

S T O R E Y

1FA

Broadgate, EC2

www.storey.co.uk



Storey Overview

Your term

Leases that flex to your needs
starting from 12 months.

Your size

Workspace for
teams of 20 or more.

Your design

Customise your furniture,
AV equipment and interior decor.

Your service

Your secure workspace with
all the support you need.

The building

Set in a Grade II listed building and designed by Stirling Prize-winning architects AHMM, 1FA blurs the boundaries between business and pleasure.

The industrial, warehouse-style interiors have been transformed into a riot of colour and pattern by award-winning artist Morag Myerscough. Plus there's an Everyman cinema and choice of restaurants on the ground floor.





1FA from Finsbury Avenue Square



1FA's boutique Everyman cinema, gym and innovative retail spaces open out onto Finsbury Avenue Square and its year-round arts programme.



Entrance from Finsbury Avenue Square

Ground floor layout





Reception space with kiosk by Morag Myerscough



Reception seating



Level 01 and 02 mezzanine



Shared tea point



Roof terrace



Personalised breakout spaces



Personalised workspaces

Key building features

22,726 sq ft

Space available

From 2,106 sq ft

Unit range

Open

for business

Leading contemporary design



Showers and
changing facilities



Hairdryers
and towels



Reception café
& seating area



Cycle racks



Fast, secure, resilient
WiFi – 10GB primary,
1GB backup



Daytime and evening
cleaning services



Shared tea-points
on each floor



6 Shared break-out
areas on each floor



Demised
meeting rooms



Shared
meeting rooms



Private
phone booths



Shared outdoor roof
terrace with WiFi

1FA is part of Broadgate – a diverse community connecting innovation and finance

“Coming to Broadgate and 1FA, we love the progressive approach to design, the high-quality amenity, open spaces and, crucially, access to future talent. It’s the perfect place for us to grow and continue to succeed in London.”

Neil Murray
Mimecast, CTO



A new destination for London

Over 19 million people a year already visit Broadgate for its innovative shops, restaurants, bars, salons and gyms. Names like Monica Vinader, Redemption Roasters, Yauatcha, Baraka, Charles Worthington and 1Rebel. And 100 Liverpool Street adds three more floors to the mix.

There's even a boutique three-screen Everyman Cinema. And coming soon, the UK's first Eataly, to rival New York's.



Gaucho



Franco Manca



Jose Pizarro



Yauatcha



Future plans for Exchange Square

New stores & leisure on the way

Everyman

Recently opened, 3 screen cinema from this boutique operator .



Eataly

Opening at 135 Bishopsgate: the first Eataly in the UK, the world's largest Italian marketplace. 40,000 sq ft of great food and drink.



Connectivity

Broadgate surrounds Liverpool Street station.

Crossrail will open its station in Broadgate later this year, transforming connections to new markets, talent and technologies and carrying an estimated 200 million passengers per year

