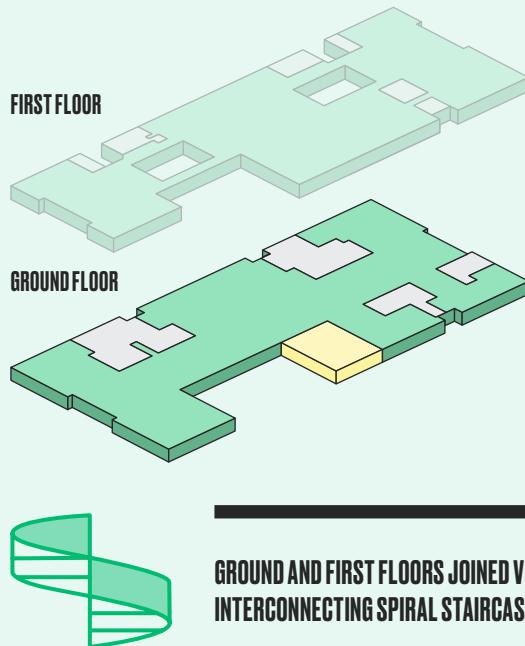


## GROUND FLOOR PLAN

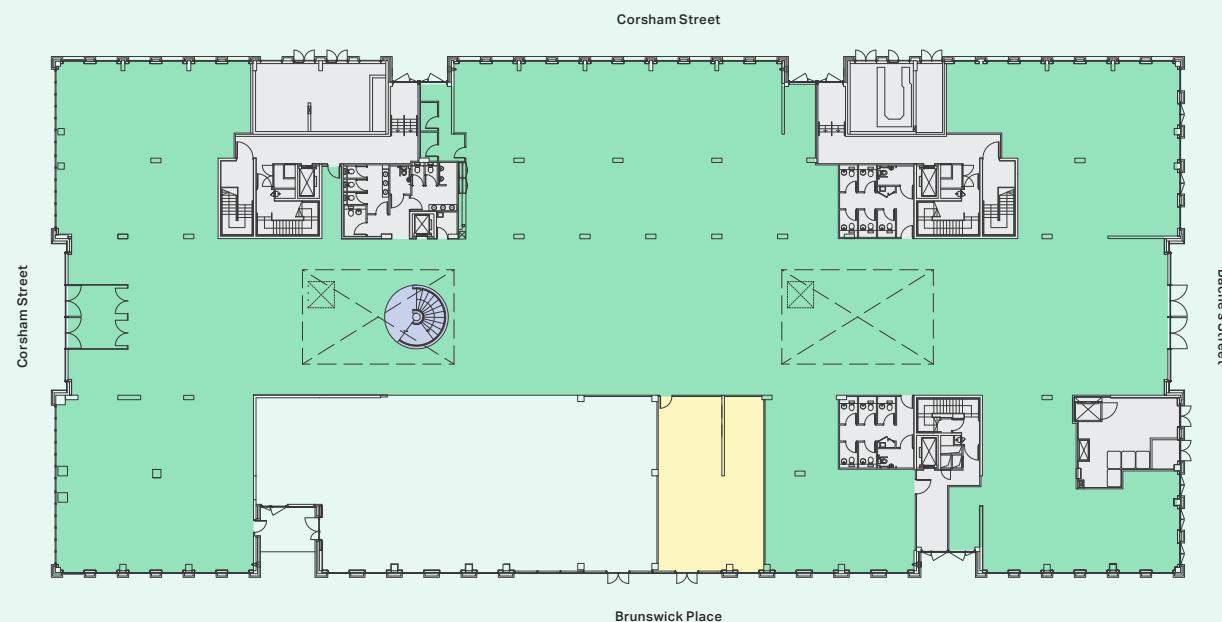


**26,652 SQ FT / 2,476.1 SQ M**

**BIKES & SHOWERS: 1,227 SQ FT / 114 SQ M**



NORTH



- Lettable Space
- Interconnecting Staircase
- Bikes & Showers

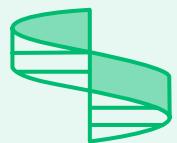
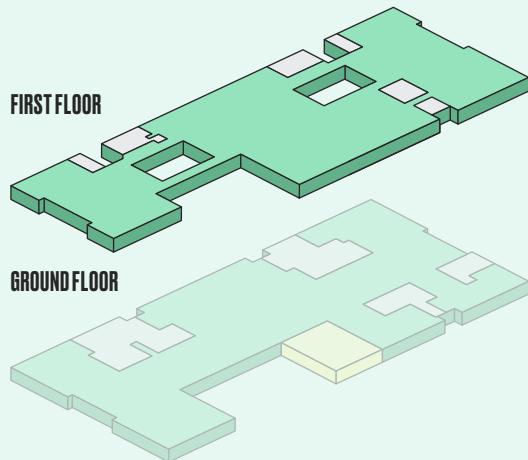
