



# TYPEWORKS

25 BOWLING GREEN LANE | FARRINGTON EC1

# WELCOME TO TYPEWORKS



Computer generated image

# TYPEWORKS

An exciting new collaborative workspace for 2024. Bringing together the vibrancy of modern Clerkenwell with the rich history of Farringdon, and the famous type foundries it was built on.

## INTRODUCTION

04	THE BUILDING WORKS	22	FARRINGDON WORKS
08	SPACE THAT WORKS	28	GETTING TO WORK
21	HISTORY IN THE WORKS	32	CONTACT

# THE BUILDING WORKS

# BOLD AND INSPIRING

Striking in appearance, *Typeworks'* modern facade stands out from the crowd.

This innovative building gives you everything you'd ever need for a state-of-the-art office experience.

BREEAM®  
EXCELLENT

EPC  
A



Exterior of Typeworks



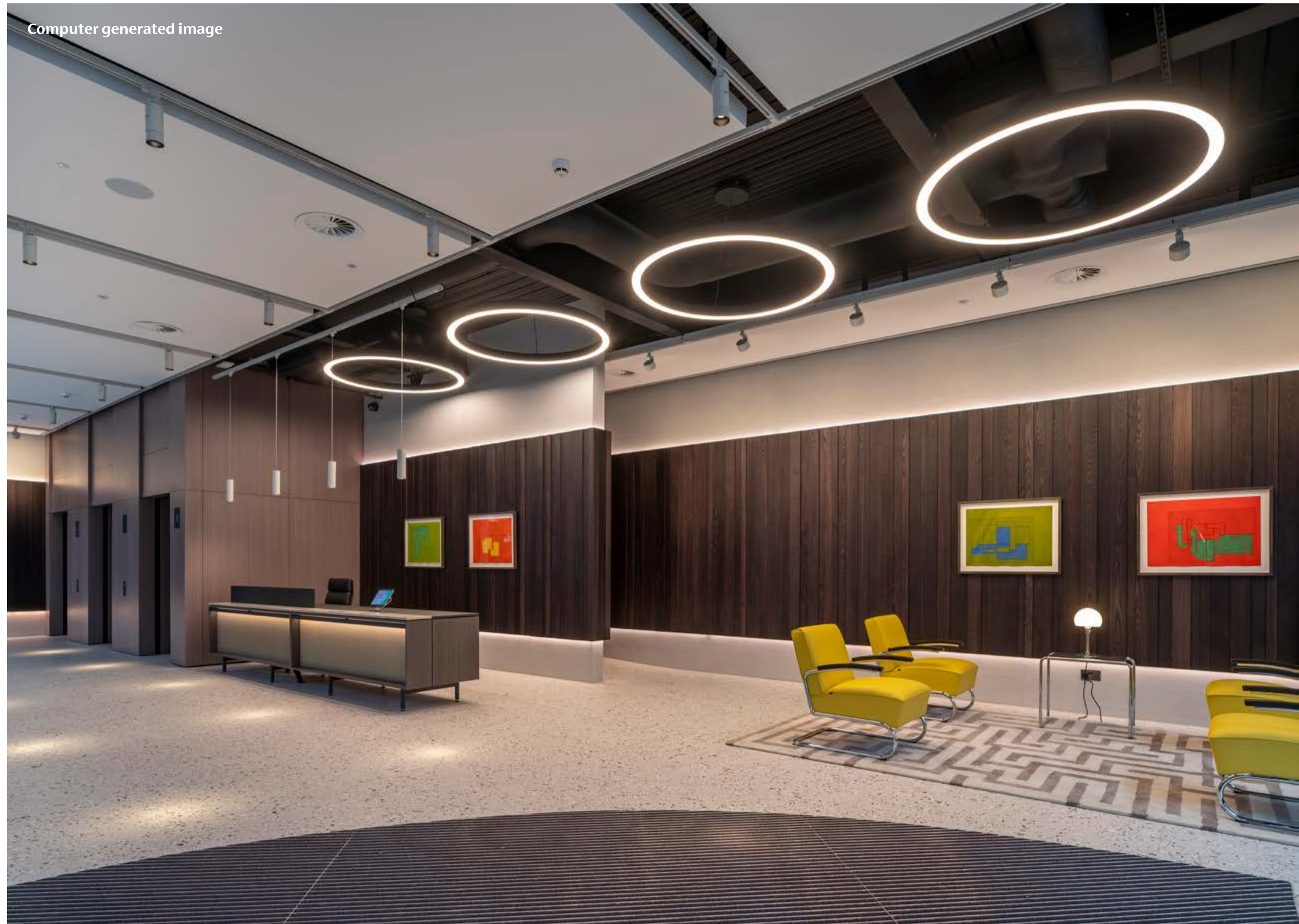
View of the London Skyline



Details on the exterior facade

# DETAIL IN THE DESIGN

Design led *Typeworks* is in a prime London location. Created to appeal to a diverse range of occupiers through it's exceptional interiors and architectural details.



# SPACE THAT WORKS





Current Floor 4

# ENDLESS POTENTIAL

Open-plan. Column free. *Highly flexible.*

An efficient floor plate that can be adapted to suit your needs on the primary office floors. *Typeworks* has been designed to give you more space and more natural light. It's stylish, high quality and inspiring throughout. This is a modern space for modern occupiers.

Office	Sq ft (NIA)	Sq m (NIA)
Private terrace	1,140	106
Fifth	1,380	128
Fourth	5,789	538
Third	6,333	588
Second	6,397	594
First	6,186	575
Reception	1,291	120
<b>Total</b>	<b>28,516</b>	<b>2,649</b>

