



BROADGATE

Work Ready

FULLY FITTED, FURNISHED AND CONNECTED

Ready to go	Term
Fitted furnished and connected. Everything you need to start work is included.	Short, mid or long-term leases that flex to suit you.

OPTIONS TO SUIT YOU

Fitted	Fully managed
Fully furnished, sustainable workspaces plus the ability to use our high speed fibre connection.	Get all the services you need to run your workspace for one monthly price.

Options to suit you	Fitted	Fully Managed
Fully furnished	•	•
Flexible leasing options	•	•
Sustainable Workspaces	•	•
Access to building end of trip facilities	•	•
Access to high speed fibre connection	•	•
Fixed monthly cost		•
Fully managed WiFi connectivity		•
Health & Safety Support		•
M&E maintenance		•
Waste Removal & Recycling		•
Cleaning incl WC consumables		•
Utilities		•
Workspace Support from Shared Property Manager		•



THE BUILDING

WHERE THE CITY MEETS SHOREDITCH

3,563 sq ft - 37,341 sq ft of fitted flexible workspace available to lease at Broadwalk House.

All floors are available on new lease(s) until July 2030, terms upon application.

Option to lease fully managed with services from the landlord.

The building offers:

- Recently refurbished reception.
- Access to 20 cycle racks, 8 showers and numerous lockers.
- WiredScore Gold.

Ground floor offers:

- 50 workstations, 1 meeting room and 4 phone booths.

Level 3 offers:

- 169 workstations, 6 meeting rooms and 6 phone booths.

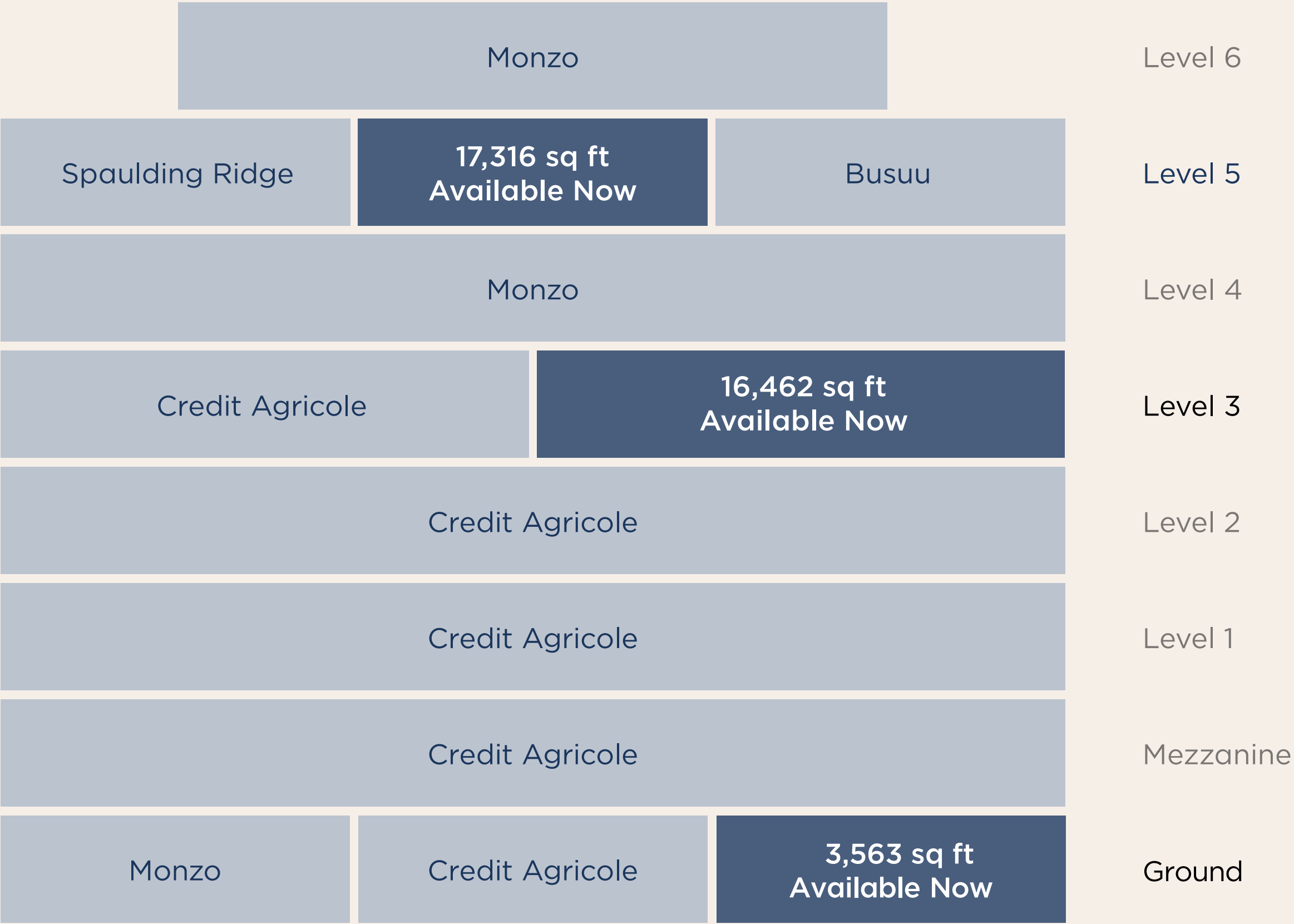
Level 5 offers:

- 174 workstations, 12 meeting rooms and 9 phone booths.

Not elected for VAT.



37,341 SQ FT OF WORK READY SPACE



Total Office Space Available: 37,341 sq ft

FLOORPLANS

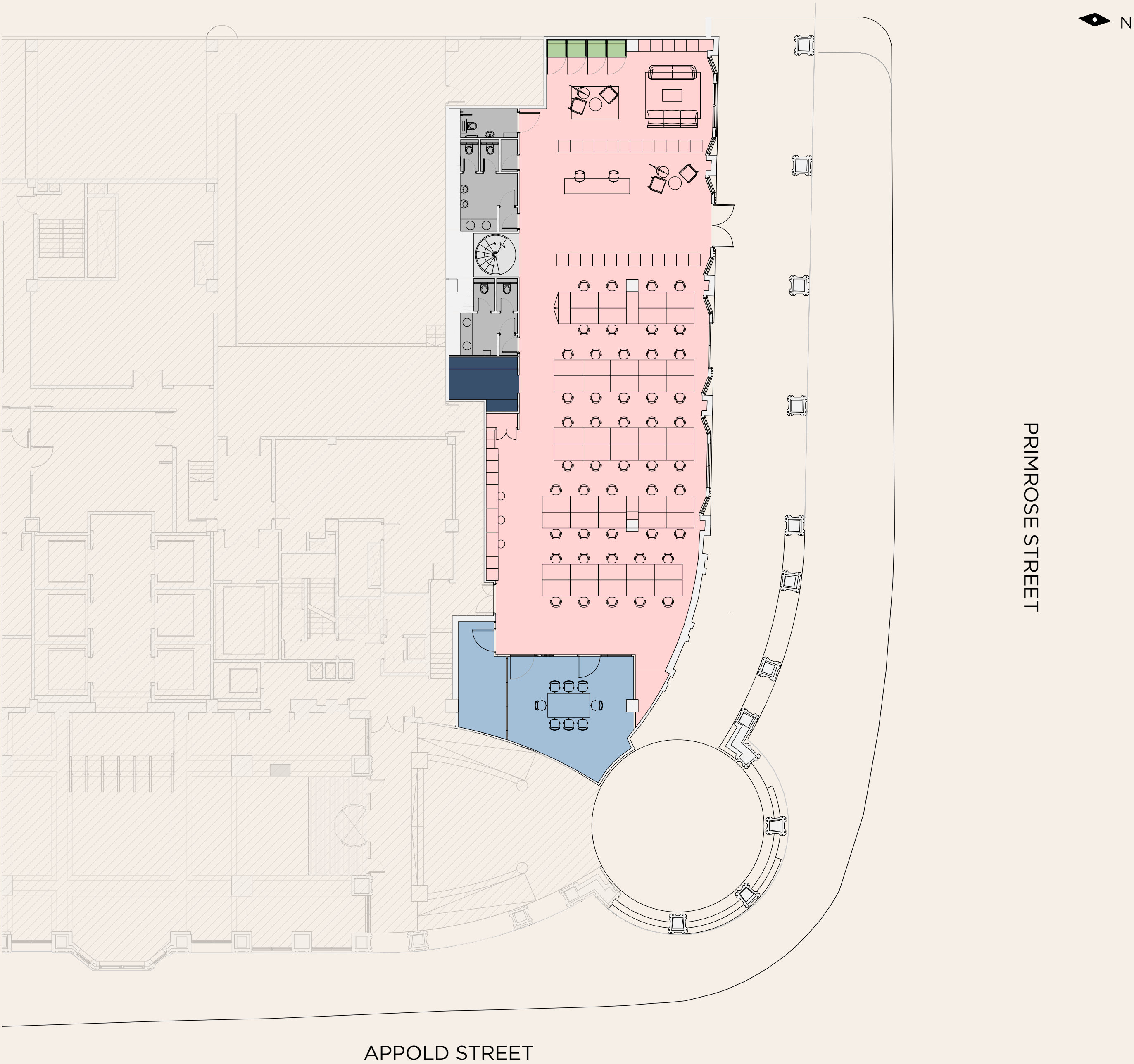
Work Ready FLOORPLAN

Ground Floor - 3,563 sq ft

- 50 Workstations
- 1 Meeting Room
- 4 Phone Booths
- 1 Tea Point

- Common
- Core
- WC

Not to scale. Indicative only.

