



THE
CLARENDON
WORKS

NEXT LEVEL SPACE
FLOORPLANS

SCHEDULE | OF AREAS |

NIA OFFICES

Level	Area sq ft	Area sq m
11	2,446	227
10	9,105	845
09	9,110	846
08	14,057	1,305
07	13,993	1,300
06	14,816	1,376
05	15,265	1,418
04	15,259	1,417
03	15,271	1,418
02	14,477	1,344
01	13,292	1,234
Ground Floor	3,683	342
TOTAL	140,774	13,072

AMENITY SPACE

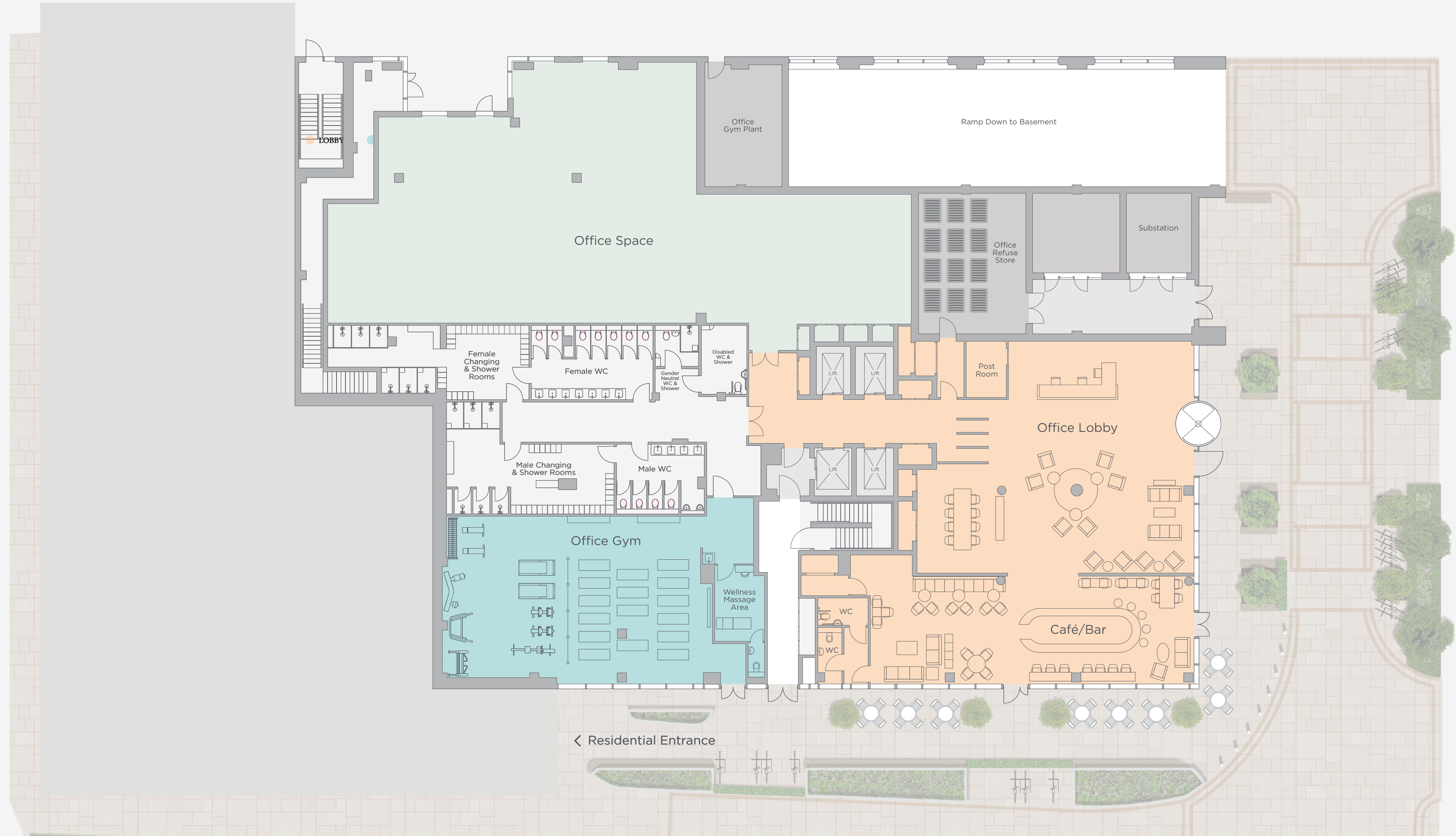
Level		Area sq ft	Area sq
11	PRIVATE CAFÉ / BAR	1,302	126
11	ROOF TERRACE	4,736	440
Ground Floor	SHOWERS & CHANGING FACILITIES	2,174	206
Ground Floor	GYM	1,733	164
Ground Floor	CAFÉ	1,389	141
Ground Floor	ENTRANCE LOBBY	2,433	226
TOTAL		13,767	1,303