Retail	Sq ft (NIA)	Sq m (NIA)
Ground	1,668	155

# IMPRESSIVE INTERIORS



Interior layout



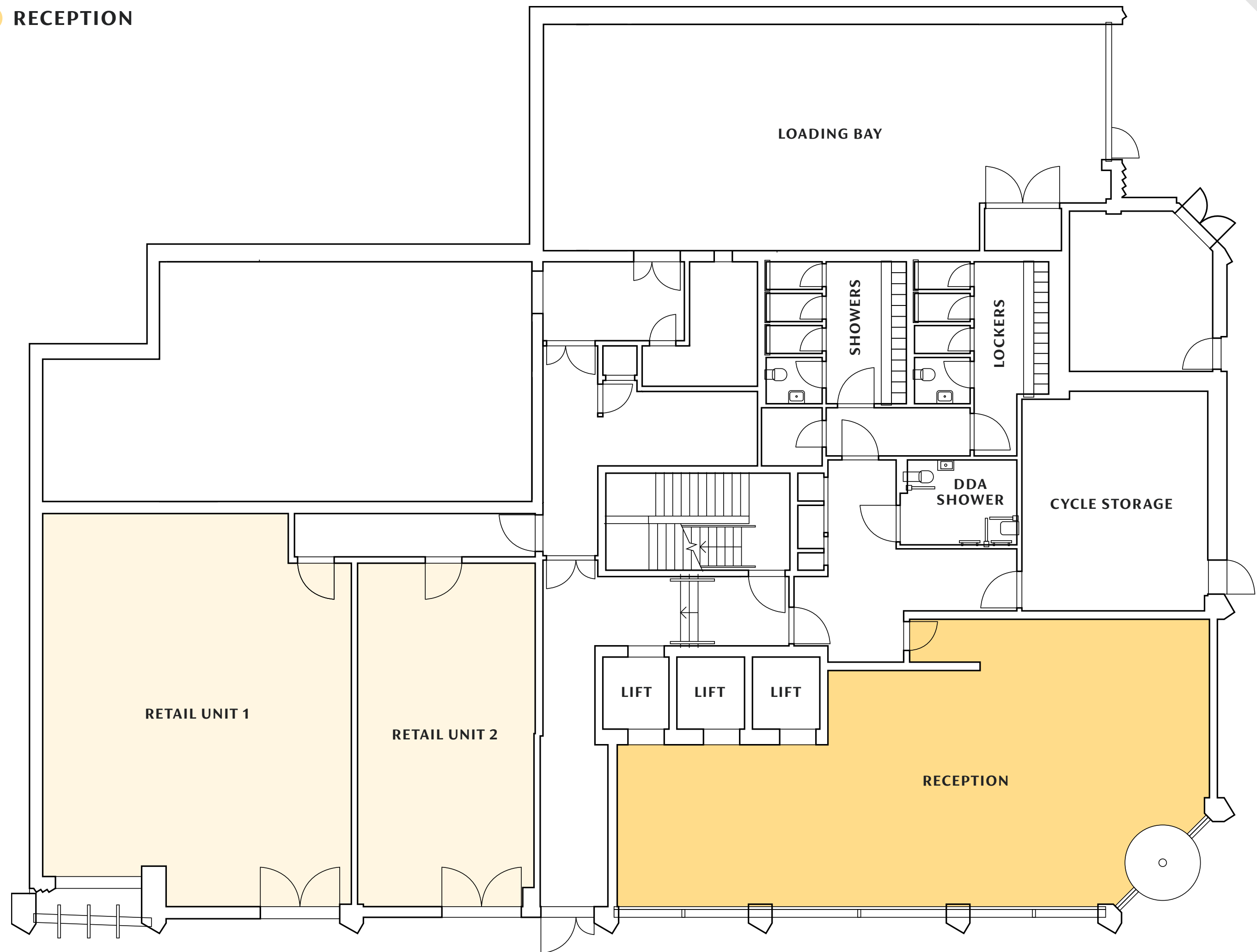
Natural light flooding the space

# GROUND

FLOOR

Office	Sq ft (NIA)	Sq m (NIA)
Private terrace	1,140	106
Fifth	1,380	128
Fourth	5,789	538
Third	6,333	588
Second	6,397	594
First	6,186	575
Reception	1,291	120
Total	28,516	2,649

- RETAIL UNITS
- RECEPTION



48

CYCLE SPACES

54

LOCKERS

7

SHOWERS

# FIRST *FULLY FITTED*

## FLOOR

Office	Sq ft (NIA)	Sq m (NIA)
Private terrace	1,140	106
Fifth	1,380	128
Fourth	5,789	538
Third	6,333	588
Second	6,397	594
<b>First</b>	<b>6,186</b>	<b>575</b>
Reception	1,291	120
Total	26,085	2,423

The first floor is being delivered fully fitted. Please see [page 13](#) for more information.

48

DESKS

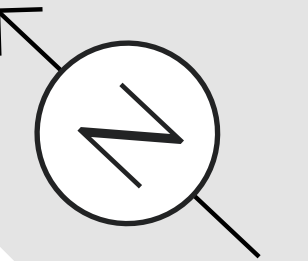
12

TOUCH DOWNS

2

MEETING ROOMS

● OFFICE SPACE



BOWLING GREEN LANE

FARRINGDON ROAD

# FIT-OUT THAT WORKS

If you're looking for an office space that is ready to go, *Typeworks* has you covered. The first floor has been designed with a modern office fitout in mind, saving you the time and hassle in creating your work environment.

We have worked with the Swiss furniture pioneers Vitra to design a collaborative, curated workspace with all its tenants wants and needs in mind.

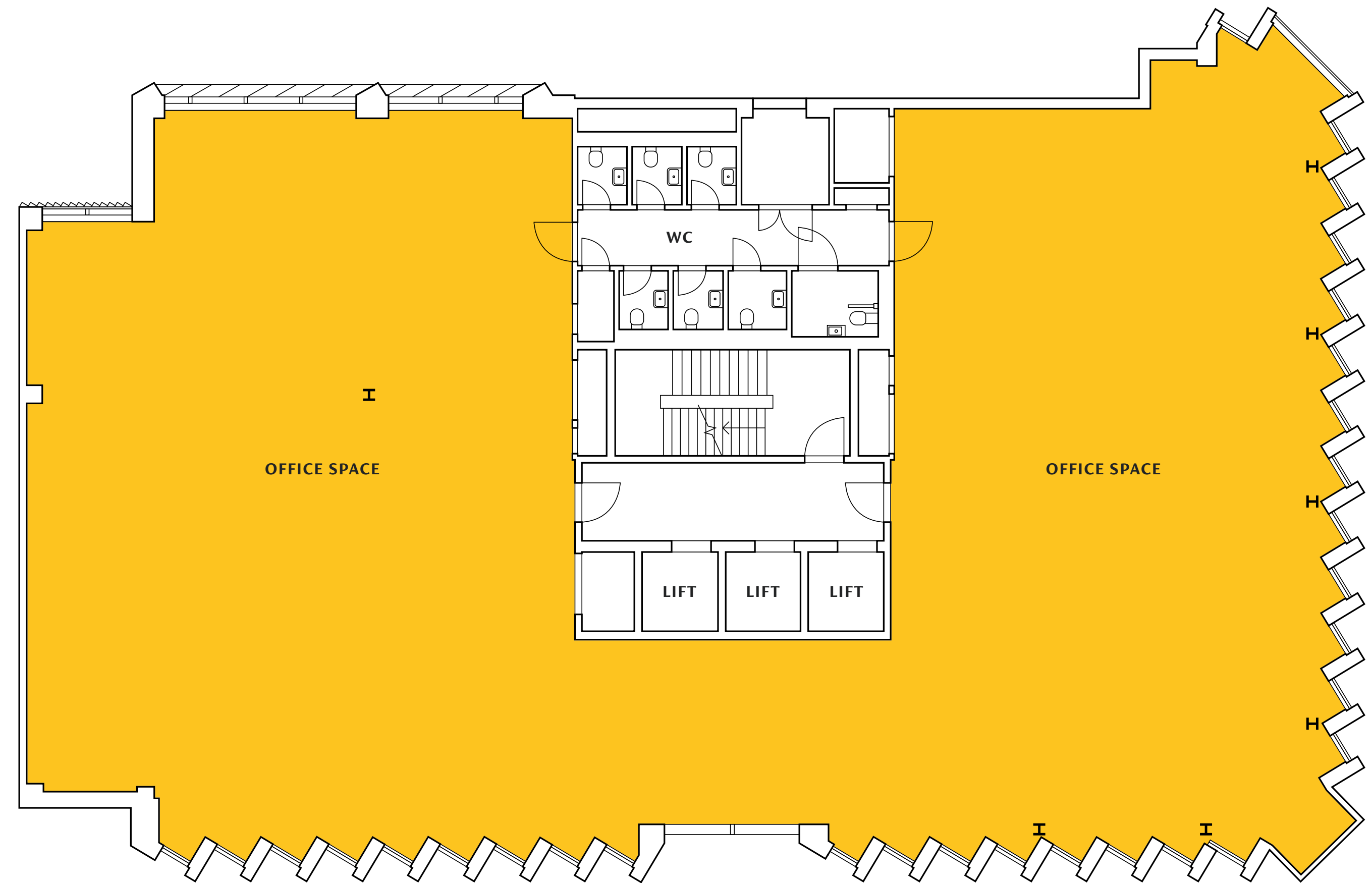
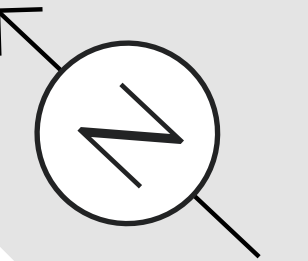


