



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	LET	-	-
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

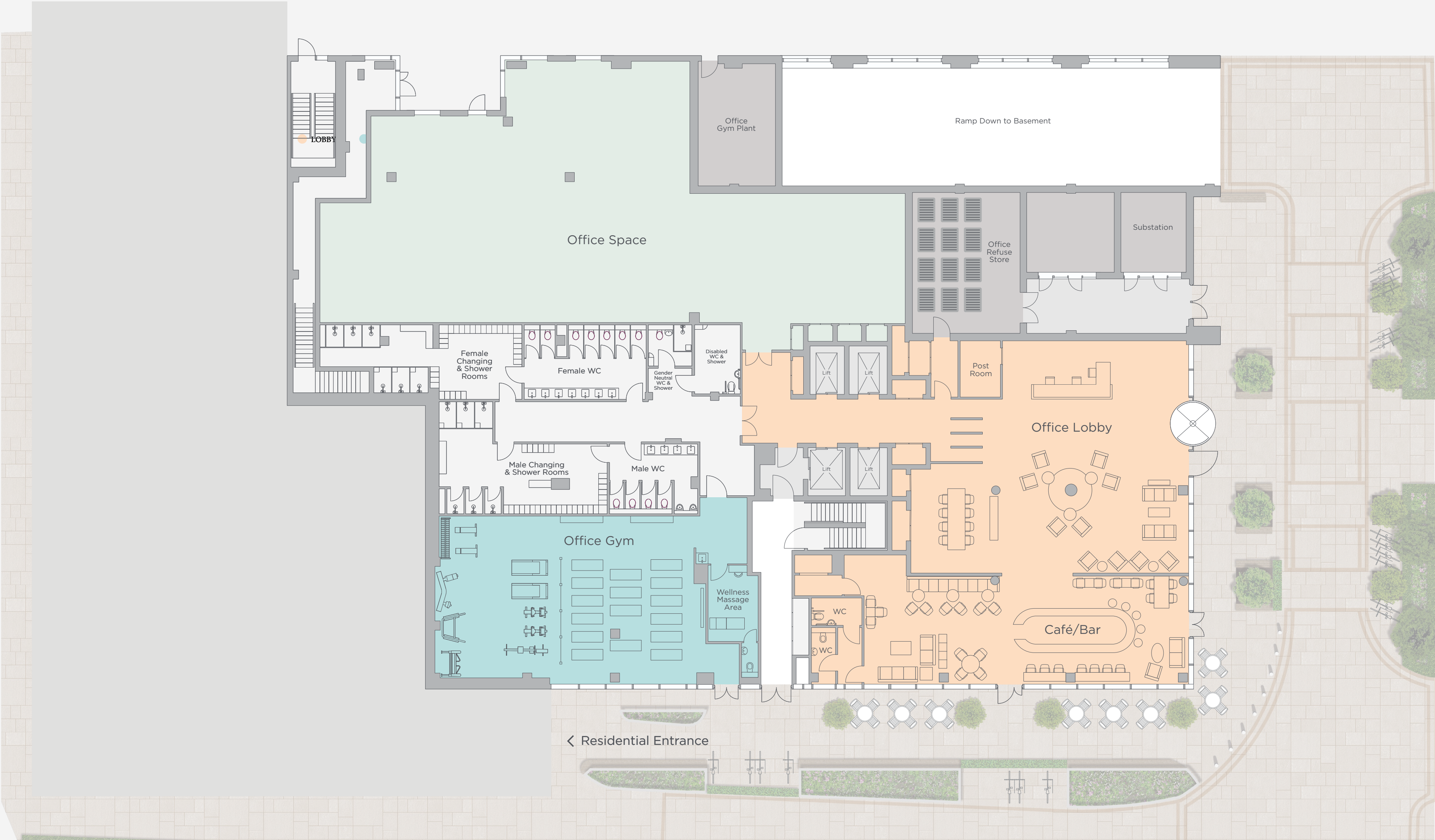
Level		Area sq ft	Area sq
11	PRIVATE BAR ELEVEN	1,302	126
11	ROOF TERRACE	4,736	440
Ground Floor	SHOWERS & CHANGING FACILITIES	2,174	206
Ground Floor	GYM	1,733	164
Ground Floor	CAFÉ BLA BLA	1,389	141
Ground Floor	RECEPTION	2,433	226
TOTAL		13,767	1,303



