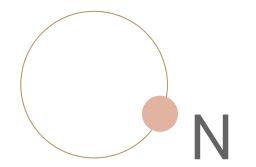




## Lower Ground - Cycle Centre



176 cycle spaces

15 Brompton lockers

Maintenance station



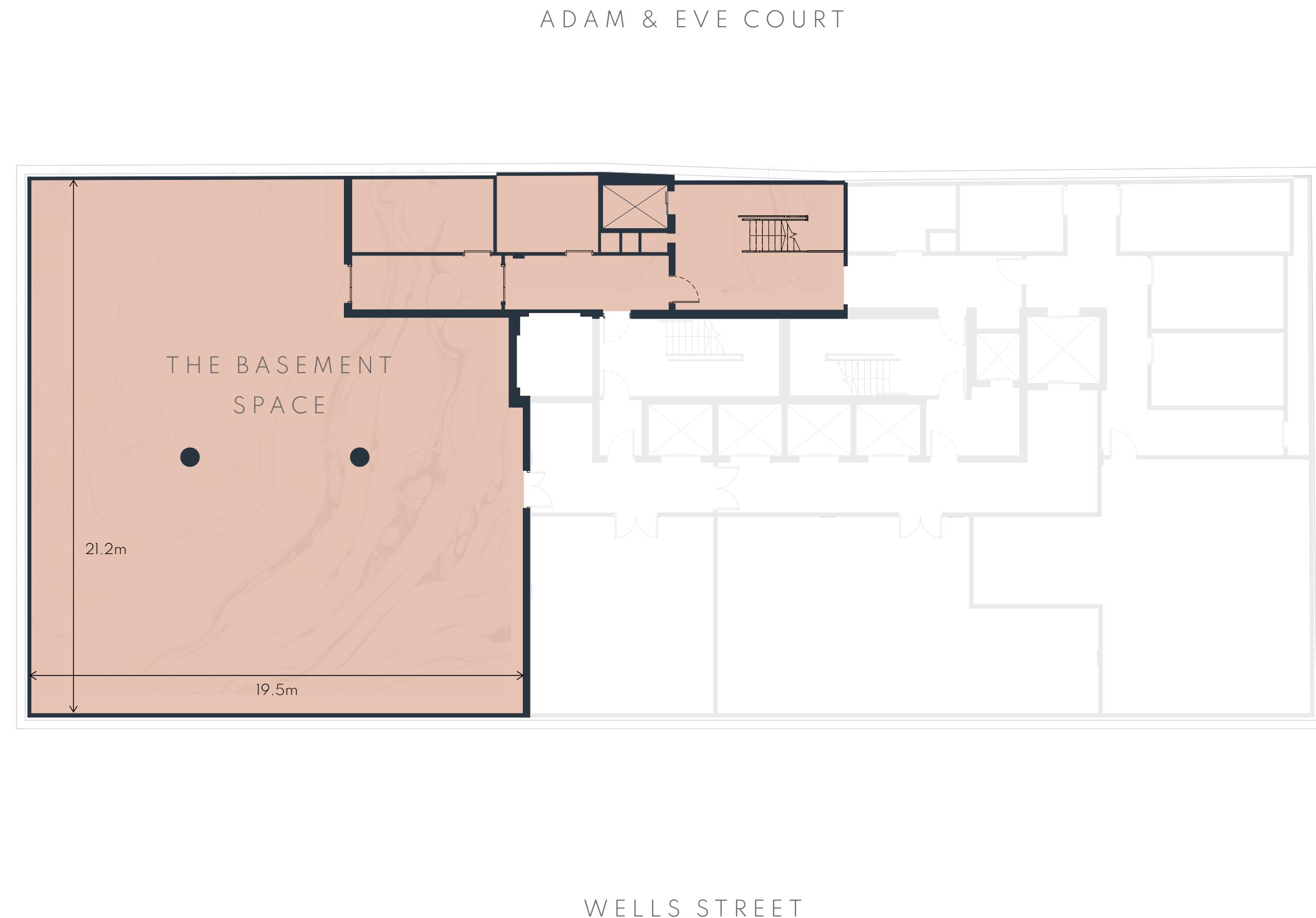
WELLS STREET



## The Basement Space

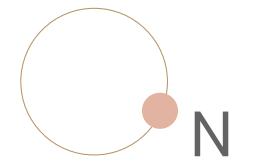
- 4,692 sq ft 436 sq m
- 3 - 4.65m floor to ceiling height
- Direct access via separate entrance
- Adjacent to changing and shower facilities