# SECOND

## FLOOR

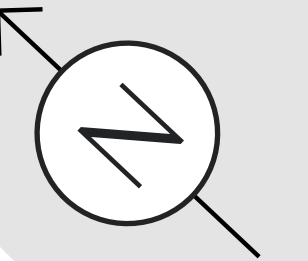
Office	Sq ft (NIA)	Sq m (NIA)
Private terrace	1,140	106
Fifth	1,380	128
Fourth	5,789	538
Third	6,333	588
Second	6,397	594
First	6,186	575
Reception	1,291	120
Total	26,085	2,423

● OFFICE SPACE



FARRINGDON ROAD

BOWLING GREEN LANE

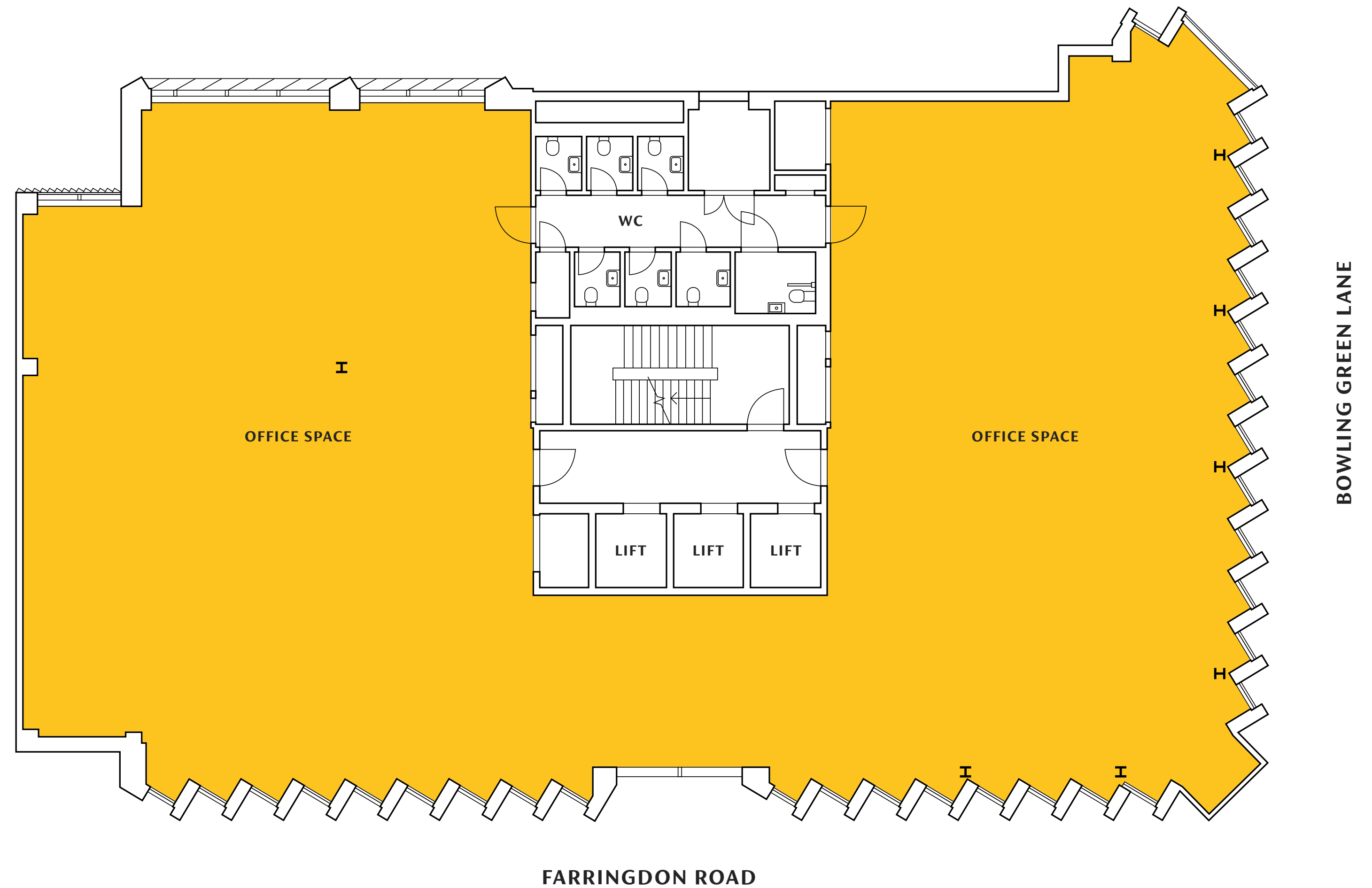


# THIRD

## FLOOR

Office	Sq ft (NIA)	Sq m (NIA)
Private terrace	1,140	106
Fifth	1,380	128
Fourth	5,789	538
Third	6,333	588
Second	6,397	594
First	6,186	575
Reception	1,291	120
<b>Total</b>	<b>26,085</b>	<b>2,423</b>

