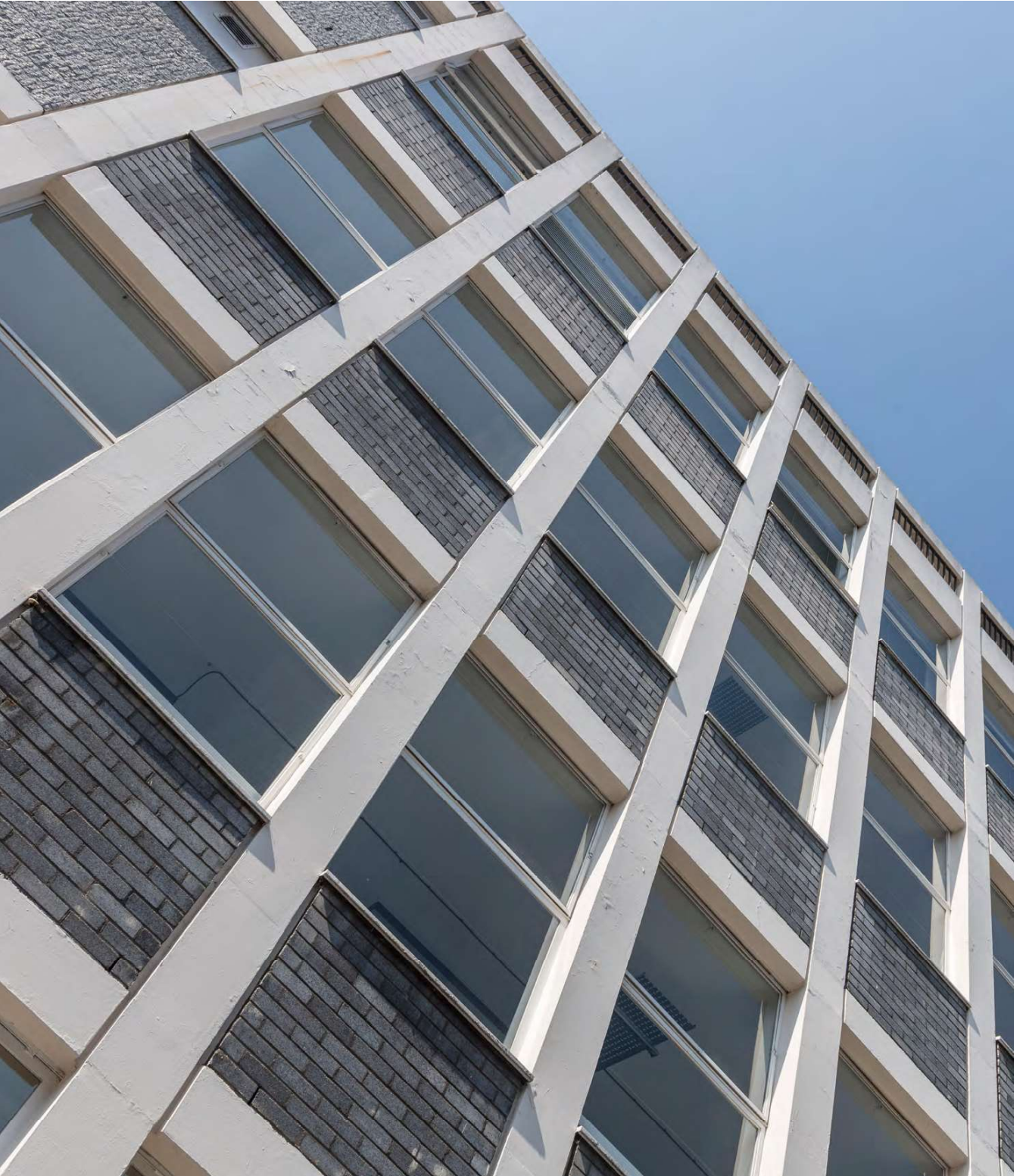


28-42 Banner Street
London EC1

DISC JEWELRY HC JUSE

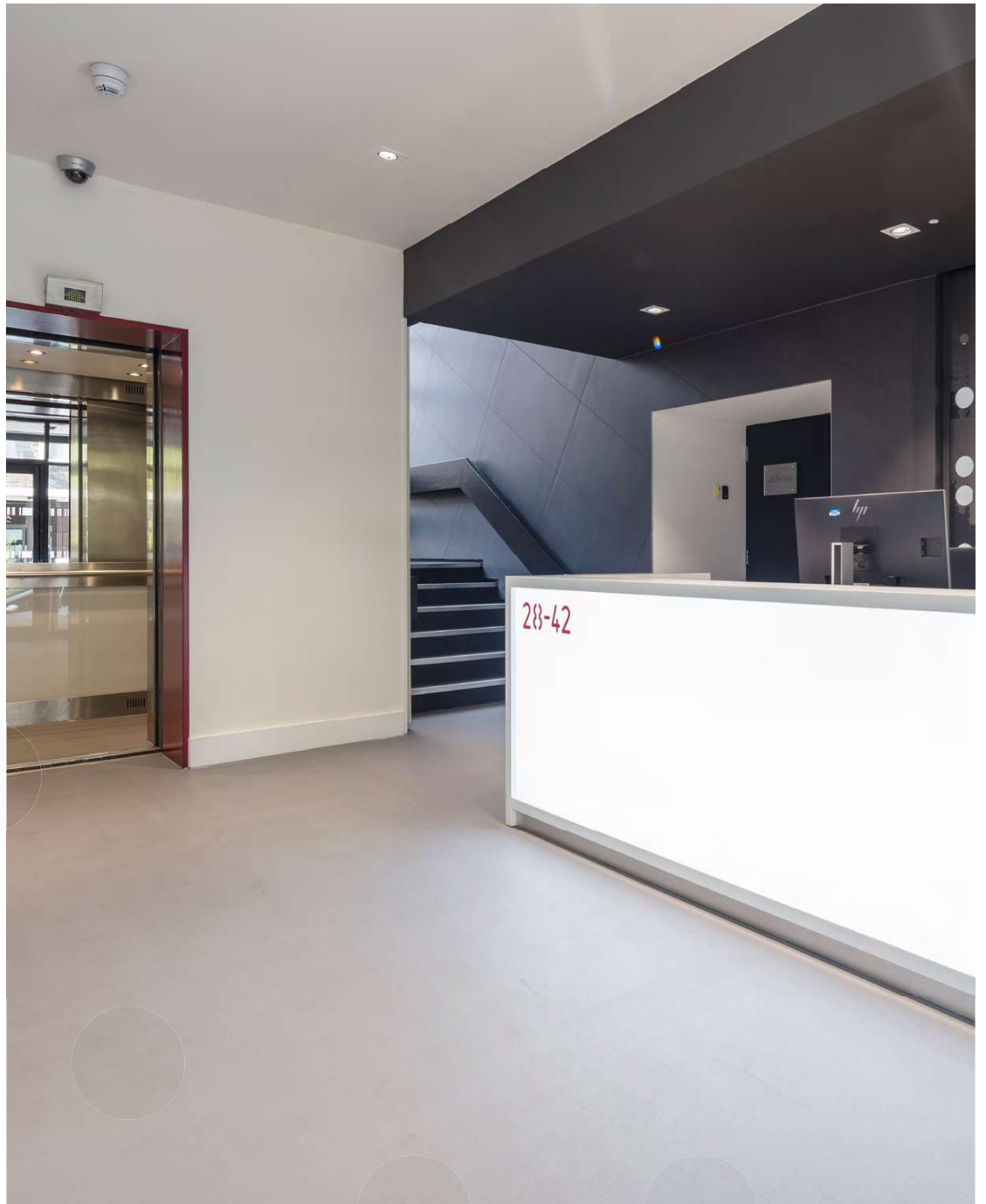


**Located on Banner Street,
Discovery House has recently
been refurbished to provide
27,322 sq ft of contemporary
Cat A office space.**



CURIOUS?

