

Ground floor

11,496 sq ft / 1,068 sq m

Office	11,496 sq ft / 1,068 sq m
Reception	4,532 sq ft / 421 sq m
Café	1,819 sq ft / 169 sq m
Courtyard	3,143 sq ft / 292 sq m
Affordable workspace	581 sq ft / 54 sq m

Office

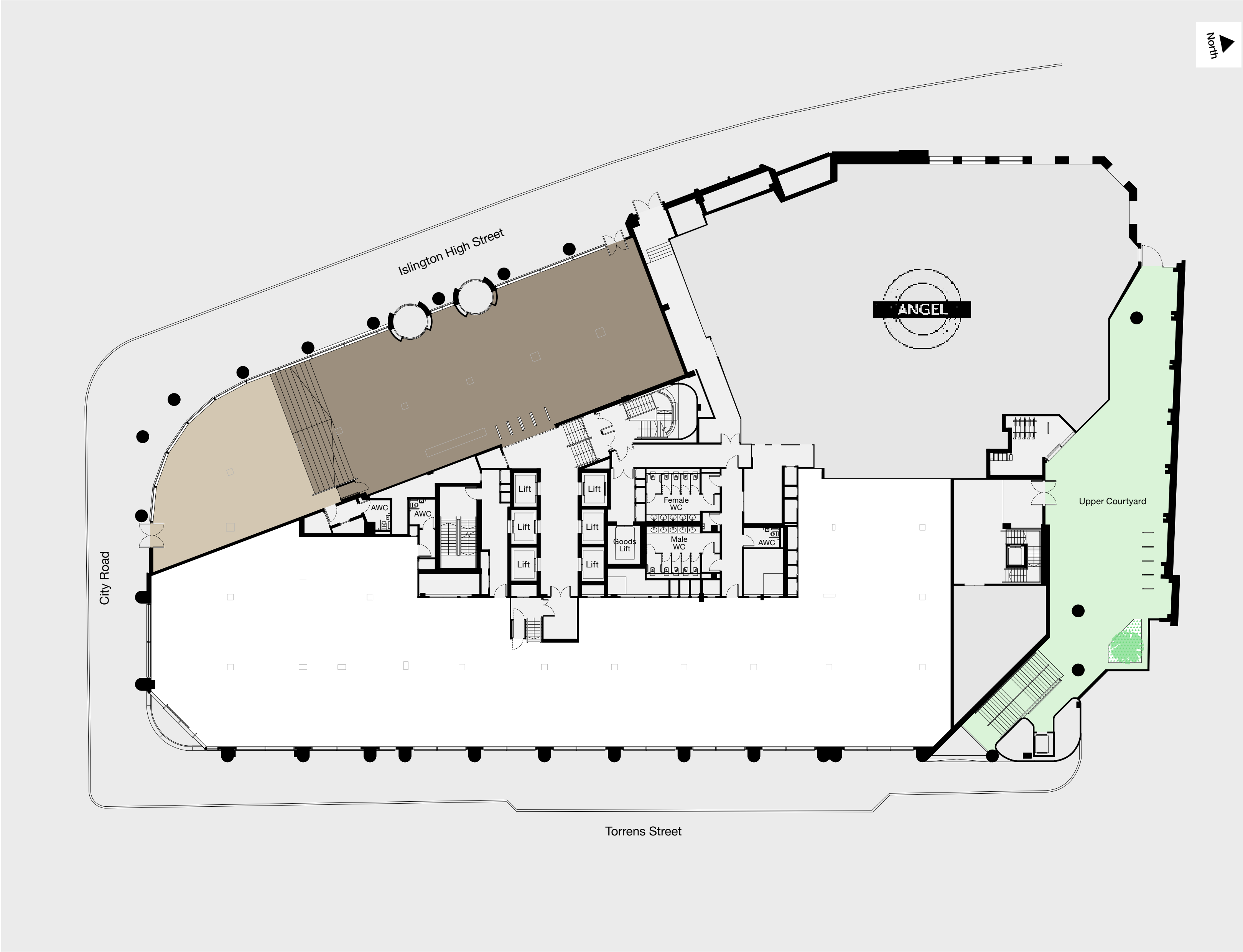
Courtyard

Core

Café

Reception

Internal sizes denote net internal areas



