeWorks Project
- 10 Friends of Ours
- 11 Grind
- 12 Look Mum, No Hands
- 13 The Narrowboat
- 14 William IV
- 15 Earl of Essex



BETTER *connected* THAN EVER

With Old Street station undergoing a *major* renovation and *high speed* Crossrail on its way, travelling to and from work and across the City is *quicker* than ever.

TRAVEL TIMES

Old Street Station
Northern Line
5 minute walk

The Bower
5 minute walk

Shoreditch Grind
6 minute walk

Serata Hall
6 minute walk

The Canals
9 minute walk

CLERKENWELL

Farringdon Station
Circle/Hammersmith & City/
Metropolitan Lines
20 minute walk/11 minute tube

Barbican Station
Circle/Hammersmith & City/
Metropolitan Lines
16 minute walk/9 minute tube

The Barbican Estate
16 minute walk/9 minute tube
Old Street - Moorgate

St John's Square
16 minute walk

Exmouth Market
18 minute walk

THE CITY

Bank Station
Northern/Central/Waterloo &
City/Circle/District Lines
23 minute walk/3 minute tube

St Paul's Cathedral
26 minute walk/14 minute tube
Old Street - Bank - St Paul's

Broadgate Circle
18 minute walk/11 minute tube
Old Street - Moorgate

The Royal Exchange
24 minute walk/10 minute tube
Old Street - Bank

The Ned
24 minute walk/10 minute tube
Old Street - Bank

SHOREDITCH

Liverpool Street Station
Circle/Central/Hammersmith
& City/Metropolitan Lines
19 minute walk/9 minute tube

**Shoreditch High Street
Station Overground**
18 minute walk

Boxpark Shoreditch
17 minute walk

Redchurch Street
18 minute walk

Spitalfields Market
21 minute walk



- Bakerloo
- Central
- Circle
- District
- Hammersmith & City
- Jubilee
- Metropolitan
- Piccadilly
- Northern
- Victoria
- Waterloo & City
- London Overground
- DLR
- National Rail

Tube and walking times taken from citymapper.com, crossrail.co.uk and google maps. All tube times calculated from Old Street Station.



Also operating since 2022, Farringdon's new Crossrail Station - within 20 minutes' walk of The Arc - will provide those who work here with direct access to the Elizabeth Line, London's latest high-frequency, East/West rail line and its most significant transport upgrade since the expansion of the tube network.

High-speed Crossrail trains will take you to Heathrow in 31 minutes (half the current time), Canary Wharf in 8 minutes, Bond Street in 4 minutes and Reading and Maidenhead will also be less than an hour away, without having to change trains.



Old Street Roundabout has always been an important gateway to and from the City. Now, it's undergoing a significant transformation that will improve the local environment by easing congestion, providing brand new public realm, allowing better access to the tube station - used by millions each year - and making the whole area a safer one for pedestrians and cyclists.

Begun in 2018, this £25m revitalisation programme will complete in 2024 and has already seen the closure of the north west side of the roundabout, creating a two-way traffic system. Such new investment has inspired interest from a number of retailers and restaurants who will be joining an already vibrant community of brands and enterprises.

THE ARC

EC ONE





Computer generated image of the lift lobby. Indicative only.

THE BUILDING

for LONDON'S LEADING LIGHTS

A building *that* completely immerses you,
with a future-led design *spirit* inspired
by its unique location.

The brainchild of multi-award-winning architects Allford Hall Monaghan Morris, The Arc's towering three-tiered structure forms a statuesque new centrepiece for City Road.

A double-height colonnade welcomes you into the heart of the building. A lobby space curated to deliver an exciting moment of arrival, it's instilled with a fluid, organic aesthetic overlaid with a future-led design spirit inspired by the Silicon Roundabout mantle of its unique location.

This is a building that completely immerses you, dissolving traditional notions of what a workplace should be, elevating the ambitions of those who'll work here and inspiring you to become a new leading light for your industry, your city; your world.

Alongside the entrance to the building's office space sits 7,455 sq ft of retail space. Facing out onto City Road, Wellesley Terrace and Shepherdess Walk currently occupied by UFC Gym and Tian Tian.

Ascending the building brings tenants to the primary amenity spaces of the 7th floor. The 7th floor offers 7,000 sq ft of amenity space including the shared lounge and roof terrace, both home to a variety of seating as well as an open-air events space – and there's also a screening room beautifully designed by Bowler James Brindley. Safe, spacious and sociable spaces both indoors and out in the open air.



THE ARC

EC ONE

BROWSE, SAMPLE AND WORK UP A SWEAT

The lobbies are bookended with retailers Tian Tian and UFC Gym, handpicked to add to an already rich community of brands. Whatever your style tribe, the latest must-have is never too far away.