OXFORD STREET



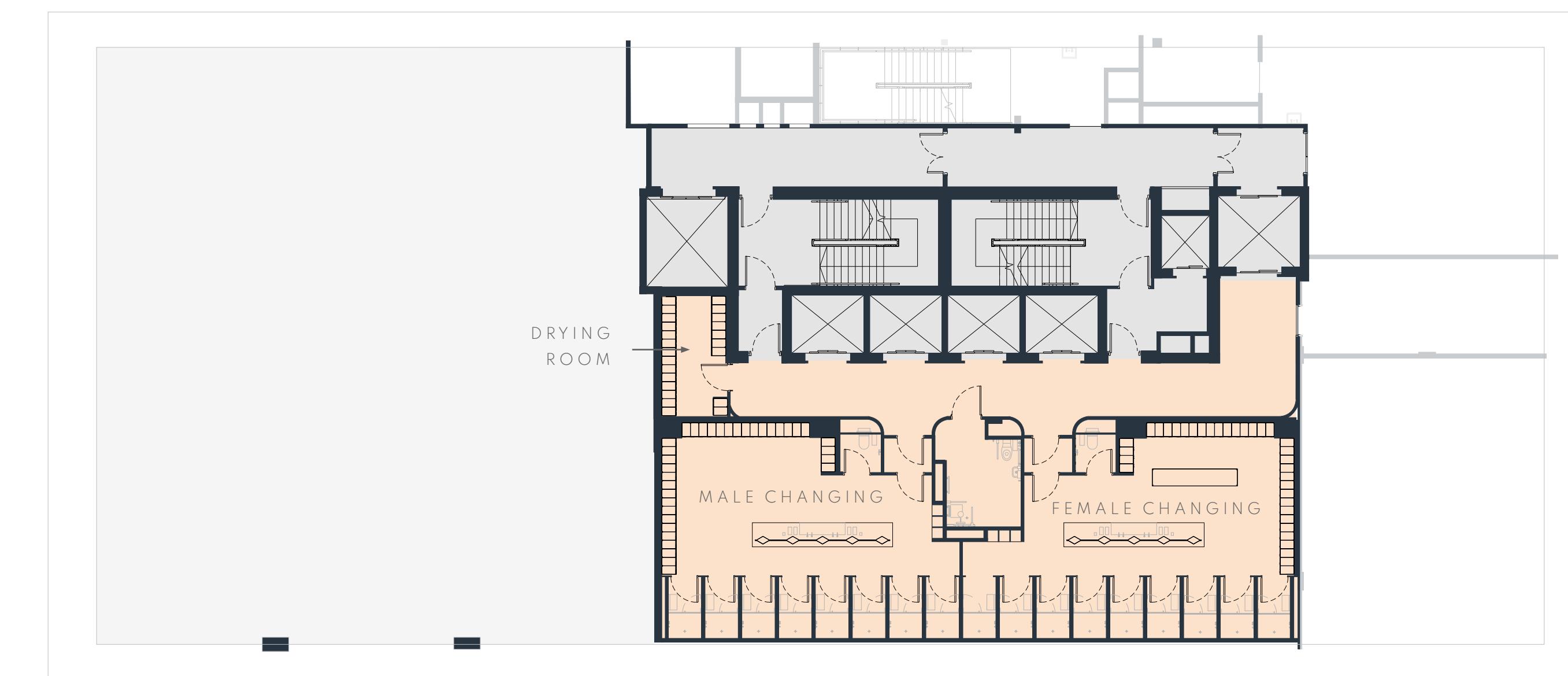


## Basement - Showers & Changing



- 18 showers
- 225 lockers
- Towel service

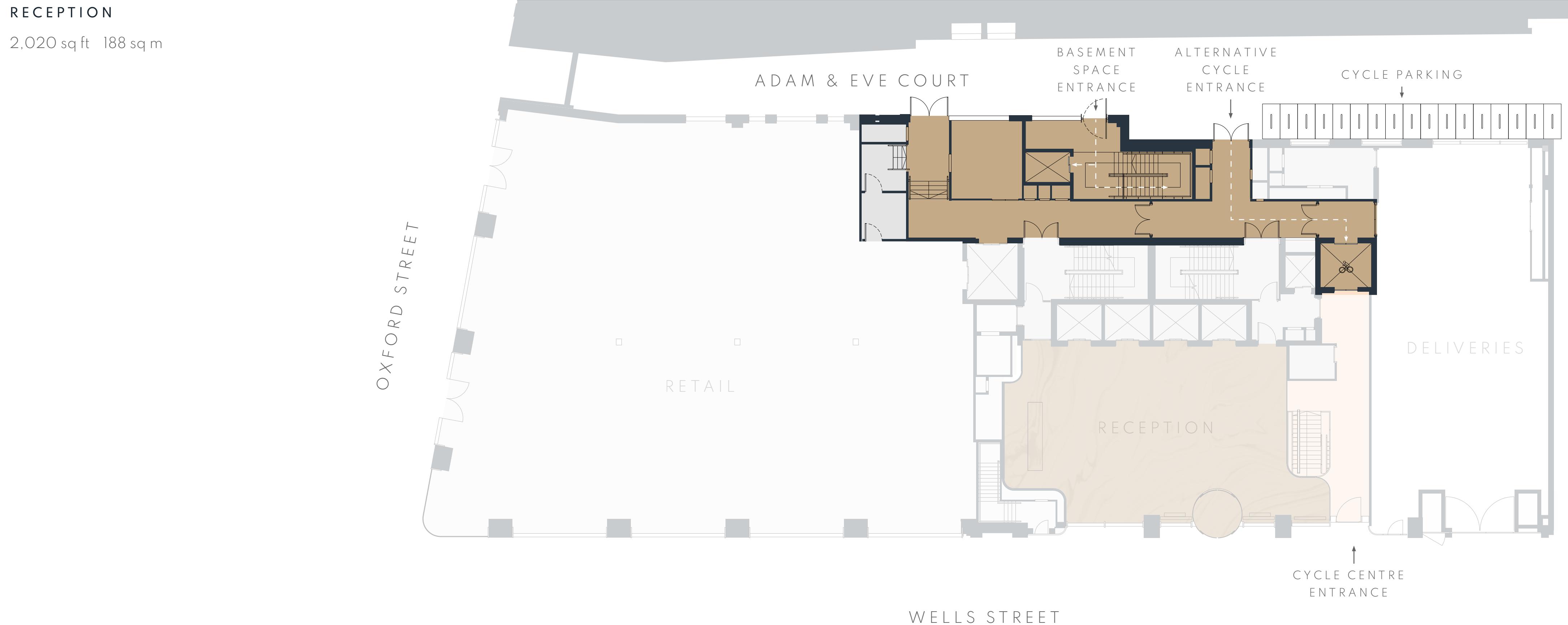
OXFORD STREET



WELLS STREET

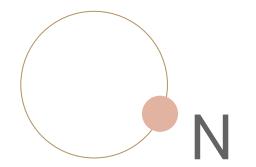


## Ground Floor - Reception





## First Floor



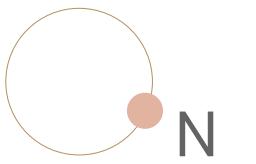
### RECEPTION MEZZANINE

1,582 sq ft 147 sq m





## Second Floor



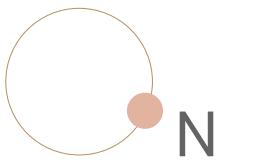
### OFFICE

12,833 sq ft 1,192 sq m





