

S T O R E Y

2FA

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 30 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

Originally designed for the Eighties' banking industry, 2FA has been sympathetically refurbished by the BIG Group architects to reflect their new occupiers from the worlds of media and technology. With smaller and more welcoming areas, the innovative Theatre Deli on the ground floor and an events area, the buildings are now more diverse, open and accessible to all.

Key building features

53,581 sq ft

Space available

From 205 sq ft

Unit range

Open

for business

Raw, contemporary design



Showers and
changing facilities



Hairdryers and
fresh towels



Locker



Cycle racks



Fast, secure,
resilient WiFi



Daytime and evening
cleaning services



Shared tea-points
on each floor



Shared lounge
areas on each floor



Shared
meeting rooms



Private
phone booths

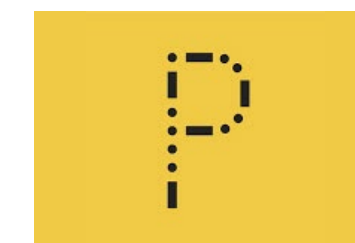


Shared terrace
with WiFi

2FA 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 public arena for new food, retail and culture

Reimagined public spaces, new landmark buildings, a retail destination and better connections with our surroundings

Retail space at Broadgate is increasing three-fold. This includes a beautiful new three-storey mall that embraces the 40-foot Richard Serra 'Fulcrum' sculpture and connects Broadgate Circle to Liverpool Street station

Some of London's best food and drink, retail and entertainment are also within a short walk



New stores & leisure on the way

Everyman

Coming to 1FA in 2019, a new, 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.



EVERYMAN

Connectivity

Broadgate surrounds Liverpool Street station: London's most important transport hub on Crossrail.

