

TWENTY MIDTOWN  
• NCI •

WELCOME TO 20 MIDTOWN; A NEW WAY OF WORKING. A SPACE WHICH OFFERS CONSIDERED AND CONTEMPORARY DESIGN REFLECTING THE EXPECTATIONS OF FORWARD-THINKING OCCUPIERS.



TWENTY MIDTOWN  
WCM

Occupiers are now demanding more from a workspace than ever before and 20 Midtown has been designed with this in mind.

The building offers up to 14,000 sq. ft. of flexible office space which can be tailored to suit a hybrid working model for all sectors. The 2nd floor has been fully fitted to provide a CAT A+ offering with ample space for collaboration and hot desking space. The remaining floors are being offered in CAT A specification ready for an incoming occupier to fit as desired.



# A NEW WAY OF WORKING

# SPECIFICATION



FULLY ACCESSIBLE  
RAISED FLOORS



HIGH EFFICIENCY VRV  
AIR CONDITIONING



CENTRALISED FRESH  
AIR VENTILATION PLANT

(12l/s per person  
based on 1:10 occupancy)



LOW ENERGY  
LINEAR LED LIGHTING



2 X 8 PERSON  
PASSENGER LIFTS



FULLY GLAZED  
FAÇADE



SHOWER  
FACILITIES



BIKE RACKS



FIBRE  
CONNECTIVITY



TERRACE ON THE  
FIFTH FLOOR



RE-POSITIONED  
RECEPTION AREA



FULLY FITTED  
FLOORS AVAILABLE

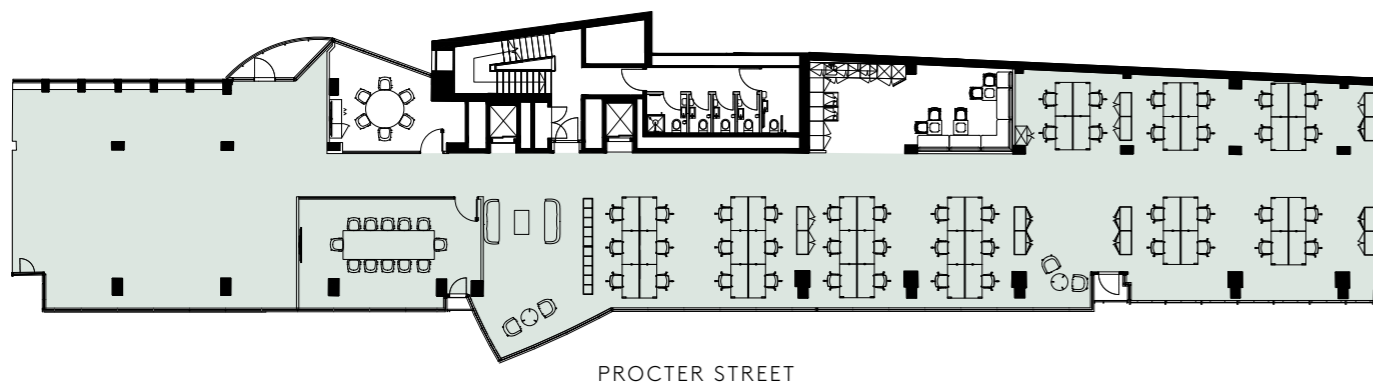
# THE BUILDING

SCHEDULE OF AREAS	CONDITION	AREA (SQ.FT)	AVAILABILITY	RENT (PER SQ FT)
FIRST FLOOR	PARTIALLY FITTED	1,922	LET TO HUBFLOW	
SECOND FLOOR	CAT A +	5,353	AVAILABLE	£59.00
THIRD FLOOR	PARTIALLY FITTED	5,410	AVAILABLE	£52.50
FOURTH FLOOR (LET)	CAT A +	4,143	LET TO HUNGRY PANDA	
FIFTH FLOOR	PARTIALLY FITTED	3,116	AVAILABLE	£59.50
<b>TOTAL</b>		<b>19,944</b>		