## Third Floor



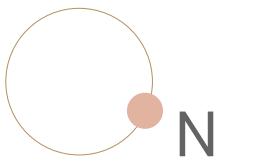
### OFFICE

12,947 sq ft 1,203 sq m





## Fourth Floor



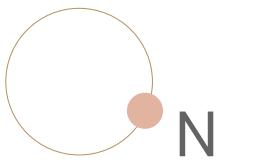
OFFICE

12,944 sq ft 1,203 sq m





## Fifth Floor



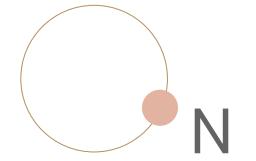
### OFFICE

12,843 sq ft 1,193 sq m





## Sixth Floor

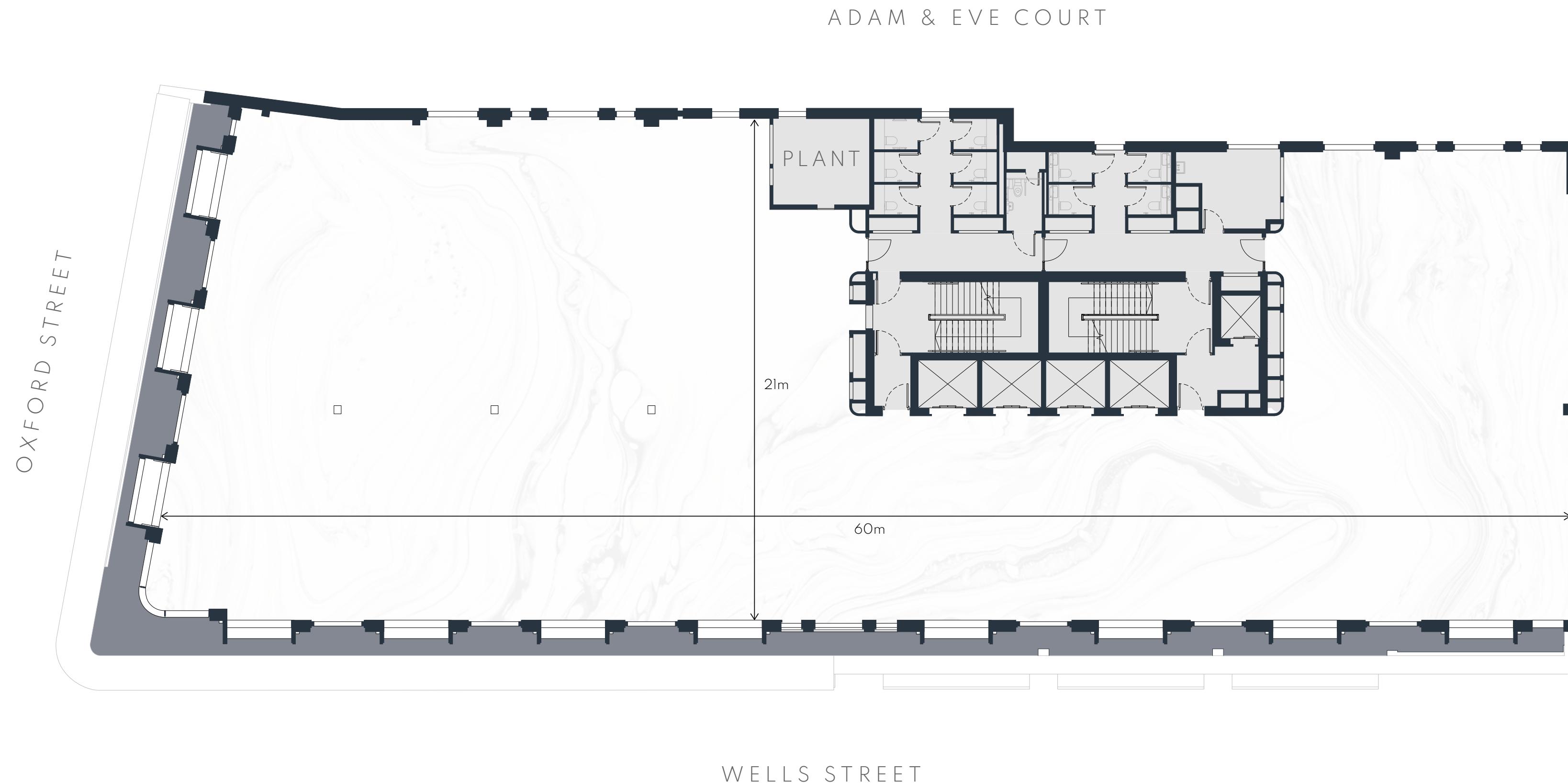


### OFFICE

11,310 sq ft 1,051sq m

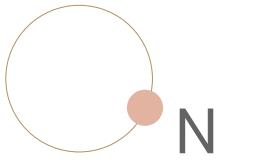
### TERRACE

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

