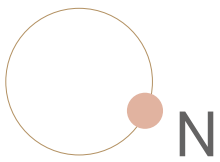


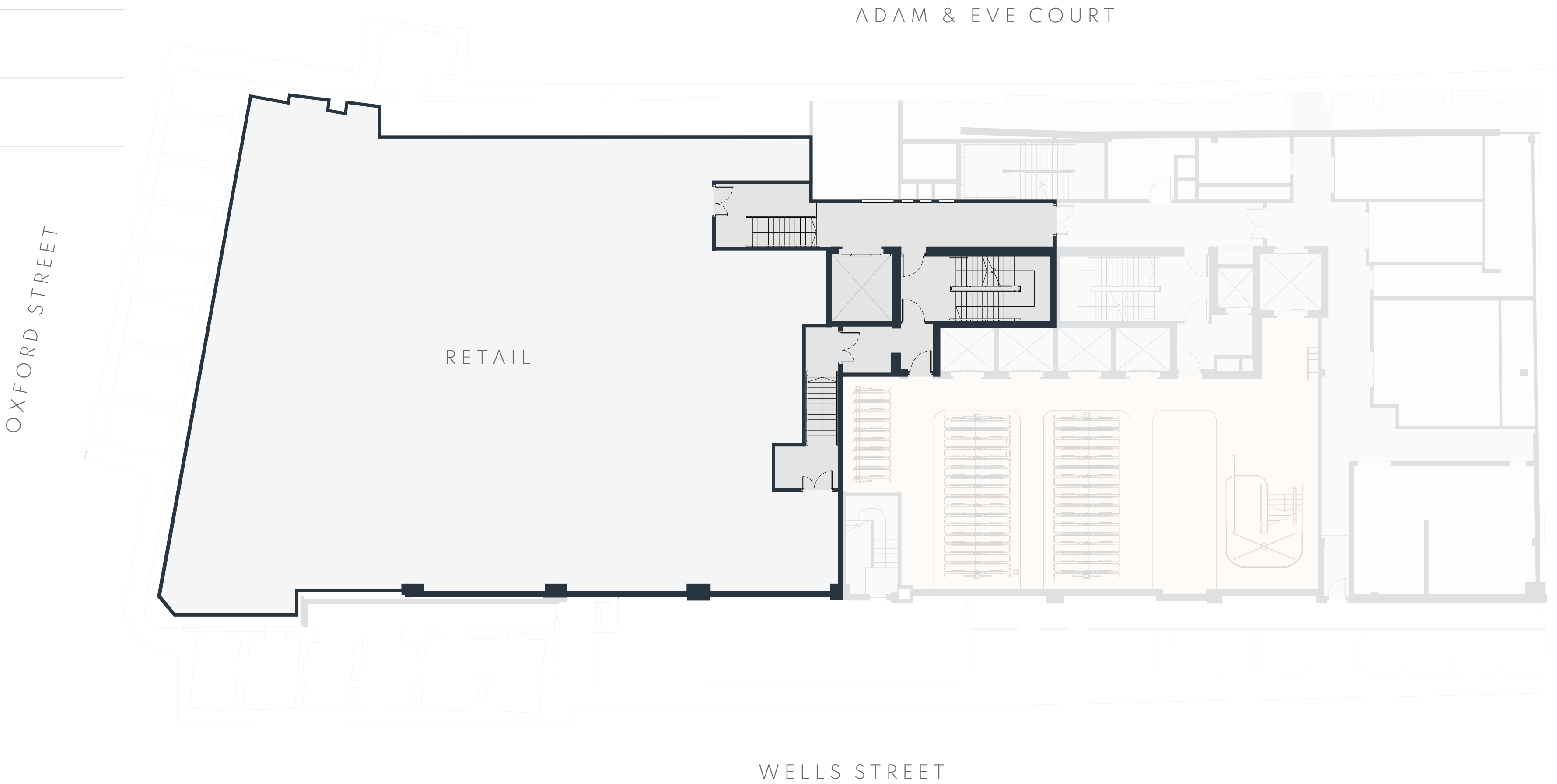
Lower Ground - Cycle Centre



 176 cycle spaces

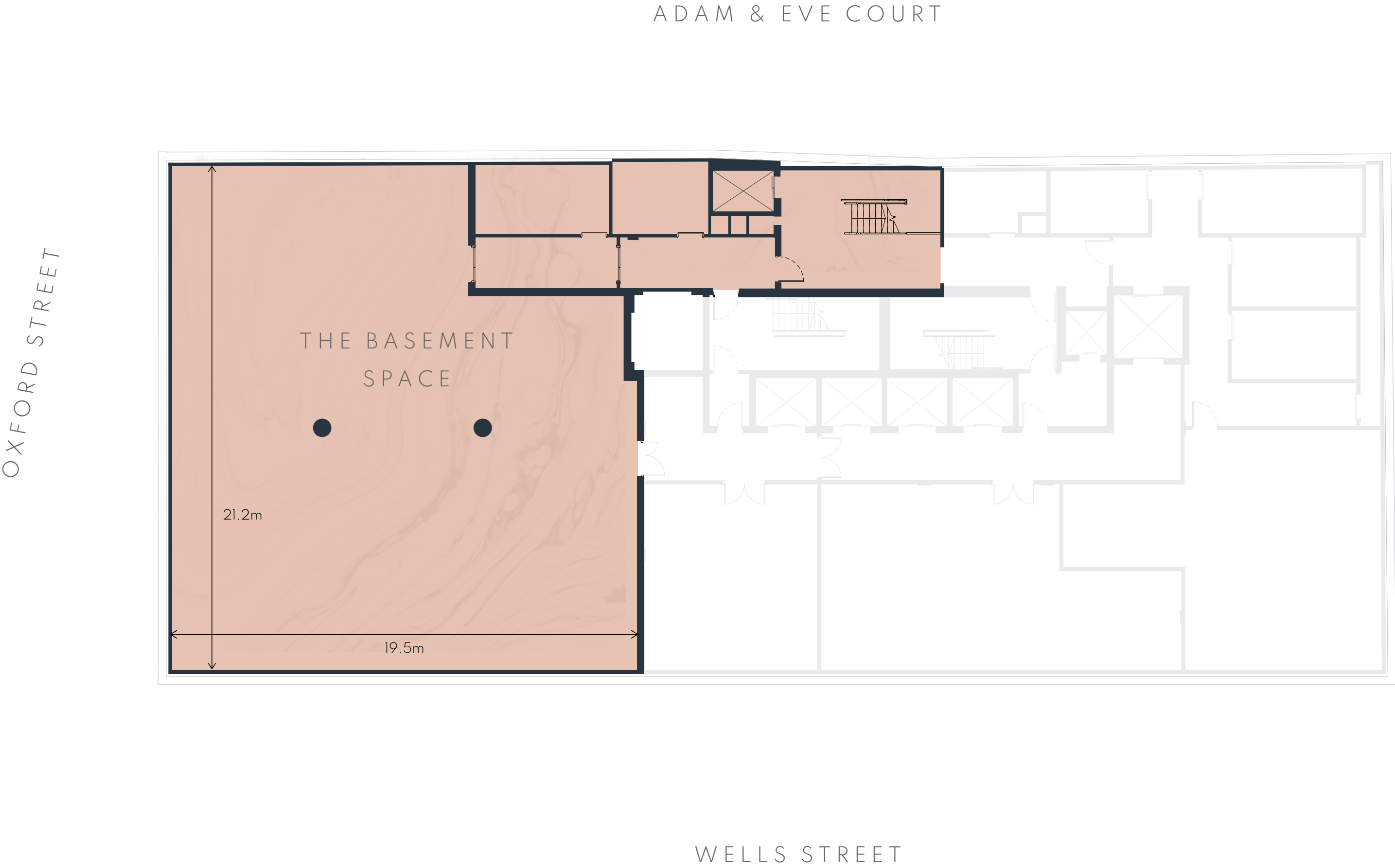
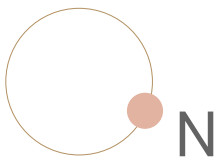
 15 Brompton lockers