## SECOND FLOOR

5,353 SQ.FT

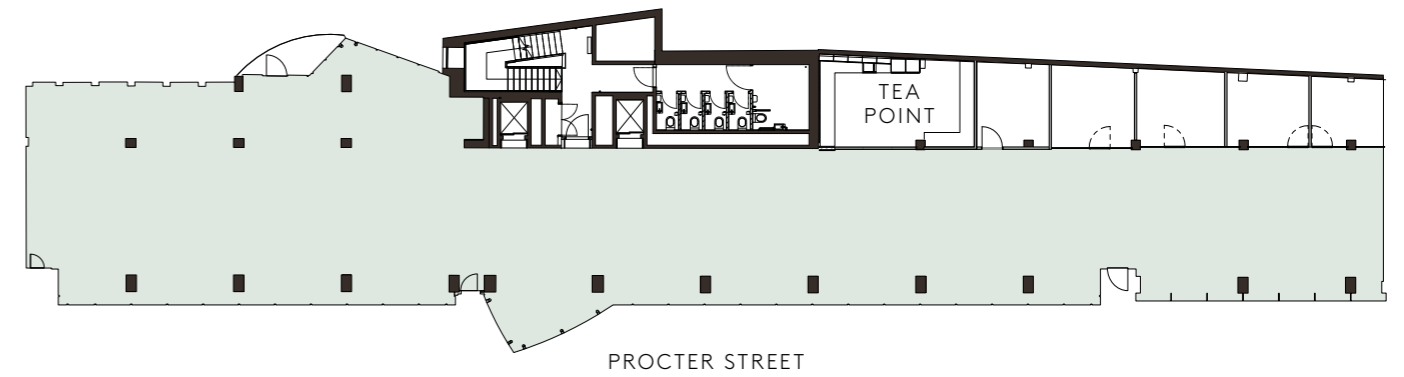
Workstations	44
12 Person Meeting Room	1
6 Person Meeting Room	1
Break Out Areas	2
Tea point	1
Reception	1



● Office space

## THIRD FLOOR

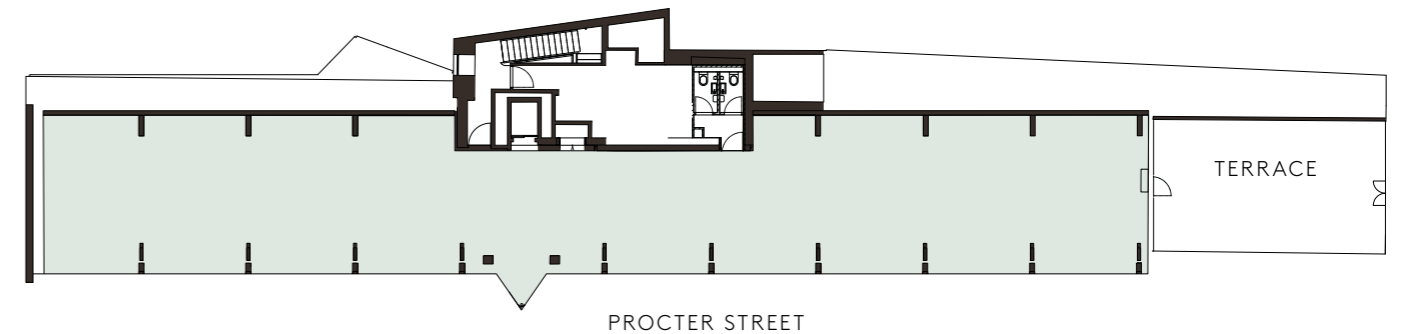
5,410 SQ.FT



● Office space

## FIFTH FLOOR

3,116 SQ.FT



● Office space

2<sup>ND</sup>, 3<sup>RD</sup> AND 5<sup>TH</sup> FLOORS WERE REFURBISHED ALONGSIDE STRONG ESG CONSIDERATIONS. ELEMENTS OF THE FLOORS WERE REGENERATED TO PROVIDE PARTIALLY FITTED OUT SPACE TO ALLOW FOR AN INCOMING OCCUPIER TO DESIGN AND CREATE THEIR OWN FUTURE WORKING LAYOUT.