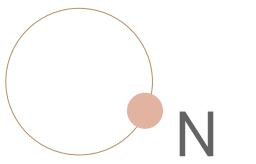
### ADAM & EVE COURT



WELLS STREET



## Eighth Floor

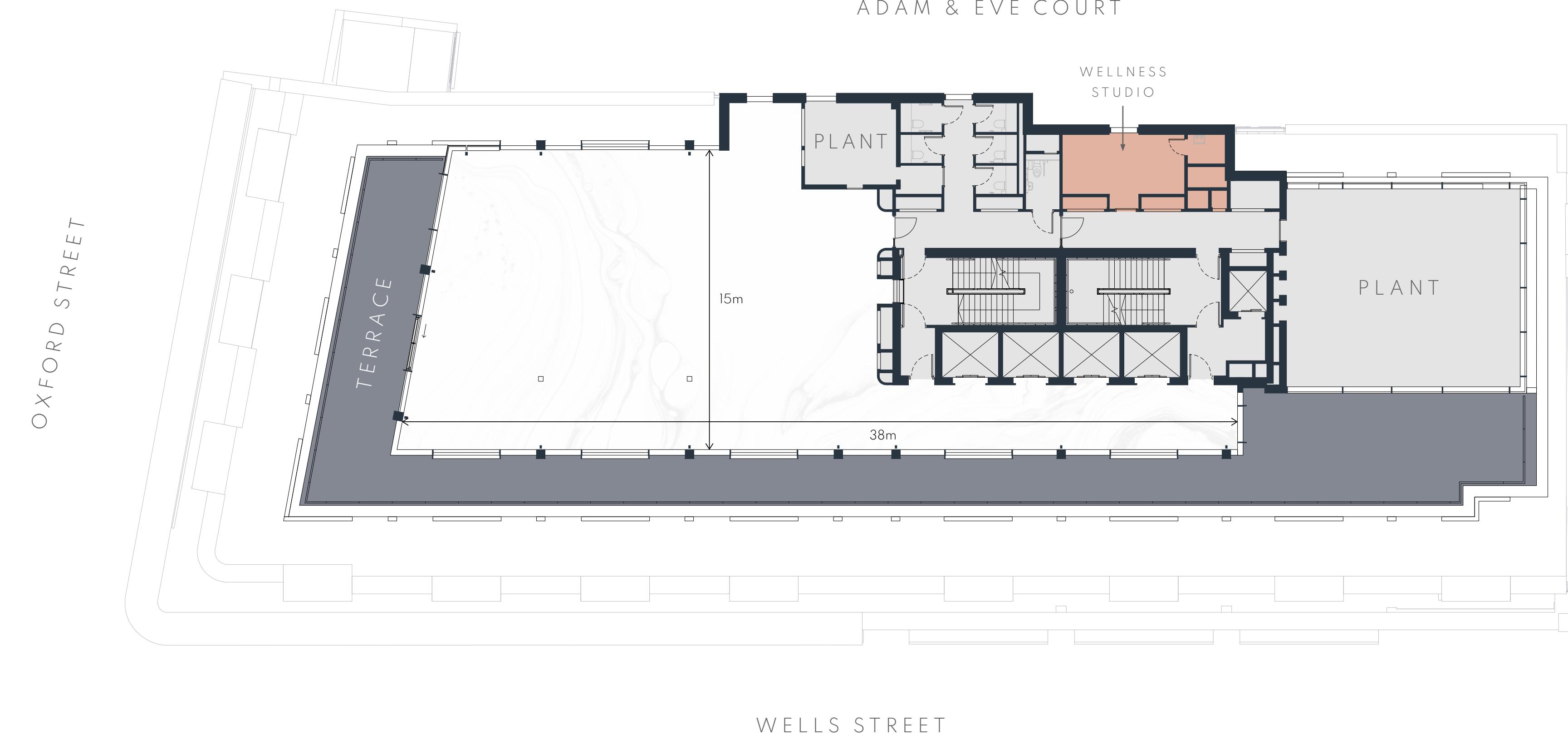


### OFFICE

3,625 sq ft 337 sq m

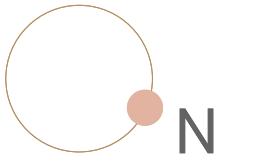
### TERRACE

2,193 sq ft 204 sq m





## Ninth Floor



### PAVILION

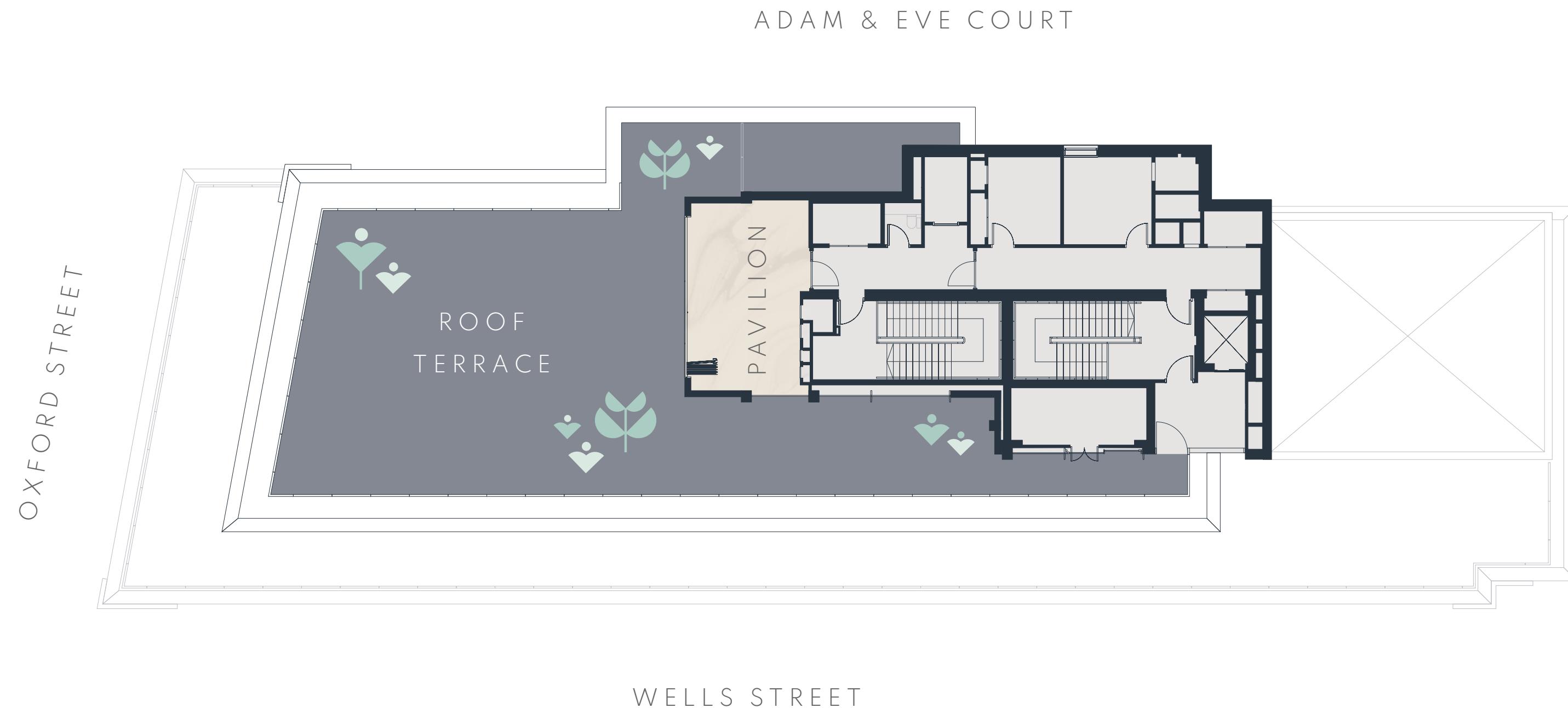
339 sq ft 32 sq m

### ROOF TERRACE

2,964 sq ft 275 sq m

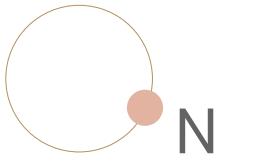
### TERRACE & PAVILION CAPACITY

Up to 300 people standing