 Maintenance station



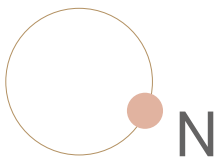
The Basement Space




-  4,692 sq ft 436 sq m
-  3 - 4.65m floor to ceiling height
-  Direct access via separate entrance
-  Adjacent to changing and shower facilities





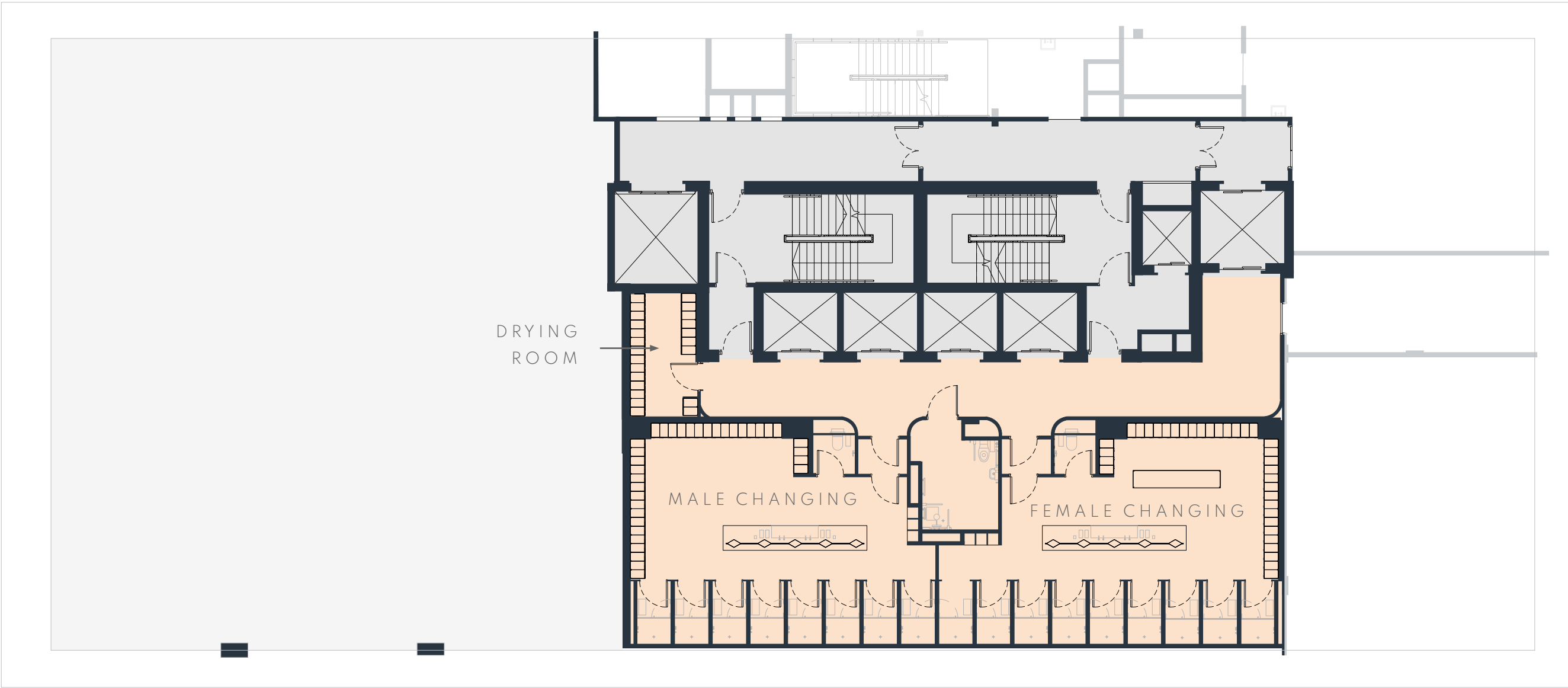
Basement – Showers & Changing



-  18 showers
-  225 lockers
-  Towel service

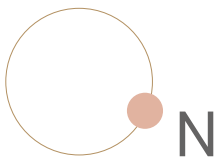