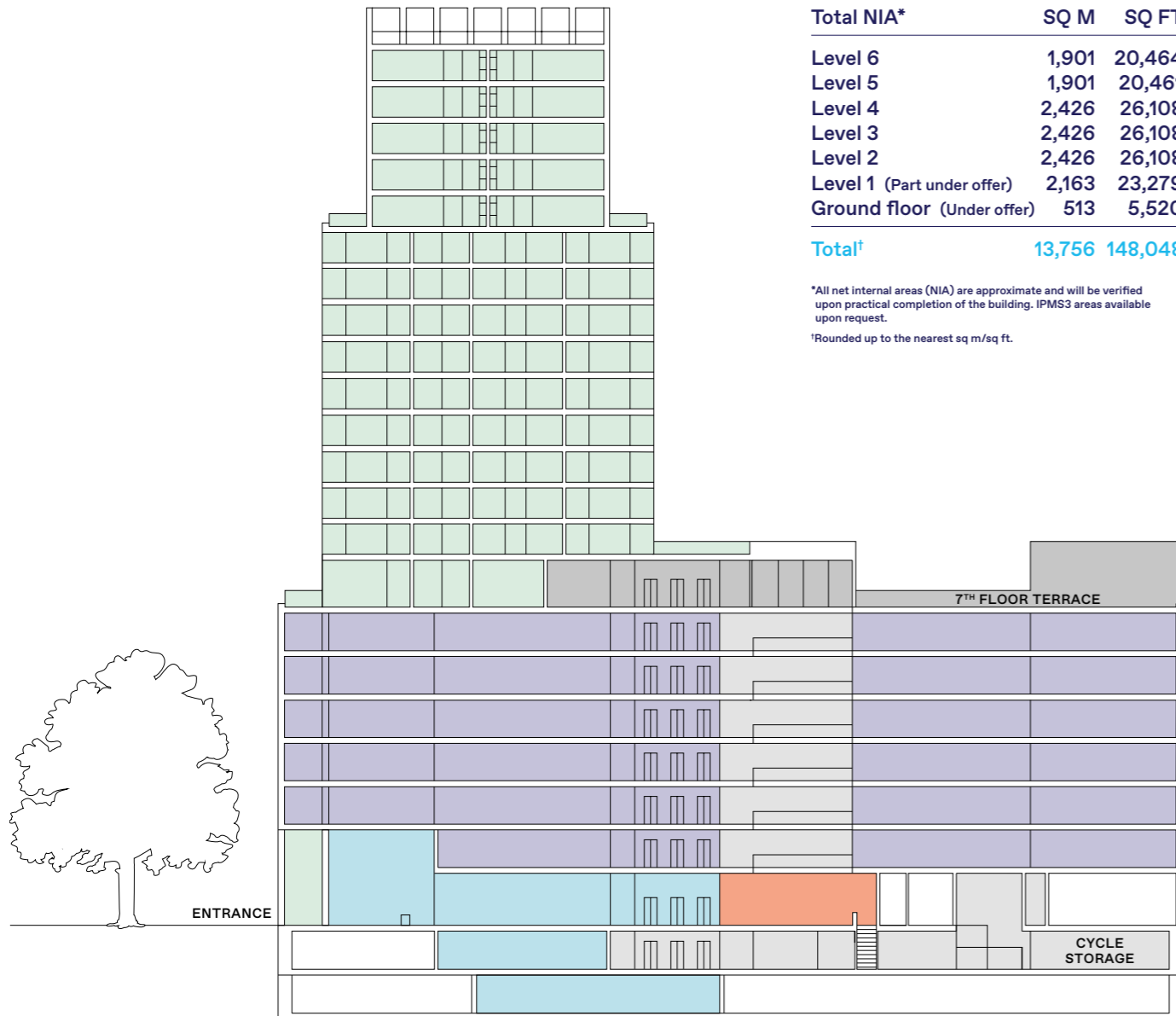
AVAILABILITY & FLOOR PLANS

Office, retail and amenity space at The Arc is joined by a brand new public realm, creating a welcoming space that interacts with the building.

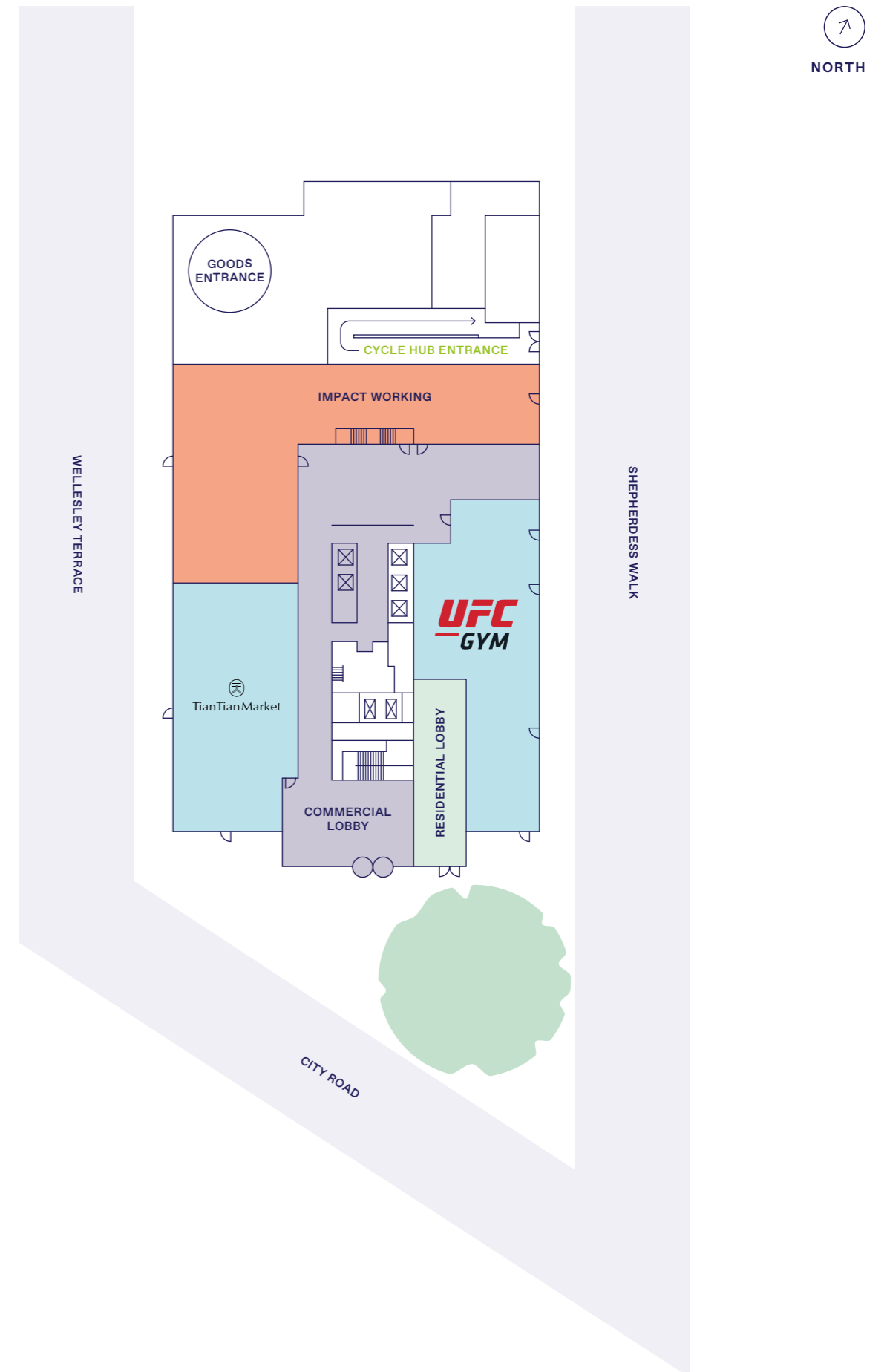
Inspired by the skyscrapers of New York's historic skyline, The Arc's tiered form cuts an unmistakable figure against the surrounding cityscape. The spacious, flexible office spaces of the 7-floor red-brick podium building are well-lit by natural light pulled in through large windows overlooking the quieter Wellesley Terrace and Shepherdess Walk.

