



NEXT LEVEL SPACE FLOORPLANS

One floor remaining

**OFFICE SPACE STARTING
FROM 5,390 SQFT**

SCHEDULE OF AREAS

★
Smaller areas available.
See floorplans for more
information.

NIA OFFICES

| Level | | Area sq ft | Area sq m |
|-----------------------------|-----|------------|-----------|
| 11 | LET | - | - |
| 10 | LET | - | - |
| 09 | LET | - | - |
| 08 | LET | - | - |
| 07 | LET | - | - |
| 06 | LET | - | - |
| 05 UNDER OFFER | | - | - |
| 04 | LET | - | - |
| 03 | LET | - | - |
| 02* | | 14,477 | 1,344 |
| 01 | LET | - | - |
| Ground Floor LET | | - | - |
| TOTAL AVAILABLE SPACE | | 29,742 | 2,762 |
| TOTAL BUILDING OFFICE SPACE | | 140,774 | 13,072 |

AMENITY SPACE

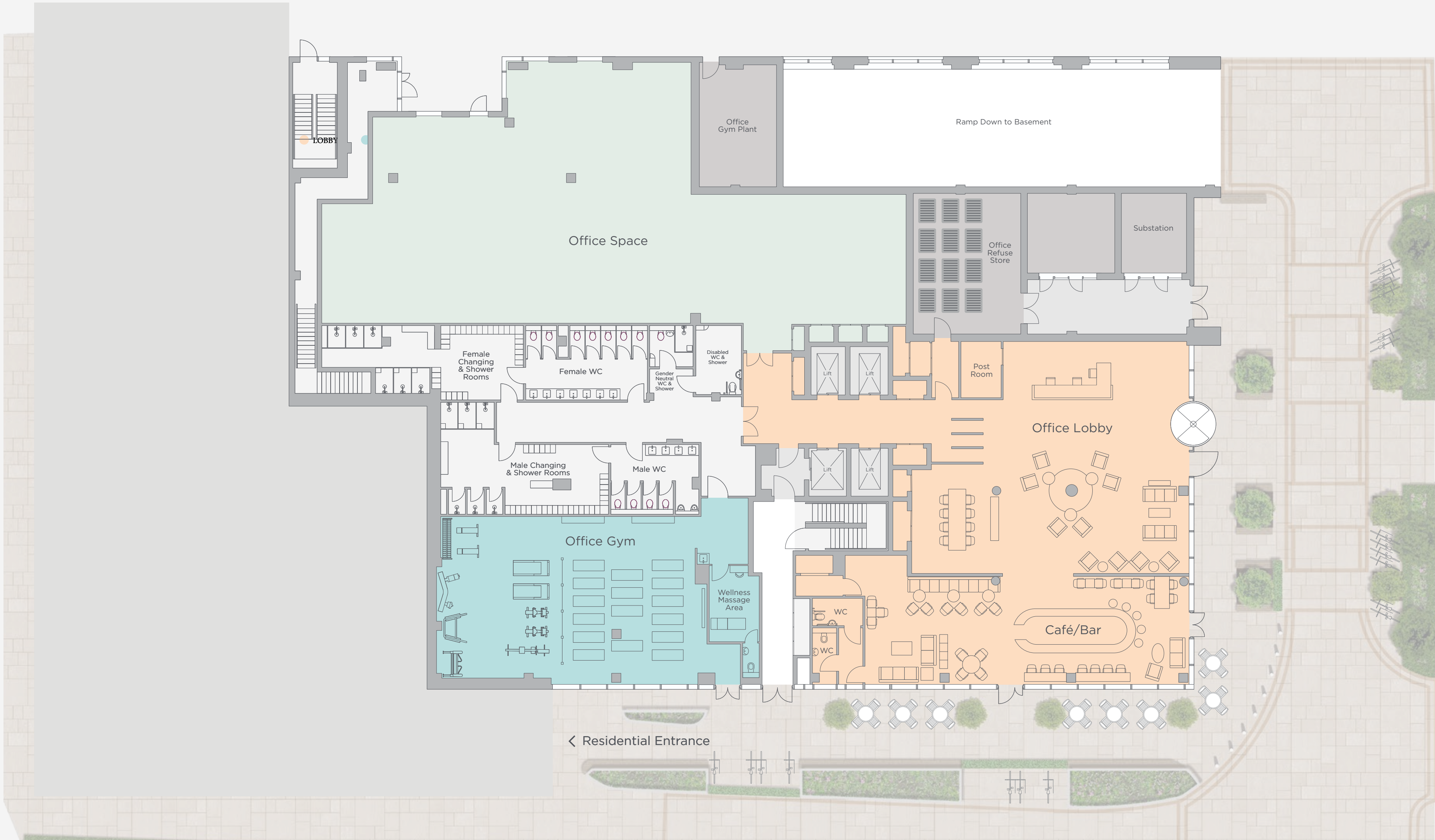
| Level | | Area sq ft | Area sq |
|--------------|-------------------------------|------------|---------|
| 11 | PRIVATE BAR ELEVEN | 1,302 | 126 |
| 11 | ROOF TERRACE | 4,736 | 440 |
| Ground Floor | SHOWERS & CHANGING FACILITIES | 2,174 | 206 |
| Ground Floor | GYM | 1,733 | 164 |
| Ground Floor |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



