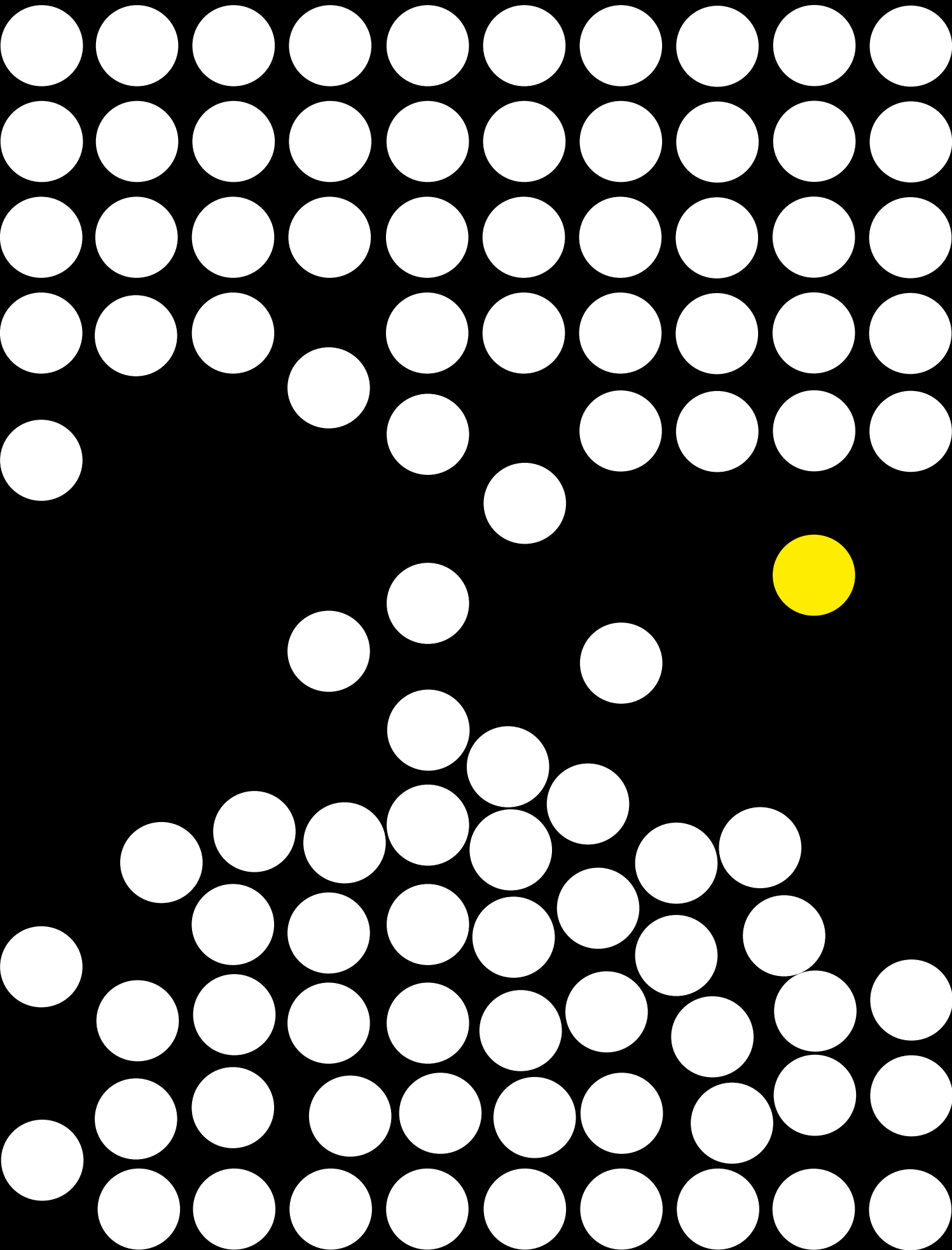


Republic

Import Building











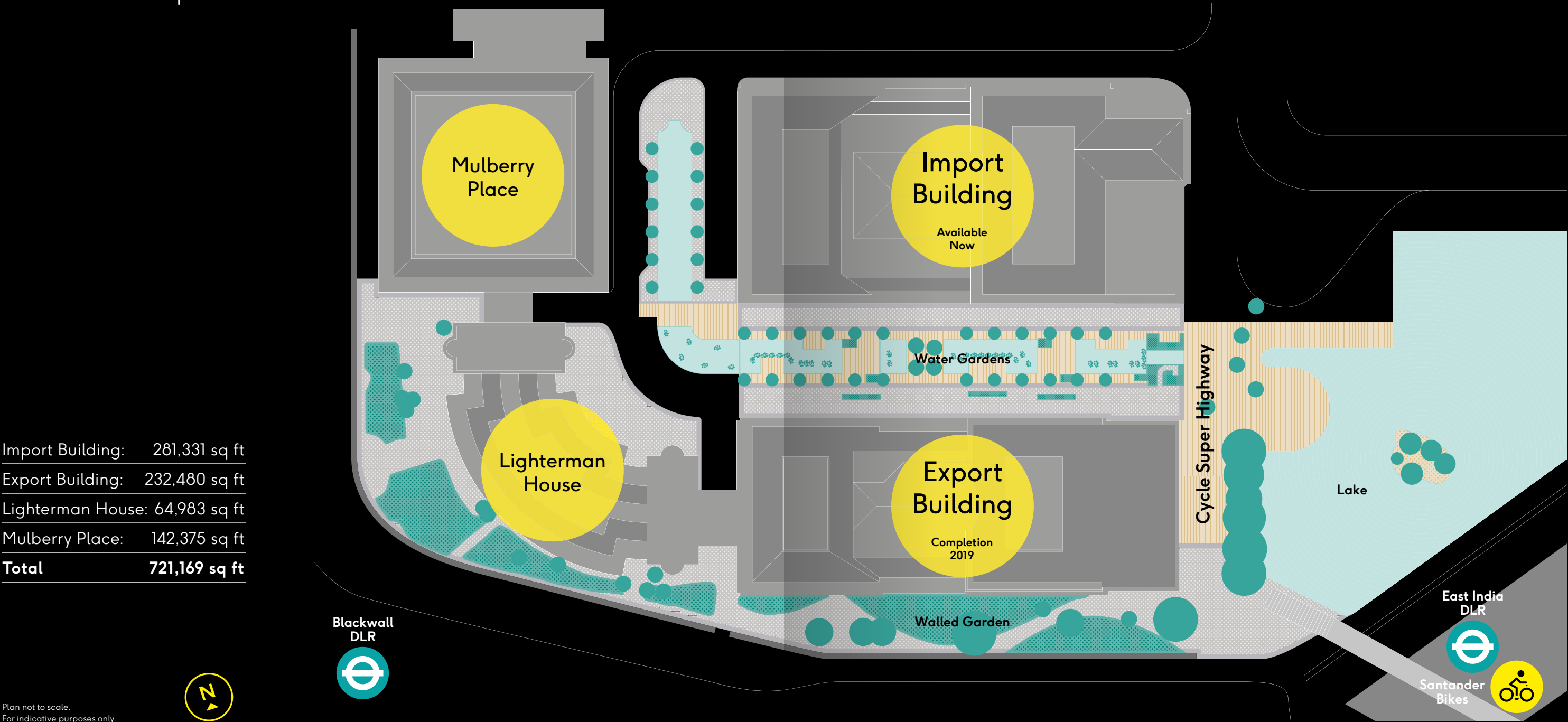


We are Republic

A state of independence for  
an independent state of mind.

A 720,000 sq ft newly transformed  
contemporary campus in East London.

The Import Building offers 275,000 sq ft  
of creative workspace over nine floors.





Stunning  
water garden –  
surrounded by  
carefully curated  
amenity











Reception

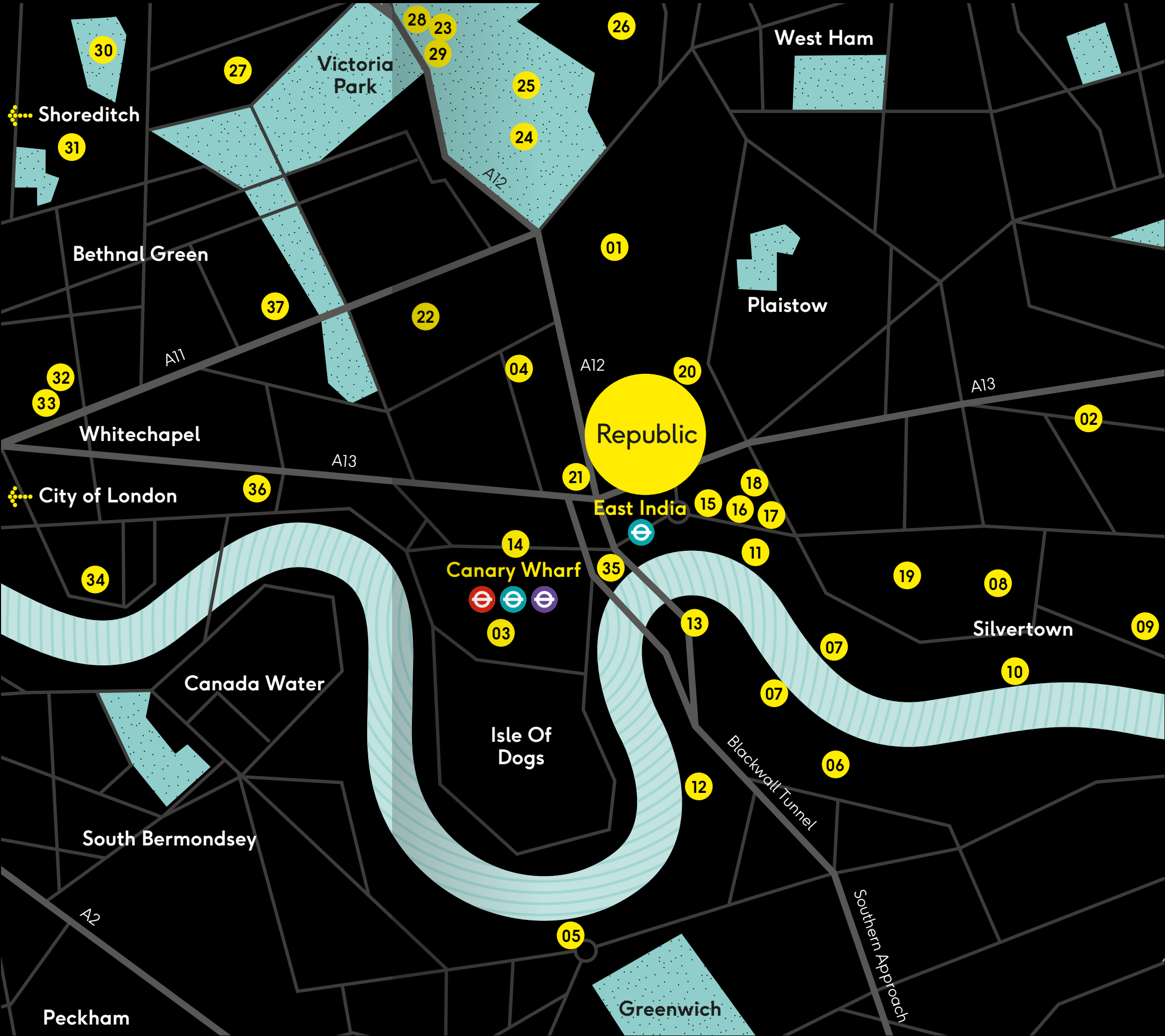


Location



Docklands  
The Bigger Picture

Landmarks	
01	3 Mills Studios
02	Beckton District Park
03	Canary Wharf
04	Chrip Street Market
05	Cutty Sark
06	Greenwich Peninsula Ecology Park
07	Emirates Air Line Cable Car
08	ExCel London
09	London City Airport
10	Thames Barrier Park
11	Trinity Buoy Wharf
12	Meantime Brewing Company
13	The O2
14	Crossrail Place
15	Limmo Peninsula Ecology Park
16	London City Island
17	English National Ballet
18	National Film School
19	Royal Victoria Dock
20	Aberfeldy Village
21	Blackwall Reach
22	Poplar Union Arts Space
23	Fish Island
24	The London Stadium
25	Queen Elizabeth Olympic Park
26	Westfield Stratford City
27	Victoria Park Village
28	Cornerstone
29	Crate Brewery & Pizzeria
30	London Fields
31	Broadway Market
32	Brick Lane
33	Whitechapel Gallery
34	Tobacco Dock
35	New Providence Wharf
36	The Troxy
37	Queen Mary University