From Liverpool Street by Underground

King's Cross	6 minutes
Euston	8 minutes
Waterloo	11 minutes

From Liverpool Street by Crossrail

Farringdon	2 minutes
Bond Street	7 minutes
Paddington	10 minutes

From Liverpool Street to London's Airports

Heathrow*	35 minutes
Stansted	45 minutes
Gatwick	65 minutes

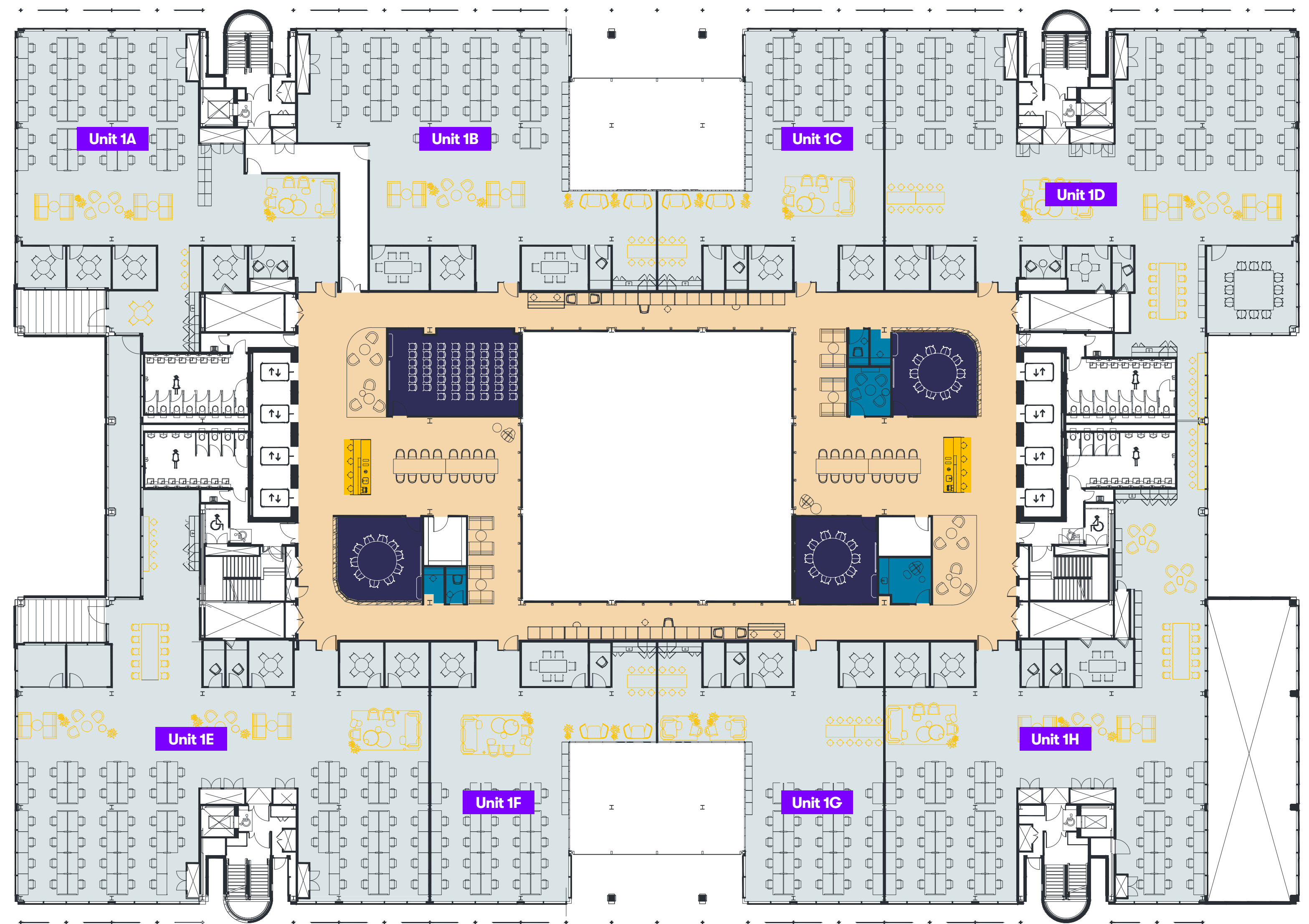
*Crossrail



Level 01

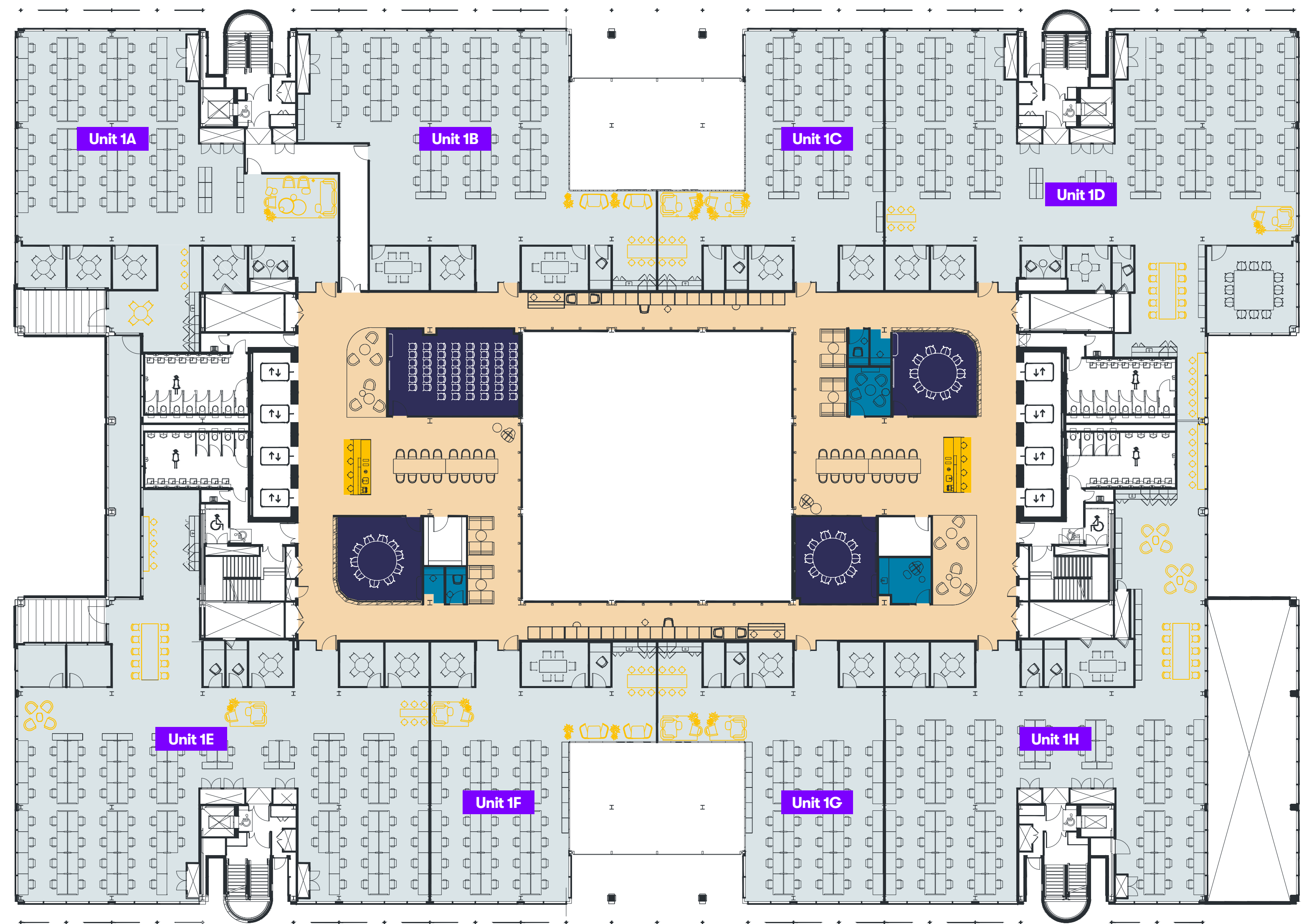
Low Density

- Private Space
- Shared Meeting Rooms
- Shared Lounge
- Shared Quiet Rooms
- Shared Tea Points