Plans indicative only. Not to scale.

## FIRST FLOOR PLAN

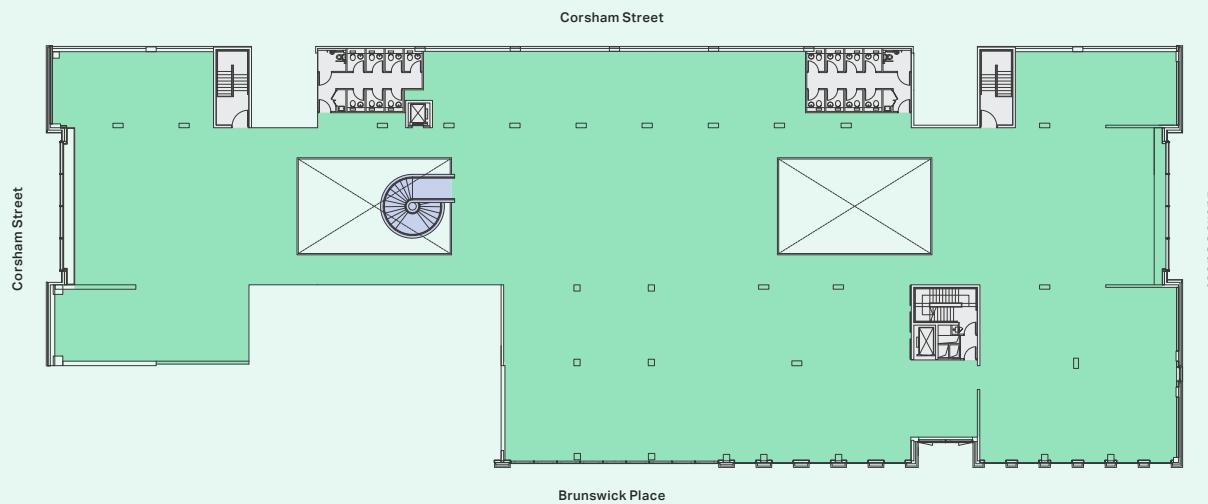
21,933 SQ FT / 2,037.6 SQ M



NORTH



GROUND AND FIRST FLOORS JOINED VIA  
INTERCONNECTING SPIRAL STAIRCASE



● Lettable Space

● Interconnecting Staircase

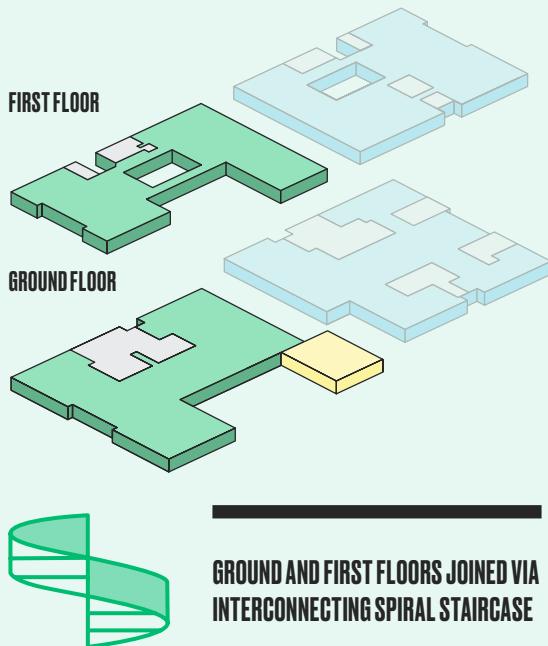
Plans indicative only. Not to scale.