GROUND FLOOR

OFFICE AREA
3,683 SQ FT / 342 SQ M

- OFFICE
- CORE
- LOBBY
- GYM



FLOOR ONE

OFFICE AREA
13,292 SQ FT / 1,234 SQ M

- OFFICE
- CORE



FLOOR ONE

FLOORPLANS

THE CLARENDON WORKS

FLOOR TWO

OFFICE AREA
14,477 SQ FT / 1,344 SQ M

- OFFICE
- CORE



FLOOR THREE

OFFICE AREA
15,271 SQ FT / 1,418 SQ M

- OFFICE
- CORE
- TERRACE



FLOOR FOUR

OFFICE AREA
15,259 SQ FT / 1,417 SQ M

- OFFICE
- CORE



FLOOR FIVE

OFFICE AREA
15,265 SQ FT / 1,418 SQ M

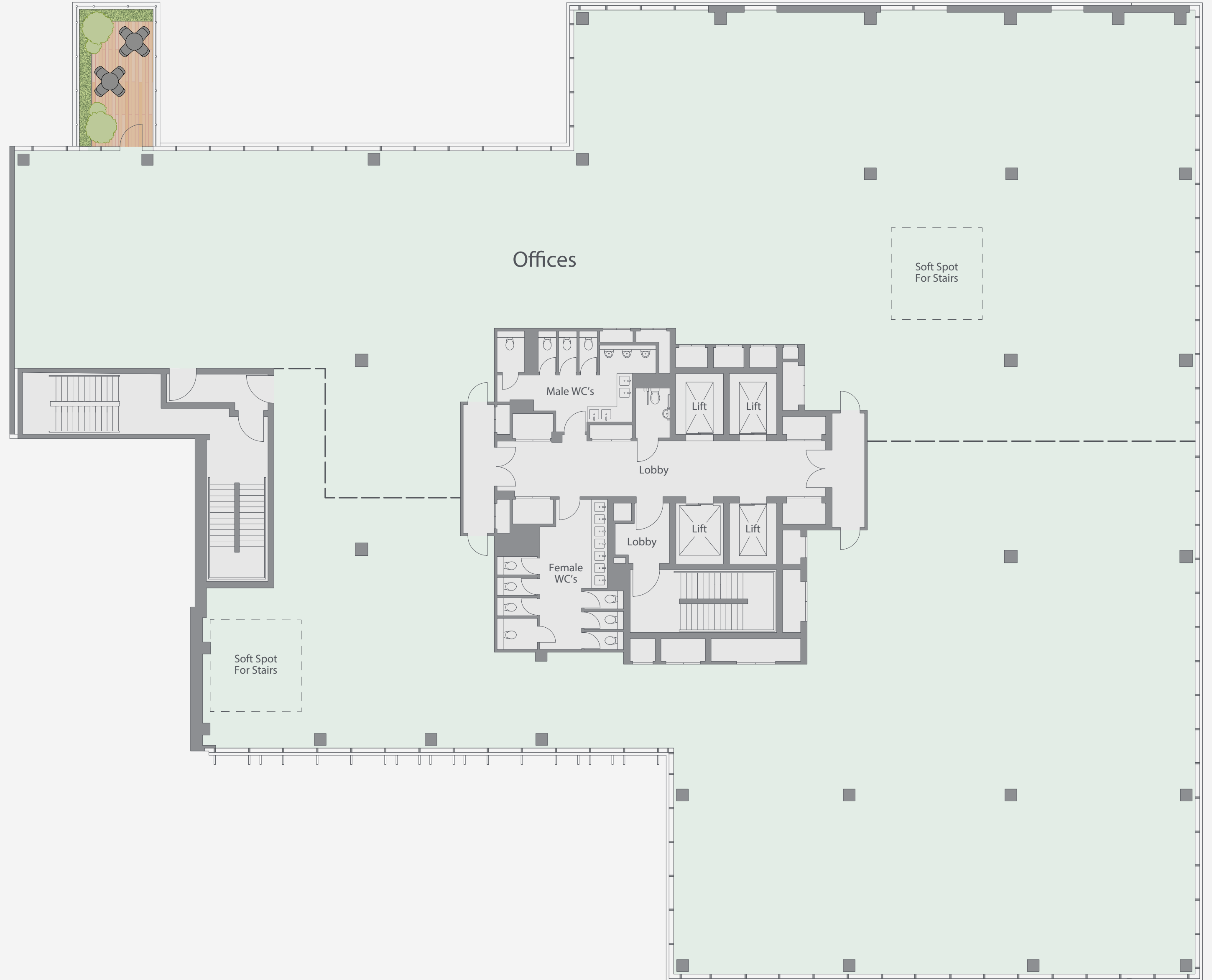
- OFFICE
- CORE



FLOOR SIX

OFFICE AREA
14,816 SQ FT / 1,376 SQ M

- OFFICE
- CORE
- TERRACE



FLOOR SEVEN

OFFICE AREA
13,993 SQ FT / 1,300 SQ M

- OFFICE
- CORE
- TERRACE



FLOOR EIGHT

OFFICE AREA
14,057 SQ FT / 1,305 SQ M

- OFFICE
- CORE



FLOOR NINE

OFFICE AREA
9,110 SQ FT / 846SQ M

- OFFICE
- CORE
- TERRACE



FLOOR TEN

OFFICE AREA
9,105 SQ FT / 845 SQ M

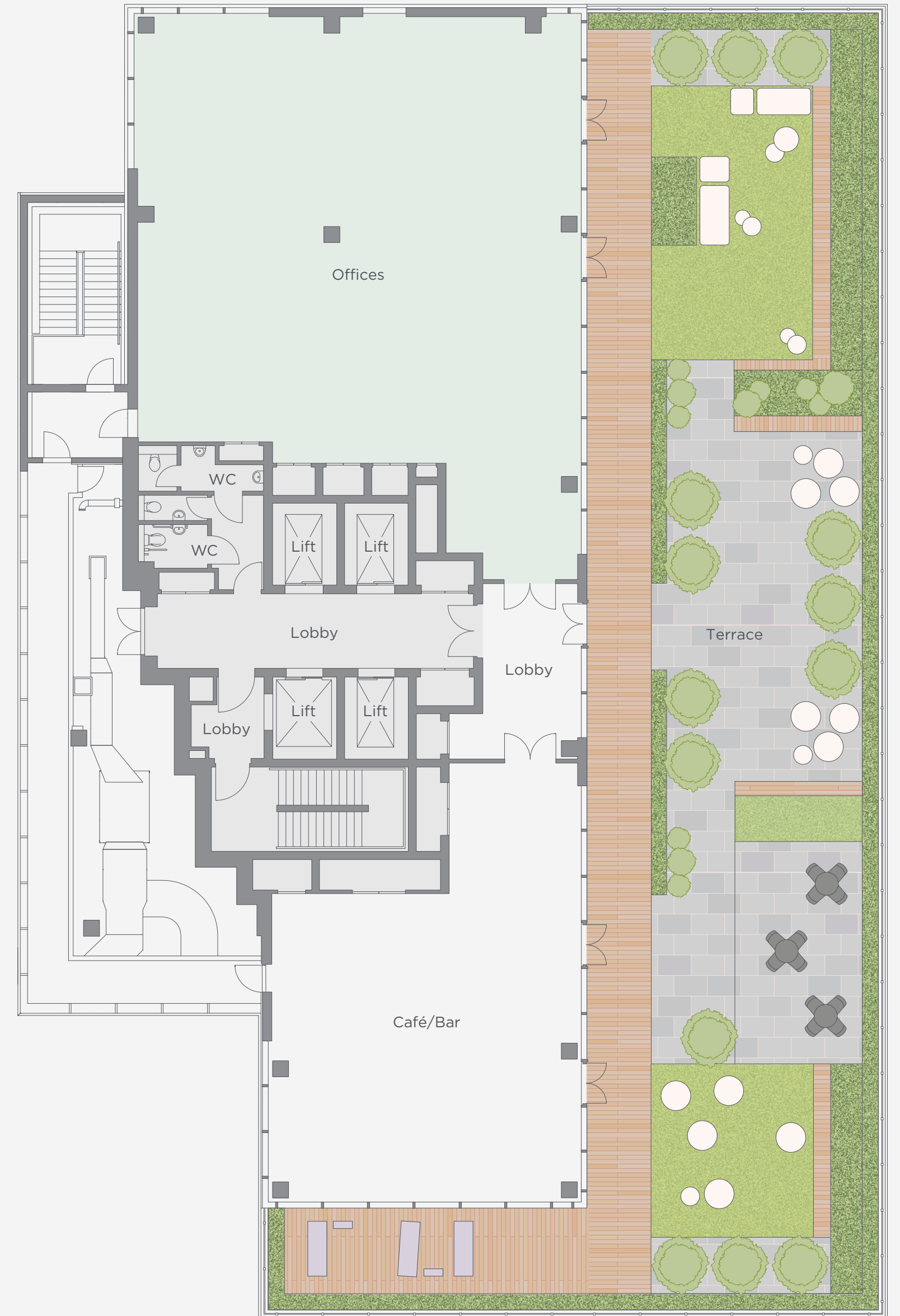
- OFFICE
- CORE



FLOOR ELEVEN