London Location  
The Bigger Picture

Clockwise from left:  
O2  
River Lee  
Trinity Buoy Wharf  
Hackney Wick  
Westfield Stratford City



Republic / Import Building





Connection  
The London Location

Key Travel Times (from East India DLR)



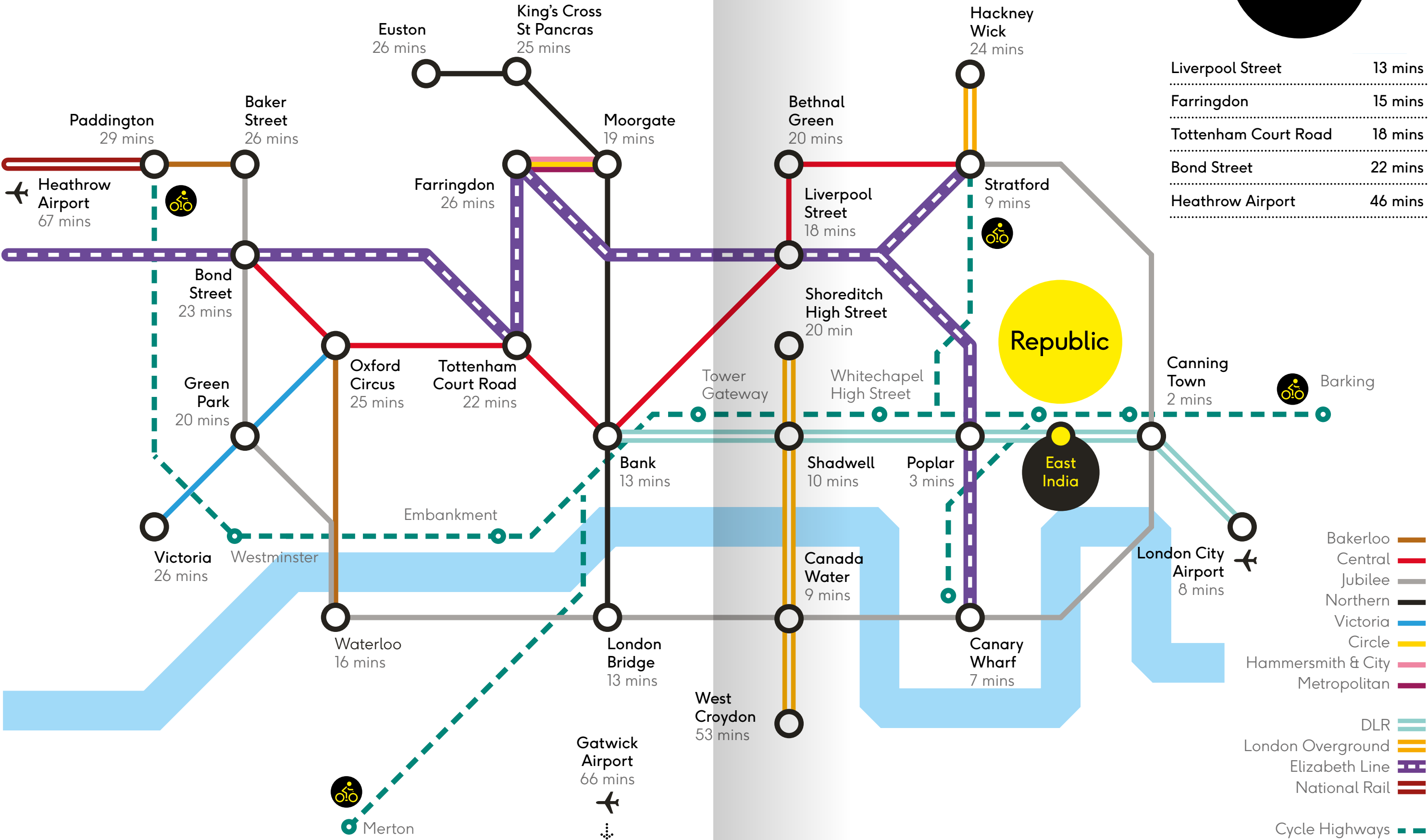
Key Facts





Connection  
Transport Map

Elizabeth Line  
from  
Canary Wharf





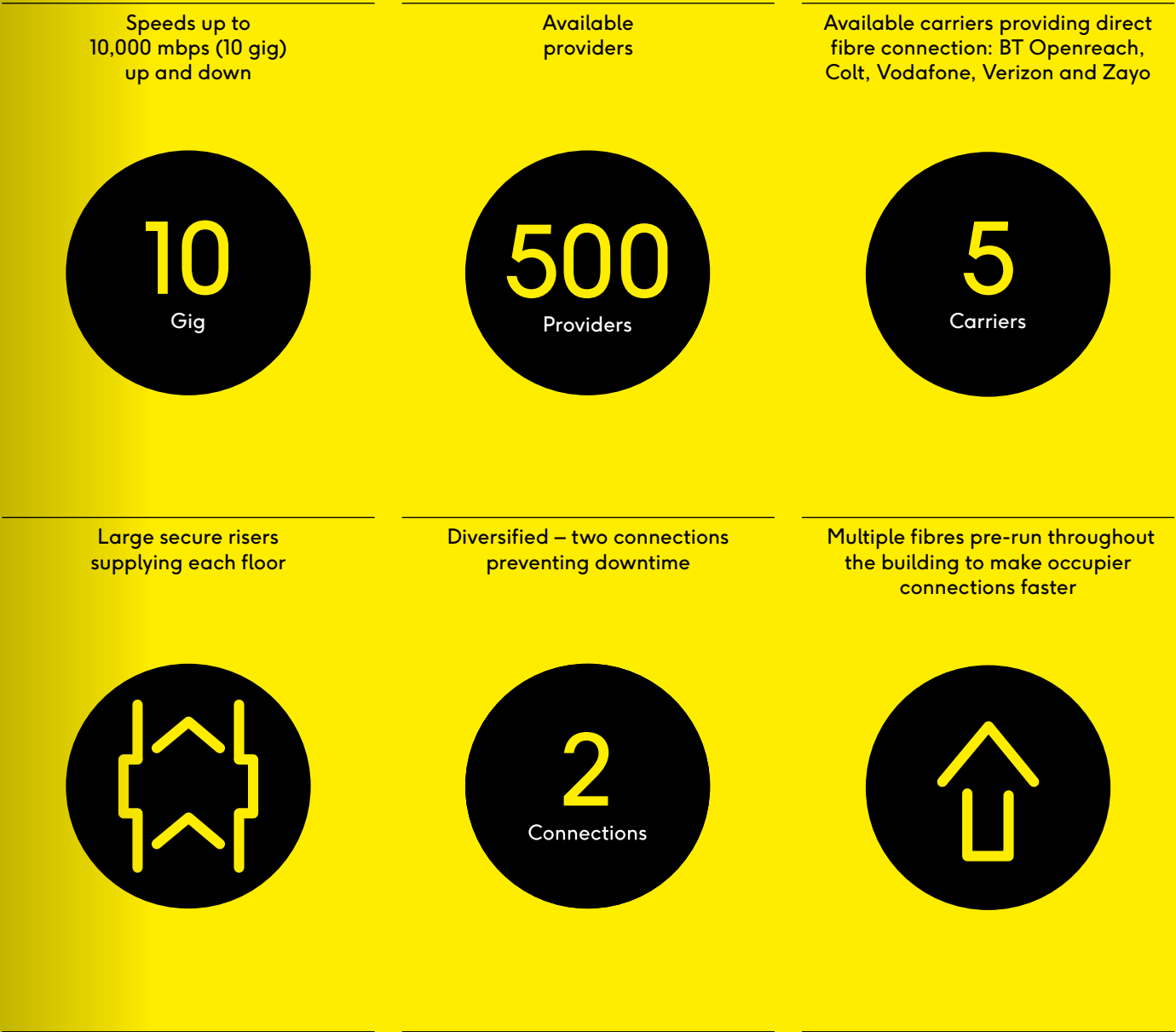
.....

# Connection To Data

At Republic, productivity is key.

We are committed to helping our occupiers optimise their operations. We connect people through data capability at uncompromising value – and do so in a flexible high performance workspace.

WiredScore:  
Platinum –  
speeds up to  
10,000 mbps (10 gig)  
up and down





Connection  
To Talent

Republic’s newly transformed campus is at the forefront of East London’s commercial and cultural regeneration.

