

Méndez
Álvaro
Madrid

Ancora
40.

Built for Talent.



**The best
office project
on the market.**

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Welcome



The coolest new work space in Madrid.

Over 7,000 sqm of top quality office space, terraces, café and private courtyard united in one building: Ancora 40.

An unmissable opportunity for forward-thinking companies to be part of **Méndez Álvaro, Madrid's new central business hub.**

The highest efficiency ratio in Madrid, spectacular horizontal floor plates filled with natural light and remarkable architecture give rise to **the coolest new workspace in Madrid.**

*View of Ancora 40
from Calle Vara de Rey*

Ancora 40.

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Location

*Aerial view of
Ancora 40, showing
its proximity to
Madrid Atocha
railway station*



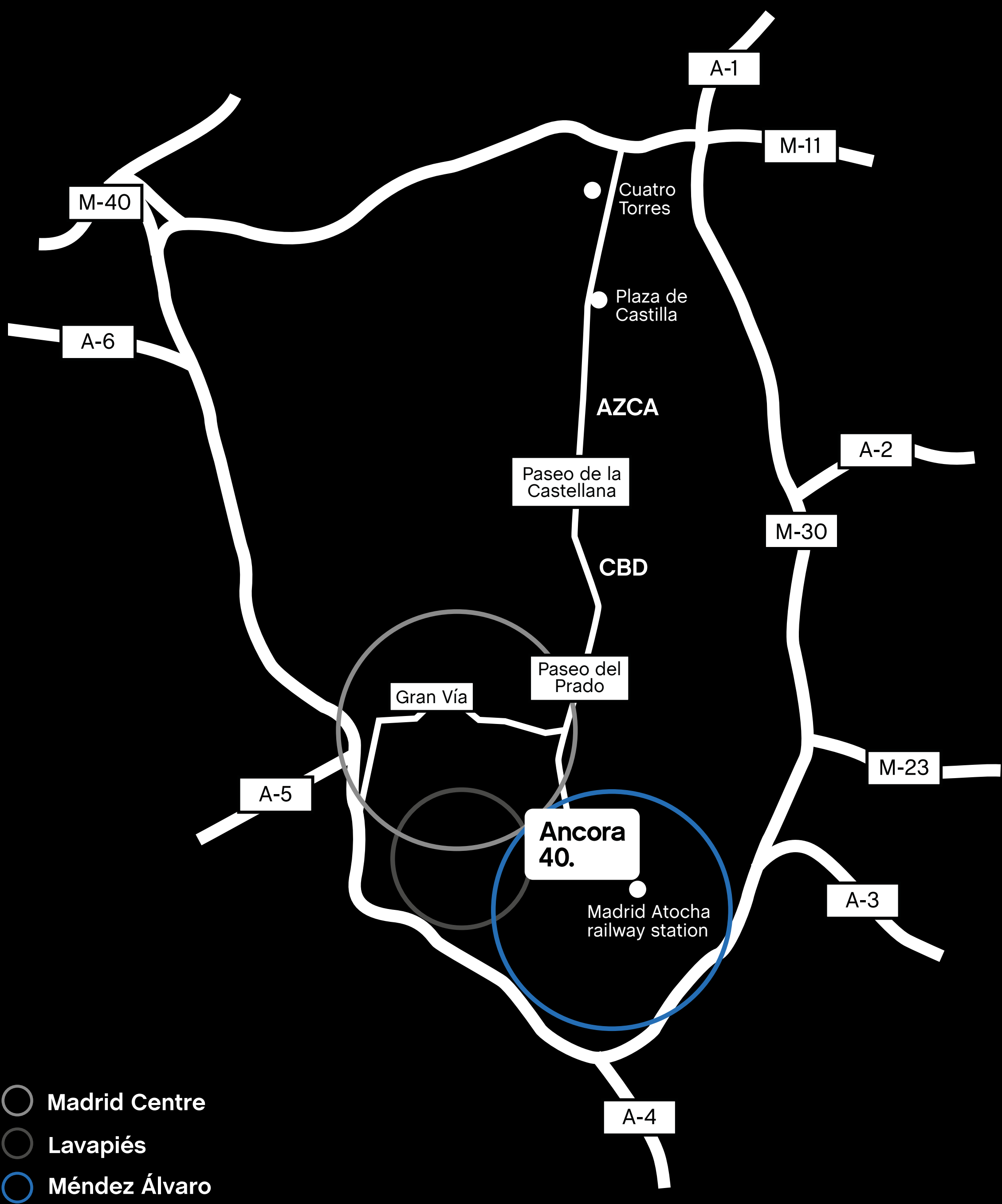
Madrid's new Central Business District.

Top companies including Amazon, Repsol and Acciona have built their headquarters in this district. Who will be next?

With the redevelopment of Méndez Álvaro, the Paseo de la Castellana finally has a southern extension to the M-30 ring road.

Madrid is ranked the third most attractive European city for business and employment*, thanks to its strong economic growth and investment potential.

**Cities of Influence, Colliers International, March 2018*



The trendiest neighbour- hood in the world.

Right next to Méndez Álvaro, trendy Lavapiés was recently voted the “coolest neighbourhood in the world” by Time Out Magazine, September 2018.

The eclectic streets are hopping with coffee shops and food from every corner of the globe, independent bookstores and theatres, fashionable boutiques and an exciting nightlife. Lavapiés has the culture and amenities to attract talent to work in Ancora 40.