By reusing and cleaning all floor tiles on the refurbished floors the refurbishment project prevented 36.2 tonnes of waste going into landfill.

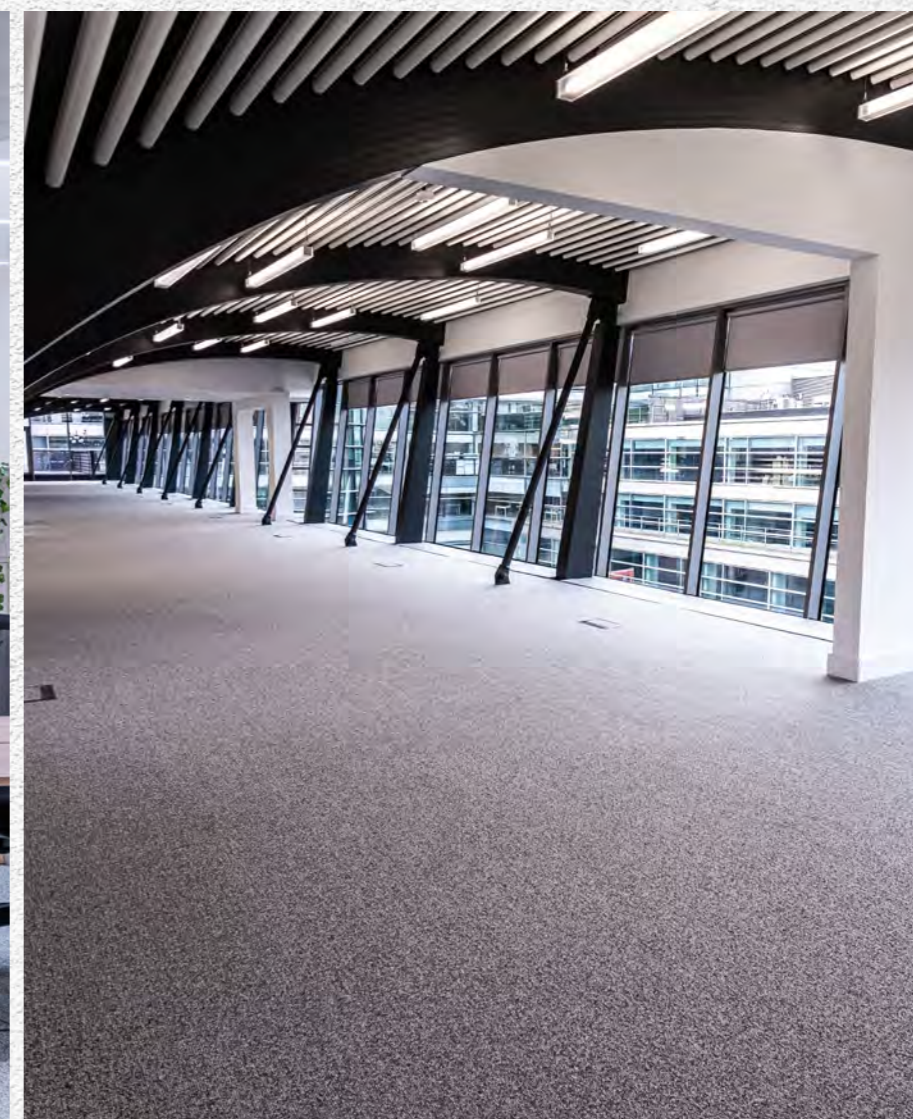
TWENTY MIDTOWN  
WCM



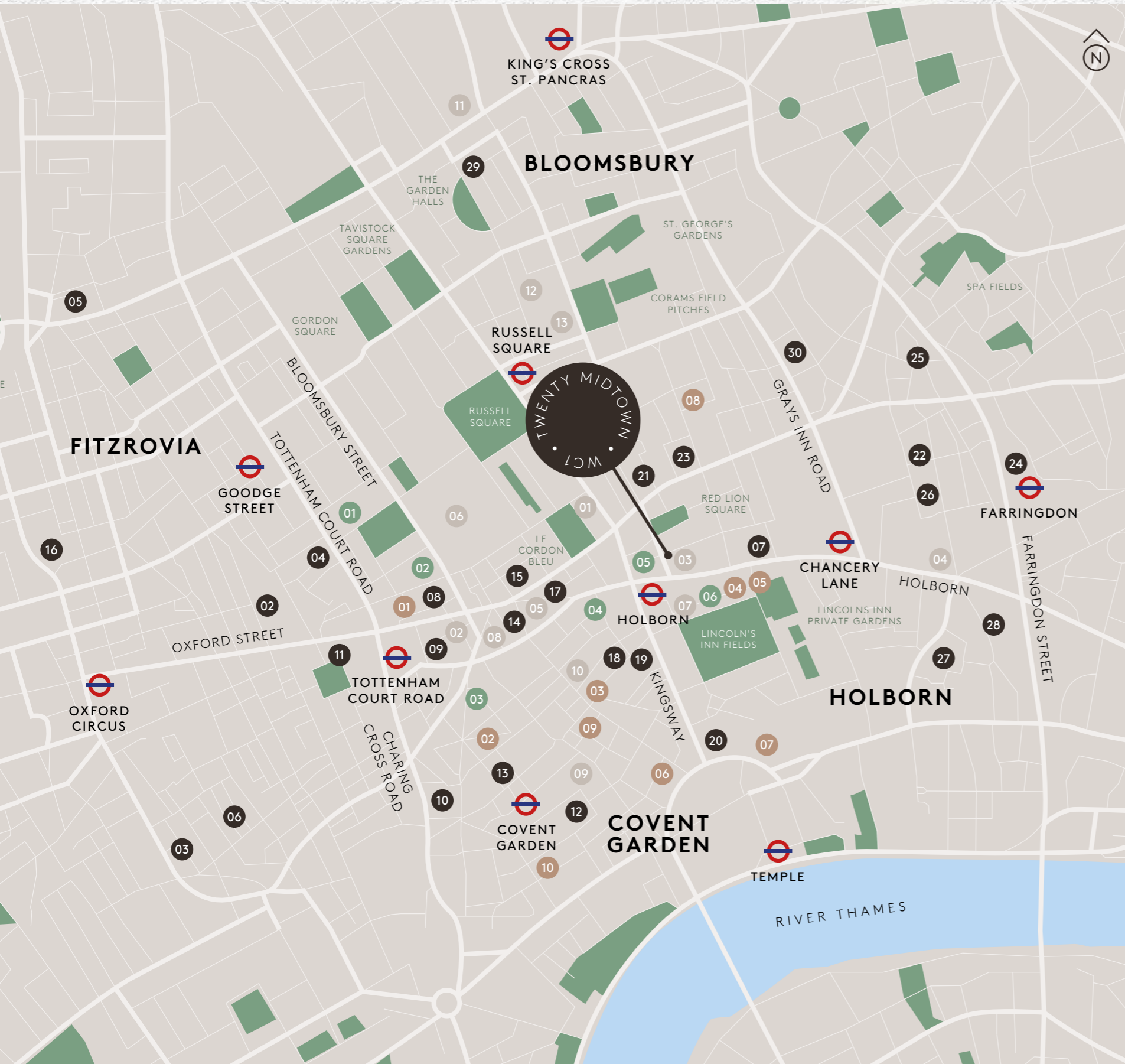
The large kitchen areas have been transformed into breakout and event spaces by including soft seating to enhance the useability of the space.



The 2nd floor offers a partially fitted space that provides a multidimensional office with a mix of an open plan desking area, light and flexible meeting rooms and breakout areas that allow an incoming tenant complete flexibility. The decision to retain and reuse carpet tiles from other areas of the building prior to strip-out resulted in half a tonne of carpet tiles not going to landfill.



