

# STUDIOS

at Republic

A different way to work

**FULLY  
FITTED SPACE.**

**ALL  
INCLUSIVE  
RENT.**

**FLEXIBLE  
TERMS.**

Studios at Republic offers the chance for start-ups, small businesses and project teams to become part of the Republic community.

Located on the 5th floor at Import, the remaining Studio can accommodate 56 to 76 people. The Studio will be fully fitted out and ready for occupation on an all-inclusive basis with access to a dedicated concierge, as well as the community management and events programmes.



The Space



## 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  
—  
Meeting rooms  
—  
Rapid access  
—  
Shared kitchen and breakout facilities  
—  
Use of the ground floor boardroom and auditorium  
—  
Community management and events programme

The Space

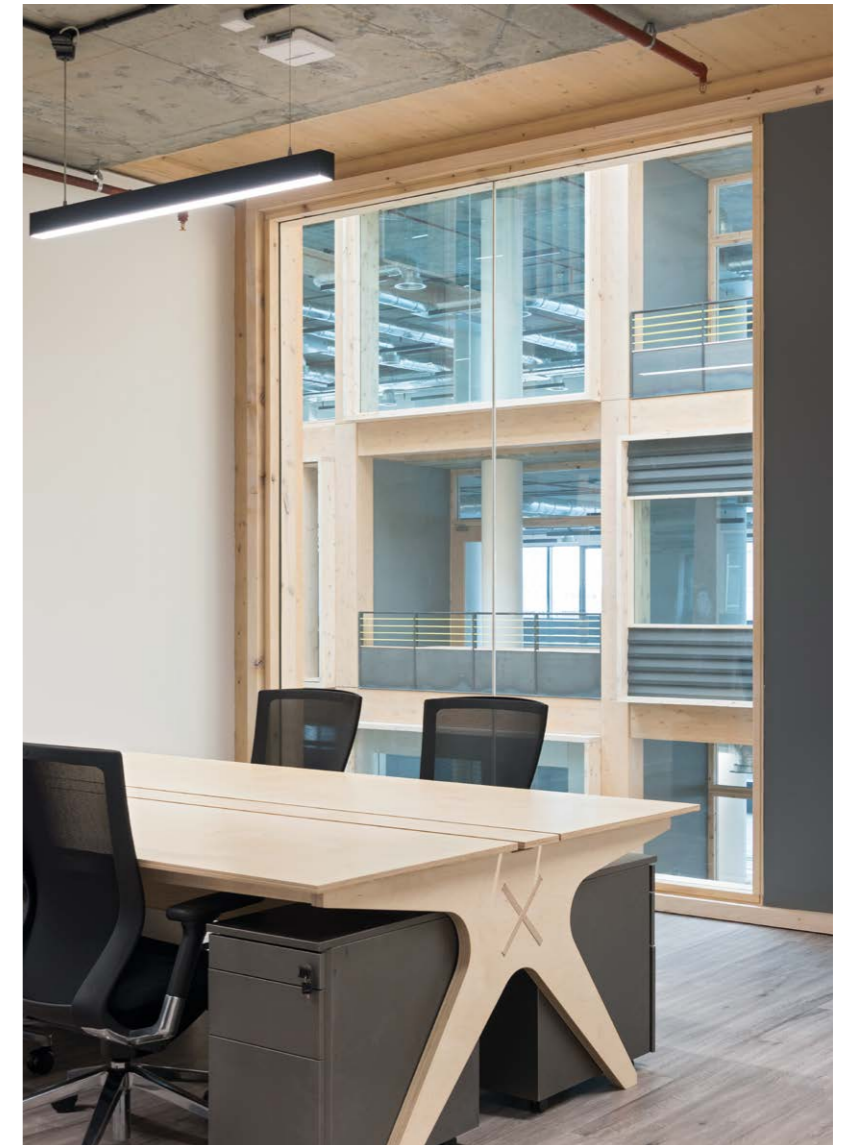


The Space



Image for indicative purposes only.