OXFORD STREET

ADAM & EVE COURT

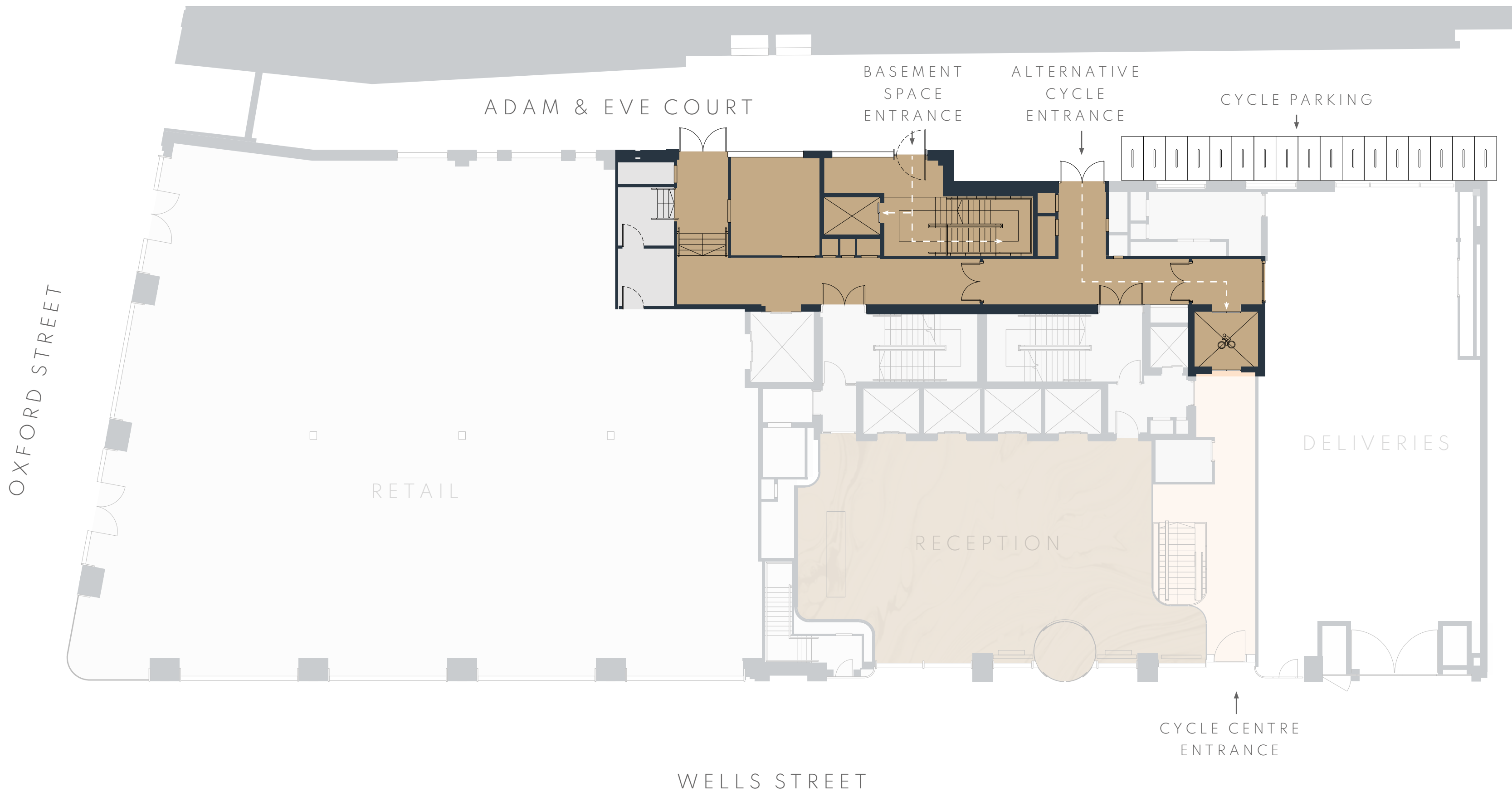


WELLS STREET

Ground Floor - Reception

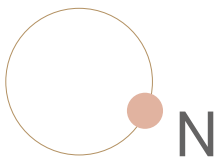


RECEPTION  
2,020 sq ft 188 sq m



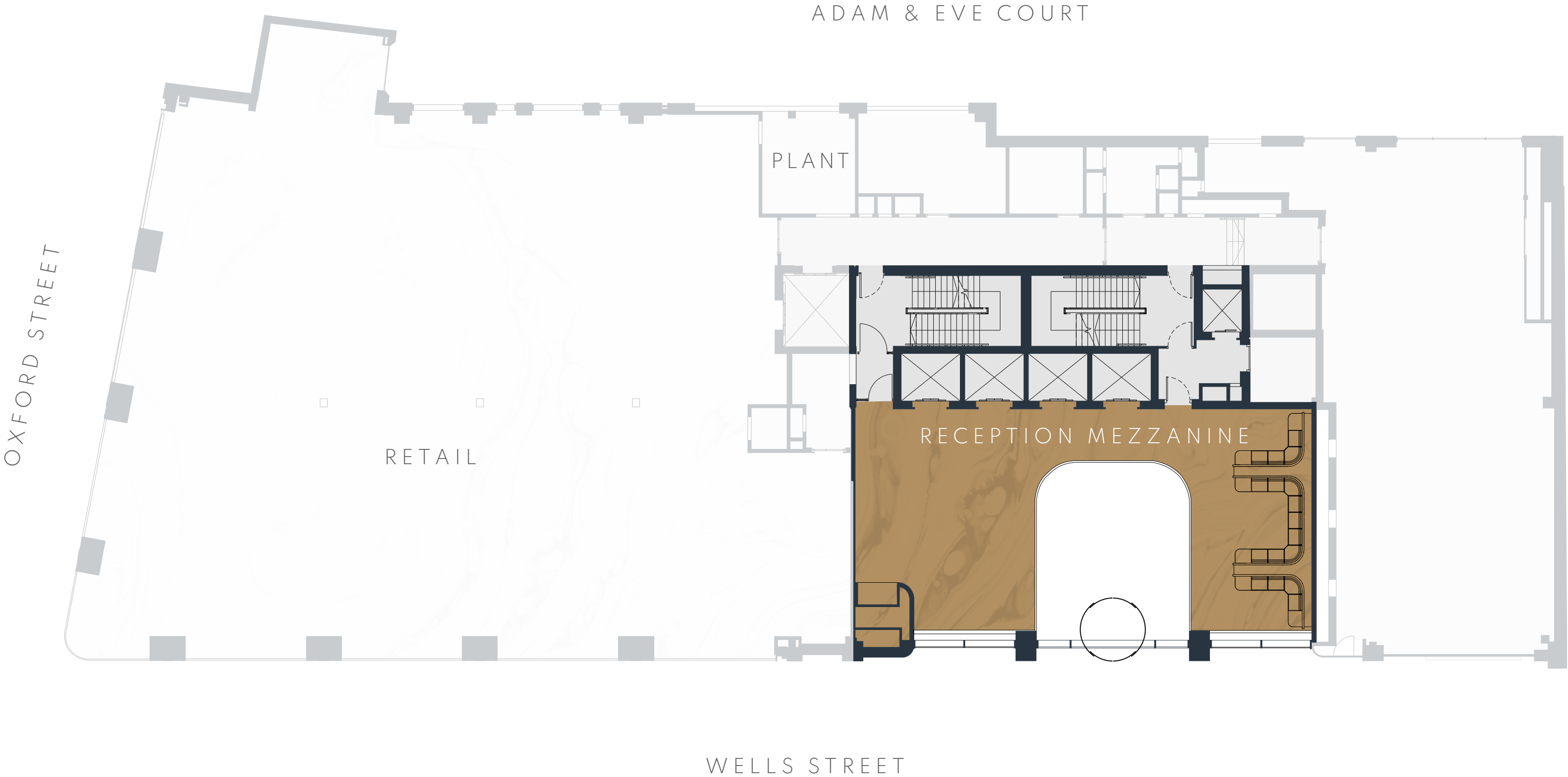


First Floor



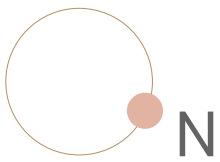
RECEPTION MEZZANINE

1,582 sq ft 147 sq m





Second Floor