1. Plaza de Tirso de Molina
2. Street art in Lavapiés
3. CaixaForum
4. Sala Equis

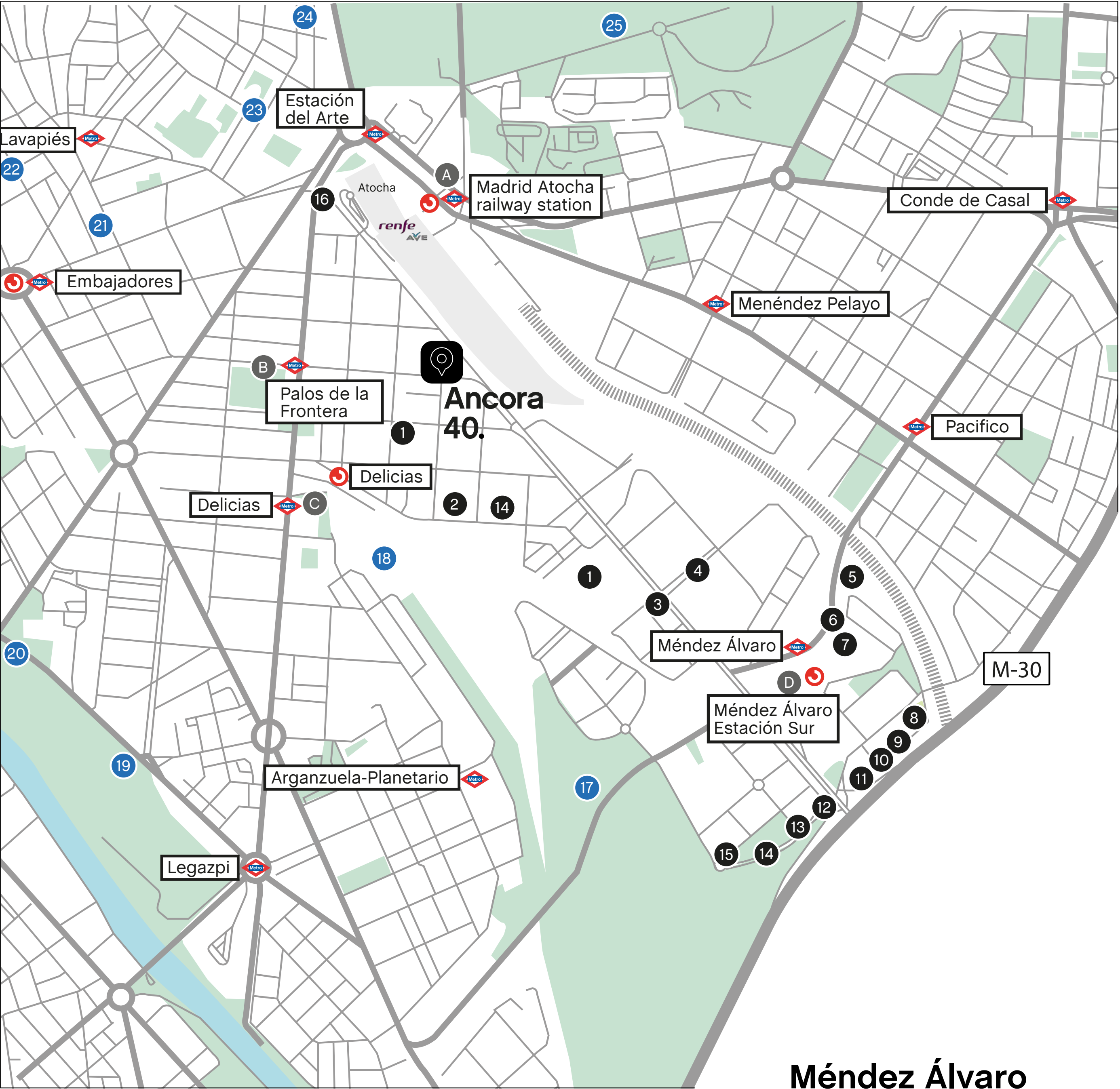


The most accessible location.

Ancora 40 is strategically located opposite the Madrid Atocha railway station, the main hub for AVE high-speed trains and the regional railway network.

What's more, a new entrance is currently being built just metres from the project. This entrance will provide fast and direct access to the AVE trains to Barcelona, the rest of Spain and France.

Other transport options such as bus, Metro and bicycle, make it easy to move about the city.



Méndez Álvaro

Companies

- 1 Repsol
- 2 Amazon
- 3 Arnaiz
- 4 Colonial
- 5 Naturgy
- 6 Acciona
- 7 Gestamp
- 8 Ericsson
- 9 Cetelem
- 10 Sony Mobile
- 11 Endress Hauser
- 12 Adif
- 13 Enagas
- 14 CLH
- 15 Mahou
- 16 Catalana Occidente

Points of interest

- 17 Planetario Madrid
- 18 Motor Market/Railway Museum
- 19 Matadero Madrid
- 20 Madrid Rio
- 21 La Casa Encendida
- 22 San Fernando Market
- 23 Museo Reina Sofia
- 24 CaixaForum
- 25 Retiro Park

Transportation

- A Madrid Atocha railway station (national lines)
- B Palos de la Frontera Metro station
- C Delicias train station (regional lines)
- D Bus station (national lines)

Ancora 40 to...

-  **Bus line 8 & 102**
1-minute walk
-  **Madrid Atocha railway station**
2-minute walk
-  **Access to M-30**
4 minutes by car
-  **Palos de la Frontera
Metro station (line 3)**
5-minute walk
-  **Bicycle station (BiciMAD)**
6-minute walk
-  **Bus line 27**
7-minute walk
-  **Delicias train station
(C1, C7, C10 and regional lines)**
7-minute walk
-  **AZCA Business District**
13 minutes by car
-  **Puerta del Sol**
15 minutes by metro
-  **Retiro Park**
15-minute walk
-  **Madrid-Barajas Airport**
24 minutes by car



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World-class architecture from London.

The team behind Ancora 40, acclaimed architecture studio BuckleyGrayYeoman, has drawn inspiration from trendsetting districts such as Shoreditch, London and The Meatpacking District, New York.

Post-industrial elements and styling are complemented by contemporary features, such as floor-to-ceiling windows and green areas on each floor.

The unique architecture is designed to fit seamlessly into its urban context. The spacious, open-plan floor plates are filled with natural light.

Open office space



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Private courtyard
of Ancora 40

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Heritage urban fit-out.

Two buildings have been carefully reimagined to create an office building of the future: bright, open and inspiring spaces that offer plenty of opportunities to work, engage and collaborate.

Connected by a shared central reception and private courtyard, Ancora 40 has been efficiently designed to an exceptional standard and furnished with the most modern fit-out in the market.

*Private courtyard
of Ancora 40*



Surface areas

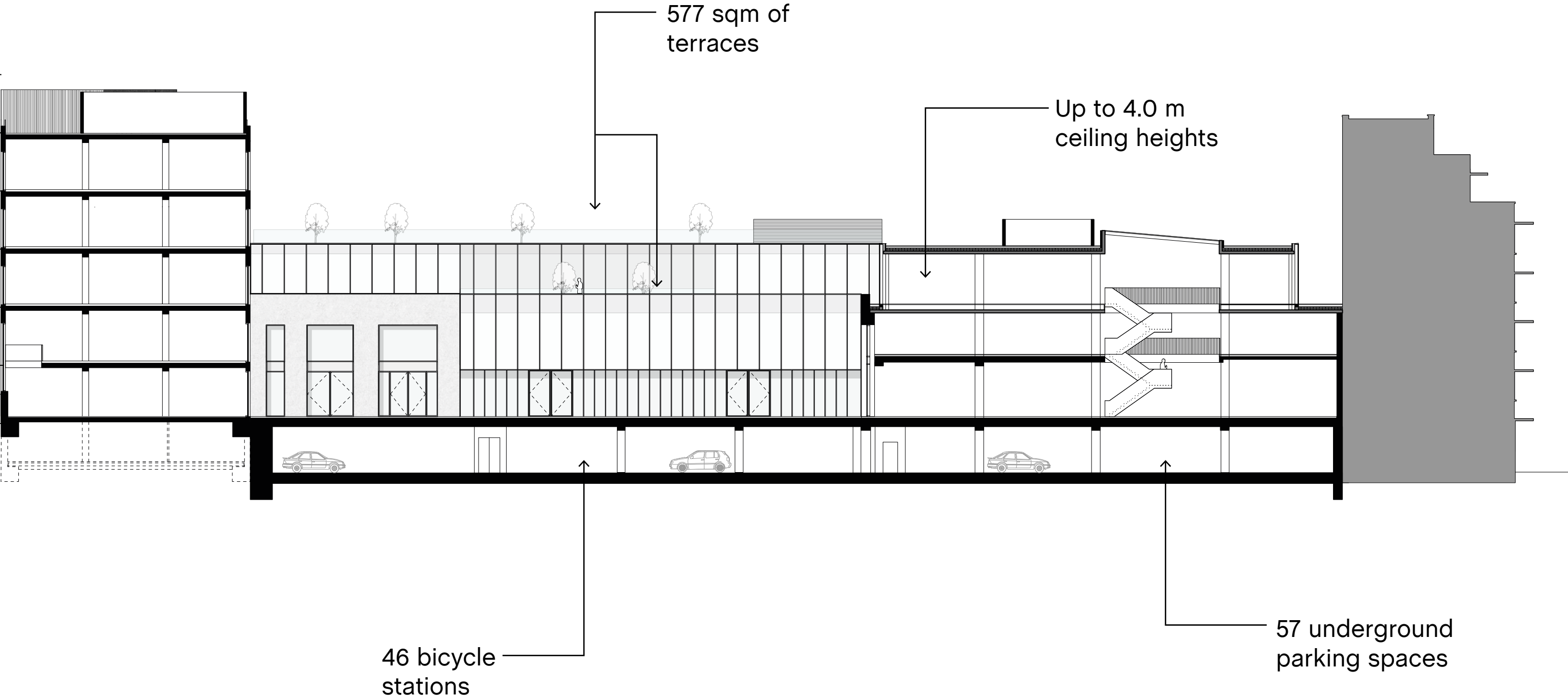
Interior space:

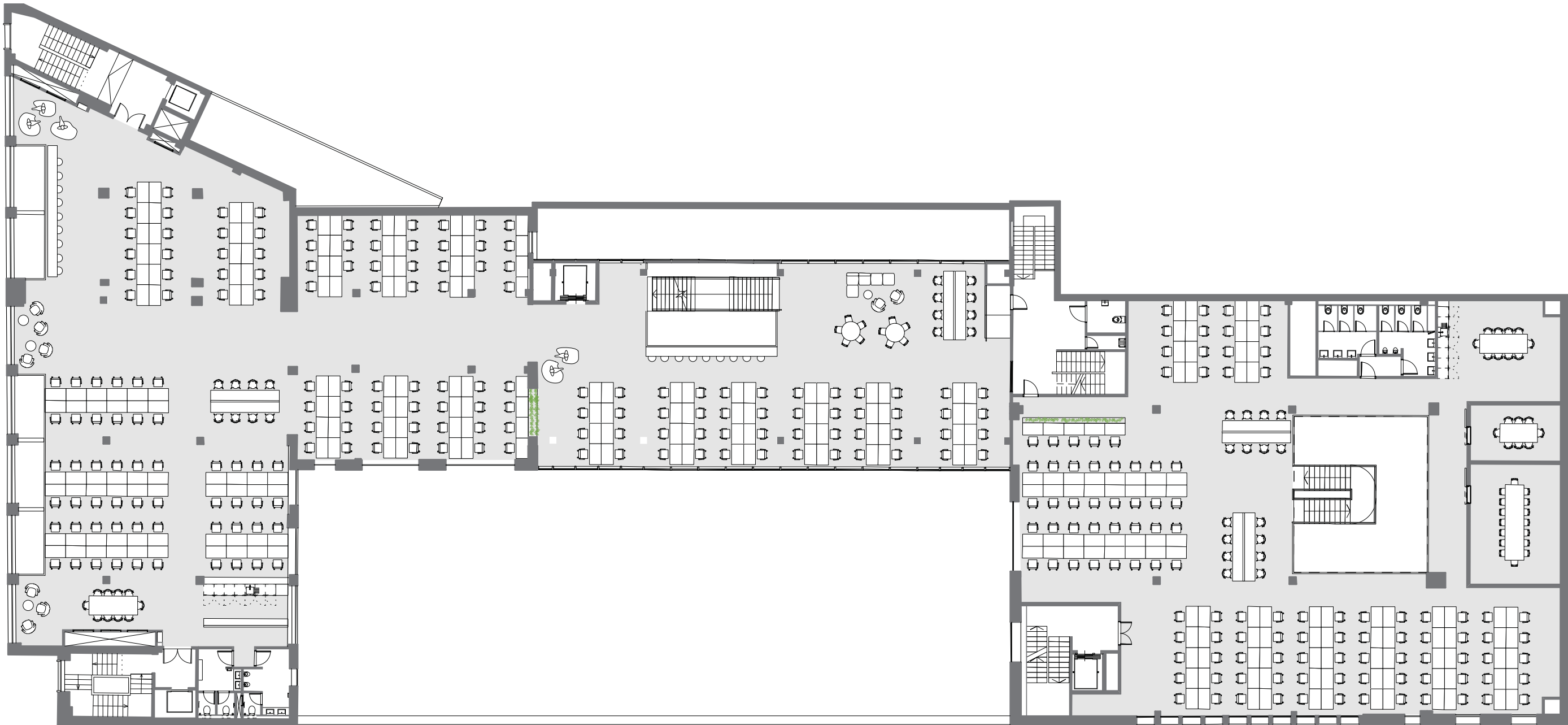
Roof	82 sqm
4 th floor	638 sqm
3 rd floor	638 sqm
2 nd floor	1,601 sqm
1 st floor	1,900 sqm
Ground floor	2,037 sqm
Basement	398 sqm

Gross
external area: 7,294 sqm

Exterior spaces + parking:

Rooftop terrace	347 sqm
2 nd floor terrace	230 sqm
Private courtyard and terraces on ground floor	762 sqm
Underground parking spaces	57





The most efficient building in Madrid.

Ancora 40 will have the highest occupancy
ratio in Madrid, with 5 sqm/employee.

1:5 occupancy level

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Façade view,
Calle Ancora



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Rooftop terrace

Spacious and stylish places in which to relax.

Ancora 40 has 577 sqm of spectacular terrace space. Landscaped greenery intersperses seating areas on the 347 sqm rooftop terrace, creating a natural environment. A smaller terrace on the second floor provides additional outdoor space to support tenants' wellbeing.

The café on the ground floor is the ideal setting for impromptu team meetings and relaxed interactions.

Rooftop terrace





Rooftop terrace

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Façade view, Calle
Ancora / Calle Vara
de Rey





Sustainability LEED® GOLD.



Water Efficiency
Significant outdoor and indoor water use reduction compared to other office properties.

Energy Reduction
Large energy reduction thanks to optimised energy performance and enhanced refrigerant management.

Clean Air
Enhanced indoor air quality strategies mean air and ventilation is considerably above RITE regulation standards, with zero VOCs and elimination of contaminating particles.

Enhanced Productivity
Higher performance thanks to the abundance of green, open spaces and natural light throughout the building.

Sustainable Transport
A bus stop in front of the building, Madrid´s main train station Atocha just a 2-minute walk and basement parking for electric cars and bicycles.

Building, façade and finish

Structure

The current buildings’ foundation is made with insulated reinforced concrete footings. At the new basement, a new perimeter containment wall will be made by micro piles screen with three metres of embedment below the upper level of basement floor. The foundation is provided by reinforced concrete footings on a lower level. This level will be located approximately five metres below the current ground level in the free area of the plot. The new volume (C) will have a visible laminated wood structure.