Number of people who live within 20 minutes of Republic

3 Million

Number of apartments under construction within eyesight of Republic

11 Thousand

Increase in the population of Tower Hamlets over the past ten years

35 Percent

52 new residential developments within a 3km radius of Republic

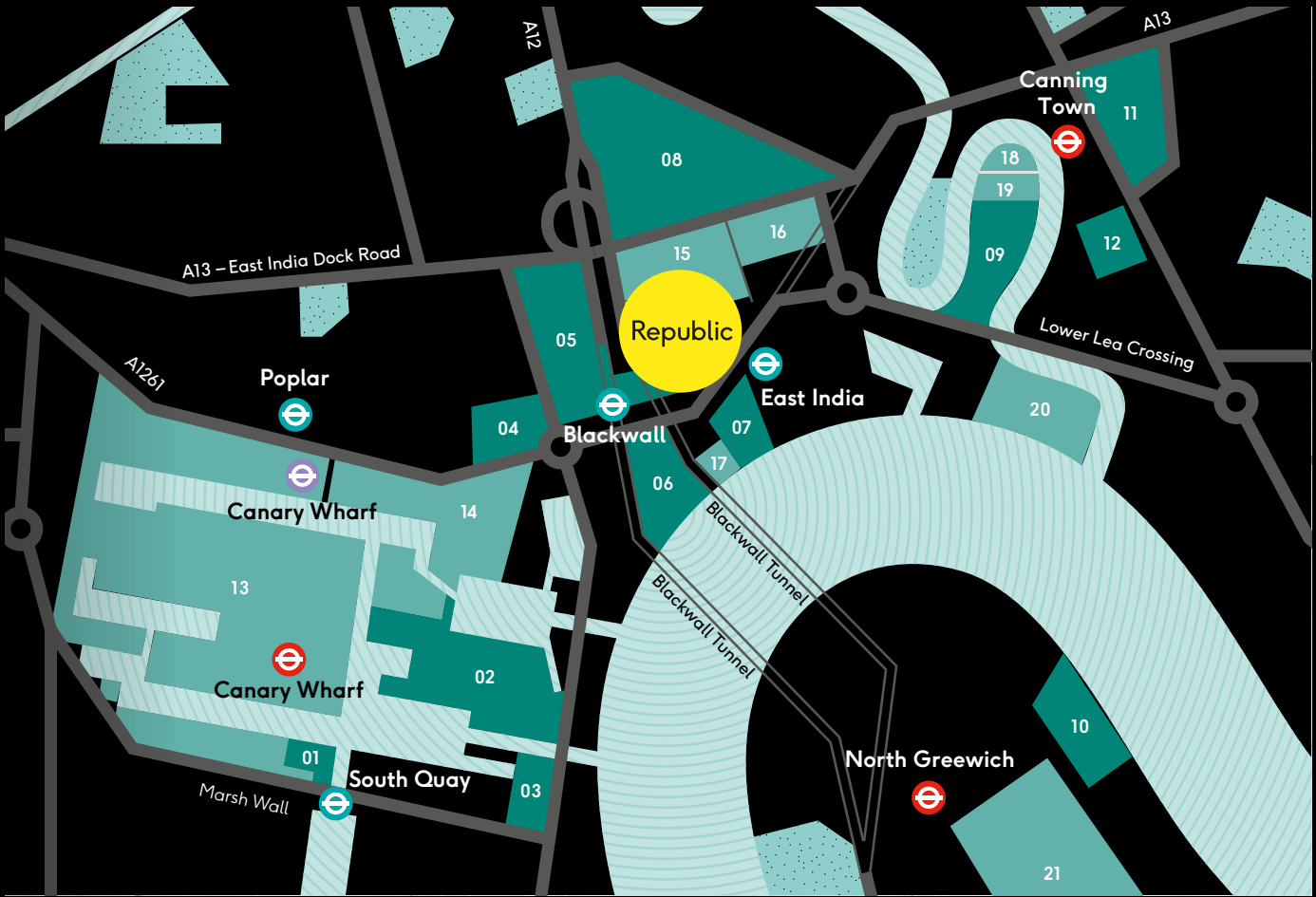


5th fastest growing borough in London for new business growth



Fastest growing borough in the UK for population growth

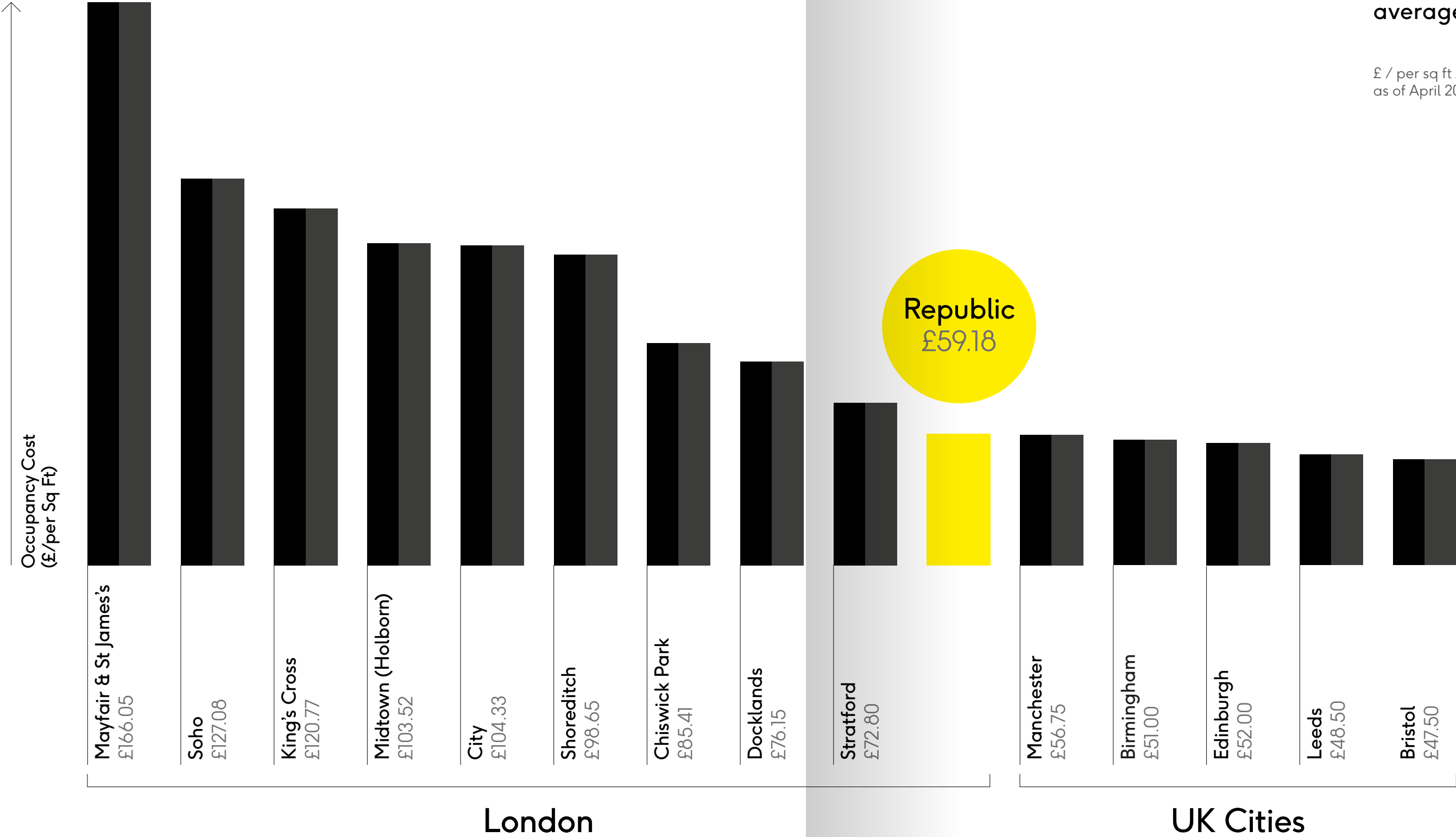




Local Residential Developments (Under Construction)	Local Commercial Developments (Workforce)
1 South Quay Plaza 1,332 Residents	13 Canary Wharf 105,000 Workers
2 Canary Wharf 5,500 Residents	14 Billingsgate Market C. 300 Workers
3 Dollar Bay 182 Residents	15 Global Switch C. 300 Workers
4 Manhattan Plaza 882 Residents	16 Telehouse 500 Workers
5 Blackwall Reach 2,250 Residents	17 Reuters 600 Workers
6 New Providence Wharf 1,089 Residents	18 London Film School C. 100 Workers
7 Blackwall Yard 1,062 Residents	19 English National Ballet C. 50 Workers
8 Aberfeldy Village 1,358 Residents	20 Trinity Buoy Wharf 200 Workers
9 London City Island 2,559 Residents	21 Greenwich Peninsula 1,000 Workers
10 Upper Riverside 1,500 Residents	
11 Hallsville Quarter 1,650 Residents	
12 Brunel Street Works 975 Residents	



Occupancy Costs



London average  
£107.26 per sq ft

Republic  
£59.18 per sq ft

Discount to London  
average 55.57%

£ / per sq ft / per annum –  
as of April 2019





Onsite  
Amenity



Coffee & Beverages  
The Gentlemen  
Baristas

Well  
mannered  
coffee





Leisure  
PureGym

The facts

- No contract
- 220 pieces of state-of-the-art equipment
- Over 2 floors
- Open 24/7 – work out when you want



Facilities

- 50 free classes per week
- Dumbbells up to 50KG
- Changing rooms with showers and lockers
- Free Wi-Fi
- Olympic weightlifting platform
- New plate loaded kit



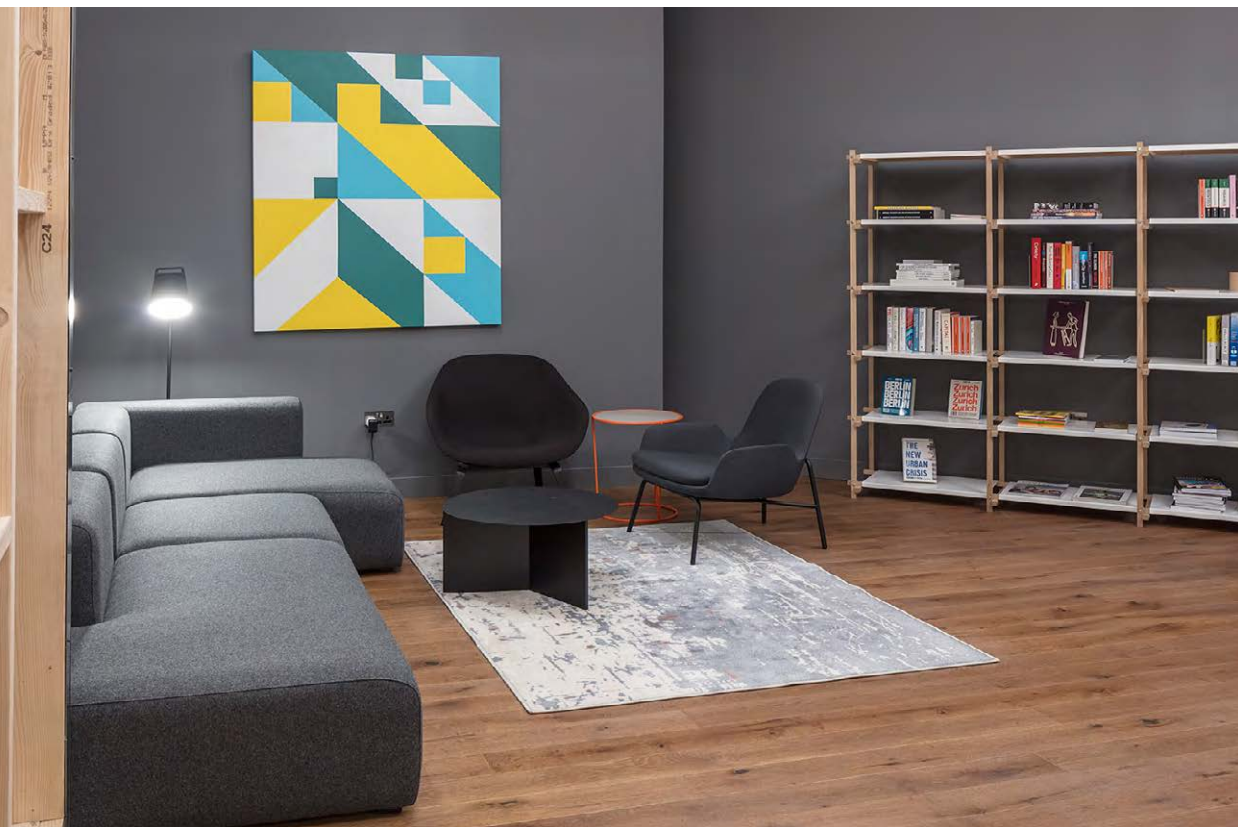


Leisure  
PureGym – Classes

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Morning 06.00 – 12.00	06.30 – 07.15 Legs, Bums and Tums	06.30 – 07.00 Cycle	06.30 – 07.00 Burn It	06.30 – 07.00 Legs, Bums and Tums	07.00 – 07.30 Cycle	10.00 – 10.45 Cycle	10.00 – 10.45 Circuits
	07.30 – 07.50 Cycle	07.05 – 07.50 Pump	07.05 – 07.35 Cycle	07.00 – 08.00 Yoga	07.30 – 08.00 Absolute Abs	11.00 – 11.45 Pump	10.45 – 11.00 Absolute Abs
	07.55 – 08.10 Absolute Abs	07.50 – 08.20 Stretch					
Afternoon 12.00 – 16.00							
	12.15 – 12.45 Strength 30	12.15 – 13.00 Pilates	12.15 – 12.45 Sweat 30	12.15 – 13.00 Circuits	12.15 – 12.45 Cycle	11.45 – 12.45 Yoga	12.00 – 12.45 Legs, Bums and Tums
	12.50 – 13.35 Pump	12.15 – 12.45 Cycle	12.50 – 13.20 Cycle	13.05 – 13.35 Cycle	12.30 – 13.30 Yoga	13.00 – 13.30 Circuits	
	13.40 – 14.10 Cycle	13.00 – 13.45 Legs, Bums and Tums	13.25 – 14.10 Pump				
Evening 16.00 – 22.00		13.45 – 14.00 Absolute Abs					
	17.30 – 18.15 Legs, Bums and Tums	17.15 – 17.45 Strength 30	17.30 – 18.15 Cycle	17.30 – 18.00 Burn It	17.00 – 17.45 Body Tone	17.45 – 18.15 Boot Camp	17.00 – 17.45 Sweat 45
	17.30 – 18.00 Sweat 30	17.30 – 18.00 Body Tone	17.45 – 18.30 Pump	18.00 – 18.45 Legs, Bums and Tums	17.50 – 18.20 Cycle	18.15 – 18.45 Absolute Abs	17.520 – 18.35 Cycle
	18.15 – 19.00 Pilates	18.00 – 18.45 Legs, Bums and Tums	18.30 – 19.15 Strength 45	18.50 – 19.20 Cycle	18.25 – 18.40 Absolute Abs		
	18.15 – 19.00 Cycle	18.30 – 19.15 Cycle	19.15 – 19.45 Absolute Abs	19.20 – 20.20 Zumba			
	19.00 – 20.00 Zumba – Ladies Only	18.45 – 19.45 Zumba	19.45 – 20.45 Yoga				
	20.00 – 20.45 Pump	19.45 – 20.45 Yoga					