● OFFICE SPACE

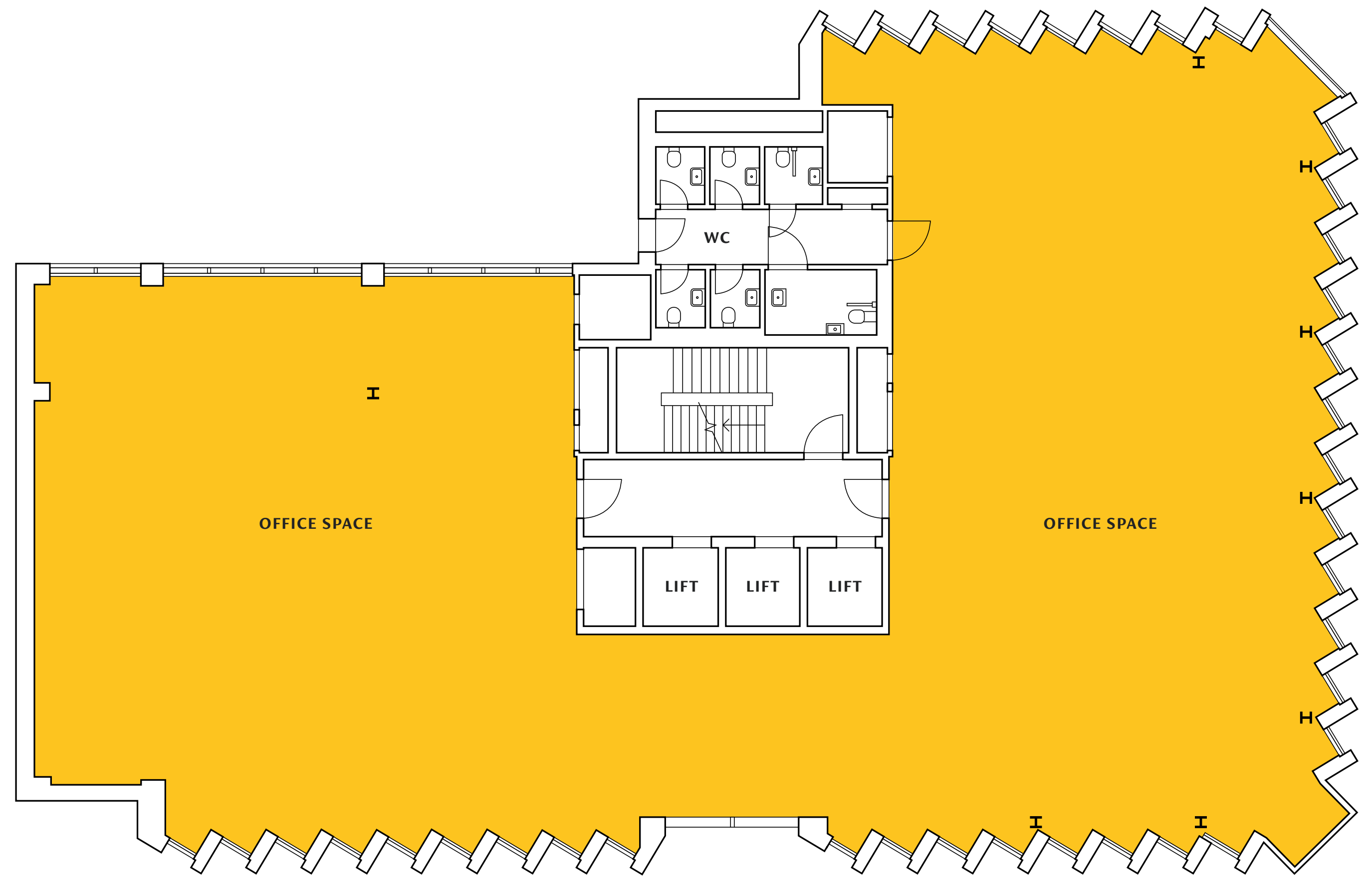
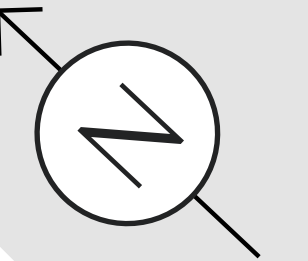


# FOURTH

## FLOOR

Office	Sq ft (NIA)	Sq m (NIA)
Private terrace	1,140	106
Fifth	1,380	128
<b>Fourth</b>	<b>5,789</b>	<b>538</b>
Third	6,333	588
Second	6,397	594
First	6,186	575
Reception	1,291	120
<b>Total</b>	<b>26,085</b>	<b>2,423</b>

● OFFICE SPACE



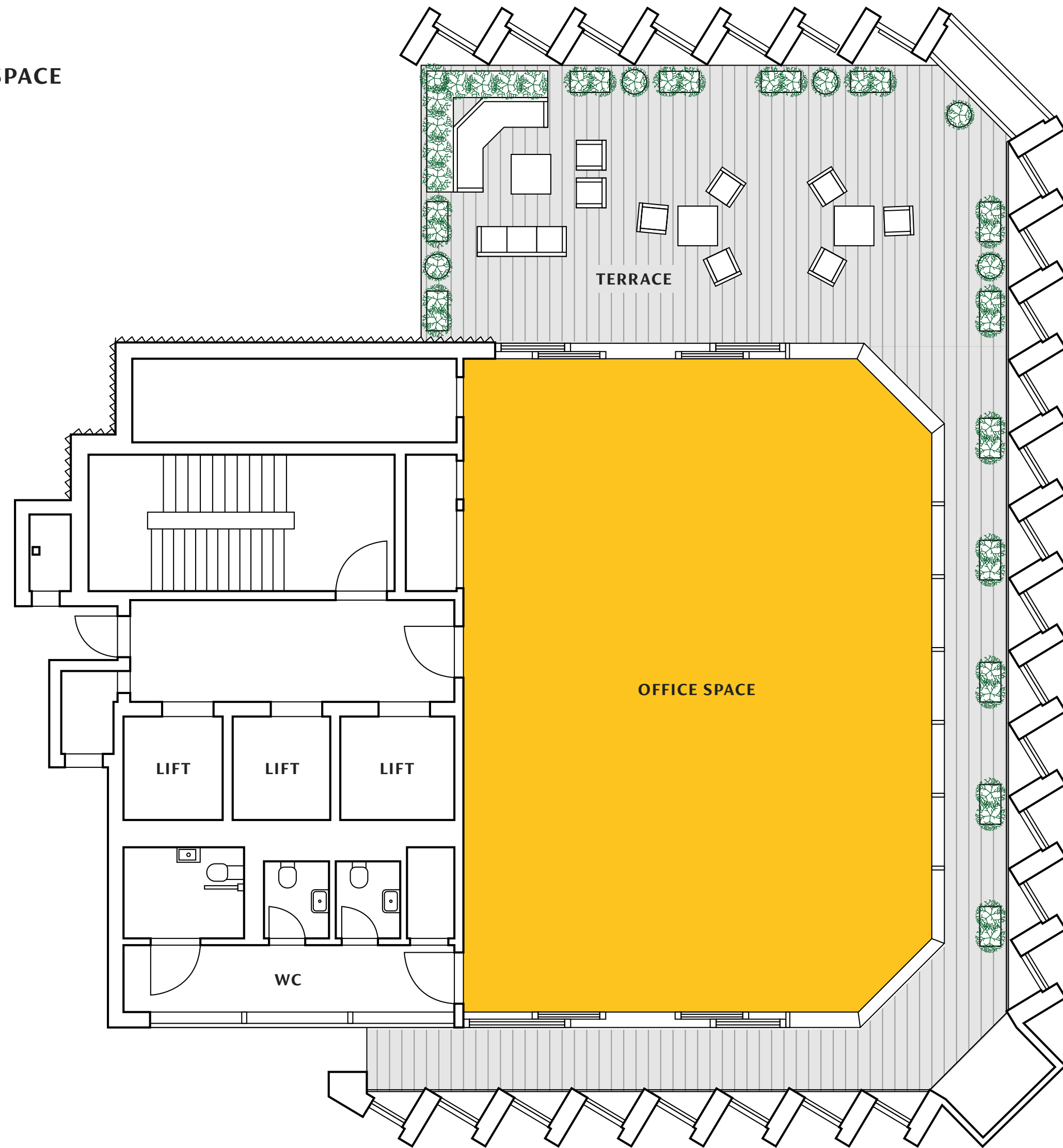


# FIFTH

## FLOOR

Office	Sq ft (NIA)	Sq m (NIA)
Private terrace	1,140	106
<b>Fifth</b>	<b>1,380</b>	<b>128</b>
Fourth	5,789	538
Third	6,333	588
Second	6,397	594
First	6,186	575
Reception	1,291	120
Total	26,085	2,423