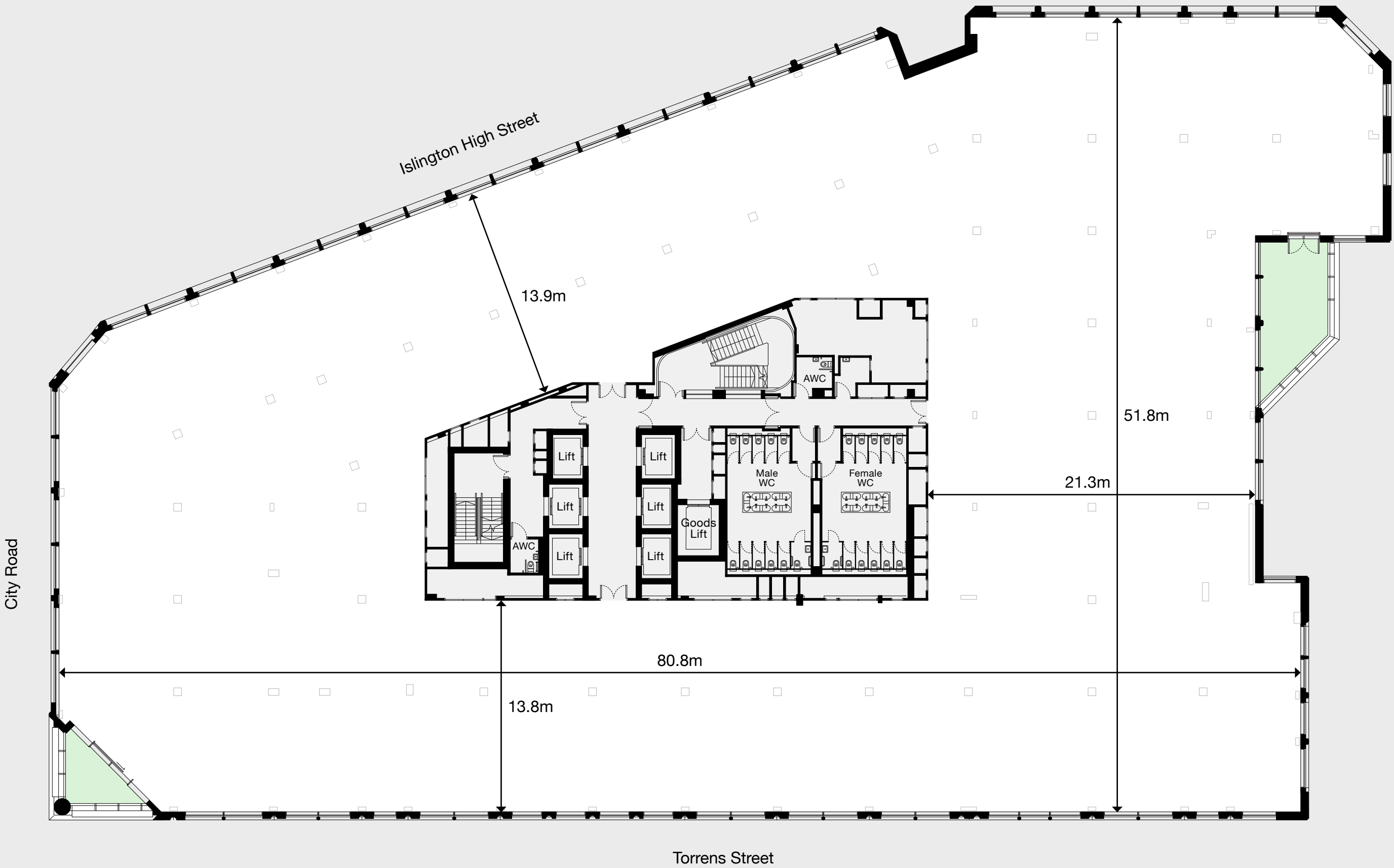
First floor

32,098 sq ft / 2,982 sq m

Office	32,098 sq ft / 2,982 sq m
Terraces	667 sq ft / 62 sq m

OfficeTerraceCore

Internal sizes denote net internal areas



Second floor

32,098 sq ft / 2,982 sq m

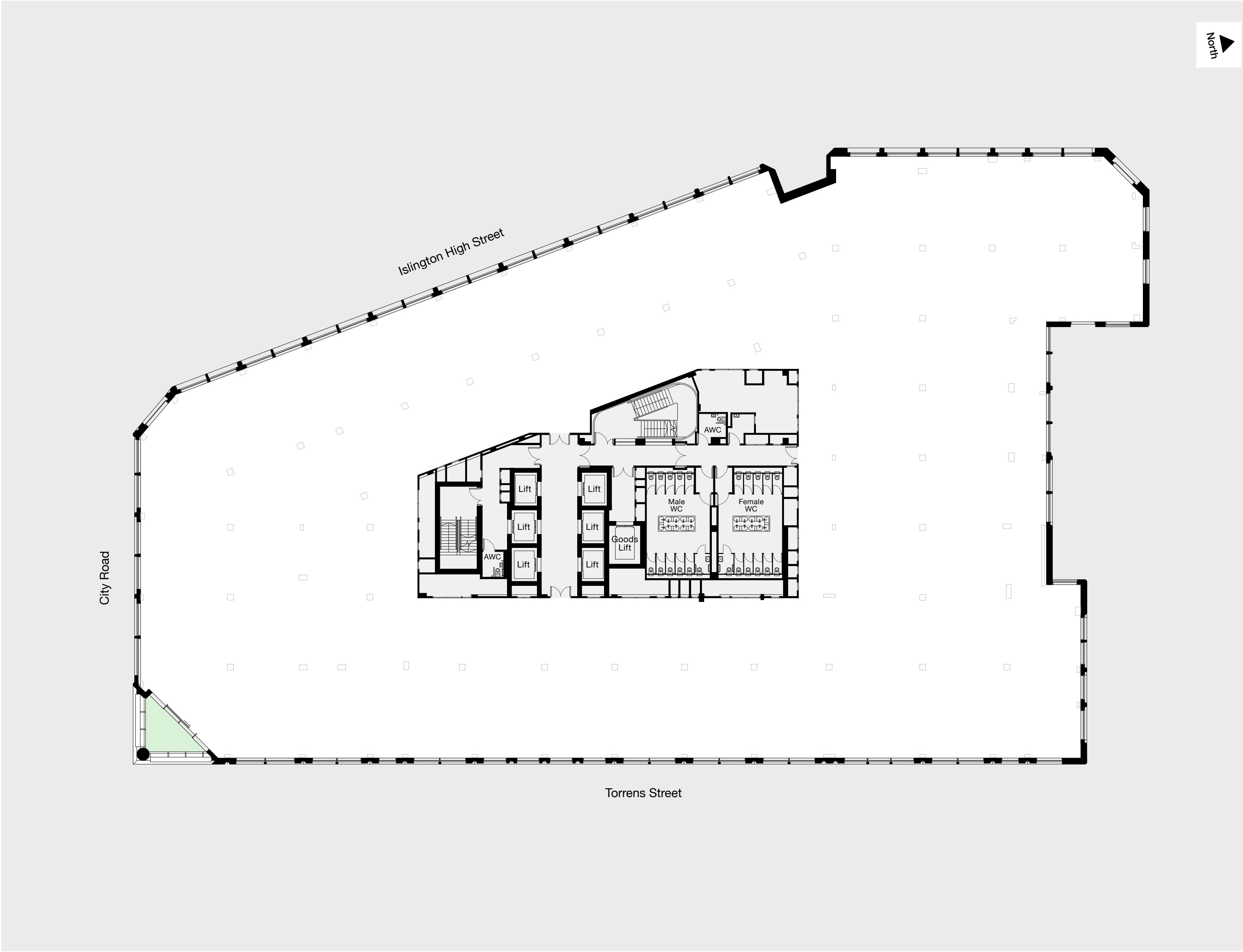
Office	32,098 sq ft / 2,982 sq m
Terrace	205 sq ft / 19 sq m