Level 01 High Density

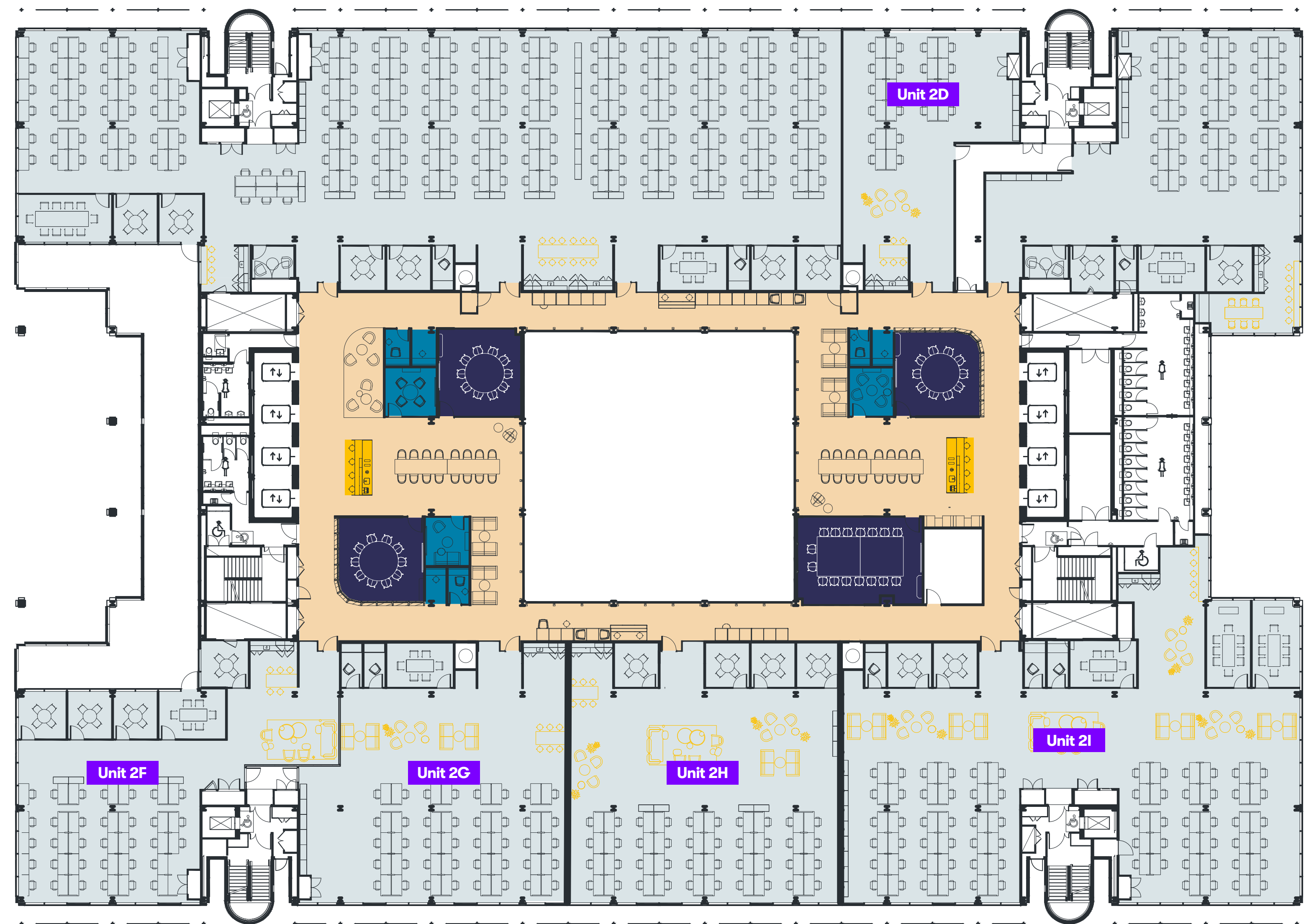
- Private Space
- Shared Meeting Rooms
- Shared Lounge
- Shared Quiet Rooms
- Shared Tea Points