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

Farringon	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



Level 02

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

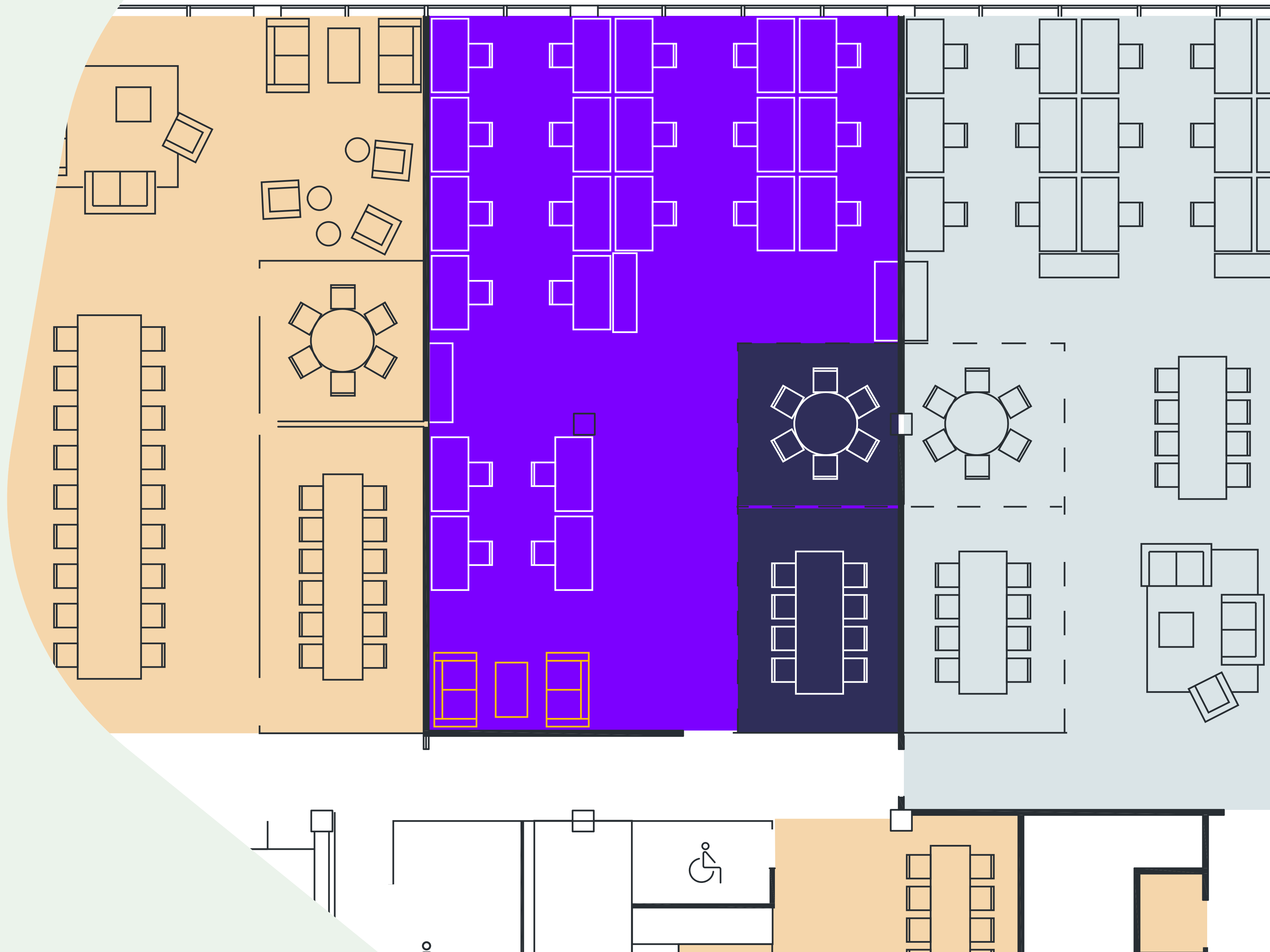


Level 02 Unit C

Demised Area 1,302 sq ft

Desks 24

- Private Space
- 8-person meeting rooms x 1
6-person meeting rooms x 1
- Shared space