Office

Terrace

Core

Internal sizes denote net internal areas



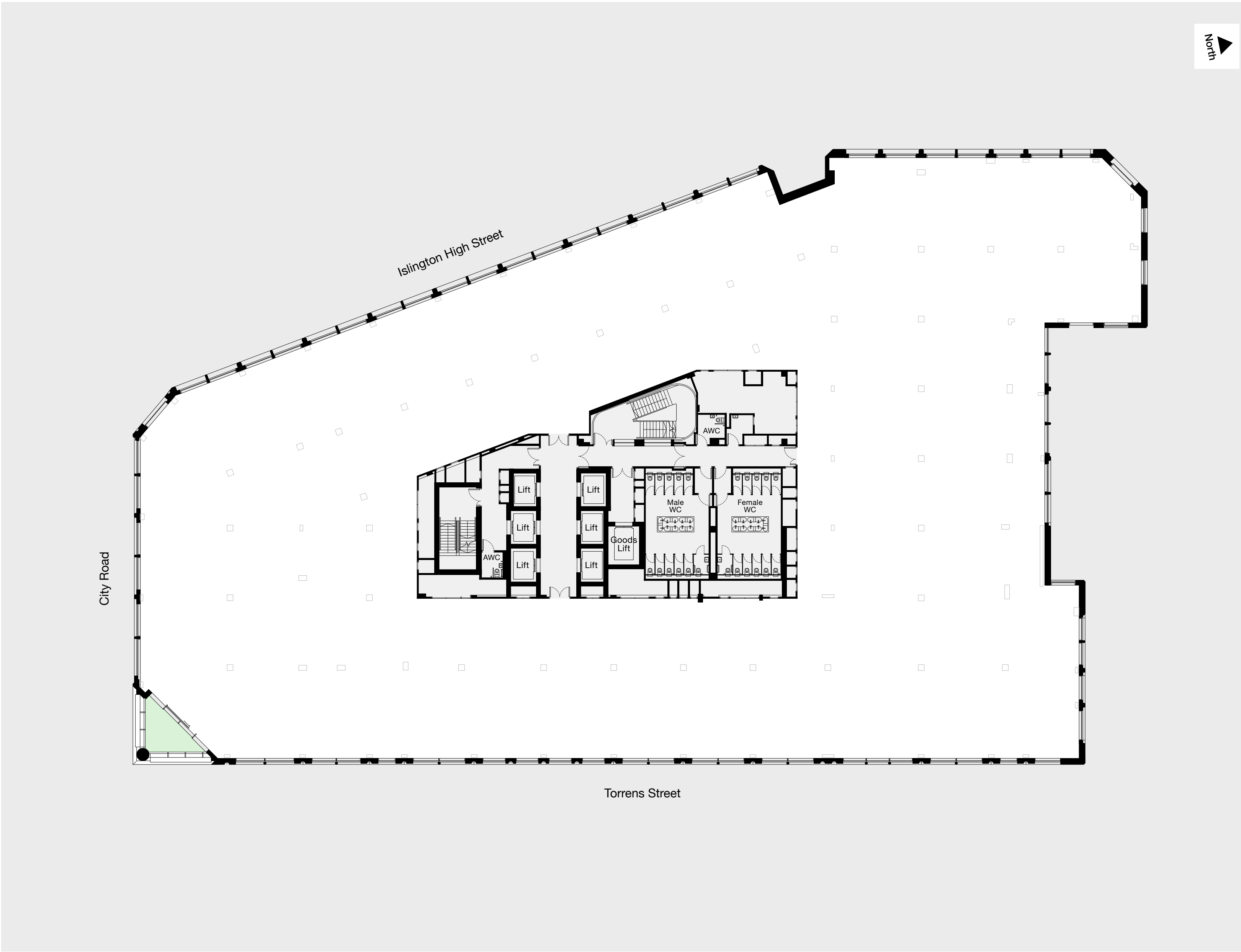
Third floor

32,098 sq ft / 2,982 sq m

Office	32,098 sq ft / 2,982 sq m
Terrace	205 sq ft / 19 sq m

OfficeTerraceCore

Internal sizes denote net internal areas



Fourth floor

31,162 sq ft / 2,895 sq m

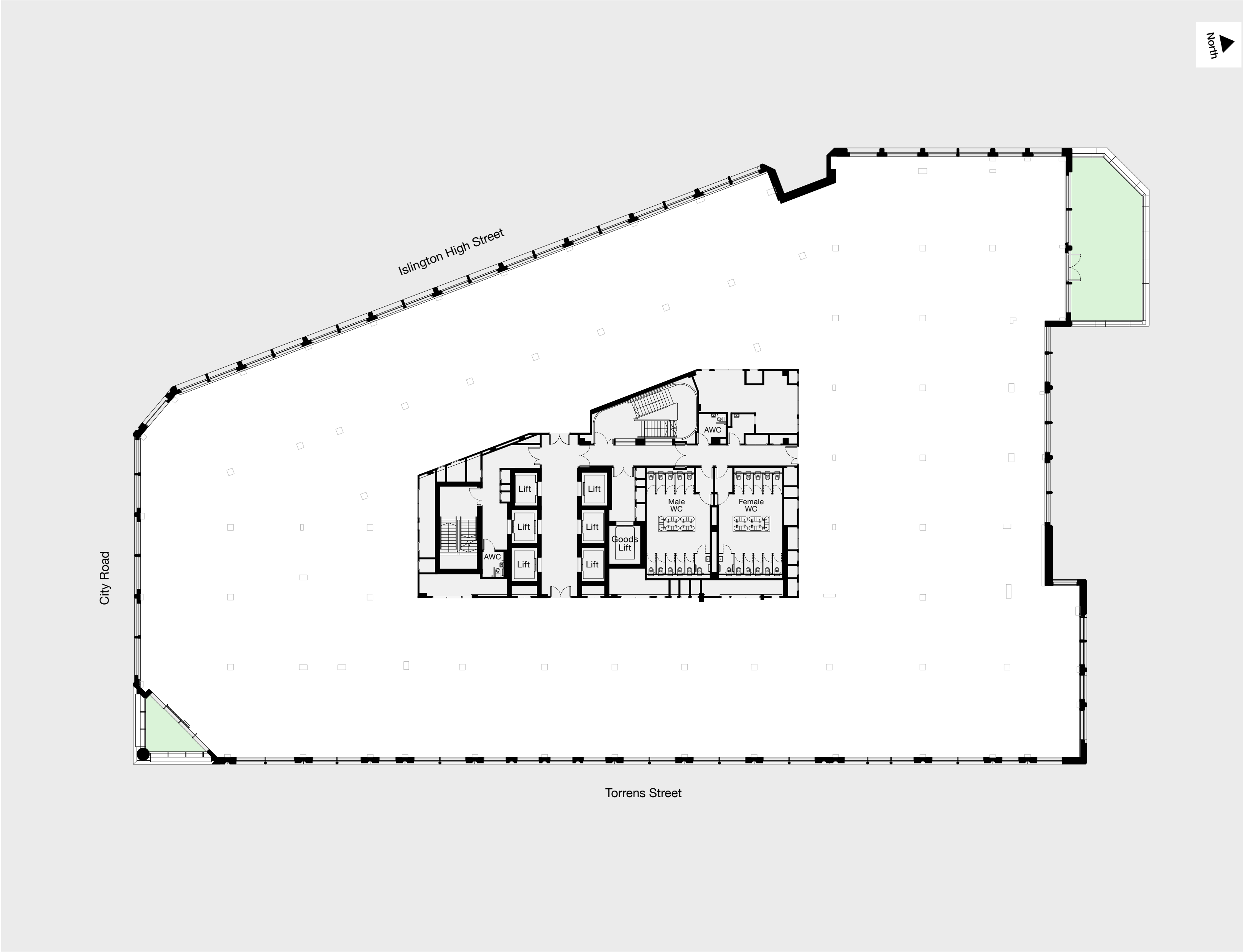
Office	31,162 sq ft / 2,895 sq m
Terraces	1,087 sq ft / 101 sq m

