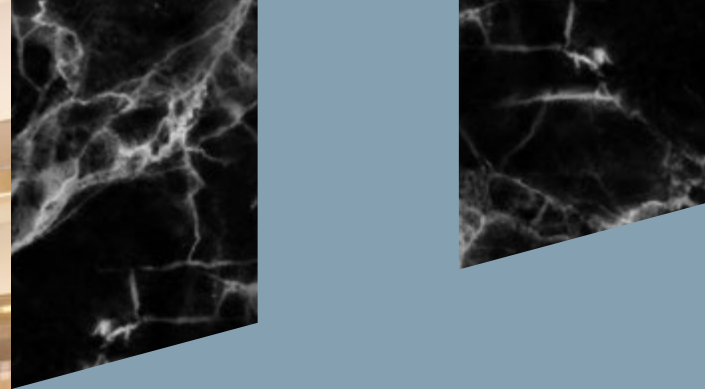




Well  
received





Arrive  
in style

# Newly refurbished contemporary reception



# Landmark building



# Dynamic place







## Local amenities

- |                             |                          |
|-----------------------------|--------------------------|
| 1. Sushi Samba              | 18. The Delaunay         |
| 2. Roka                     | 19. Wildwood             |
| 3. Radio Rooftop Bar        | 20. The Pregnant Man     |
| 4. Opera Tavern             | 21. Gaucho               |
| 5. Barrafina                | 22. Birley Sandwich Shop |
| 6. The Ivy Grill            | 23. The Pig & Goose      |
| 7. Spring at Somerset House | 24. Colonel Saab         |
| 8. Tom's Terrace            | 25. Sway Bar             |
| 9. Balthazar                | 26. Bunga Bunga          |
| 10. Champagne and Fromage   | 27. The Hoxton Holborn   |
| 11. Siam Eatery             | 28. Rondo                |
| 12. Savoy Grill / Simpsons  | 29. The Ivy              |
| 13. Polpo Covent Garden     |                          |
| 14. Franco Manca            |                          |
| 15. Dishoom                 |                          |
| 16. Hawksmoor               |                          |
| 17. Busaba                  |                          |





