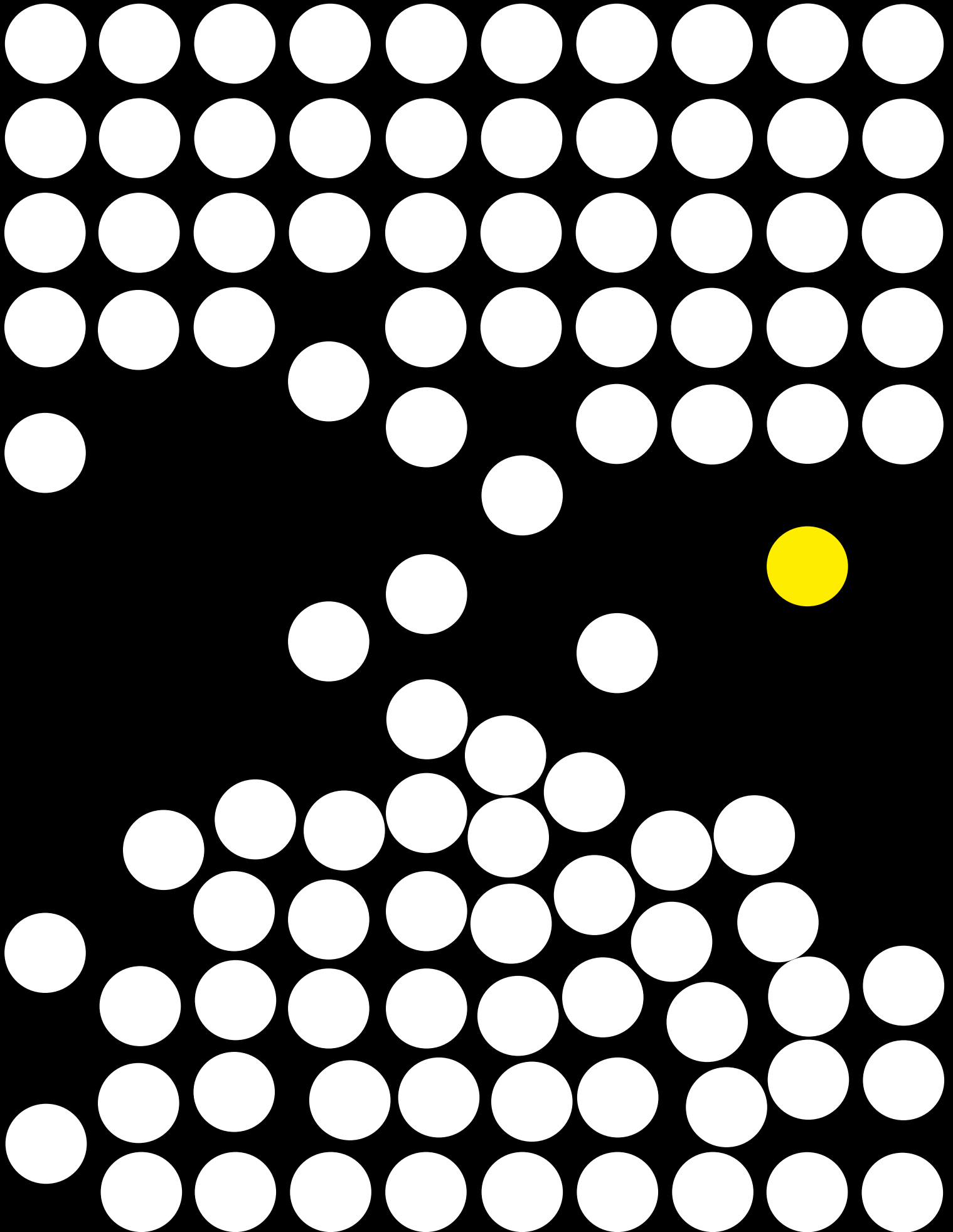


Republic

Import Building





Wood Wharf

Heron Quays

Canary Wharf

Canary Wharf

Canary Wharf

Crossrail Place

Poplar

Blackwall

Republic

East India

Global Switch

Telehouse

South Bank

The City

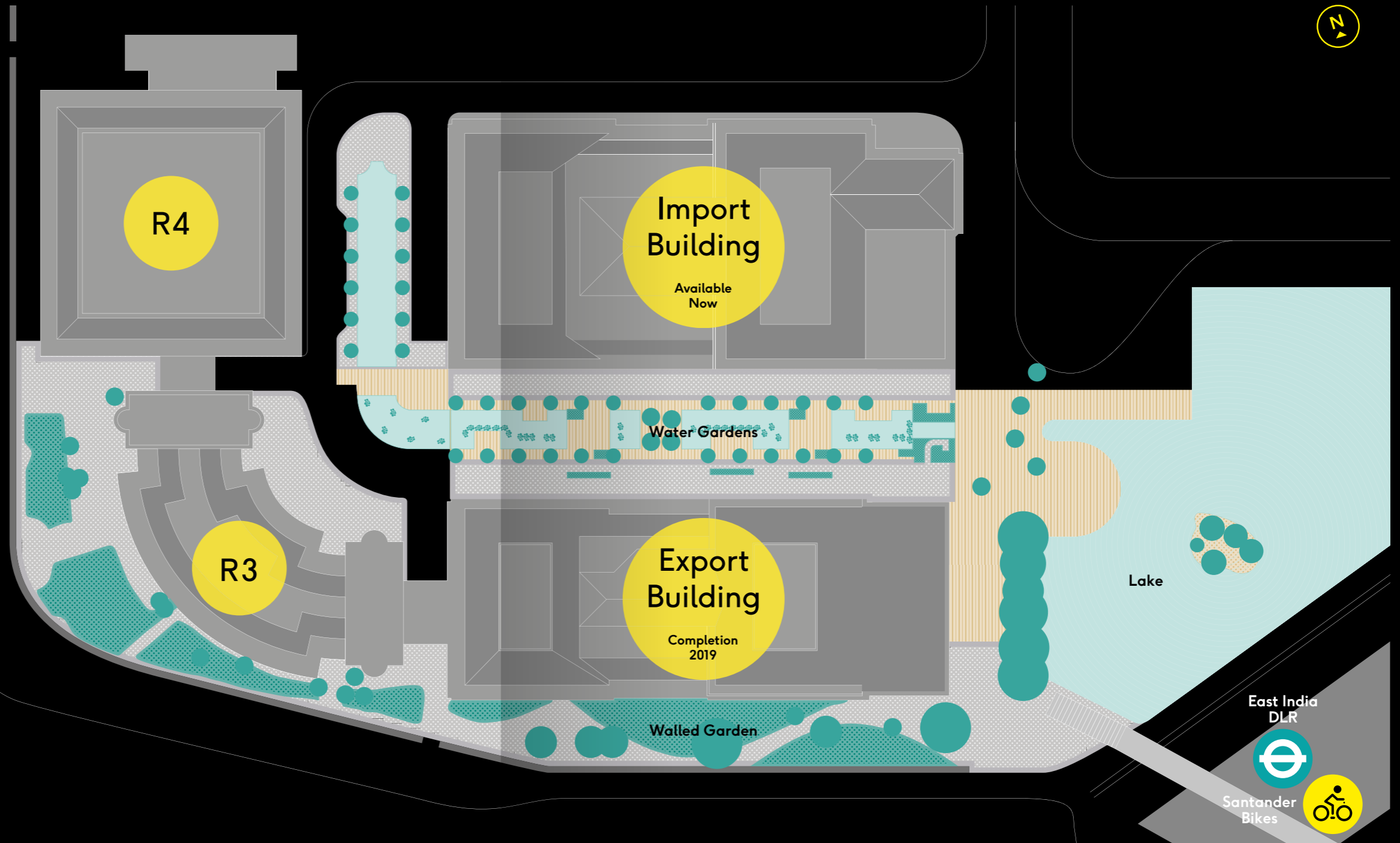
Aberfeldy Village



We are Republic

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

The Import Building offers 273,412 sq ft of creative workspace over nine floors.



Masterplan

Import Building:	273,412 sq ft
Export Building:	161,480 sq ft
R3:	64,983 sq ft
R4:	144,819 sq ft
Total	644,694 sq ft

Plan not to scale.
For indicative purposes only.

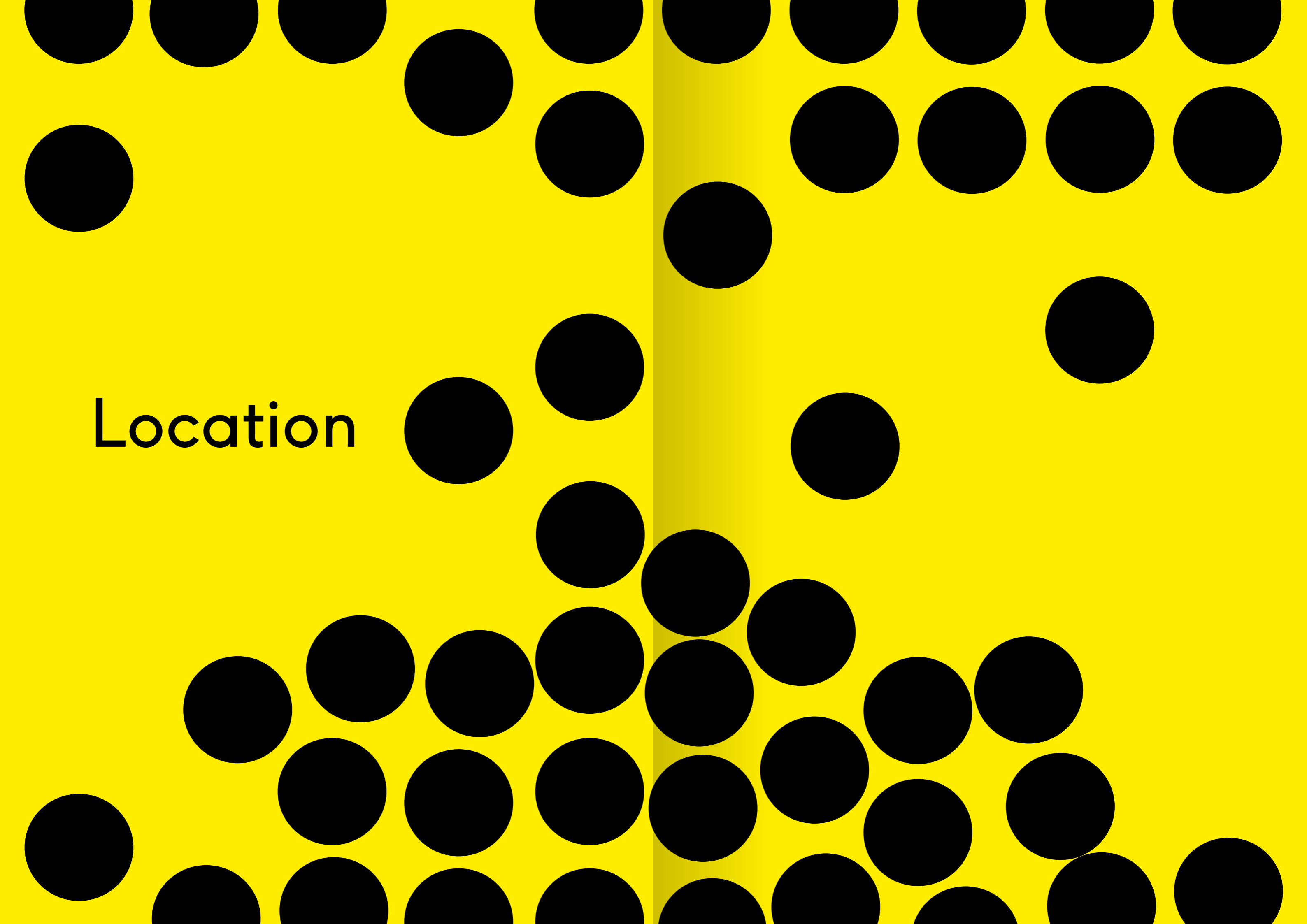
Stunning
water garden –
surrounded by
carefully curated
amenities





