

STUDIOS

at Republic

A different way to work

**FULLY
FITTED SPACE.**

**ALL
INCLUSIVE
RENT.**

**FLEXIBLE
TERMS.**

Studios at Republic offers the chance for businesses to hit the ground running in our fully fitted out, all inclusive studio spaces – located on the fifth floor of the Import Building.

With studios available for 22 to 76 people, it's an exclusive opportunity to join our creative community at Republic and have access to an exciting and ever changing curated onsite amenity offering as well a wide range of events and classes.



The Space

Image for indicative purposes only.



WORK
HARD
STAY
HUMBLE

hustle
harder

WORK
HARD
STAY
HUMBLE

hustle
harder
GET SH DONE

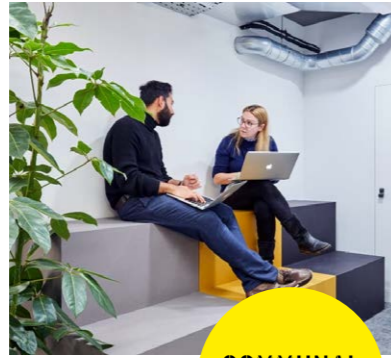
ALL INCLUSIVE RENT.

- Rent
-
- Rates
-
- Service charge
-
- Utilities
-
- Insurance
-
- Cleaning
-
- Data connectivity
-
- Dilapidations

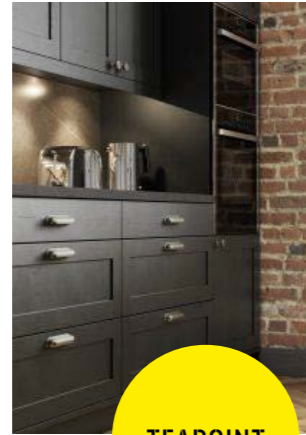
WHAT YOU GET.

- Fully fitted office space
-
- Furniture package
-
- Flexible lease terms
-
- New refurbished air conditioned space
-
- Short format lease
-
- Own meeting room
-
- Quick occupation
-
- Shared kitchen and breakout facilities
-
- Use of the ground floor boardroom and auditorium
-
- Big building benefits