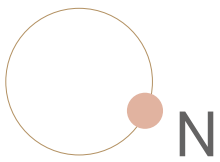
OFFICE  
12,833 sq ft 1,192 sq m







Third Floor



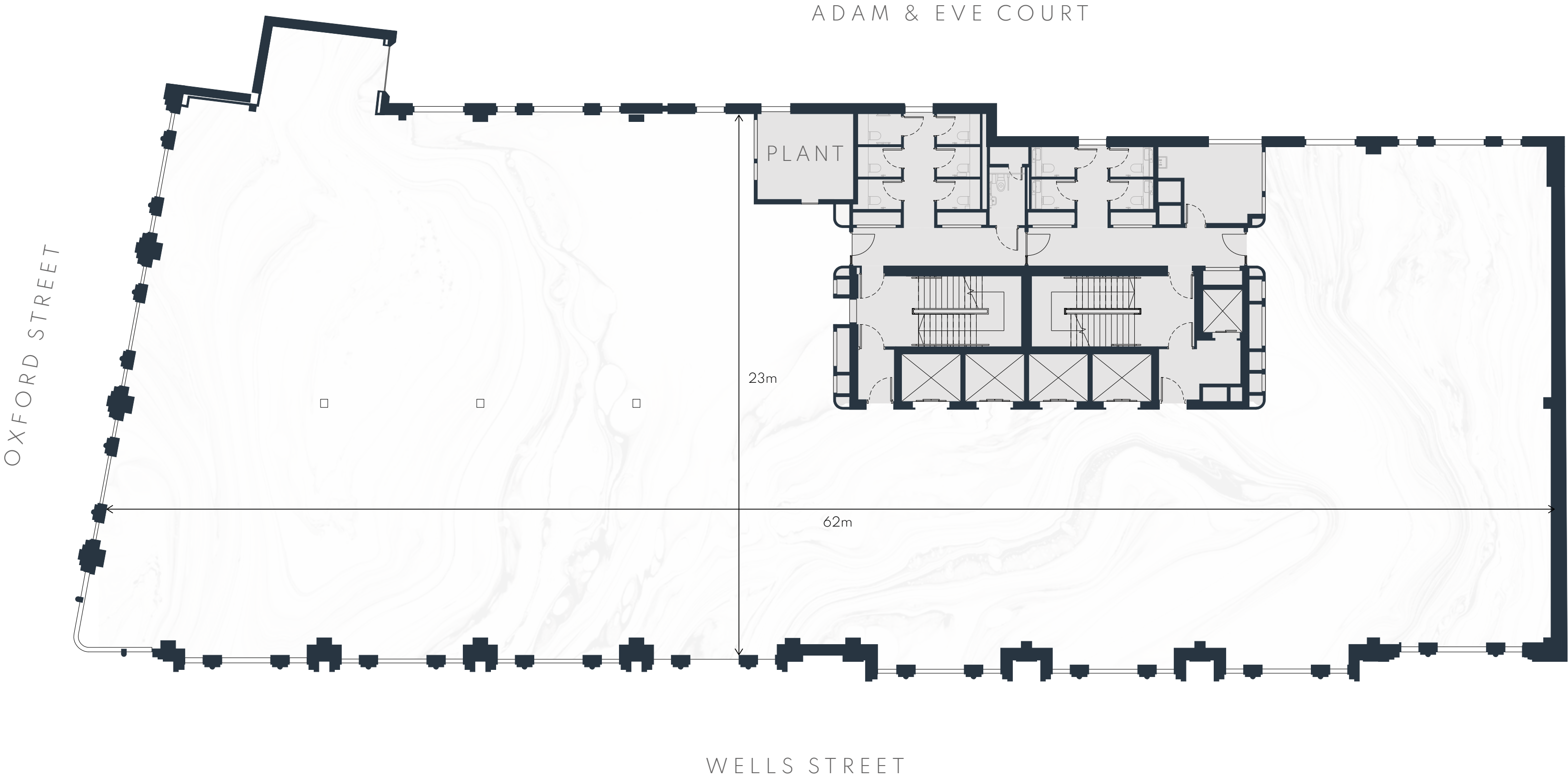
OFFICE  
12,947 sq ft 1,203 sq m



Fourth Floor



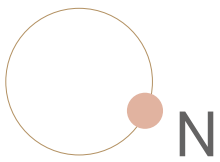
OFFICE  
12,944 sq ft 1,203 sq m







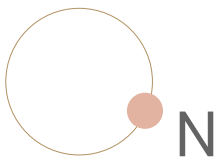
Fifth Floor



OFFICE  
12,843 sq ft 1,193 sq m

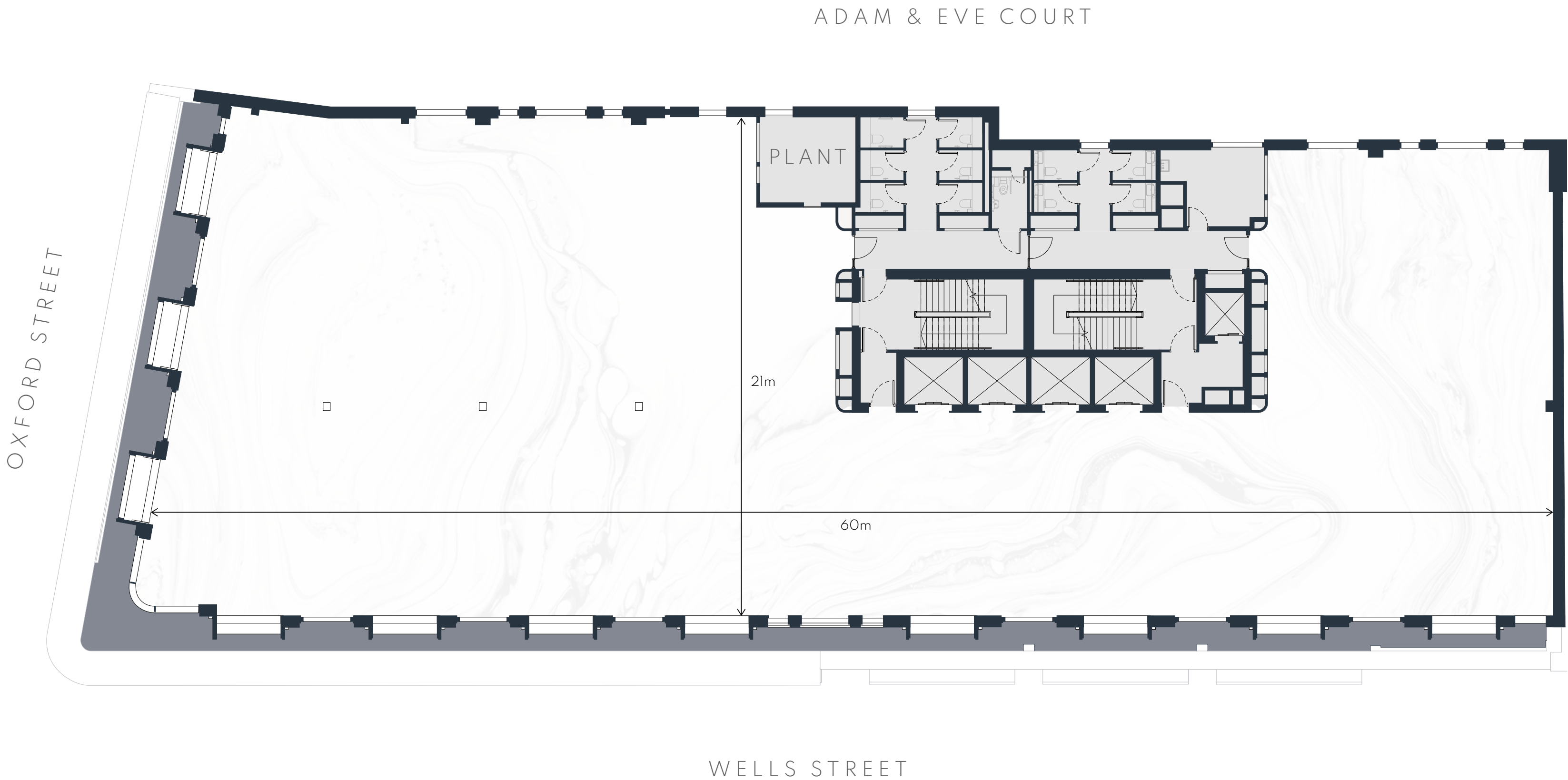