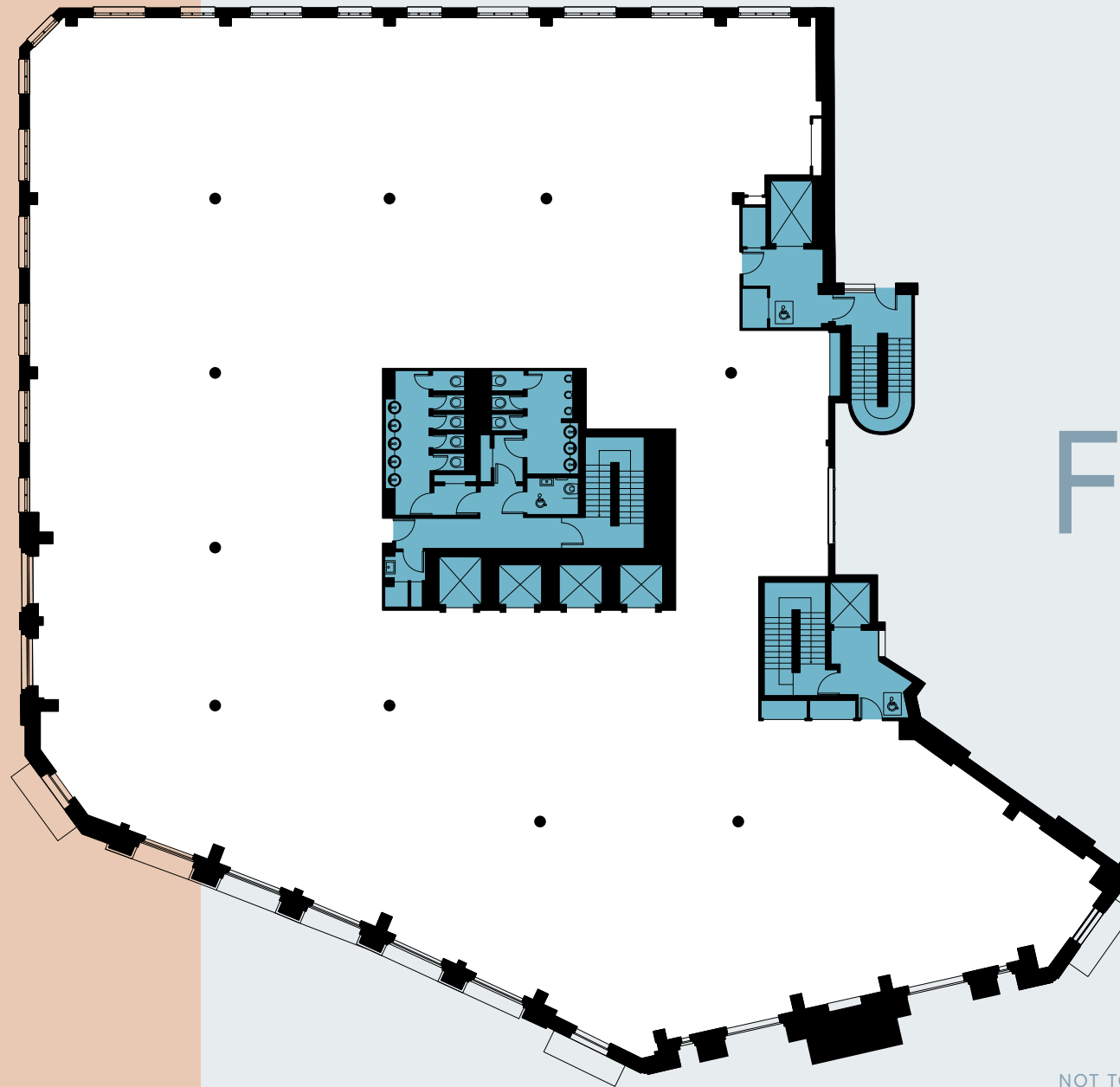
Floorplates  
that work

# Typical floor Cat B finish



# Typical floor Cat B finish





# Fourth floor

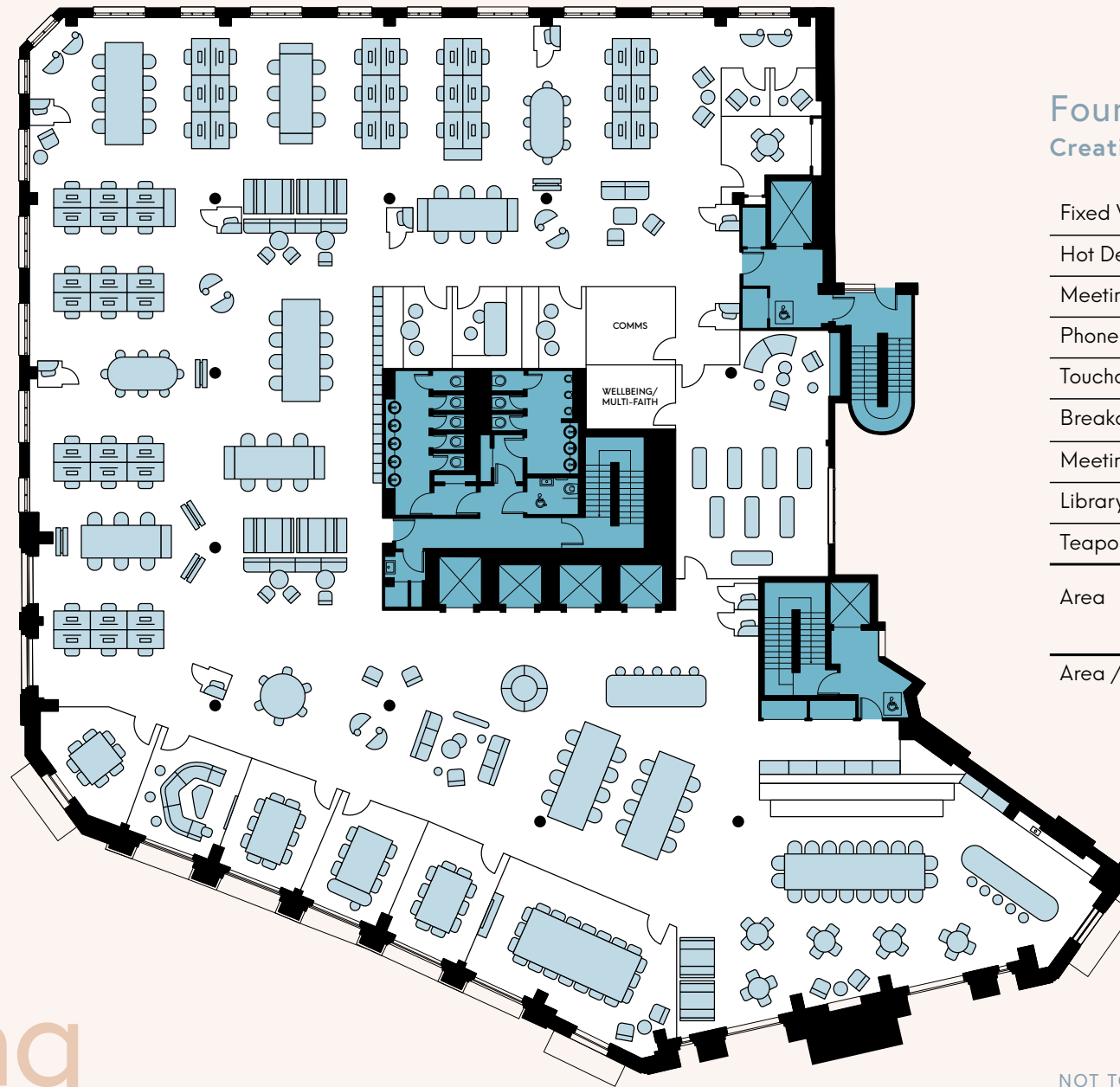
## Availability

	sq ft	sq m
Fifth Floor	13,300	1,236
Fourth Floor	13,742	1,277
Total	27,042	2,513



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

# Space planning



## Fourth Floor Creative / Media / Collaboration

Fixed Workstations	48
Hot Desks	72
Meeting / Training Rooms	12
Phone Pods	10
Touchdown	8
Breakout / Event	3
Meeting Booths	6
Library / Wellbeing	1
Teapoint	1
Area	<b>13,742 sq ft</b> <b>1,277 sq m</b>
Area / person	10 SQ M / person