## WEST SPLIT FLOOR PLANS

22,000 SQ FT / 2,044 SQ M

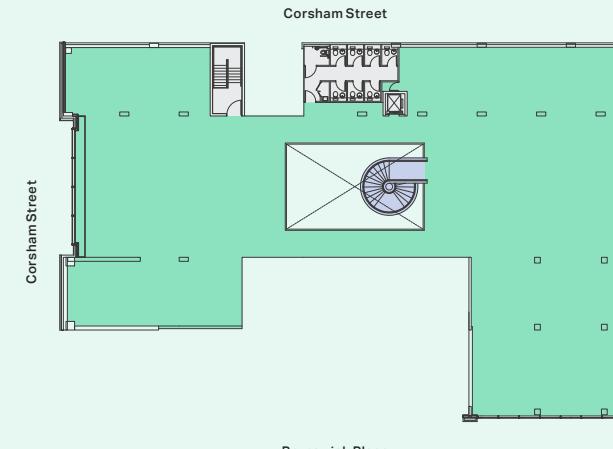
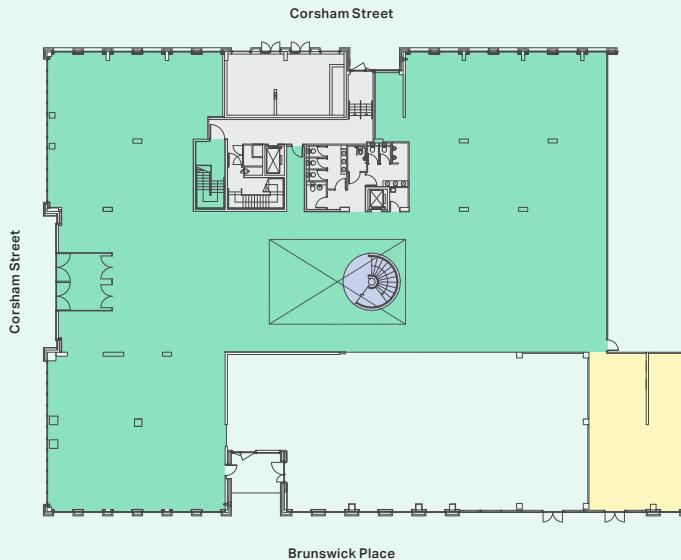


NORTH



**GROUND**  
12,420 SQ FT / 1,154 SQ M

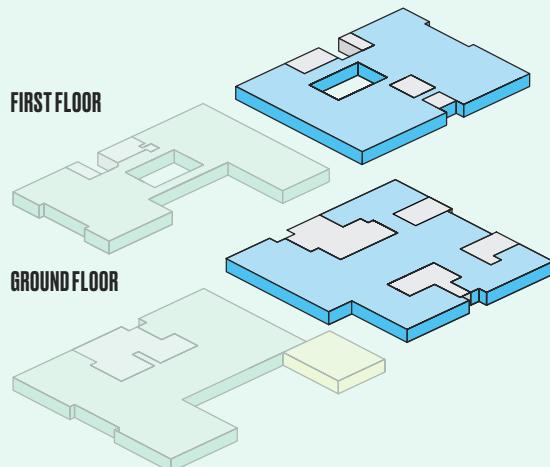
**FIRST**  
9,580 SQ FT / 890 SQ M



- Lettable Space
- Interconnecting Staircase
- Bikes & Showers

Plans indicative only. Not to scale.

## EAST SPLIT FLOOR PLANS



- Lettable Space
- Interconnecting Staircase
- Bikes & Showers

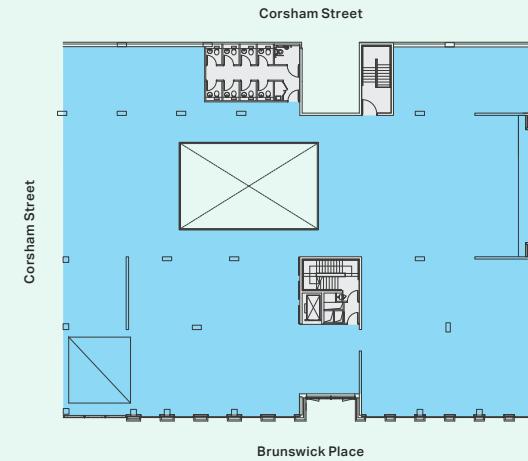
Plans indicative only. Not to scale.