OFFICE AREA
2,446 SQ FT / 227 SQ M

- OFFICE
- CORE
- TERRACE





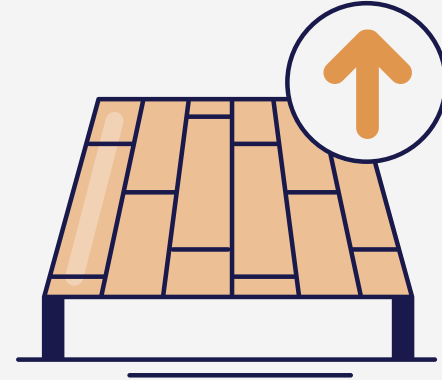




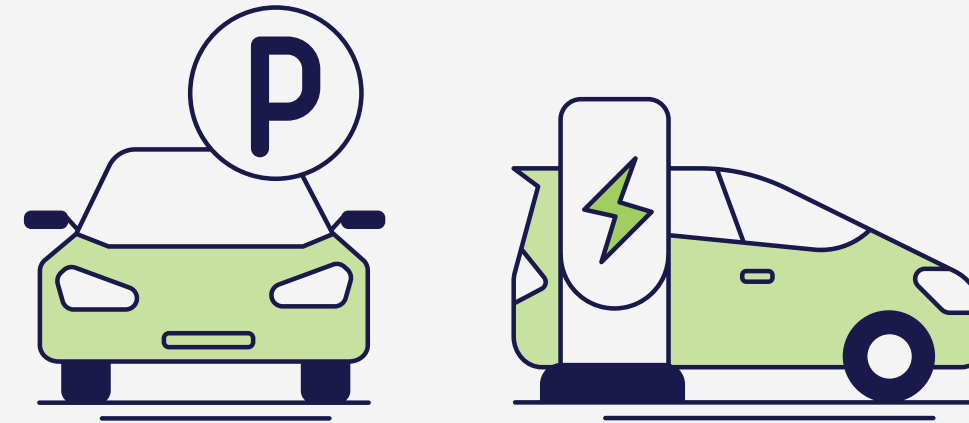
TOP DRAWER



VRF air conditioning



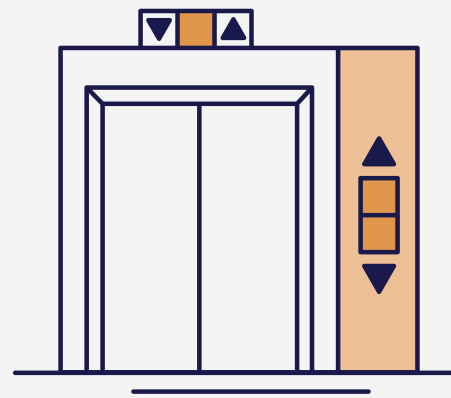
Fully accessible raised access floors



150 on-site parking spaces, 58 spaces with EV charging of which 50% will be active and 50% passive - all 7Kw/h



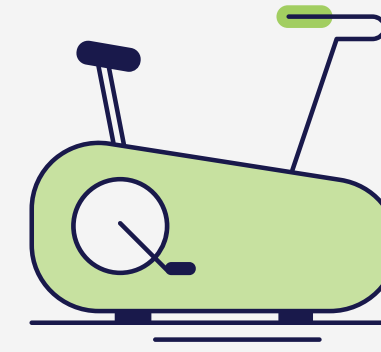
Secure bicycle spaces



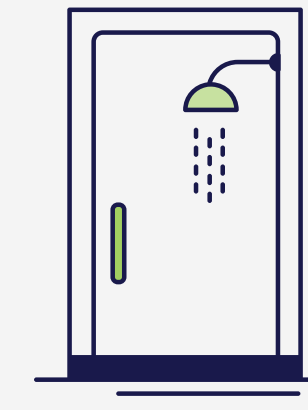