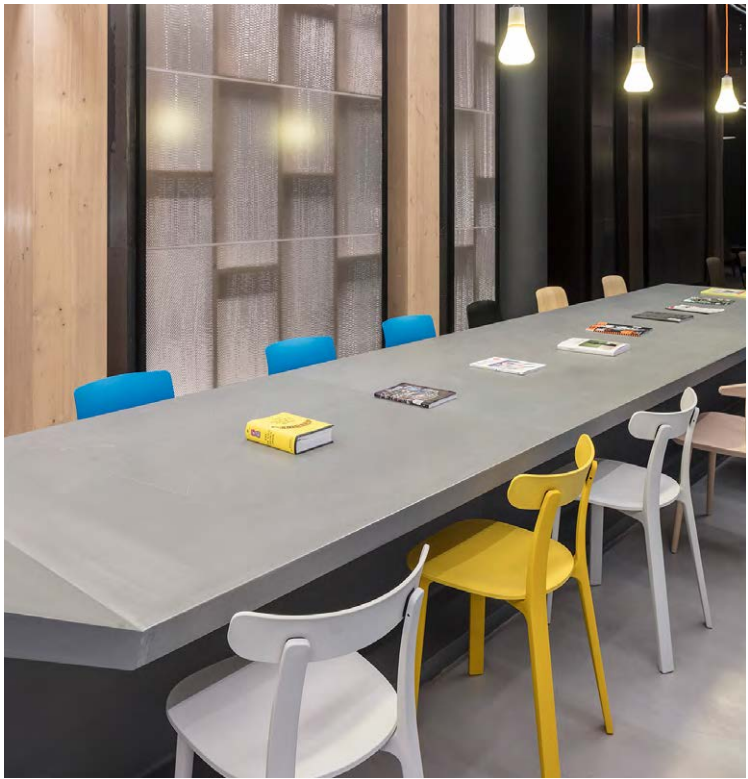


Communal Facilities  
Ground Floor



Boardroom and Auditorium bookable via Republic app.

- Clockwise from above
- Library
- Boardroom
- Co-working bench
- 9th floor
- Reception







Kombucha making workshop  
9th floor

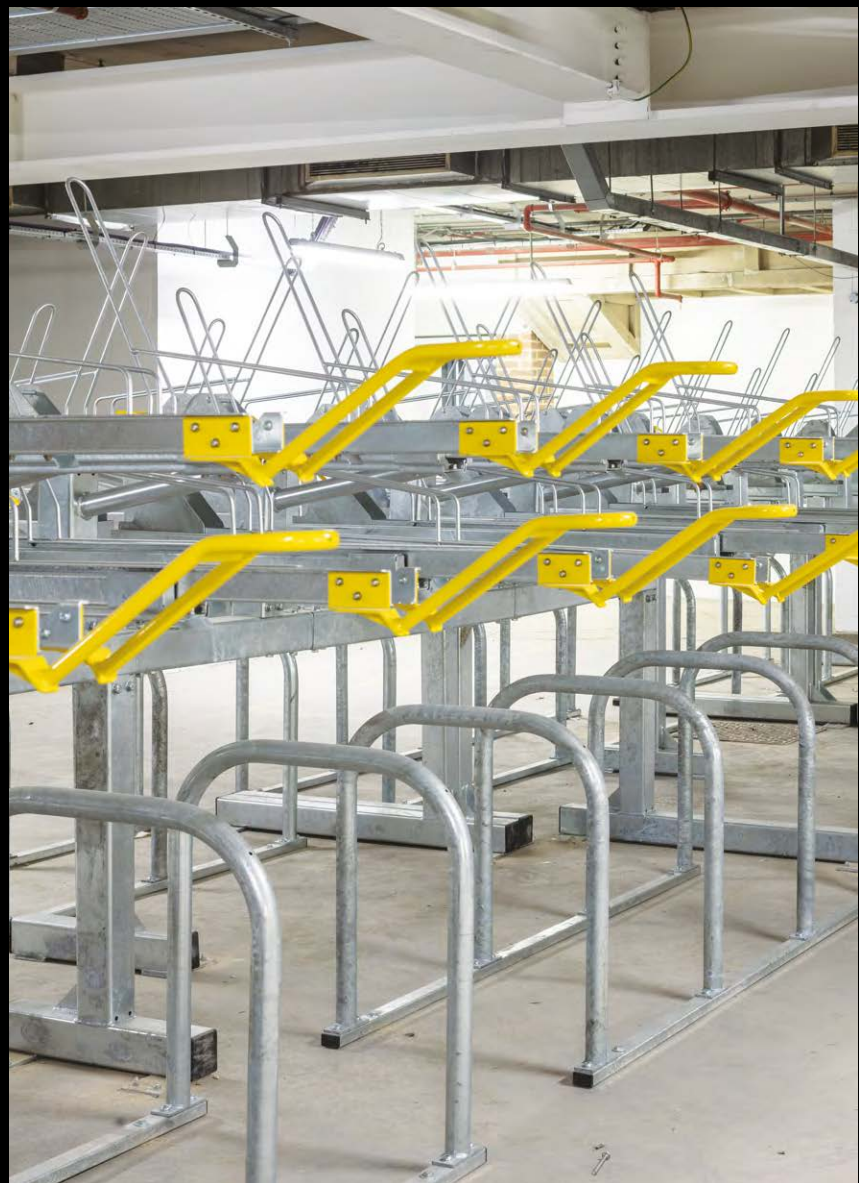


Communal Facilities  
Changing Rooms /  
Bike Store



The low down

Male, female  
and disabled facilities  
250 bike racks  
Six male and  
six female showers  
Lockers







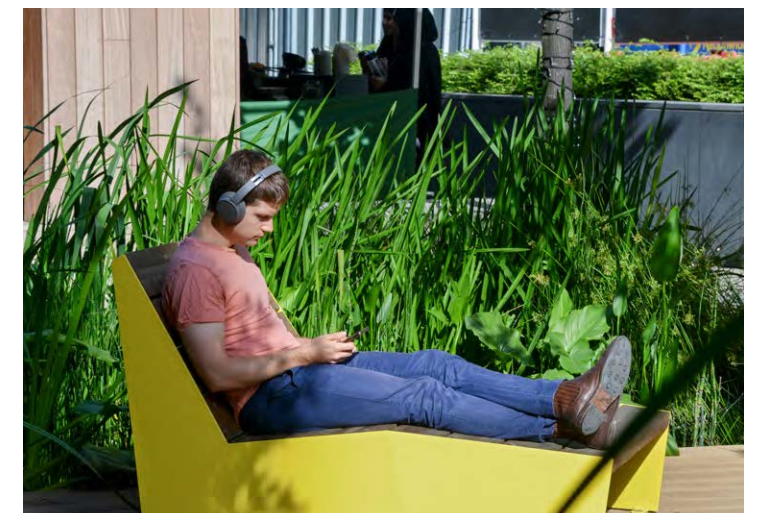




Left: Reception  
Below: Atrium staircase









Community  
Wellness

Events include:

- Kickboxing
- Run Club
- Book Club
- Yoga
- Sleep School
- Bikes
- Twerk Fitness



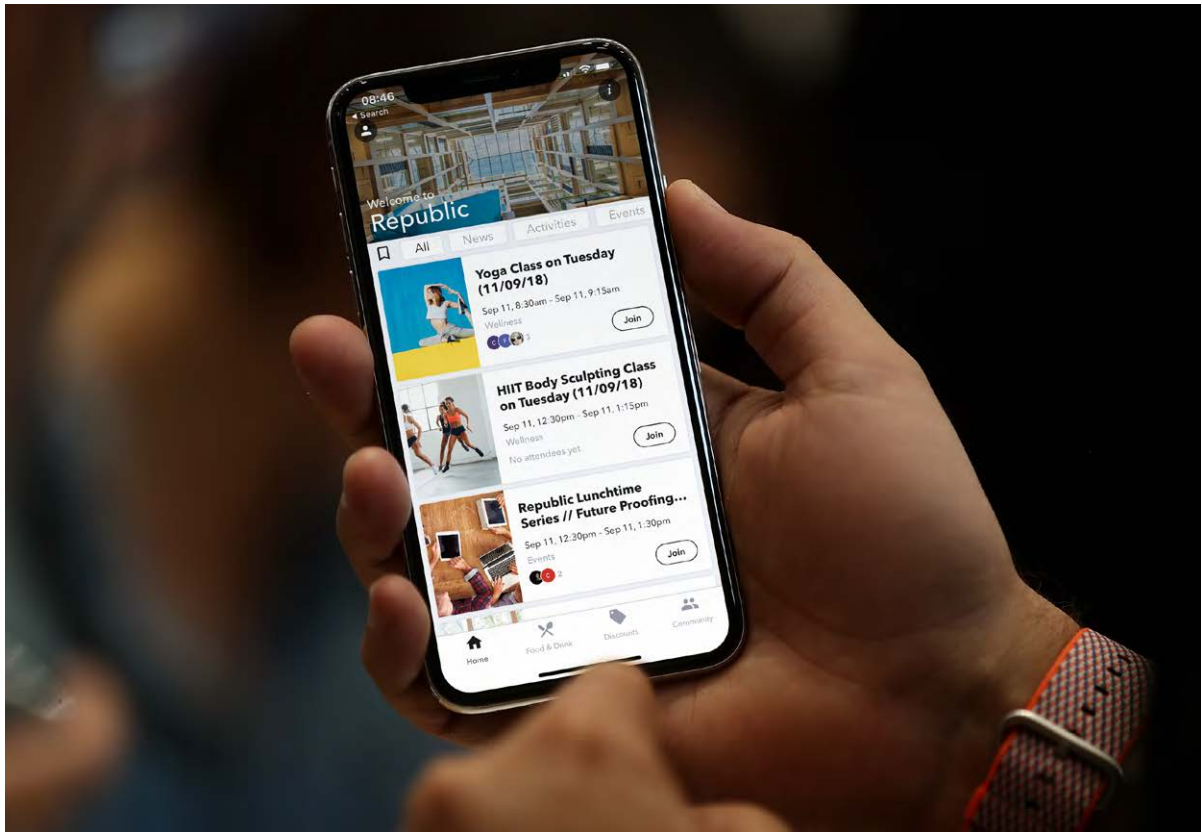
A year-round  
schedule of events  
and activities  
to exercise the  
mind and body



Community  
Events

Curated events  
programme for  
tenants including  
live music, comedy,  
food, films,  
workshops  
and talks

- Events include:
- Republic After Hours
  - Summer PicNic
  - Vision Boarding Workshop
  - Jazz Night
  - Kombucha Workshop
  - Comedy Night



- The  
Republic App:
- Republic's app is supported by District – giving you access to a wide range of services across the campus from your phone or tablet.
  - It enables you to explore the extensive events programme and discover the onsite services and amenities.