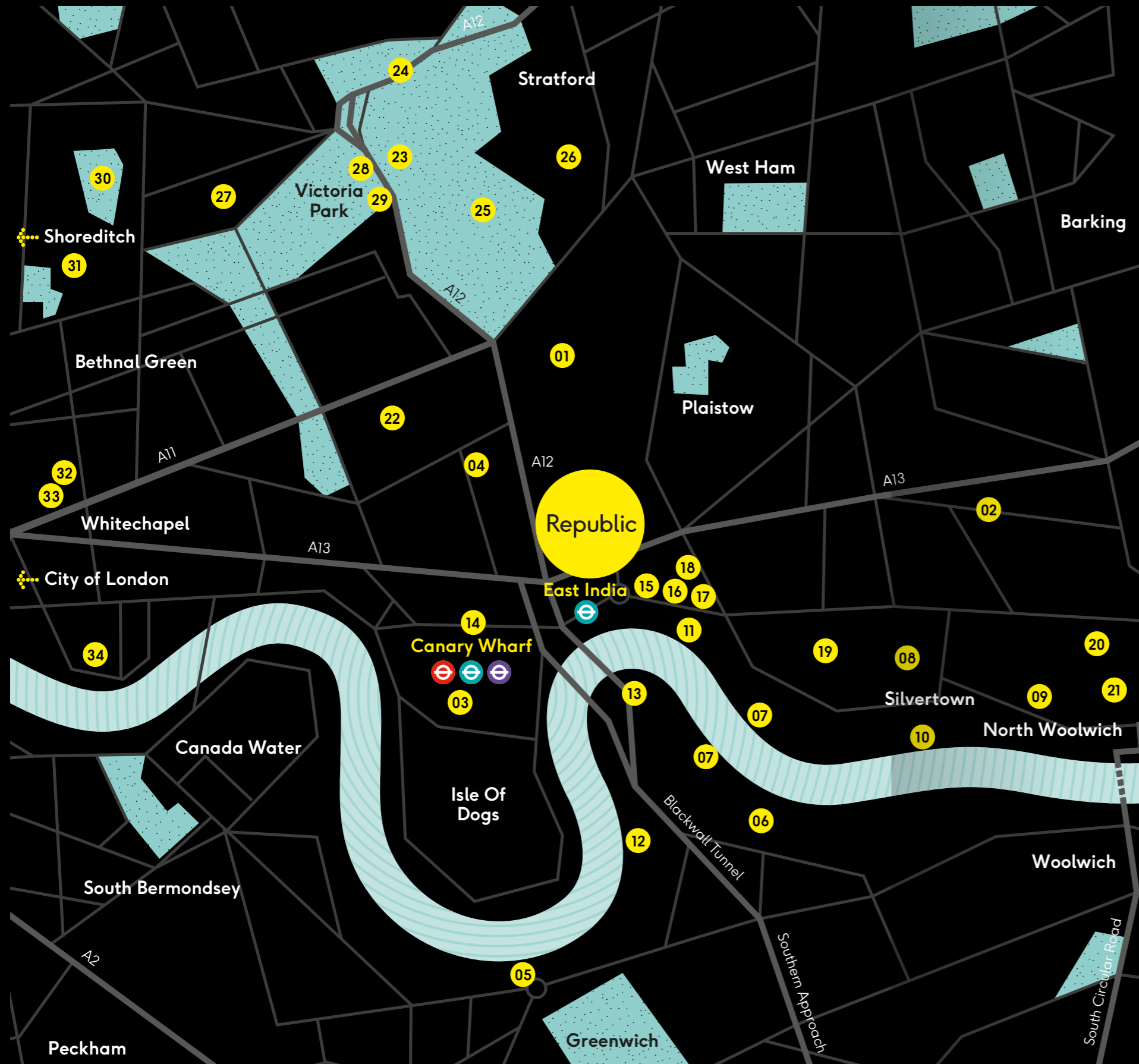


Location



London Location

The Bigger Picture



Landmarks

- 01 3 Mills Studios
- 02 Beckton District Park
- 03 Canary Wharf
- 04 Chrisp Street Market
- 05 Cutty Sark
- 06 Greenwich Peninsula Ecology Park
- 07 Emirates Air Line Cable Car
- 08 ExCel London
- 09 London City Airport
- 10 Thames Barrier Park
- 11 Trinity Buoy Wharf
- 12 Meantime Brewing Company
- 13 The O2
- 14 Crossrail Place
- 15 Limmo Peninsula Ecology Park
- 16 London City Island
- 17 English National Ballet
- 18 National Film School
- 19 Royal Victoria Dock
- 20 Royal Albert Dock
- 21 King George V Dock
- 22 Poplar Union Arts Space
- 23 Fish Island
- 24 Hackney Wick
- 25 Queen Elizabeth Olympic Park
- 26 Westfield Stratford City
- 27 Victoria Park Village
- 28 Cornerstone
- 29 Crate Brewery & Pizzeria
- 30 London Fields
- 31 Broadway Market
- 32 Brick Lane
- 33 Whitechapel Gallery
- 34 Tobacco Dock

London Location
The Bigger Picture

Clockwise from left
O2
Cornerstone
Trinity Buoy Wharf
Hackney Wick
Westfield Stratford City



Republic / Import Building



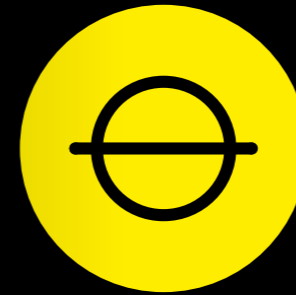
Connection The London Location

Key Facts

East India DLR Station Onsite

Elizabeth Line
5 minutes to the platform

Cycle Super Highway
runs through the site



Key Travel Times (from East India DLR)

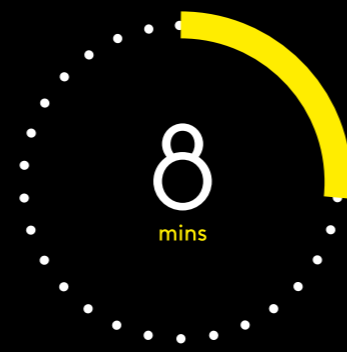
Canning Town
(DLR)



Canary Wharf
(DLR & Walk)



London City Airport
(DLR)



Stratford
(DLR & Jubilee)



Bank
(DLR)

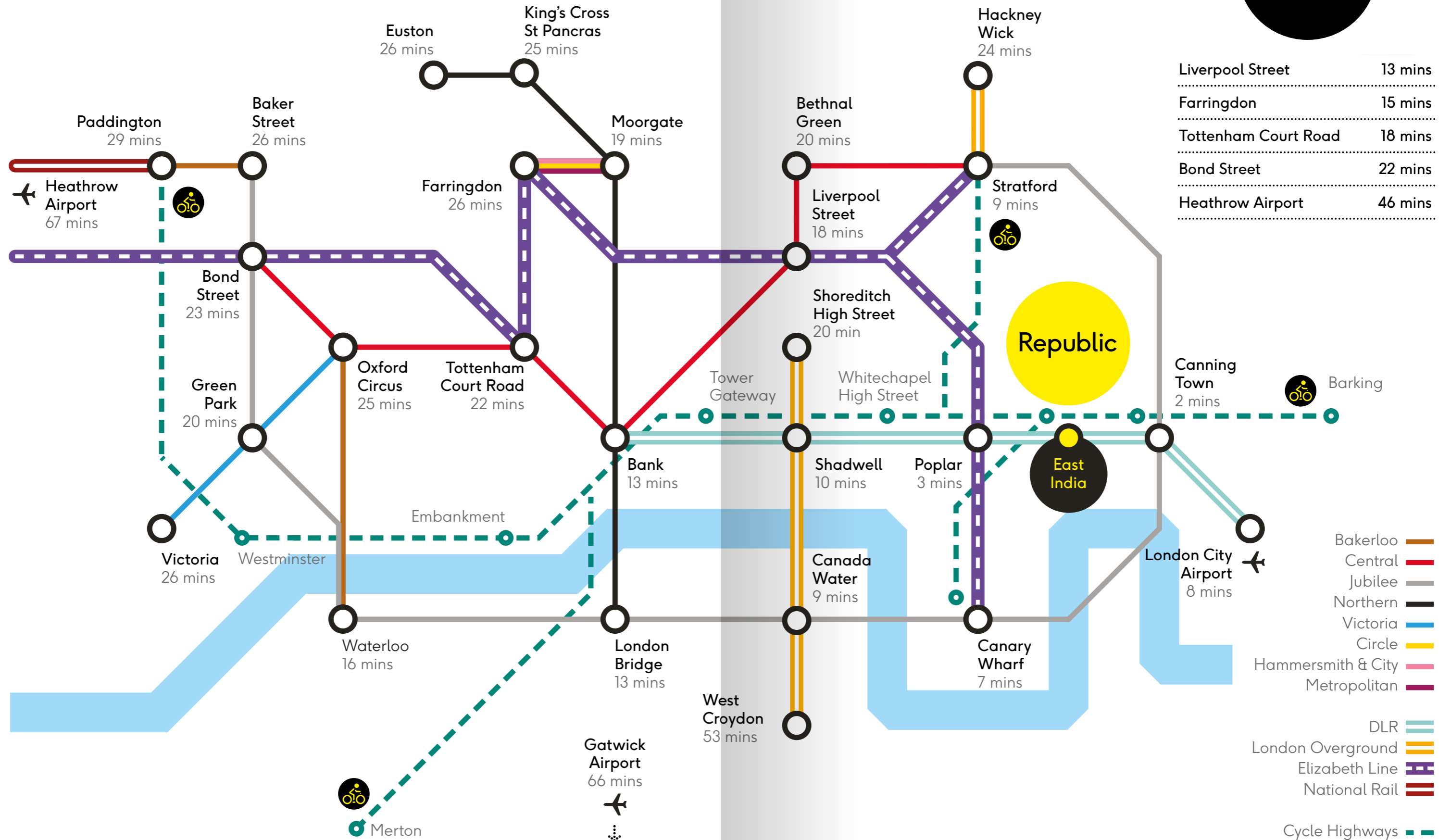


Bond Street
(DLR & Jubilee)