● OFFICE SPACE



BOWLING GREEN LANE

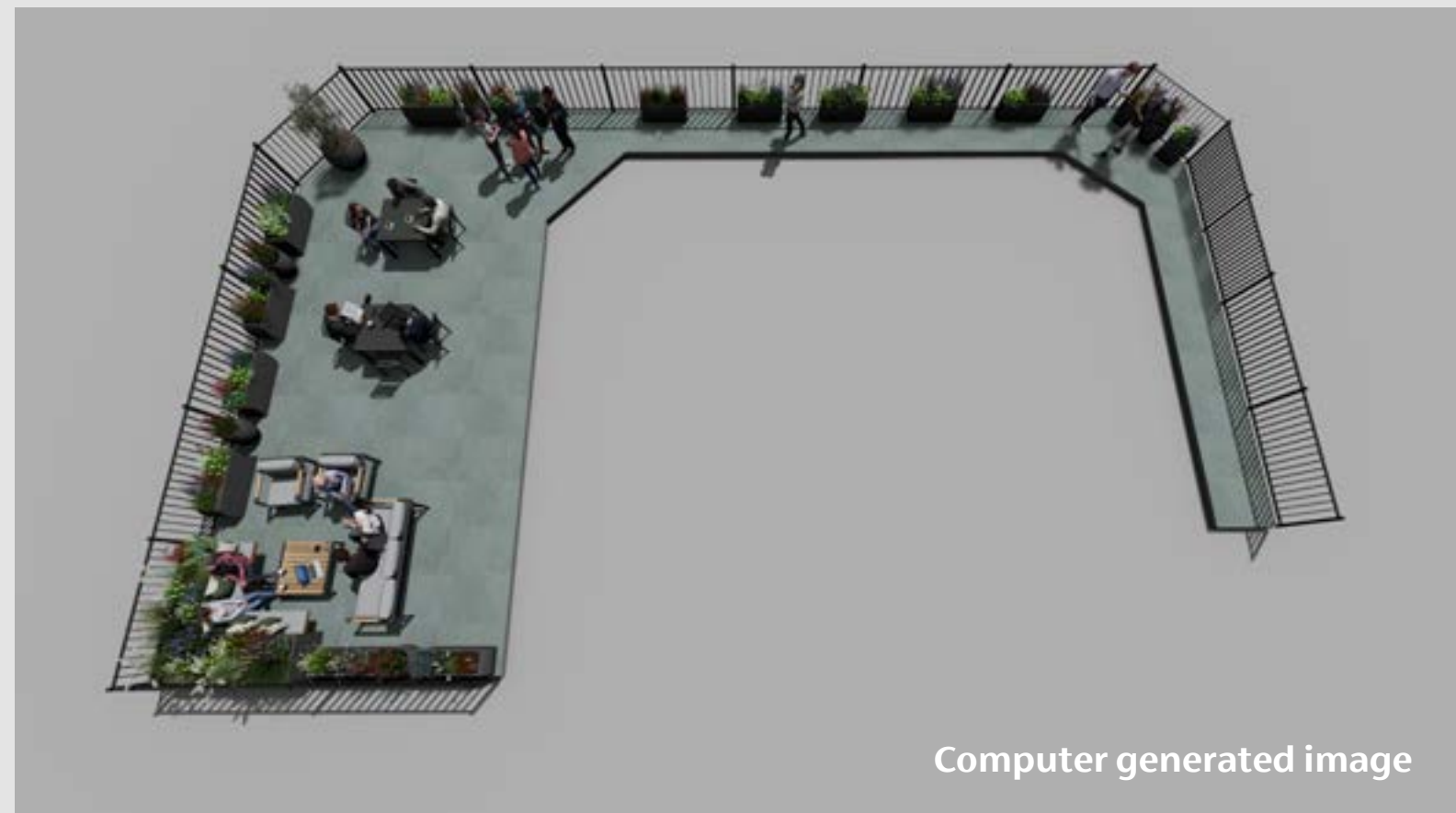
FARRINGTON ROAD

SOUTH FACING

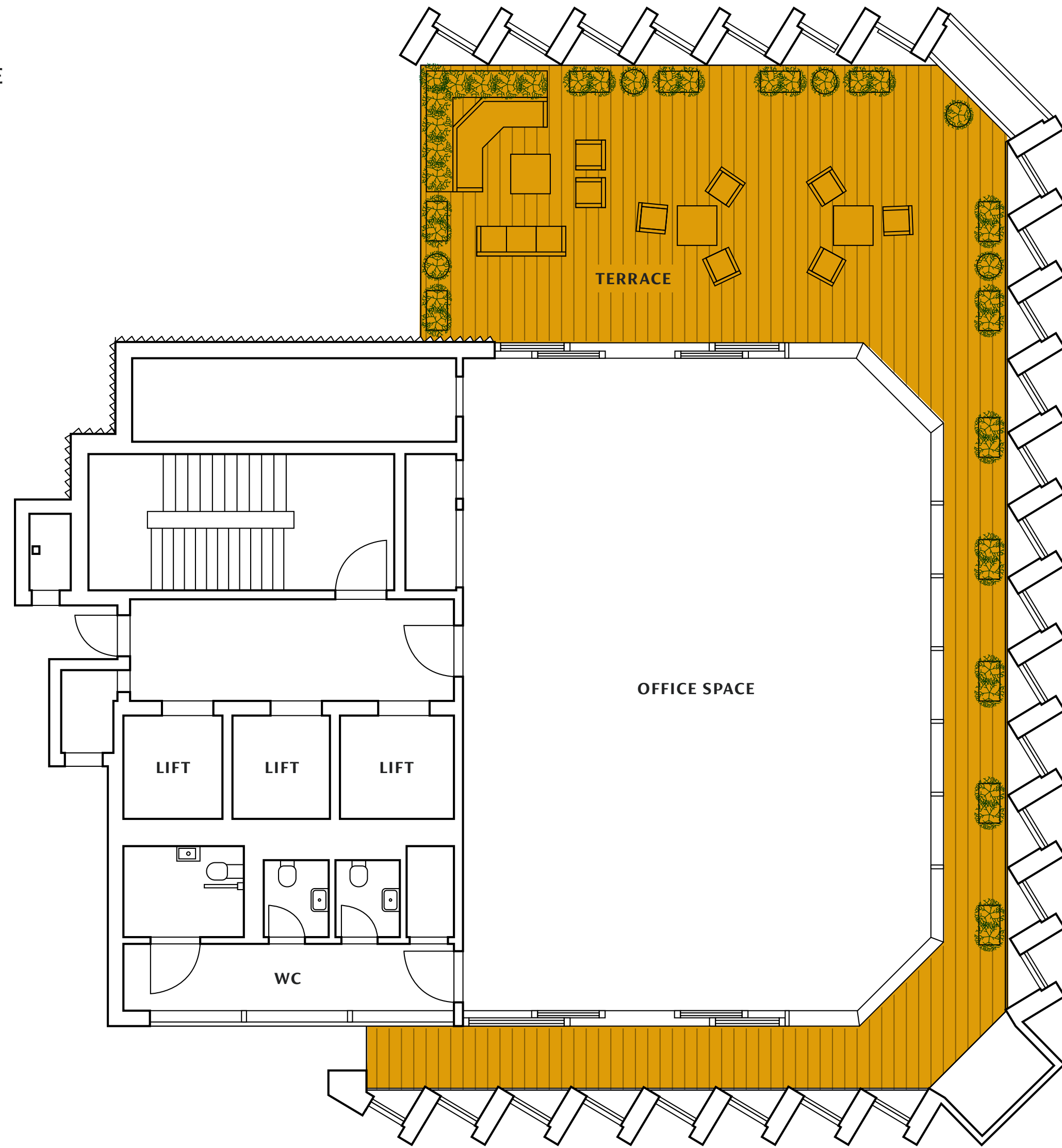
# TERRACE

## FLOOR

Office	Sq ft (NIA)	Sq m (NIA)
Private terrace	1,140	106
Fifth	1,380	128
Fourth	5,789	538
Third	6,333	588
Second	6,397	594
First	6,186	575
Reception	1,291	120
Total	26,085	2,423



● TERRACE



BOWLING GREEN LANE

FARRINGTON ROAD

# UNRIVALLED VIEWS

If you're looking to take a minute from your busy work schedule, this is the perfect place to switch-off and appreciate the views and panoramic beauty of the London skyline.



