

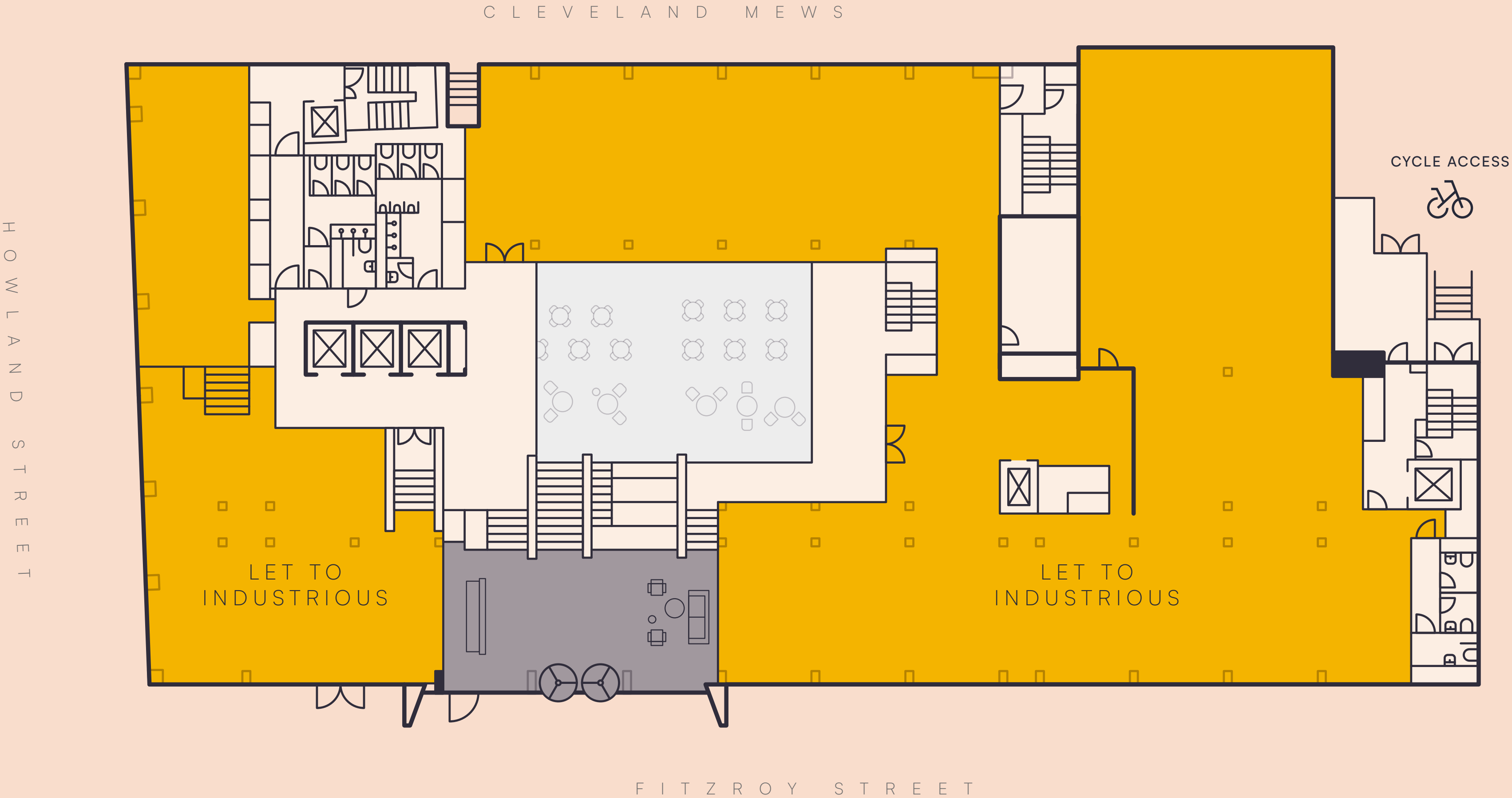
Ground

10276 SQ FT / 955 SQ M — NIA

RECEPTION — 1,008 SQ FT / 94 SQ M

OFFICE — 9,268 SQ FT / 861 SQ M

- LET TO INDUSTRIOUS
- RECEPTION



Indicative only. Not to scale.