Connection Transport Map

Elizabeth Line
from
Canary Wharf



Liverpool Street	13 mins
Farringdon	15 mins
Tottenham Court Road	18 mins
Bond Street	22 mins
Heathrow Airport	46 mins

- Bakerloo
- Central
- Jubilee
- Northern
- Victoria
- Circle
- Hammersmith & City
- Metropolitan

- DLR
- London Overground
- Elizabeth Line
- National Rail

Cycle Highways

.....

Connection To Talent and Data

Republic's newly transformed campus is at the forefront of East London's commercial and cultural regeneration.

We are committed to connecting people through transport, data and amenity – at uncompromising value for all our occupiers, and doing so in a rich environment of office, retail and unique outside space.

Number of people who live within 20 minutes of Republic



Number of apartments under construction within eyesight of Republic



Increase in the population of Tower Hamlets over the past ten years



52 new residential developments within a 3km radius of Republic



5th fastest growing borough in London for new business growth



Fastest growing borough in the UK for population growth



Speeds up to 10,000 mbps (10 gig) up and down



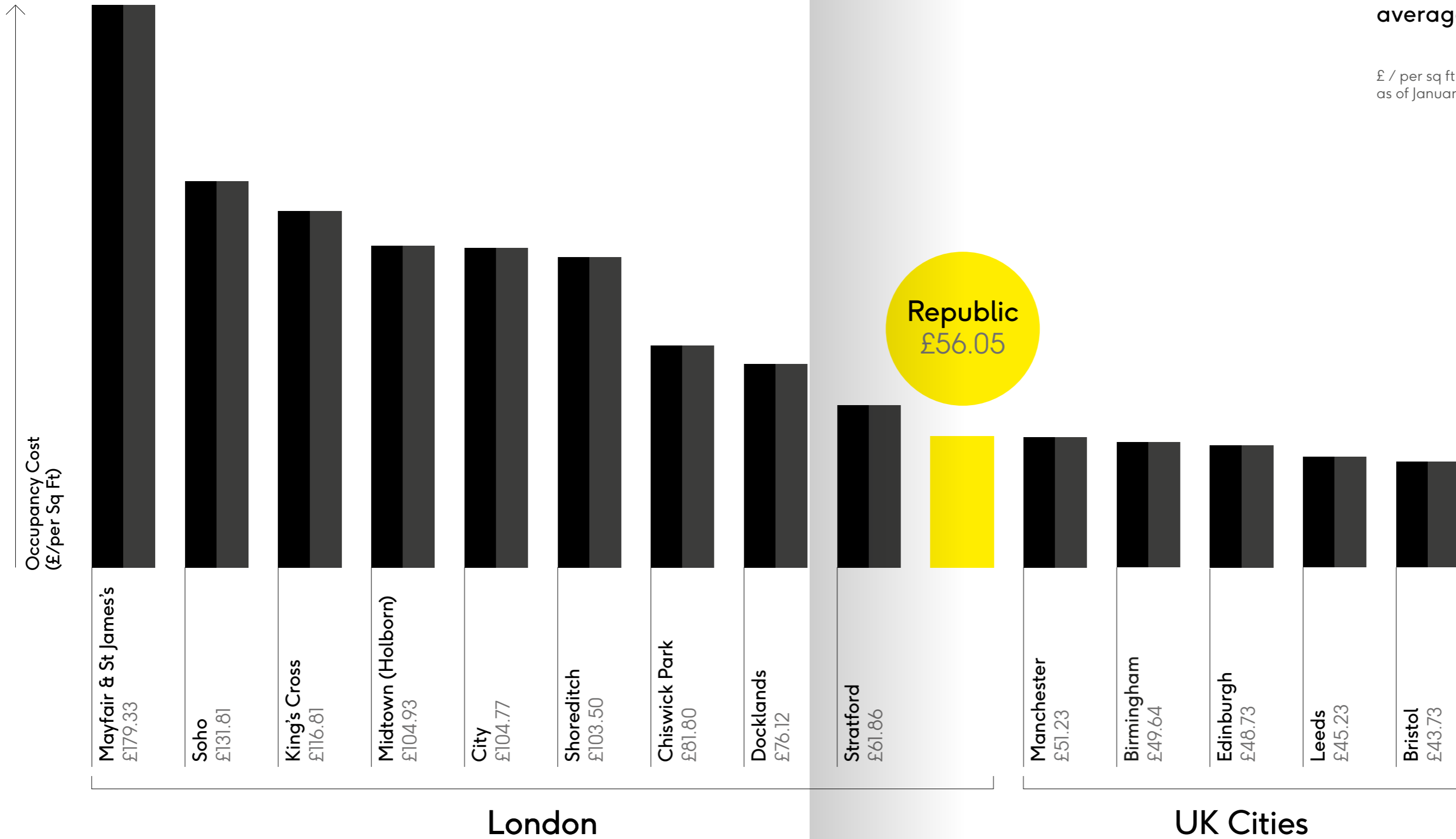
Available providers



Available carriers providing direct fibre connection: BT Openreach, Colt, Vodafone, Verizon and Zayo



Optimisation
Total Occupancy
Costs



London average
£96.00 per sq ft

Republic
£56.05 per sq ft

Discount to London
average 59.78%

£ / per sq ft / per annum –
as of January 2017

A decorative background consisting of a grid of white circles on a black background. The circles are arranged in a roughly rectangular pattern, with some circles in the center and lower-right areas shaded in a light gray color.