# HIGH QUALITY SPECIFICATION

## SUSTAINABILITY & PERFORMANCE

- Targeting BREEAM Excellent
- Targeting EPC A rating
- Targeting Well V2 Pre-Certified
- Net Zero Carbon emissions in operation
- Smart enabled Building Management System
- Biodiverse green planting at roof levels
- Photo voltaic roof panels on 5th floor roof

## COMMON PARTS & FACILITIES

- 1,291 sq ft reception area
- Male & female Superloos on each floor
- 48 cycle storage spaces at ground floor level
- 54 lockers at ground floor level
- Seven showers at ground floor level

## OCCUPANCY DENSITY

- Office floors 1-person per 8m<sup>2</sup>
- Means of escape 1-person per 6m<sup>2</sup>
- HVAC Density 1-person per 8m<sup>2</sup>
- Sanitary provision of 1-person per 8m<sup>2</sup>
- Lifts BCO 2014 High Density 1-person per 8m<sup>2</sup>

## LIFTS

- Three 12-person lifts serving all floors
- One lift is a combined goods and fire-fighting lift 900 KG

## STRUCTURAL & FLOOR-TO-CEILING HEIGHTS

- Office slab to slab height of 3.8m
- Office floor to ceiling height of 2.75m
- Reception slab to slab height of 4.45m
- Reception floor to ceiling height of 3.53m
- Raised floor height of 135mm
- Ceiling void of 735mm

## TERRACE

- Large 1,140 sq ft of terrace space for exclusive use of 5th floor

## MECHANICAL SERVICES

- Electrically powered air sourced heat pump heating & cooling system
- Smart Building Management System
- Heat recovery VRF system
- Summer 24 degrees +/-2
- Winter 20 degrees +/-2
- 12 l/s per person + 10% upgrade allowance
- Floors 1-4 capable of being sub-divided

## ELECTRICAL SERVICES

- Small power 25w/m<sup>2</sup>
- 500 lux average on working plane
- Lighting power 8w/m<sup>2</sup>
- Lighting Controls Daylight responsive energy

## BUILDING STRUCTURE

- Steel frame with concrete slab
- Steel frame life 60 years

## PLANNING MODULE

- Standard office planning grid of 1.5m

## FLOOR LOADINGS

- Office area floor loading capacity of 3.5k/N per m<sup>2</sup>
- Ground floor loading capacity of 5.00 k/N per m<sup>2</sup>

# DEEP-ROOTED IN HISTORY

*Typeworks* began its story in the 19th century, surrounded by a variety of type foundries and commercial workshops on Farringdon Road. While the area has changed significantly over the years, it has always been a bustling neighbourhood full of potential.

Today, the area looks to the future, with plenty to offer within the highly sought after location.



Farringdon Road, Circa 1800

A vintage type foundry in progress



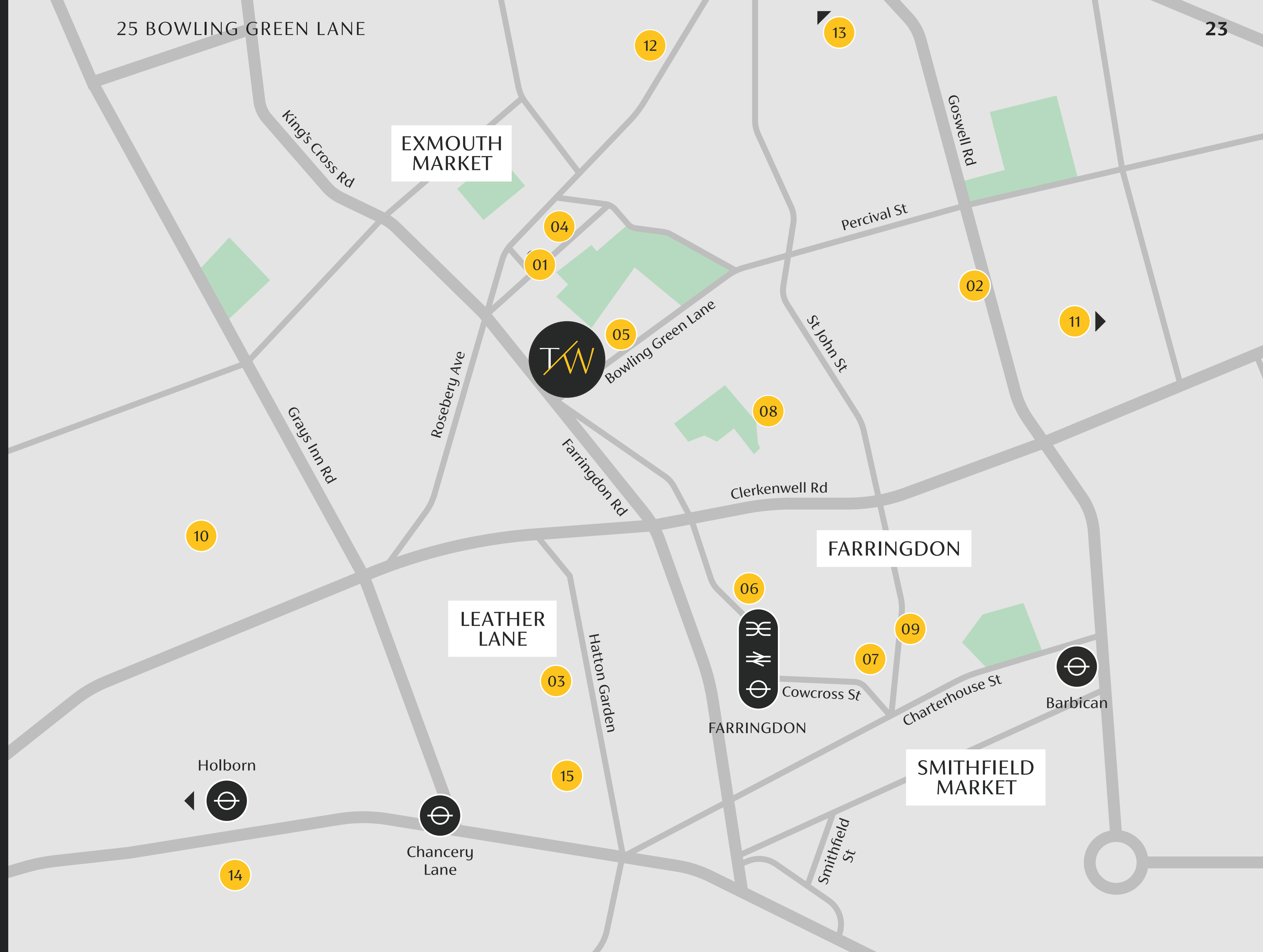
Exterior of *Typeworks*

# FARRINGDON WORKS

# THE LOCAL AREA

With a selection of exciting amenities in your neighbourhood, you'll be spoilt for choice:

- 01 Exmouth Market
- 02 Knoll
- 03 Leather Lane
- 04 Botanique Workshop
- 05 Carl Hansen & Son
- 06 Iberica
- 07 Vinoteca
- 08 Granger & Co.
- 09 St. John
- 10 NobleRot
- 11 F45
- 12 Sadlerswells
- 13 Virgin Active
- 14 Sir John Soane's Museum
- 15 Gym Box



# SOMETHING TO FUEL YOUR WORK

There's been markets here for as long as anyone can remember.