# Expand your mind.

Kelly Coeur-De-Lion our Community Manager talks about being part of Republic's vibrant community and running the events programme.

**Tell us a bit about your role at Republic?**

I am the Community Manager here at Republic and I have the pleasure of curating and hosting lots of fun, interesting and innovative events. Ranging from a diverse variety of informative lunchtime talks, after hours social events, smaller connect groups and a mindful wellness program all encouraging building new relationships, networking and inspiring a positive, happy and healthy working life. My aim is to bridge the gap between your work world and personal world, creating an environment that is no longer a dreaded space and having employees looking forward to Monday!

**What can we expect from the Events programme going forward?**

The Community Events are growing, we are have great relationships with our tenants and hope to fulfil an exciting program. We have some exciting events to come this winter and festive season. You won't want to miss it!

**The best event so far?**

The social events like live jazz night or drinks on the rooftop are really fun and the view of London is amazing. But it's the lunchtime talks I really love, we get an intimate group of around 20 people, we have a delicious lunch and get to share our ideas around the delivered topic. It's great to get out of the office and just talk to each other!

**What do Republic mean to you and what attracted you to the role?**

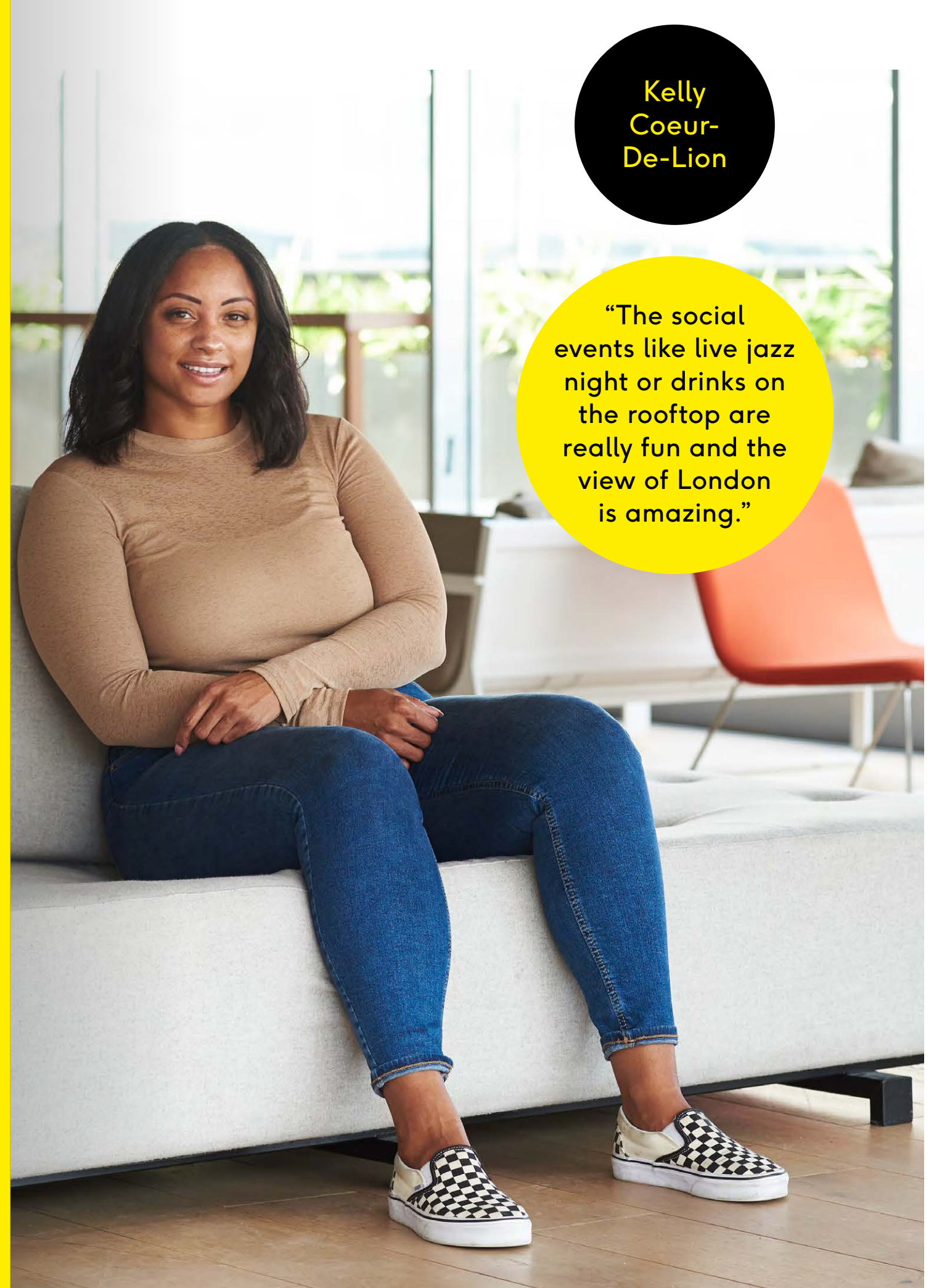
I am in love with Republic! It's such a cool and stunning space to work in, getting off at East India is like stepping into another world. What attracted me to the role was the ability to create harmonious, positive and beautiful relationships in the workplace, through interesting and fun events which ultimately bring people together

**Tell us a bit about your journey career wise?**

I come from an educational background, I am passionate about young people, creativity and social change. My aim is to encourage and impact a change of culture here at Republic.

Kelly  
Coeur-  
De-Lion

"The social events like live jazz night or drinks on the rooftop are really fun and the view of London is amazing."





## 5 JUNE TALK

Innovation in Technology  
with Alan Rutter,  
Fire Plus Algebra

6–9pm

## 10 JUNE TALK

Why it's so hard to  
find great talent

Pip Jamieson, The Dots  
Robert Wolstenholme,  
Trilogy/Republic

6–9pm

## 11 JUNE TALK

How to launch a podcast

David Speed  
Adam Brazier, Graffiti Life

6–9pm

## 14 JUNE TALKS+DRINKS

London Tech Week

Talks/Q+As and drinks

12–6pm

## 15 JUNE MUSIC+DRINKS

Applebum

DJs and drinks  
on the 9th

3pm–12am

## 27 JUNE FOOD+MUSIC+DRINKS

Feast On It

Street-food, DJs and  
drinks by the water

12–8pm

## 29 JUNE MUSIC+DRINKS

Patterned House

DJs and house  
music on the 9th

3pm–12am

## 1-7 JULY OUTDOOR FILMS

Waterside Cinema

A week of free films by the  
lake including Romeo+Juliet  
and Black Panther

7pm + weekend matinees

## 11 JULY TALKS+DRINKS+MUSIC

Set Up Shop retail  
festival launch party

6–11pm

## 19 JUNE MUSIC+TALK

In conversation with...  
Horse Meat Disco

Jim Stanton, Horse Meat Disco  
Ollie Keens, Time Out

6–10pm

## 20 JUNE TALKS+DRINKS

Freelancing Meet-Up

Sonya Barber,  
Time Out/CNTraveller  
Clare Vooght,  
The Independent/  
The Telegraph

6pm–10pm

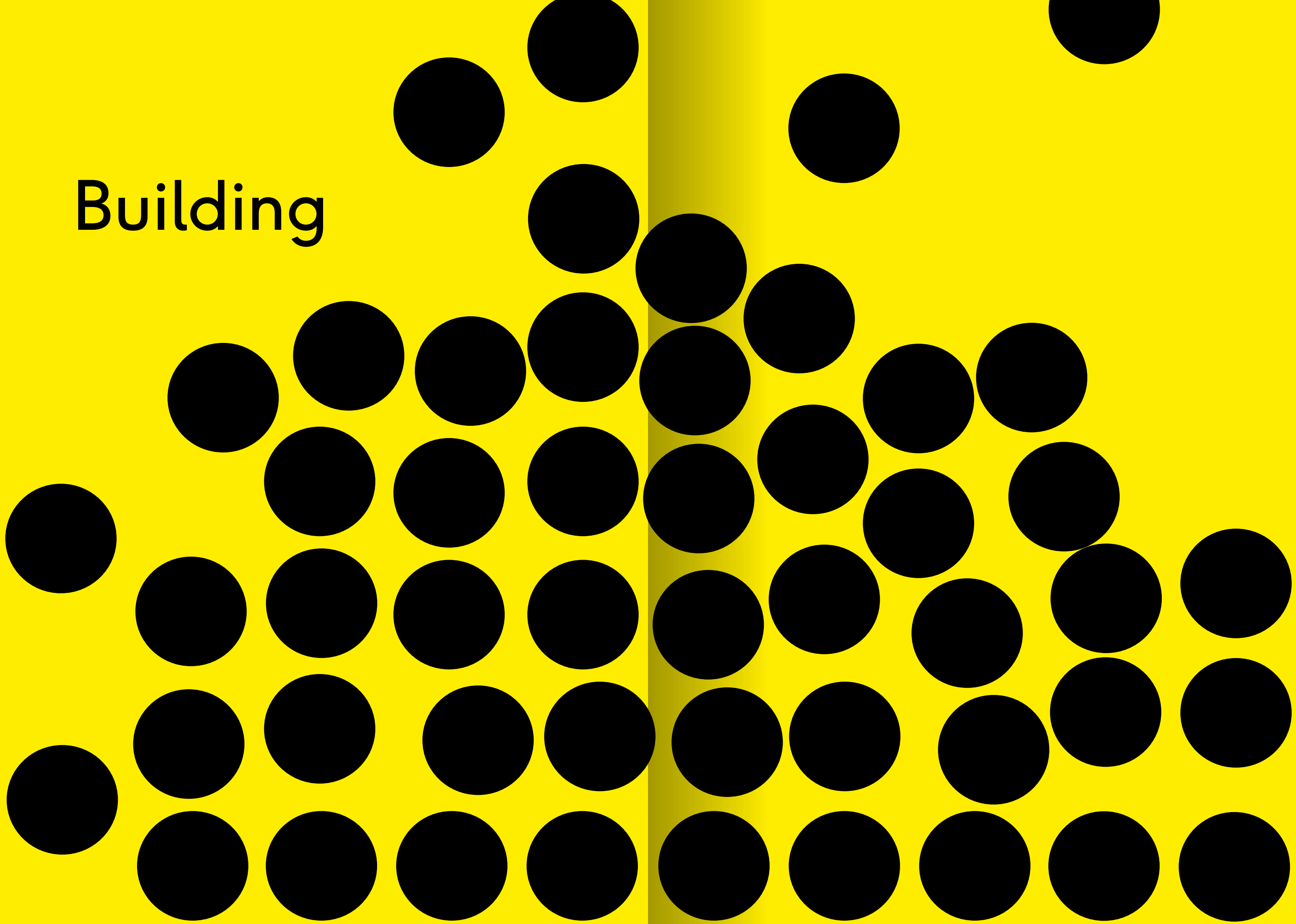


AT  
Republic

See [republic.london/events](http://republic.london/events) for more information  
2 Clove Crescent, East India, London, E14 2BE