## Second Floor - Connected to Third

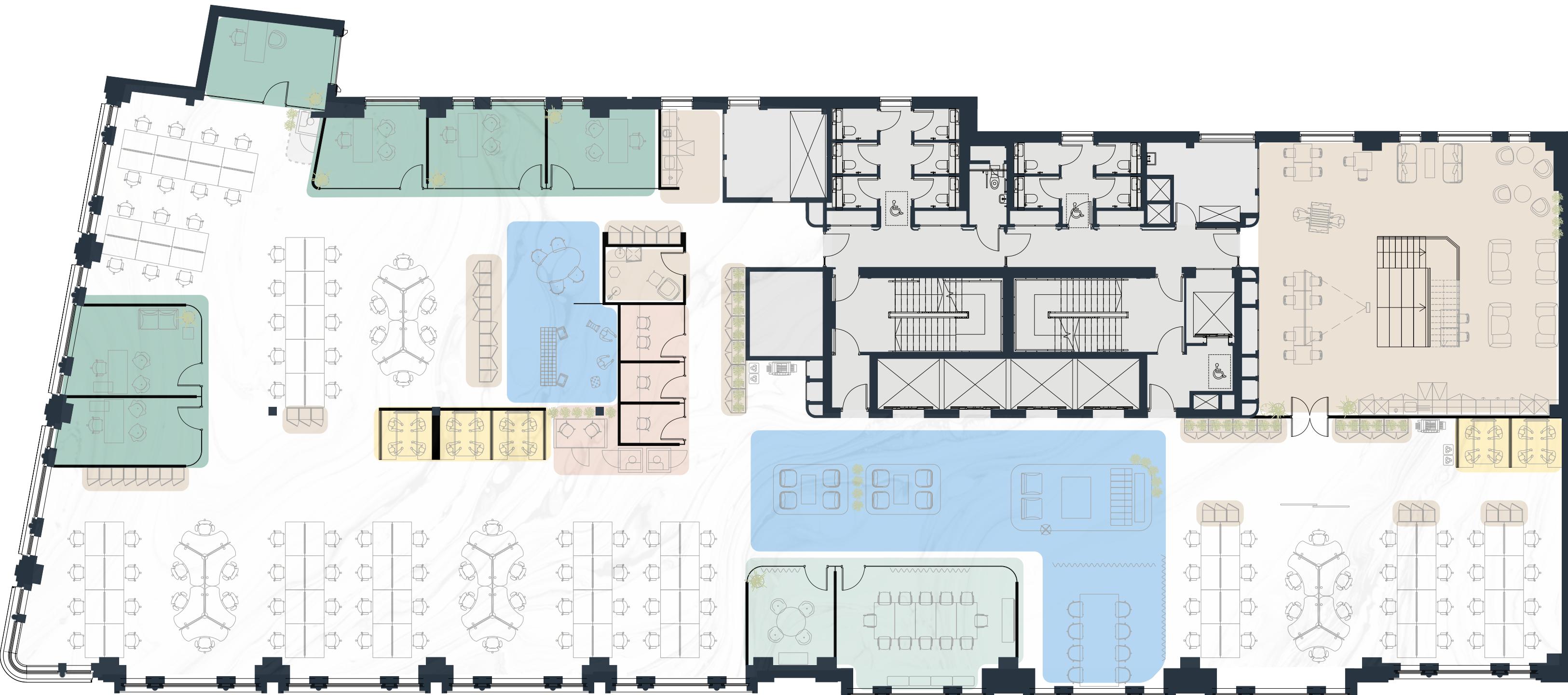


### OFFICE

12,833 sq ft 1,192 sq m

1:10 - 119 headcount

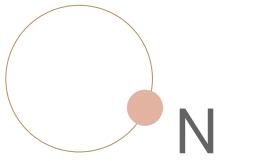
Open plan	112
Offices (1 person)	6
Meeting room (12 person)	1
Meeting room (4 person)	1
Focus room (2 person)	1
Focus room (1 person)	2
Meeting pod (2 person)	1
Phone booth (1 person)	3
Booth seating (4 person)	5
Collaboration area	1
Work lounge	1
Kitchen / breakout area	1
Townhall area	1
Wellness room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