# AT THE HEART OF CULTURE



## RESTAURANTS ●

- 01 Dalloway Terrace
- 02 Hawksmoor Seven Dials
- 03 Shoryu Ramen
- 04 Mirror Room
- 05 Holborn Dining Room
- 06 The Delaunay
- 07 Roka
- 08 Noble Rot
- 09 Barrafina
- 10 Flat Iron

## HOTELS ●

- 01 My Bloomsbury
- 02 The Bloomsbury Hotel
- 03 Covent Garden Hotel
- 04 The Hoxton
- 05 L'oscar London
- 06 Rosewood London

## LEISURE & CULTURE ●

- 01 All Star Lanes
- 02 Flight Club
- 03 Gymbox
- 04 Bounce
- 05 1Rebel
- 06 The British Museum
- 07 Sir John Soane's Museum
- 08 Shaftesbury Theatre
- 09 Royal Opera House
- 10 Top Secret Comedy Club
- 11 The British Library
- 12 The Brunswick Centre
- 13 Curzon Bloomsbury

## OCCUPIERS ●

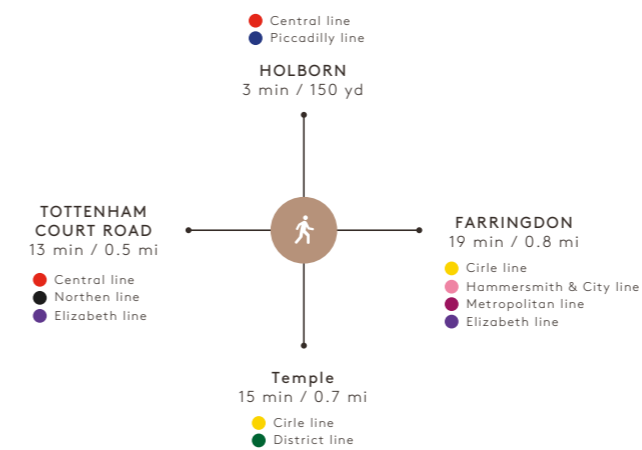
- 01 MoneySupermarket
- 02 Facebook
- 03 Sony DADC
- 04 Odeon Cinemas
- 05 Skyscanner
- 06 Snapchat
- 07 Yahoo
- 08 WME Entertainment
- 09 NBC Universal
- 10 Marathon Asset Management
- 11 Red Bull
- 12 Apple
- 13 Lululemon
- 14 McKinsey & Co
- 15 Criteo
- 16 TOG
- 17 Twitch
- 18 Fladgate LLP
- 19 Mischon de Reya LLP
- 20 Wasserman Media Group
- 21 Mediacom UK
- 22 Grey London
- 23 Warner Bros
- 24 Karmarama
- 25 LinkedIn
- 26 Lastminute.com
- 27 Deloitte
- 28 Goldman Sachs
- 29 Pendragon Media
- 30 ITN Productions

# ALL TRACKS LEAD TO MIDTOWN

20 MIDTOWN OCCUPIES A POSITION IN THE HEART OF LONDON WHERE THE CITY MEETS THE WEST END. IT IS IDEALLY LOCATED TO BENEFIT FROM THE NUMEROUS TRANSPORT MODES ON ITS DOORSTEP.