Façade

Current enclosures of the buildings with concrete structure will be kept, increasing the windows’ openings. All plaster surfaces will be painted with Pliolite resin paint. The new building (C) will have a curtain wall façade.

Indoor finishes

The internal stairs are made of brick plaster on both sides. In general, the new interior partitioning will be made of 13-cm thick Geroblock concrete bricks. Plaster interior surfaces will be painted with smooth plastic paint, except for the pillars and hanging beams, which will be stripped and varnished with clear varnish, keeping the concrete finish visible. The offices will have a 10-cm thick technical floor. Toilets will have category two non-skid ceramic floors with a smooth concrete finish.

Equipment

All the equipment systems will be exposed on the office ceiling.

Sewer system

Separate pipe systems for sewerage and rainwater are planned. The building will have a water tank on the basement floor to store storm water, which will be used for irrigation or for the toilet network.

Plumbing and DHW system

A pressure group composed of three electric pumps will be installed. Each pump will have 1,5kw of unit capacity and an elastic membrane 50l hydro pneumatic tank. The building will have a drip irrigation system and a hot water production and distribution facility to provide water for the showers and toilets in the changing rooms.

Air-conditioning and ventilation system

The contribution of renewal air is made through the air-conditioning system. In toilets and other spaces, renewal air is expected, extracting it directly from the premises through linear grids. For the ventilation of the parking lot located in the basement, the installation of two fume extraction networks has been planned in order to remove both the CO that comes from vehicle circulation and fire smoke. In turn, a contribution network and an extraction network for each 100 sqm of parking lot are also projected.

Air-conditioning system

To climatise the office floors, a four-pipe fan-coil system, carried out as a visible installation, will be used.

Fire protection system

The general installation of fire protection will be maintained. The building has a complete fire protection installation. The fire detection system will be an analogue and addressing model. The building will have portable fire extinguishers, fire fighting fixtures and fire hydrants.

Electricity

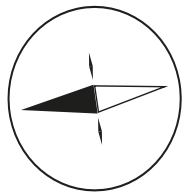
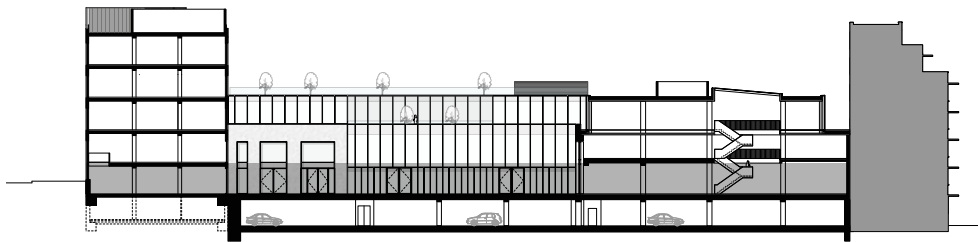
The building will have a transformation centre located in the basement that will serve the whole building. It will also be divided into a body-type generator with a diesel engine. The building will have emergency lighting and signage.

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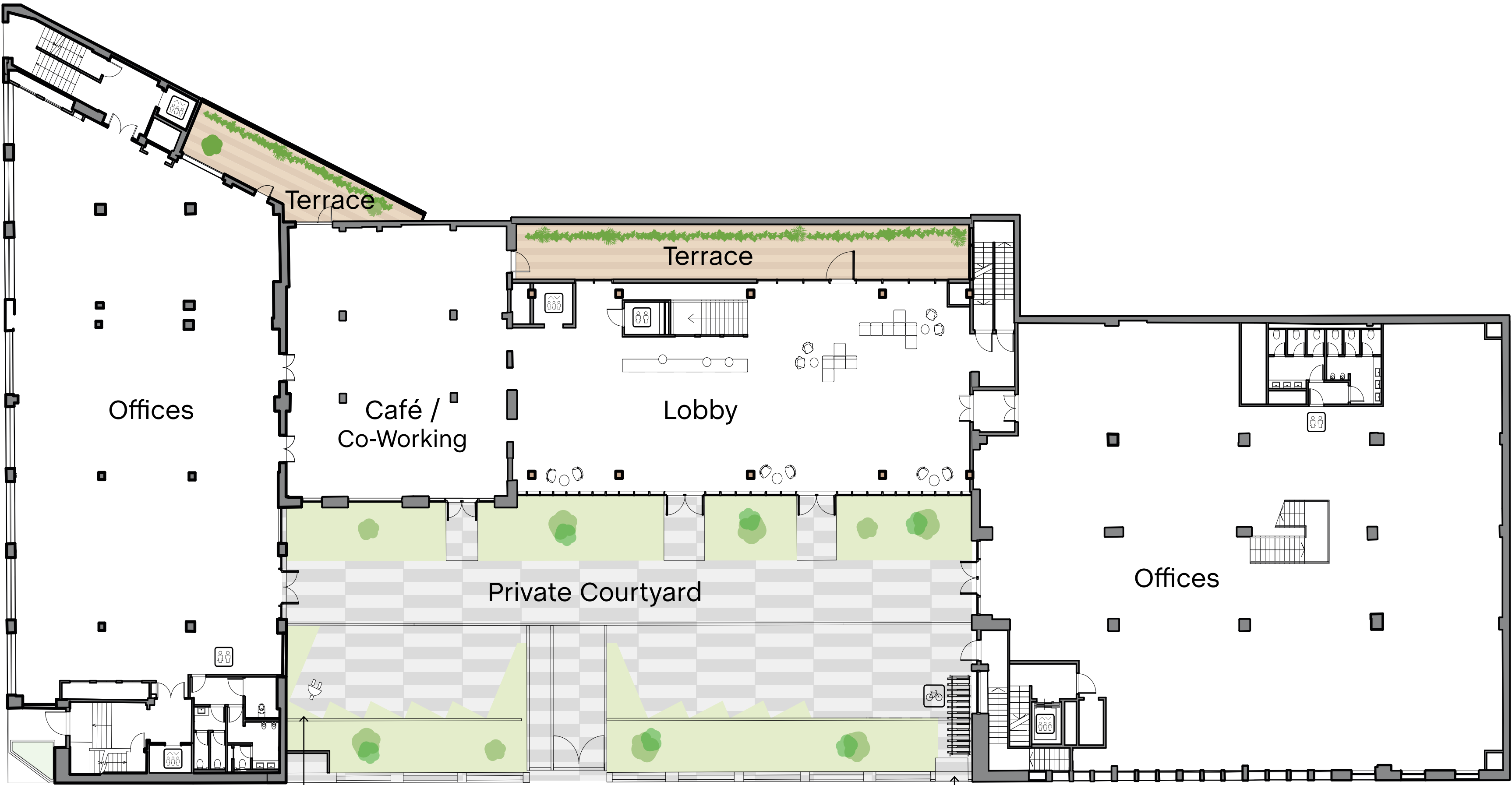
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Floor Plans