Sixth Floor

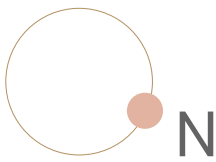


OFFICE  
11,310 sq ft 1,051sq m

TERRACE  
1,031 sq ft 96 sq m



Seventh Floor



OFFICE  
7,487 sq ft 696 sq m

TERRACE  
3,338 sq ft 310 sq m

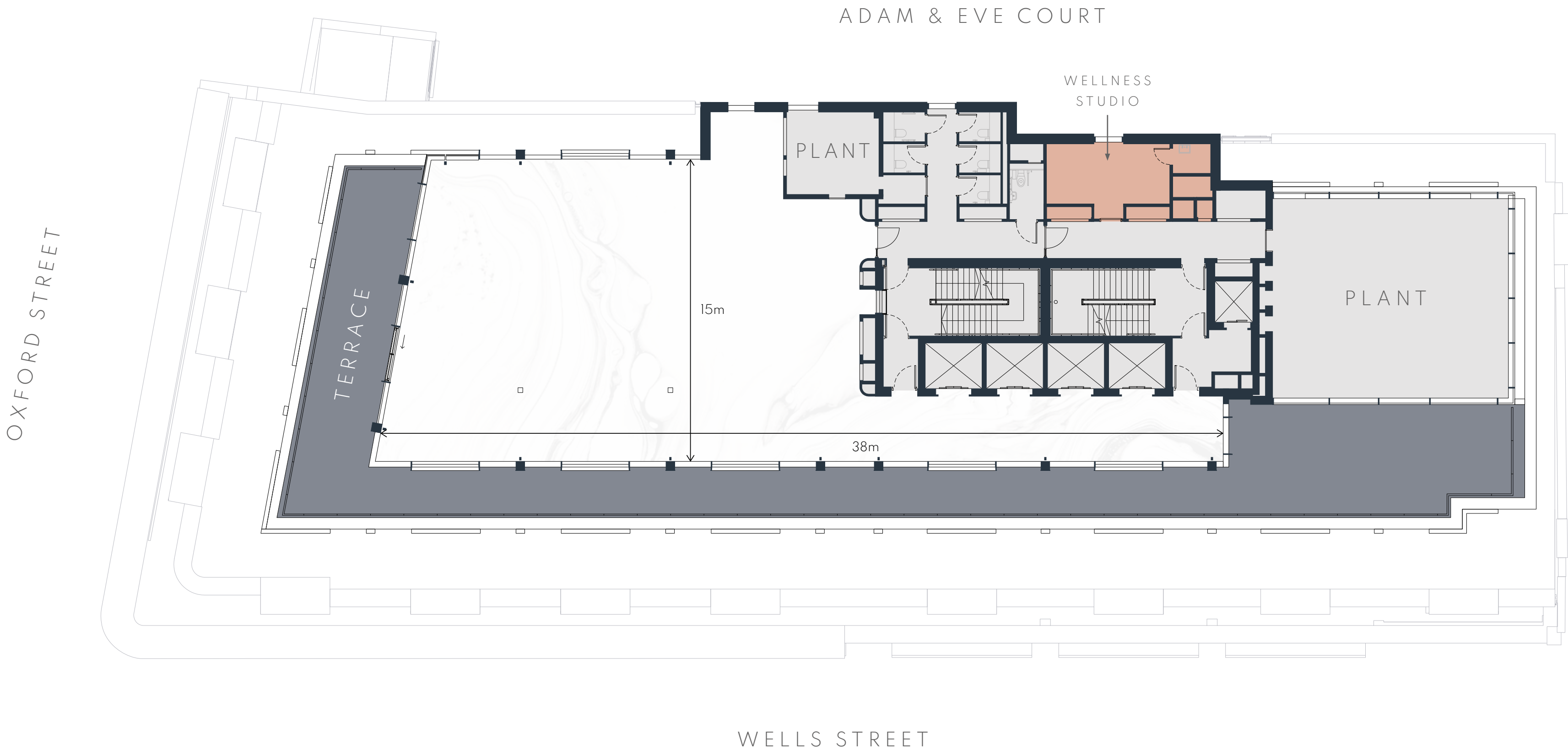


Eighth Floor

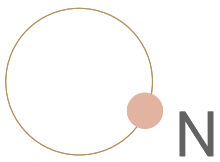


OFFICE  
3,625 sq ft 337 sq m

TERRACE  
2,193 sq ft 204 sq m



Ninth Floor



