

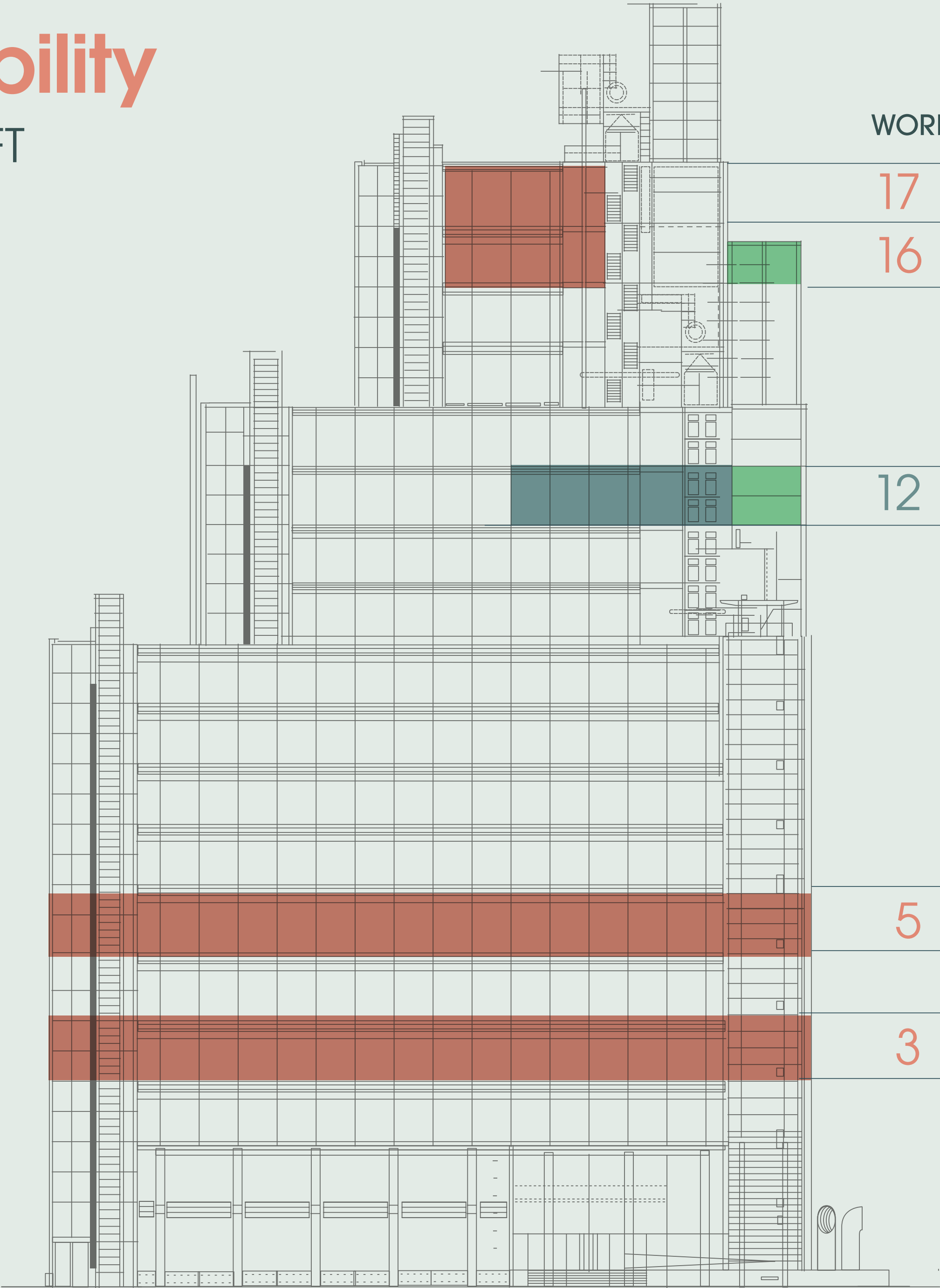


floorplans



# Availability

50,318 SQ FT

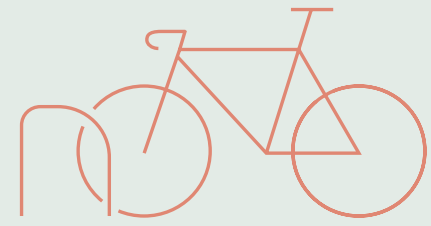


WORKSPACE		TERRACE	AVAILABILITY
17	2,248 SQ FT		Q4 2026
16	2,259 SQ FT	620 sq ft	Q2 2026
12	4,306 SQ FT	2,131 SQ FT	COMMUNAL LOUNGE AND TERRACE Q3 - Q4 2026
5	21,900 SQ FT		AVAILABLE
3	23,911 SQ FT		AVAILABLE