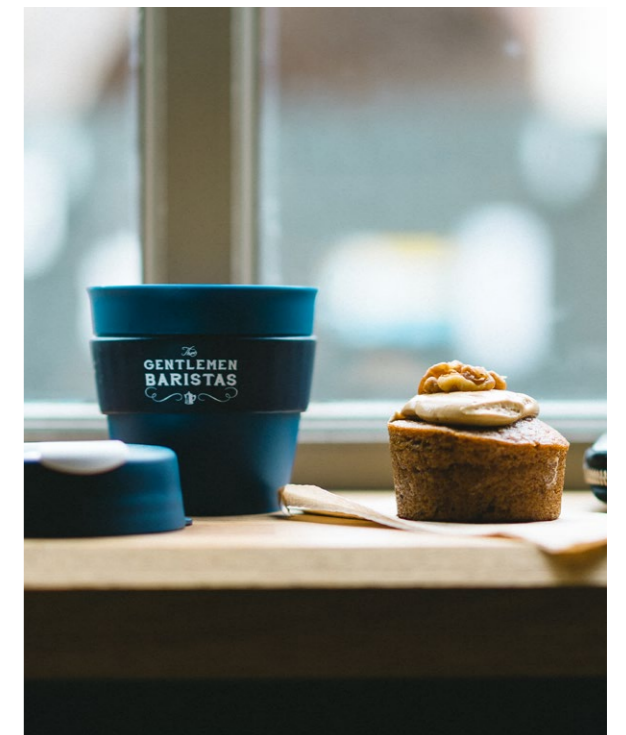
Onsite Amenities

Coffee & Beverages
The Gentlemen
Baristas

Well
mannered
coffee



Opening
November
2018



Leisure
PureGym

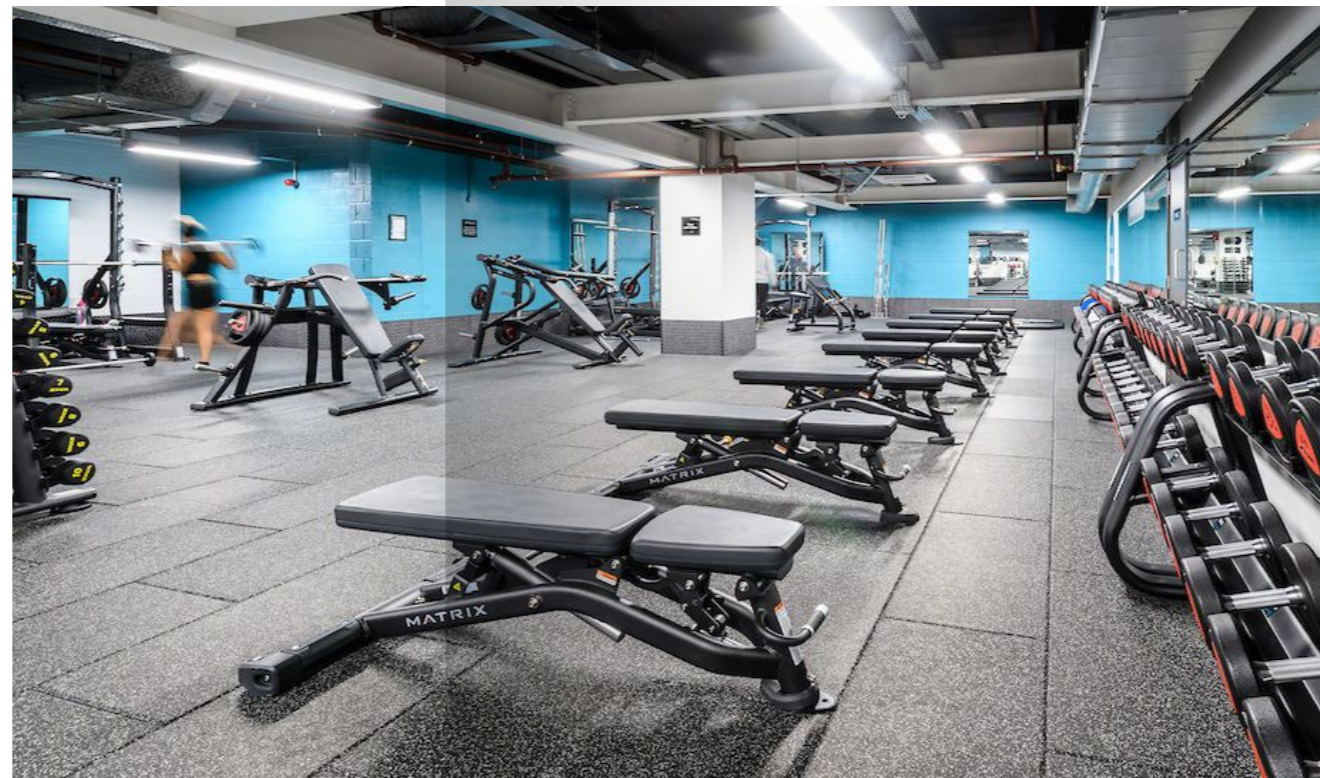
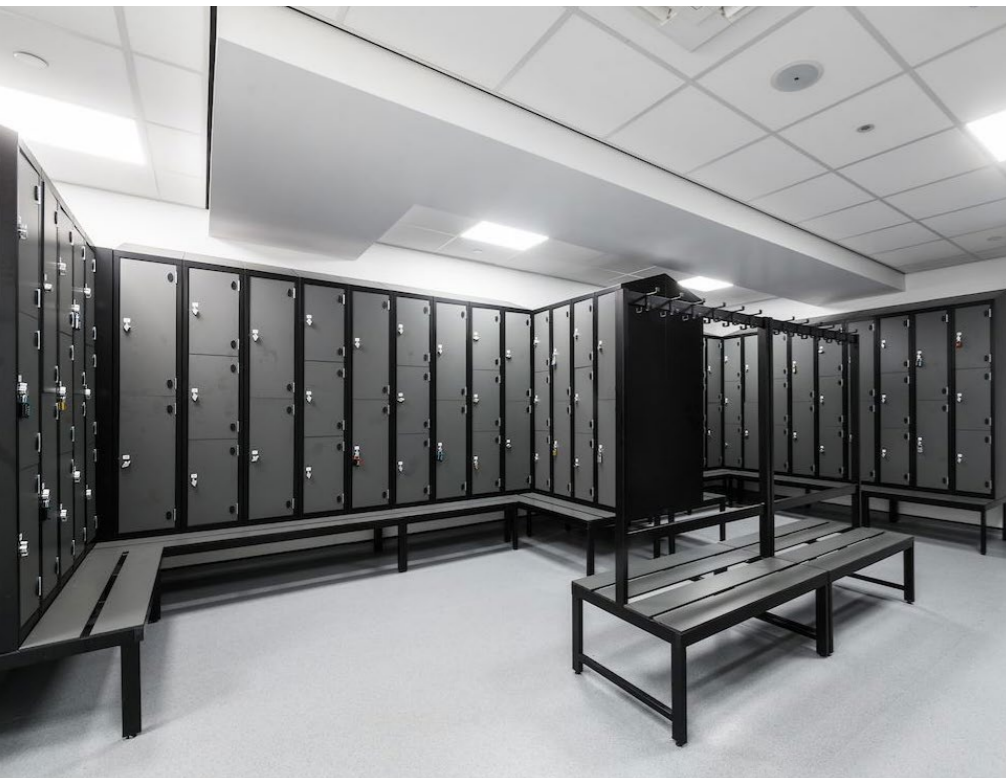
The nitty gritty

- No contract
- 220 pieces of state-of-the-art equipment
- Over 2 floors
- Open 24/7 – work out when you want



Facilities

- 50 free classes per week
- Dumbbells up to 50KG
- Changing rooms with showers and lockers
- Free Wi-Fi
- Olympic weightlifting platform
- New plate loaded kit



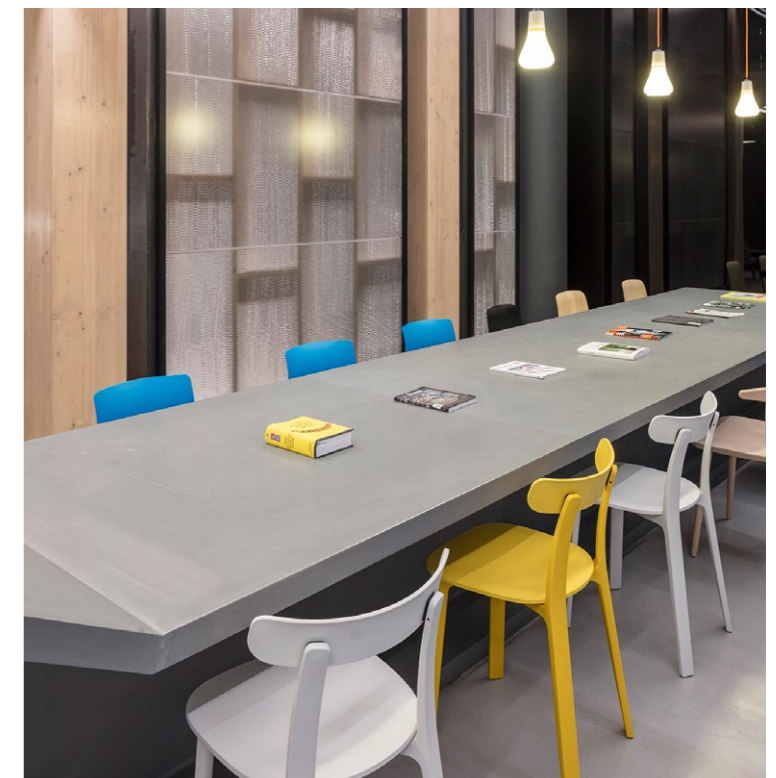
Communal Facilities
Ground Floor



Boardroom and Auditorium bookable via Republic app.

Clockwise
from above

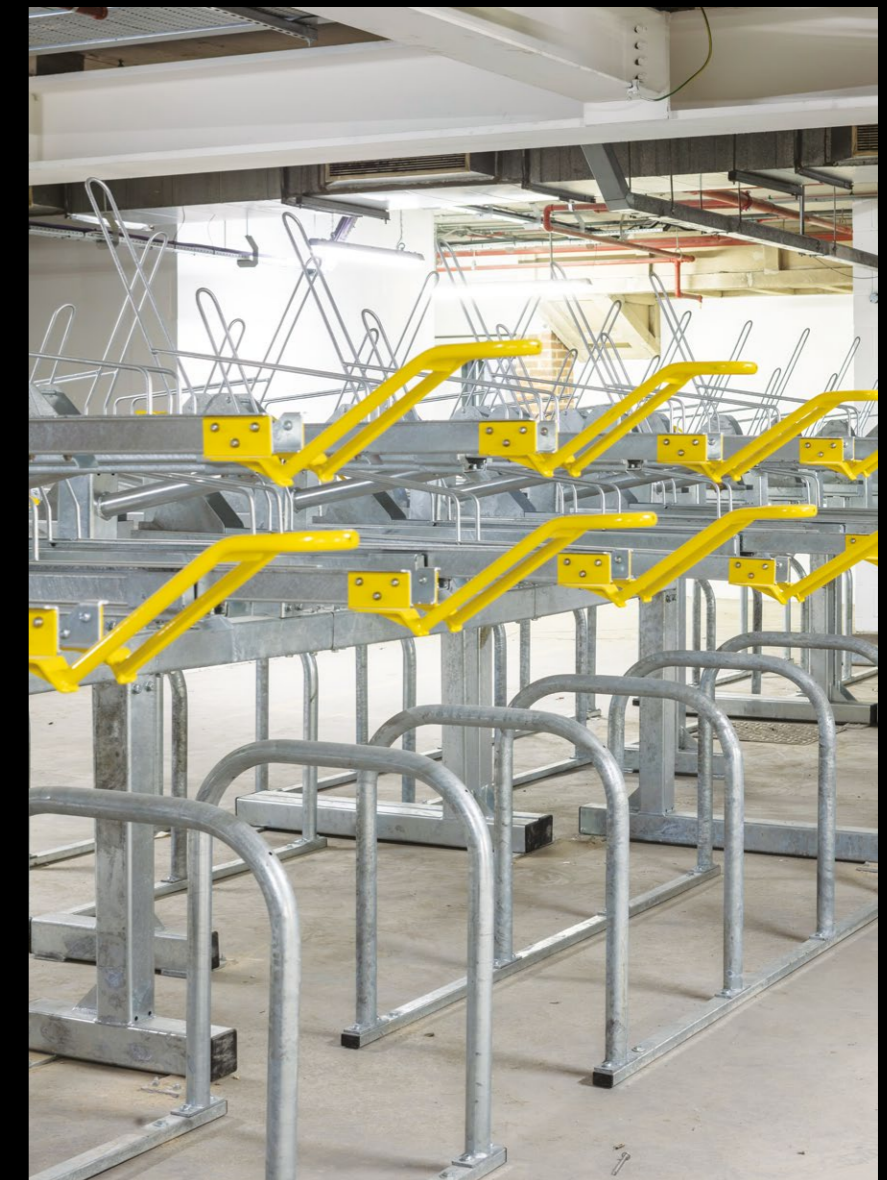
- Library
- Boardroom
- Co-working bench
- Boardroom
- Reception



Communal Facilities
Changing Rooms /
Bike Store



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





Left: Reception
Below: Atrium staircase



Communal Facilities
Public Realm



Community
Wellness

Events include:

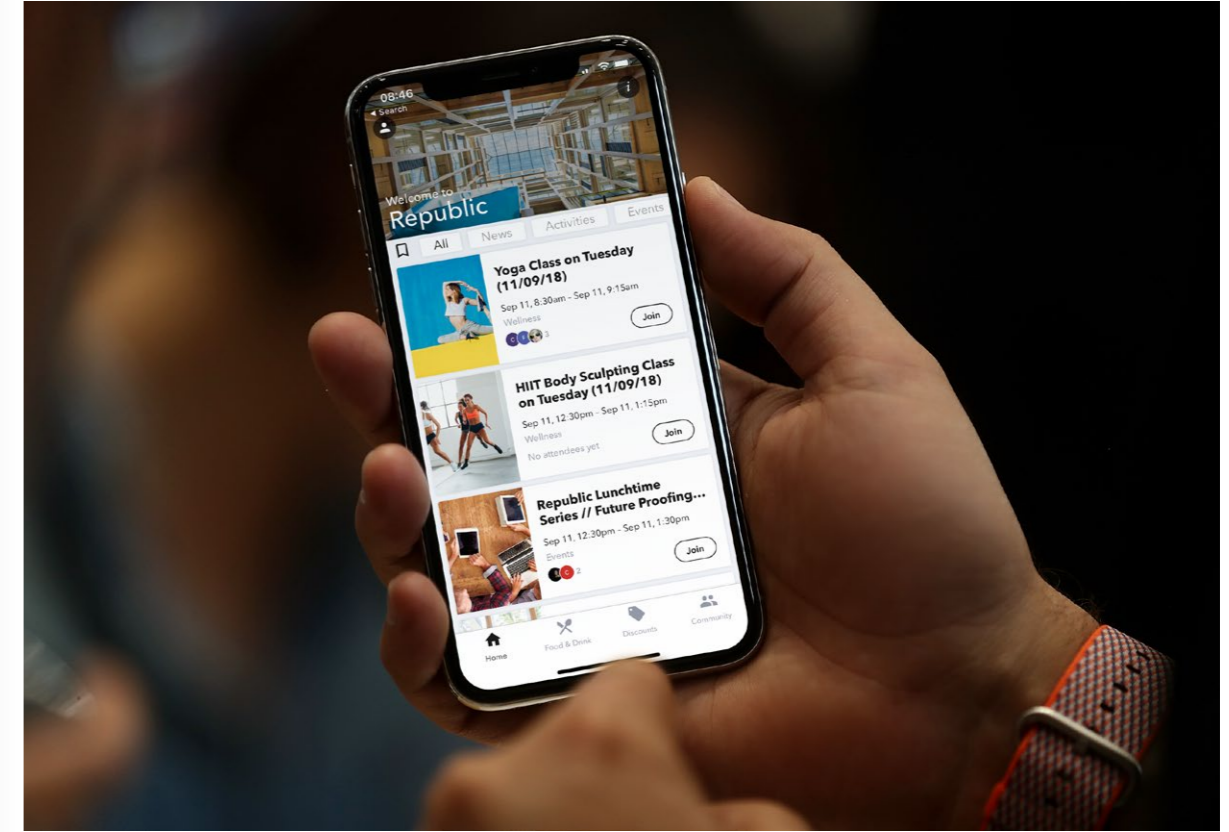
- HIIT Body Sculpting
- Table Tennis
- Personal Training
- Yoga
- Republic Lunchtime Series
- Bikes
- Meditation
- Brain Gym



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

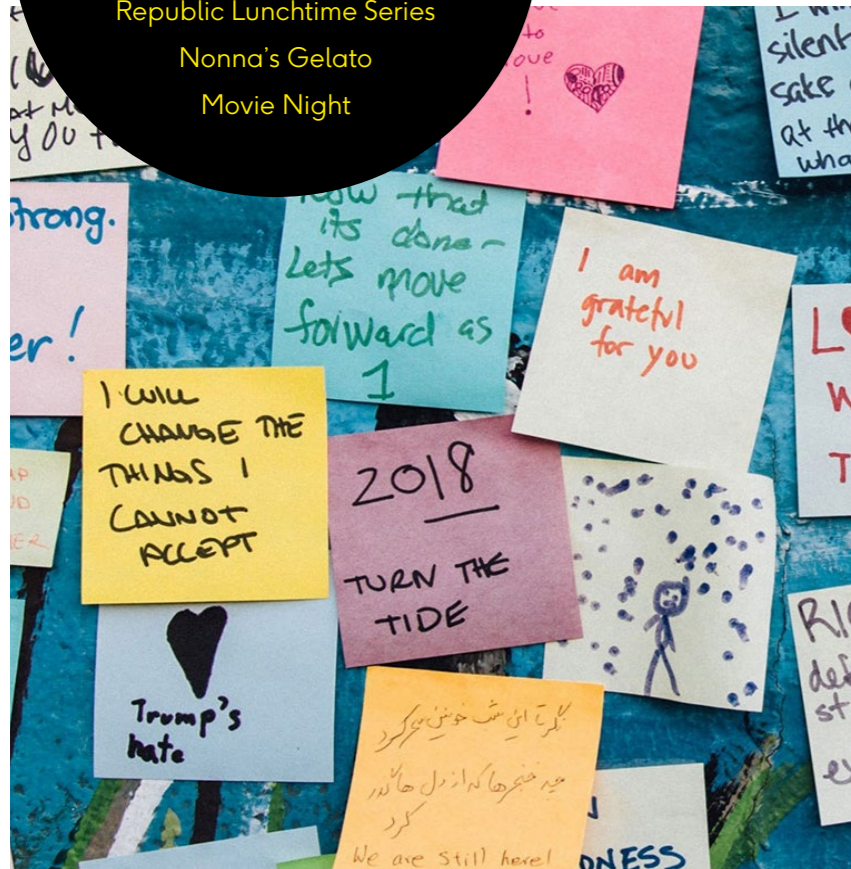
Community
Events

Curated events programme for tenants including; live music, comedy, food, films, workshops and talks



Events include:

- Republic After Hours
- Mindful Drawing
- Scottee – Talk and Q&A
- Holistic Branding Workshops
- Republic Lunchtime Series
- Nonna's Gelato
- Movie Night



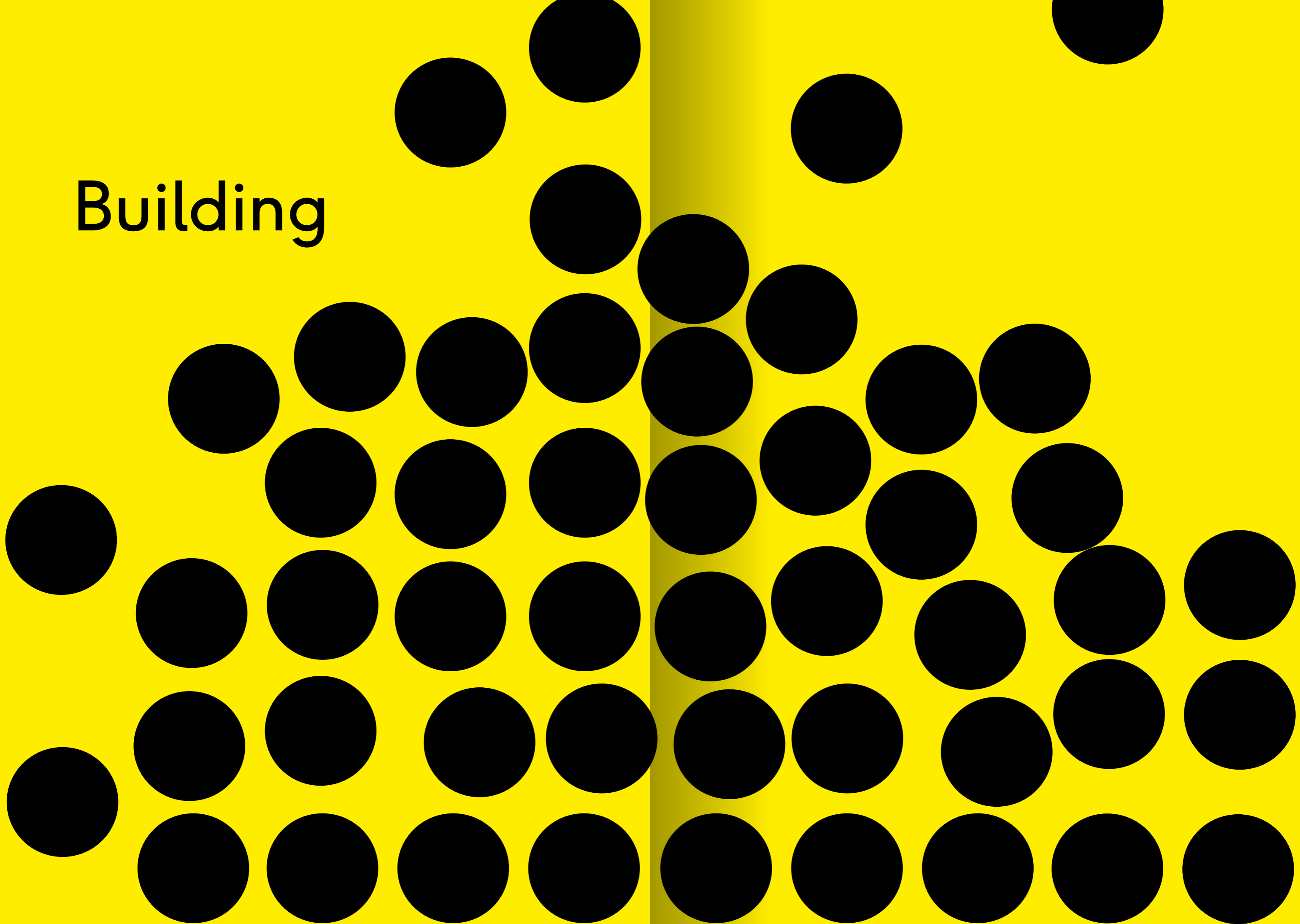
The Republic App:

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.