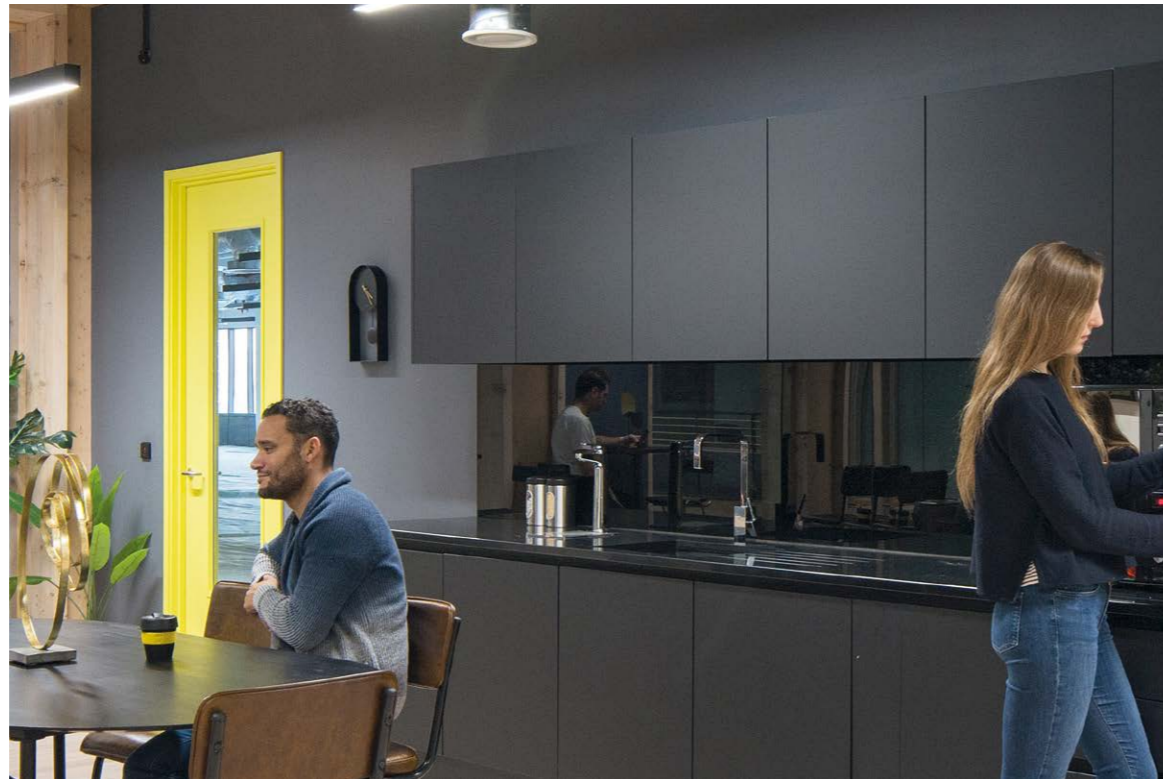
The Space Fully Fitted







The Space



# SUMMARY LEASE TERMS

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

## FAST, EASY & FLEXIBLE

- Each studio provides plug & play facilities allowing immediate occupancy.
- Standard short form lease available on request.
- Lease available on basis of 12 months plus.