Lower ground

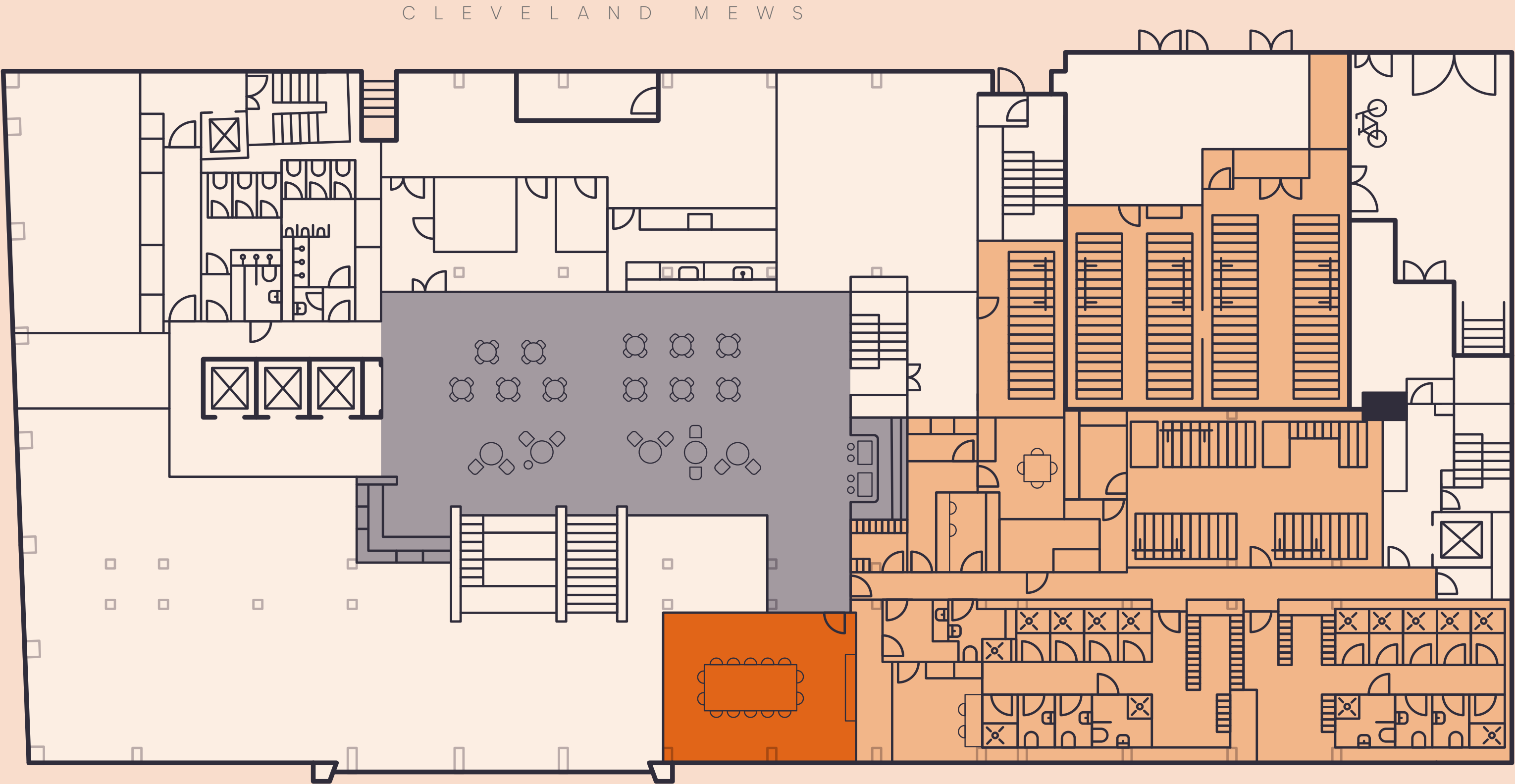
3,303 SQ FT / 307 SQ M — NIA

atrium, lounge & cafe — 2,760 sq ft / 257 sq m

building meeting room — 543 sq ft / 50 sq m

- BUILDING MEETING ROOM
- atrium, lounge & cafe
- SHOWERS / CYCLE STORE
- CYCLE SPACES143
- LOCKERS153
- SHOWERS14