Total NIA*	SQ M	SQ FT
Level 6	1,901	20,464
Level 5	1,901	20,461
Level 4	2,426	26,108
Level 3	2,426	26,108
Level 2	2,426	26,108
Level 1 (Part under offer)	2,163	23,279
Ground floor (Under offer)	513	5,520
Total†	13,756	148,048

*All net internal areas (NIA) are approximate and will be verified upon practical completion of the building. IPMS3 areas available upon request.
 †Rounded up to the nearest sq m/sq ft.



GROUND FLOOR





Computer generated image of an office and landscaped terrace on the 5th floor.

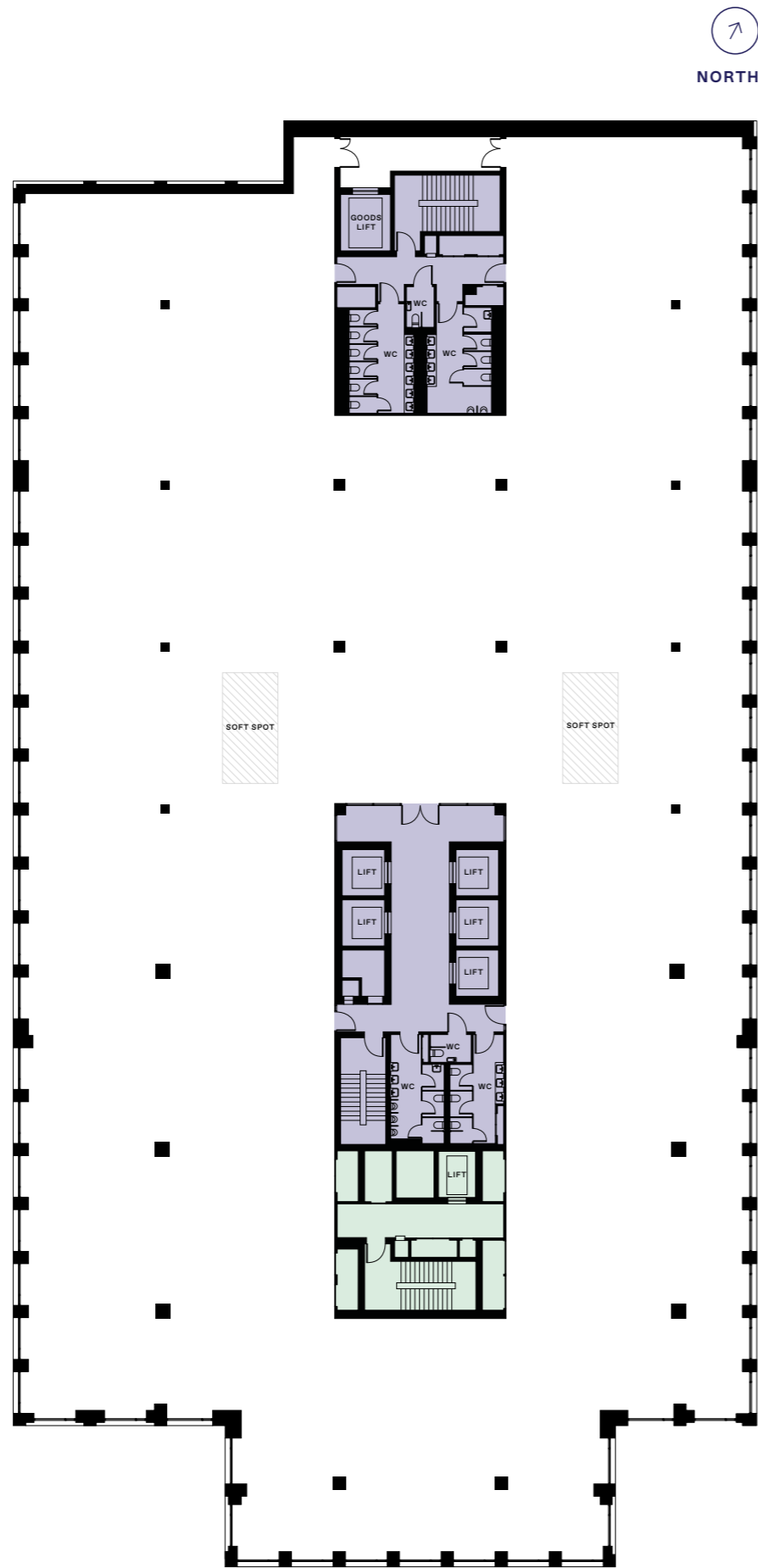


Computer generated image of a co-working office on the 5th floor. Indicative only.

