

| NINE  
APPROLD

PRESENTS

# WORK READY

4,161 SQ FT OF SPACE

AT



BROADGATE  
QUARTER

# A DYNAMIC QUARTER

Perfectly positioned between the City and Shoreditch, Broadgate Quarter is located in one of London's most exciting and dynamic areas.

Located alongside **Amazon's new HQ**, **Adobe** and **We Are Social**, the surrounding area is a thriving commercial hub that provides a wonderfully eclectic mix of cafés, bars, leisure and restaurants.

The building has **unrivalled connectivity** within the capital with easy access to **Shoreditch High Street** and **Liverpool Street** stations providing mainline, overground, **Elizabeth Line** and underground services.



**c.70 MILLION**

PEOPLE PASS THROUGH LIVERPOOL STREET STATION ANNUALLY

## PERFECTLY CONNECTED

| Location               | Walking Time | Service        |
|------------------------|--------------|----------------|
| LIVERPOOL STREET       | 3 MINS       | TUBE           |
| MOORGATE               | 7 MINS       | ELIZABETH LINE |
| SHOREDITCH HIGH STREET | 7 MINS       | OVERGROUND     |
| OLD STREET             | 11 MINS      | NATIONAL RAIL  |
| BANK                   | 12 MINS      | DLR            |
| ALDGATE EAST           | 15 MINS      |                |
| ALDGATE                | 16 MINS      |                |