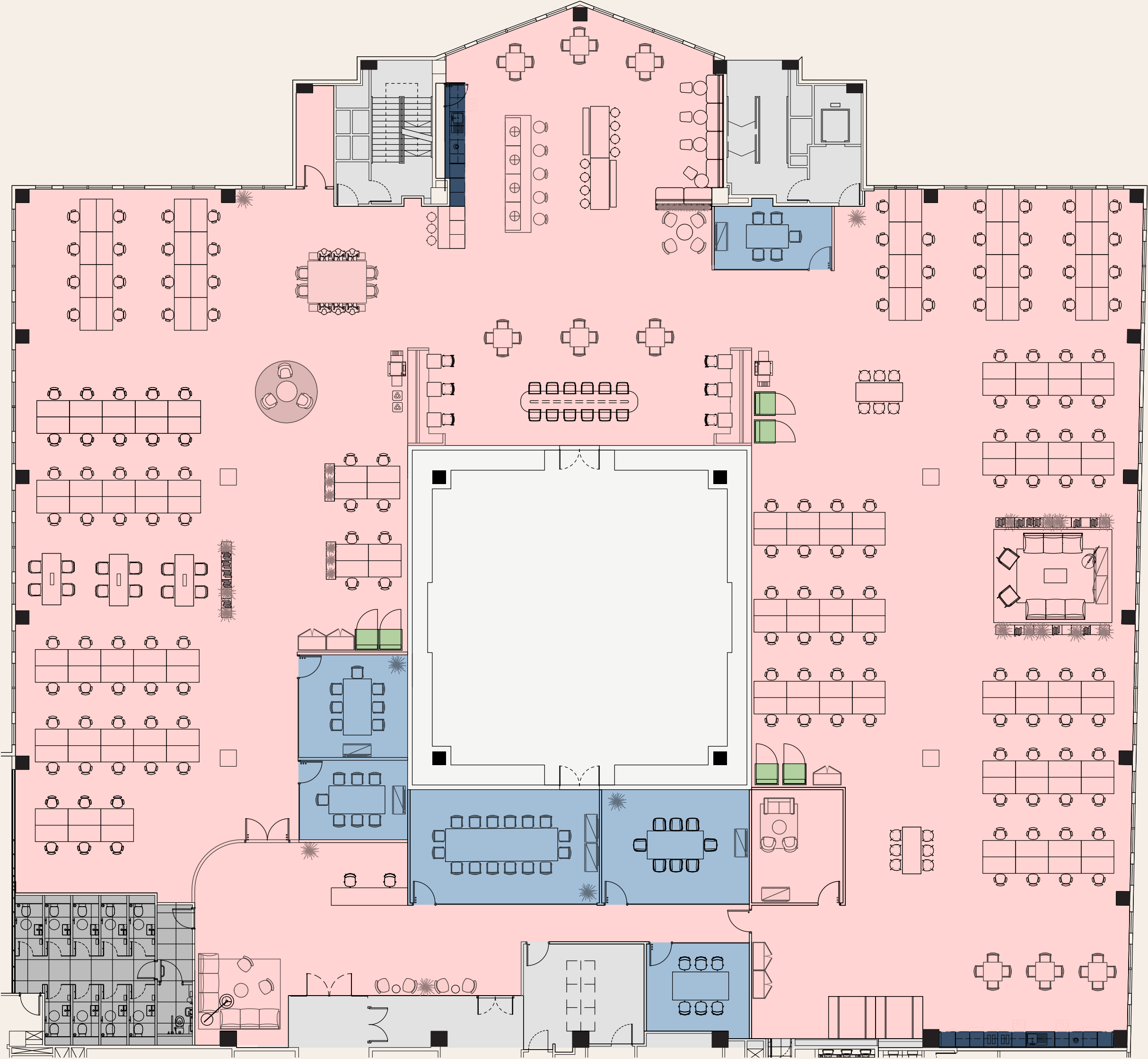


Work Ready FLOORPLAN

Level 3 - 16,462 sq ft

- 169 Workstations
- 6 Meeting Rooms
- 6 Phone Booths
- 2 Tea Points

- Common
- Core
- WC



PRIMROSE STREET

APPOLD STREET

Not to scale. Indicative only.