Ground Floor
2,037 sqm



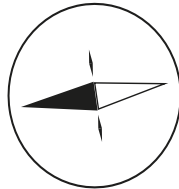
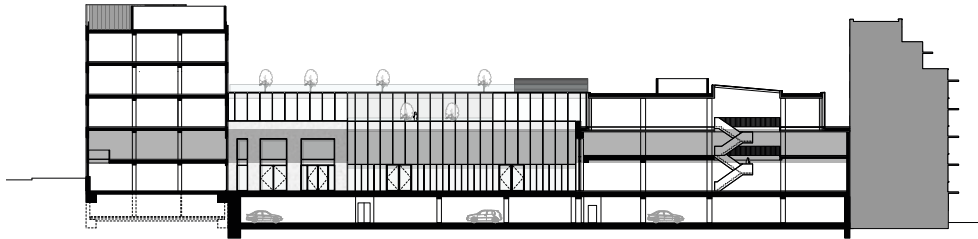
Calle Ancora



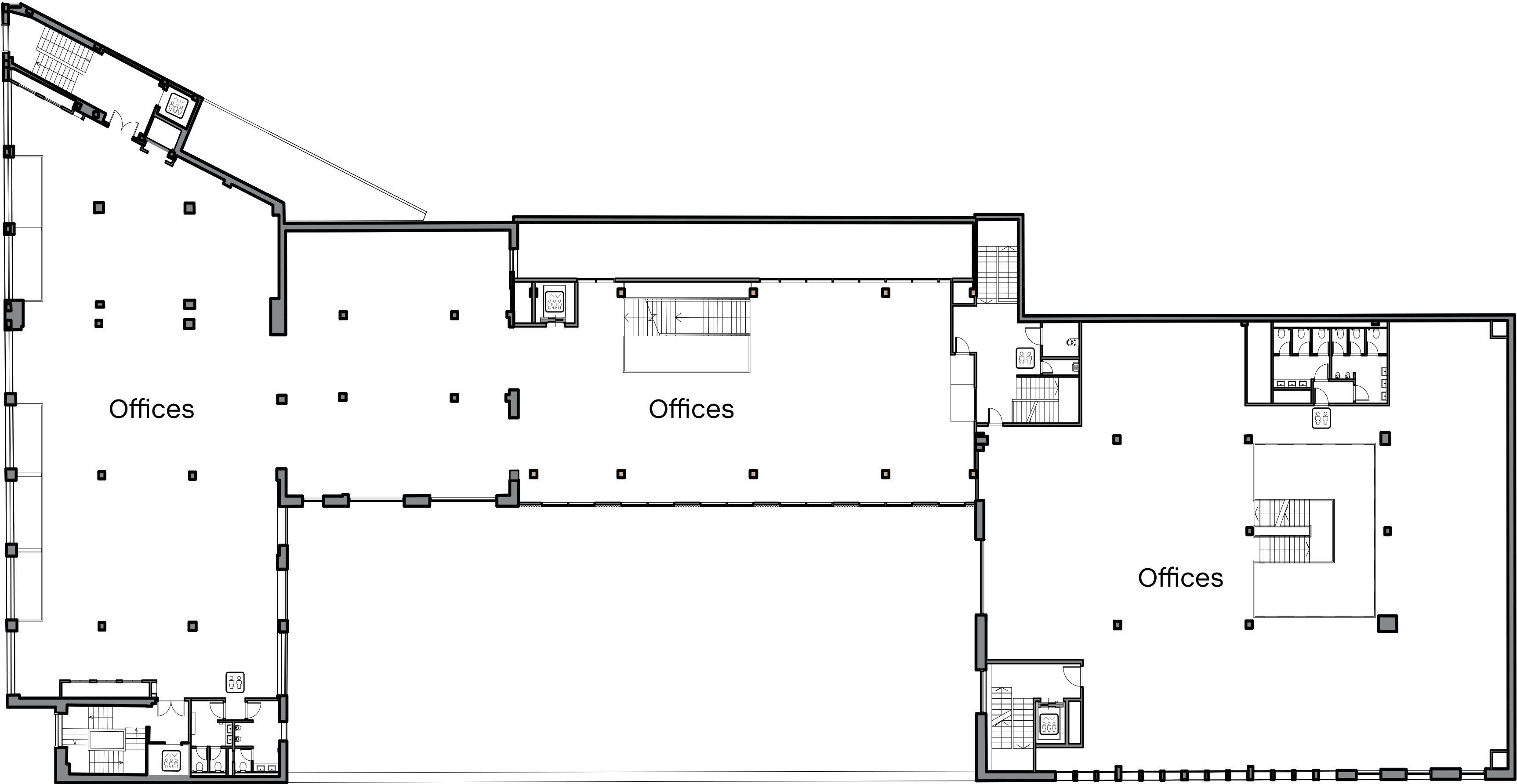
1 electric car
charger

Calle Vara de Rey

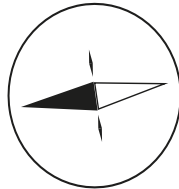
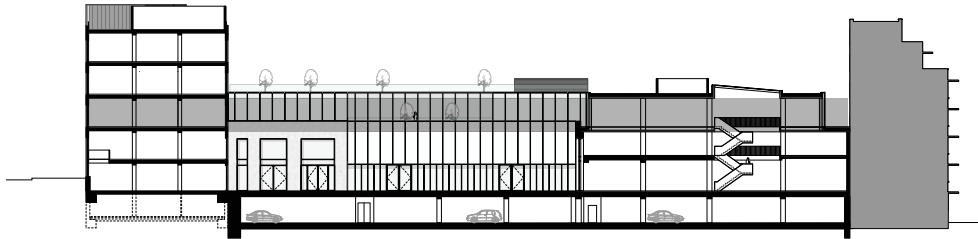
14 bicycle
stations