PAVILION

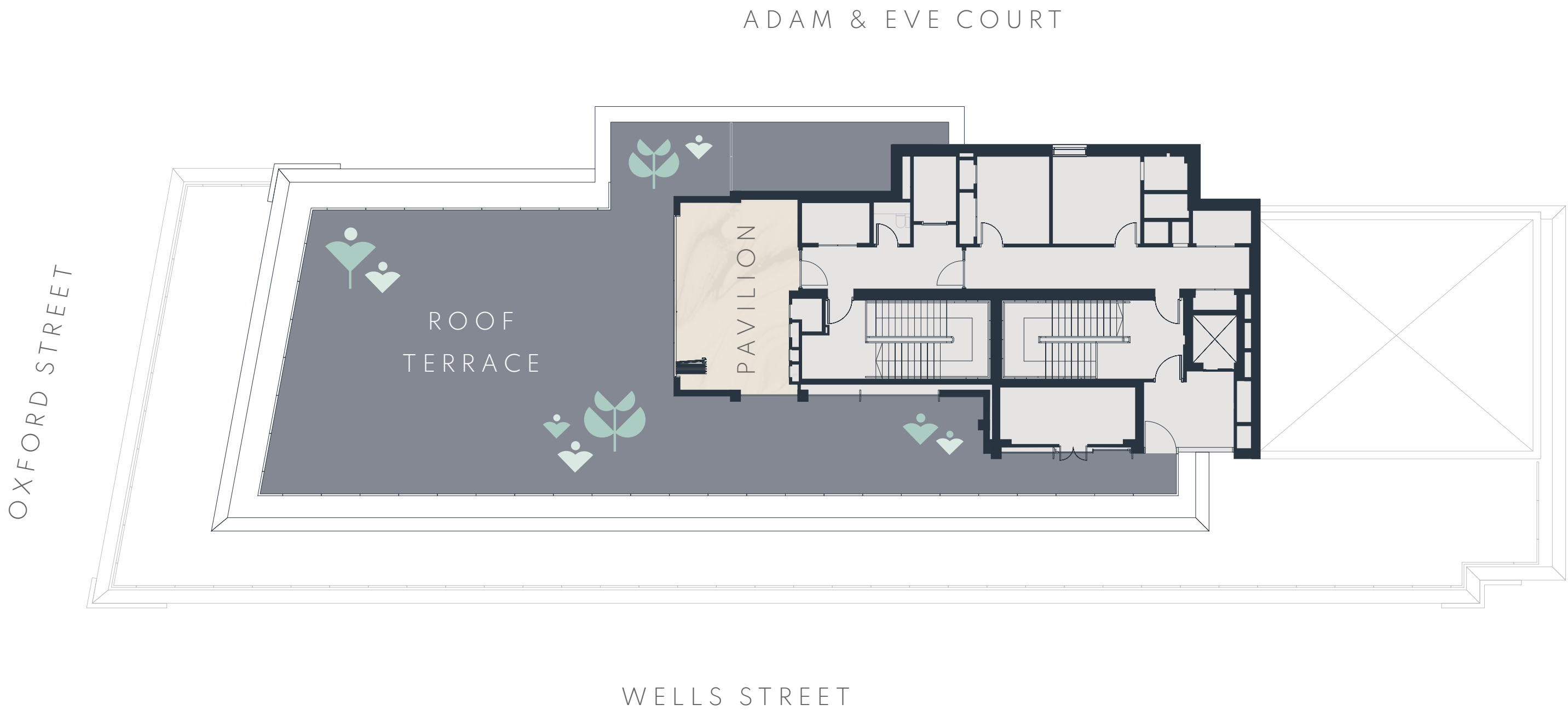
339 sq ft 32 sq m

ROOF TERRACE

2,964 sq ft 275 sq m

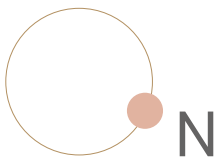
TERRACE & PAVILION CAPACITY

Up to 300 people standing





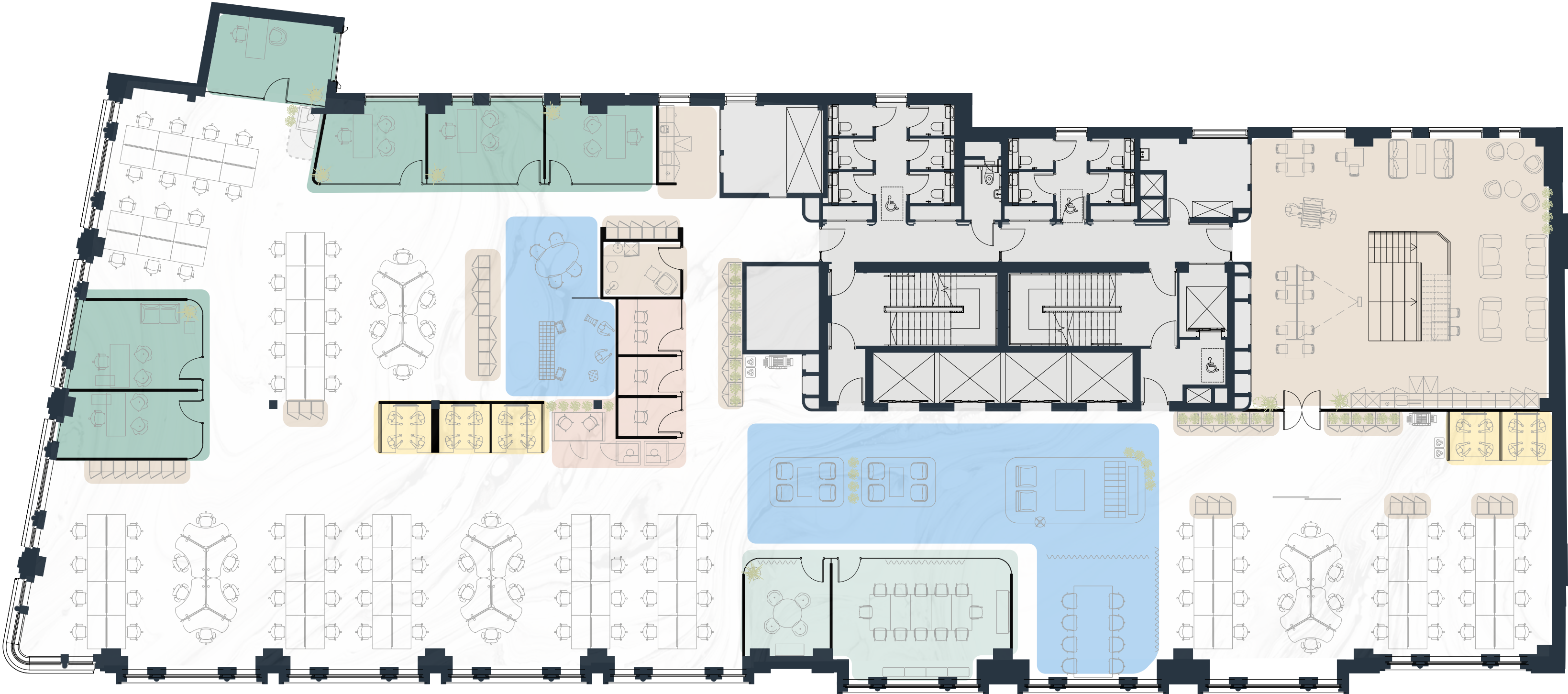
Second Floor - Connected to Third









OFFICE

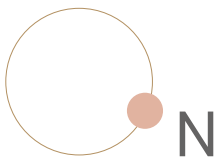
12,833 sq ft 1,192 sq m  
1:10 - 119 headcount