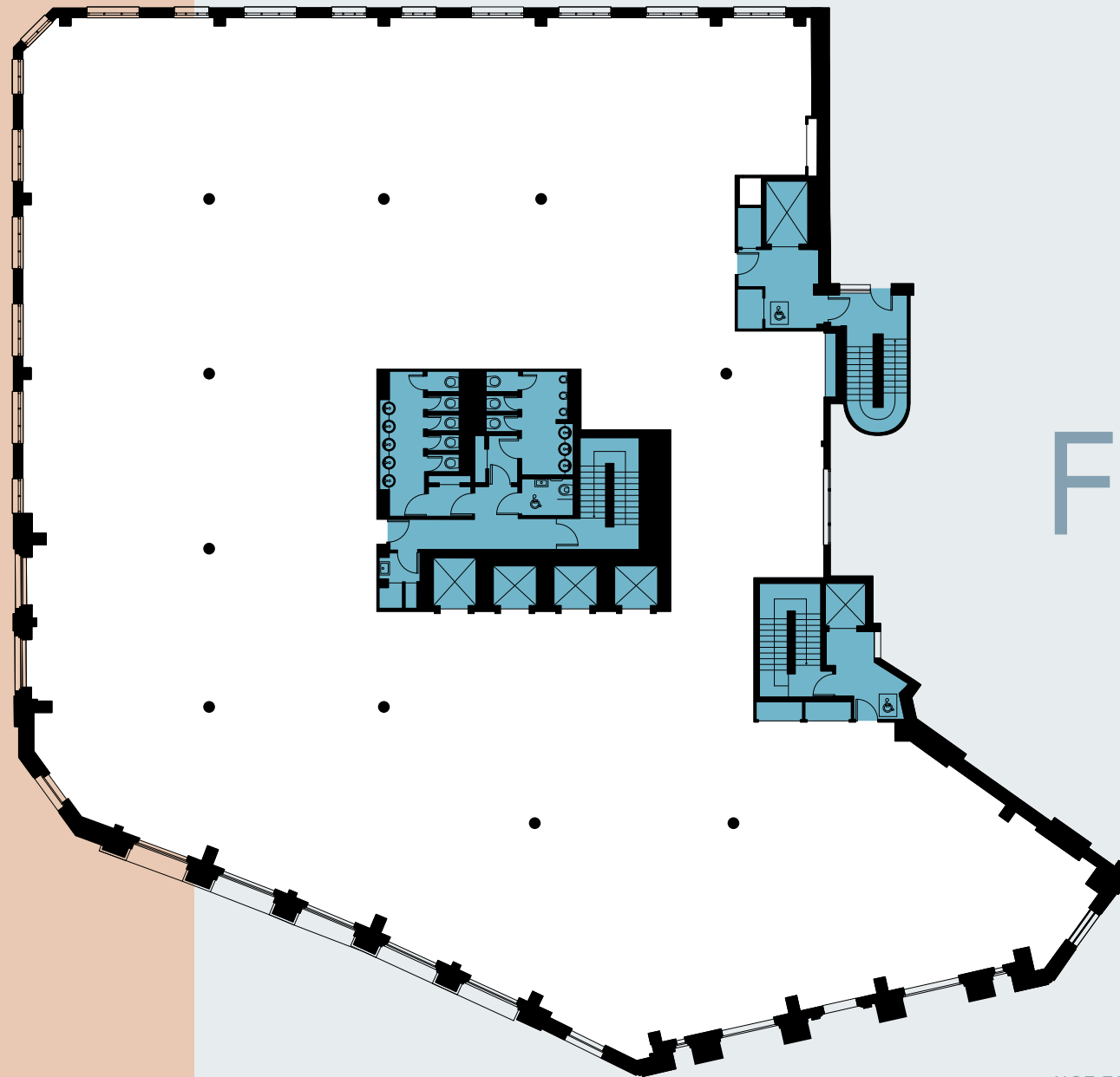


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# Fourth floor

Highly efficient floor plates



# Fifth floor

## Availability

	sq ft	sq m
Fifth Floor	13,300	1,236
Fourth Floor	13,742	1,277
Total	27,042	2,513



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.

# Space planning



## Fifth Floor Business / Cellular / Meeting

Workstations	114
Meeting / Training Rooms	9
Private Offices	8
Phone Pods	4
Touchdown	1
Breakout	1
Meeting Booths	2
Reception	1
Teapoint / Breakout	1
Area	<b>13,300 sq ft</b> <b>1,236 sq m</b>
Area / person	10 SQ M / person



NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.



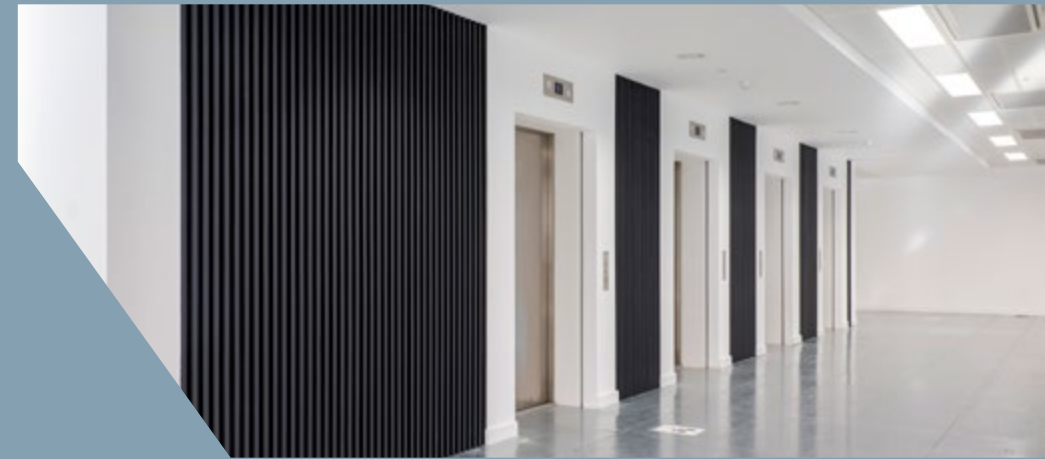


# Fifth floor

Light filled floor plates

# Summary specification

- Grade A development
- Large floor plates with generous amounts of natural light
- David Collins Studio designed double-height reception
- 4 x 13-person lifts
- Basement car parking
- 2 x car & 12 x scooter charging points
- Feature ceiling
- Highly flexible, low maintenance energy-efficient air conditioning
- Minimum 2.7m clear floor-to-ceiling height
- 150mm raised floor
- LED lighting
- Retained Portland Stone façade
- 'Excellent' BREEAM rating when delivered
- ActiveScore Platinum
- New shower and changing areas
- Concierge service





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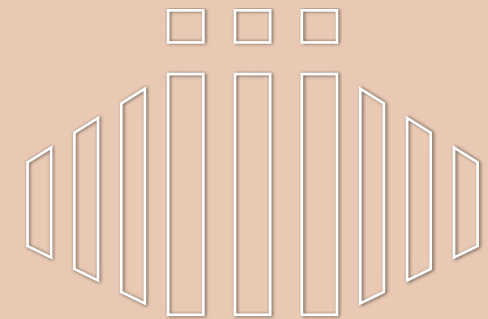
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