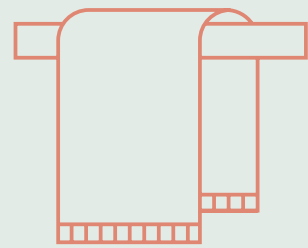




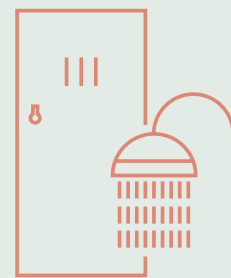
# Ground floor



233 CYCLE RACKS (INCLUDES 202 DOUBLE STACKED, 5 ACCESSIBLE & 26 FOLDING SPACES)



233 LOCKERS AND 6 AIRING CUPBOARDS



24 SHOWERS PLUS 1 ACCESSIBLE

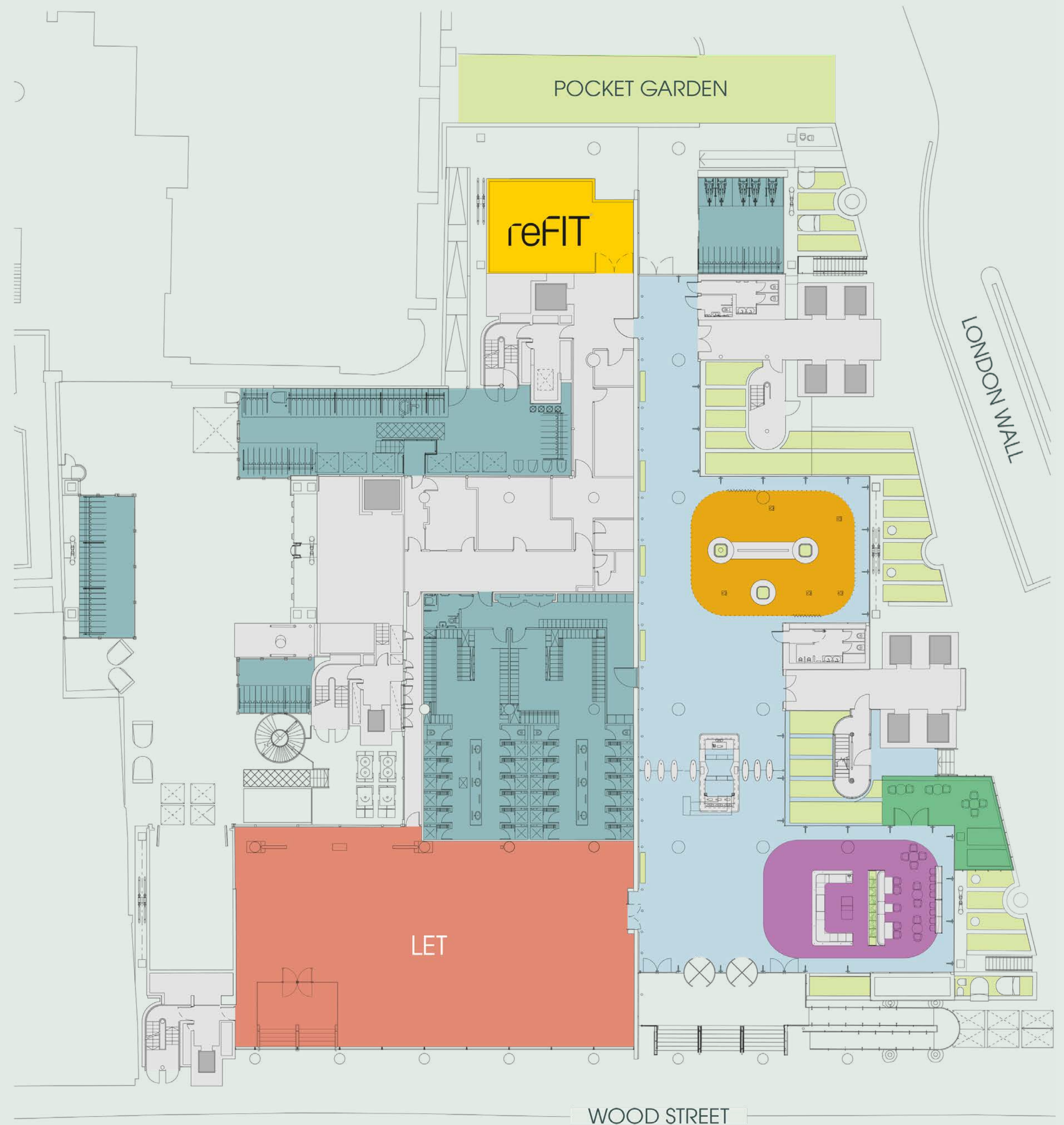


ON SITE CAFE  
- 88 BEANS

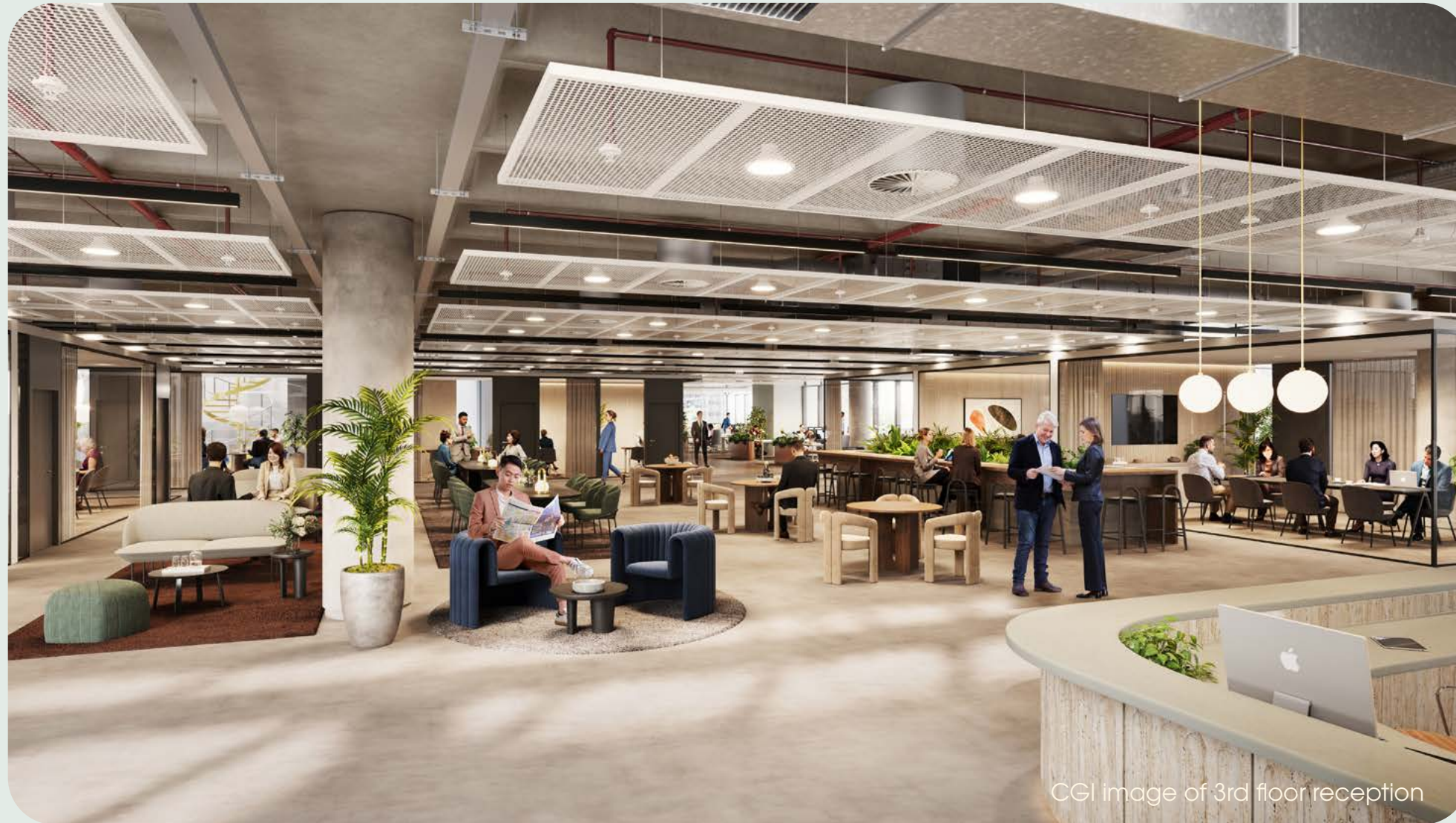
reFIT

reFIT GYM

- Office
- Core
- Reception
- Business Lounge
- Café
- Terrace
- End of trip
- Landscaping
- ReFit studio