Smithfield's famed weekday market has been packed with stalls selling meats, oils & cheeses since the 1890s. Exmouth market and Leather Lane are great places to pick up a quick bite or take a leisurely stroll to explore something wondrous.





The Eagle, 159 Farringdon Road



St. John, 26 St. John Street



Spa Fields, Skinner St





Exmouth Market



Smith of Smithfield, 67-77 Charterhouse St

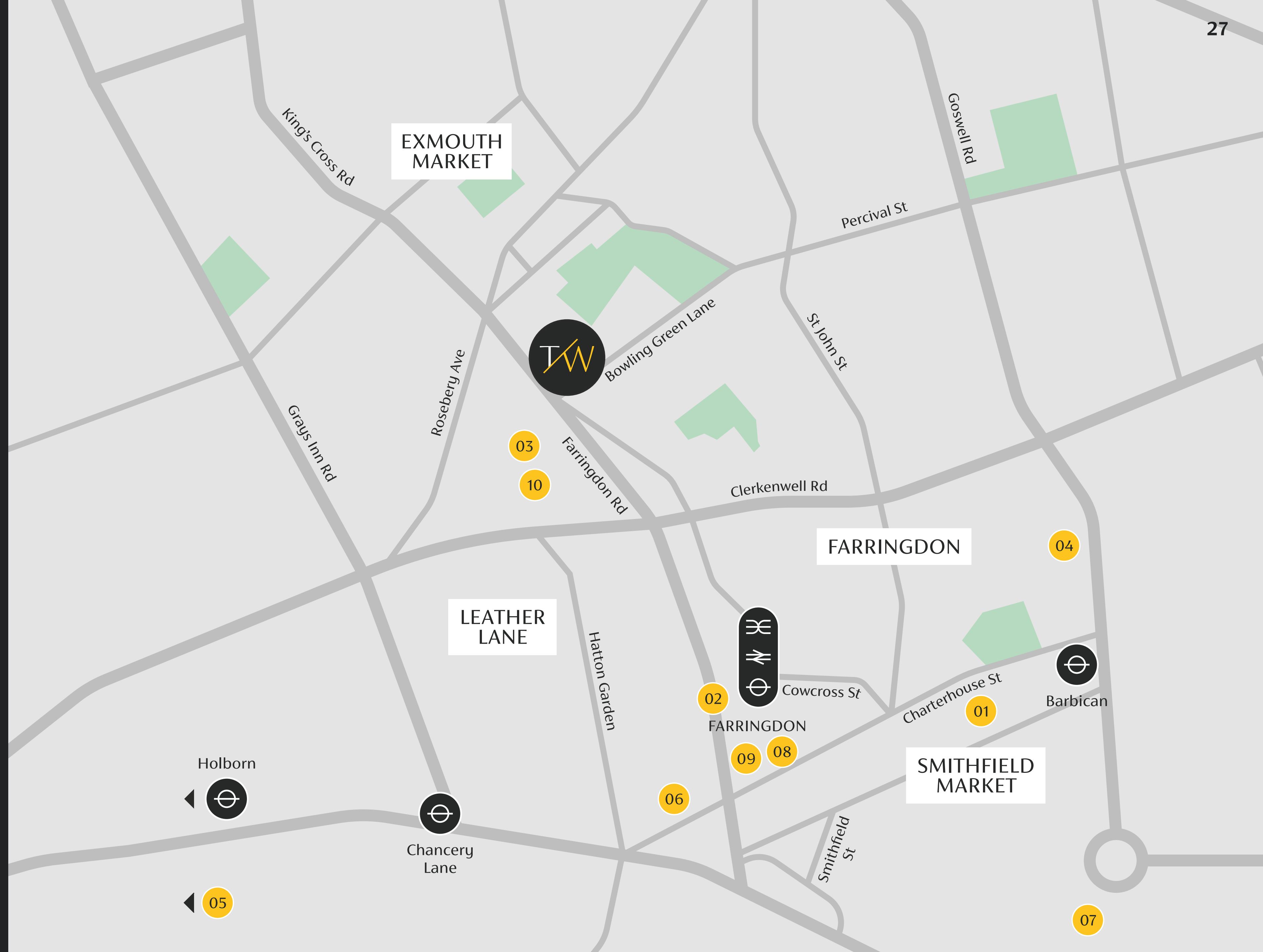


The Exmouth Arms, Exmouth Market

# WHERE THEY ALL WORK

Why not join the many other forward-thinking businesses that already called Farringdon their home:

- 01 TikTok
- 02 Snapchat
- 03 LinkedIn
- 04 Amazon
- 05 Google
- 06 De Beers
- 07 Julius Bar
- 08 E-On
- 09 Partners Group
- 10 Moonpig

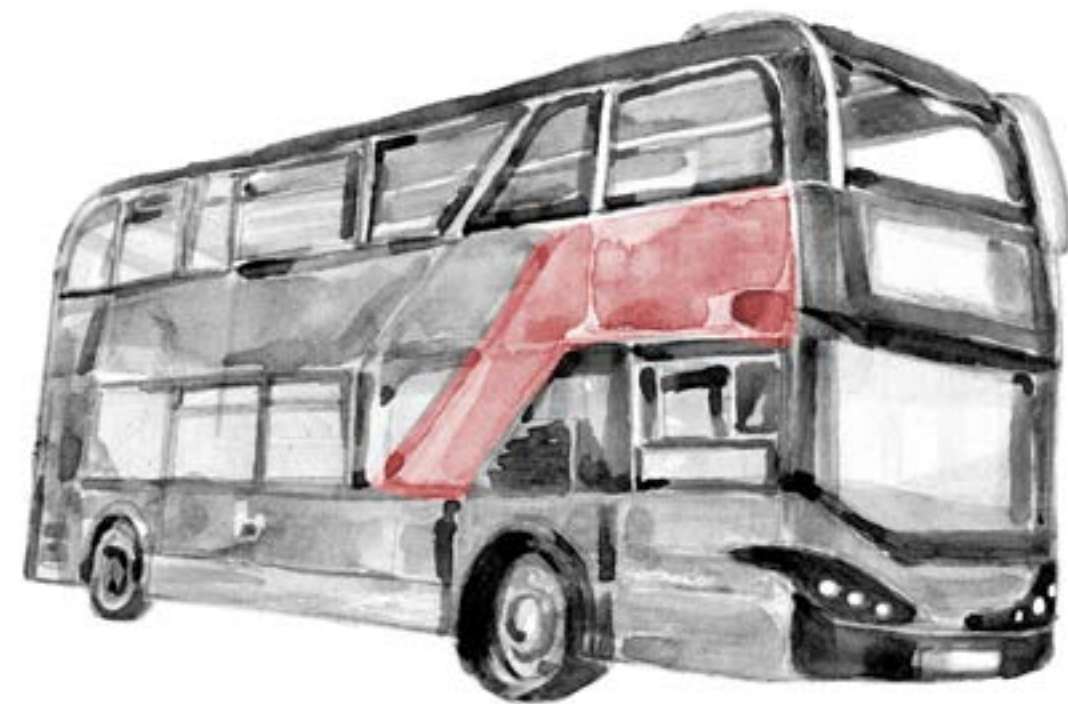


FARRINGDON STATION

GETTING TO WORK

# AS CENTRAL AS IT GETS

With a central location such as this, it makes it incredibly convenient to get around. Farringdon station is just a 3-minute walk away giving you endless connections through the Hammersmith and City, Metropolitan and Circle Lines, plus the Elizabeth Line and Thameslink for further afield.