TYPICAL FLOORPLAN

NET INTERNAL AREA
26,108 SQ FT / 2,426 SQ M

- Residential
- Commercial

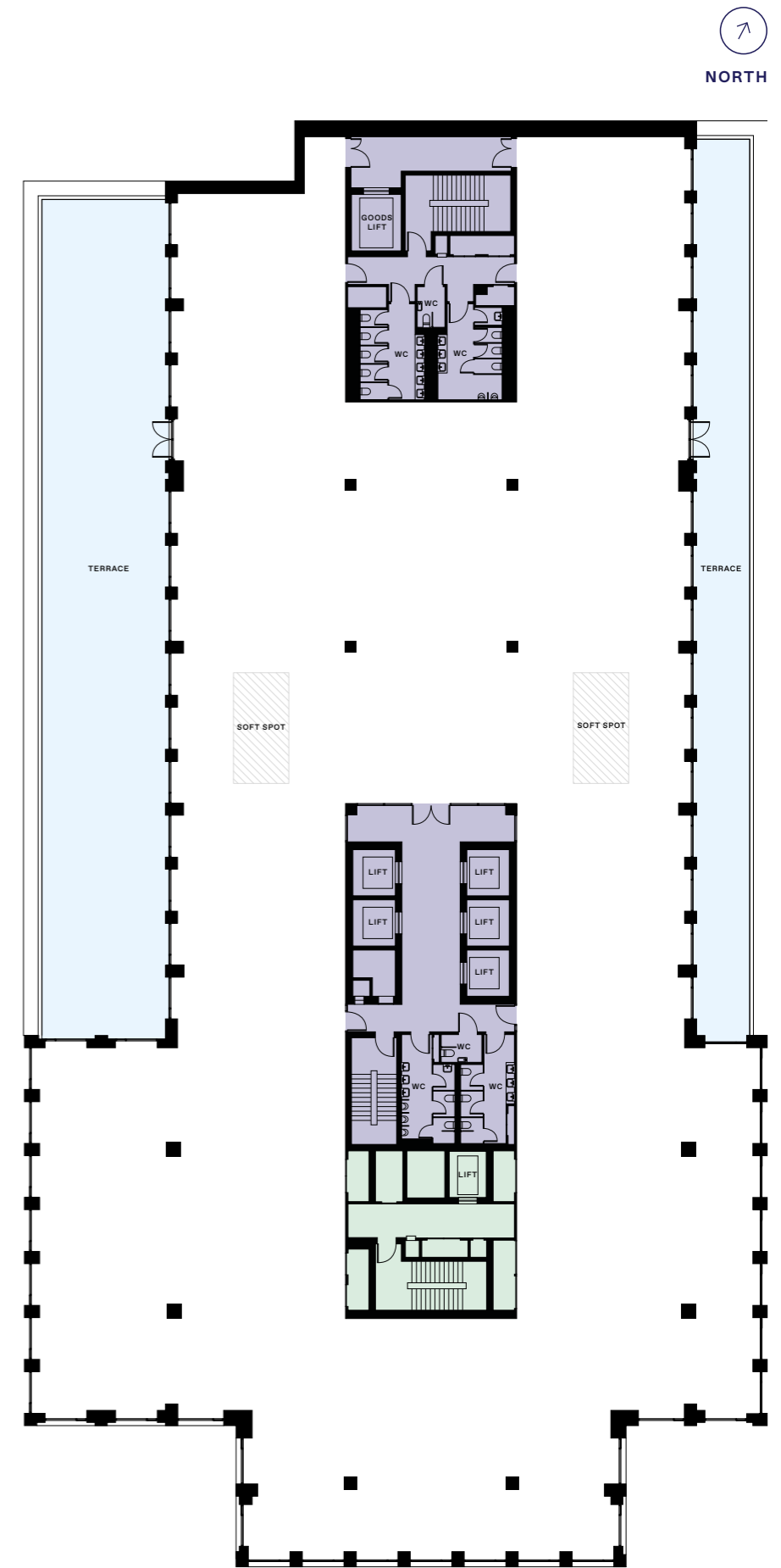


LEVEL 5 FLOORPLAN

NET INTERNAL AREA
20,461 SQ FT / 1,901 SQ M

TERRACE AREA
5,026 SQ FT / 467 SQ M

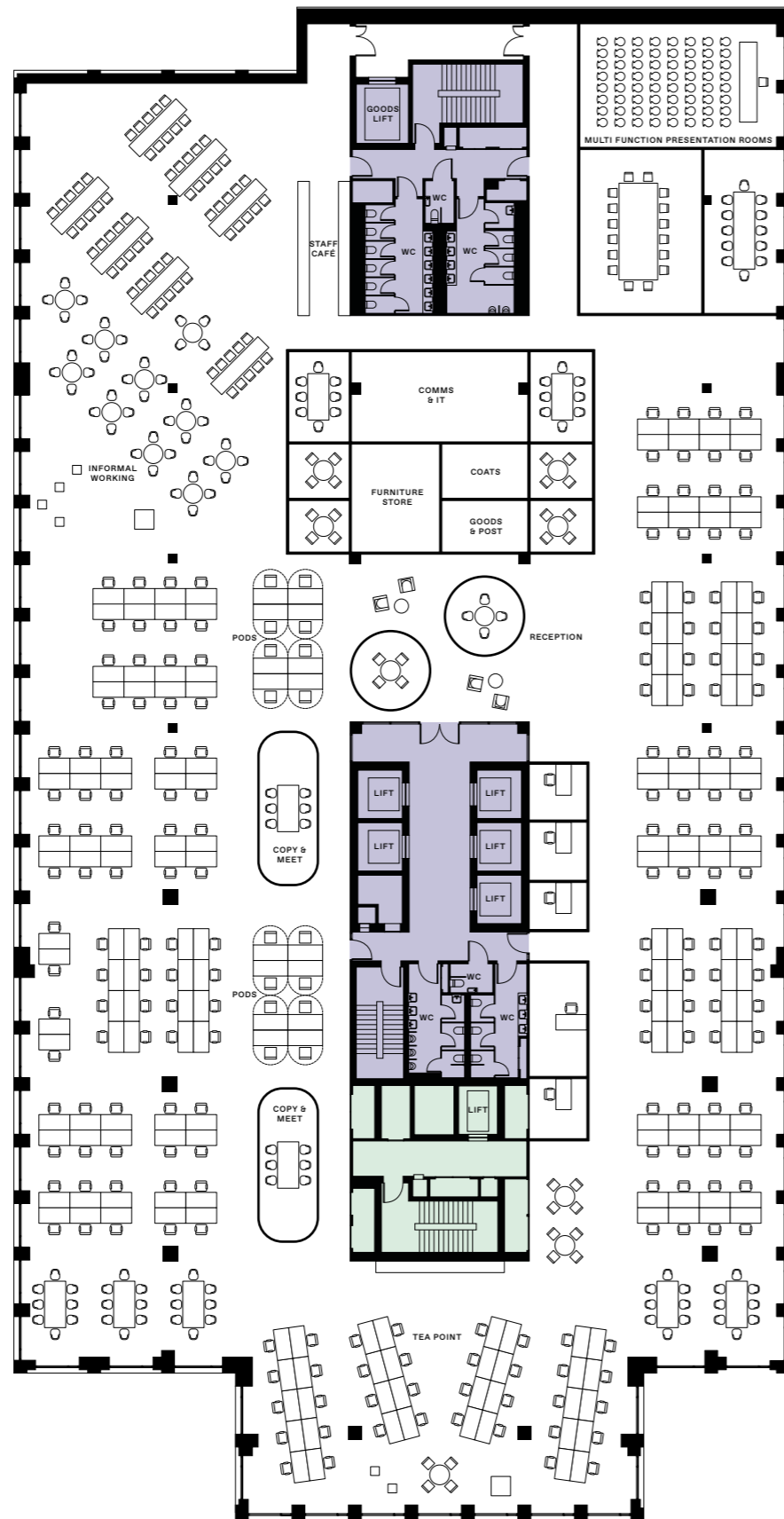
- Residential
- Commercial



MEDIA SPACEPLAN

NET INTERNAL AREA
26,108 SQ FT/2,426 SQ M

- Residential
- Commercial



WORKSTATIONS

Cellular offices	5
Open plan workstations	190
Informal working	60
Total	255

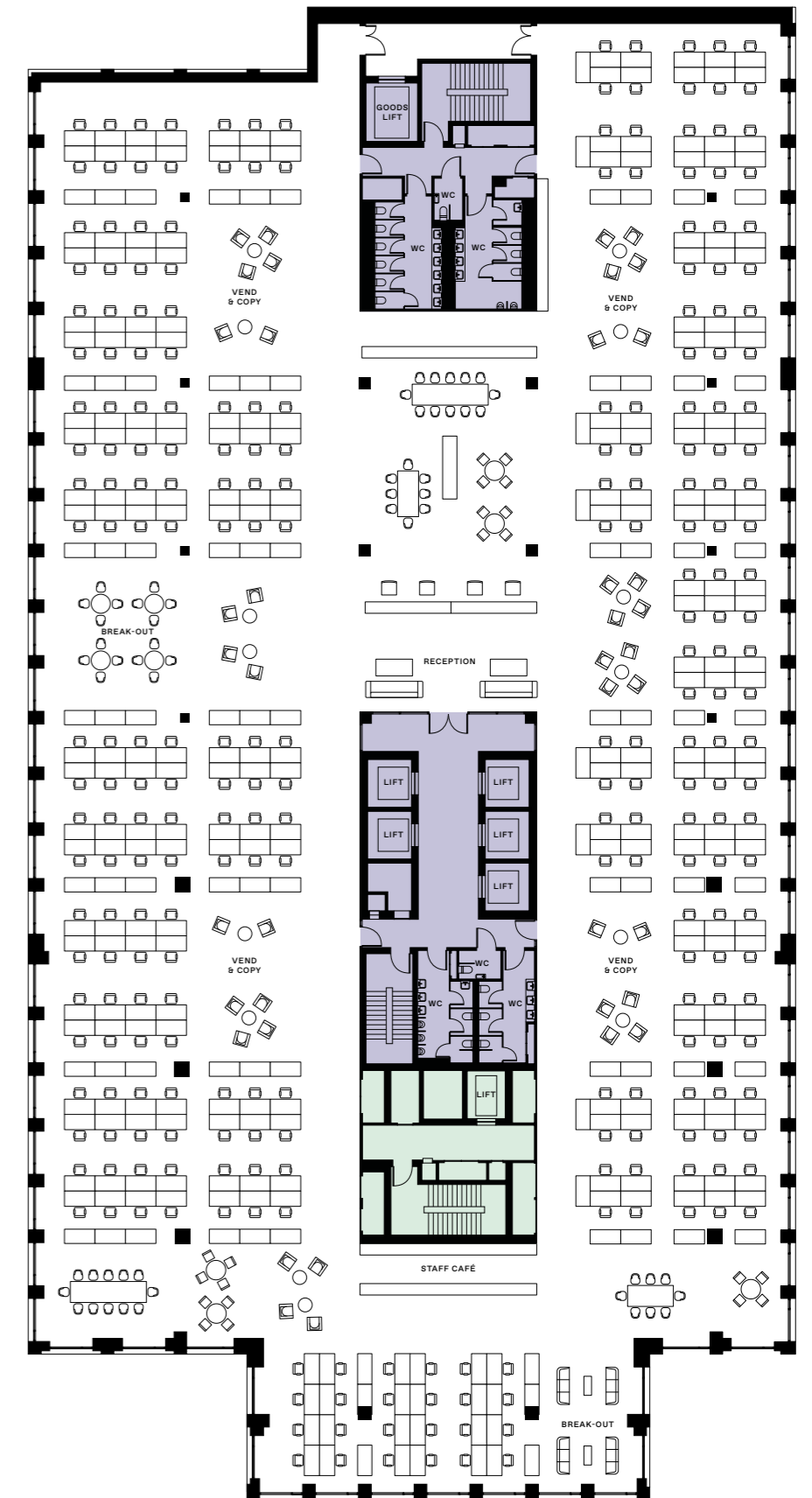
INTERNAL MEETING ROOMS

Training room	60
1 x 16 Seater meeting room	16
1 x 12 Seater meeting room	12