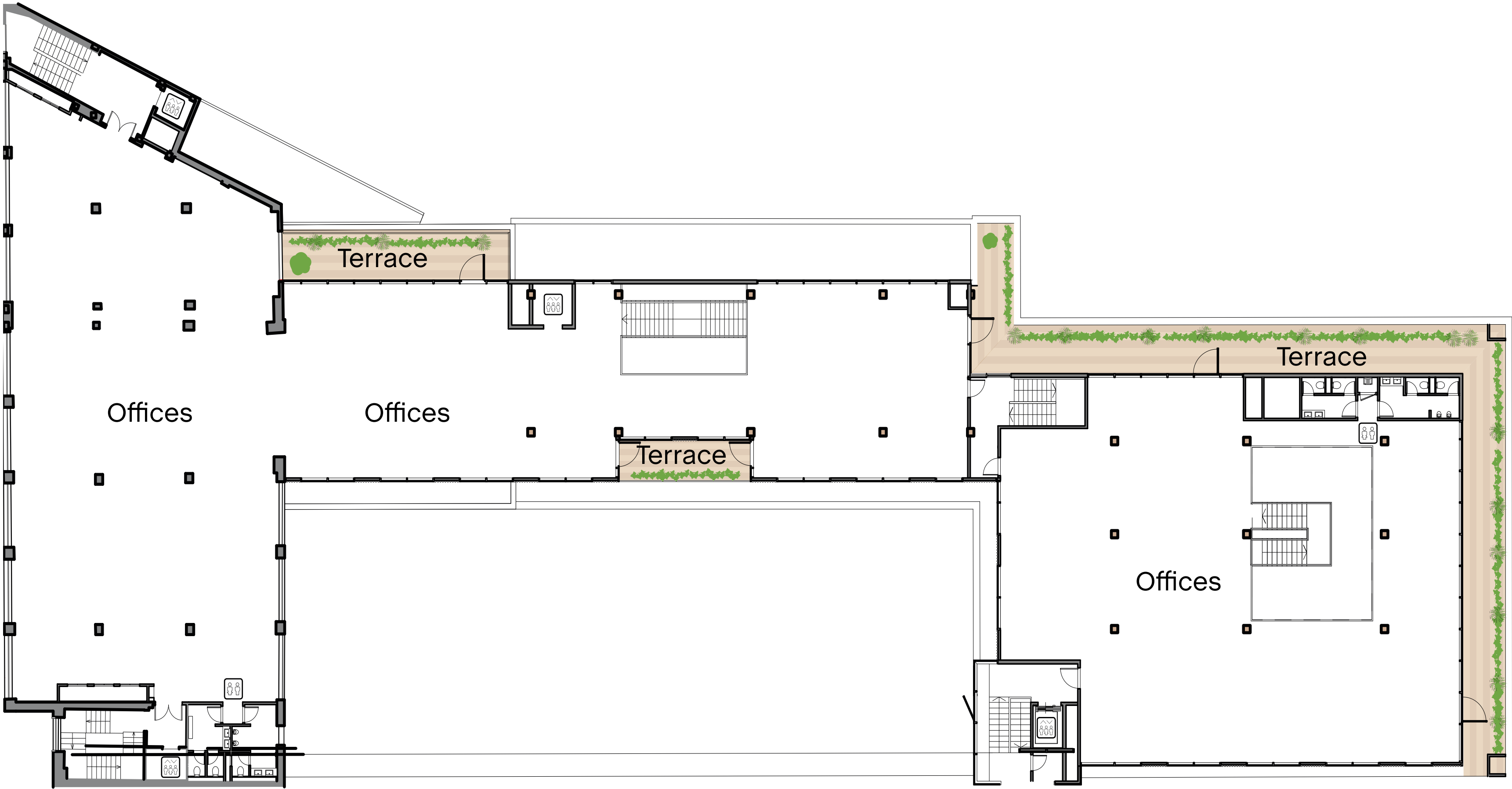
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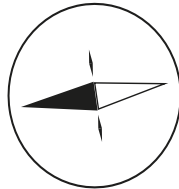
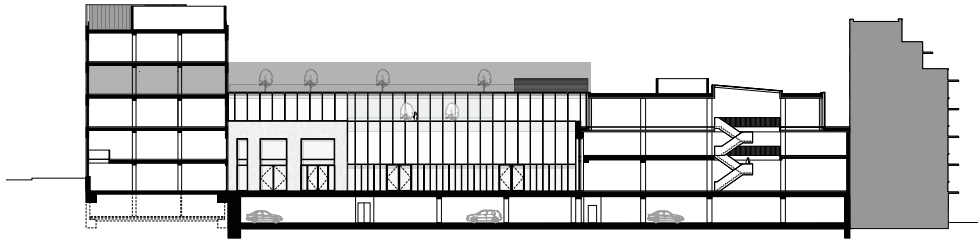
Calle Vara de Rey



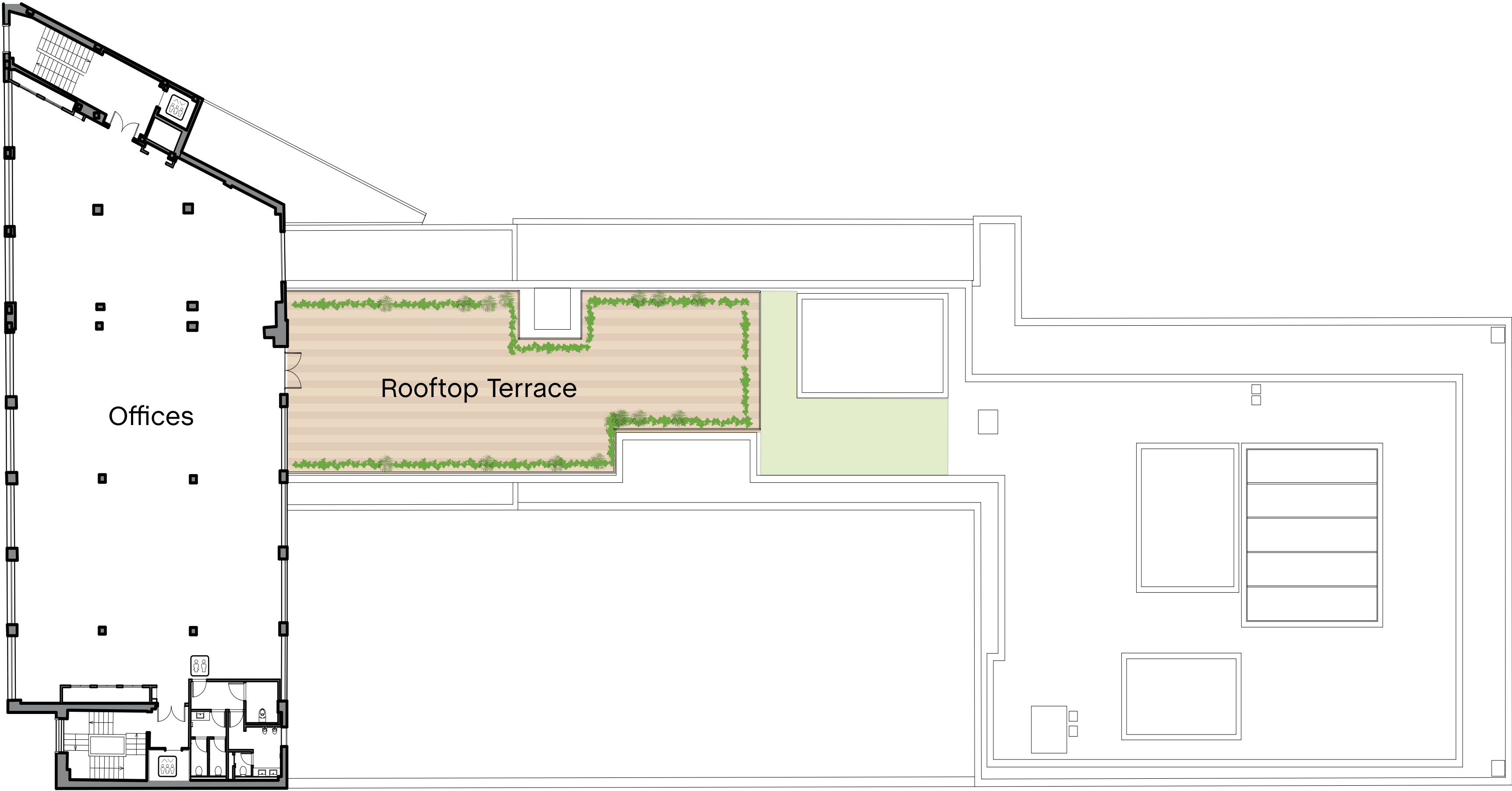
Calle Ancora



Calle Vara de Rey

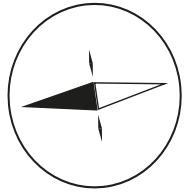
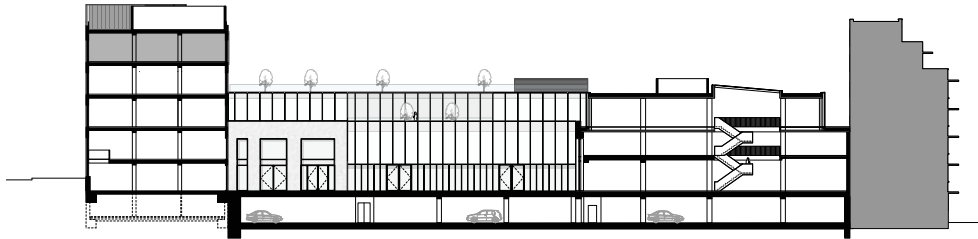