**25,263 SQ FT / 2,347 SQ M**

**GROUND**  
**13,982 SQ FT / 1,299 SQ M**

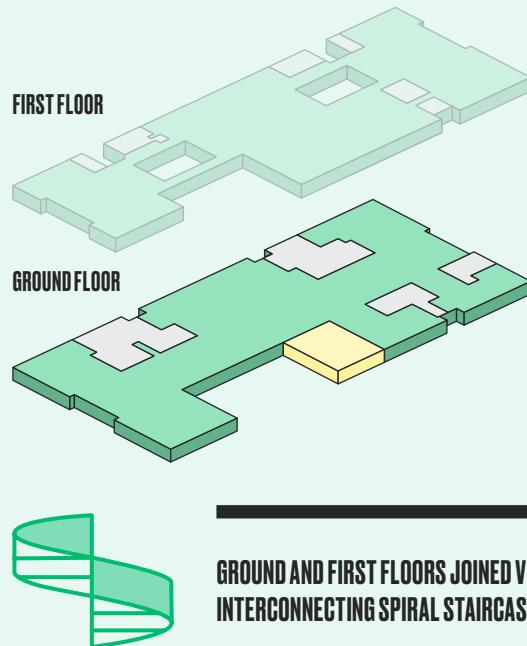


**FIRST**  
**11,281 SQ FT / 1,048 SQ M**



NORTH

# GROUND FLOOR SPACE PLAN



- Lettable Space
- Interconnecting Staircase
- Bikes & Showers

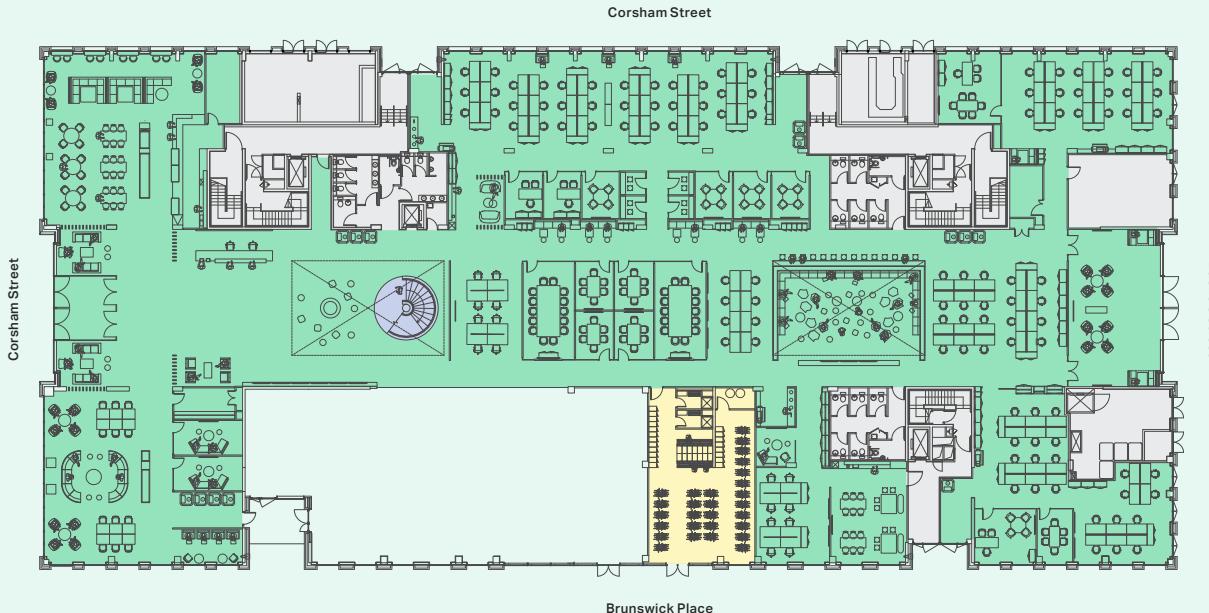
Plans indicative only. Not to scale.