Level 02

Low Density

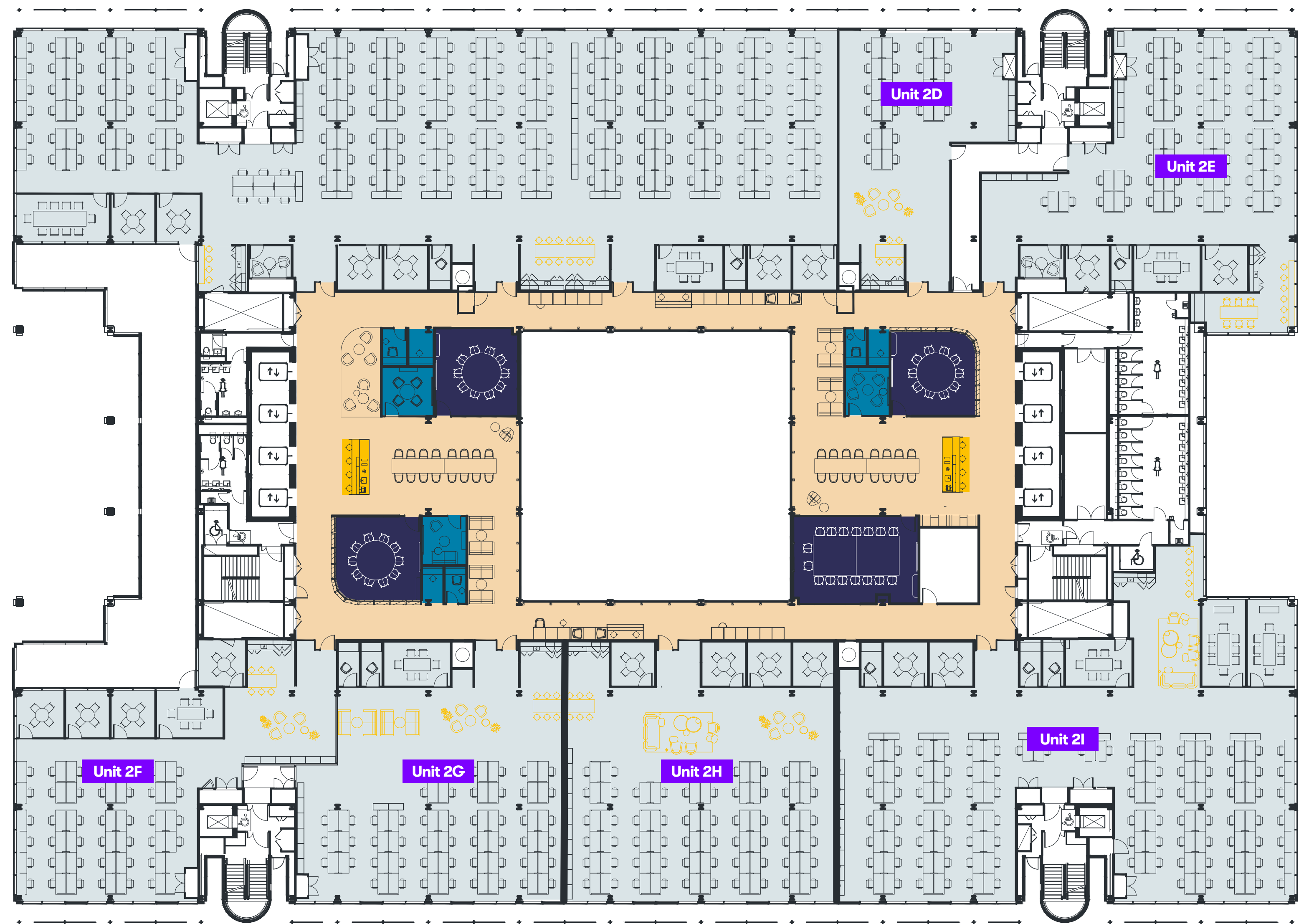
- Private Space
- Shared Meeting Rooms
- Shared Lounge
- Shared Quiet Rooms
- Shared Tea Points



Level 02

High Density

- Private Space
- Shared Meeting Rooms
- Shared Lounge
- Shared Quiet Rooms
- Shared Tea Points