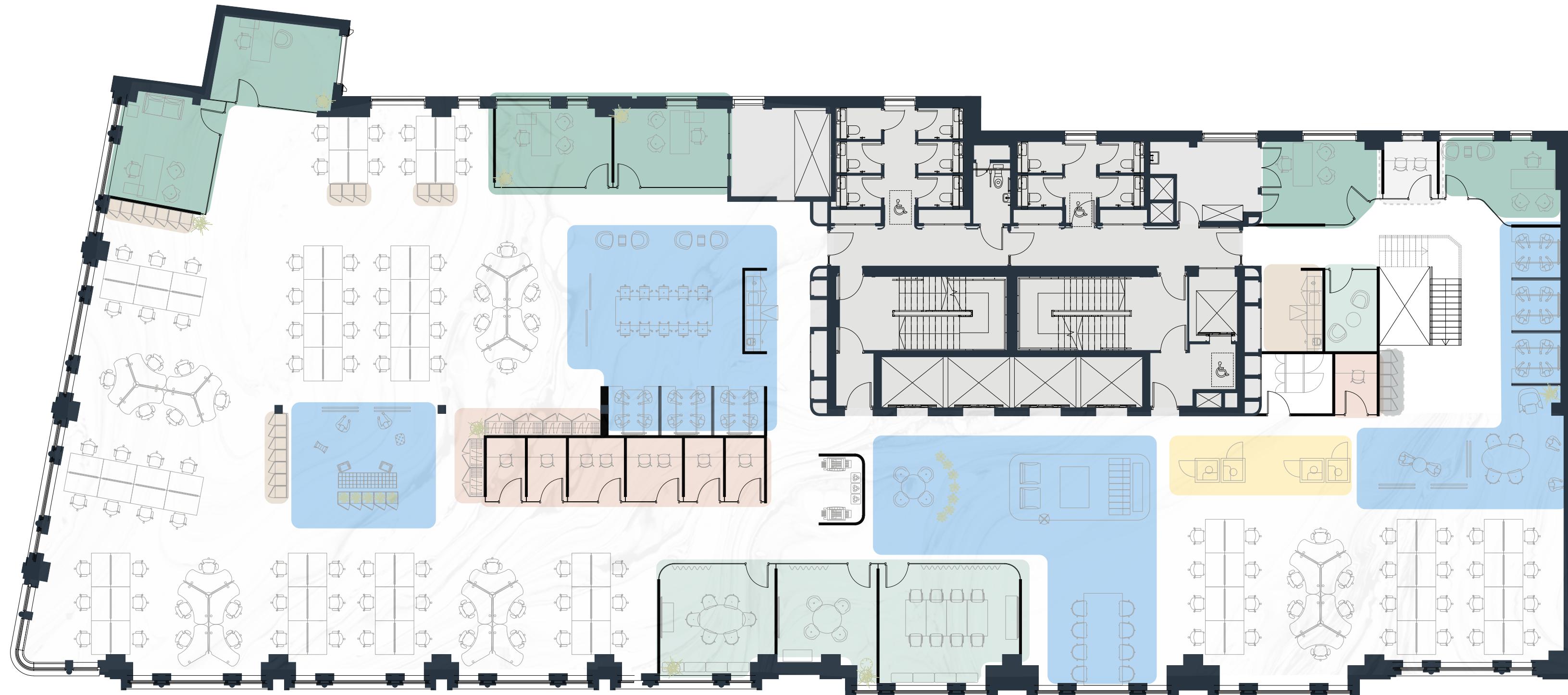


### OFFICE

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



## Fifth Floor - Low Density

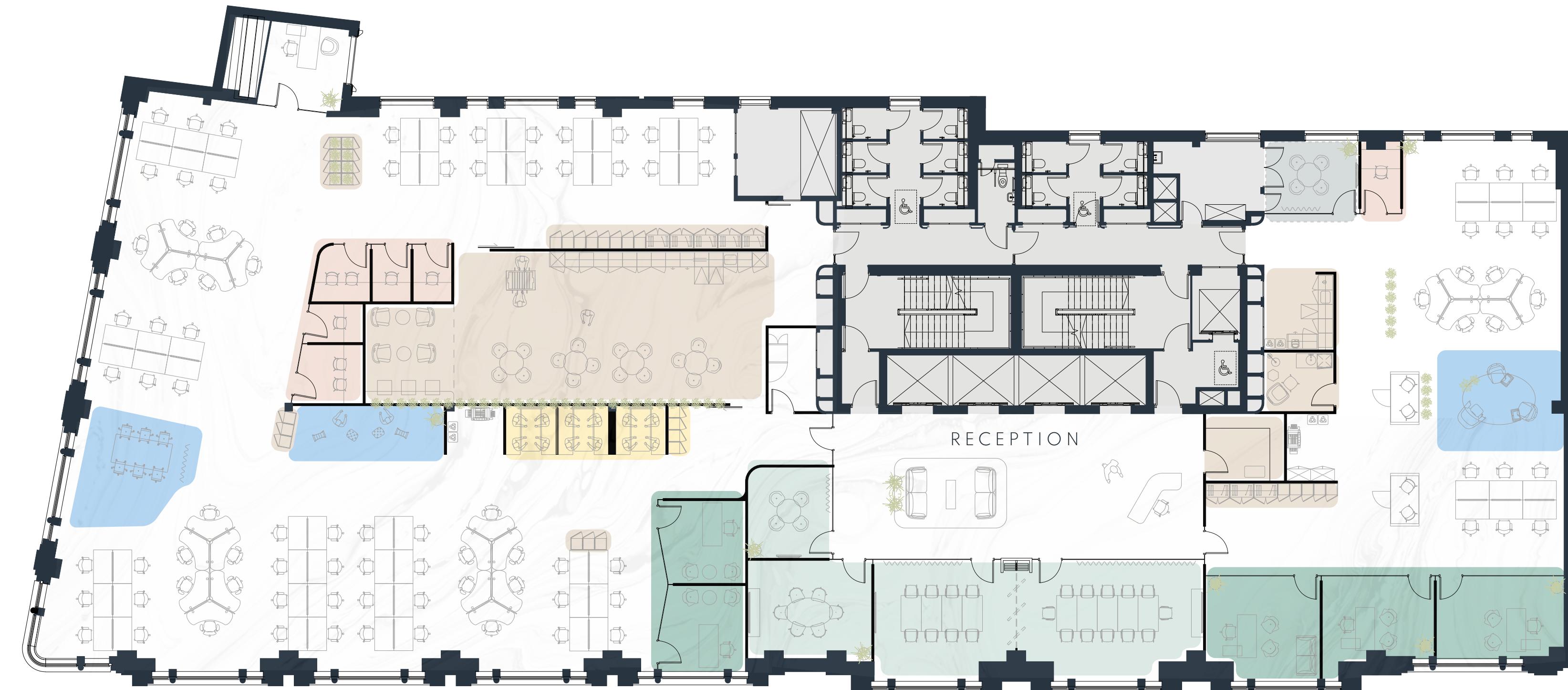


### OFFICE

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

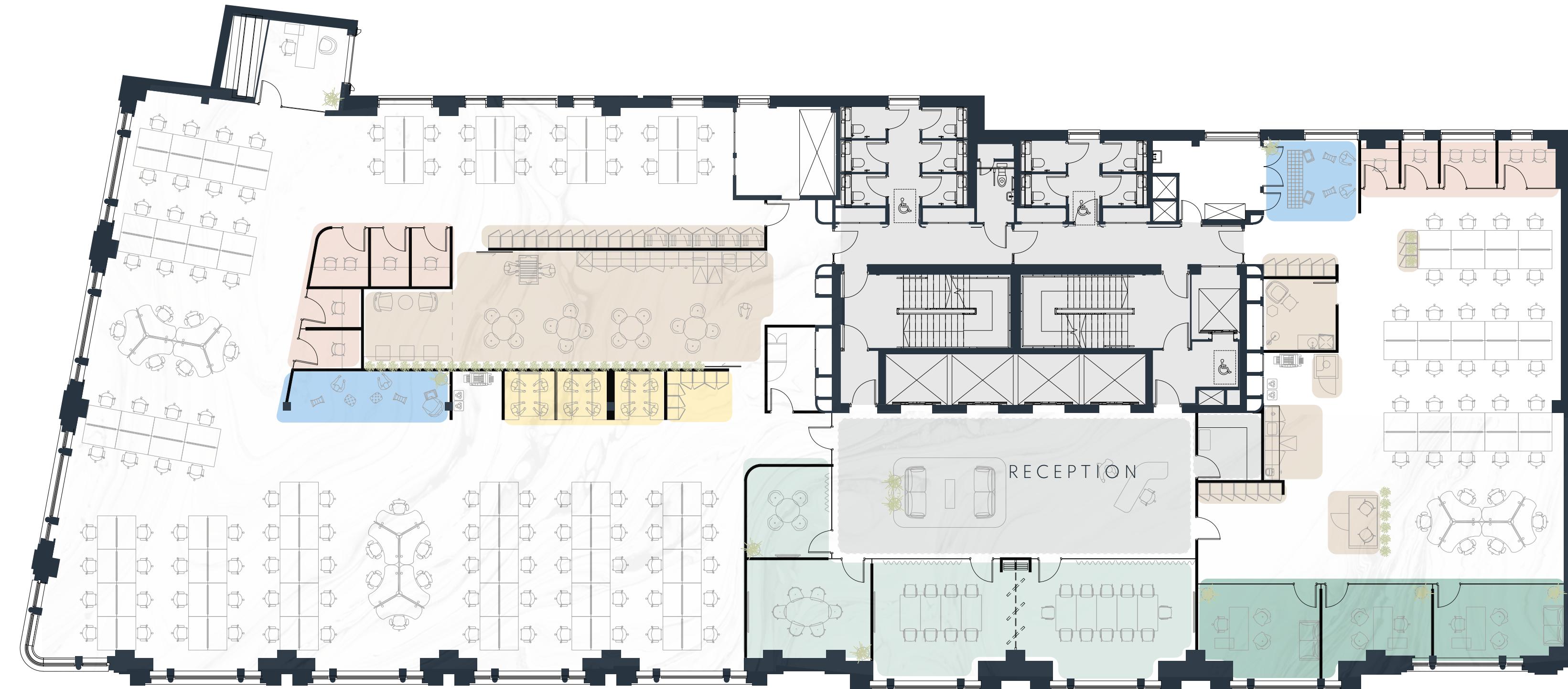


### OFFICE

12,843 sq ft 1,193 sq m

1:8 - 147 headcount

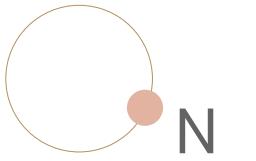
Reception	1
Open plan	142
Offices (1 person)	4
Meeting room (12 person)	1
Meeting room (8 person)	1
Meeting room (6 person)	1
Meeting room (4 person)	1
Focus room (2 person)	3
Focus room (1 person)	6
Phone booth (1 person)	1
Meeting pod (2 person)	1
Booth seating (4 person)	3
Kitchen/breakout area	1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