Building







Typical floor

Space  
available  
from  
4,000 sq ft –  
115,200 sq ft



Schedule of Areas

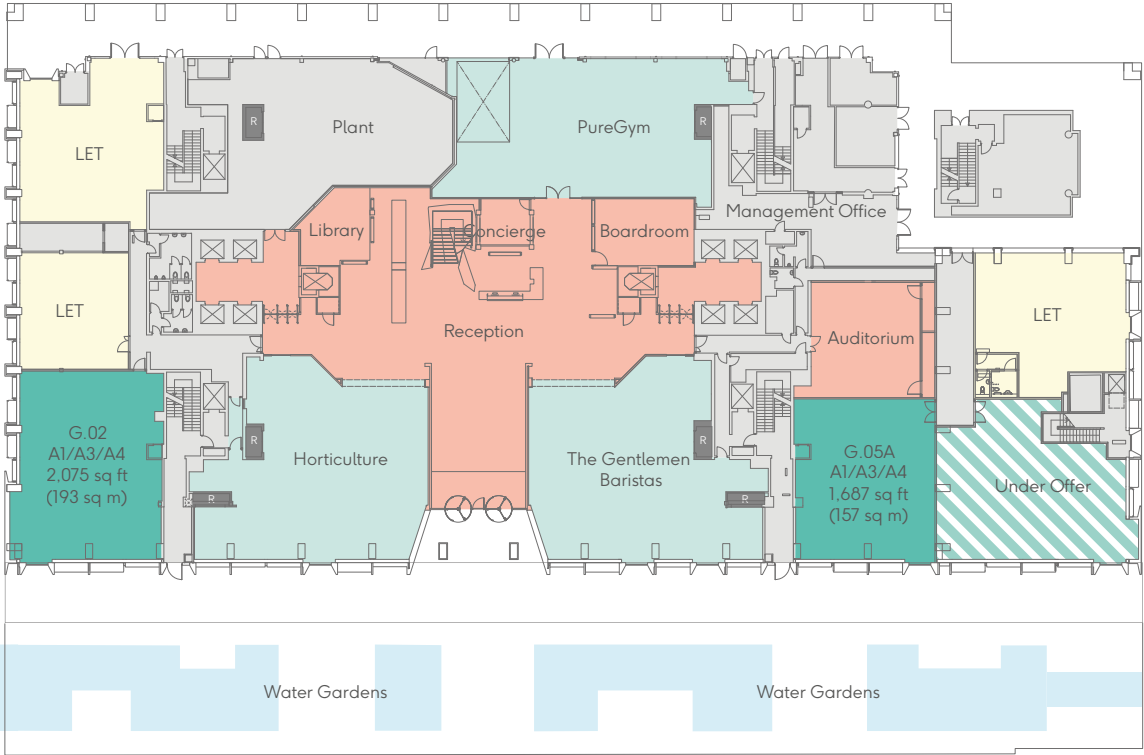
9th (Terrace)	Office	9,171 sq ft	852 sq m	
Part 8th	Office	6,240 sq ft	580 sq m	
Part 7th (Terrace)	Office	16,665 sq ft	1,548 sq m	
6th	Office	32,372 sq ft	3,007 sq m	
Part 5th Studios at Republic	Office	9,375 sq ft	871 sq m	
	Studio 1		Let	
	Studio 2	4,057 sq ft	377 sq m	
	Studio 3	4,833 sq ft	449 sq m	
	Studio 4		Let	
4th	Office	32,532 sq ft	3,022 sq m	
3rd	Office		Let	
2nd	Office		Let	
1st	Office		Let	
Ground	Office Retail Unit G.02 Retail Unit G.05A	2,075 sq ft 1,687 sq ft	Let 193 sq m 157 sq m	
Total Office/Studios		115,245 sq ft	10,706 sq m	

- Available Office
- Available Retail
- Under Offer Retail
- Let Office
- Let Retail
- Atrium
- Reception / Tenant Amenities
- Terrace
- Core



Ground Floor Plan

Retail Unit	
G.02	2,075 sq ft / 193 sq m
G.05A	1,687 sq ft / 157 sq m
G.05B	Under Offer

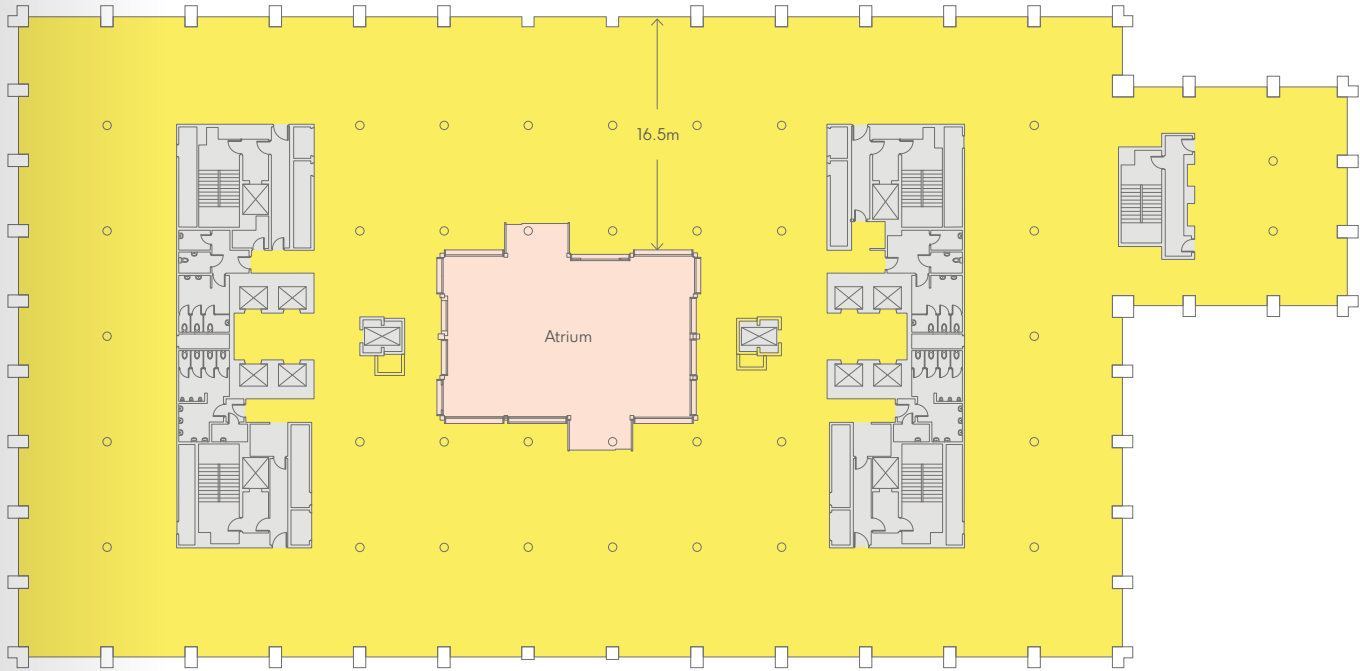


Let Office	Yellow circle
Available Retail	Green circle
Under Offer Retail	Green circle with diagonal lines
Let Retail	Light green circle
Reception and Tenant Amenities	Orange circle
Risers	R in a black box
Core	Grey circle

4th Floor Plan

4th	
32,532 sq ft / 3,022 sq m	

Additional smaller unit configurations also available on these floors.



Available Office	Yellow circle
Atrium	Pink circle
Terrace	Brown circle
Core	Grey circle

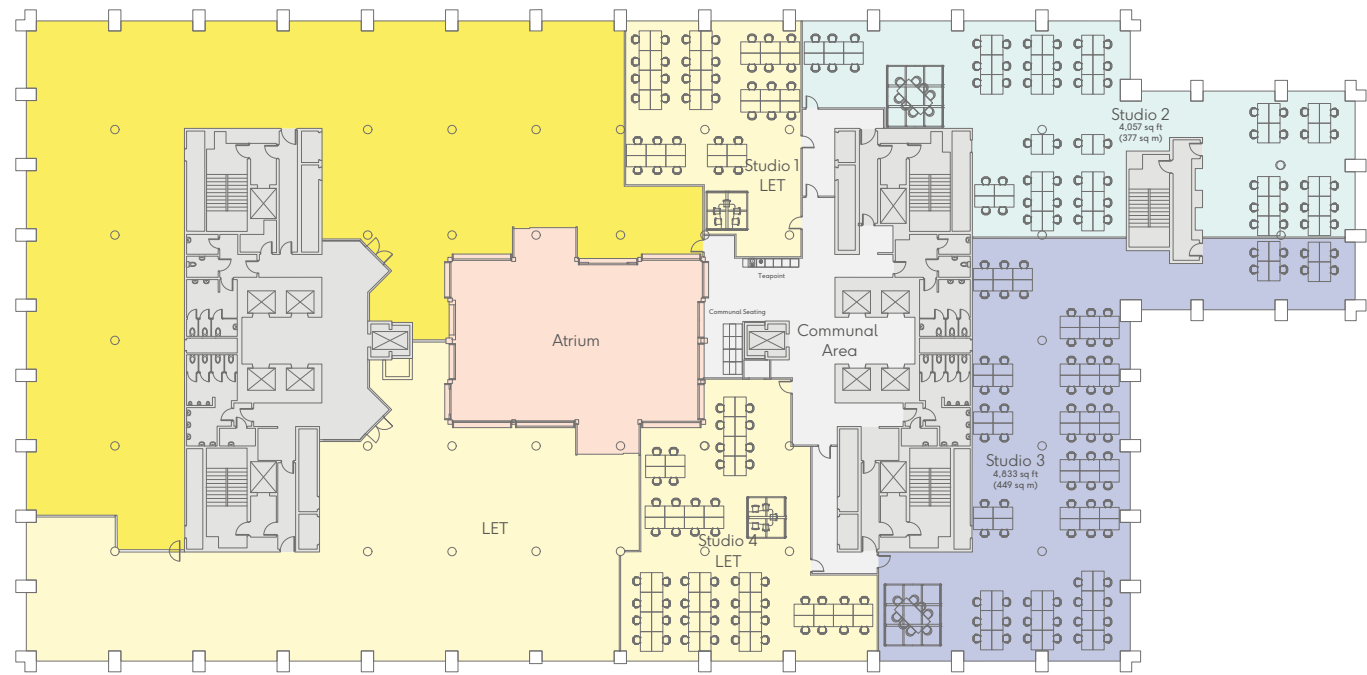
Floor plans not to scale.  
For indicative purposes only.





