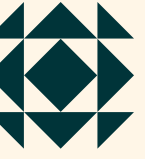


MAINFRAME

LONDON • NW1

**CAT A+
BROCHURE**

EXTENSIVELY REFURBISHED



Mainframe is
an extensively
refurbished best-
in-class landmark
office building

The 3rd and 6th floors have been
fully-fitted and furnished ready
for immediate occupation.

A short and simple lease has
been prepared to provide an
occupier with flexibility and
the ability to move in quickly.



Third Floor Ready Now



CGIs for indicative purposes



Interior



LOOK & FEEL



Third Floor Cat A+

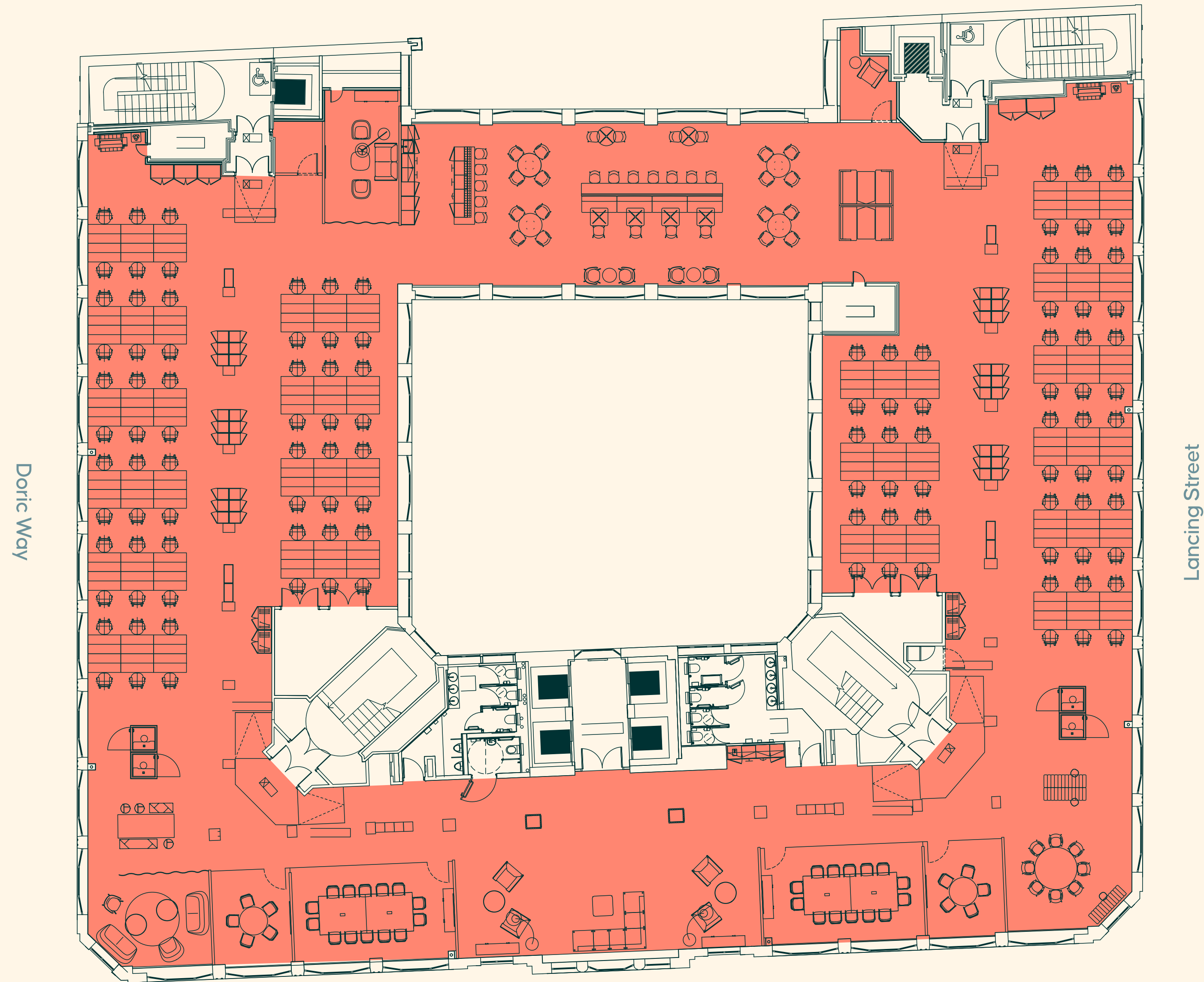
DIMENSIONS

Workspace
11,832 sq ft / 1,099 sq m

Desks	114
Boardrooms (16P)	2
Meeting Rooms (10P)	2
Informal Meeting Areas	3
Zen Room	1
Seating Booths (4P)	2
Phone Booths (1P)	2
Dining / Breakout Area	1
Coffee / Tea Points	2
Dedicated Comms Room	1
Printer Areas	2

KEY

- ◆ CAT A+ workspace
- ◆ Lifts



Measurements are estimated Net Internal Areas, subject to final measurement. Plans are indicative only and are not to scale, they should not be relied on.