4 x 8 Seater meeting room	32
4 x 4 Seater meeting room	16
Total	136

CORPORATE SPACEPLAN

NET INTERNAL AREA
26,108 SQ FT/2,426 SQ M

- Residential
- Commercial



WORKSTATIONS

Open plan workstations	270
Receptionists	4
Total	270

INTERNAL MEETING ROOMS

2 x 12 Seater meeting room	24
2 x 8 Seater meeting room	16
2 x 6 Seater meeting room	12
3 x 4 Seater meeting room	12
Total	64

WORK *and* SOCIAL SPACES

Work, meet and *make* introductions
in spaces *designed* to encourage
people to collaborate.

It's the unexpected moments that lead to your
biggest breakthroughs. That's why our communal
spaces are designed to encourage cross-pollination.



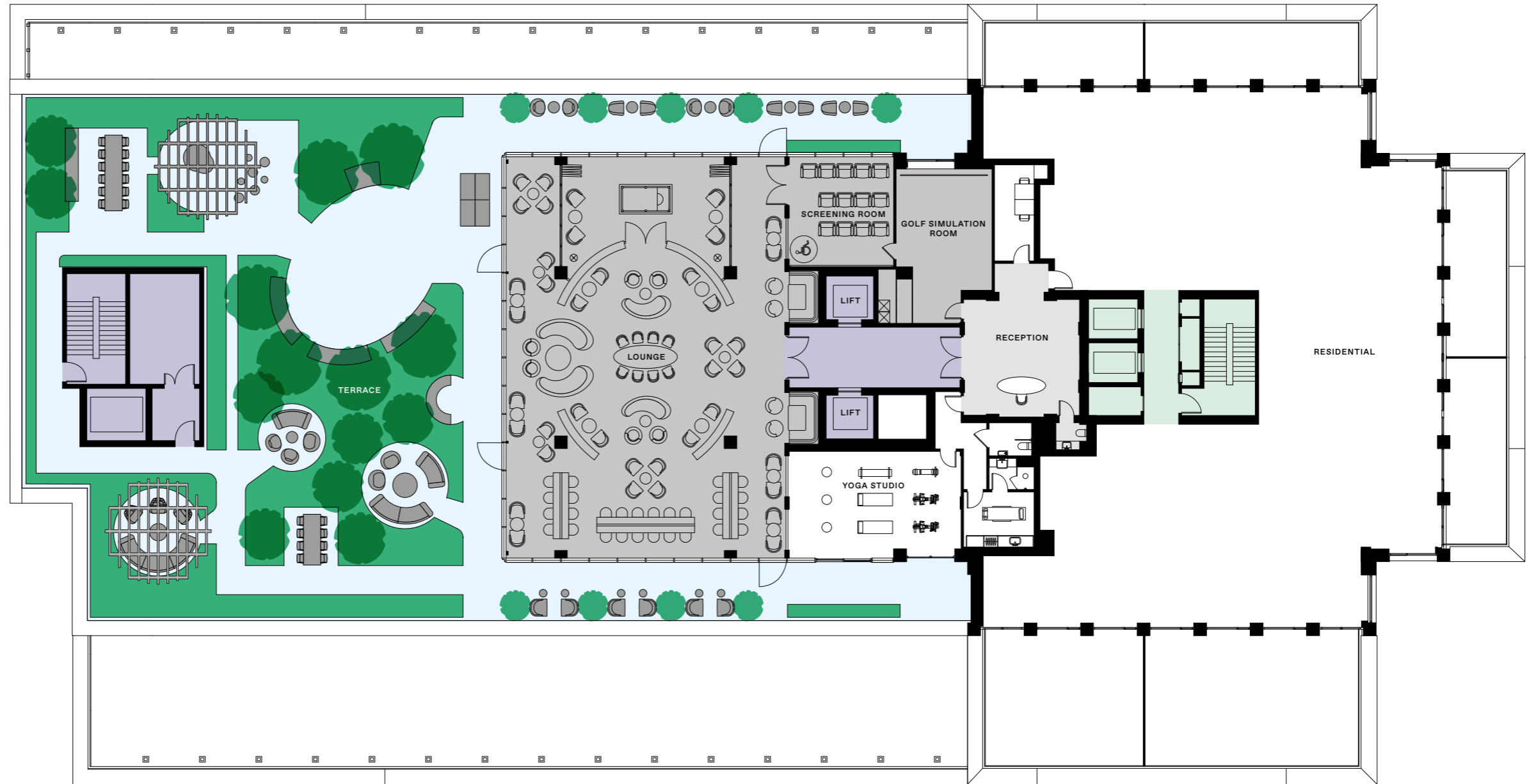
7TH FLOOR AMENITIES



TENANT LOUNGE
560 SQ M/6,029 SQ FT

ROOFTOP TERRACE
729 SQ M/7,849 SQ FT

- Residential
- Commercial
- Amenities
- Communal



THE TERRACE

The roof terrace is an expansive outside reprieve with panoramic, far-reaching views across Old Street, The City and Shoreditch furnished with a variety of outdoor meeting areas and seating. There's also a dedicated open-air events space accommodating up to 50 people which can be hired for anything from team-building activities to presentations and lunchtime yoga classes.