GROUND FLOOR

OFFICE AREA
3,683 SQ FT / 342 SQ M

- OFFICE
- CORE
- LOBBY
- GYM



FLOOR ONE

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

- OFFICE
- CORE



FLOOR TWO

- OFFICE
- CORE

LEVEL 2 FULL FLOORPLATE

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

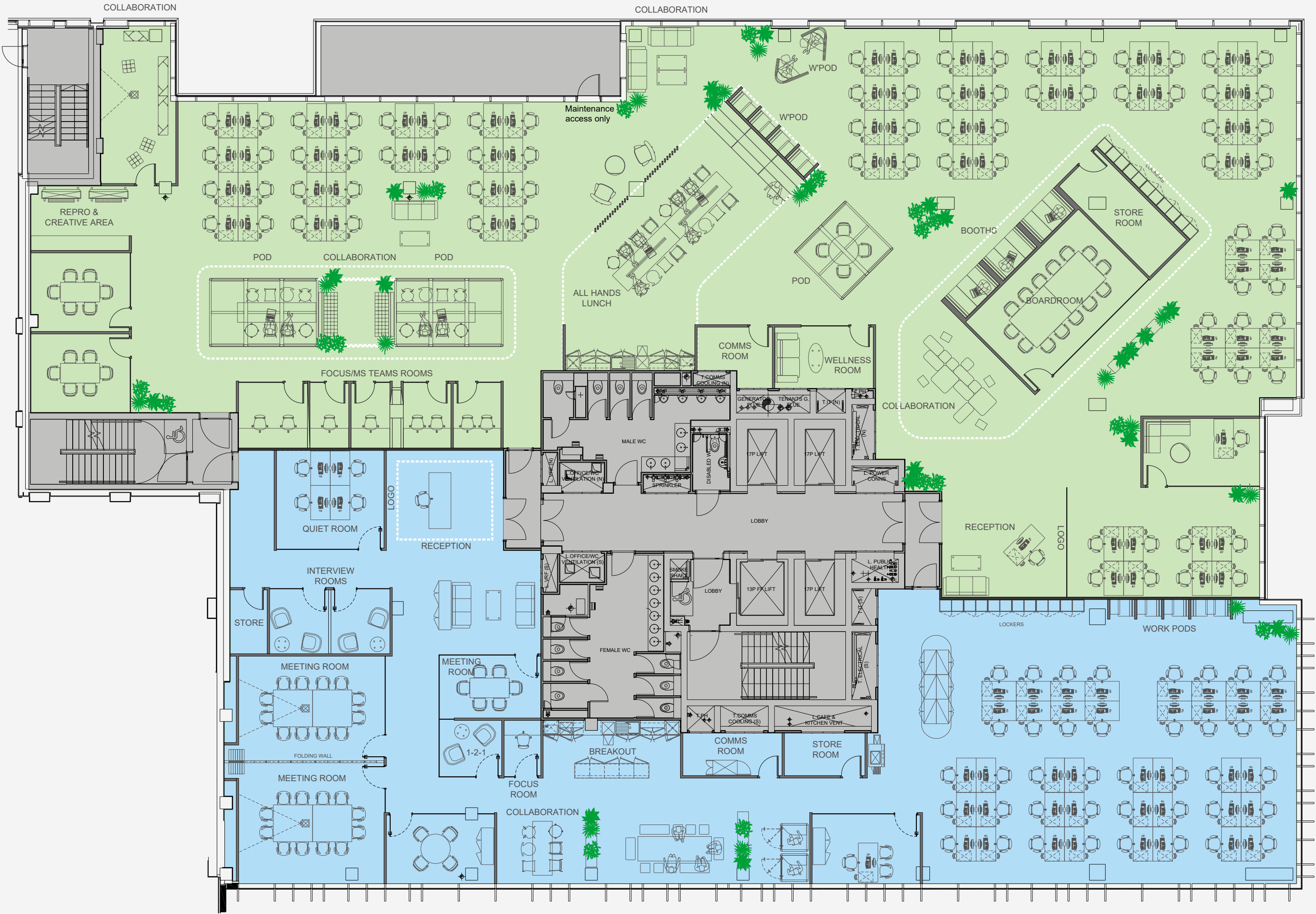


FLOOR TWO

- OFFICE
- CORE

LEVEL 2 SPLIT OPTION

	Area sq ft	Area sq m
North Suite	9,073	843
South Suite	5,392	501



FLOOR TWO

FLOORPLANS

Let By Epson UK

FLOOR THREE

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

- OFFICE