Howland Street



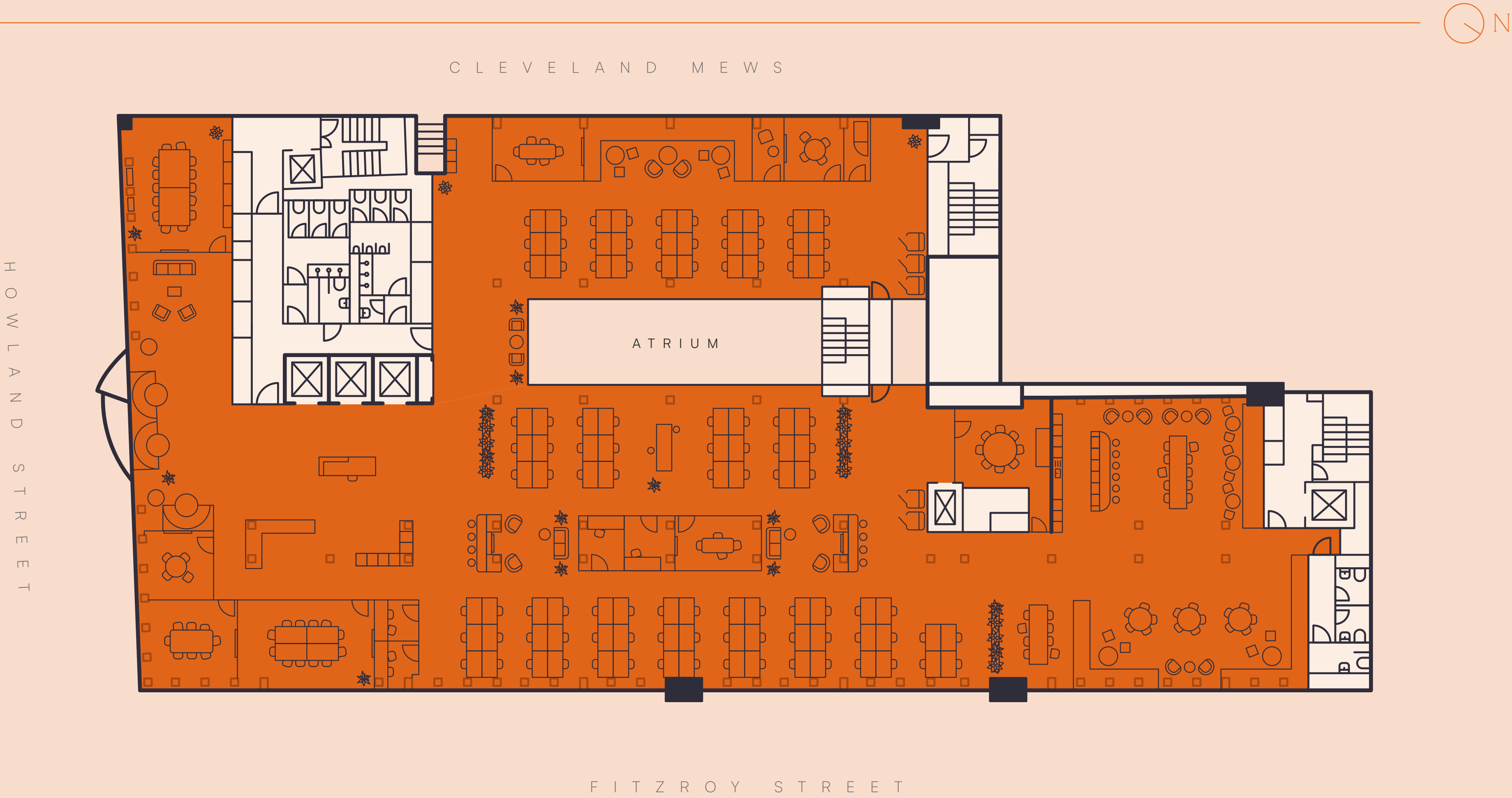
Second floor - Fully fitted available from February 2026

13,376 SQ FT / 1,243 SQ M — NIA

OFFICE SPACE

	TOTAL SEATS
14 PERSON MEETING ROOM	1
12 PERSON MEETING ROOM	1
8 PERSON MEETING ROOM	2
6 PERSON MEETING ROOM	1
4 PERSON MEETING ROOM	3
1 PERSON CALL ROOM	1
TEA POINT	1
PRIVATE SOFT SEATING MEETING ROOMS	8
COLLAB SPACES	9
PHONE BOOTHS	7
RECEPTION AREA	
WORK SPACE TOTAL SEATS	100

Indicative only. Not to scale.



Third floor

13,442 SQ FT / 1,249 SQ M — NIA

OFFICE SPACE

H O W L A N D S T R E E T

C L E V E L A N D M E W S

A T R I U M

F I T Z R O Y S T R E E T



Indicative only. Not to scale.

Fourth floor

13,405 SQ FT / 1,245 SQ M — NIA

OFFICE SPACE

H O W L A N D S T R E E T

C L E V E L A N D M E W S

A T R I U M

F I T Z R O Y S T R E E T



Indicative only. Not to scale.