GROUND FLOOR

OFFICE AREA
3,683 SQ FT / 342 SQ M

- OFFICE
- CORE
- LOBBY
- GYM



Let By YoooServ

FLOOR ONE

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

- OFFICE
- CORE



FLOOR ONE

FLOORPLANS

THE CLARENDON WORKS

FLOOR TWO

- OFFICE
- CORE

LEVEL 2 FULL FLOORPLATE

| | Area sq ft | Area sq m |
|-------|------------|-----------|
| Total | 14,477 | 1,344 |



Let By Epson UK

FLOOR THREE

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

- OFFICE
- CORE
- TERRACE



FLOOR THREE

FLOORPLANS

THE CLARENDON WORKS

Let By Epson UK

FLOOR FOUR

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

- OFFICE
- CORE



Under Offer

FLOOR FIVE

- OFFICE
- CORE

LEVEL 5 FULL FLOORPLATE

| | Area sq ft | Area sq m |
|-------|------------|-----------|
| Total | 15,265 | 1,418 |

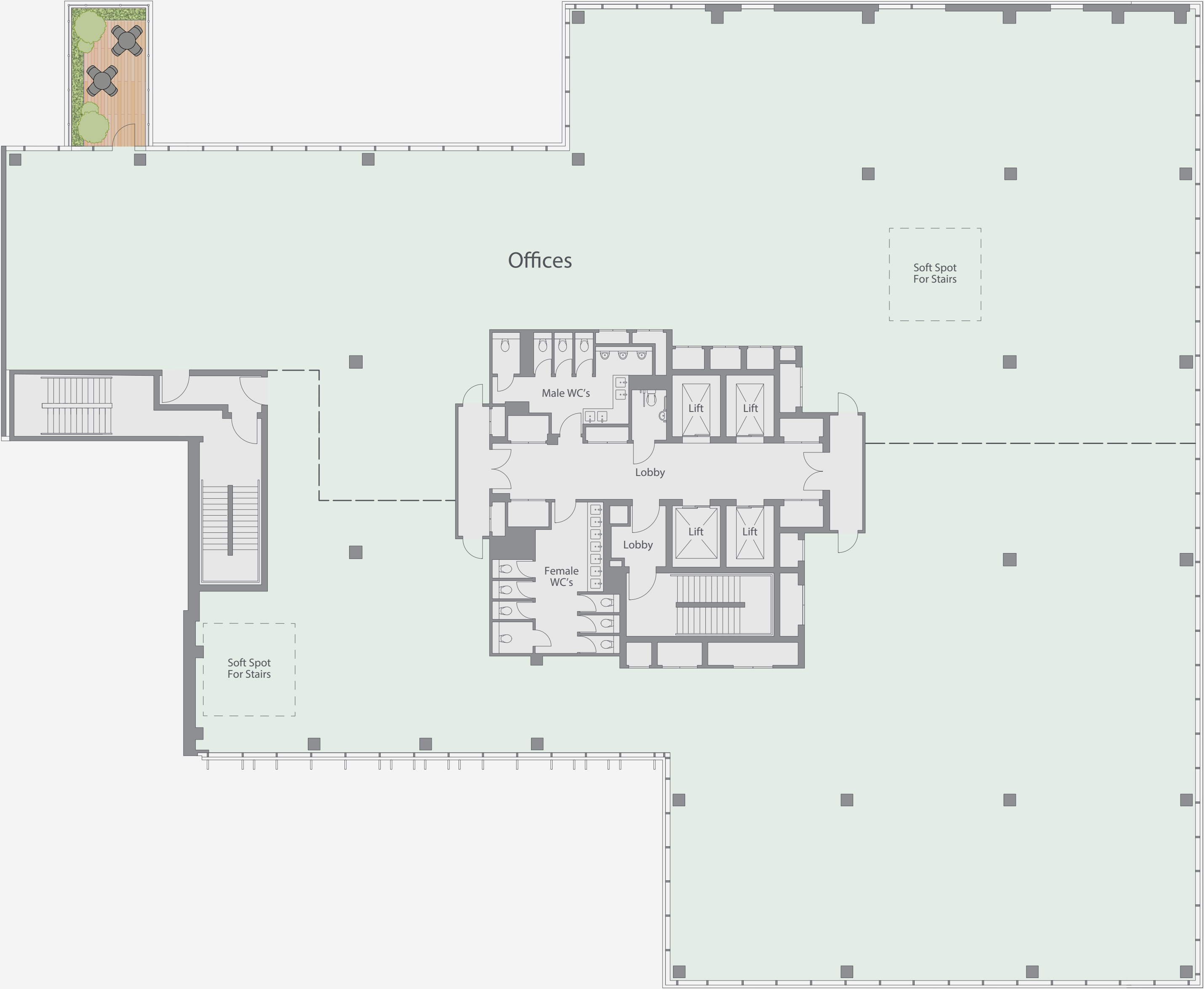


Let By Allwyn

FLOOR SIX

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

- OFFICE
- CORE
- TERRACE



Let By Allwyn

FLOOR SEVEN

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

- OFFICE
- CORE
- TERRACE



Let By Allwyn

FLOOR EIGHT

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

- OFFICE
- CORE



Let By Allwyn

FLOOR NINE

OFFICE AREA
9,110 SQ FT / 846SQ M

- OFFICE
- CORE
- TERRACE



Let By Allwyn

FLOOR TEN

OFFICE AREA
9,105 SQ FT / 845 SQ M

- OFFICE
- CORE

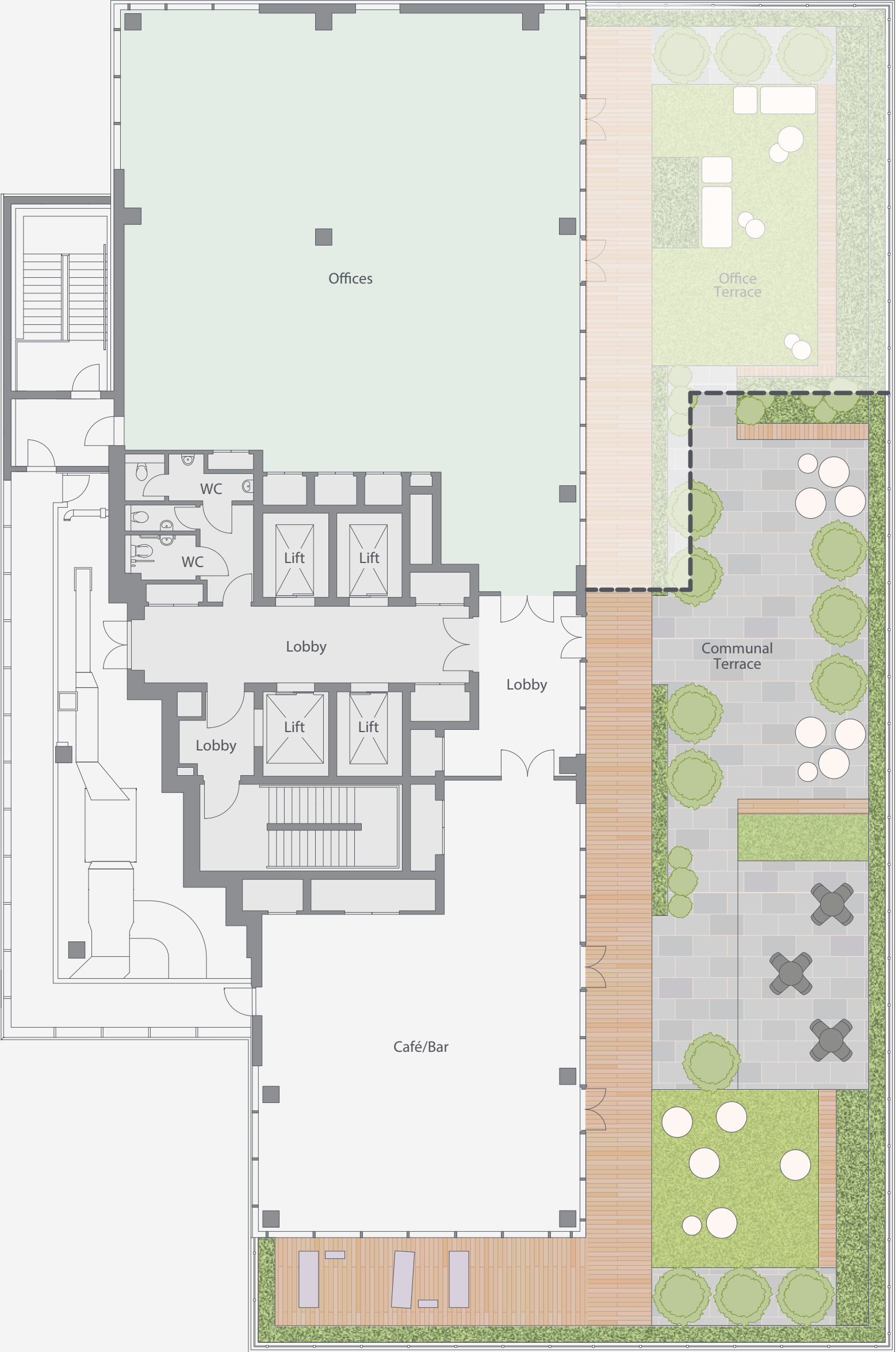


Let By Allwyn

FLOOR ELEVEN

OFFICE AREA
2,446 SQ FT / 227 SQ M

- OFFICE
- CORE
- TERRACE



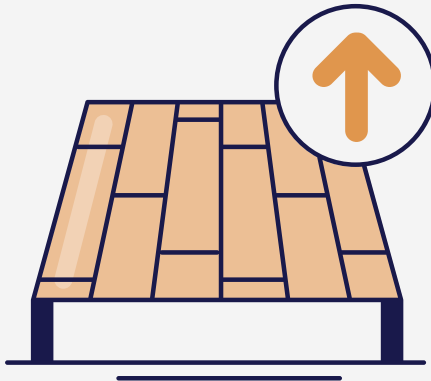