LEVEL 3 KITCHENETTE



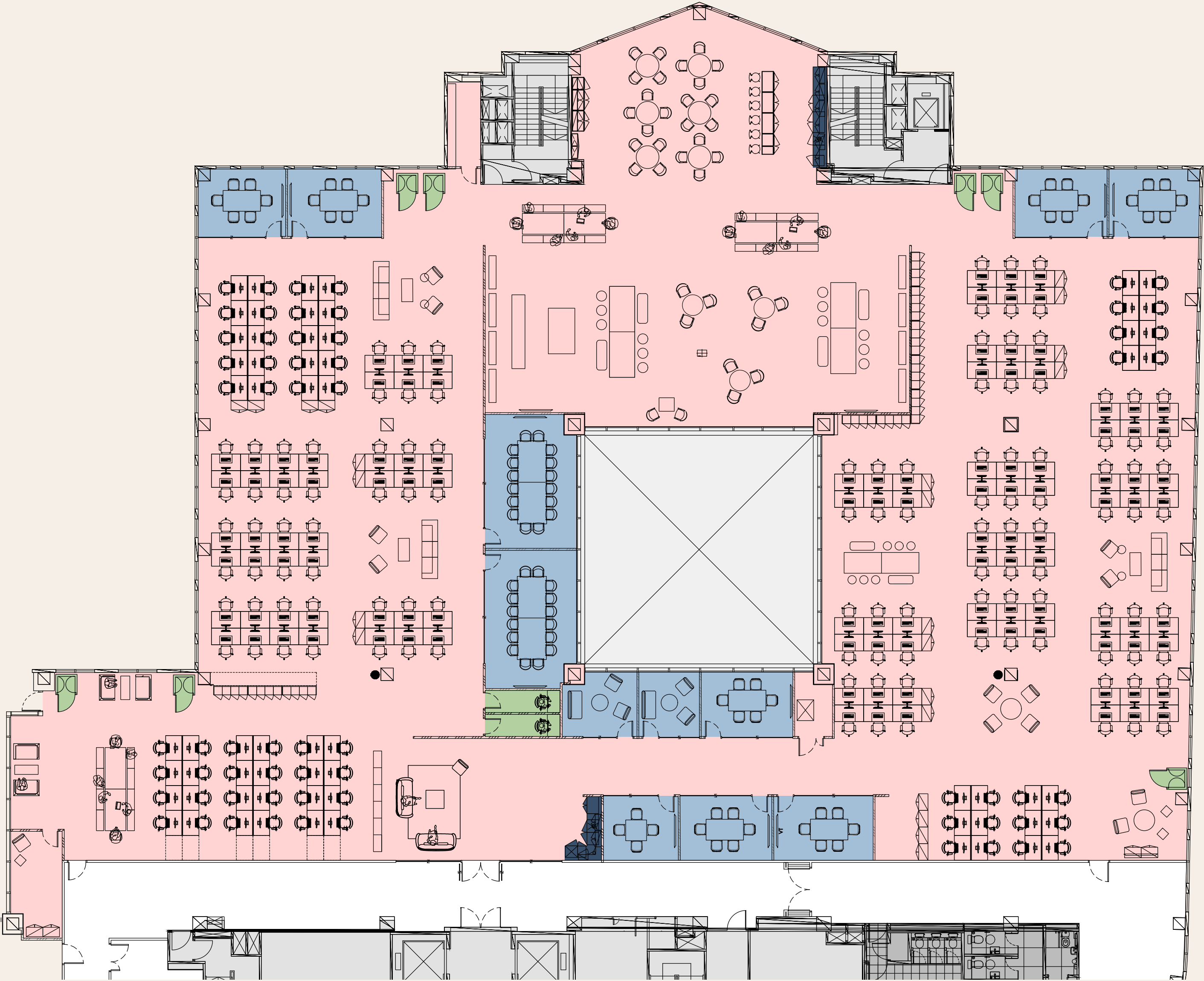
Work Ready FLOORPLAN

Level 5 - 17,316 sq ft

- 174 Workstations
- 12 Meeting Rooms
- 9 Phone Booths
- 2 Tea Points

- Common
- Core
- WC

Not to scale. Indicative only.



PRIMROSE STREET

APPOLD STREET

LEVEL 5





MEETING & EVENT SPACE

A SPACE AWAY FROM THE OFFICE. TO MEET, TO HOST, TO THINK.

Storey Club is for British Land and Storey customers plus their guests, with a mix of meeting rooms and event spaces in two landmark locations, designed to help you work more productively. Storey Club also hosts events allowing you to get to know your neighbours.

- Two landmark locations at Broadgate and Paddington Central
- Bookable meeting rooms
- Flexible event spaces (200 capacity)
- Breakout spaces & private working booths
- In-house events, catering and technical teams
- Programme of events



THE AREA

A CURATED SHOPPING, DINING AND EXPERIENCE FOR THE MOST REWARDING WORKDAY

Broadgate is the destination campus for everyday inspiration. From a morning workout and a bite to eat, to a wander around the local retail offerings, there is plenty to explore. Ideally located, the campus is within a 10 minute walk from Shoreditch's energetic atmosphere, and a short stroll from the City giving you the best of both worlds.



Exchange Square has been transformed into a 1.5 acre park for the community to enjoy along side the alfresco dining experience of Broadgate Circle.



At **100 Liverpool Street**.