**LOW DENSITY FIT OUT  
26,652 SQ FT / 2,476.1 SQ M**

**BIKES & SHOWERS 1,227 SQ FT / 114 SQ M**

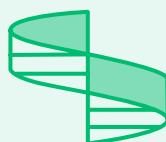
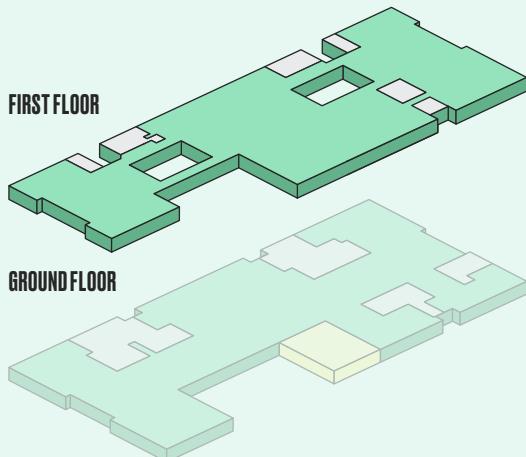


NORTH



Open Plan Desks	104	V/C Pods	4
Open Plan Hot Desks	16	Telephone Pods	13
1 Person Offices	4	Café Area	1
Various Size Meeting Rooms	11	Refreshment & Breakout	1
Large Co-working Lounge	1	Refreshment Point	1
V/C Rooms	2	Reception	1
Townhall/ Presentation Area	1	Waiting Areas	3
Informal Touchdown Areas	6	<b>Total Occupancy</b>	<b>124</b>
Huddle Area	1	<b>Alternative Working Positions</b>	<b>30+</b>
4 Person Booth	1		

# FIRST FLOOR SPACE PLAN



GROUND AND FIRST FLOORS JOINED VIA  
INTERCONNECTING SPIRAL STAIRCASE

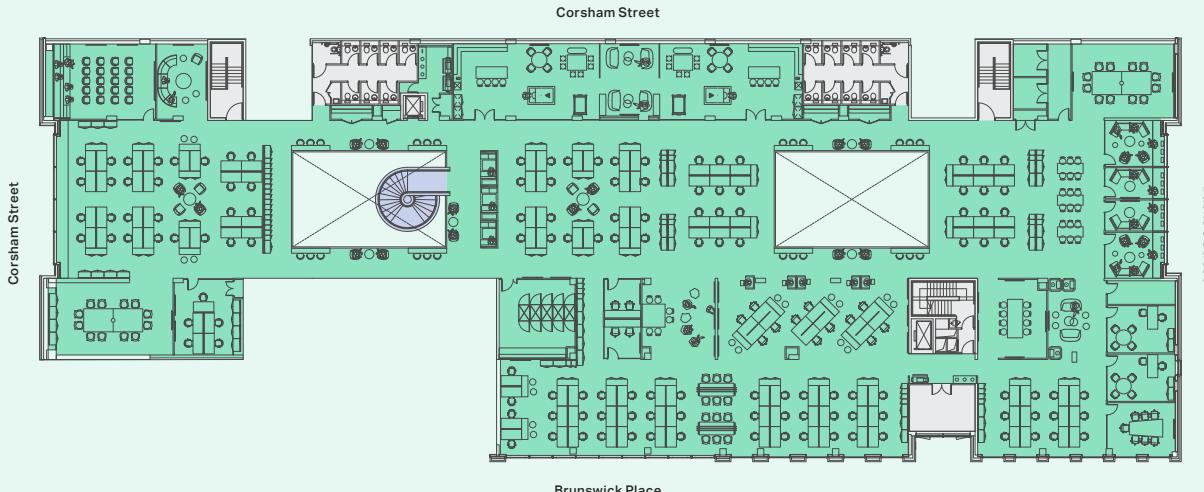
● Lettable Space  
● Interconnecting Staircase

Plans indicative only. Not to scale.