Building

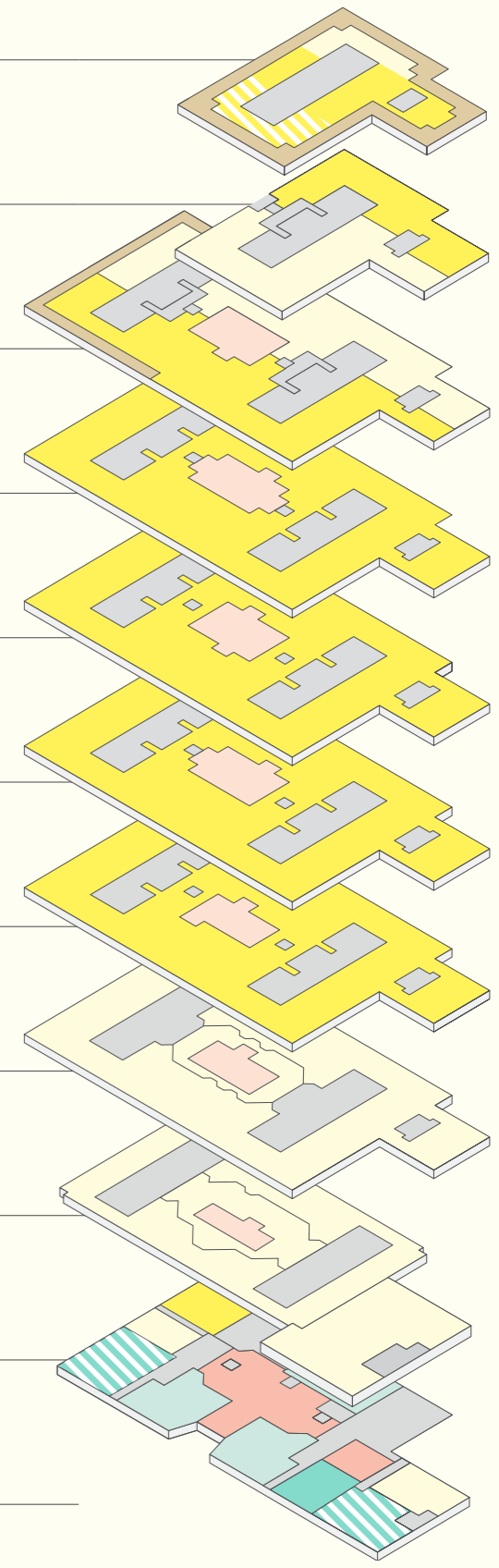




Space available from 1,572 sq ft – 157,365 sq ft

Schedule of Areas

Part 9th (Terrace)	Office	6,254 sq ft	581 sq m
Part 8th	Office	6,114 sq ft	568 sq m
Part 7th (Terrace)	Office	13,515 sq ft	1,256 sq m
6th	Office	32,372 sq ft	3,007 sq m
5th	Office	32,244 sq ft	2,996 sq m
4th	Office	32,532 sq ft	3,022 sq m
3rd	Office	32,762 sq ft	3,044 sq m
2nd	Office		Let
1st	Office		Let
Ground	Office Retail Unit G.05A	1,572 sq ft 1,687 sq ft	146 sq m 157 sq m
Total Office		157,365 sq ft	14,620 sq m

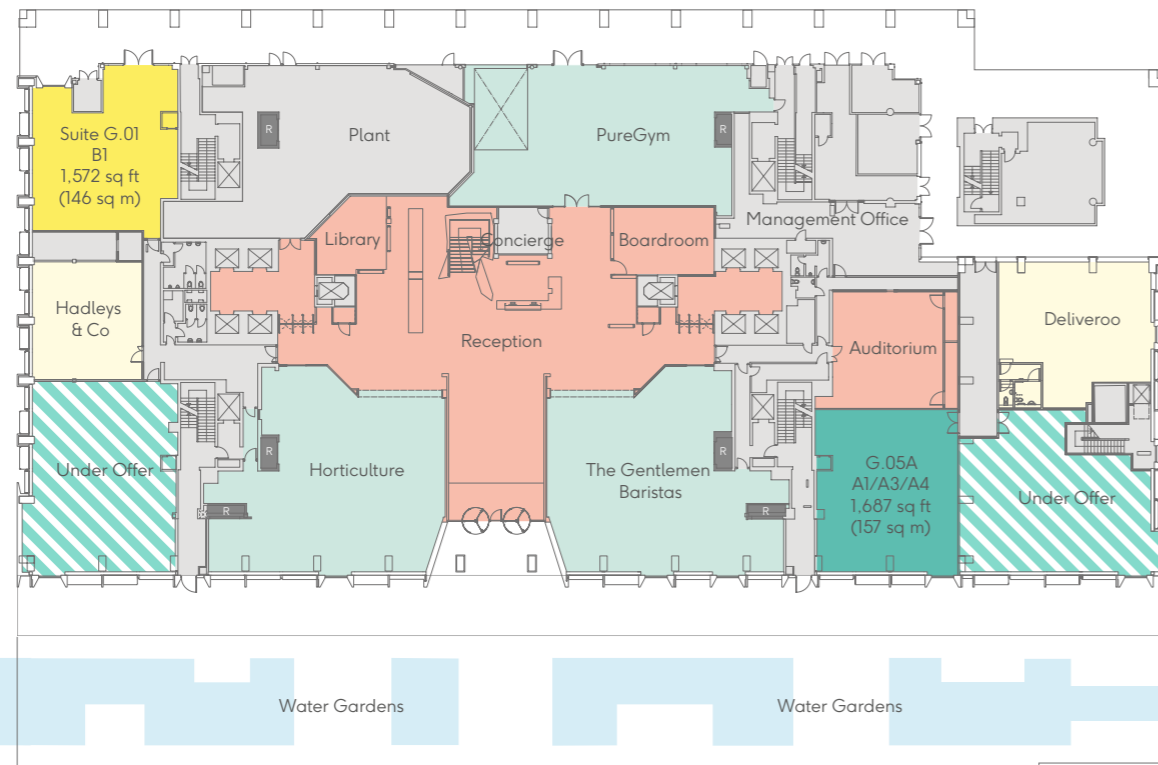


- Available Office
- Available Retail
- Under Offer Office
- Under Offer Retail
- Let Office
- Let Retail
- Atrium
- Reception / Tenant Amenities

Ground Floor Plan

Office	
G.01	1,572 sq ft / 146 sq m

Retail Unit	
G.02	Under Offer
G.05A	1,687 sq ft / 157 sq m
G.05B	Under Offer

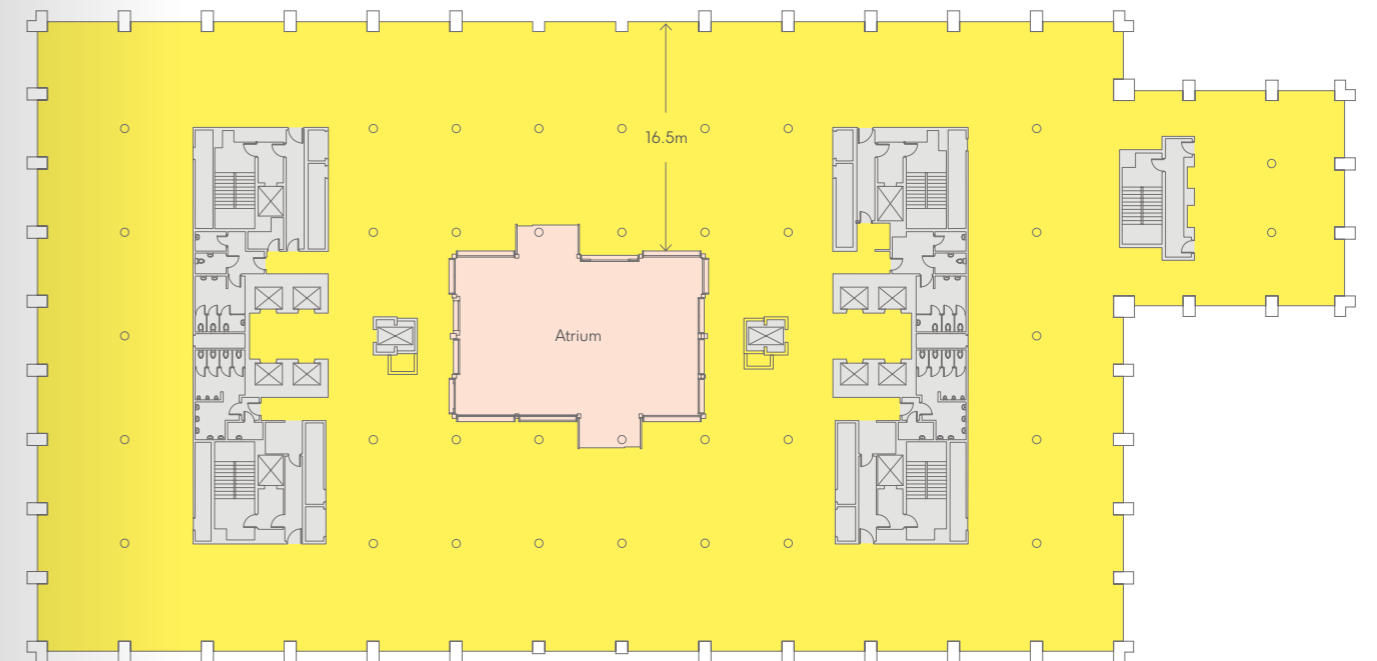


Available Office	●
Available Retail	●
Under Offer Retail	▨
Let Office	●
Let Retail	●
Reception and Tenant Amenities	●
Outdoor Seating	▨
Risers	R
Core	●

Typical Floor Plan

3rd-6th	
Circa	32,762 sq ft / 3,044 sq m

Additional smaller unit configurations also available on these floors.



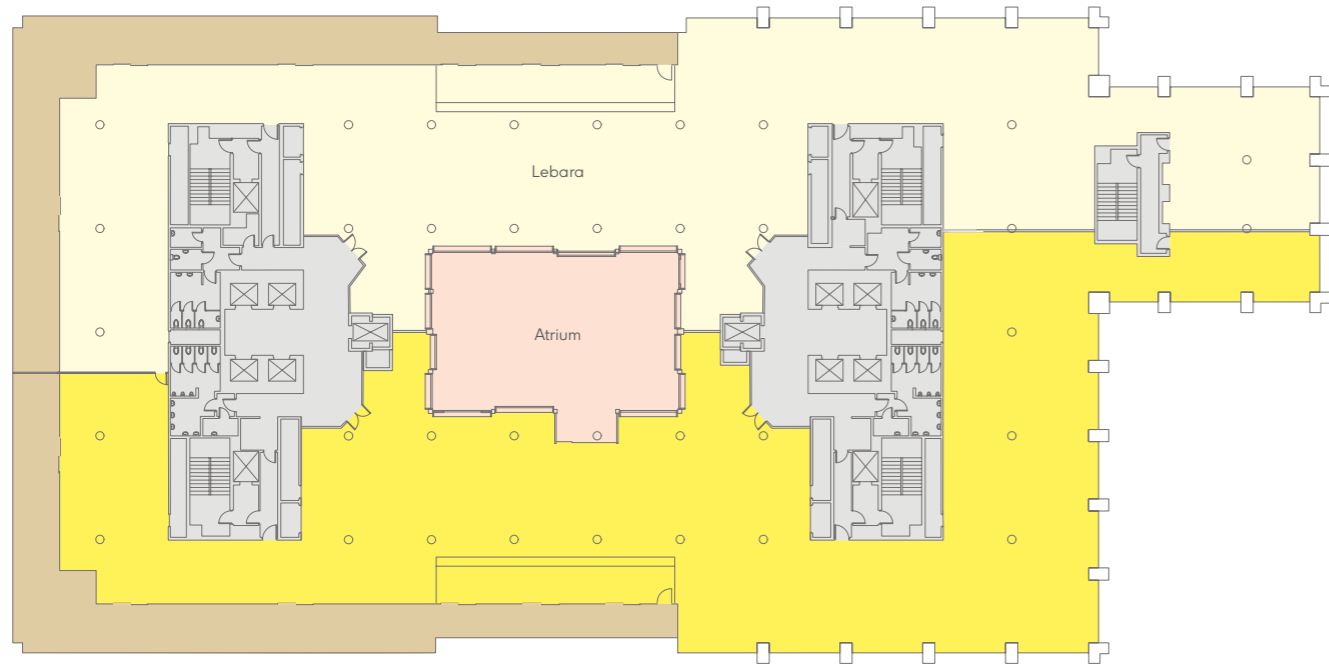
Available Office	●
Atrium	●
Terrace	●
Core	●

Floor plans not to scale. For indicative purposes only.