## WHAT WILL I GET?

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

## 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.

Overview

# REPUBLIC.

Republic offers a 720,000 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

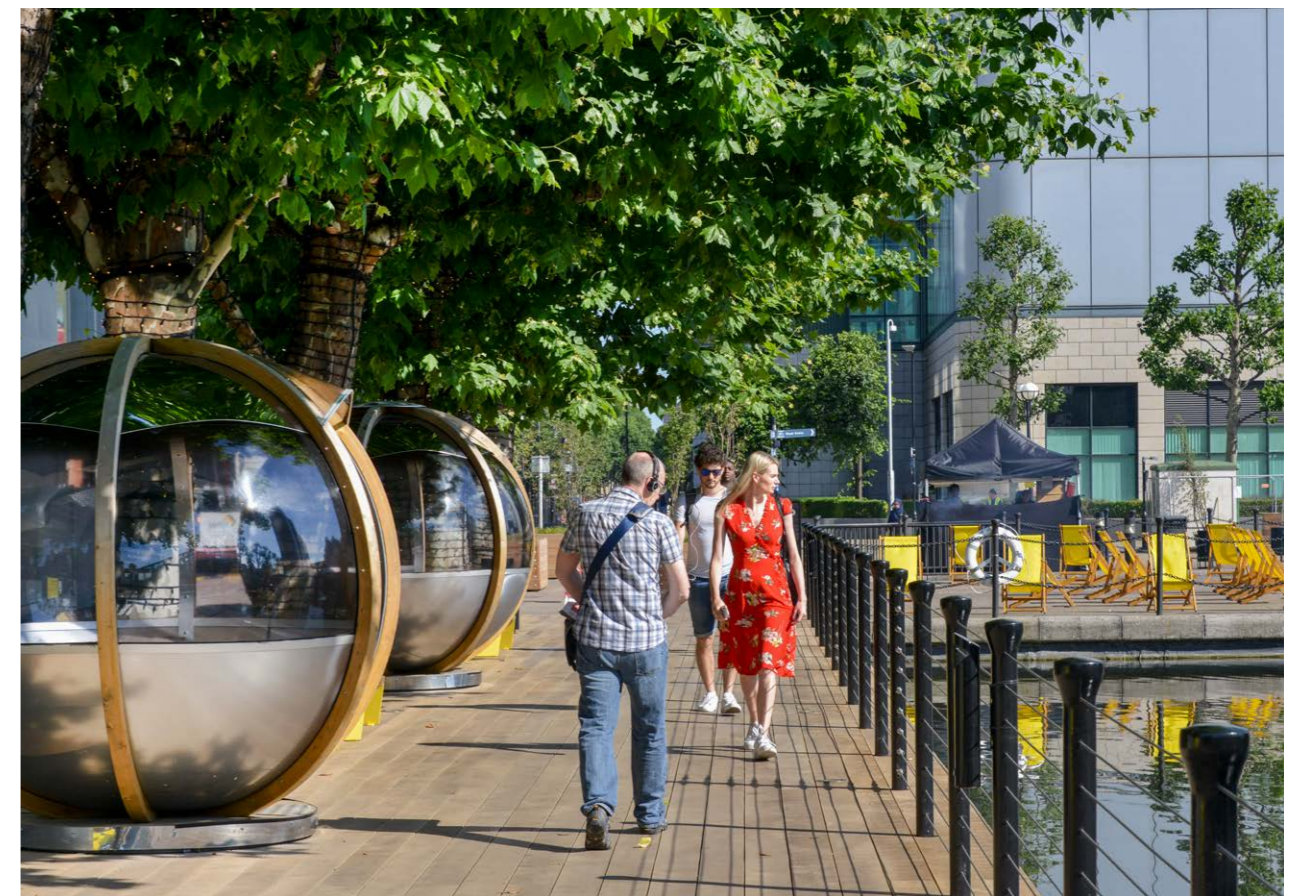
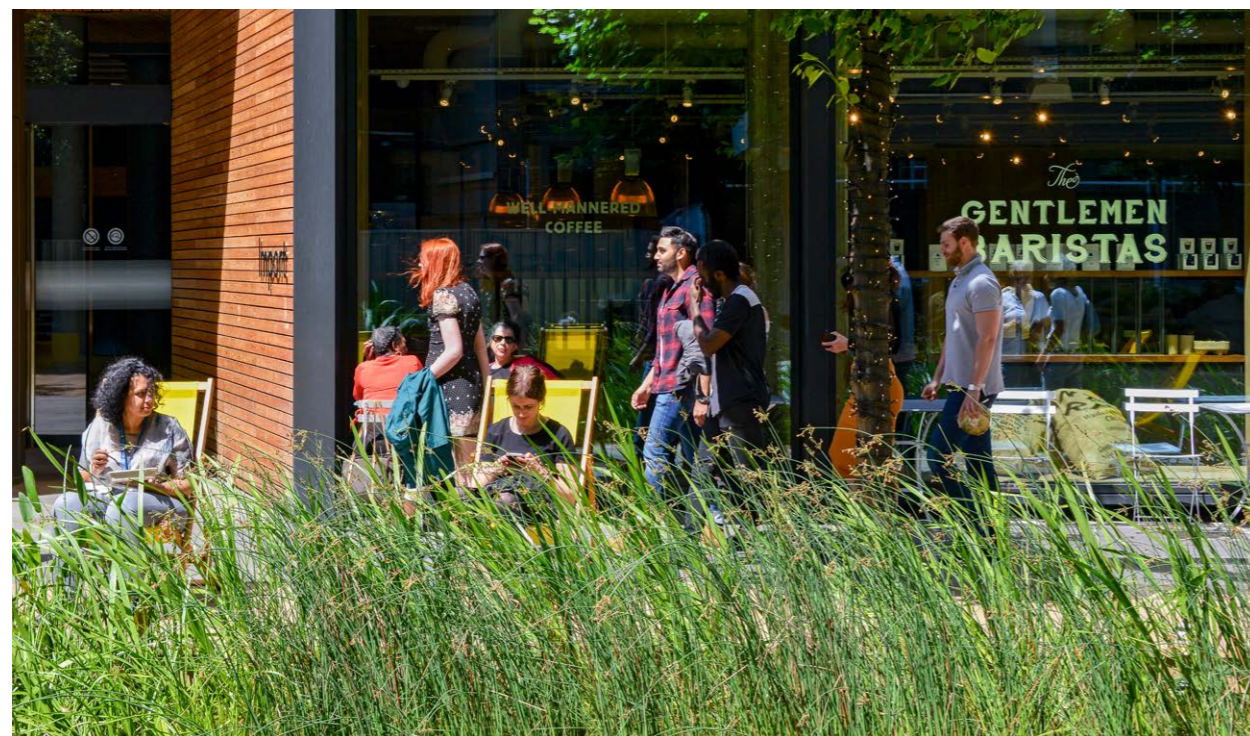