LOW DENSITY FIT OUT  
21,933 SQ FT / 2,037.6 SQ M

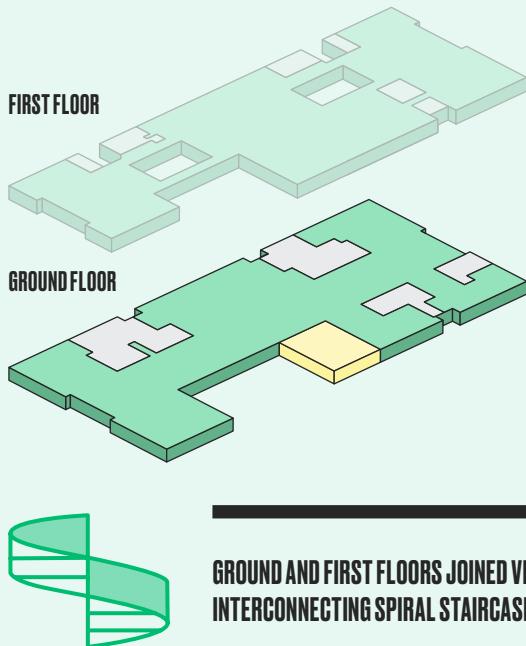


NORTH



Open Plan Desks	124	Informal Touchdown Areas	7
Open Plan Hot Desks	12	Team Work Areas	3
5 Person Office	1	4 Person Booths	3
1 Person Offices	2	Telephone Pods	3
V/C Rooms	5	Refreshment & Breakout	1
Lounge Rooms	2	<b>Total Occupancy</b>	<b>143</b>
Presentation Room	1	<b>Alternative Working Positions</b>	<b>70+</b>
Collaboration Working Areas	4		

# GROUND FLOOR SPACE PLAN



- Lettable Space
- Interconnecting Staircase
- Bikes & Showers

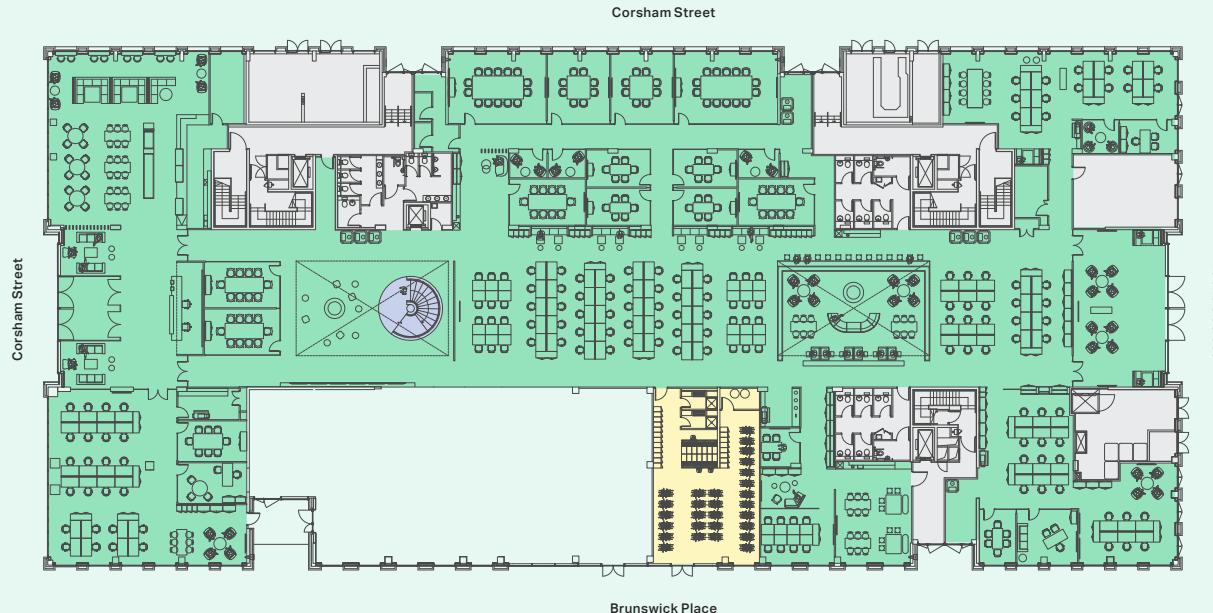
Plans indicative only. Not to scale.