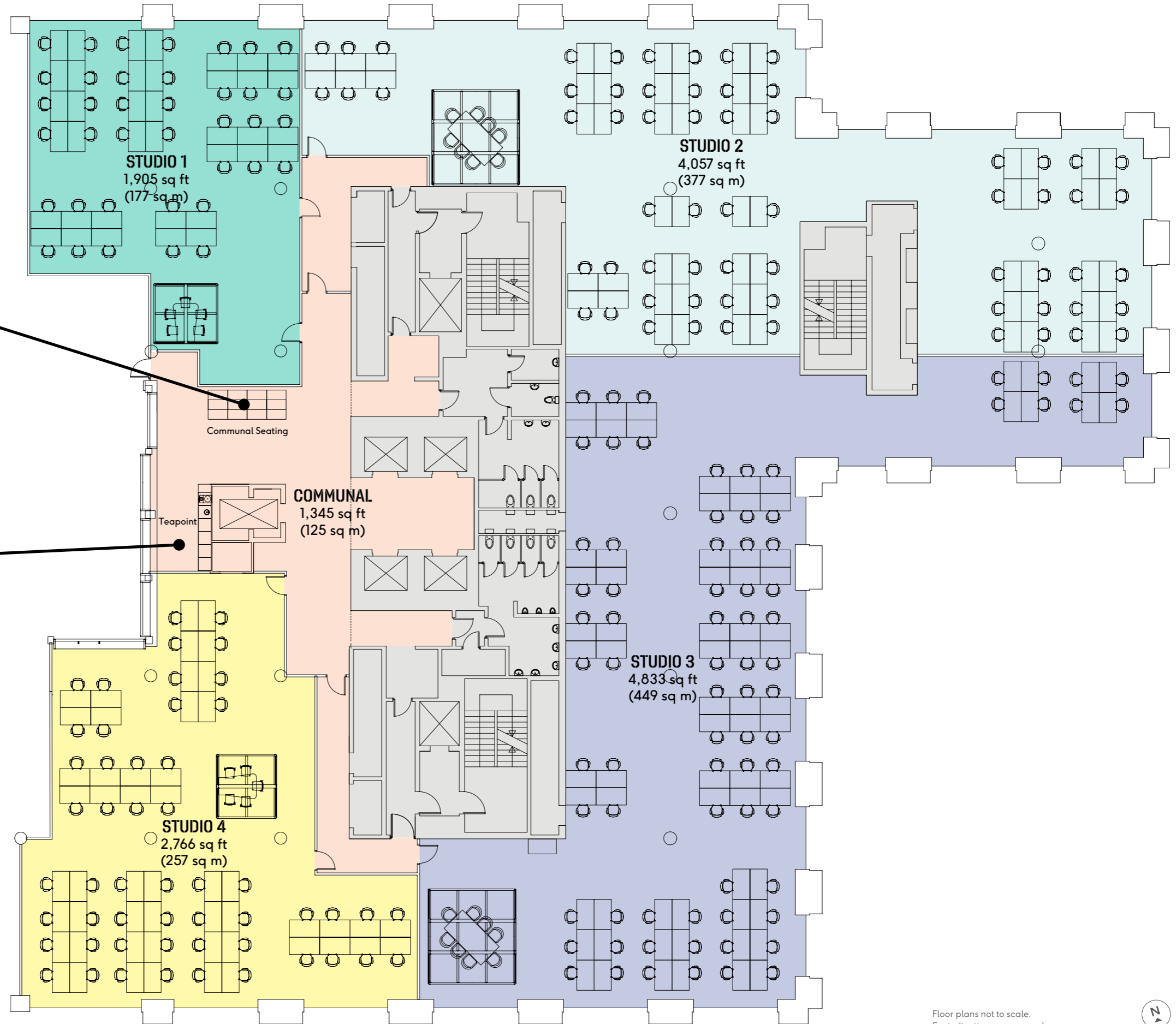
The Space
5th Floor
Import Building



COMMUNAL SEATING



TEAPOINT



STUDIO 1 ●
1,905 sq ft / 177 sq m
Open Plan Desks 22–38
Meeting Area Seating 5
Under Offer

STUDIO 3 ●
4,833 sq ft / 449 sq m
Open Plan Desks 56–76
Meeting Area Seating 8

STUDIO 2 ●
4,057 sq ft / 377 sq m
Open Plan Desks 47–64
Meeting Area Seating 8

STUDIO 4 ●
2,766 sq ft / 257 sq m
Open Plan Desks 32–52
Meeting Area Seating 5

Floor plans not to scale.
For indicative purposes only.



Indicative Space



Image for indicative purposes only.

SUMMARY LEASE TERM

A FULL COPY OF THE SHORT-FORMAT LEASE IS AVAILABLE ON REQUEST.

FAST, EASY & FLEXIBLE

- Each studio provides plug & play allowing immediate occupancy.
- Signing up for a Studio couldn't be easier. We have a standard short-format lease which is available on request.
- Lease available on basis of 12 months plus.

WHAT WILL I GET?

- 24/7 occupation of an exclusive, fully fitted and furnished secure office.
- Private meeting room.
- A shared teapoint and break out space.
- State of the art bicycle and shower facilities.
- Reception concierge service.
- Free use of the ground floor boardroom/ auditorium as follows:

Studio 1	2.3 hours per month
Studio 2	4.9 hours per month
Studio 3	5.8 hours per month
Studio 4	3.3 hours per month

WHAT'S INCLUDED IN THE RENT?

- The 'Rent' is an inclusive amount, payable monthly in advance, designed to make occupation costs for your office simpler and easier. It includes the following:
 - Rent
 - Business rates
 - Service charge
 - Building insurance
 - Utilities
 - Daily cleaning
 - Fibre provision
 - Cabling for power
 - Lighting
 - Air conditioning
 - Fully stocked teapoint.
- Additional VAT is payable on the 'Rent'.