5th Floor Plan

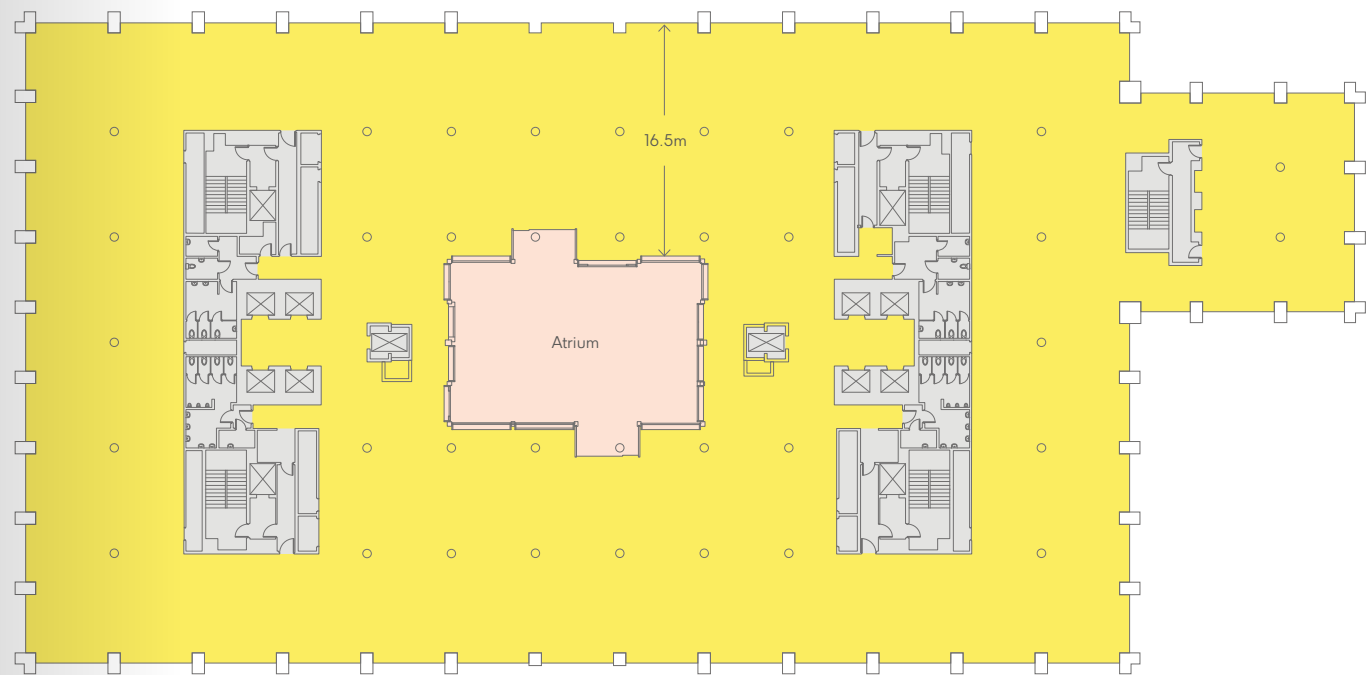
Part 5th	Studios at Republic	
9,375 sq ft / 871 sq m	Studio 1	Let
	Studio 2	4,057 sq ft / 377 sq m
	Studio 3	4,833 sq ft / 449 sq m
	Studio 4	Let



Available Office	Yellow circle
Let Office / Let Studio	Light yellow circle
Studio 2	Light blue circle
Studio 3	Dark blue circle
Communal Area	Grey circle
Atrium	Pink circle
Core	Light grey circle

6th Floor Plan

6th
32,372 sq ft / 3,007 sq m



Available Office	Yellow circle
Let Office	Light yellow circle
Atrium	Pink circle
Terrace	Brown circle
Core	Light grey circle

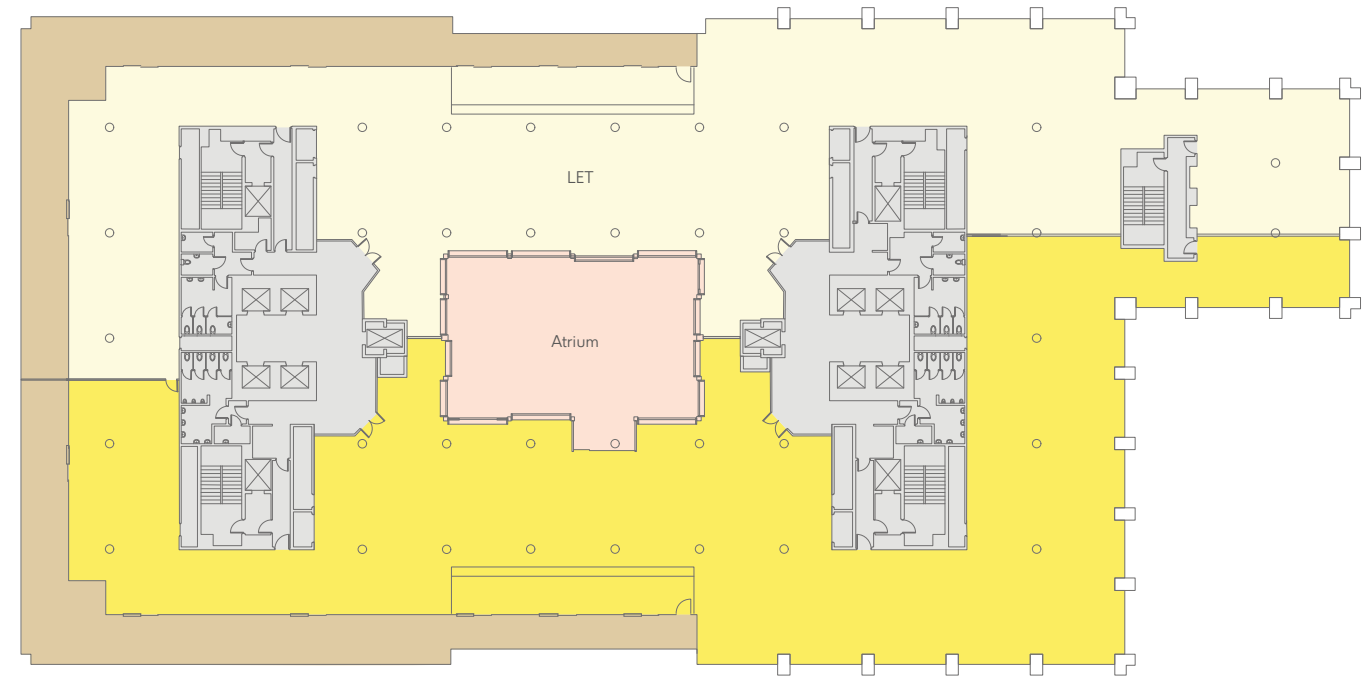
Floor plans not to scale.  
For indicative purposes only.





7th Floor Plan

Part 7th (Terrace)  
16,655 sq ft / 1,548 sq m

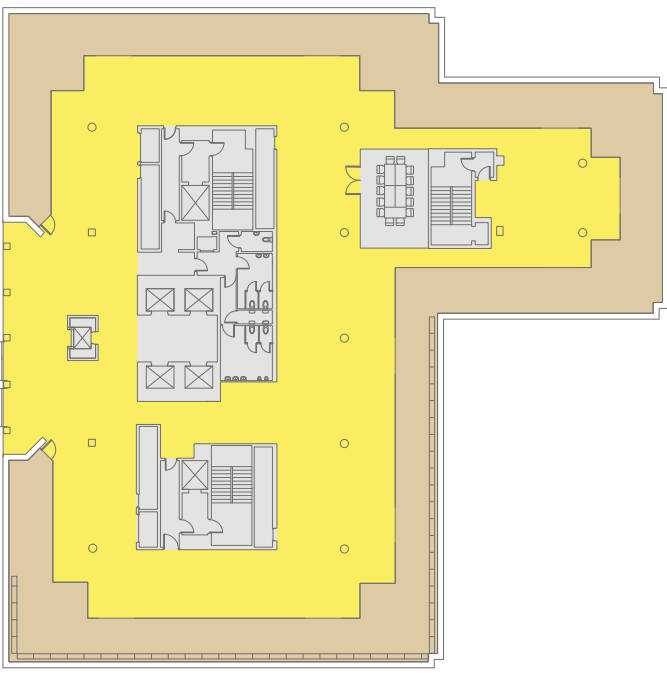
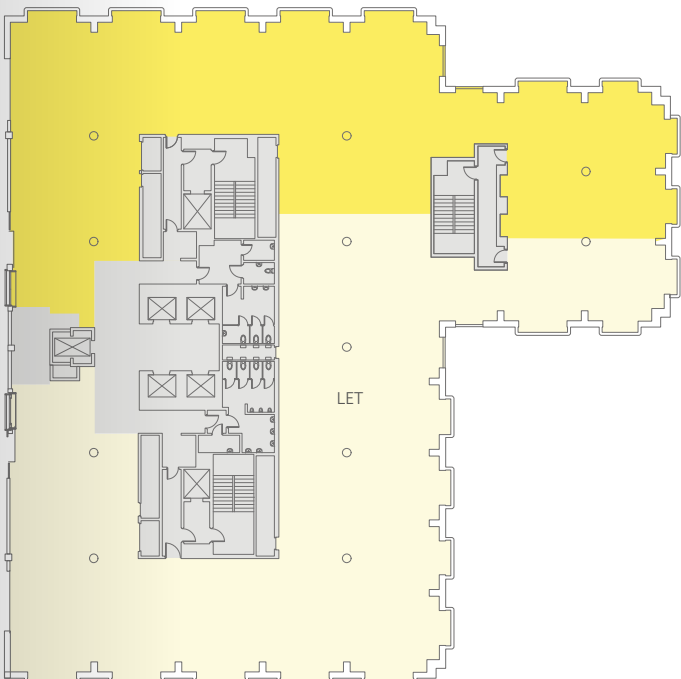


- Available Office
- Let Office
- Atrium
- Terrace
- Core

8th & 9th  
Floor Plans

Part 8th  
6,240 sq ft / 580 sq m

9th (Terrace)  
9,171 sq ft / 852 sq m



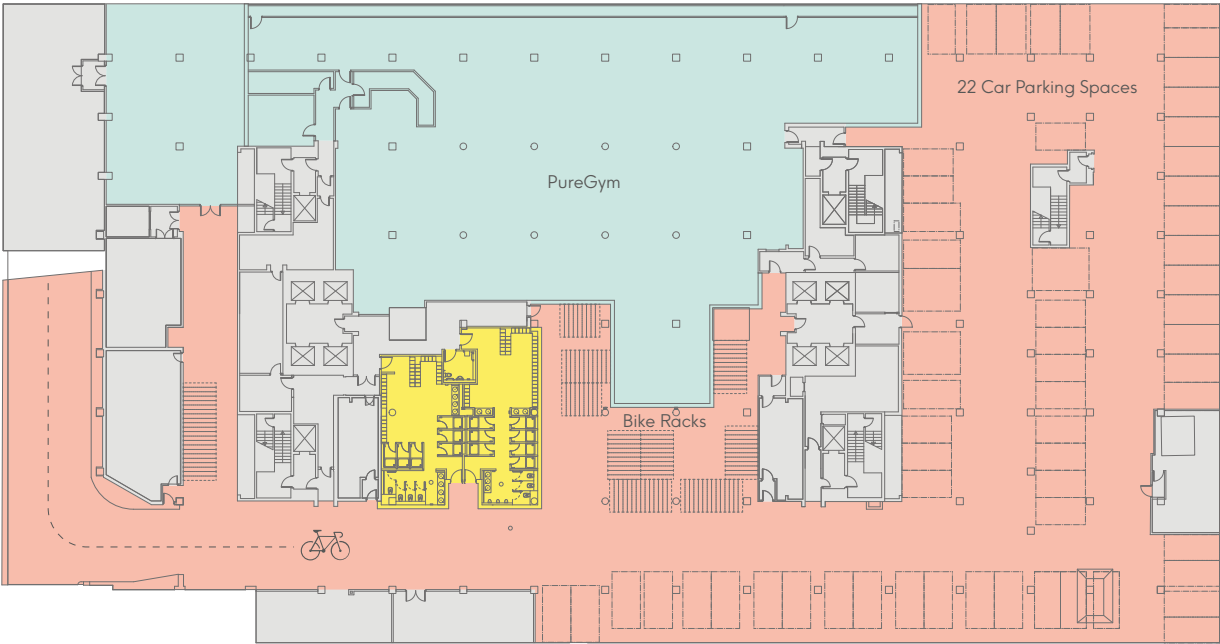
- Available Office
- Let Office
- Terrace
- Core

Floor plans not to scale.  
For indicative purposes only.





Basement  
Floor Plan



- Showers
- Let Retail
- Reception and Tenant Amenities
- Core

Floor plans not to scale.  
For indicative purposes only.