7th Floor Plan

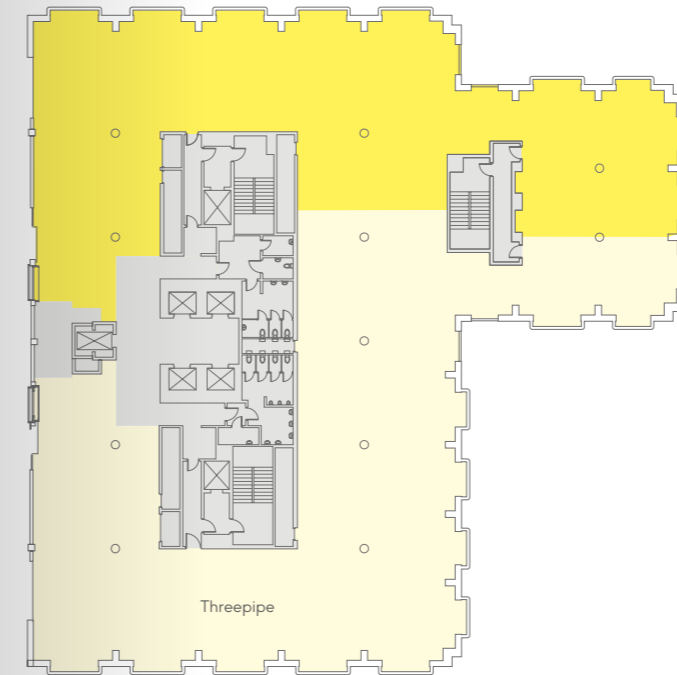
Part 7th (Terrace)
 13,515 sq ft / 1,256 sq m



- Available Office ●
- Let Office ●
- Atrium ●
- Terrace ●
- Core ●

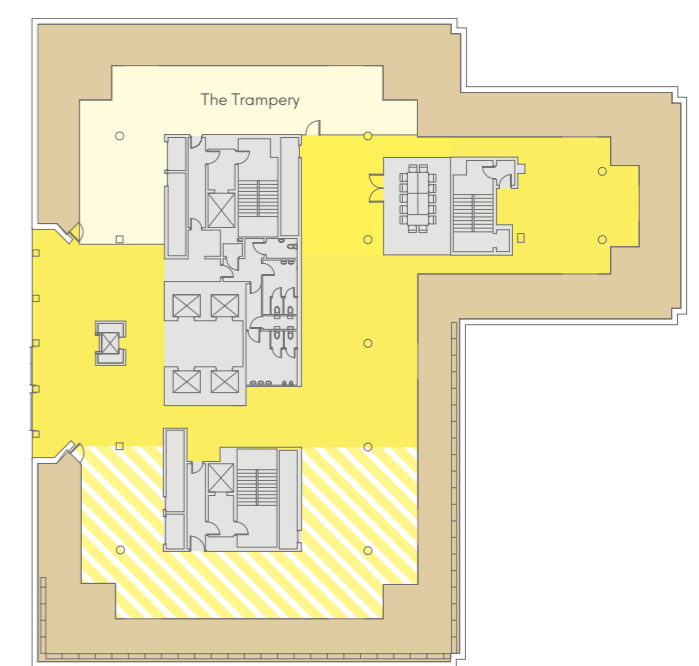
8th & 9th Floor Plans

Part 8th
 6,114 sq ft / 568 sq m



- Available Office ●
- Under Offer Office ▨
- Let Office ●
- Terrace ●
- Core ●

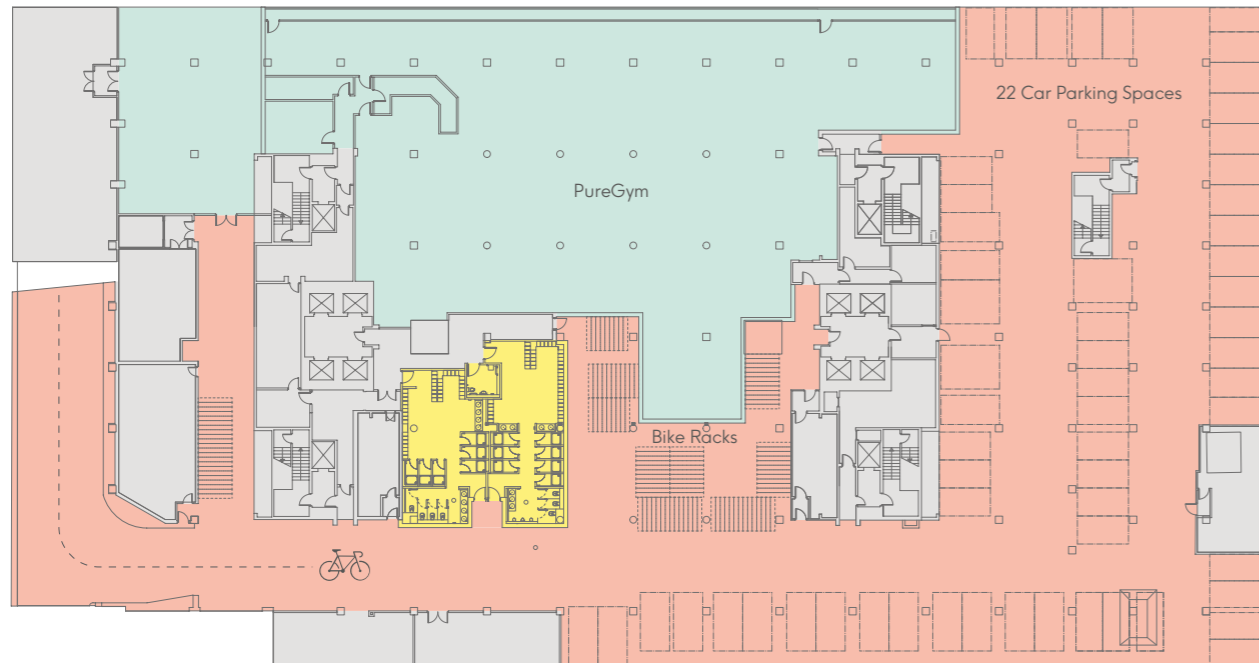
Part 9th (Terrace)
 6,254 sq ft / 581 sq m



Floor plans not to scale.
 For indicative purposes only.



Basement Floor Plan



- Shows
- Let Retail
- Reception and Tenant Amenities
- Core

Floor plans not to scale.
For indicative purposes only.