Beyond your private office lies a *variety* of other spaces for meeting, connecting, learning, inspiring, *socialising* and staying active.

LOUNGE

The 7th floor is home to the lounge and roof terrace. Solo working pods with WIFI access points are designed for individuals to squirrel themselves away with focused work, while the lounge is a space to meet with other members of the team in order to crack a project.

SCREENING ROOM

Next door, the screening room is an intimate 13 seat space, beautifully designed by Bowler James Brindley to evoke a sense of sumptuous luxury and effortless sophistication. Perfect for everything from internal presentations to inviting clients in for pitches, it's there to broaden the experience of your business however you choose to use it.

CYCLE STORE

237 secure cycle storage spaces can be accessed directly from Shepherdess Walk via a cycle ramp – so no need to break your stride when rolling in. Every one of these amenities has been devised.

TRUSTED ESTATES MANAGER

Navana Property Group are instrumental in establishing The Arc as a home and new destination for City Road. They combine a highly visible on-site presence with a bespoke app portal which provides community-focused content such as 'what's on', event guides, local directories and a facility booking service.



Computer generated image of the screening room. Indicative only.



Computer generated image of the 7th floor outdoor event space for up to 50 people. Indicative only.



Computer generated image of the 7th floor lounge area. Indicative only.

LOOSEN UP, TEE OFF AND LET OFF STEAM

The Arc's very own state-of-the-art golf simulator lets you work on your clubhead speed and refine your follow through without having to trek out to the countryside. Lets you refine your drive on world-famous courses and take advantage of tutorials designed by the professionals to improve your game.



Computer generated image of the golf simulation. Indicative only.

THE CYCLE HUB

It's not just The Arc's gym or 7th floor terrace that let you embrace an active lifestyle. The Cycle Hub, easily accessed at street level via a ramp from Shepherdess Walk, is a dedicated space for cyclists, complete with 237 bike spaces, as well as showers and lockers.



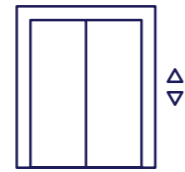
DESIGNED TO *the* HIGHEST SPECIFICATION



Minimum of 9 showers
(4 male/4 female/
1 accessible)



237 cycle spaces and
lockers exclusive to
the offices



5 passenger lifts and
1 x 2,500kg goods lift



Radiant panel heating
and cooling system



Designed to achieve
BREEAM Excellent



1250KVA standby
generator 72 hours



All electric power
- no gas



15 l/s per person
ventilation system



Smart enabled
building

SUMMARY

- Offices within concrete frame structure L1-6 formed with concrete core and traditional install brickwork façade, brick facing pre-cast panel façade
- Design density 1 person 8m² with escapes of 1 person 8m²
- Floor to ceiling heights 2.7m with floor to floor slab 3.75m
- Climate Ceiling Radiant System for heating and cooling
- Raised floor (cavity 100mm)
- Completed to CAT A condition
- Exposed ceiling throughout office floor plate

LIFTS

- Office passenger lifts population densities 1 person per 8m² at 80% occupancy
- Office passenger lifts handling capacity 12% of population/5 minutes (up peak)
- 4 x 1,275kg (17 person) passenger lifts
- 1 x 1,275kg (17 person) passenger lifts/ Fire fighting
- 1 x 2,500kg (33 person) goods lifts/ Fire fighting

SERVICES

Resilience:

- Standby generator capacity 1250KVA for Landlord essential and Life Safety Loads for 72 hours at 50% operational load factor

Heating and Cooling:

- Climate Ceiling Panel System for radiant heating and cooling service by 2 ASHP (air source heat pump) on the roof of the tower
- The heating and cooling system being is passive, which results in better acoustics and energy consumption

- The system also creates a more comfortable working environment, by eliminating drafts

- Individual islands of panels allows for flexibility of office layouts. Minimal system maintenance is required.

Ventilation:

- Fresh air is 15 l/s/person based upon 1 person per 8m² and 1 person per 2.5m² in meeting rooms, based on 80% open space and 20% meeting rooms.
- Filtration within the Air Handling Units will be very high, with 70% pre-filtration and 90% final filtration, exceeding current Covid recommendation within the workplace

Plant Locations:

- Level -1 Plant Rooms – Air handling plant, Switch rooms, Water pumps/tanks and Life safety systems
- L22 – Air Source Heat Pumps for both Residential and Commercial units on individual separate loops

TENANT FACILITIES

WC's:

- Based on occupancy density with a Male: Female Ratio of 60:60 at 80% utilisation
- Cold Water Storage 17,000 litres
- Water consumption 45 litres/person per day

Bicycle and Showers:

- Minimum of 9 Showers (4 male/4 female/ 1 accessible)
- 237 Cycle spaces exclusive to the offices
- 237 lockers

SUSTAINABILITY

- Designed to achieve BREEAM Excellent
- Designed to achieve WELL Gold
- Designed to achieve DNGB
- High performance glazing to control solar gain and heat loss
- Radiant panel heating and cooling system which is circa 33% more efficient than fan coil units
- Energy efficient lighting
- Lighting PIR to only turn on lights when required
- Central ASHP (air source heat pump) from a central loop to service the office spaces
- BMS energy monitoring system
- Heat recovery provided on office air handling units
- All-electric building – no gas use
- Variable speed pumps on heating and chilled water systems to match plant energy consumption with actual building loads

AN *inspiring,* SUSTAINABLE & *creative* HUB

The Arc has targeted **BREEAM EXCELLENT, WELL GOLD, DGNB GOLD, WIREScore** and **SMARTScore** certifications, making it one of the most sustainable and wellness-focused commercial buildings in the market. From energy-efficient lighting to access to an expansive outdoor terrace with panoramic views, space for team-building activities and presentations. Our building is designed to provide a healthy and productive work environment.