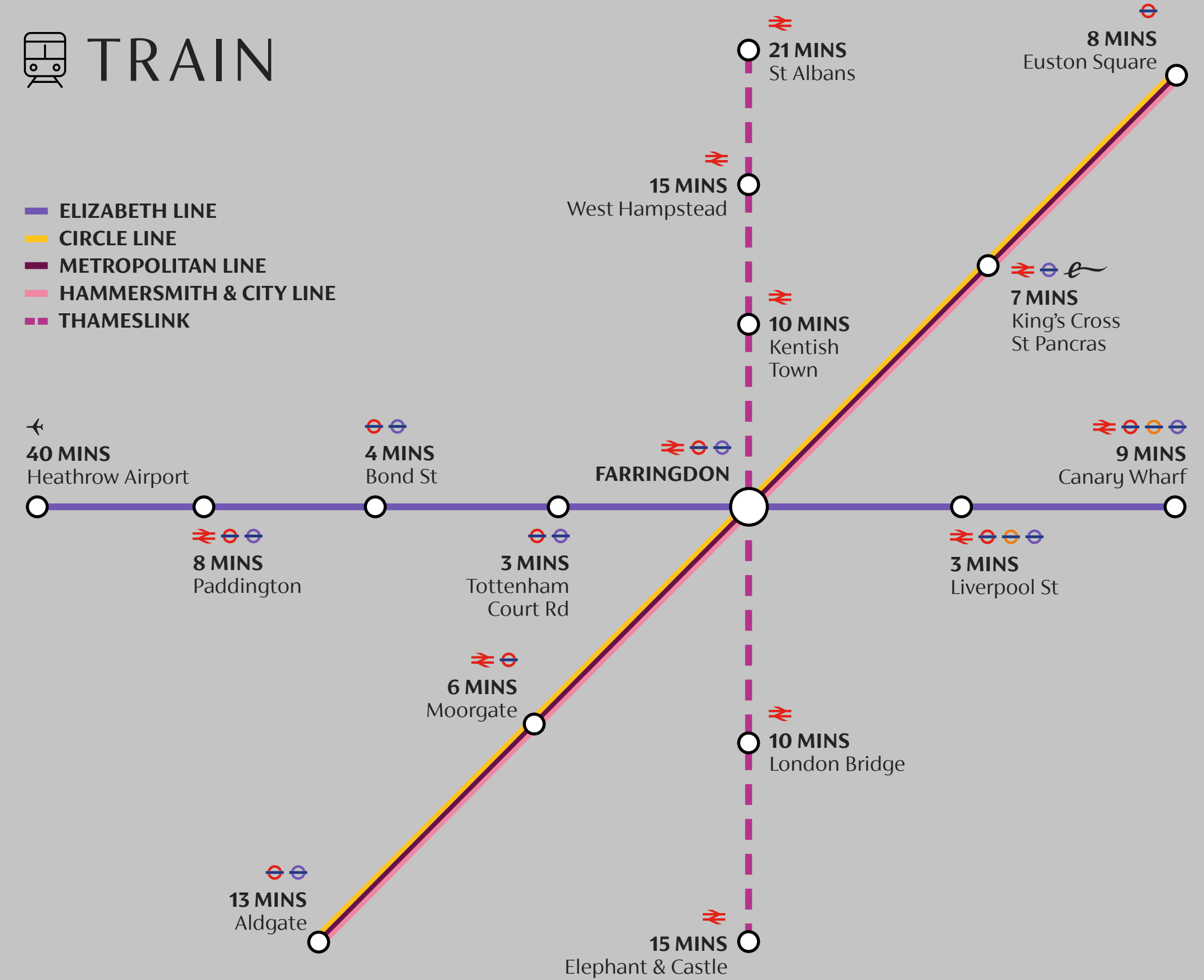
## WALK



## CYCLE

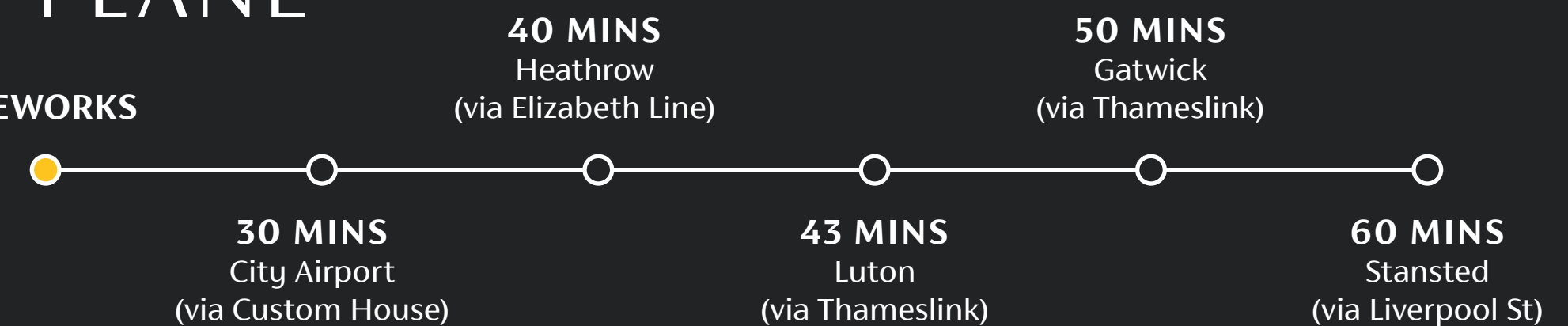


## TRAIN



## PLANE

### TYPEWORKS



# EYE-CATCHING EXTERIOR



View of The Eagle pub



Details on the exterior facade



Exterior of Typeworks



**TYPEWORKS.LONDON**



**EDWARD CHARLES  
& PARTNERS W 1**  
CHARTERED SURVEYORS

**HELENA PRYCE**  
helena.pryce@rx.london  
07720 070 438

**CRAIG NORTON**  
cnorton@edwardcharles.co.uk  
07818 424 764

**ALFIE JOHN**  
Alfie.john@rx.london  
07377 885 814

**JAMIE SHUTTLE**  
jshuttle@edwardcharles.co.uk  
07788 414 332

**JACK MOATES**  
Jack.moates@rx.london  
07494 232 394

**MOLLY MAGUIRE**  
mmaguire@edwardcharles.co.uk  
07860 612 343

Disclaimer on behalf of RX London and for the lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline for the guidance of intending purchasers of leases and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of RX London has any authority to make or give any representation of warranty whatever in relation to these properties.