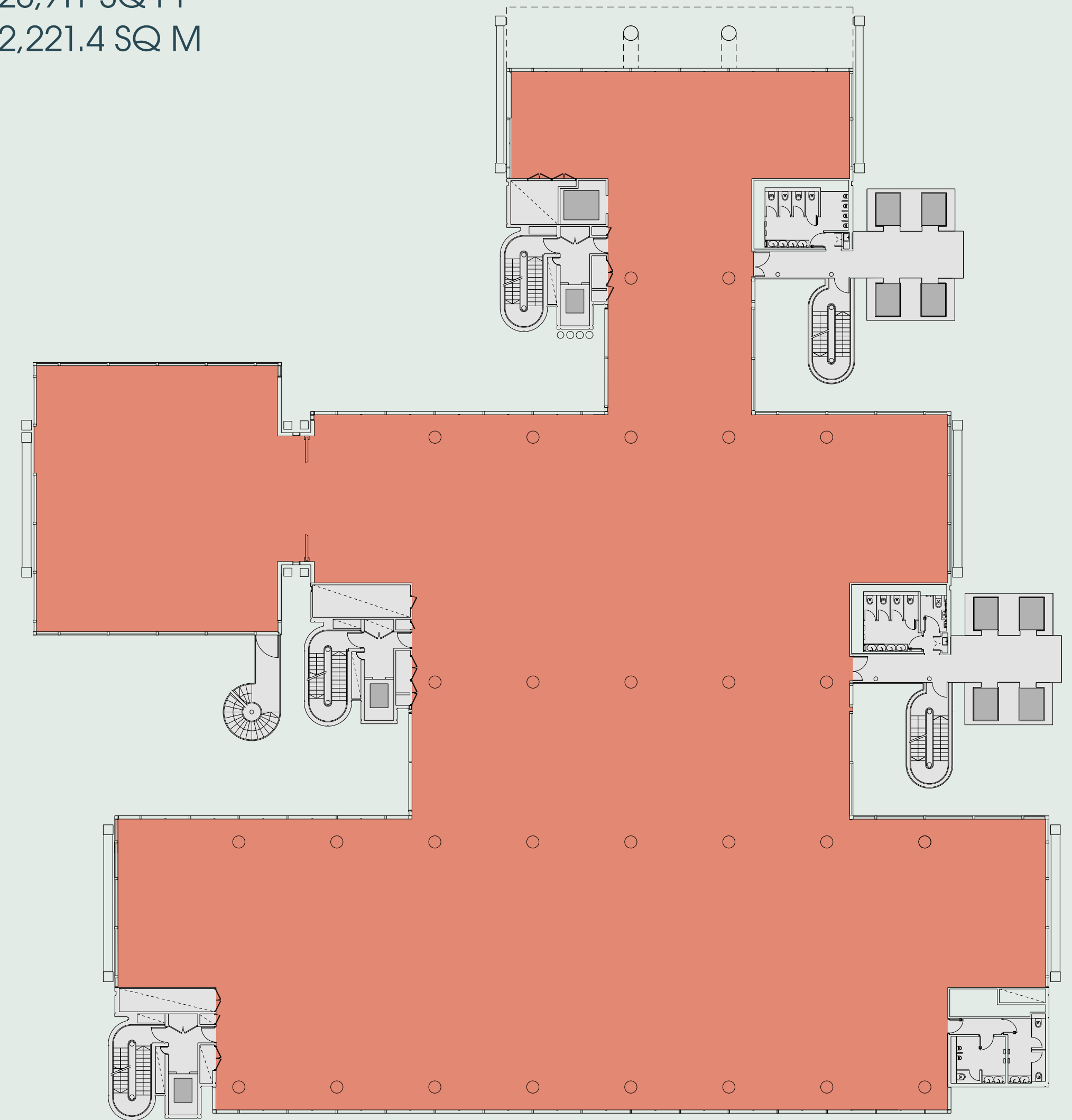






# 3rd floor

23,911 SQ FT  
2,221.4 SQ M



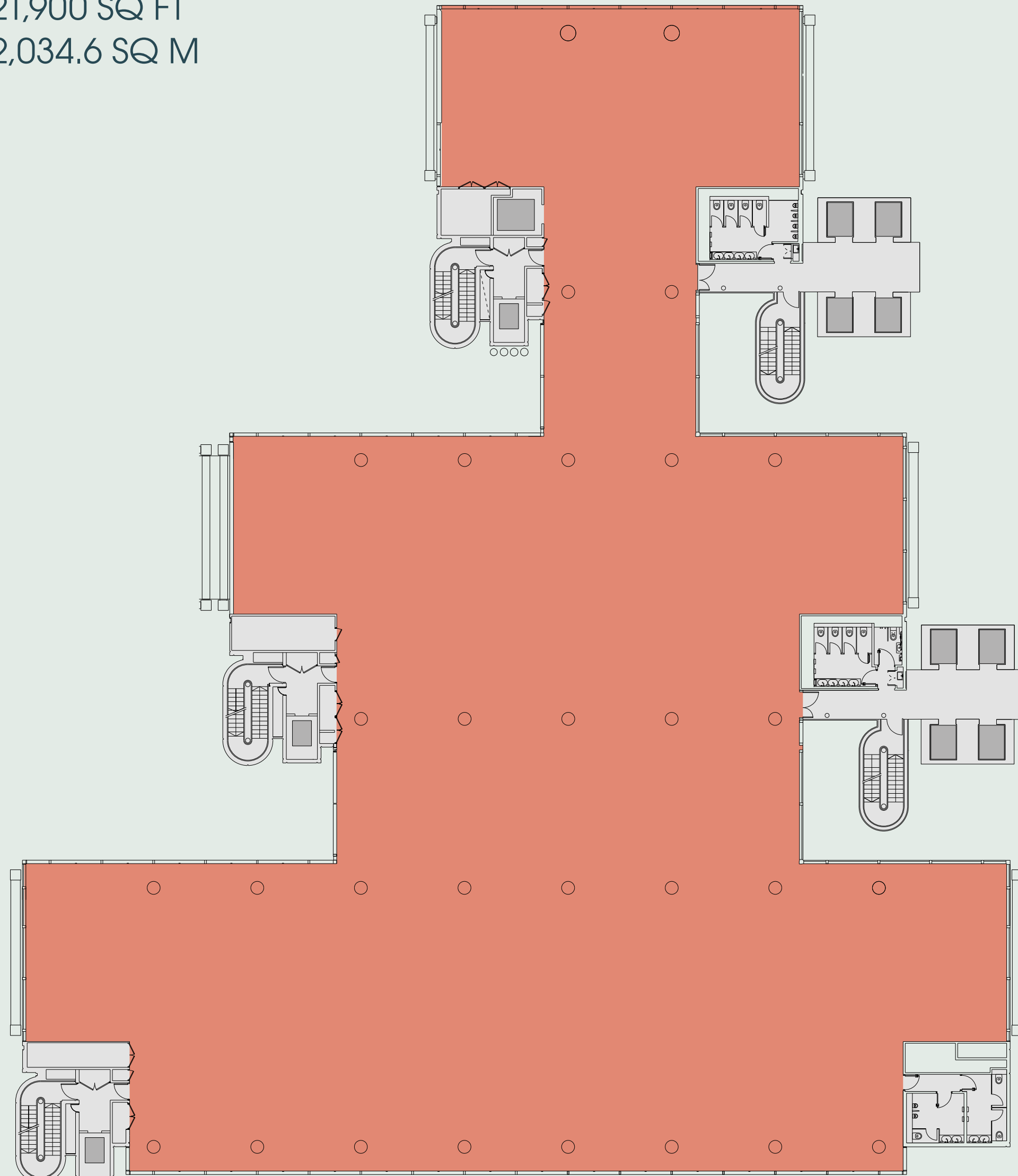
● Office ○ Core





# 5th floor

21,900 SQ FT  
2,034.6 SQ M



Indicative image of office floor



Indicative image of office floor

● Office ○ Core

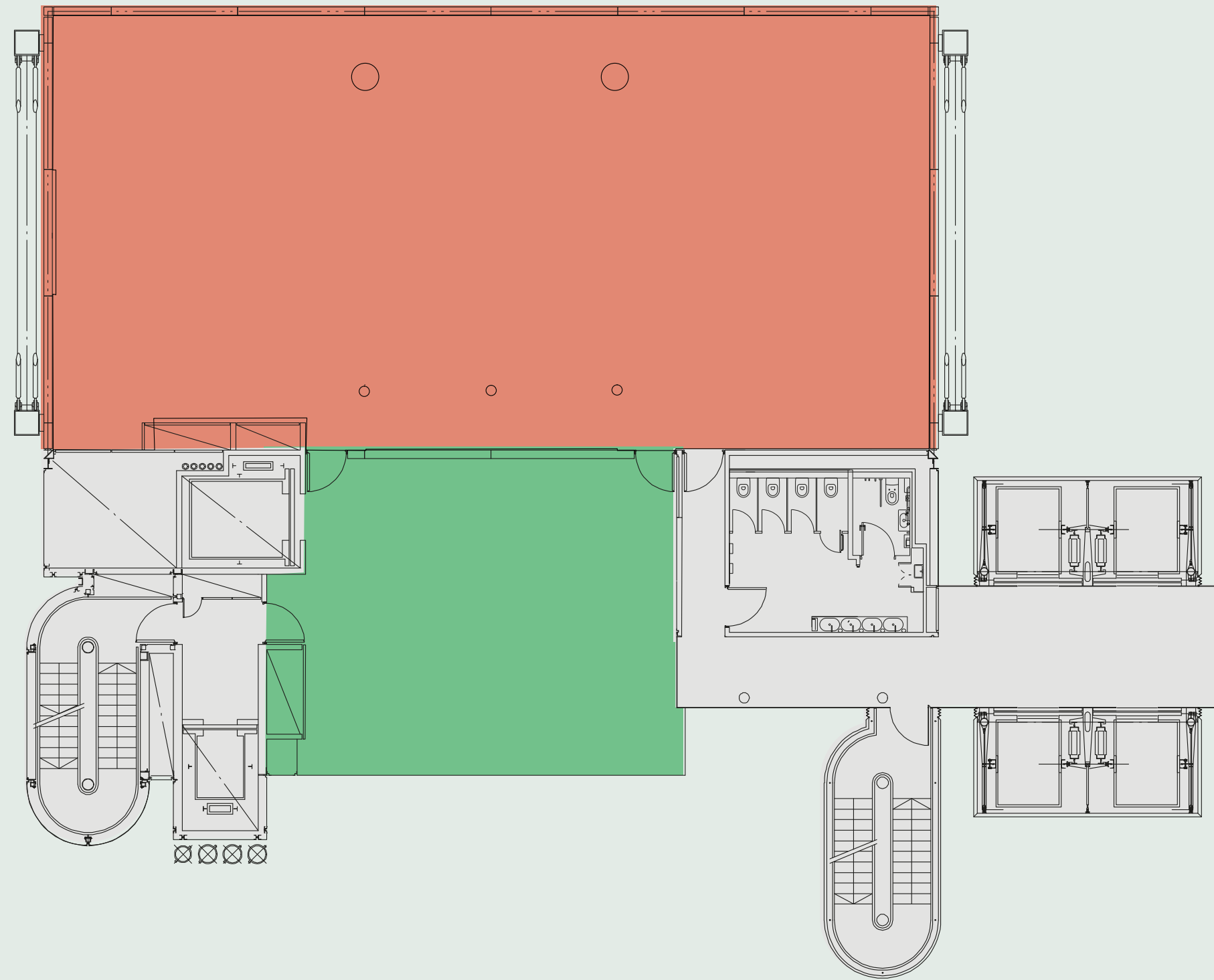