Eversholt Street





Sixth Floor North Cat A+

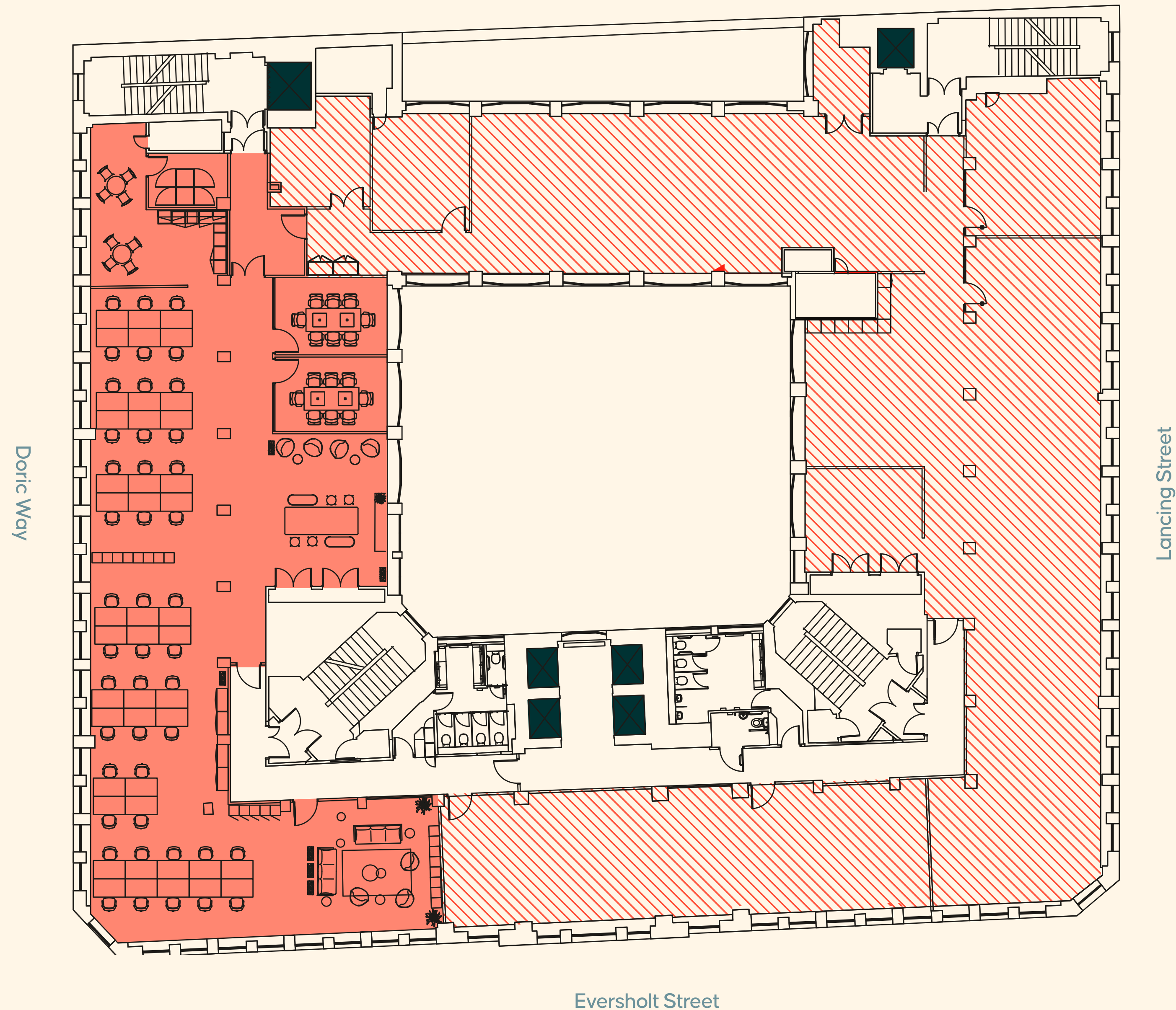
DIMENSIONS

Workspace
3,889 sq ft / 361 sq m

Desks	44
Meeting Rooms (8P)	2
Breakout/Collaboration Areas	4
Tea Point with Seating/ Collaboration Space	1
Dedicated Comms Room	1

KEY

-  CAT A+ workspace
-  Lifts
-  Let to Zinc Ventures (LXP Q4-2025)

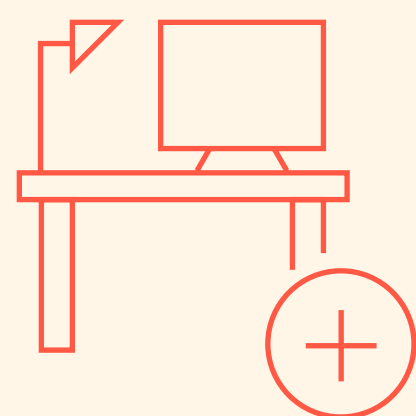


Measurements are estimated Net Internal Areas, subject to final measurement. Plans are indicative only and are not to scale, they should not be relied on.



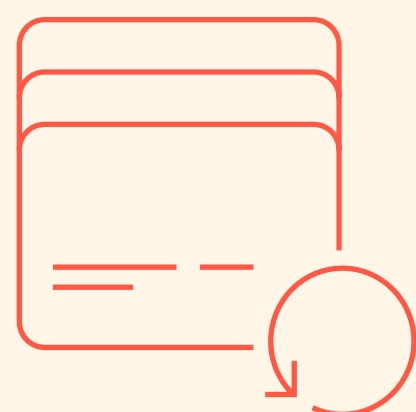


Your Business Your Choice



Cat A+

Expertly designed, fully-fitted, furnished and fibred workspace allowing you to move in straight away.



Managed-Lite

Managed-Lite is Cat A+ and more. Our managed solution allows you to consolidate your costs into one monthly payment, enabling you to focus what you do best; running your business.