**HIGH DENSITY FIT OUT  
26,652 SQ FT / 2,476.1 SQ M**

**BIKES & SHOWERS 1,227 SQ FT / 114 SQ M**

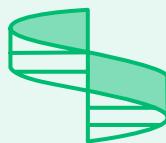
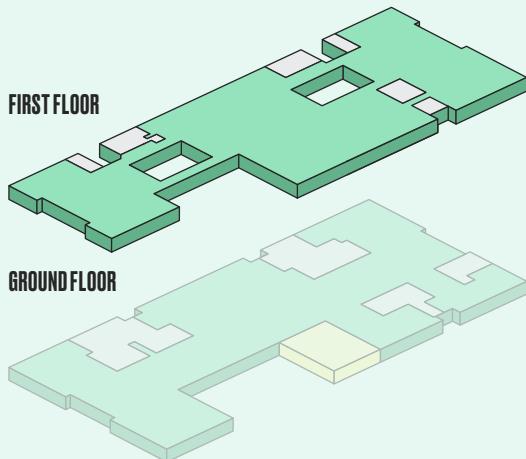


NORTH



Open Plan Desks	116	4 Person Booths	3
Open Plan Hot Desks	32	Telephone Pods	9
1 Person Offices	3	Café Area	1
Various Size Meeting Rooms	18	Refreshment & Breakout	1
Large Co-working Lounge	1	Refreshment Points	2
Collaboration Working Areas	2	Reception	1
Team Work Area	1	Waiting Areas	2
Informal Touchdown Areas	6	<b>Total Occupancy</b>	<b>152</b>
Huddle Area	1	<b>Alternative Working Positions</b>	<b>40+</b>

# FIRST FLOOR SPACE PLAN



GROUND AND FIRST FLOORS JOINED VIA  
INTERCONNECTING SPIRAL STAIRCASE

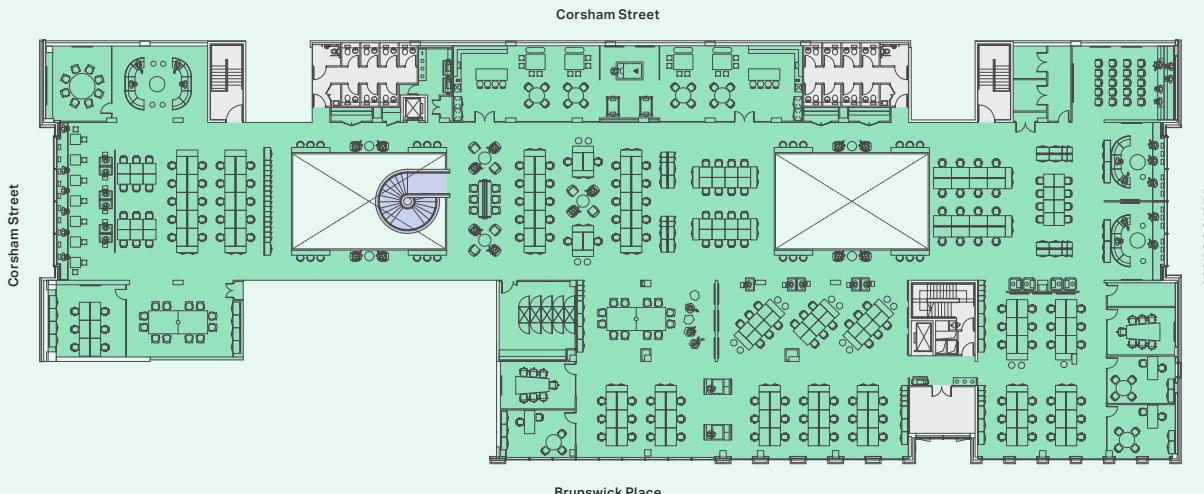
● Lettable Space  
● Interconnecting Staircase

Plans indicative only. Not to scale.

HIGH DENSITY FIT OUT  
21,933 SQ FT / 2,037.6 SQ M



NORTH



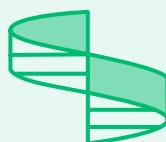
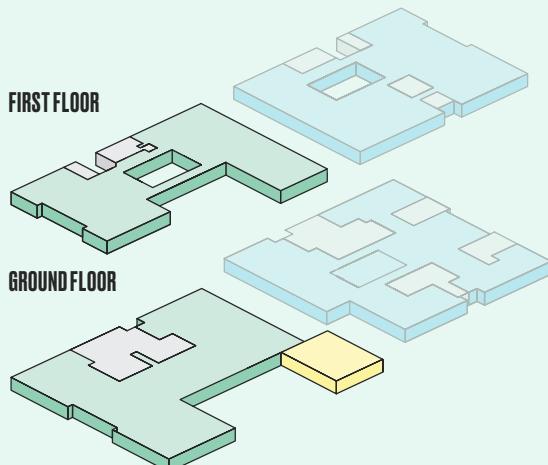
Open Plan Desks	114	Informal Touchdown Areas	5
Open Plan Hot Desks	54	22 Person Quiet Area	1
6 Person Offices	1	4 Person Booths	2
1 Person Offices	3	Telephone Pods	4
30 Person Conference Room	1	Refreshment & Breakout	1
8 Person Meeting Room	1	<b>Total Occupancy</b>	<b>177</b>
V/C Rooms	2	<b>Alternative Working Positions</b>	<b>70+</b>
Collaboration Working Areas	6		