Four 17-person lifts



Gender neutral and disabled WCs on each floor



Gym and fitness suite with changing rooms



Changing rooms with showers and lockers



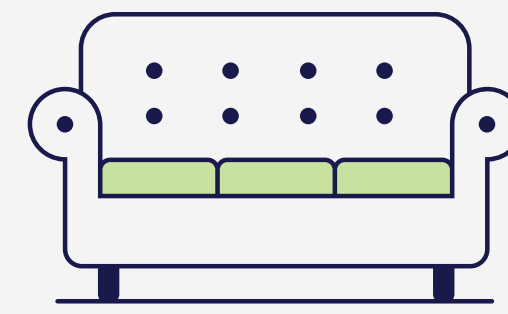
Ground floor and rooftop café



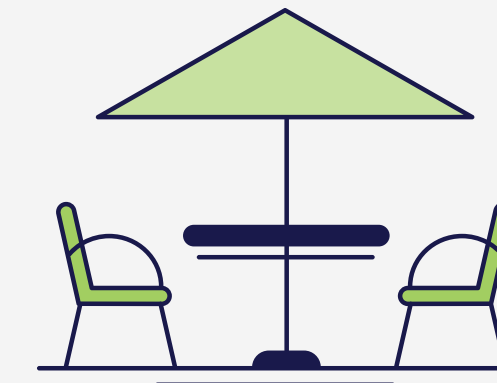
Low energy LED lighting



BREEAM Excellent with EPC A



Impressive reception & business lounge



Rooftop amenities and terrace

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