FUNCTION

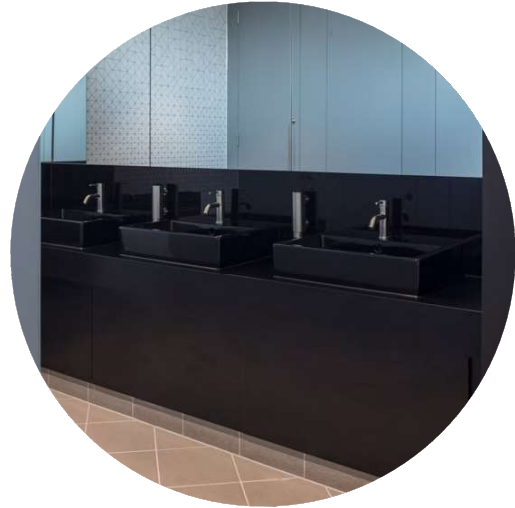


The reception and common areas refurbishment provides occupiers and visitors with a contemporary and welcoming space.



Specification

- Refurbishment of floors, common parts and reception
- New comfort cooling system
- Concrete ceiling with exposed services
- New raised floors
- New suspended pendant lighting
- Onsite commissionaire
- New male and female WCs
- New showers
- Secure bike storage





Still leading the way – the area is home to some of London’s most exciting and talked about bars, restaurants and shops.



Local Area

With Old Street, Shoreditch, Barbican and Farringdon all within easy reach – the area boasts an impressive mix of bars and restaurants, from street food favourites to the best of modern British dining – traditional pubs to hidden cocktail bars.

The Barbican is close by, offering some of the UK's best cultural programming including music, film, theatre and dance. Whilst Shoreditch is becoming a go-to retail destination with the coveted fashion boutiques and retailers of Redchurch Street.



LOCATION

DIVERSE



Local Occupiers

- | | | | | | |
|----|-----------------------------------|----|------------------|----|---------------------|
| 01 | Adobe | 09 | Deloitte Digital | 18 | Unilever |
| 02 | AKQA | 10 | Farfetch | 19 | Vice |
| 03 | Allegis Group | 11 | Hill + Knowlton | 20 | Turner Broadcasting |
| 04 | Brain Labs | 12 | Inmarsat | 21 | Amazon |
| 05 | Capital One | 13 | John Brown Media | | |
| 06 | BGL Group /
Compare The Market | 14 | L.K Bennett | | |
| 07 | Campus London | 15 | Mind Candy | | |
| 08 | CBS | 16 | Pivotal | | |
| | | 17 | Runpath | | |



Food and Drink

- 01 Nuala
- 02 Passo
- 03 Bone Daddies
- 04 Whitecross Street Market
- 05 Breddos
- 06 The Jugged Hare
- 07 Draft House
- 08 Sans Pere
- 09 Shoreditch Grind

Retail

- 10 Goodhood
- 11 SCP
- 12 Mr Start
- 13 Tokyobike
- 14 Waitrose
- 15 Whites
- 16 Runners Need

Culture / Leisure

- 17 Barbican
- 18 XOYO
- 19 Virgin Active
- 20 GymBox
- 21 Ironmonger Row Baths
- 22 South Place Hotel
- 23 The Hoxton Hotel



A diverse amenity mix is right on the doorstep with Whitecross Street just a minute away.



A local favourite - Whitecross Street Food Market

Whitecross Street hosts a weekday food market offering global cuisine and comfort food favourites. It's also home to a good mix of bars, restaurants and day-to-day amenities including Waitrose, Whites and Minuit Moin's 7 cobbler's – the only place to get your Louboutin's repaired!



CONNECTED

It's all about options...

The building is within close reach of several stations offering access to underground, mainline and overground services.

From this December, the Elizabeth Line (Moorgate, Liverpool Street and Farringdon Stations) will dramatically enhance East - West connectivity across London, greatly reducing travel times - Bond Street station will be just seven minutes from Liverpool Street Station.