Seventh floor – Communal terrace

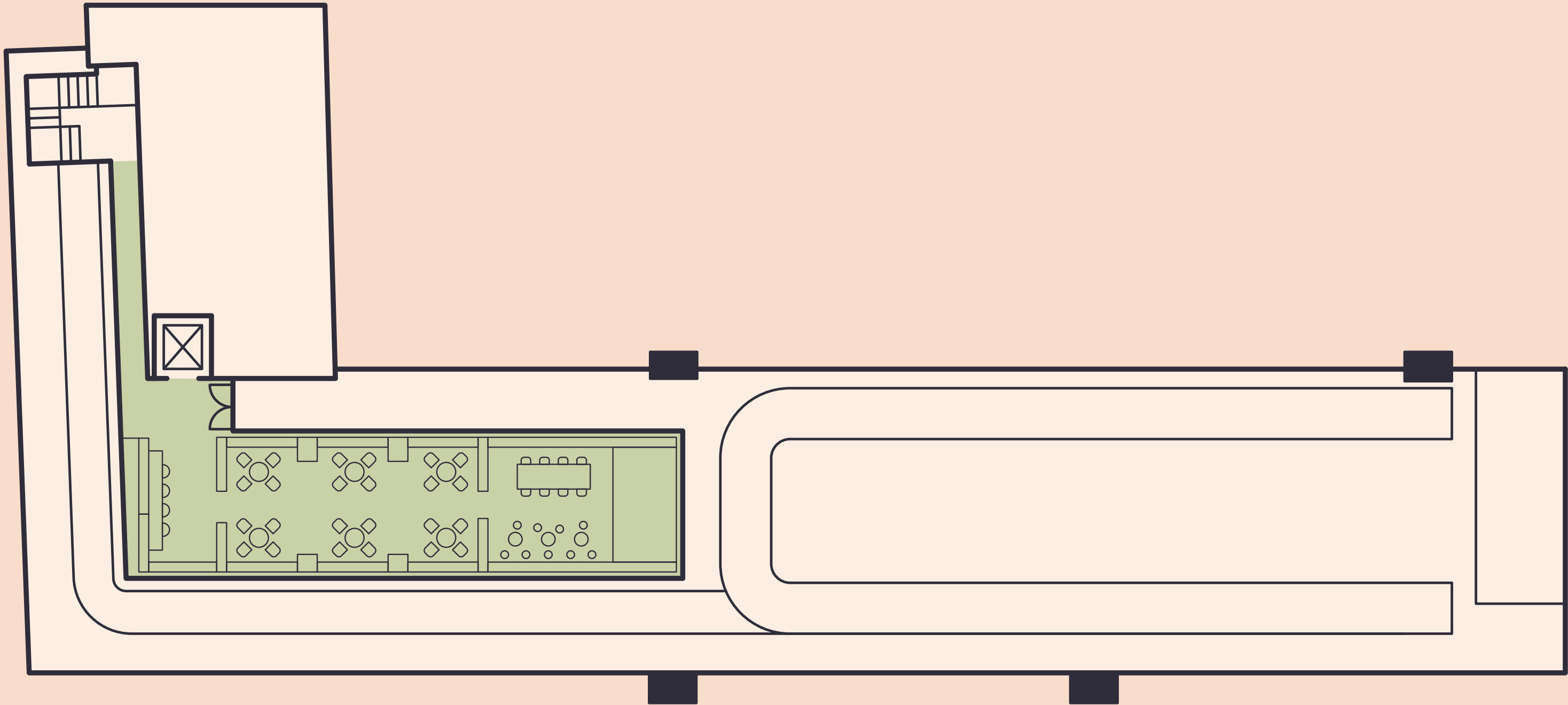
1,265 SQ FT / 118 SQ M

ROOF TERRACE



C L E V E L A N D M E W S

H O W L A N D S T R E E T



F I T Z R O Y S T R E E T

Indicative only. Not to scale.