BREEAM

BREEAM rates environments that enhance wellbeing, protect natural resources and create valuable property investments



WELL

WELL certifies buildings that increase the health, commitment and productivity of all employees like air quality, light, and ambiance



DGNB

DGNB rates the building's sustainability over the entire life cycle



WIREScore

WiredScore's mission is to make the world's buildings smarter and better connected, to enable a more collaborative, innovative and dynamic future



SMARTScore

SmartScore measures user functionality and technology foundation

LEADERS IN SUSTAINABLE DEVELOPMENT

Market leaders in sustainable development, every one of Ghelamco's projects has been awarded either Outstanding or Excellent BREEAM certification. Constantly striving to achieve greener and more sustainable ways of delivering their projects, they've become pioneers in the creation of energy neutral concepts, meeting the highest ecological standards across their entire portfolio. Their Wronia 31 Warsaw building was formally recognised as the greenest building of Central and Eastern Europe (CEE) at the BREEAM Awards 2019.

LOW CARBON, RESPONSIBLE DESIGN

A fully electric building, The Arc's carbon emissions are 30% lower than its multi fuel-operated cousins. Combined with low energy heating and cooling ceiling system, cutting-edge electric heat pumps and the highest possible grade insulation and glazing, it makes your carbon footprint one less thing to worry about.

IMPROVING THE LOCAL ENVIRONMENT

The public piazza at the front of the building has been designed around the preserved tree at its centre. Landscape Architects Grant Associates have reimagined this area with seating added for people to enjoy, providing a natural counterweight to the fast pace of the location.

SMARTER WORKING

Super fast fibre, smart building technology and more access points mean your team don't feel restricted when it comes to how they work, while dedicated lifts for the office floors are destination-controlled – waiting times less than 30 seconds – so you're never in a rush for the next meeting.

COMFORTABLE CLIMATE CONTROL

Unlike traditional methods of heating and cooling in office spaces, The Arc's Climate Ceilings create a more natural and healthier environment within which to work. Drafts are eliminated and humidity levels are maintained at a comfortable level. Heating and cooling via radiation does not generate air currents, which are capable of promoting the spread of viruses. The system therefore drastically reduces the spread of bacteria.

With an average of 15 l/s/person, the level of fresh air filtration far exceeds all recommendations for new workplace health guidelines. This, combined with a host of other measures and design details, supports positive wellbeing and peace of mind for all.

Smart office space kitted out to a defined specification and ready for you to jump straight in, the whole process completely hassle-free and with no last-minute hurdles.

A SAFER WORKING ENVIRONMENT

All communal surfaces are disinfected several times a day, with wall-mounted sanitiser dispensers on every floor and every room, so you can be confident the health and safety of your best and brightest is in safe hands.

DESIGNED TO BE FLEXIBLE

Large, open floor plans provide 148,048 sq ft over 7 floors. Flexibility has been built into the fabric of these spaces, designed to let you create an environment in which your business can thrive.

No more one size (or shape) fits all.

THE ARC

EC ONE

GHELAMCO

INTERNATIONAL REAL ESTATE INVESTMENT & DEVELOPMENT

A family business started by Paul Gheysens in 1985, Ghelamco is now a multi award-winning major European real estate business; and still 100% family owned. Over the past three decades they've helped transform neighbourhoods with pioneering work right across the continent.

A vertically integrated developer with over 30 years of experience, they've built up an impressive portfolio of high-quality real estate projects across Belgium, France, Poland, Ukraine and Russia, driving each from land purchase through to planning, development financing, coordinating construction and leasing or selling.

Unwavering in their mission to always look for ways to make their projects greener, smarter and more comfortable, their vision is to create cities that unleash a positive human energy. Consequently, their buildings have become headquarters for numerous prestigious global companies including Samsung, Goldman Sachs, Shell, Unilever, KPMG, Google and BMW.

MASSIVE DESIGN



For over twenty years Massive Design have specialised in interior planning, design and project supervision services for a wide range of multinational corporate clients, including many Fortune and Global 500 companies. Steered by the vision and singular creativity of their founder, Mac Stopa, they've delivered unparalleled, high-profile interior fitouts tailored to the spirit and culture of those they work with.

grant associates

A pioneering international landscape architecture practice, Grant Associates have harnessed a desire to reconnect people with nature and protect biodiversity (as well as their 23 years of experience working in the built environment) to reimagine the public piazza at the front of The Arc, creating a new landscaped space for City Road.

ALLFORD HALL MONAGHAN MORRIS

An award-winning architectural practice built on a firm belief in the ability of outstanding architecture to last through time. Committed to the design of buildings of economy, elegance and delight, their aim is to make a positive and lasting contribution to the built environment through architectural design while testing the boundaries of its application.

BOWLER JAMES BRINDLEY

Built on an ethos of collaboration, flexibility and a belief in the power of their vision to elevate spaces and imbue them with deeper meaning, Bowler James Brindley have earned a deserved place in the pantheon of London's interior design elite. With a portfolio stretching right across the built environment, they've brought their innate eccentricity, quirkiness and sense of understated refinement to a wide range of projects.

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