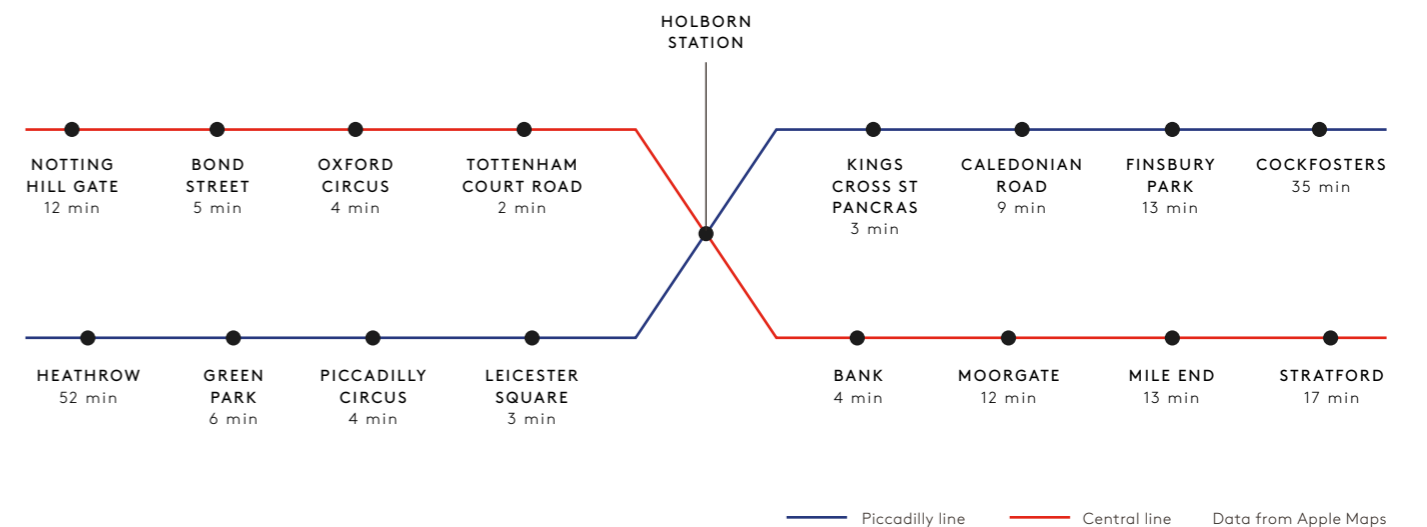
## WALKING TIMES FROM 20 MIDTOWN



## CONNECTING LINES FROM HOLBORN STATION

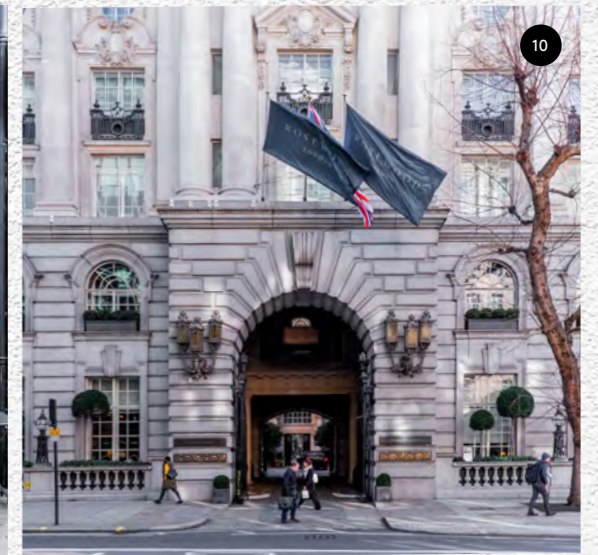