Indicative Spaceplan

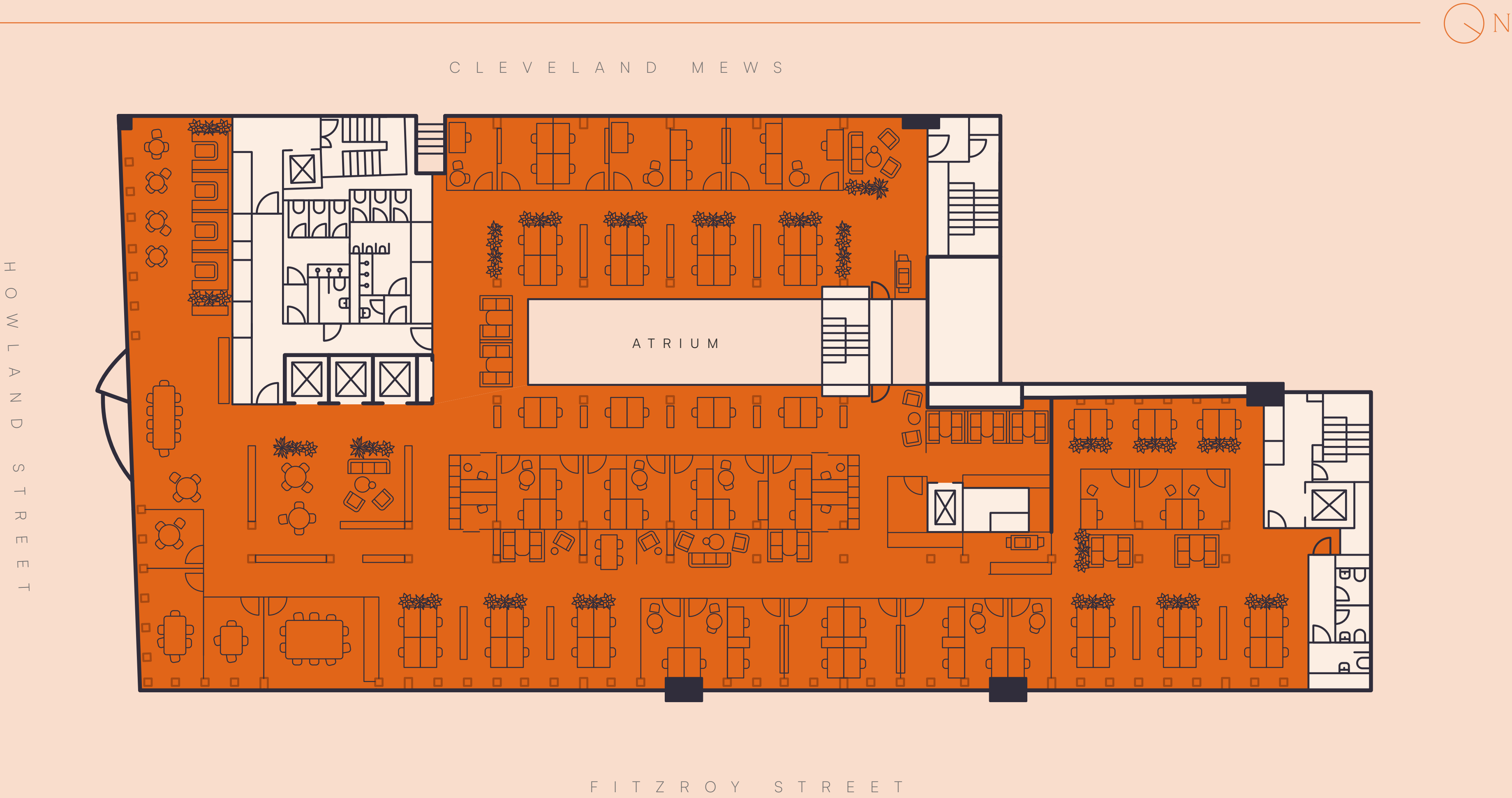
Open plan

OFFICE SPACE

ON FLOOR OCCUPANCY
1:8 156 PERSONS
1:10 125 PERSONS
1:12 104 PERSONS

	TOTAL SEATS
SINGLE OFFICES X 10	13
DOUBLE OFFICES X 12	24
OPEN PLAN WORKSTATIONS	54
OPEN COLLABORATION & DROP IN X 12	55
QUIET ROOMS X 4	4
INTERNAL MEETING ROOMS X 4	24
SOCIAL AREA SEATS	47
WORK SPACE TOTAL SEATS	221

Indicative only. Not to scale.



Indicative Spaceplan

Media/Creative



OFFICE SPACE

ON FLOOR OCCUPANCY
1:6 208 PERSONS
1:8 156 PERSONS
1:10 125 PERSONS

	TOTAL SEATS
OPEN PLAN DESKS / DOCKING STATIONS	62
OFFICES / QUIET ROOMS X 12	15
INTERNAL MEETING ROOMS X 4	35
OPEN COLLABORATION & DROP IN X 7	32
WORK SPACE TOTAL SEATS	144
12 SEAT FUNCTION ROOM X 3	36
14 SEAT FUNCTION ROOM X 1	14
SOCIAL AREAS	72
OVERALL TOTAL SEATS	266

Indicative only. Not to scale.