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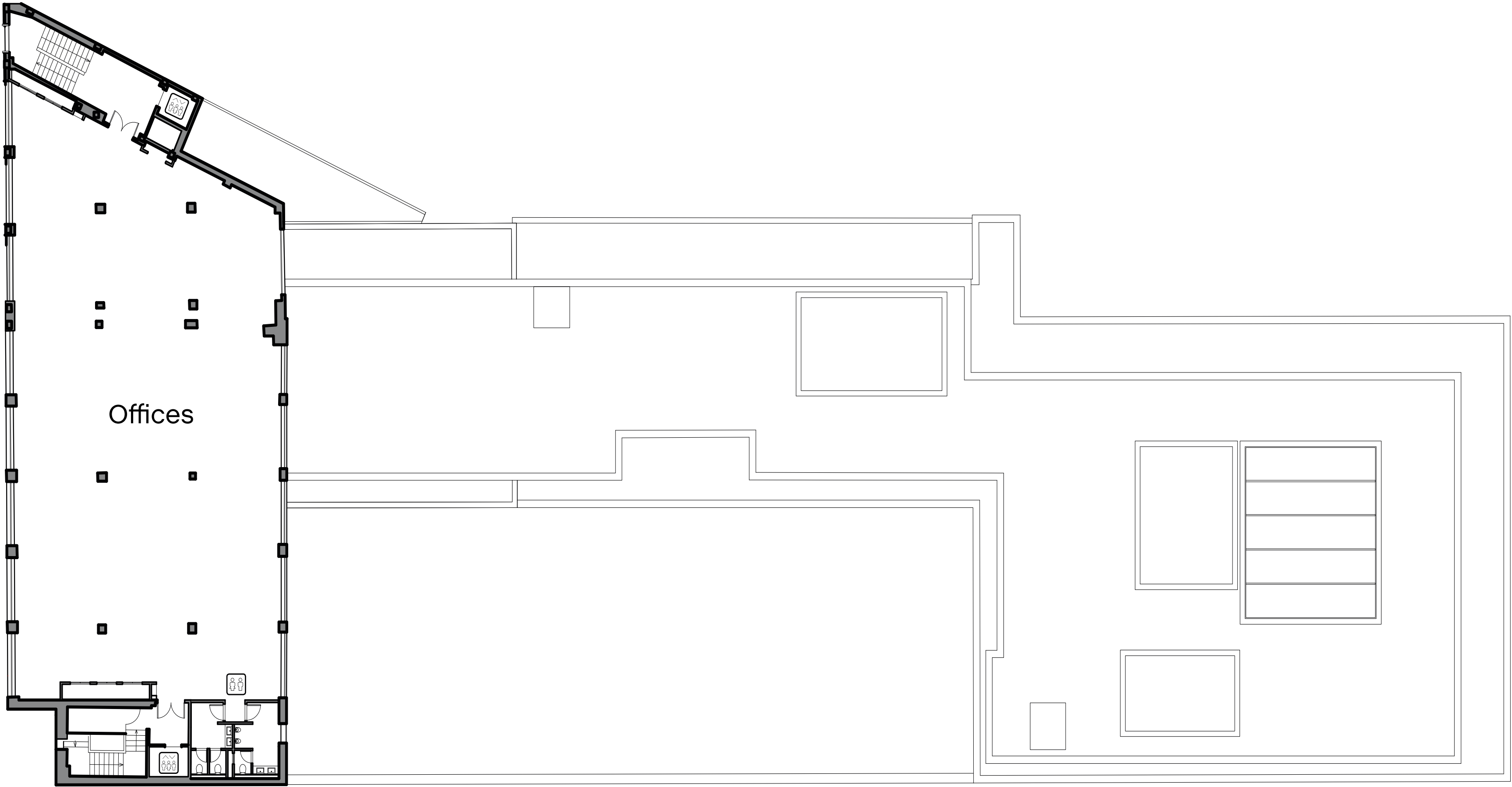


Calle Vara de Rey

4th Floor
638 sqm

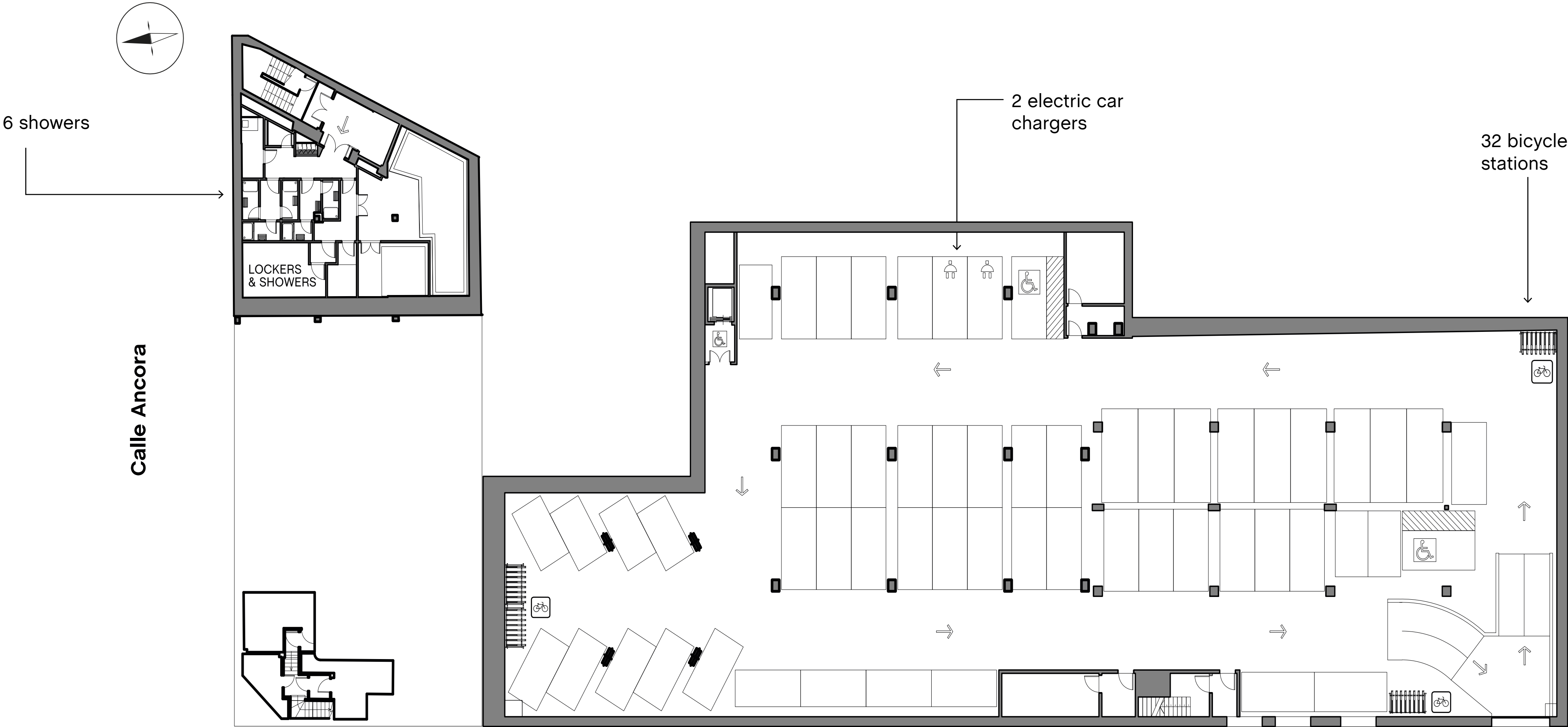
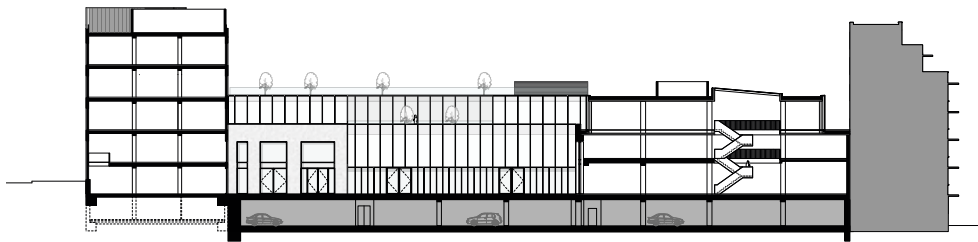