# INDICATIVE SPLIT SPACE PLANS

22,000 SQ FT / 2,044 SQ M



NORTH



GROUND AND FIRST FLOORS JOINED VIA  
INTERCONNECTING SPIRAL STAIRCASE

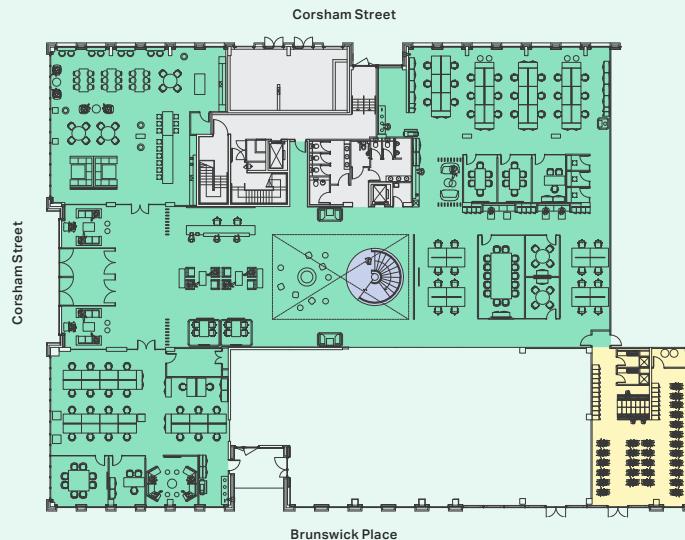
● Lettable Space

● Interconnecting Staircase

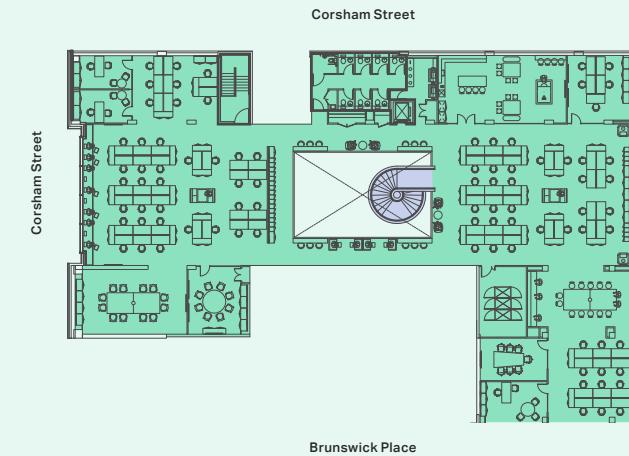
● Bikes & Showers

Plans indicative only. Not to scale.

GROUND  
12,420 SQ FT / 1,154 SQ M



FIRST  
9,580 SQ FT / 890 SQ M



Open Plan Desks	48	V/C Pods	3
Open Plan Hot Desks	16	Telephone Pod	1
1 Person Offices	2	Refreshment & Breakout	1
Various Size Meeting Rooms	6	Reception	1
Team Work Area	1	Waiting Area	1
Informal Touchdown Areas	3	<b>Total Occupancy</b>	<b>156</b>
Meeting Pods	4	<b>Alternative Working Positions</b>	<b>50+</b>

Open Plan Desks	80	Telephone Pods	2
1 Person Offices	3	Refreshment & Breakout	1
5 Person Meeting Room	1	<b>Total Occupancy</b>	<b>156</b>
V/C Room	1	<b>Alternative Working Positions</b>	<b>50+</b>
Collaboration Working Areas	2		
Informal Touchdown Areas	2		
4 Person Booths	2		