Office

Terrace

Core

Internal sizes denote net internal areas



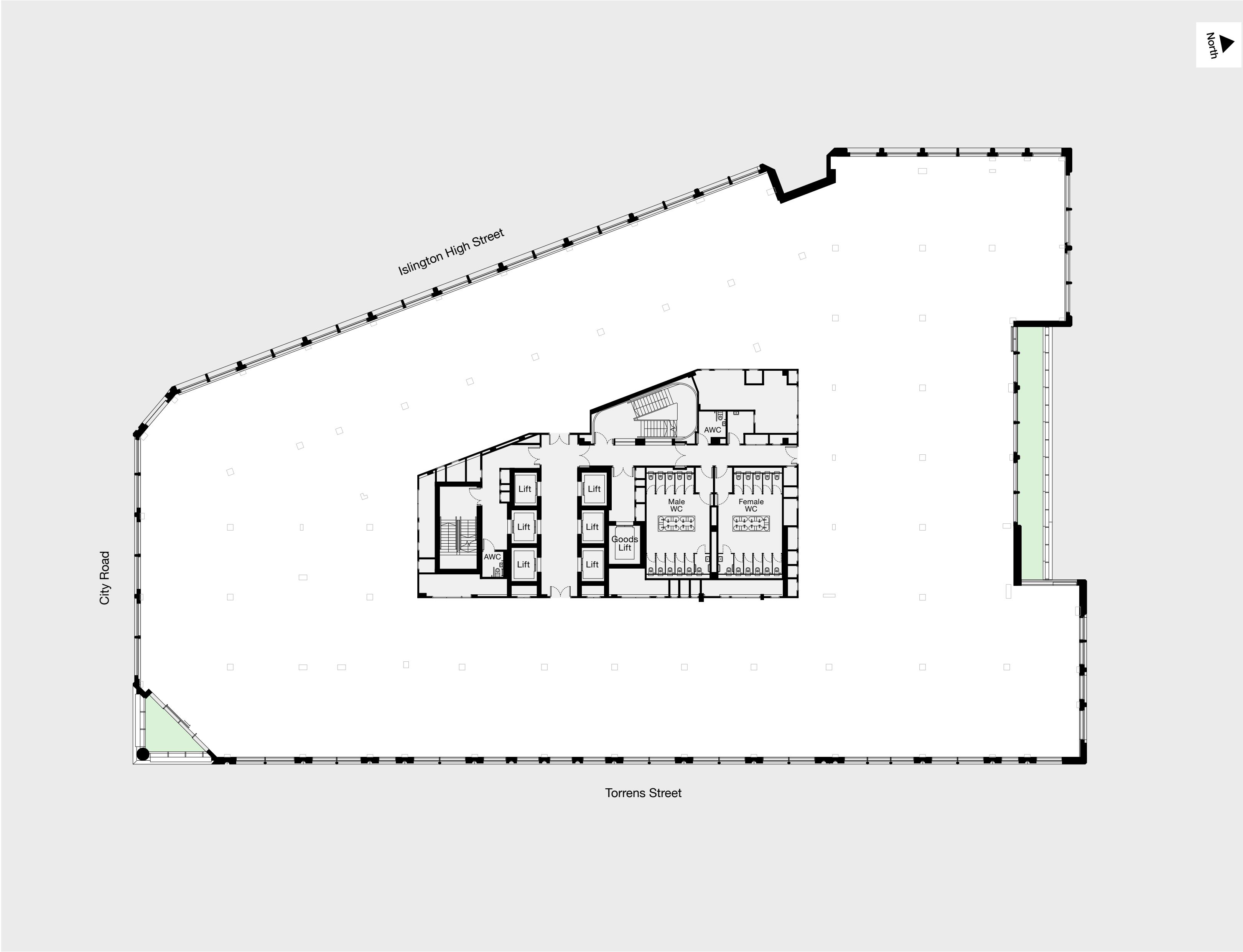
Fifth floor

30,527 sq ft / 2,836 sq m

Office	30,527 sq ft / 2,836 sq m
Terraces	850 sq ft / 79 sq m

OfficeTerraceCore

Internal sizes denote net internal areas



Sixth floor

18,676 sq ft / 1,735 sq m