The UK's first and only **Eataly**, a 42,000 sq ft Italian marketplace, has opened at **135 Bishopsgate** adding to the wide variety of choices already at Broadgate.



45+ new restaurants and shops have committed to Broadgate in the last 3 years.



Adam Lynk Photography





BROADGATE

A DIVERSE BUSINESS COMMUNITY IN SPACES DESIGNED FOR ALL WAYS OF WORKING

Combining the creativity of Shoreditch and Spitalfields with economic power of the City. Broadgate is a diverse business community in spaces designed for all ways of working, attracting a new generation of talent. Media and tech start-ups sit next to financial firms and global brands, international HQs alongside freelancers and entrepreneurs.

This is a destination effortless for talent, great for business and brilliant for brands, with visitors all week and all year round.

 Near where London's youngest, educated, diverse, ambitious talent lives.

 Interlinked with surrounding neighbourhoods such as vibrant Shoreditch and Spitalfields.

workday.

McCANN

BIG

Milbank

Maven

ALLEN & OVERY

SYMPHONY

JLL

kyndryl.

DocuSign

mimecast

HRT

Levin

TP ICAP

APPDYNAMICS

BMO

SMBC

braze

monzo

ZEGO

mimecast





BROADGATE

PEDESTRIANISED, RENEWABLY POWERED AND INVESTING LOCALLY

We've invested £100 million in Broadgate's parks and public spaces, reimagining all 4.5 acres of public space - from the new park we're growing in Exchange Square, to gardens and outdoor eateries in Broadgate Circle, Broadgate Plaza and Finsbury Avenue Square.