What's included in the price

Cat A+

Managed-Lite

Fitted and furnished



Rent



Gym / Wellness studio



Changing rooms, bike store, shower facilities



Communal terrace



Pre-agreed reinstatement



Service charge and building insurance



Business rates



Utilities



Cleaning



Fibre



*Broker Fees Payable

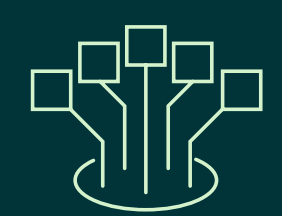


Amenities

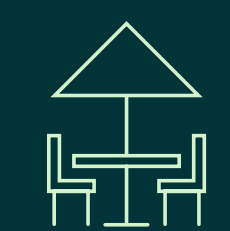


Wellness studio

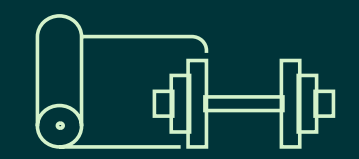
CGI for indicative purposes



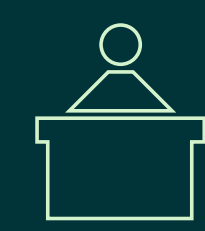
Super fast fibre



Communal roof terrace



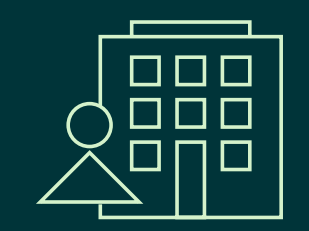
Wellness studio



24/7 staffed reception



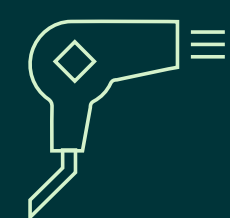
Commuter suite



On site building management team



Changing rooms showers, and lockers



Vanity and hairdrying station

GAIL's

On-site cafe



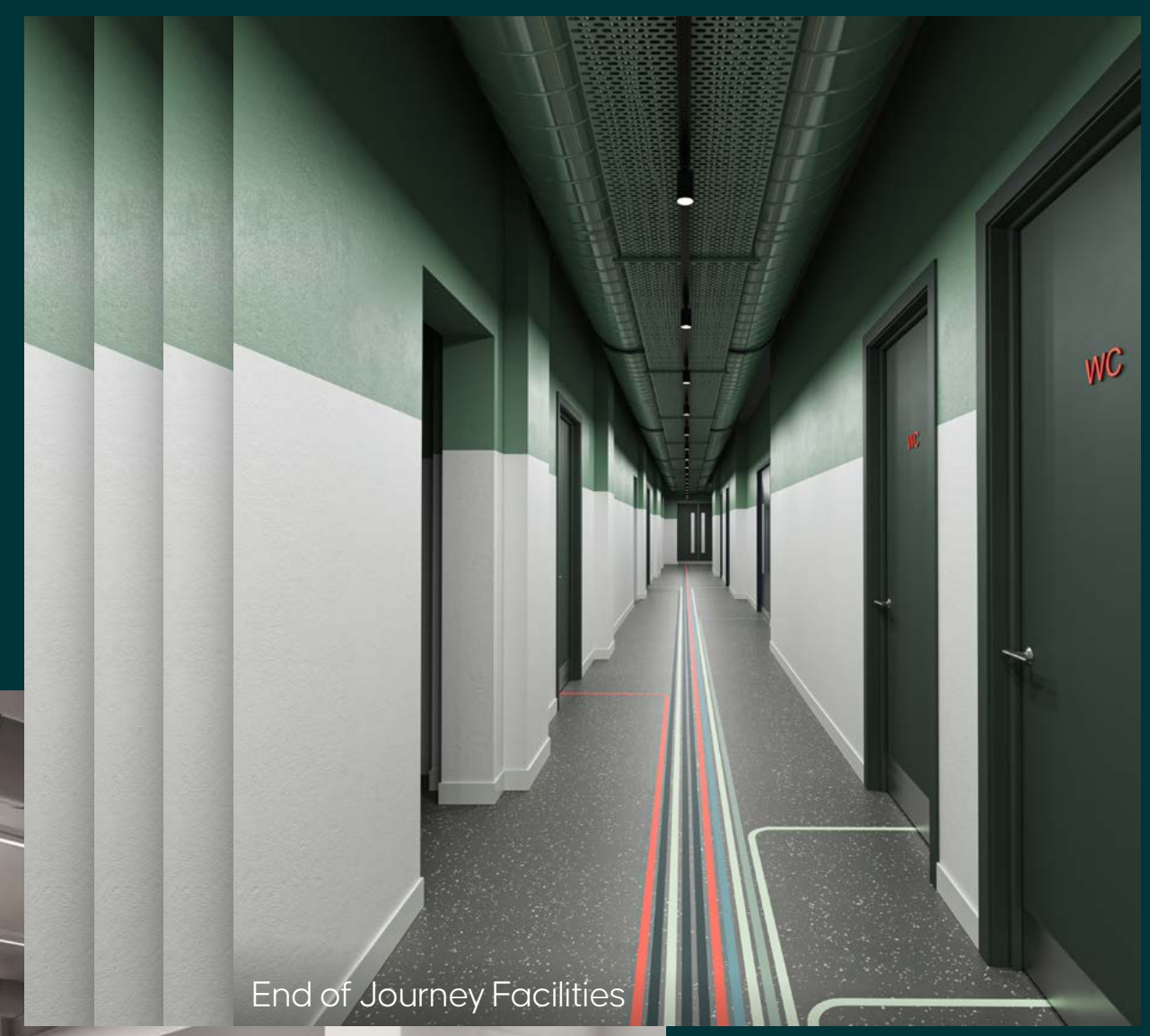
Communal Roof Garden

CGI for indicative purposes

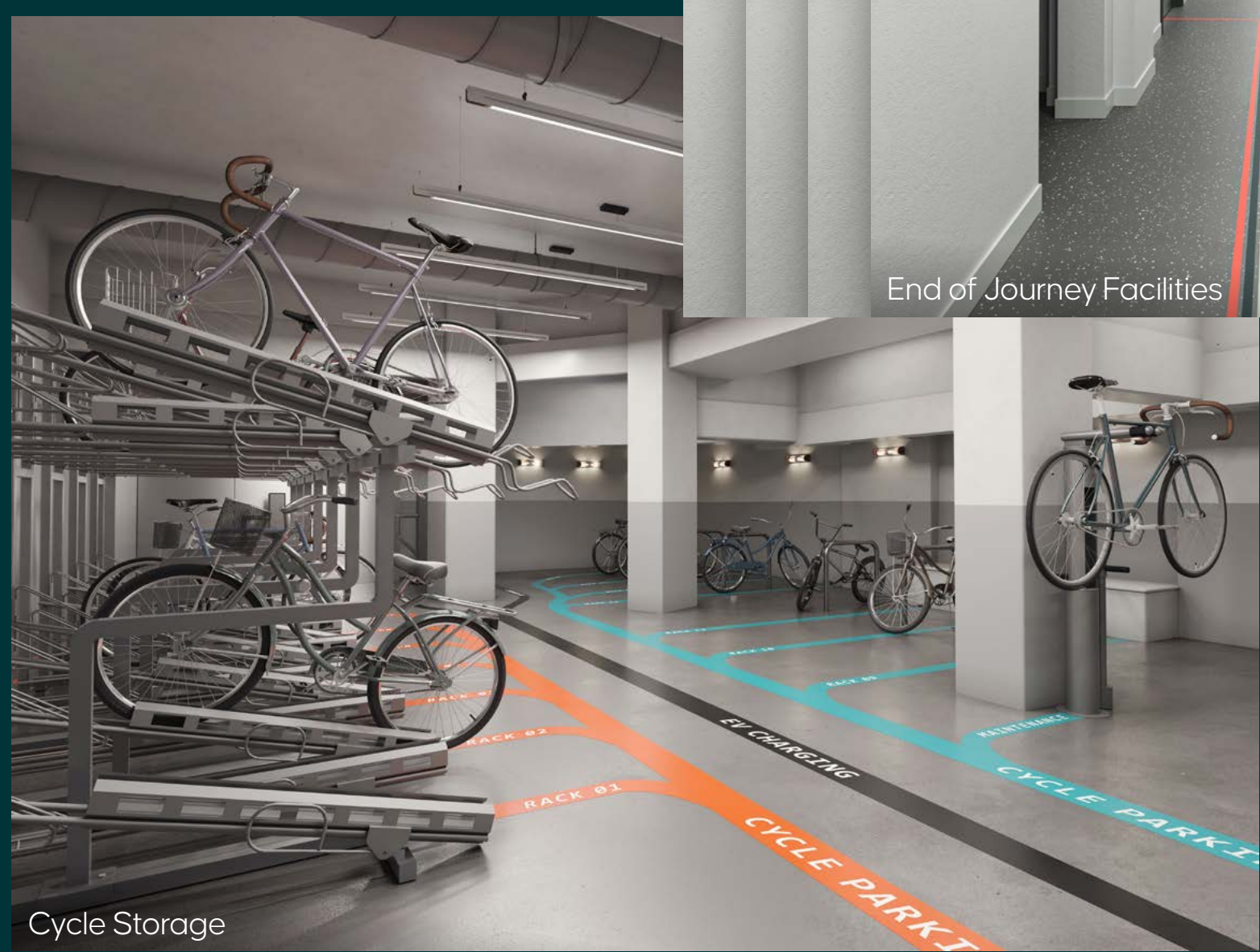


Work well

Mainframe is being re-purposed to meet the requirements of modern occupiers, with a focus on wellbeing.