Shared space

Level 01

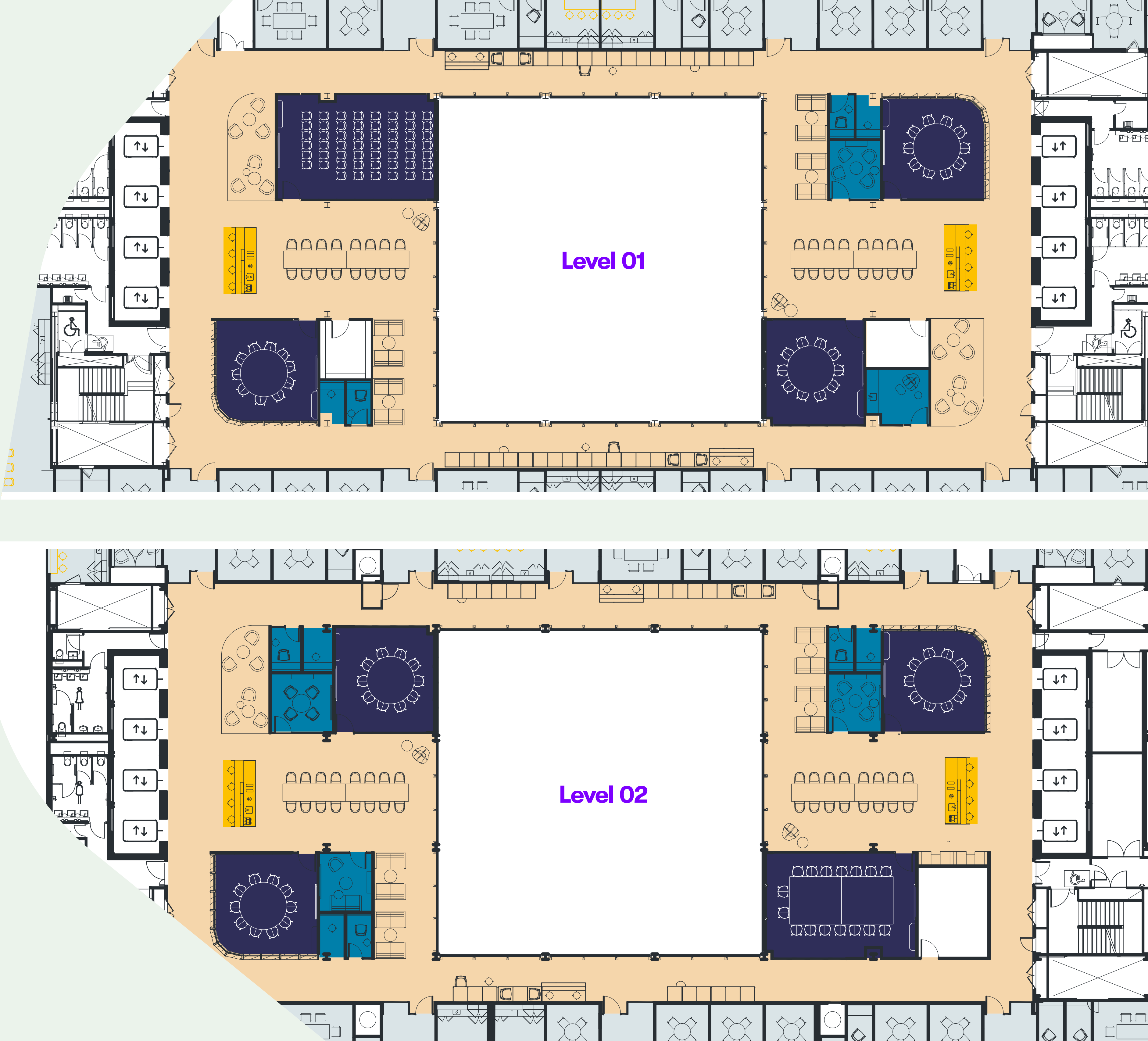
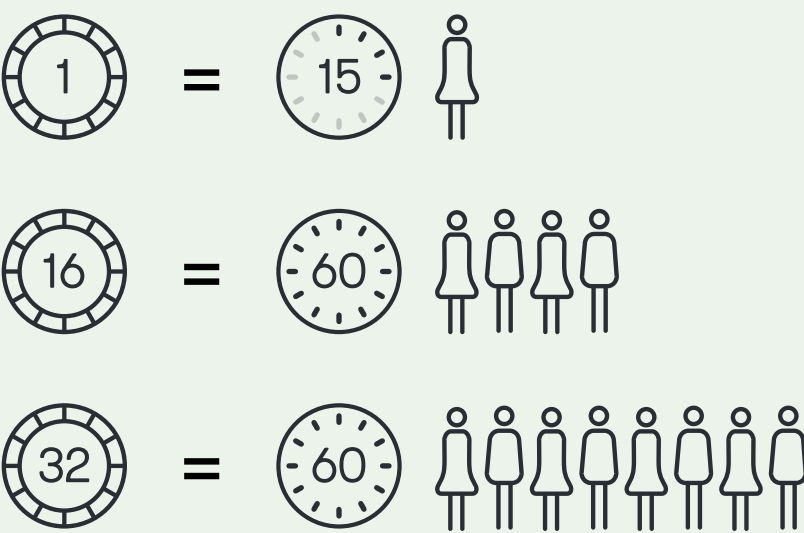
- 10-person meeting rooms x 3
- 54-person meeting rooms x 1
- Tea points x 2
- Quiet rooms x 5
- Shared lounge