DO I HAVE TO PAY A DEPOSIT?

- A three month rent deposit will be payable on completion of the lease.

DATA CONNECTIVITY

- Each studio will get a dedicated fibre connection with 100MB download speed.



WHAT HAPPENS AT THE END OF THE LEASE?

- There are no dilapidations. You will simply be required to hand back the studio vacant, in a clean and tidy condition with all your goods, fixtures and fittings removed.

OTHER BIG BUILDING BENEFITS

- Access to the Library and ground floor meeting area/co-working bench.
- Additional hours in the boardroom or auditorium on a pay-as-you-go-basis.
- Dedicated Community Management Team.
- Comprehensive onsite Wellness programme.
- The Republic App and ancillary services.

WHAT'S NOT INCLUDED

- Computers.
- Telephones.
- Contents insurance.

QUOTING RENT.

STUDIO 1

1,905 sq ft / 177 sq m	
No. of desks	22–38
Rent per month + VAT	£15,875

STUDIO 2

4,057 sq ft / 377 sq m	
No. of desks	47–64
Rent per month + VAT	£33,808

STUDIO 3

4,833 sq ft / 449 sq m	
No. of desks	56–76
Rent per month + VAT	£40,725

STUDIO 4

2,766 sq ft / 257 sq m	
No. of desks	32–52
Rent per month + VAT	£23,050

Overview

REPUBLIC.

Republic offers a 650,000 sq ft newly transformed contemporary campus in East London – a state of independence for an independent state of mind.

It's home to a range of different organisations all celebrating talent, creativity and community in an inspirational and cutting edge environment.

As part of the Republic community you'll have access to a full range of events, classes and dedicated support from the onsite team.