End of Journey Facilities



Cycle Storage

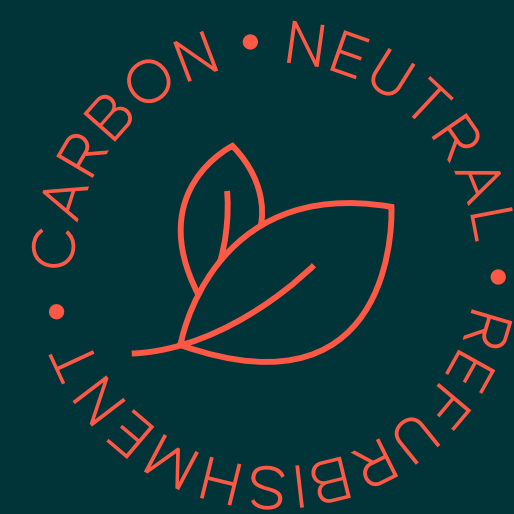


Lockers and Changing Rooms (CGI)



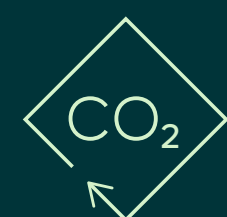
The most sustainable way to create a new workspace is to use what's already there.

Retaining and refurbishing the existing building is equivalent to at least 13,500 tCO2e saved vs building a new zero emissions building.



REUSE PURPOSE PURPOSE PURPOSE

That's the same as:



The annual carbon associated with 1,040 UK citizens



Building 170 new homes



27 hectares of deforestation



Or 3 flights in a space shuttle

Mainframe will be aiming to achieve the following minimum accreditations



Please note that these are high-level calculations based on estimates and comparable case studies and should not be relied upon for statutory reporting or financial decision-making.



A development by:
ARAX PROPERTIES

www.mainframe.london



Get in touch with our leasing team to find out more

RX LONDON

Jack Rose
(Broker Lead)
+44 (0) 7590 814 753
jack.rose@rx.london

Catherine Lloyd
+44 (0) 7795 445 833
catherine.lloyd@rx.london

Ed Betts
+44 (0) 7771 513 169
ed.betts@rx.london

Hannah Buxton
+44 (0) 7976 747 569
hannah.buxton@rx.london



Jonny Lee
+44 (0) 7885 389 426
jonny.lee@knightfrank.com

Ian McCarter
+44 (0) 7940 508 650
ian.mccarter@knightfrank.com

Francesca Skinner
+44 (0) 7866 191140
francesca.skinner@knightfrank.com

Lydia Carter
+44 (0) 7929 668 005
lydia.carter@knightfrank.com

Important information: 1. Particulars: these particulars are not an offer or contract, nor part of one. You should not rely on statements by Arax Properties, RX London or Knight Frank in the particulars or by word of mouth or in writing ('information') as being factually accurate about the property, its condition or its value. Arax Properties, RX London, Knight Frank nor any joint agent 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. All CGIs are provided for illustrative purposes only. Areas, measurements and distances given are approximate only. 3. Regulations etc: any reference 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. 4. Vat: the vat position relating to the property may change without notice. V12 - 10/11/23

Brochure designed by SAENTYS