03
Old Street

14
Liverpool Street

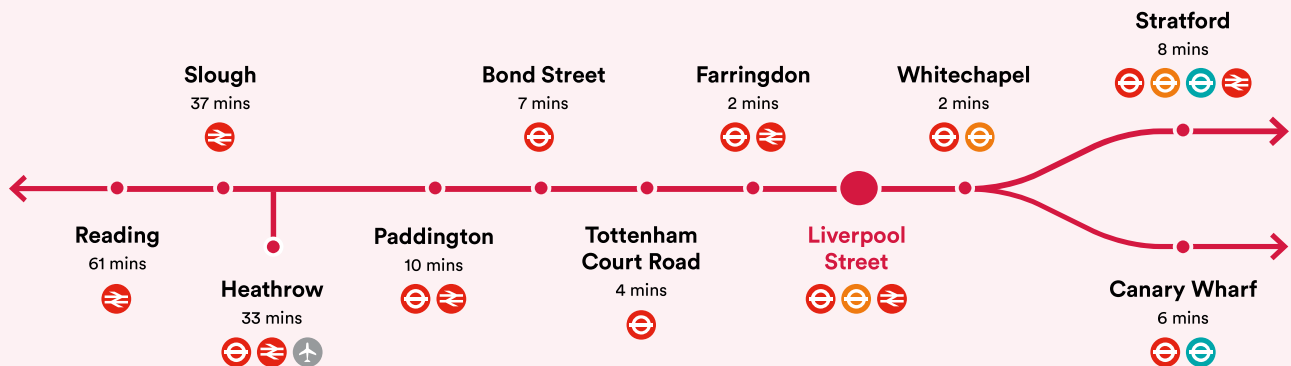
14
Farringdon

08
Barbican

11
Shoreditch High Street

10
Moorgate

Elizabeth Line journey times



SPACIOUS





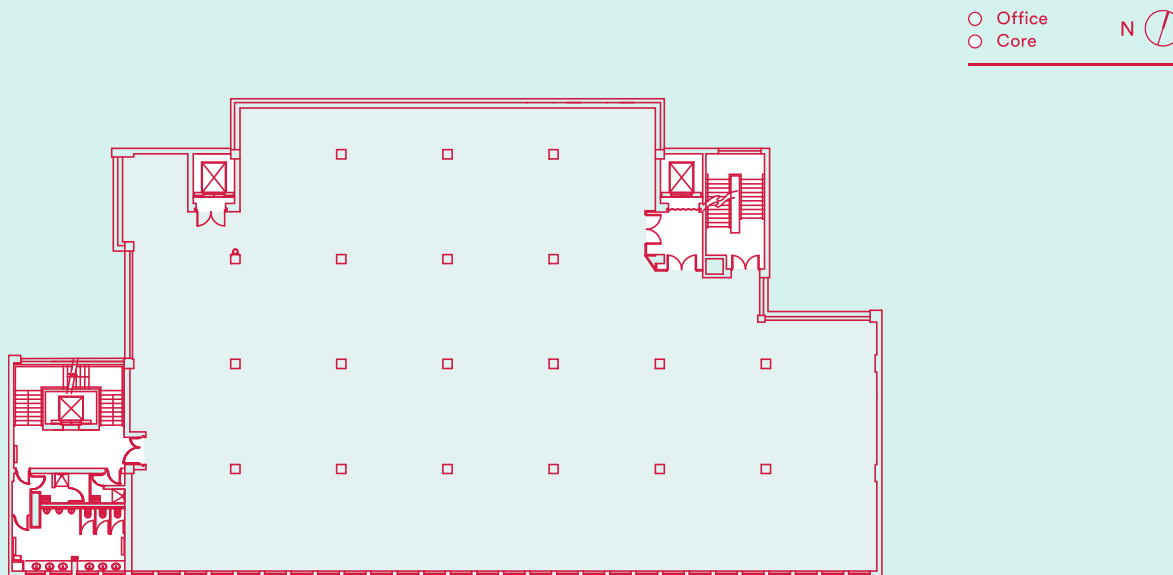
With carefully exposed services and an abundance of windows allowing natural light to the floors, the space is ideal for a range of occupiers.