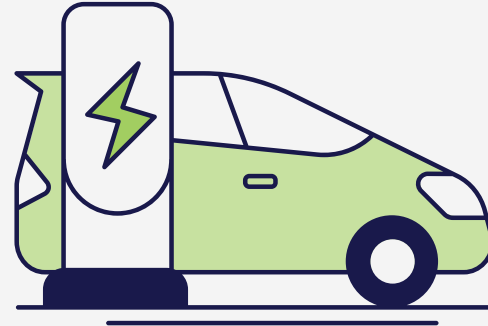




VRF air conditioning



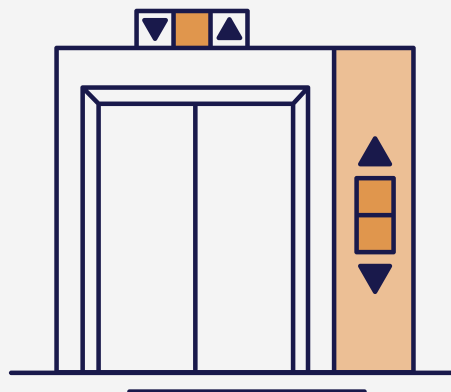
Fully accessible raised access floors



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



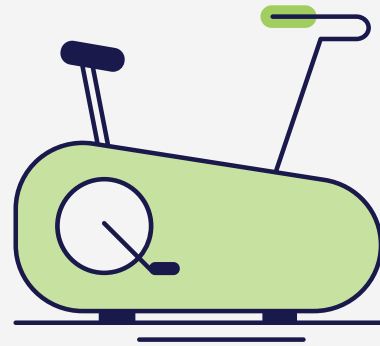
Secure bicycle spaces



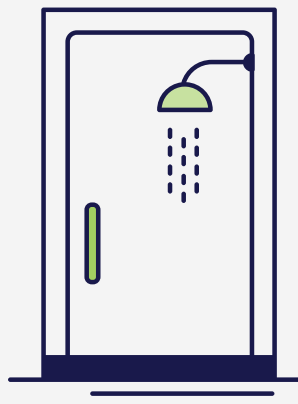
Four 17-person lifts



Gender neutral and disabled WCs on each floor



Gym and fitness suite with changing rooms



Changing rooms with showers and lockers



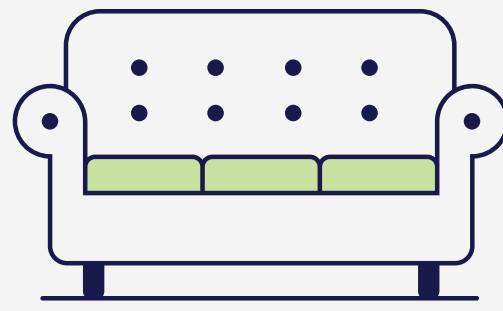
Ground floor and rooftop café



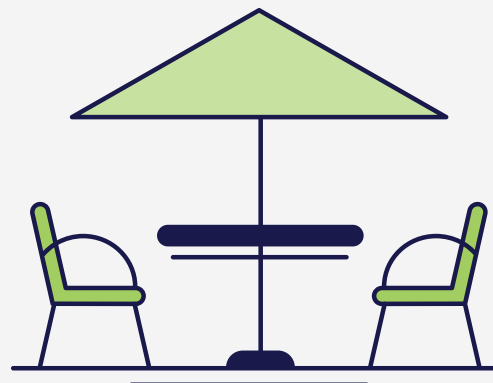
Low energy LED lighting



BREEAM Excellent with EPC A



Impressive reception & business lounge



Rooftop amenities and terrace



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REGAL