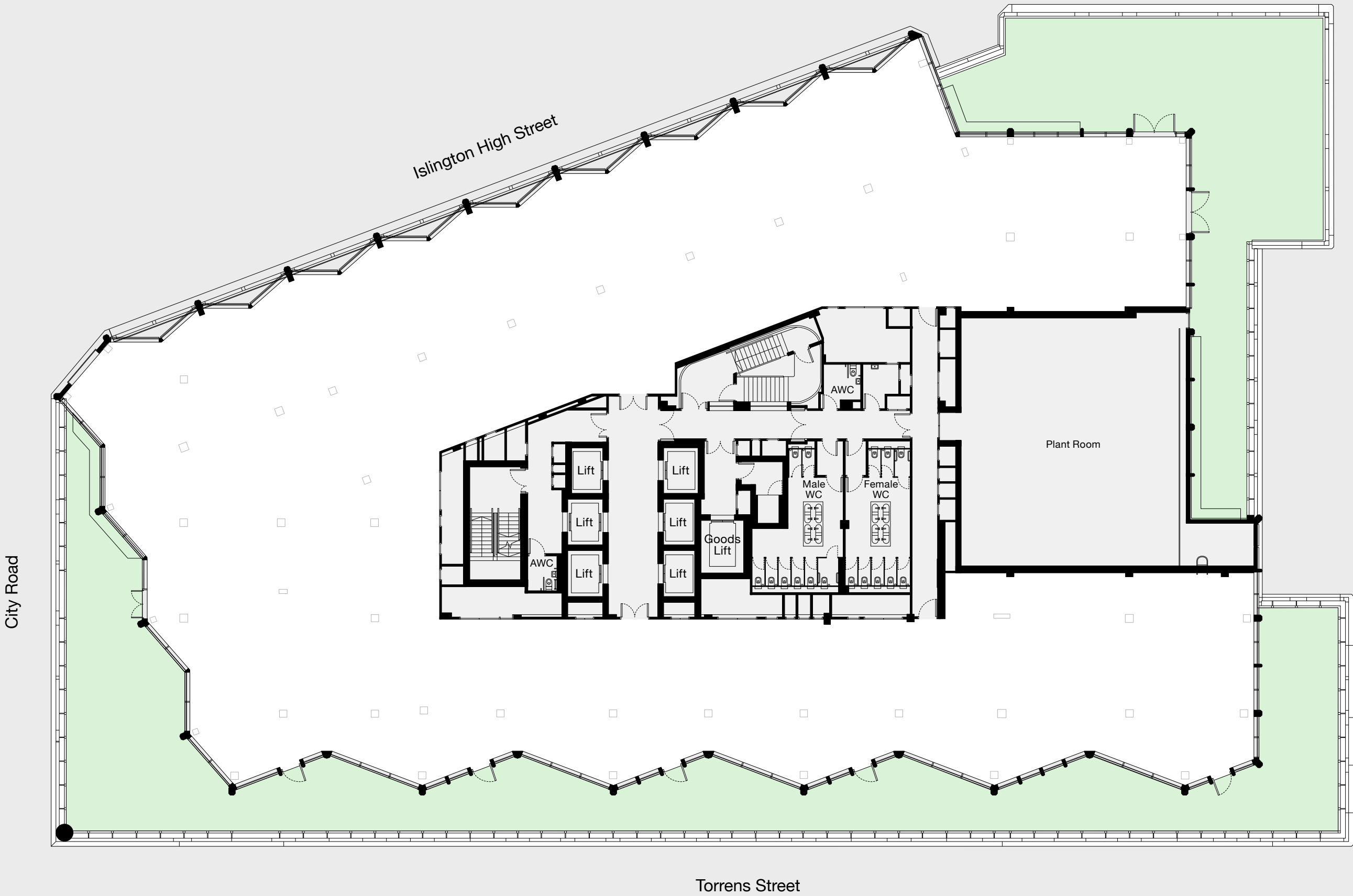
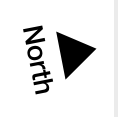
Office	18,676 sq ft / 1,735 sq m
Terraces	8,622 sq ft / 801 sq m

Office

Terrace

Core

Internal sizes denote net internal areas



Roof Terrace

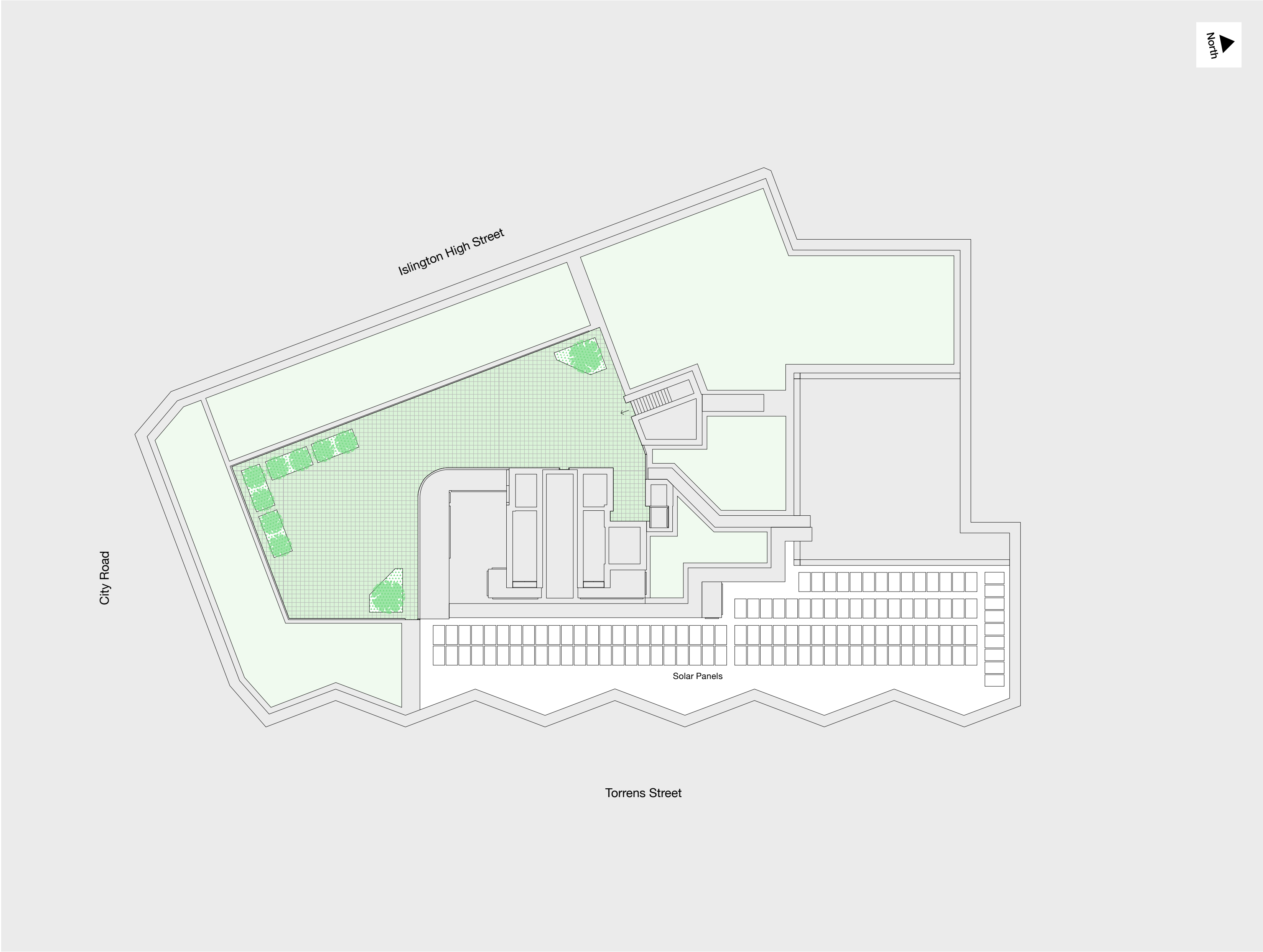
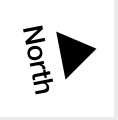
4,693 sq ft / 436 sq m