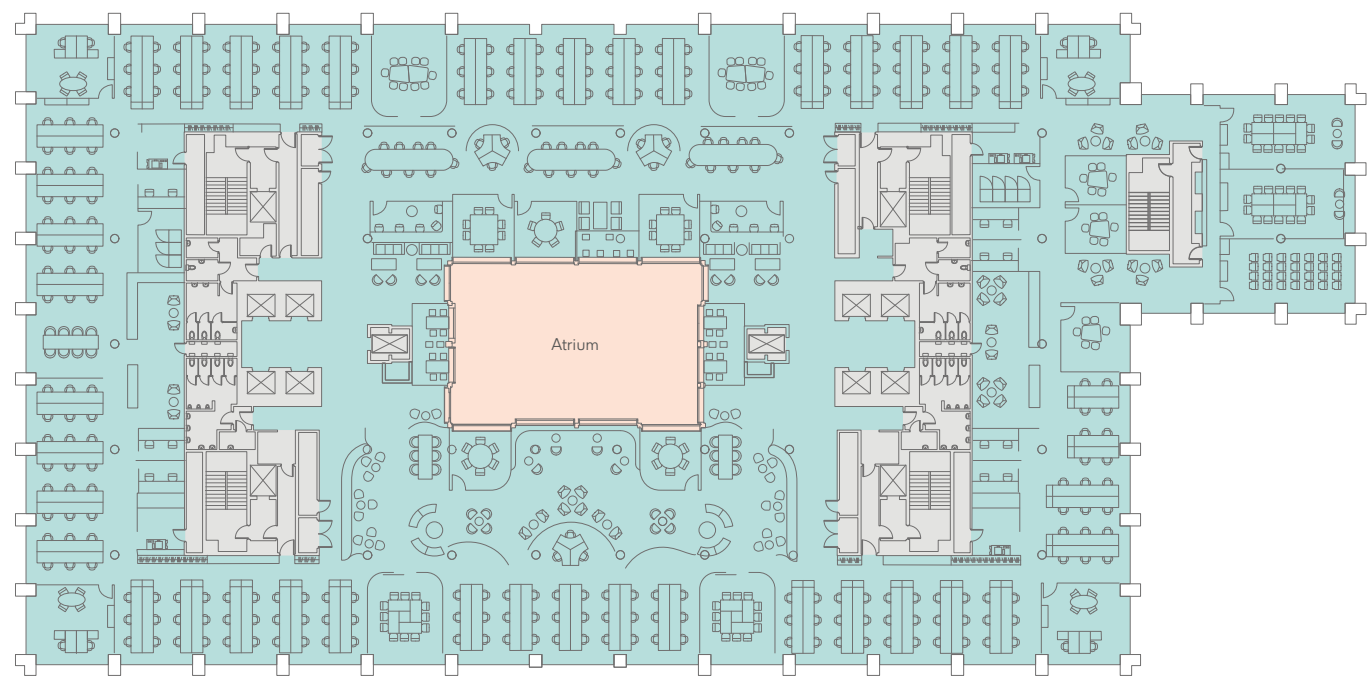


Typical floor



Occupation  
Space Plan 1

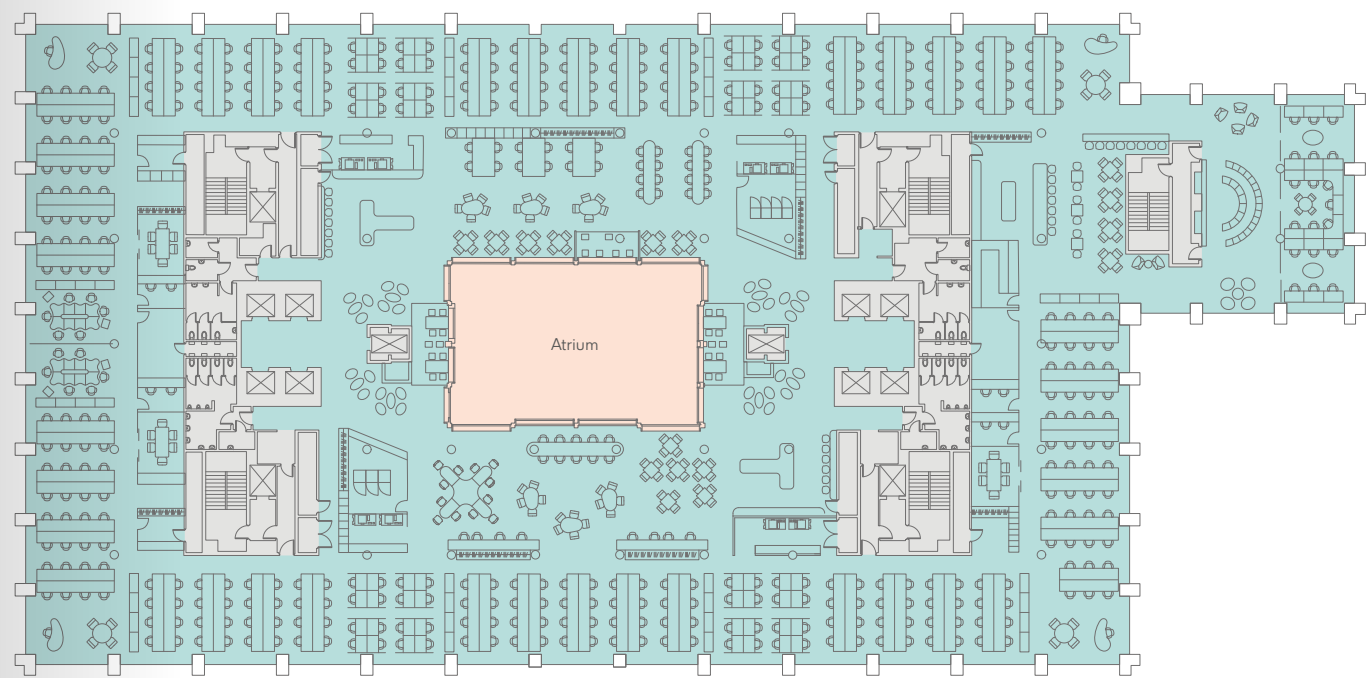
4th/6th  
Circa 32,762 sq ft / 3,044 sq m



No of people: 292  
Occupational density: 1:10 sq m

Occupation  
Space Plan 2

4th/6th  
Circa 32,762 sq ft / 3,044 sq m



No of people: 490  
Occupational density: 1:6\* sq m

\* The building is currently designed to 1:10m<sup>2</sup> however  
1:6m<sup>2</sup> is achievable through an enhanced specification

Floor plans not to scale.  
For indicative purposes only.



Technical  
Specification



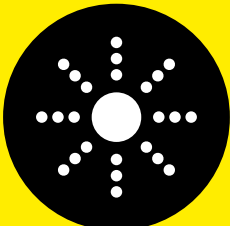
VAV  
air conditioning



14 lifts provide access  
to all floors



8 male with 6 urinals, 6 female  
and 2 disabled WCs per floor



LED  
lighting



WiredScore: Platinum  
(Speeds up to 10,000 mbps  
(10 gig) up and down)



250 secure cycle  
spaces with lockers



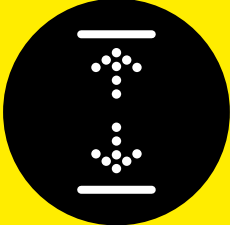
150mm  
raised floors



Occupancy density  
of 1:10 sq m (can be  
enhanced to 1:6 sq m)



6 male and  
6 female showers



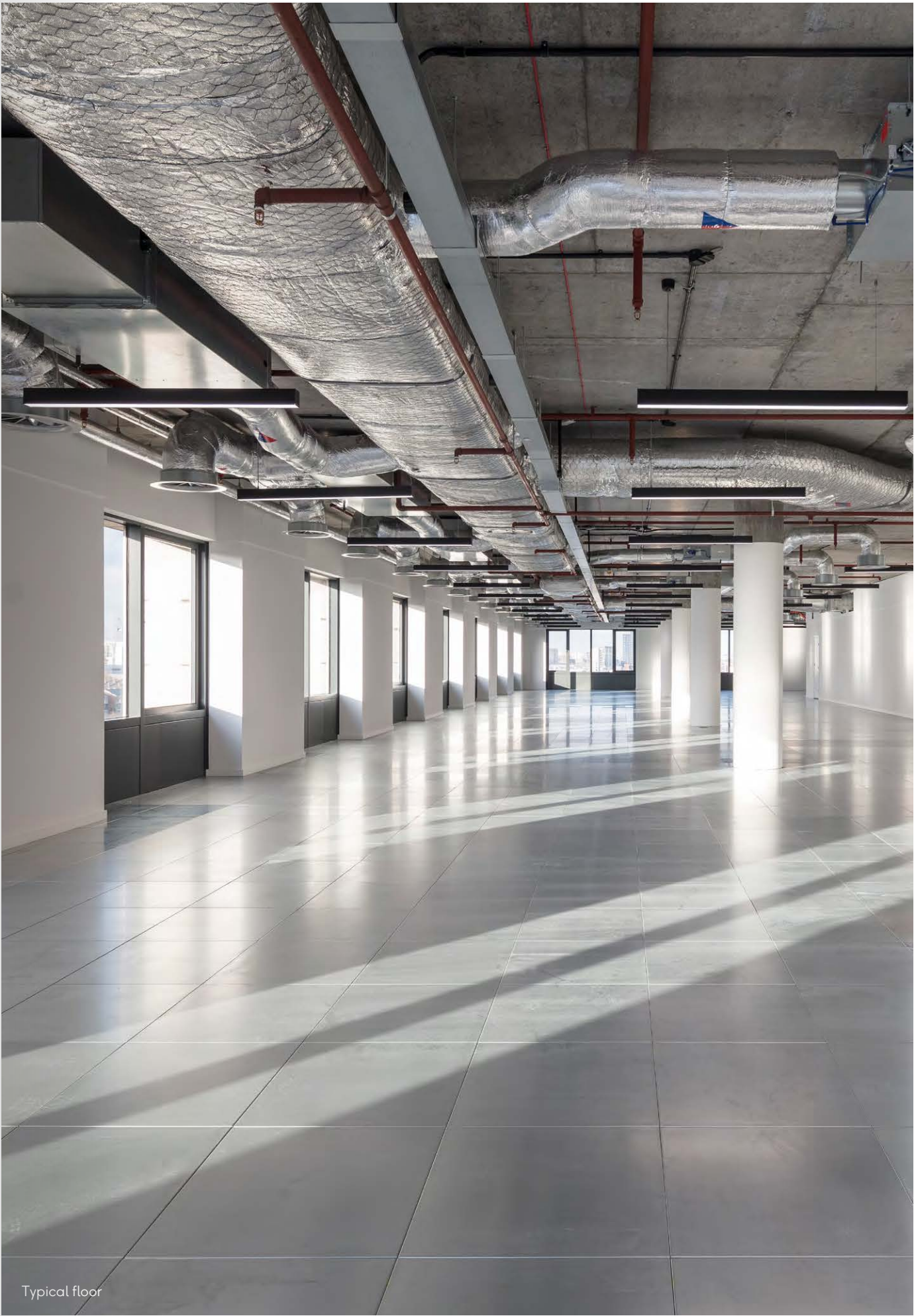
2.8–3.0m floor  
to ceiling height



Roof terraces on  
levels 7 and 9



22 car parking  
spaces



Typical floor



Studios at Republic

**FULLY  
FITTED SPACE.**

**ALL  
INCLUSIVE  
RENT.**

**FLEXIBLE  
TERMS.**

Studios at Republic offers the chance for start-ups, small businesses and project teams to become part of the Republic community.

Located on the 5th floor at Import, the Studios are available for between 47 and 76 people. Each Studio is fully fitted out and ready for occupation on an all-inclusive basis with access to a dedicated concierge, as well as the community management and events programmes.







Studios at Republic  
5th floor







Studios at Republic  
5th floor







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LaSalle Investment Management

#### Developer

Trilogy

#### Architects

Studio RHE

republic.london

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