Open plan	112
Offices (1 person)	6
Meeting room (12 person)	1
Meeting room (4 person)	1
Focus room (2 person)	1
Focus room (1 person)	2
Meeting pod (2 person)	1
Phone booth (1 person)	3
Booth seating (4 person)	5
Collaboration area	1
Work lounge	1
Kitchen / breakout area	1
Townhall area	1
Wellness room	1
Drinks point	1
Printer station	2
Lockers	110



-  AMENITIES
-  COLLABORATION SPACES
-  PRIVATE OFFICES
-  FOCUS AREAS
-  MEETING ROOMS
-  PHONE BOOTHS

Third Floor Connected to Second



OFFICE

12,947 sq ft 1,203 sq m  
1:10 - 119 headcount

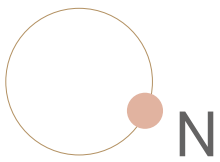
Open plan	114
Offices (1 person)	6
Meeting room (8 person)	1
Meeting room (6 person)	1
Meeting room (4 person)	1
Meeting room (2 person)	1
Focus room (2 person)	3
Focus room (1 person)	5
Phone booth (1 person)	4
Booth seating (4 person)	6
Collaboration area	1
Work lounge	1
Drinks point	2
Printer station	2
Lockers	96



- AMENITIES
- PRIVATE OFFICES
- MEETING ROOMS
- COLLABORATION SPACES
- FOCUS AREAS
- PHONE BOOTHS



Fifth Floor - Low Density



OFFICE

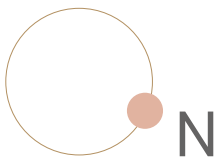
12,843 sq ft 1,193 sq m  
1:12 - 98 headcount

Reception	1
Open plan	92
Offices (1 person)	6
Meeting room (12 person)	1
Meeting room (8 person)	1
Meeting room (6 person)	1
Meeting room (4 person)	2
Focus room (2 person)	2
Focus room (1 person)	4
Booth seating (4 person)	3
Kitchen/breakout area	1
Wellness room	1
FOH Pantry	1
Drinks point	1
Printer station	2
Comms	1
Lockers	99



- AMENITIES
- COLLABORATION SPACES
- PRIVATE OFFICES
- FOCUS AREAS
- MEETING ROOMS
- PHONE BOOTHS

Fifth Floor - High Density



OFFICE

12,843 sq ft 1,193 sq m  
1:8 - 147 headcount

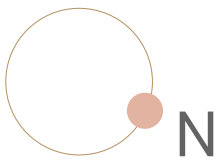
Reception	1
Open plan	142
Offices (1 person)	4
Meeting room (12 person)	1
Meeting room (8 person)	1
Meeting room (6 person)	1
Meeting room (4 person)	1
Focus room (2 person)	3
Focus room (1 person)	6
Phone booth (1 person)	1
Meeting pod (2 person)	1
Booth seating (4 person)	3
Kitchen/breakout area	1
Wellness room	1
FOH Pantry	1
Drinks point	2
Printer station	1
Comms	1
Lockers	138



- AMENITIES
- PRIVATE OFFICES
- MEETING ROOMS
- COLLABORATION SPACES
- FOCUS AREAS
- PHONE BOOTHS



Seventh Floor - Open plan



OFFICE

7,487 sq ft 696 sq m  
1:10 - 72 headcount

TERRACE

3,338 sq ft 310 sq m

Reception	1
Open plan	69
Offices (1 person)	3
Meeting room (12 person)	1
Meeting room (10 person)	1
Meeting room (5 person)	1
Focus room (2 person)	3
Phone booth (1 person)	2
Booth seating (4 person)	3
Kitchen/breakout area	1
Wellness room	1
FOH Pantry	1
Drinks point	1
Printer station	2
Lockers	68