Calle Ancora



Calle Vara de Rey

Basement
2,178 sqm
57 parking spaces



Calle Vara de Rey

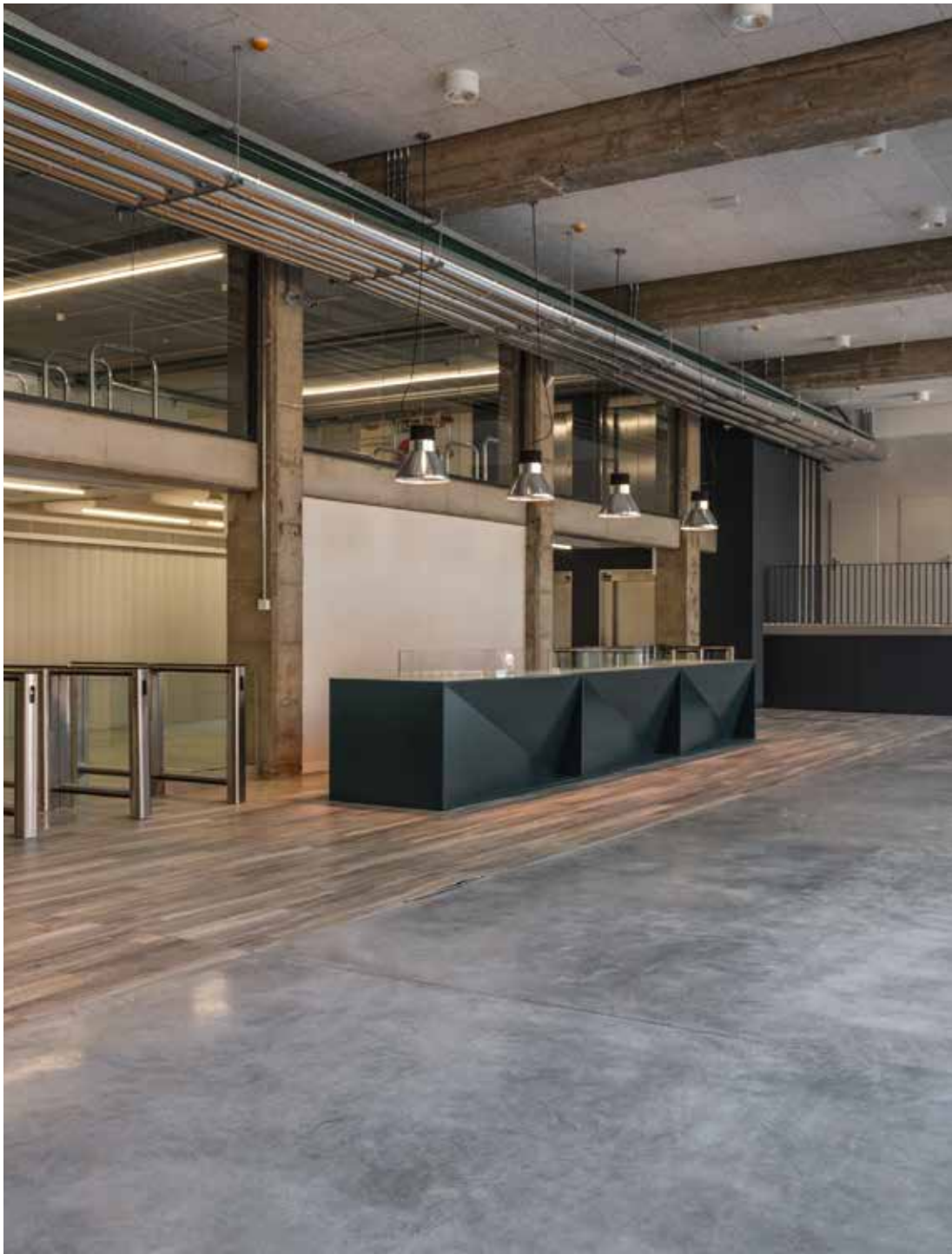
Developer

Temple Capital Management is an investment manager focused on innovative office projects in Madrid City. Temple Capital Management is a business line of the BWRE (Bermejo & Williamson Real Estate, S.L.) founded in 2012 by executives with more than 20 years of experience in the Madrid Office Market. Bermejo & Williamson Real Estate includes business lines such as the development of urban residential rental properties, with more than 30 buildings currently owned, and real estate fin-tech.



Investor

More than 35 years of experience in the development and investment of high value properties. Founded in 1980 and headquartered in London, the multinational company is specialised in real estate investment and the development of high-quality projects, located in the most important cities of countries such as the United Kingdom, Spain, USA, Germany, Poland and France.



Architect

Founded in 1997 by Richard Buckley, Fiammetta Gray and Matt Yeoman, BuckleyGrayYeoman is an architecture and design practice based in London and Bristol. BuckleyGrayYeoman has an expanding portfolio of work across a range of sectors including offices, residential, retail, hotels and masterplanning, and has been ranked among the top 40 architectural practices in the UK. BGY has recently collaborated with UK&European Investments on the development of a spectacular post-industrial office development in 22@, Barcelona's innovative district (Calle Tanger 66 which is now the Hewlett Packard's Spanish headquarters).



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