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

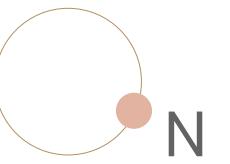


● TERRACE  
● AMENITIES  
● PRIVATE OFFICES  
● MEETING ROOMS

● COLLABORATION SPACES  
● FOCUS AREAS  
● PHONE BOOTHS



## Seventh Floor - Connected to Eighth



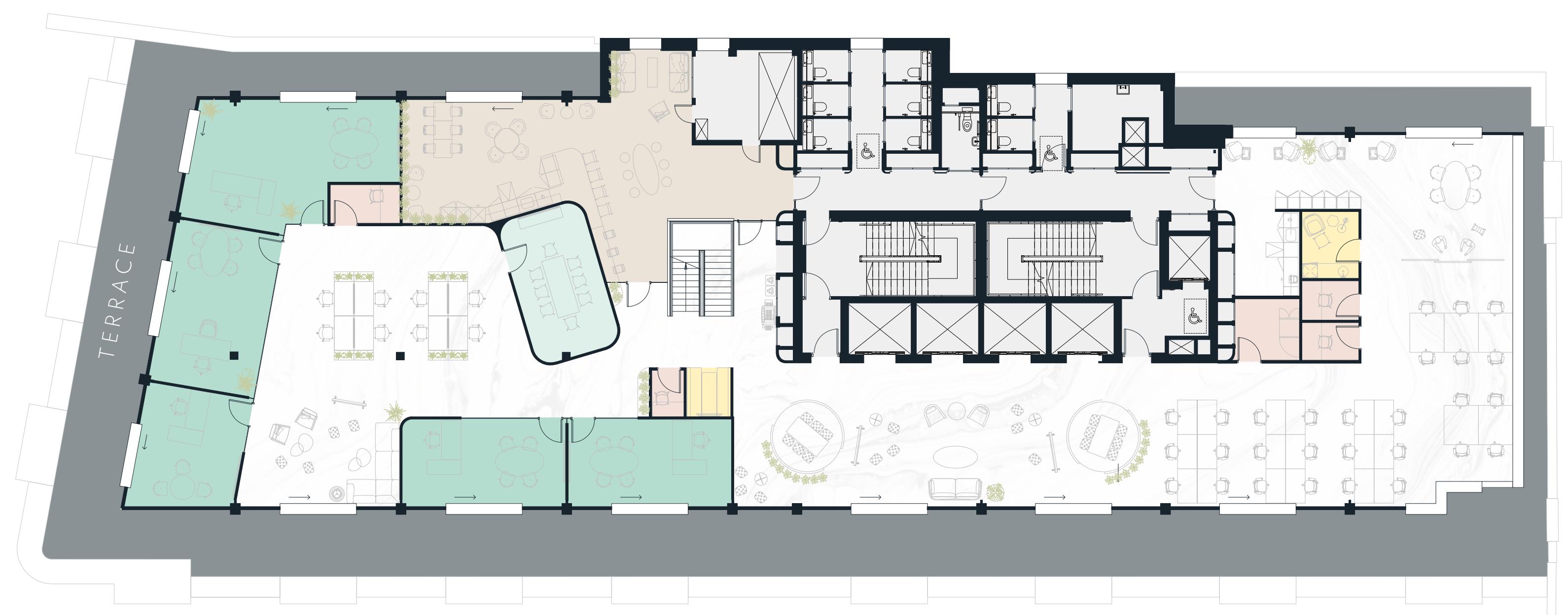
### OFFICE

7,487 sq ft 696 sq m

### TERRACE

3,338 sq ft 310 sq m

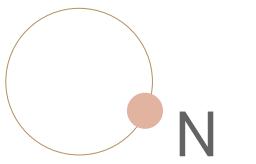
Open plan	33
Offices (1 person)	5
Meeting room (8 person)	8
Meeting room (5 person)	5
Meeting room (4 person)	1
Focus room (1 person)	2
Phone booth (1 person)	2
Booth seating (4 person)	6
Collaboration area	1
Work lounge	1
Kitchen/breakout area	1
Wellness room	1
Drinks point	1
Printer station	1
Comms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