99% of customer energy comes from renewable sources



12,500+ tonnes of carbon savings



100% of waste diverted from landfill



Remaining 17% of unrecycled waste used to generate additional energy

THE AREA

WHERE BROADGATE MEETS SPITALFIELDS AND SHOREDITCH

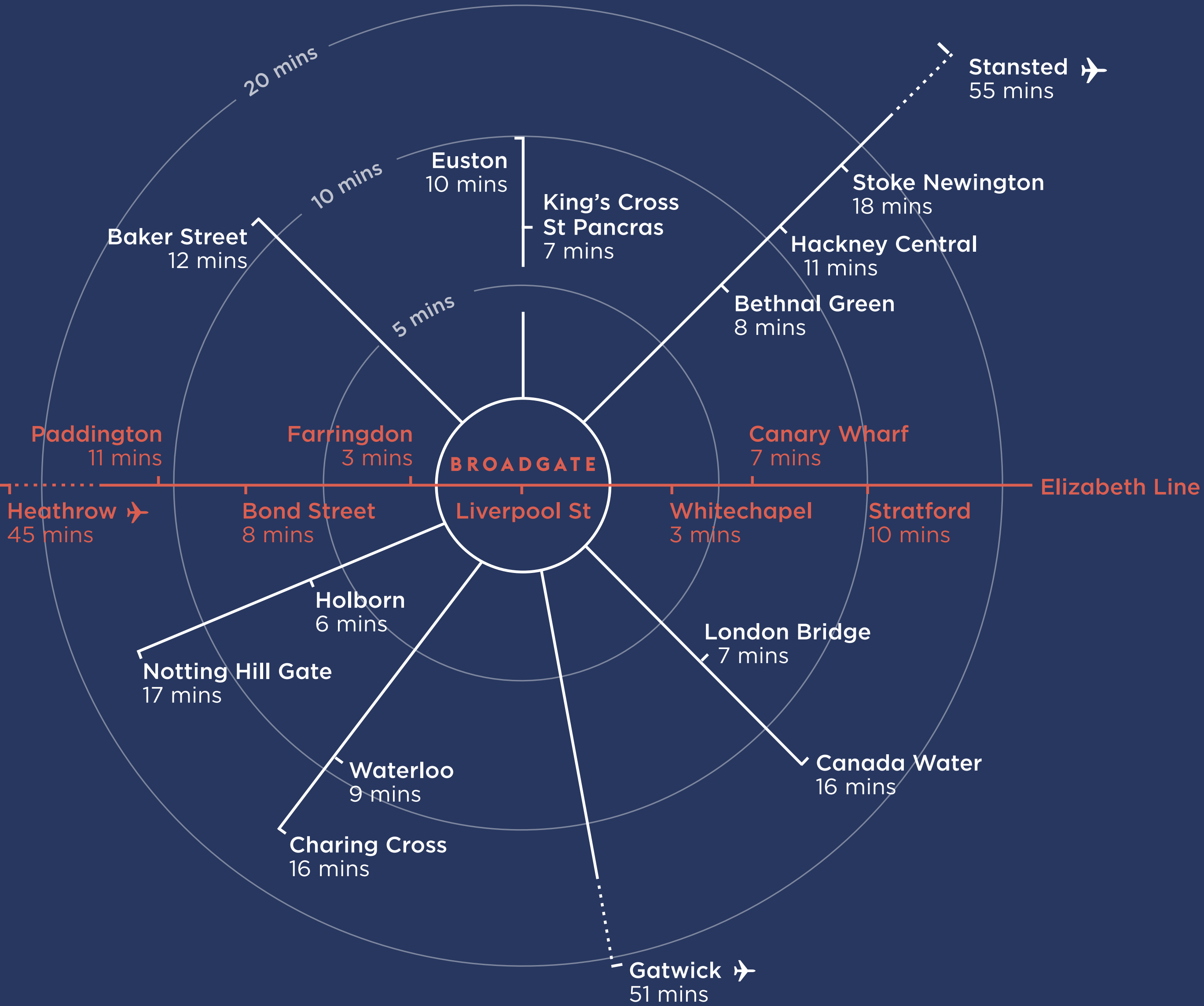
Shoreditch is bursting with opportunities to indulge in a variety of unique dining and entertainment options by both day and night. This eclectic pocket of East London boasts many trendy eateries, vintage shops and renowned markets, all amidst its infamous fashion and street art scene.



UNBEATABLE CROSSRAIL CONNECTIONS

Liverpool Street's Crossrail station offers quick access to new markets, talented workers, and innovative technologies. The station's proximity to tech-savvy East London makes it easy to commute and connect with skilled workers. Additionally, direct high-speed links to Heathrow provide convenience for you and your clients. The central location allows for easy access to the West End within just ten minutes, making it a prime spot for connecting both East and West London.

 11.5m can reach Broadgate within an hour.



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