Changing facilities

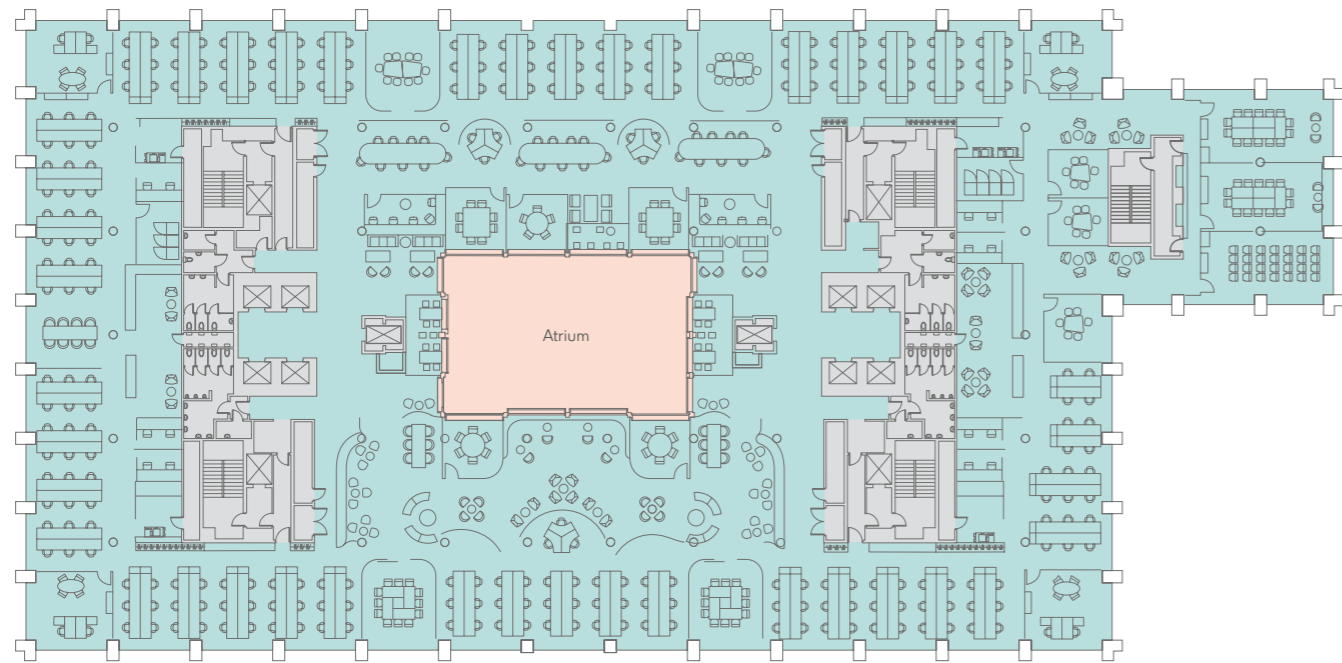


Typical floor

Occupation Space Plan 1

3rd-6th

Circa 32,762 sq ft / 3,044 sq m



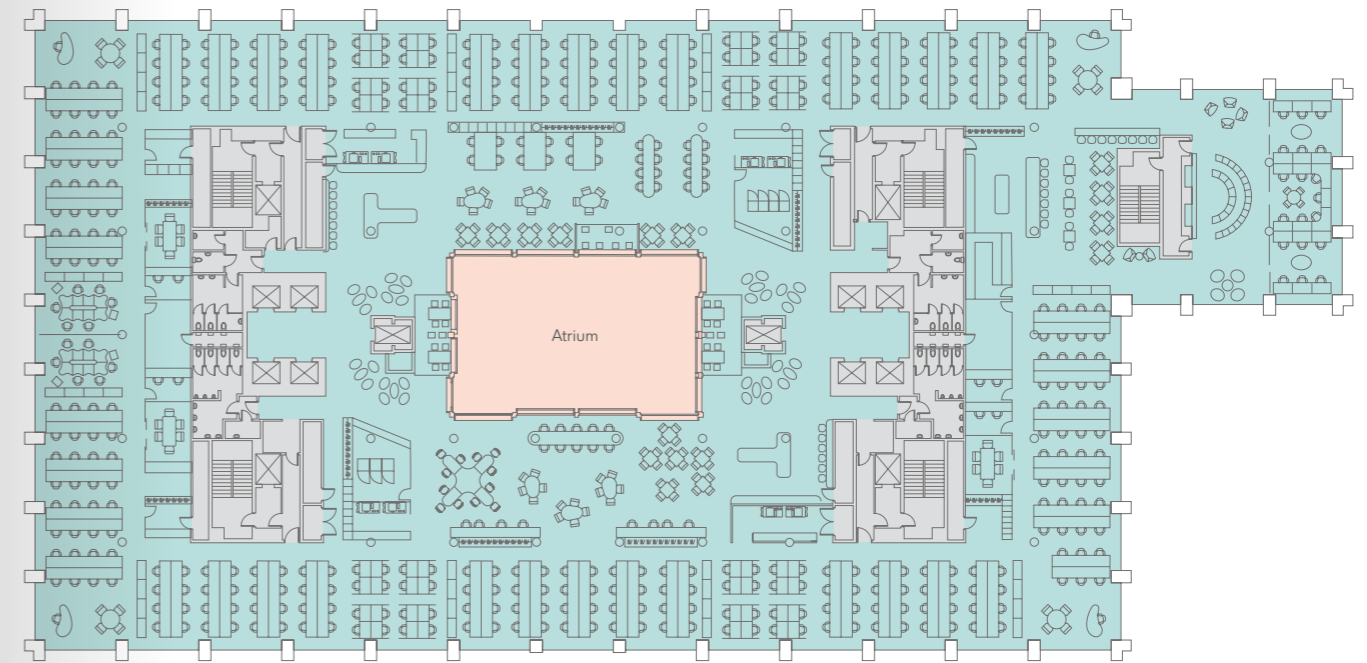
No of people: 292

Occupational density: 1:10 sq m

Occupation Space Plan 2

3rd-6th

Circa 32,762 sq ft / 3,044 sq m



No of people: 490

Occupational density: 1:6* sq m

* The building is currently designed to 1:10m² however 1:6m² is achievable through an enhanced specification

Floor plans not to scale.
For indicative purposes only.



Technical Specification



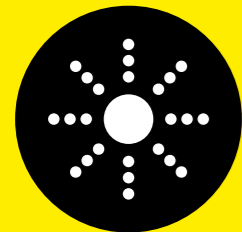
VAV
air conditioning



14 lifts provide access
to all floors



8 male with 6 urinals, 6 female
and 2 disabled WCs per floor



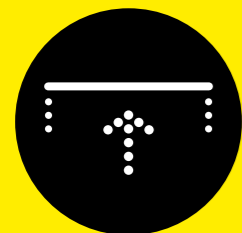
LED
lighting



WiredScore: Platinum
(Speeds up to 10,000 mbps
(10 gig) up and down)



250 secure cycle
spaces with lockers



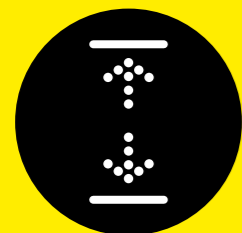
150mm
raised floors



Occupancy density
of 1:10 sq m (can be
enhanced to 1:6 sq m)



6 male and
6 female showers



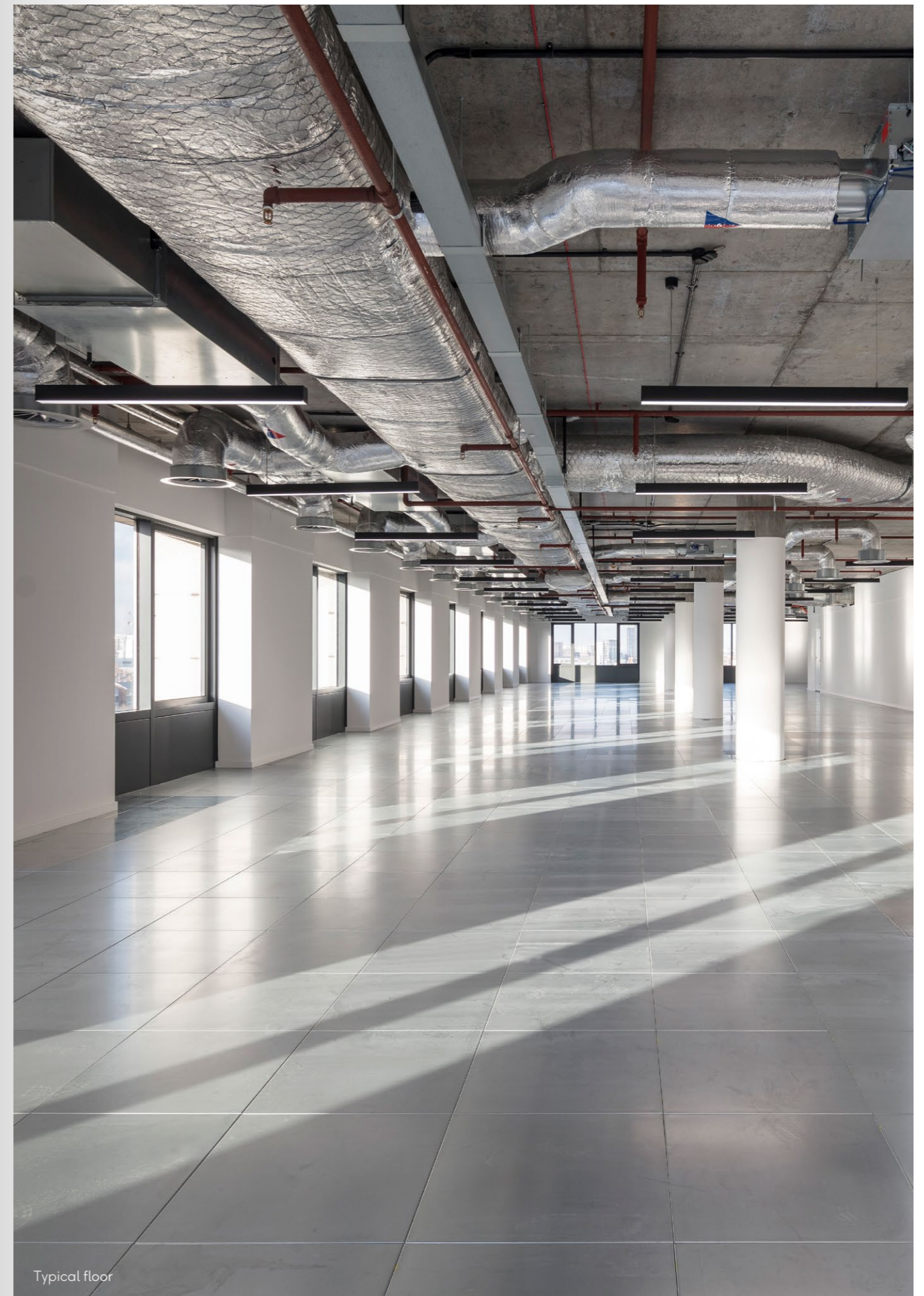
2.8–3.0m floor
to ceiling height



Roof terraces on
levels 7 and 9



22 car parking
spaces



Typical floor



Contact Details

Office

CBRE

Dan Hanmer
DL +44 (0) 20 7182 3646
M +44 (0) 7985 876 209
dan.hanmer@cbre.com

—
Luke Hacking
DL +44 (0) 20 7182 2169
M +44 (0) 7951 224 060
luke.hacking@cbre.com

—
Simon Conie
DL +44 (0) 20 7182 3403
M +44 (0) 7702 974 333
simon.conie@cbre.com

—
Hannah Grint
DL +44 (0) 20 3257 6341
M +44 (0) 7545 868 543
hannah.grint@cbre.com

Allsop LLP

James Neville
DL +44 (0) 20 7588 4433
M +44 (0) 7789 658 540
james.neville@allsop.co.uk

—
Rachel Lockhart
DL +44 (0) 20 7588 4433
M +44 (0) 7786 656 661
rachel.lockhart@allsop.co.uk

—
Tom Nicoll
DL +44 (0) 20 7588 4433
M +44 (0) 7734 680 412
tom.nicoll@allsop.co.uk

Retail

CBRE

Will Brown
DL +44 (0) 20 7182 2785
M +44 (0) 7870 637 267
will.brown@cbre.com

—
Eloise Ladkin
DL +44 (0) 20 3257 6107
M +44 (0) 7469 375 720
eloise.ladkin@cbre.com

CF Commercial

Craig Fisher
DL +44 (0) 20 3216 3911
M +44 (0) 7947 534 589
craig@cfcommercial.co.uk

—
Max Taylor-Smith
DL +44 (0) 20 3216 3912
M +44 (0) 7765 251 016
max@cfcommercial.co.uk

Fund Manager

LaSalle Investment Management

Developer

Trilogy

Architects

Studio RHE

republic.london

Important Notice: 1. Particulars: The particulars are not an offer or contract, nor part of one. You should not rely on statements by Allsop or CBRE in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CBRE or Allsop has any authority to make any representations about the property and accordingly any information given in entirely without responsibility on the part of the agents, seller (s) or lessor (s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any references to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. CGIs are for indicative purposes only and may be subject to change. Allsop is the trading name of Allsop LLP, a limited liability partnership registered in England and Wales with registered company number OC315531. CBRE is the trading name of CBRE Limited, a limited liability partnership registered in England and Wales with registered company number 3536032. October 2018.