- TERRACE

AMENITIES

PRIVATE OFFICES

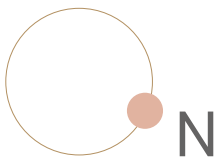
MEETING ROOMS
- COLLABORATION SPACES

FOCUS AREAS

PHONE BOOTHS



Seventh Floor - Connected to Eighth



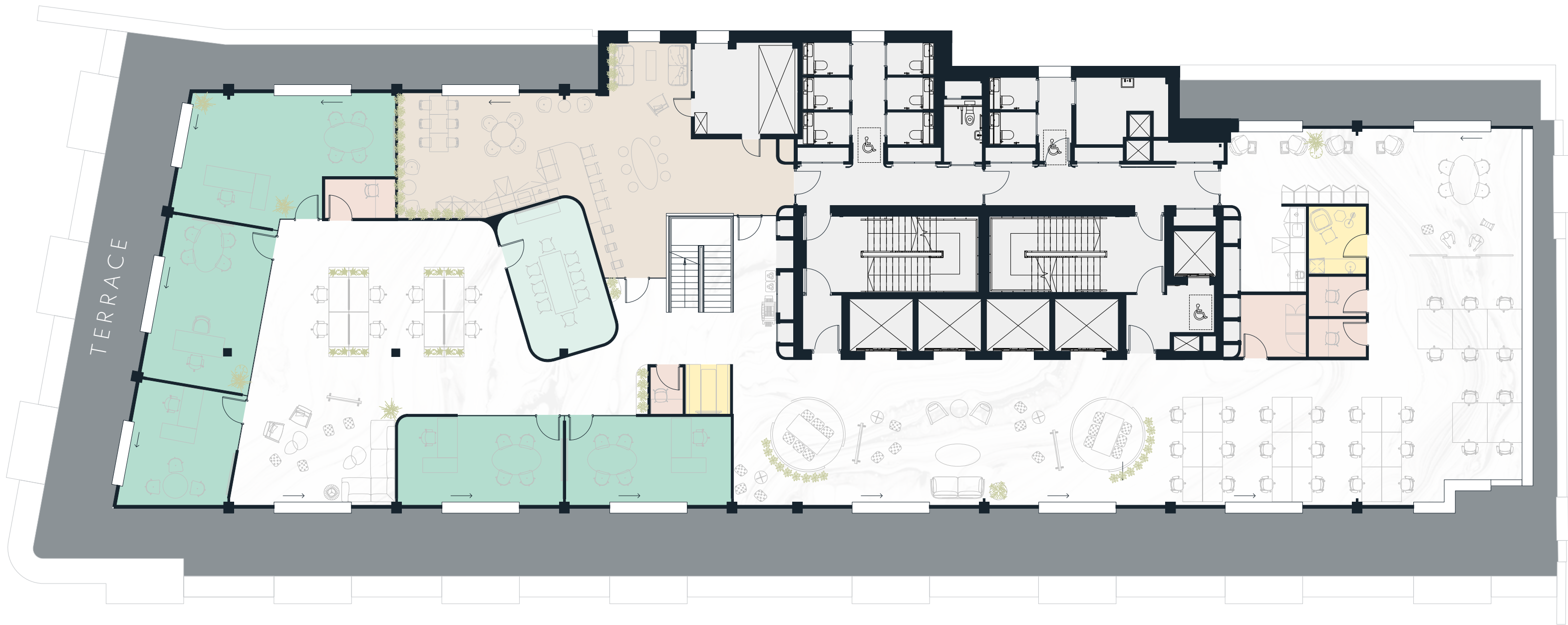
OFFICE

7,487 sq ft 696 sq m

TERRACE

3,338 sq ft 310 sq m

Open plan	33
Offices (1 person)	5
Meeting room (8 person)	8
Meeting room (5 person)	5
Meeting room (4 person)	1
Focus room (1 person)	2
Phone booth (1 person)	2
Booth seating (4 person)	6
Collaboration area	1
Work lounge	1
Kitchen/breakout area	1
Wellness room	1
Drinks point	1
Printer station	1
Comms	1
Lockers	40



- TERRACE

AMENITIES

PRIVATE OFFICES

MEETING ROOMS
- COLLABORATION SPACES

FOCUS AREAS

PHONE BOOTHS

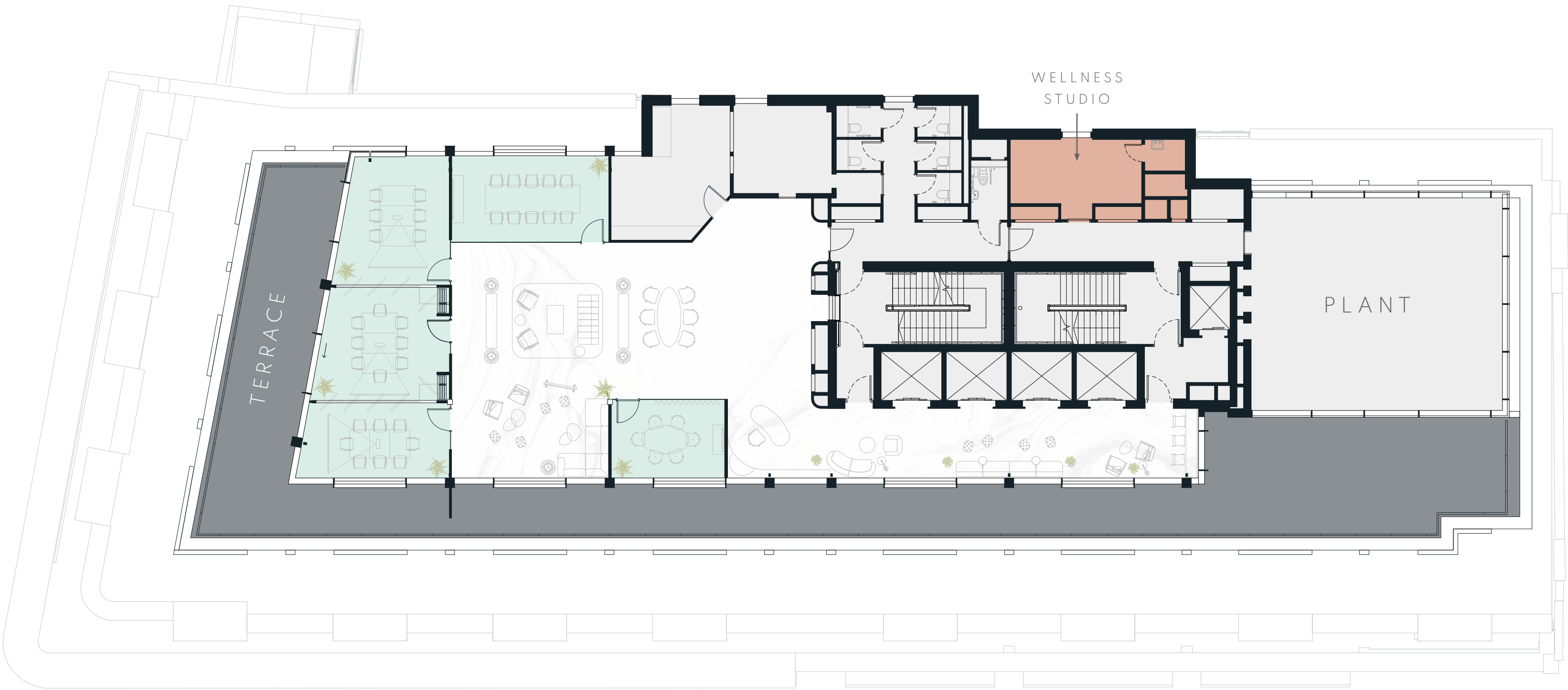
Eighth Floor - Option 1



OFFICE

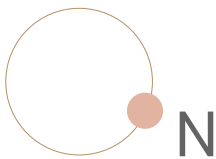
3,625 sq ft 337 sq m

Reception	2
Meeting room (10 person)	1
Meeting room (8 person)	2
Meeting room (6 person)	2
Meeting room (4 person)	1
Meeting room (3 person)	1
Lounge	1
FOH pantry and luggage store	1



- TERRACE
- AMENITIES
- PRIVATE OFFICES
- MEETING ROOMS
- COLLABORATION SPACES
- FOCUS AREAS
- PHONE BOOTHS

Eighth Floor - Option 2



OFFICE

3,625 sq ft 337 sq m

Reception	2
Meeting room (10 person)	1
Meeting room (8 person)	2
Meeting room (6 person)	2
Meeting room (4 person)	1
Meeting room (3 person)	1
Lounge	1
FOH pantry and luggage store	1



- TERRACE

AMENITIES

PRIVATE OFFICES

MEETING ROOMS
- COLLABORATION SPACES

FOCUS AREAS

PHONE BOOTHS