REPUBLIC IMPORT BUILDING



COMMUNITY EVENTS



STUNNING INTERNAL ARCHITECTURE



CO-WORKING FACILITIES



IMPRESSIVE DESIGN DETAILS

Public Realm



Onsite Amenities



COMMUNAL MEETING SPACES

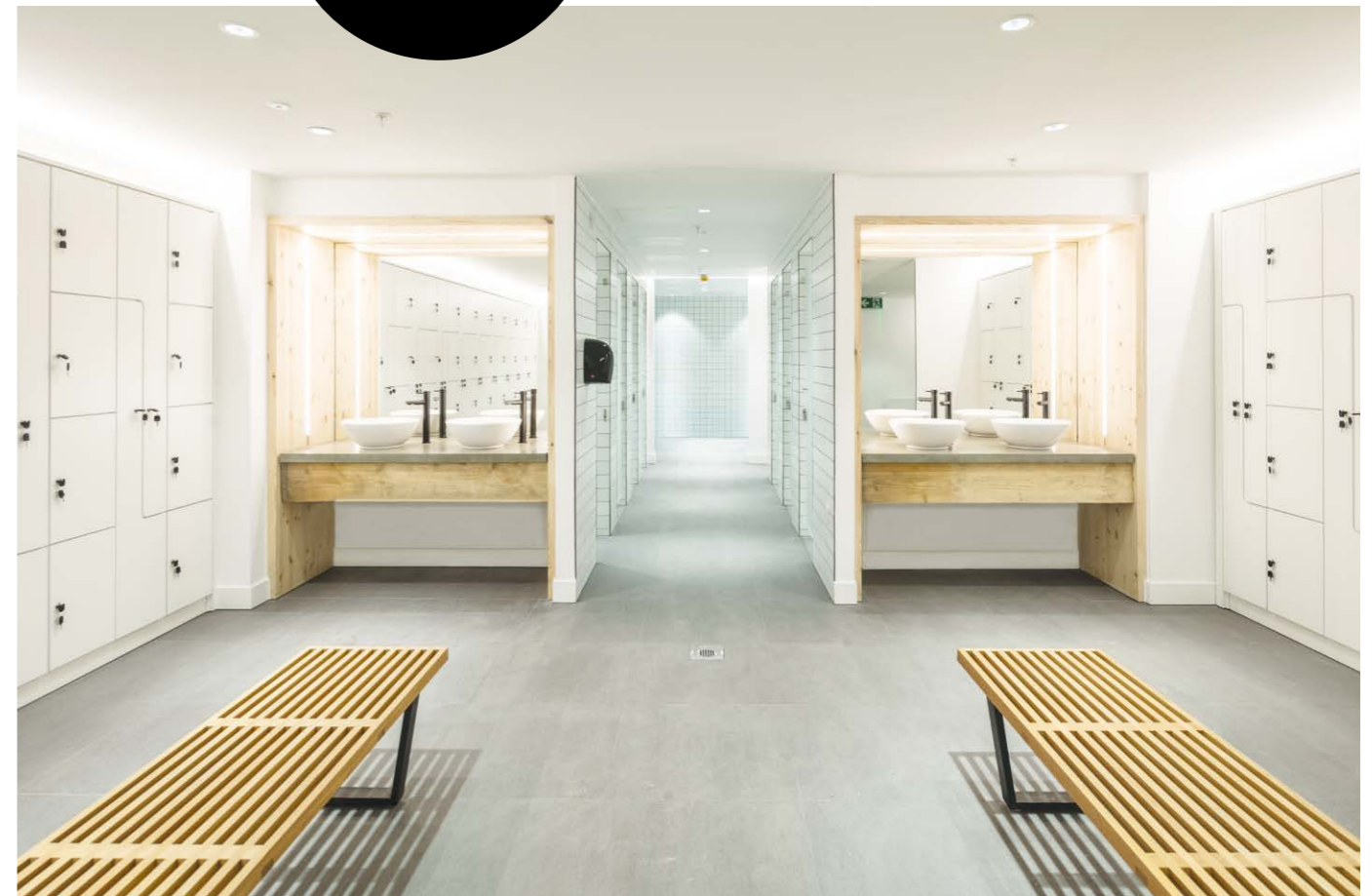


INCLUDES:
Library
Boardroom
Co-working bench
Boardroom
Reception



Male, female and disabled facilities
250 bike racks
Six male and six female showers
Lockers