Level 02

- 10-person meeting rooms x 3
- 16-person meeting rooms x 1
- Tea points x 2
- Quiet rooms x 9
- Shared lounge

Shared Meeting Rooms

Each meeting room can be booked using credits via the Storey Portal, with each credit worth 15 minutes of use for one meeting room seat.



1FA – What's Included



Design, fit-out, furniture

- Private meeting rooms, phone booths, breakout areas
- Workstation furniture, including desk and task chairs
- Sit stand workstation desks
- Employee lockers (equivalent to one per person)
- Private kitchenette and tea point



Shared meeting rooms

- 6 x 10 person, 1 x 54 person, 1 x 16 person
- Phone booths, breakout areas and alternative work settings
- 1 x well-being room
- 4 x shared tea points
- Allowance of room credits
- Ease of booking via the online portal

Storey Club access

- Exclusive access to Storey Club (located at Paddington – lounge, meeting and event venue)



Staff support

- Dedicated community manager, for all your needs
- Storey relationship manager to work with you as your business progresses



Connectivity, technology & bookings

- Book private and shared meeting rooms, Storey Club rooms and visitor access via the online portal
- Private share of 10GB primary line and 10GB secondary line for resilience
- Private and secure WiFi/VLAN per customer
- 1 data point per desk for wired connection to VLAN



Utilities / property costs / insurance

- All utilities included in the cost (Monday to Friday – excluding Bank Holidays)
- Rent, rates, service charge all managed
- Building, public liability and contents insurance for supplied furniture and fittings included



Recycling

- Dry waste recycling
- Separated food waste



Maintenance & cleaning

- Full cleaning provision of both shared space and private offices
- All maintenance and repairs to mechanical and electrical on floor equipment and building fabric



Health and safety

- General and fire risk assessments (typically annually)
- First aid trained security on-site
- Fire warden training (typically annually)
- Pest control – preventative monthly visits and 24 hour call out



Access to building facilities

- Bikes, shower and lockers
- Café and seating area
- 3,000 sq ft roof terrace

Contacts

Oli Dobson

+4477 3929 2909

oli.dobson@britishland.com

Hannah Alden

+4477 3929 3434

hannah.alden@britishland.com