# 16th floor

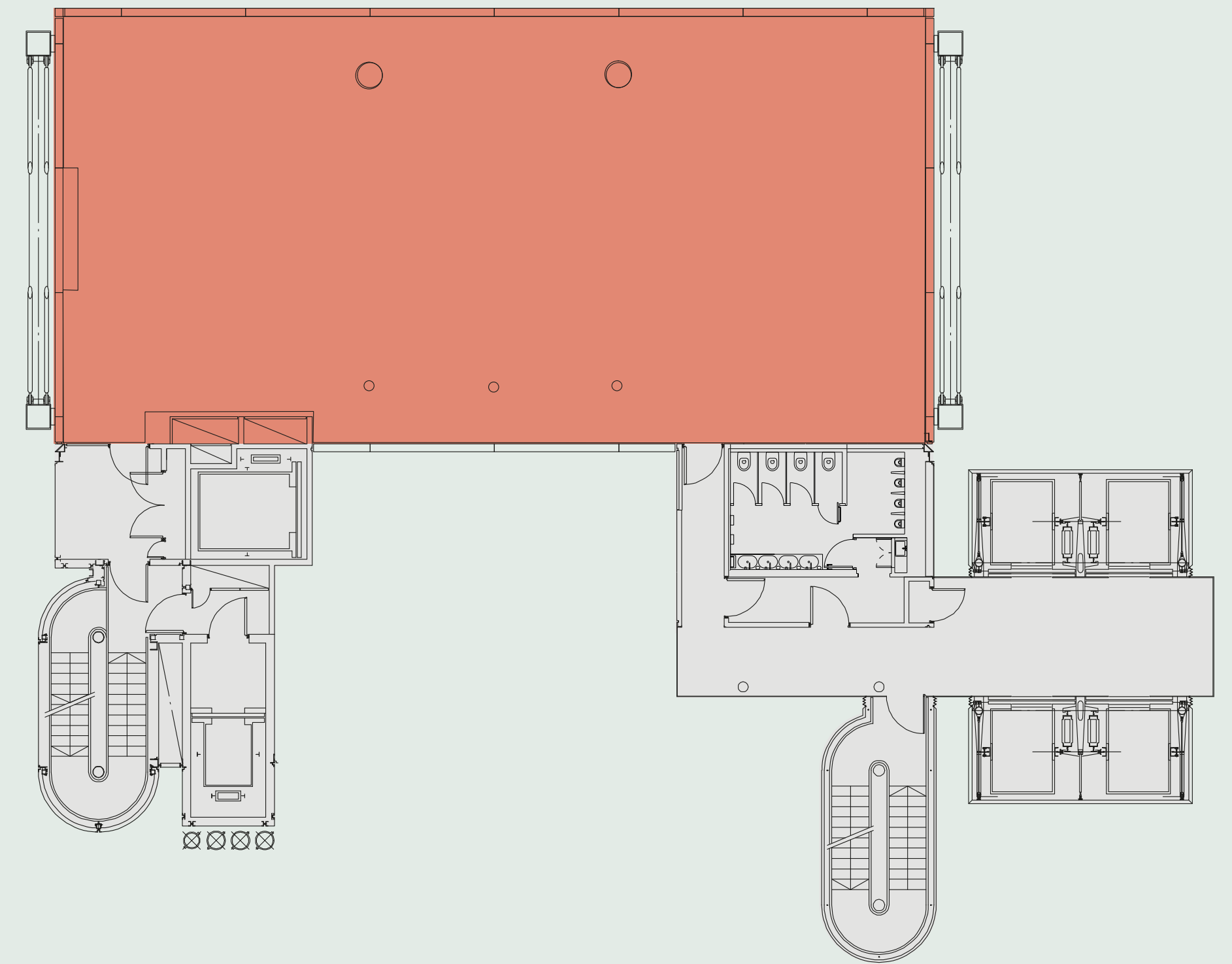
2,259 SQ FT  
209 SQ M

TERRACE:  
620 sq ft



# 17th floor

2,248 SQ FT  
209 SQ M



● Office ○ Core ● Terrace



# Space plans





**23,911 SQ FT (2,221.4 SQ M)**

Occupancy density: 1:9

## Agile work points 64

Meeting room 4prs 2

Additional toilet / Changing room







**23,911 SQ FT (2,221.4 SQ M)**

Occupancy density: 1:12

Open plan assigned desks	105
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**Meeting rooms:** 10

Meeting rooms	10prs	1
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Meeting room 8prs 3

Meeting room 6prs	4
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Meeting room 4prs	1
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■ Open Plan Area

Informal meeting area/Touch down area

Meeting room

Tea point/ Breakout area/Client lounge area

Reception

## Facilities

 Quiet Area

Additional toilet / Changing room







# 3rd floor

US/UK LEGAL

23,911 SQ FT (2,221.4 SQ M)

Total workstations: 123

Occupancy density: 1:18

Office area:

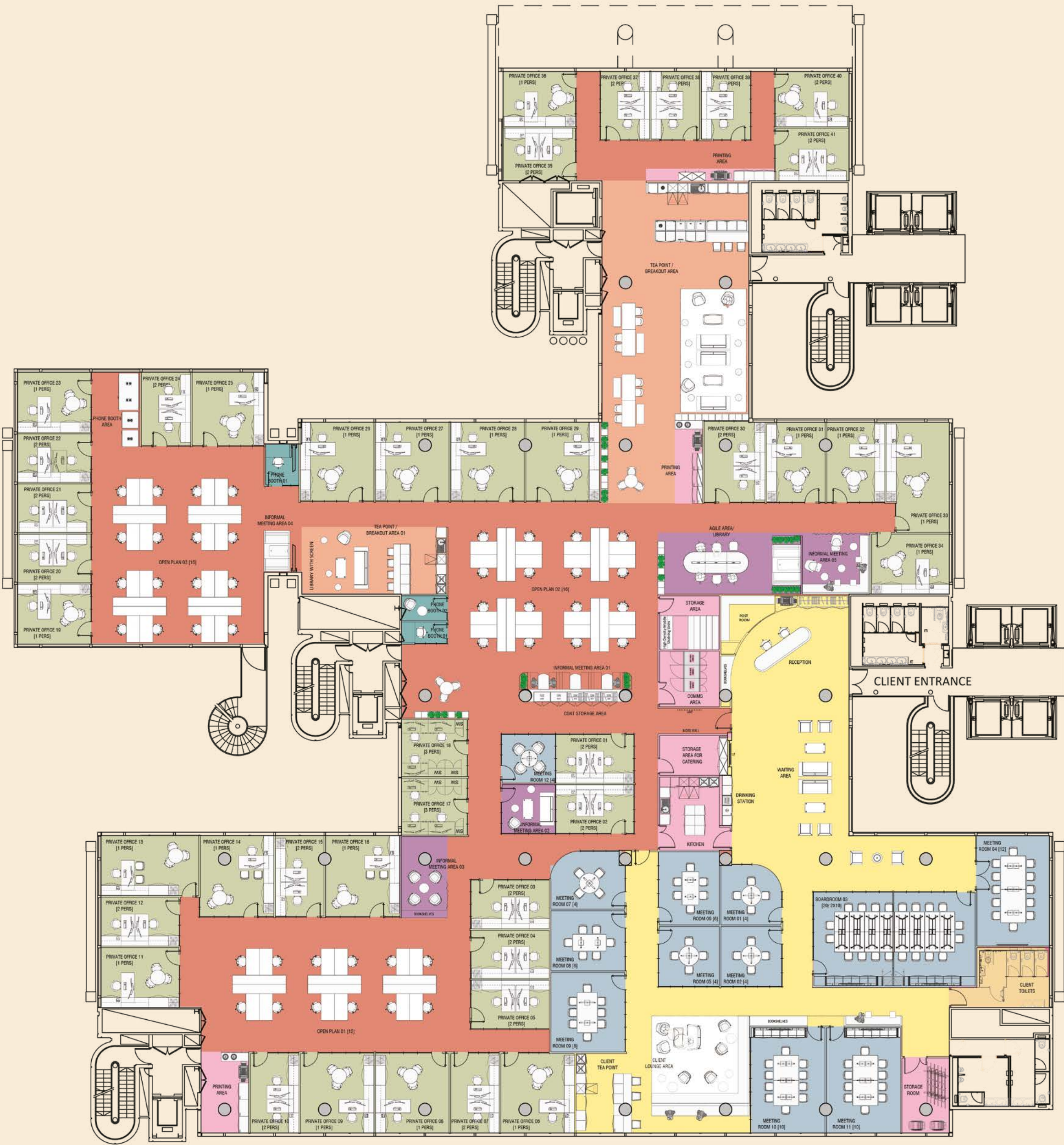
1 prs Executive office	22
2 prs Office	19
3 prs Offices	2
Open plan assigned desks	44
Agile work points	13

Meeting rooms: 10

Boardroom 20prs with moving wall	1
Meeting rooms 12 prs	1
Meeting rooms 10prs	2
Meeting room 8prs	1
Meeting room 6prs	2
Meeting room 4prs	5

KEY

Open Plan Area	Reception
Informal meeting area/Touch down area	Facilities
Meeting room	Quiet Area
Tea point/ Breakout area/Client lounge area	Additional toilet / Changing room
Private Office	







# 5th floor

UK HYBRID/LEGAL

21,900 SQ FT (2,034.6 SQ M)

Total workstations: 220

Occupancy density: 1:9.25

Office area:

1 prs Private office 11

Meeting rooms: 10

Meeting rooms 12 prs 1

Meeting room 8prs 1

Meeting room 6prs 5

Meeting room 4prs 10

Meeting room 3prs 4

KEY

- Open Plan Area
- Meeting room
- Tea point/ Breakout area/Client lounge area
- Private Office
- Reception
- Utility/Comms Area
- Quiet Area





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