CHANGING & CYCLING FACILITIES



Eat, Drink, Exercise



**SALENTO
ITALIAN
RESTAURANT**

**ONSITE
STREET
VENDORS**



PUREGYM



**CONVENIENCE
STORE**



**THE
GENTLEMEN
BARISTAS
COFFEE
SHOP**

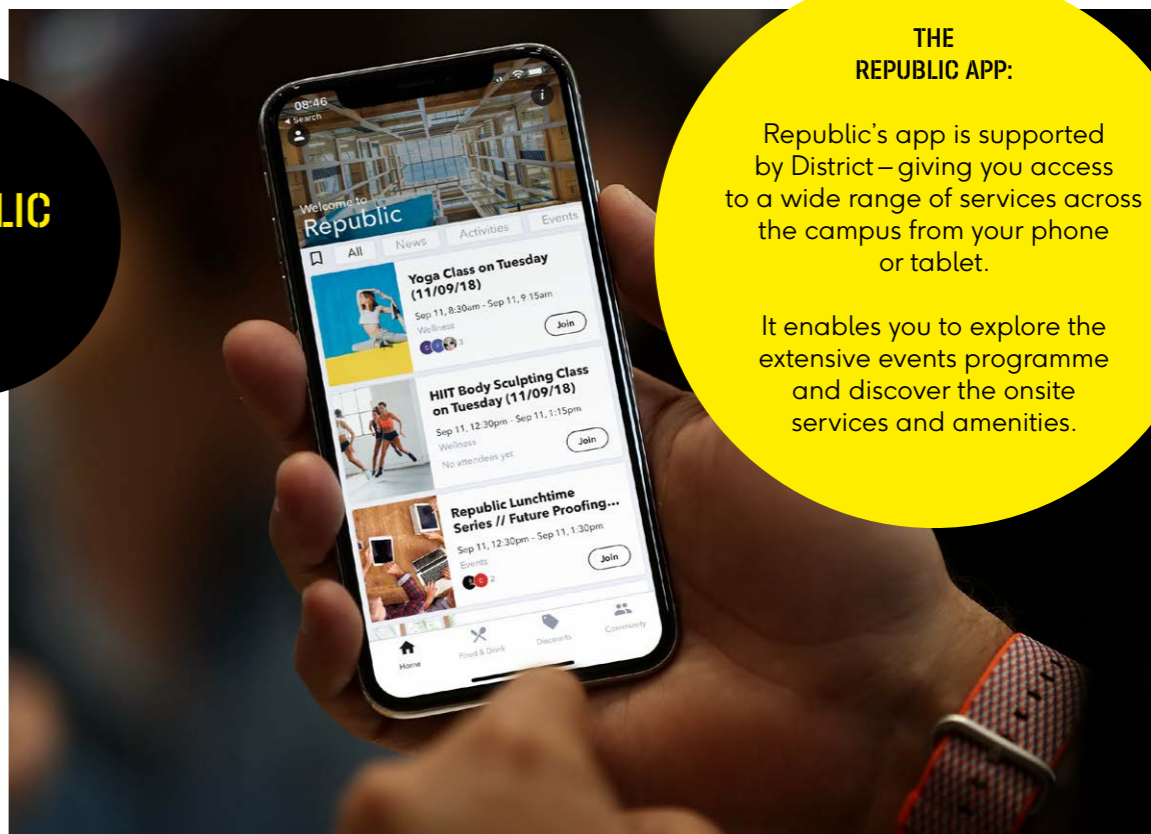


Community



EVENTS

REPUBLIC APP



THE REPUBLIC APP:

Republic's app is supported by District – giving you access to a wide range of services across the campus from your phone or tablet.

It enables you to explore the extensive events programme and discover the onsite services and amenities.



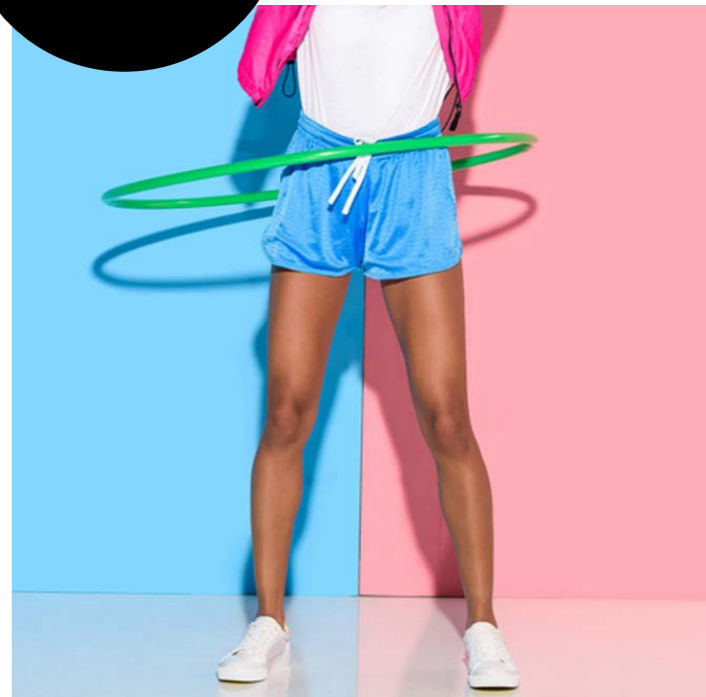
EVENTS INCLUDE:

- Kids Holiday Clubs
- Republic After Hours
- Mindful Drawing
- Holistic Branding Workshops
- Republic Lunchtime Series
- Nonna's Gelato
- Movie Night



A year-round schedule of events and activities to exercise the mind and body

WELLNESS



CONTACT DETAILS

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