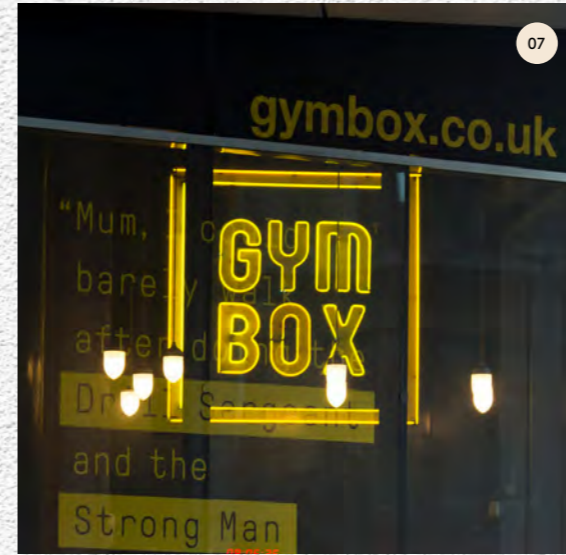
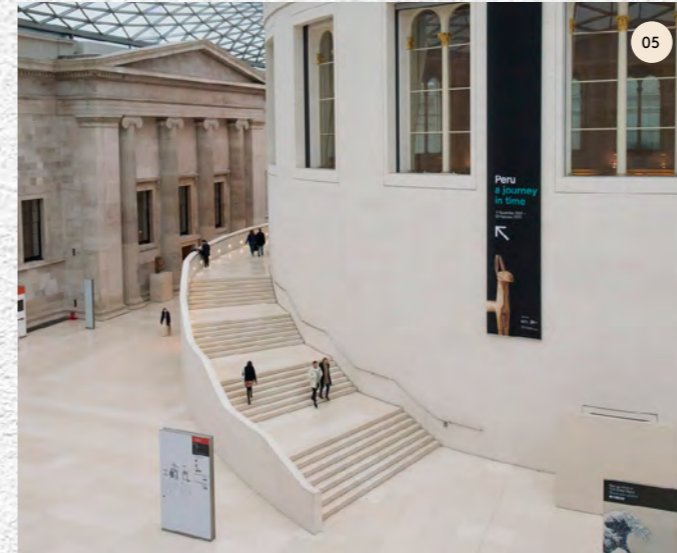
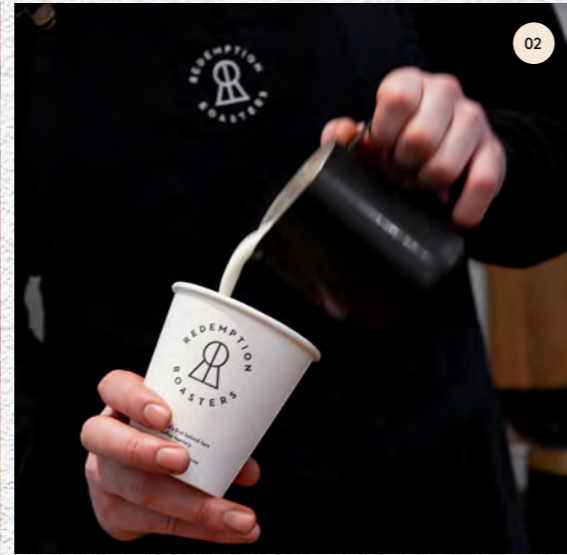