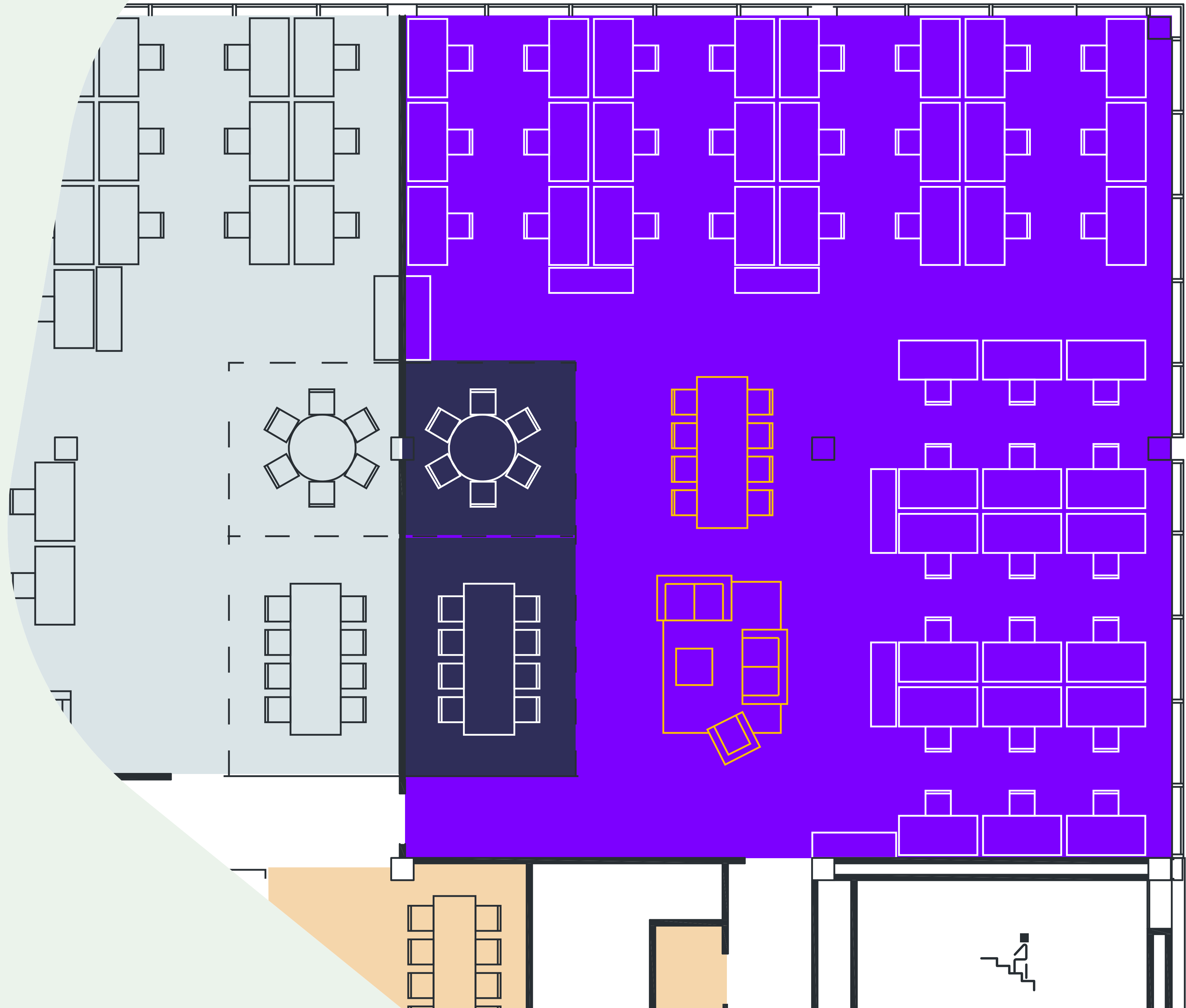


Level 02 Unit D

Demised Area 2,217 sq ft

Desks 40

- Private Space
- 8-person meeting rooms x 1
6-person meeting rooms x 1
- Shared space

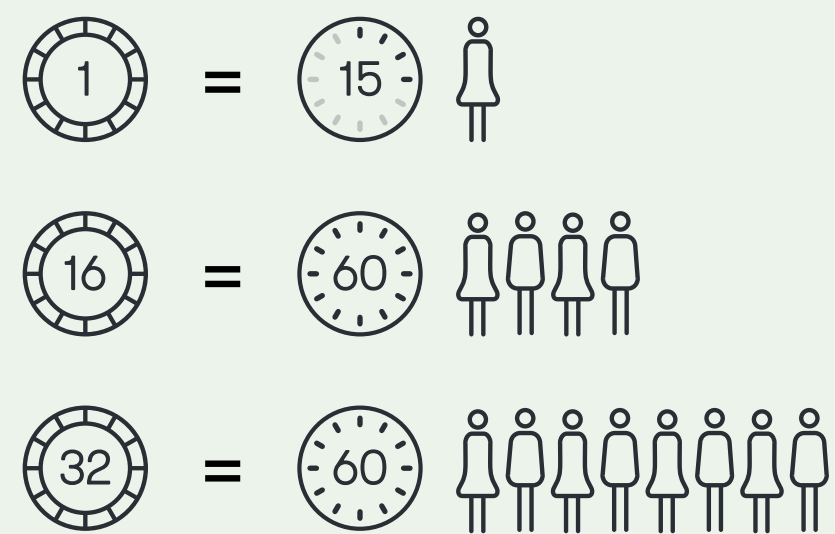


Shared space

- 12-person meeting rooms x 2
6-person meeting rooms x 2
- Tea points x 2
- Quiet rooms x 4
- Shared lounge
- Shared terrace

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.



2FA - What's Included



Design, Fit-out, furniture

- Demised Meeting rooms
- Phone booths, breakout areas, and alternative work setting
- Workstation furniture, including desk and task chairs
- Metal office unit lockers (Equivalent to one per person)
- Shared tea points
- Shared meeting rooms: 2x10 person, 2x6 person



Shared Meeting Rooms

- Allowance of free shared meeting room credits, each credit worth 15 minutes of usage for one meeting room seat (e.g. 16 credits = one hour usage of a 4 person meeting room)

Storey Club access

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



Staff Support

- Dedicated Storey team incl. account manager
- On-site Community manager handling all space-related coordination and communication



Connectivity / Technology

- Private share of 10GB primary line and 1GB secondary line for resilience
- Private and secure Wi-Fi / VLAN per customer
- 1 data point per desk for wired connection to VLAN

Portal / community access

Access to the Storey Portal which offers ability to:

- Book shared meeting spaces
- Book customers own meeting spaces
- Manage helpdesk requests
- Pre-book in visitors to the site
- Book and pay for Storey Club meeting spaces



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



Cleaning

- Daytime janitorial service typically twice daily (Monday to Friday – excluding Bank Holidays)
- Evening full office clean (Monday to Friday – excluding Bank Holidays)



Consumables

- Kitchens with filtered water (zip taps)



Maintenance

- All maintenance and repairs to M&E on floor equipment and fabric in the building, pest control preventative monitoring



Health and Safety

- General and fire risk assessments, typically on a yearly basis, on-site security personnel first aid trained



Access to building facilities

- Bikes, shower and lockers
- Shared roof terrace



Recycling

- Waste removed as part of night time cleaning

Contacts

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