● TERRACE  
● COLLABORATION SPACES  
● AMENITIES  
● FOCUS AREAS  
● PRIVATE OFFICES  
● MEETING ROOMS



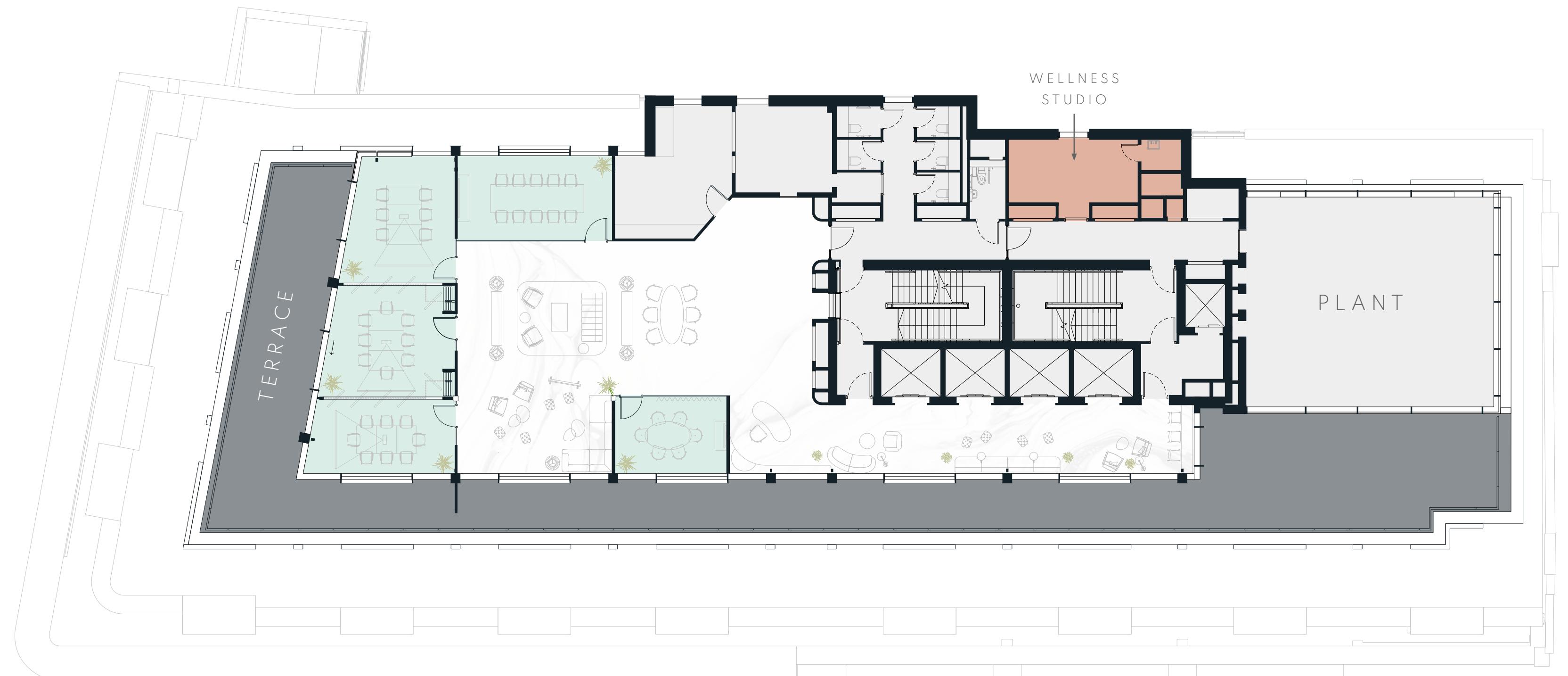
## Eighth Floor - Option 1



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



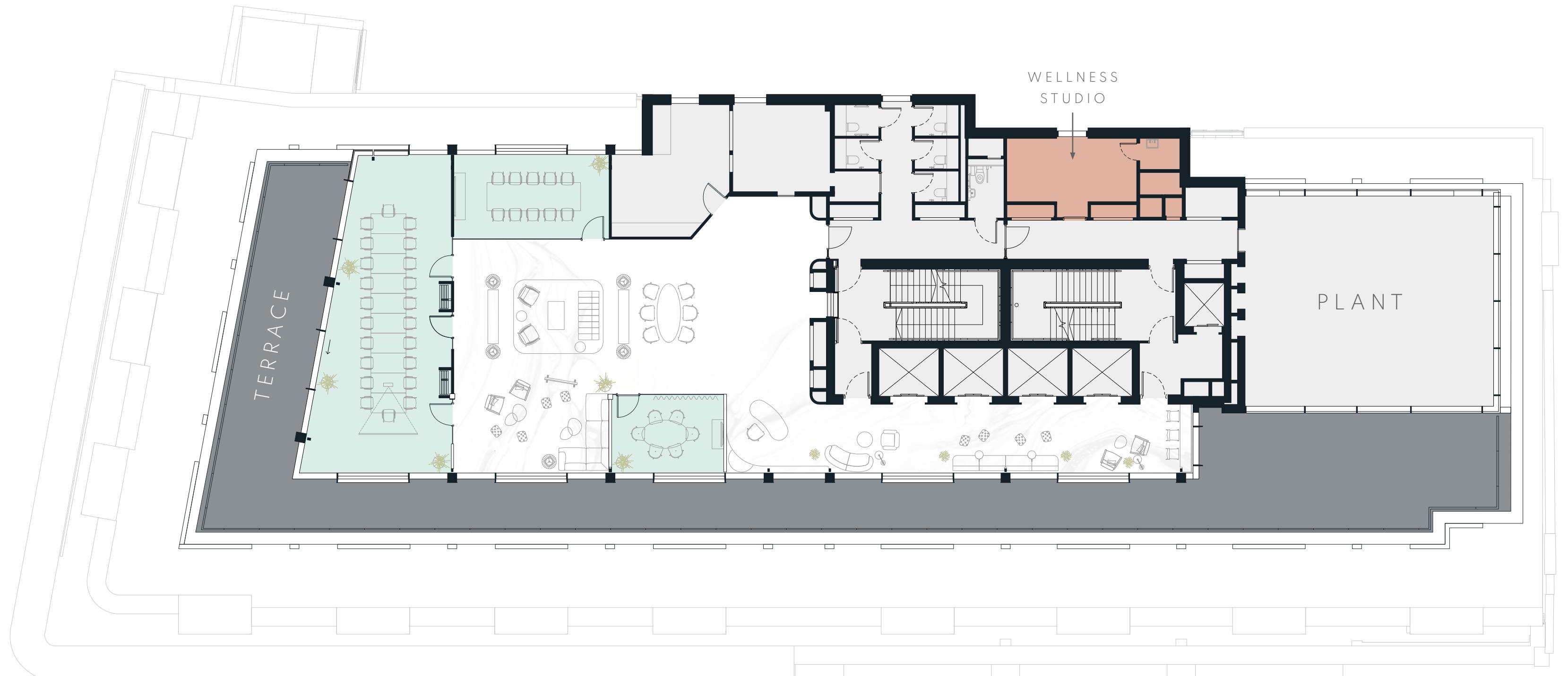
## Eighth Floor - Option 2



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