## TUBE TIMES FROM HOLBORN STATION





# STAYING LOCAL – A 5 MINUTE WALK FROM MIDTOWN



- 01. NOBLE ROT
- 02. REDEMPTION ROASTERS
- 03. FABRIQUE
- 04. KNOCKBOX COFFEE

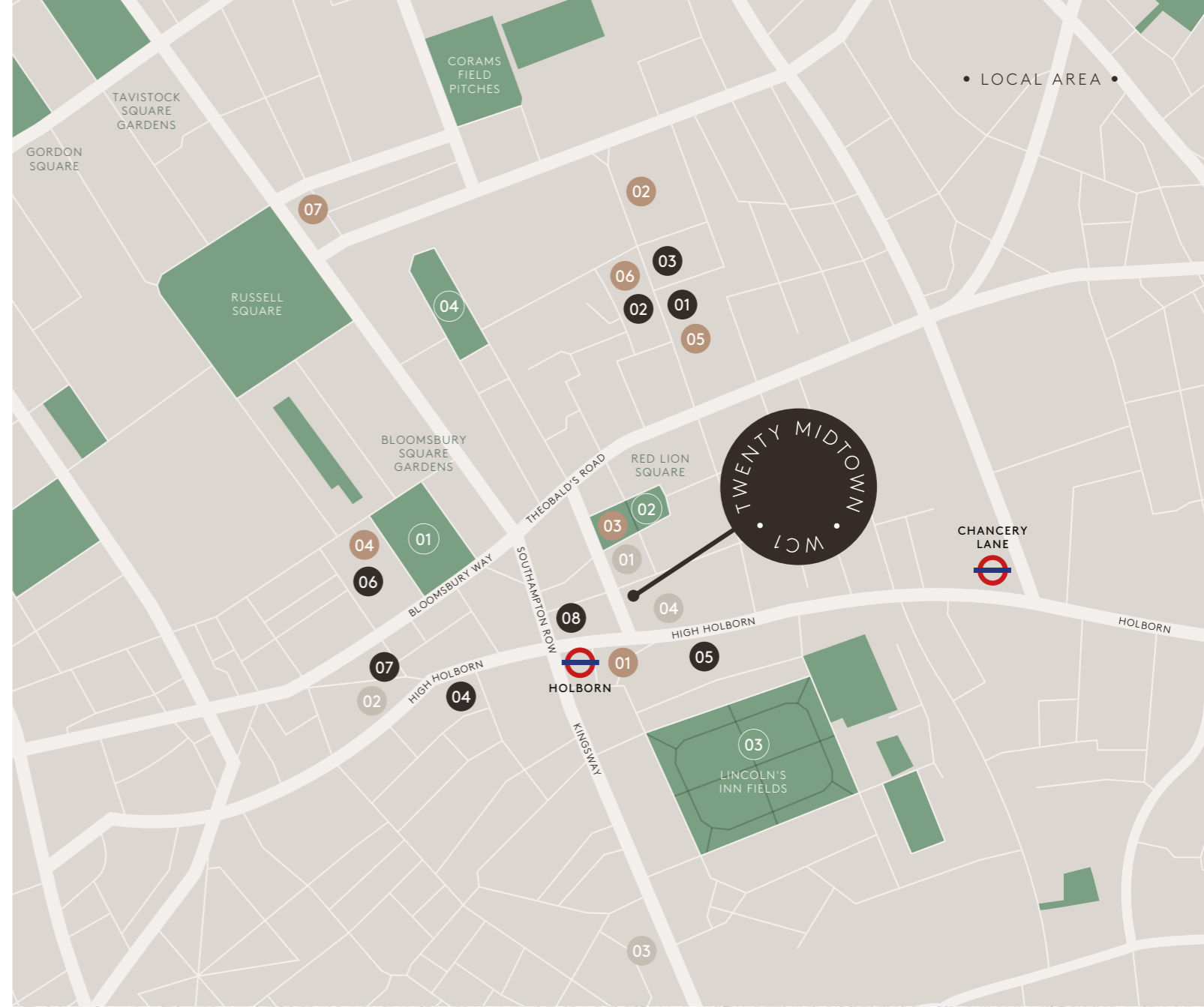
- 05. BRITISH MUSEUM
- 06. HOLBORN DINING ROOM & SCARFES BAR
- 07. GYM BOX

- 08. THE HOXTON
- 09. LA FROMAGERIE
- 10. ROSEWOOD LONDON

# GREEN SPACES ON YOUR DOORSTEP



01. BLOOMSBURY SQUARE GARDENS  
02. RED LION SQUARE GARDENS  
03. QUEEN SQUARE GARDENS



## GREEN SPACES ●

- 01 Bloomsbury Square Gardens
- 02 Red Lion Square Gardens
- 03 Lincoln's Inn Fields
- 04 Queen Square Gardens

## CAFÉ/COFFEE SHOP ●

- 01 Fabrique
- 02 Redemption Roasters
- 03 Red Lion Café
- 04 Café Le Cordon Blue
- 05 Knockbox Coffee
- 06 Conduit Coffee House
- 07 Burr & Co London

## RESTAURANTS/BARS ●

- 01 La Fromagerie Bloomsbury
- 02 Noble Rot
- 03 Tuttis
- 04 The Hoxton
- 05 Holborn Dining Room & Scarfes Bar
- 06 Truckles of Pied Bull Yard
- 07 Happy Lamb Hotpot
- 08 L'oscar Restaurant

## GYMS ●

- 01 Boomcycle
- 02 1Rebel
- 03 U1NT
- 04 Gymbox





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