

A newly transformed contemporary campus in East London – a state of independence for an independent state of mind.

1,941 — 176,751 sq ft of creative office space, available now.

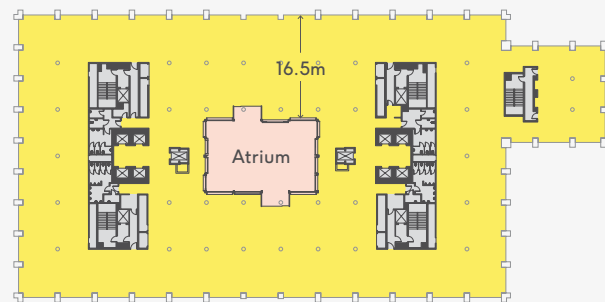
## Schedule of Areas

Part 9th (Terrace)	Office	7,316 sq ft	680 sq m
Part 8th	Office	6,575 sq ft	611 sq m
7th (Terrace)	Office	31,009 sq ft	2,881 sq m
6th	Office	32,372 sq ft	3,007 sq m
5th	Office	32,244 sq ft	2,996 sq m
4th	Office	32,532 sq ft	3,022 sq m
3rd	Office	32,762 sq ft	3,044 sq m
1st, Pavilion	Office		Under Offer
Ground	Office	1,941 sq ft	180 sq m
	Retail Units	2,075 sq ft	193 sq m
<b>Total Office</b>		<b>176,751 sq ft</b>	<b>16,421 sq m</b>

Please note offices are quoted as IPMS3 and the retail GIA.

## Typical Floor Plan – Circa 32,762 sq ft / 3,044 sq m

Additional smaller unit configurations also available on these floors.



For indicative purposes only. Not to scale.

MISREPRESENTATIONS ACT 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. April 2018.



## Summary Specification

VAV air conditioning		Wiredscore: Platinum (Speeds up to 10,000 mbps)	
LED lighting		250 secure cycle spaces with lockers	
150mm raised floors		6 male and 6 female showers	
2.8 – 3.0m floor to ceiling height		Roof terraces on Levels 7 and 9	
14 lifts provide access to all floors		22 car parking spaces	

## Further Information

Guiding: £35.00 psf	Service Charge: £9.05 psf
Rates: £12.00 psf	Total: £56.05 psf



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