CO-WORKING FACILITIES



IMPRESSIVE DESIGN DETAILS

Public Realm



Onsite Amenity



COMMUNAL MEETING SPACES

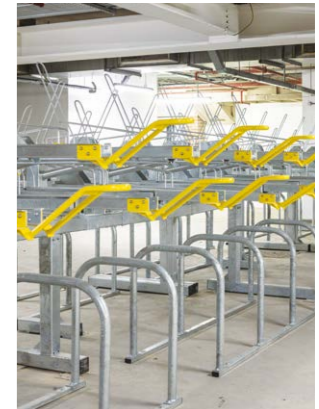


INCLUDES:  
Library  
Boardroom  
Co-working bench  
Auditorium  
Reception



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**



**F45  
TRAINING**

**CONVENIENCE  
STORE**



**THE  
GENTLEMEN  
BARISTAS  
COFFEE  
SHOP**

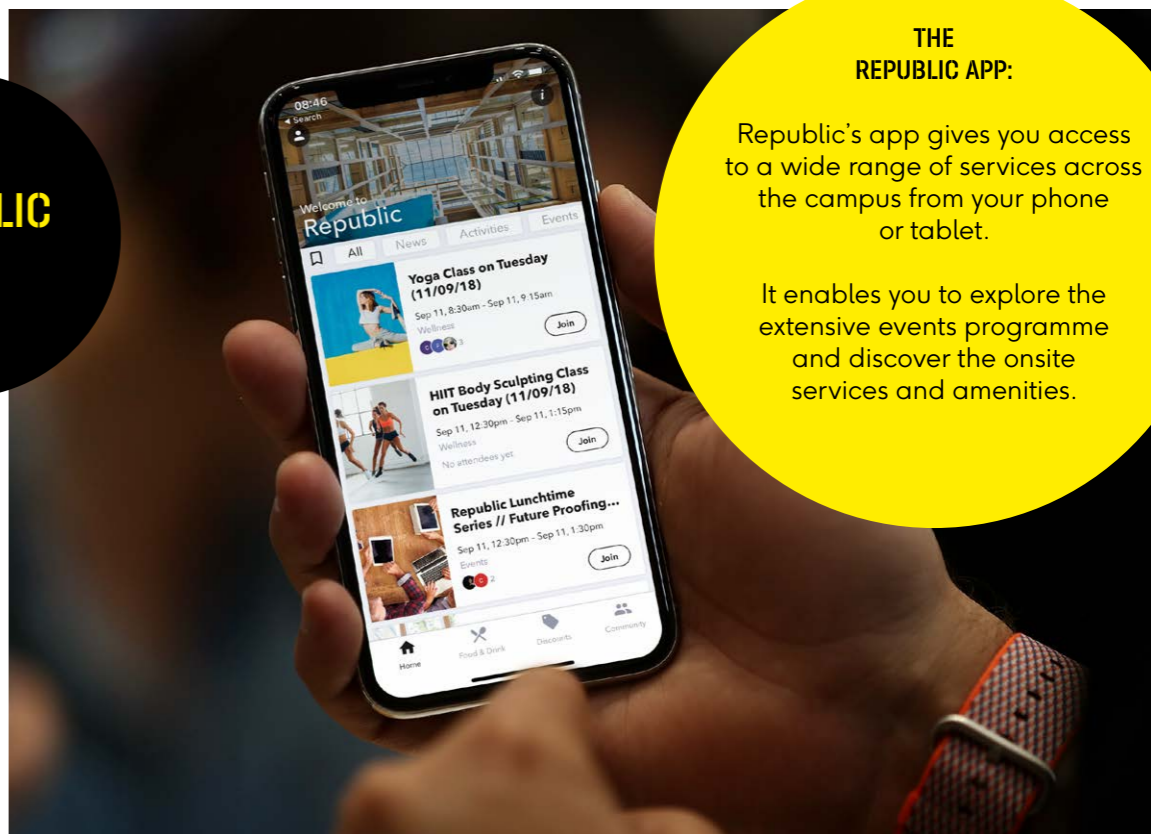


# Community



**EVENTS**

**REPUBLIC APP**



**THE REPUBLIC APP:**  
Republic's app gives 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.

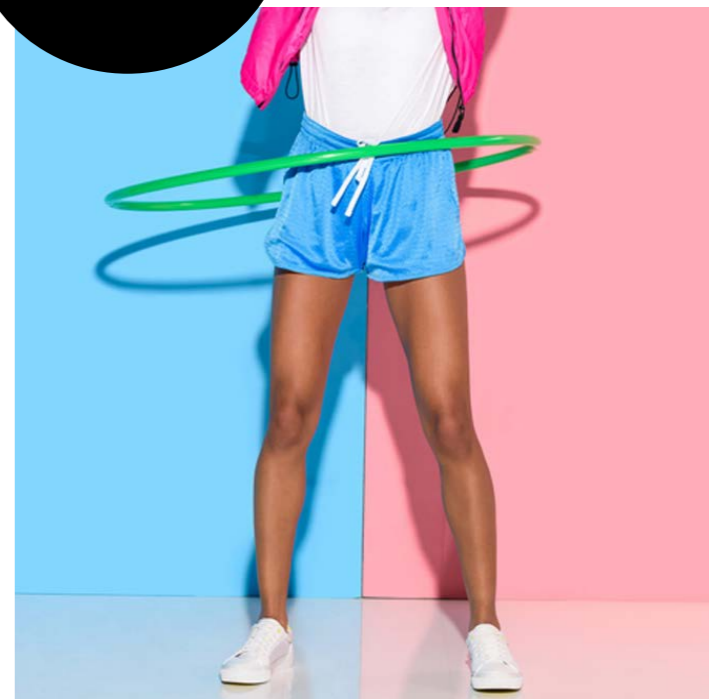


**EVENTS INCLUDE:**  
Kombucha Workshop  
Sleep School  
Run Club  
Jazz Night  
Twerk Fitness  
Vision Boarding Workshop  
Yogo



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

**WELLNESS**



## CONTACT DETAILS

### STUDIOS AT REPUBLIC

#### CBRE

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

Nick Russell-Smith  
DL +44 (0) 20 7588 4433  
M +44 (0) 7827 022 832  
nick.russell-smith@allsop.co.uk

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

#### TRILOGY

Chris Hunt  
M +44 (0) 7889 896 840  
chris@trilogyproperty.com

Laurence Jones  
DL +44 (0) 203 397 6124  
M +44 (0) 7967 697 916  
laurence@trilogyproperty.com

[republic.london/studiosatrepublic](https://republic.london/studiosatrepublic)

Important Notice: 1. Particulars: The particulars are not an offer or contract, nor part of one. You should not rely on statements by Allsop, CBRE or Trilogy 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 is 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. April 2020.