# AMENITY AND PUBLIC REALM



# MAKE WORK WORTH TRAVELLING FOR



BREAKOUT VISUALS

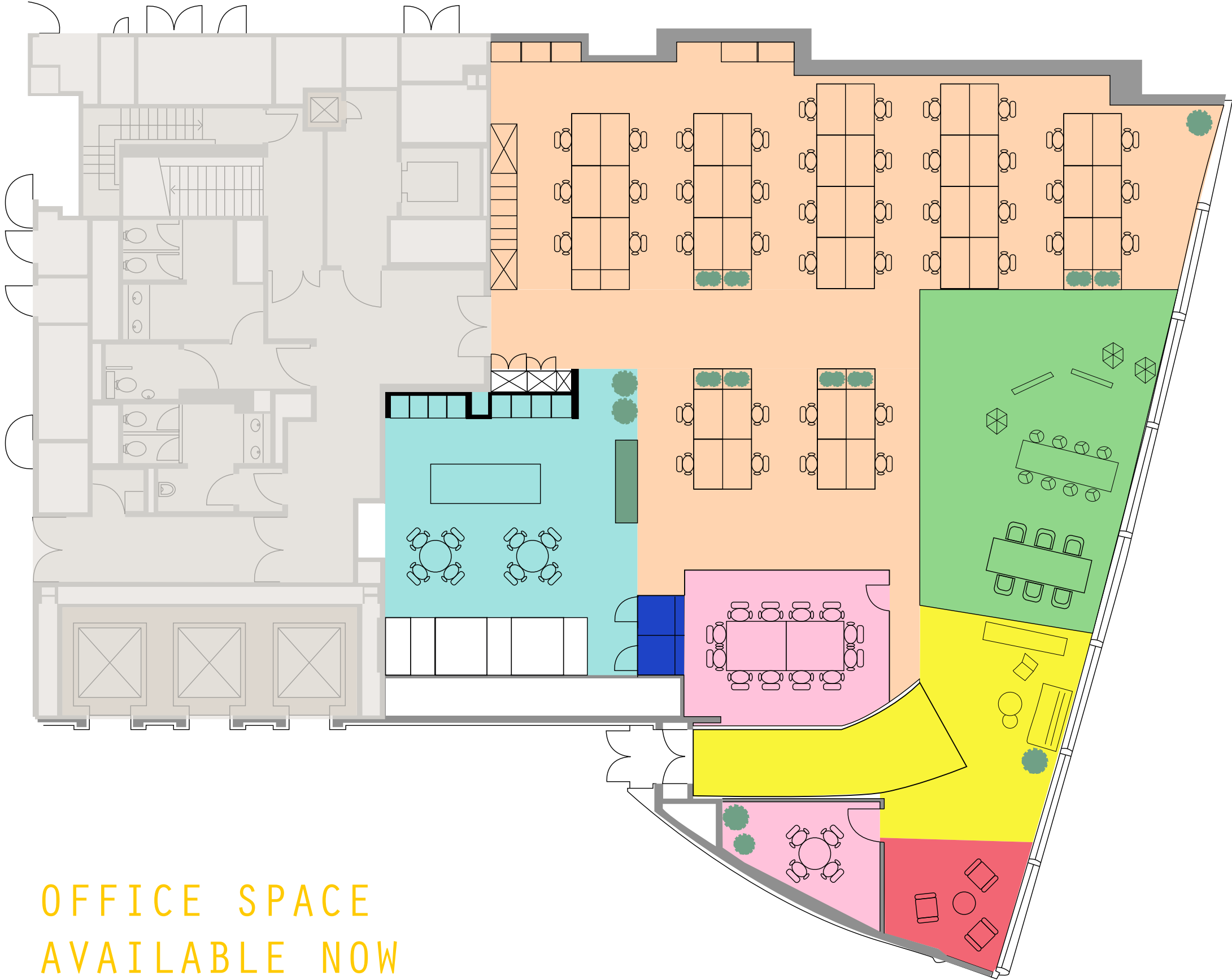
FULLY FITTED SPACE  
AVAILABLE

NET INTERNAL AREA:

4,161 SQ FT.

386.6 SQ M.

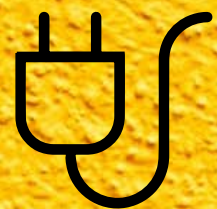
- DESKS 48-52
- HOT DESKS 06
- MEETING ROOMS 02
- TEAPOINT 01
- BREAKOUT 01
- COLLABORATION AREA 01
- SOFT SEATING 01
- CALL PODS 02
- WELCOME AREA 01



OFFICE SPACE  
AVAILABLE NOW

THE PROPOSED LAYOUT IS ONLY FOR  
GUIDANCE AND CAN THEREFORE BE  
ADJUSTED DEPENDING ON OCCUPIER  
REQUIREMENT.

# SPECIFICATION HIGHLIGHTS



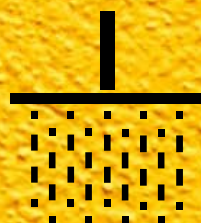
FULLY FITTED  
WITH ALL FURNITURE



CAR PARKING  
SPACES



220  
BICYCLE SPACES



17  
SHOWERS



DEDICATED ON-SITE  
MANAGEMENT



ON-SITE  
BARISTA



WIRED  
CERTIFIED GOLD



DYNAMIC  
EVENT SPACE &  
BREAKOUT AREA



1:8M<sup>2</sup> / 48  
DESKS

# A GREEN APPROACH



NOMINATED  
FOR THE 2019  
GREEN WORLD  
AWARDS



£38K

ANNUAL COST  
SAVINGS THROUGH  
BOILER & WATER  
PUMP PROGRAMME



10%

ANNUAL ENERGY  
REDUCTION THROUGH  
LED LIGHTING



CYCLING  
SCORE  
PLATINUM

CYCLING  
SCORE  
PLATINUM



100%

ENERGY FROM  
RENEWABLE SOURCES



AWARDED THE  
GREEN APPLE  
ENVIRONMENTAL  
AWARD



EXTENSIVE RECYCLING  
PROGRAMME FOR  
FOOD WASTE, GLASS,  
CARDBOARD AND MIXED  
DRY RECYCLING



BOILER OPTIMISATION  
PROGRAMME TO REDUCE  
GAS CONSUMPTION

# GET IN TOUCH



DAN GAUNT  
+44 (0)7818 008 981 | dan.gaunt@knightfrank.com

RORY PATON  
+44 (0)7900 245 22 | rory.paton@knightfrank.com

NICK CODLING  
+44 (0)7917 593 469 | nick.codling@knightfrank.com



SAM BOREHAM  
+44 (0)7917 635 465 | samb@bh2.co.uk

JACK BEEBY  
+44 (0)7841 802 097 | jackb@bh2.co.uk

DAN ROBERTS  
+44 (0)7801 143 909 | danr@bh2.co.uk

[BROADGATEQUARTER.COM](https://www.broadgatequarter.com)

The agents advise that these particulars do not form part of an offer or contract and are intended for general guidance purposes only. They have been prepared from information supplied to us and interested parties should satisfy themselves as to the accuracy of the floor plans, tenancy details, etc. and whether the premises are fit for purpose before entering into a contract. Published Q1 2022

**Revantage**  
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