- CORE
- TERRACE



Let By Epson UK

FLOOR FOUR

OFFICE AREA

15,259 SQ FT / 1,417 SQ M

- OFFICE
- CORE



Let By Canada Life

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

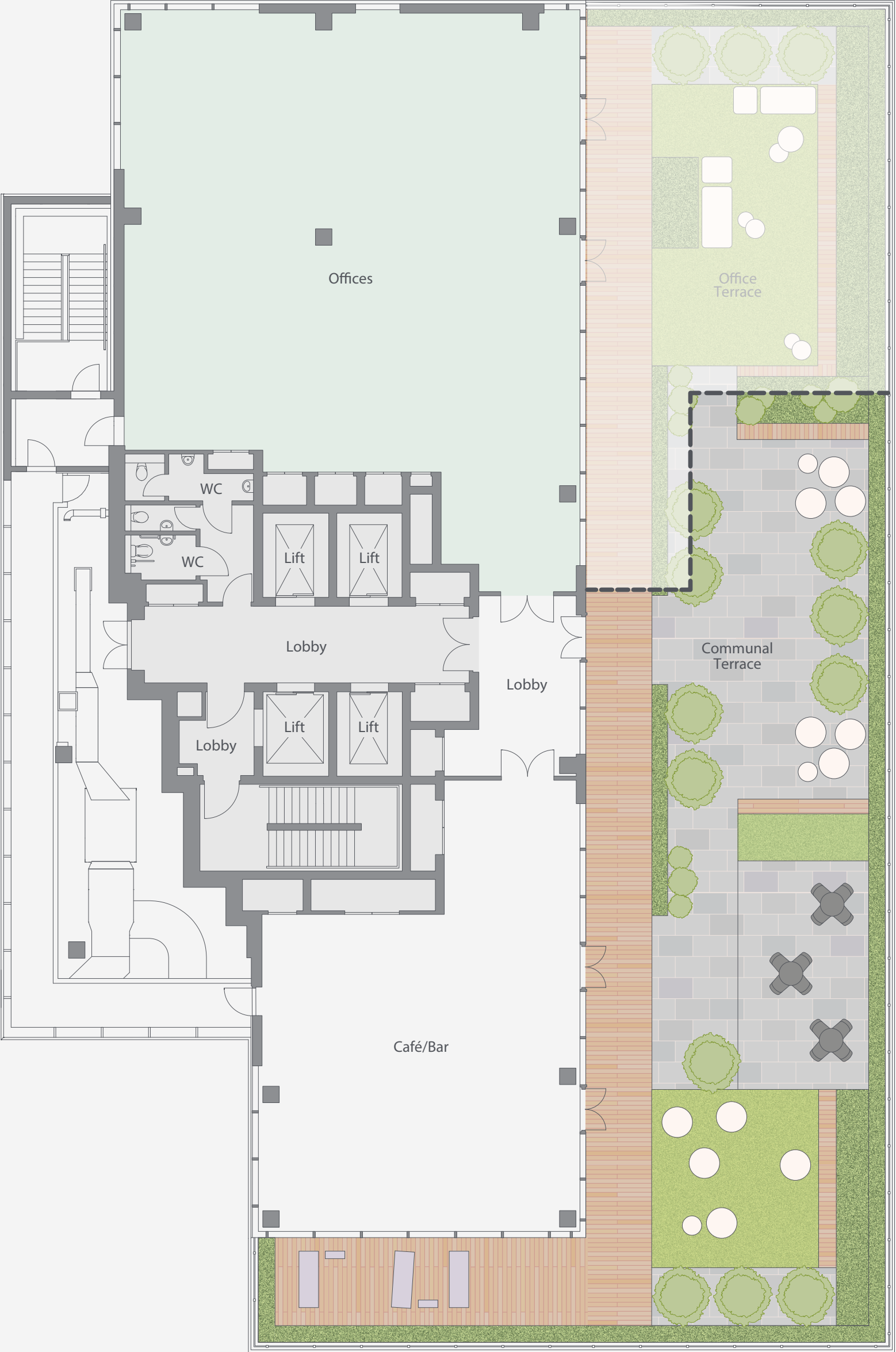


Let By Allwyn

FLOOR ELEVEN

OFFICE AREA
2,446 SQ FT / 227 SQ M

- OFFICE
- CORE
- TERRACE



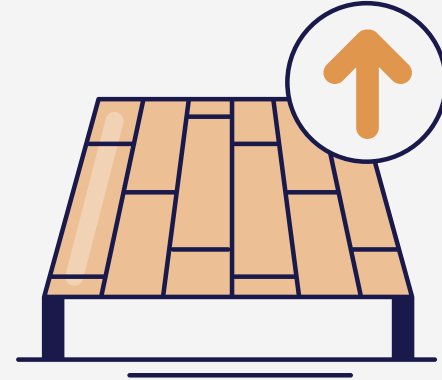




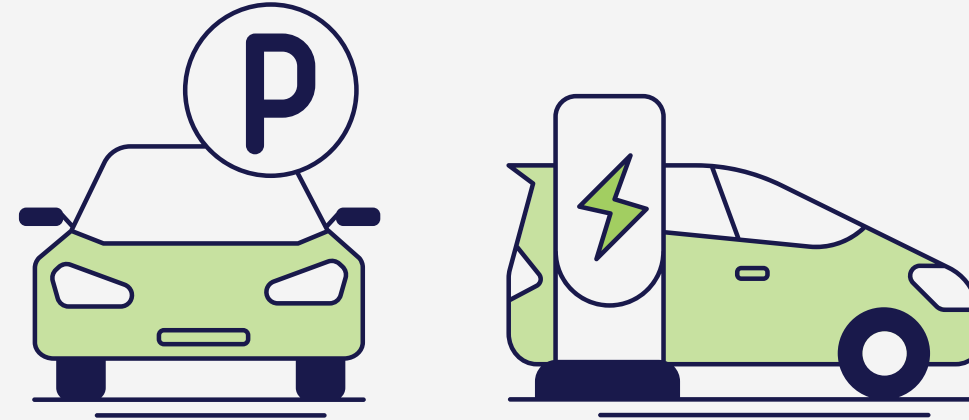




VRF air conditioning



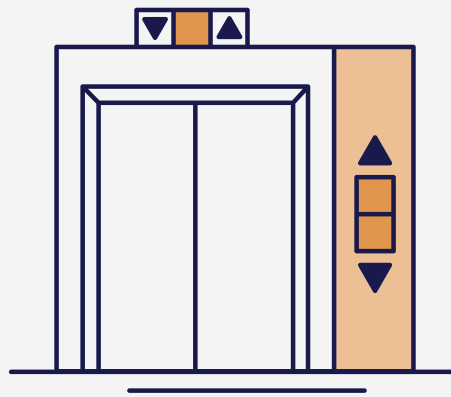
Fully accessible raised access floors



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