Available Space

Floor	Sq Ft	Sq M
2nd	10,608	986
1st	10,590	984
Lower Ground*	6,124	569
Total	27,322	2,536

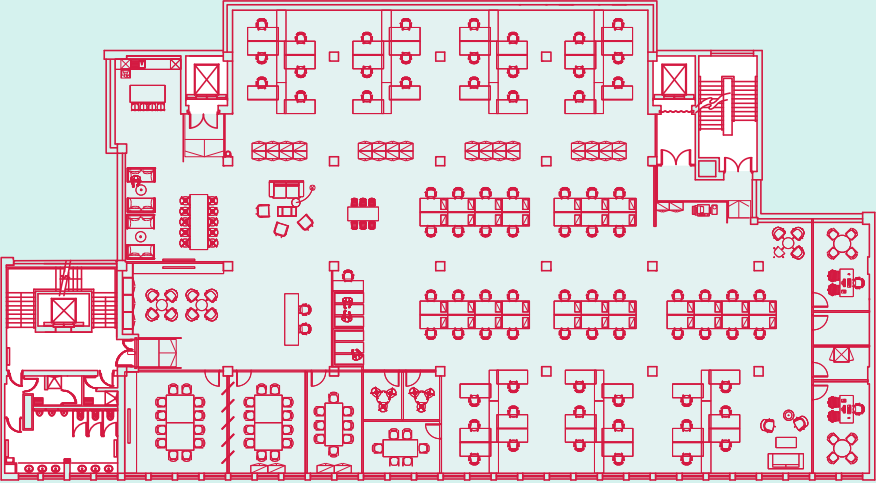
*Available Q1 2019

2ND FLOOR PLAN



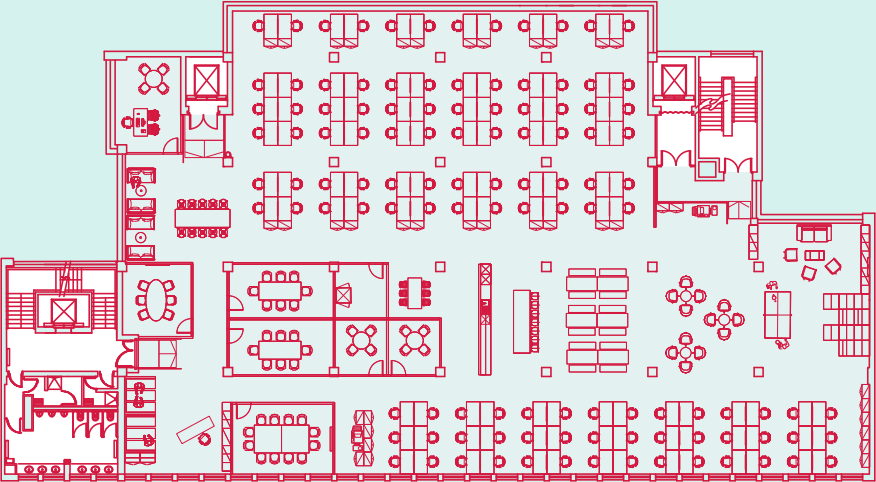
For indicative purposes only, not to scale.

INDICATIVE SPACE PLANS



Open plan desks	78
1 person office	2
3 person meeting room	2
6 person meeting room	1
8 person meeting room	1
12 person meeting room	2
Informal spaces	5

Total occupancy 80
Occupancy Ratio 1:12 Sq M



Open plan desks	114
1 person office	1
4 person meeting room	2
6 person meeting room	1
8 person meeting room	2
12 person meeting room	1
Informal spaces	5

Total occupancy 115
Occupancy Ratio 1:8 Sq M