Roof terrace 4,693 sq ft / 436 sq m

Terrace

Green roof

Internal sizes denote net internal areas



Amenities floor

17,966 sq ft / 1,669 sq m

Affordable workspace	4,521 sq ft / 420 sq m
Retail	4,532 sq ft / 421 sq m
End-of-trip amenities	7,460 sq ft / 693 sq m

Retail

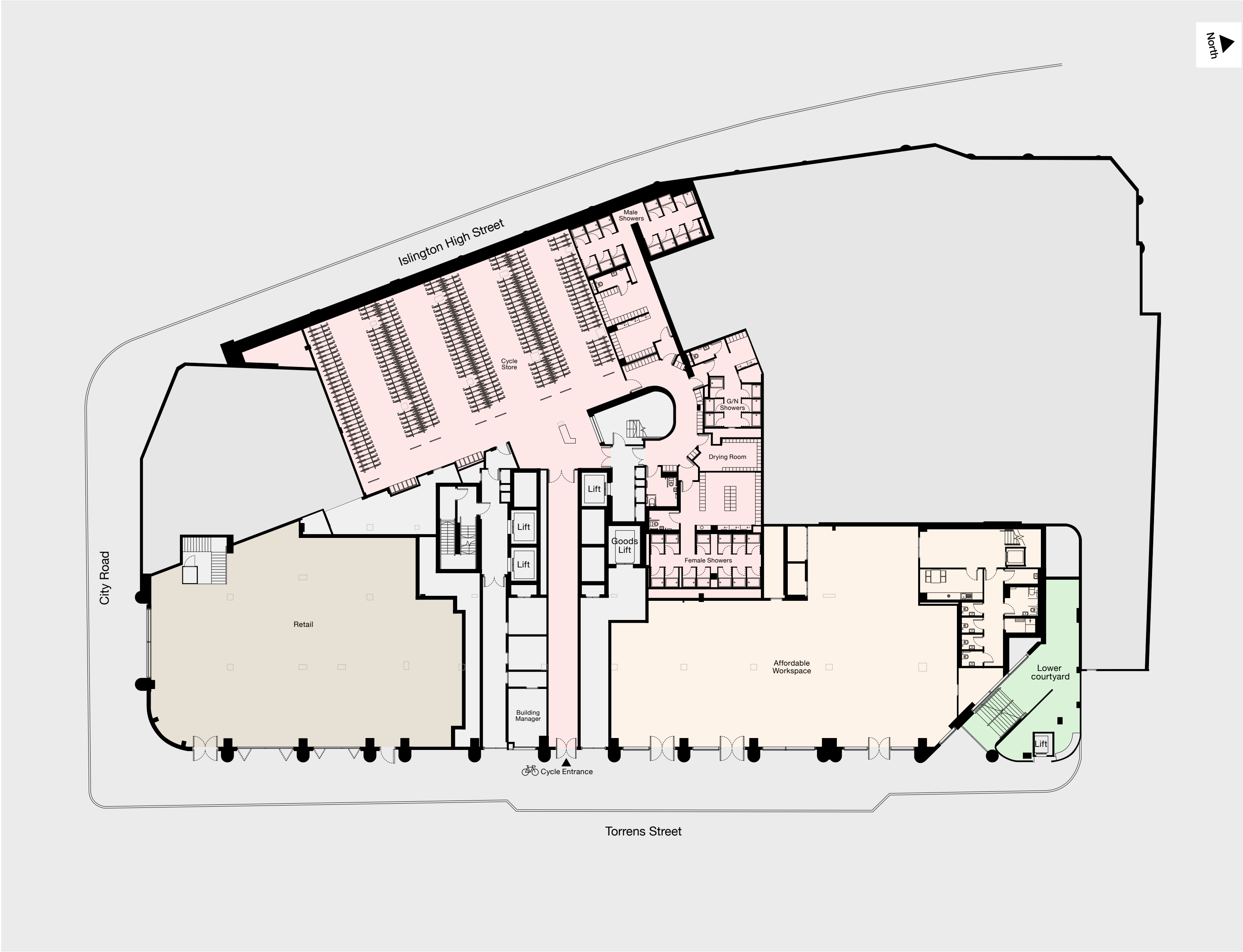
Affordable workspace

Core

End-of-trip amenities

Courtyard

Internal sizes denote net internal areas



Space plan

Second floor – single creative layout
32,098 sq ft / 2,982 sq m

98 desk spaces

External meeting spaces:

1 x	150 person town hall	2 x	10 person meeting rooms
1 x	20 person meeting room	1 x	6 person meeting room
1 x	16 person meeting room	2 x	10 person brain rooms
1 x	12 person meeting room	1 x	6 person brain room

Touch down spaces:

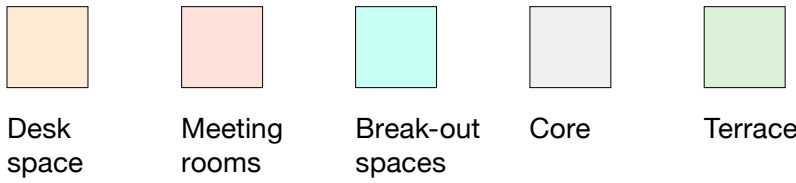
138 x in lounge / kitchen break-out spaces

Break-out spaces:

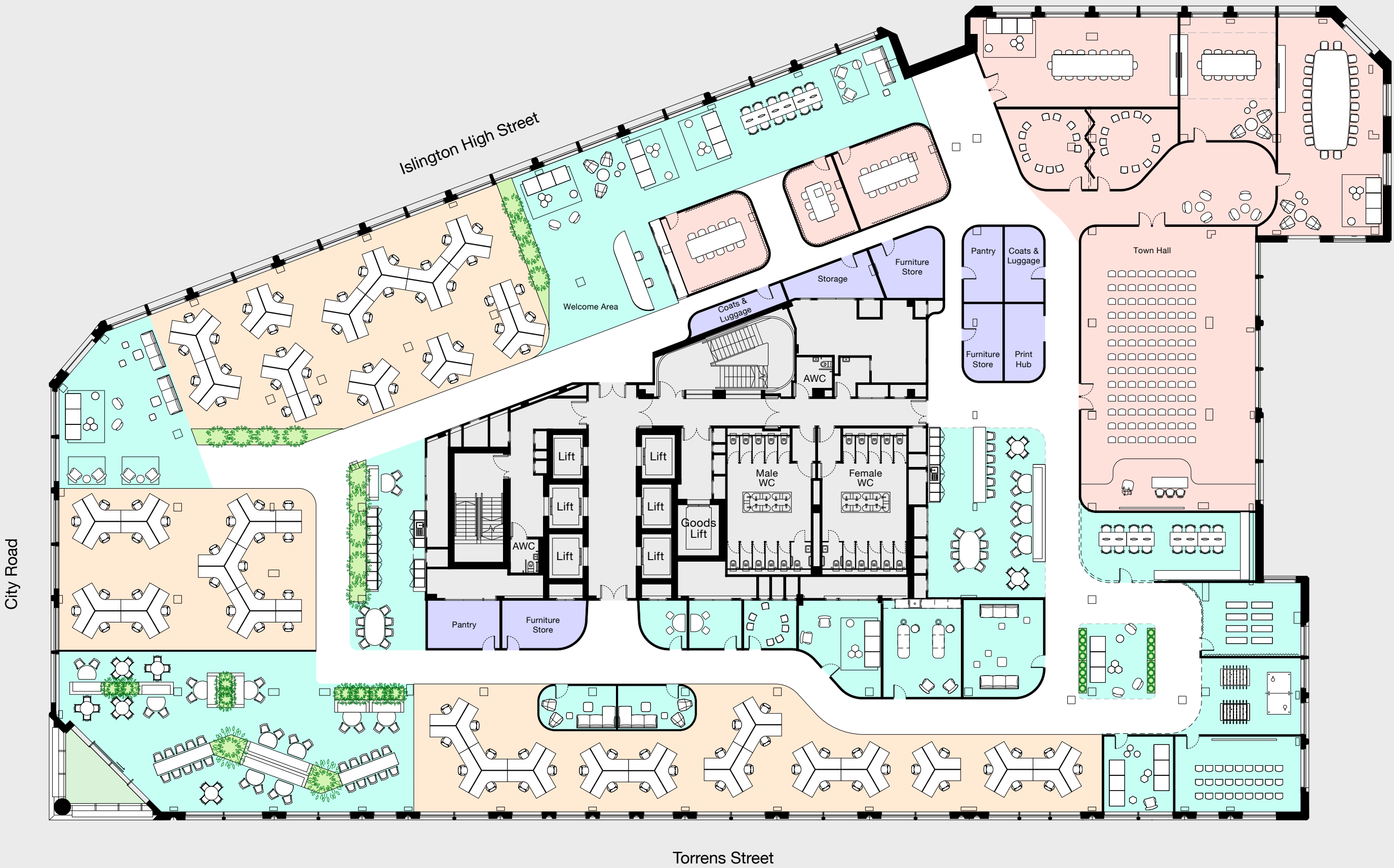
2 x	large open lounge spaces (20-25 people each)	1 x	small open lounge spaces (5 people each)
1 x	medium open lounge spaces (10 people each)	2 x	enclosed break out rooms
		2 x	game pods

Private phone booths / VC rooms:

2 x (2 person each)



Internal sizes denote net internal areas



Space plan

Second floor – cellular layout

32,098 sq ft / 2,982 sq m

90 desk spaces

Working Space:

6 x private executive offices (each with separate PA area) 29 x private offices 50 x open plan desk spaces

External & internal meeting spaces:

1 x 20 person meeting room 3 x 12 person meeting rooms (or, c. 30 person conference room using sliding partitions) 3 x 16 person meeting rooms

Touch down spaces:

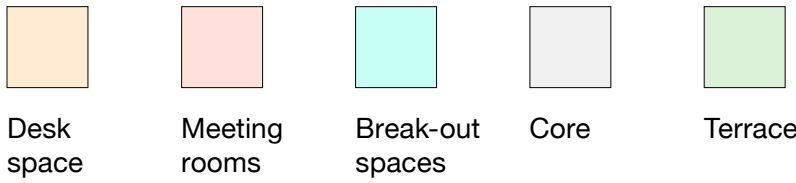
16 x

Break-out spaces:

3 x enclosed break out spaces (5-10 people each) 2 x kitchenettes with seating 3 x open lounge spaces (5-10 people each)

Private phone booths / VC rooms:

3 x (2 person each)



Internal sizes denote net internal areas



Space plan

Second floor – single tech layout
32,098 sq ft / 2,982 sq m

176 desk spaces

External & internal meeting spaces:

- 1 x 150 person town hall
- 1 x 20 person meeting room
- 3 x 16 person meeting rooms (or, c. 30 person conference room using sliding partitions)
- 3 x 12 person meeting rooms

Touch down spaces:

- 12 x in library

Break-out spaces:

- 3 x enclosed break out spaces (5-10 people each)
- 5 x open lounge spaces (5-10 people each)
- 2 x kitchenettes with seating

Private phone booths / VC rooms:

- 3 x (2 person each)

Desk space

Meeting rooms

Break-out spaces

Core

Terrace

Internal sizes denote net internal areas



Space plan

Second floor – max pack
32,098 sq ft / 2,982 sq m

300 desk spaces

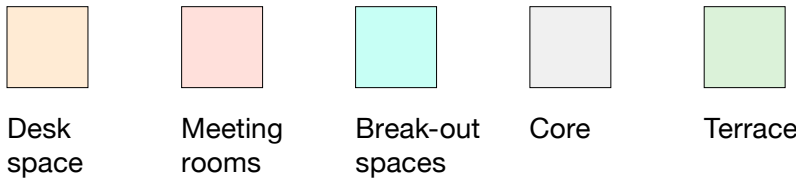
Internal meeting spaces:
2 x 10 person meeting room

Touch down spaces:
12 x in library

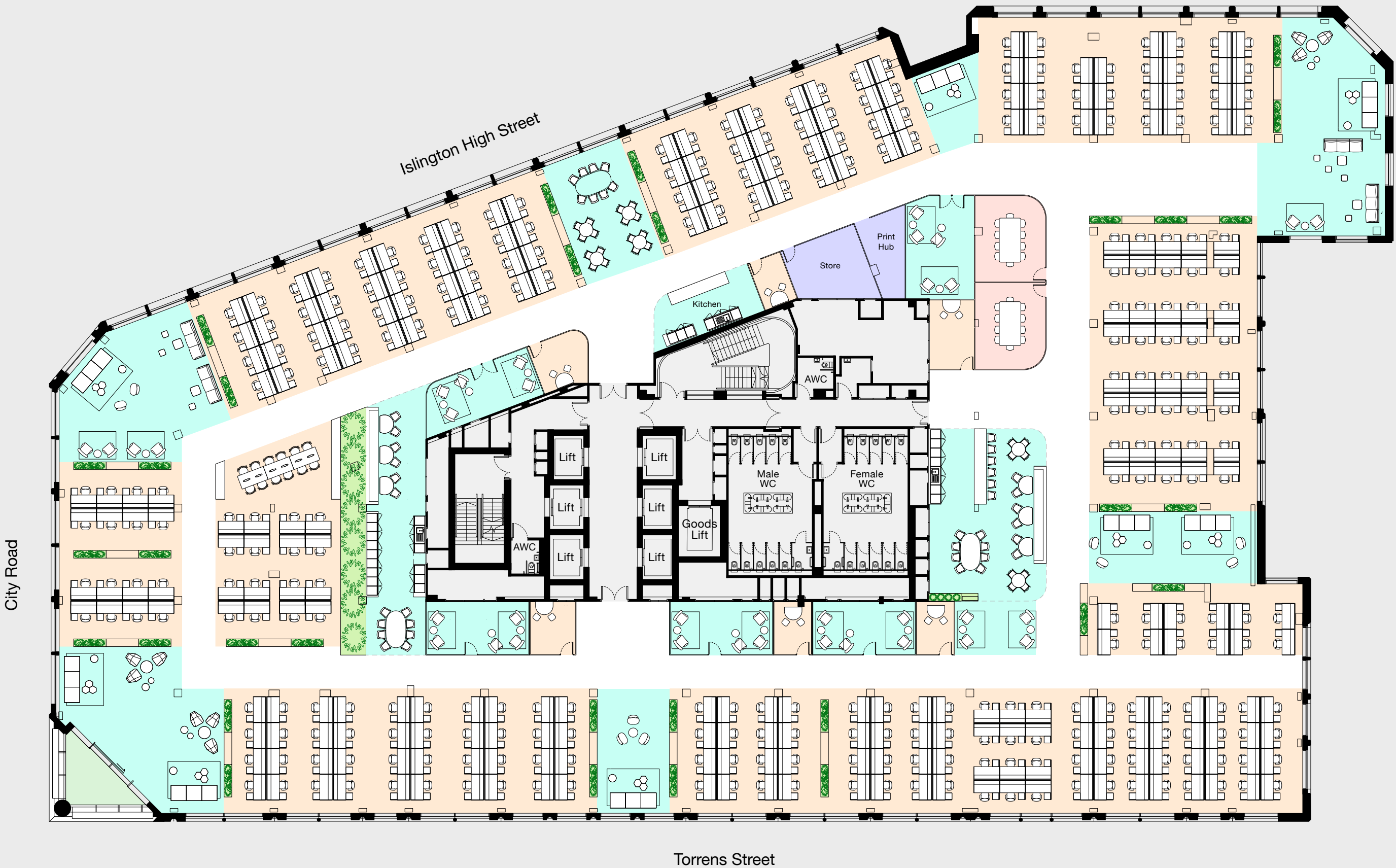
Break-out spaces:

5 x enclosed break out spaces (5-10 people each)	3 x kitchenettes with seating
3 x large open lounge spaces (20-25 people each)	2 x small open lounge spaces (5 people each)
2 x medium open lounge spaces (10 people each)	

Private phone booths / VC rooms:
6 x (2 person each)



Internal sizes denote net internal areas



Space plan

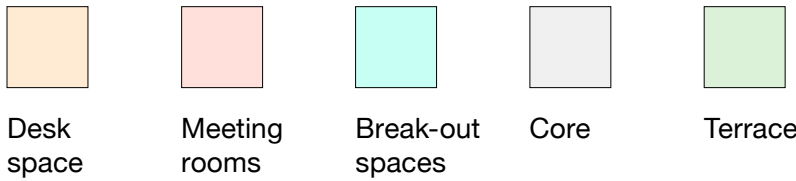
Sixth floor – meeting room & entertainment layout 18,676 sq ft / 1,735 sq m

Co-working space:
65 x touch down spaces
12 x quiet room working spaces

External & internal meeting spaces:
1 x 90-100 person event space
6 x 12 person meeting rooms
(or, c. 2 x. 25 person conference room using sliding partitions)

Touch down spaces:
5 x in kitchen

Break-out spaces:
2 x private lounge (10 people each)
1 x open garden lounge (20 people)



Internal sizes denote net internal areas