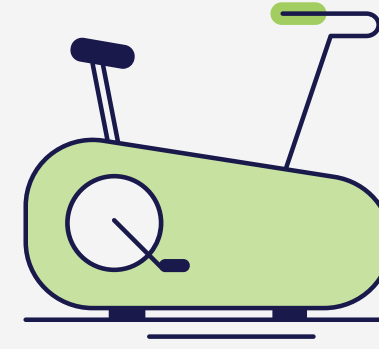
Secure bicycle spaces



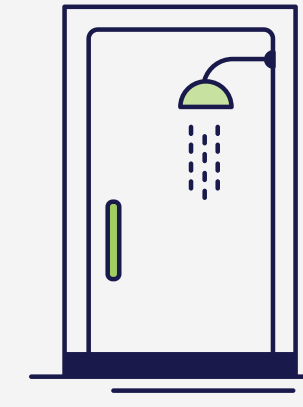
Four 17-person lifts



Gender neutral and disabled WCs on each floor



Gym and fitness suite with changing rooms



Changing rooms with showers and lockers



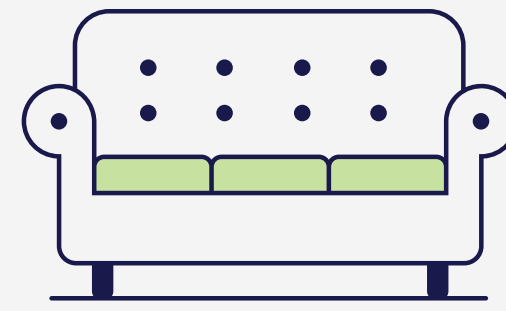
Ground floor and rooftop café



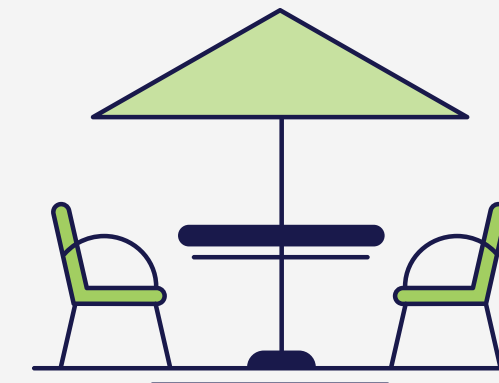
Low energy LED lighting



BREEAM Excellent with EPC A



Impressive reception & business lounge



Rooftop amenities and terrace



theclarendonworks.co.uk

