



COLEMAN

LONDON EC2



# ACCOMMODATION

WITH WORKSPACES RANGING FROM 3,430 TO 31,227 SQ FT, THIS BUILDING IS IDEAL FOR BUSINESSES SEEKING EFFICIENT, FLEXIBLE AND EXPRESSIVE ENVIRONMENTS.

FLOORS	SQ FT (NIA)	CATEGORY
FOURTH (TERRACE)	230	
FOURTH	7,367	CAT A
THIRD	7,672	CAT A
SECOND	7,398	CAT A
FIRST	5,360	FITTED
GROUND	3,430	FITTED
TOTAL	31,227	

ALL AREAS WILL BE VERIFIED UPON COMPLETION IN ACCORDANCE WITH RICS 'CODE OF MEASURING PRACTICE.



OCCUPANCY DATA

ON FLOOR OCCUPANCY (SEATS)

OPEN PLAN DESKS	24
RECEPTION	2

COLLABORATION + SOCIAL

SOFT BREAKOUT	7
COLLABORATION AREAS	8
OPEN FOCUS BOOTHS	12

MEETING ROOMS

INTERNAL ZOOM MEETING ROOM	1
X3 CLIENT MEETING ROOMS	18

TOTAL SEATS	72
TOTAL HEADCOUNT	26
OCCUPANCY DENSITY	1 : 12.2 SQ M



GROUND

RECEPTION 1,480 SQ FT // 137 SQ M  
OFFICE 3,430 SQ FT // 319 SQ M

- OFFICE
- COMMON
- WCS
- STORAGE / PLANT

NOT TO SCALE. FOR IDENTIFICATION PURPOSES ONLY. (N) →



OCCUPANCY DATA

ON FLOOR OCCUPANCY (SEATS)

OPEN PLAN DESKS	42
RECEPTION	1
ARRIVAL LOUNGE	4

COLLABORATION + SOCIAL

SOFT BREAKOUT	6
COLLABORATION AREAS	8
OPEN FOCUS BOOTHS	8
LUNCH AREA	8

MEETING ROOMS

QUIET BOOTHS	3
PHONE / ZOOM BOOTH	1
X4 CLIENT MEETING ROOMS	24

TOTAL SEATS	105
TOTAL HEADCOUNT	42
OCCUPANCY DENSITY	1 : 11.6 SQ M



FIRST

OFFICE 5,360 SQ FT // 498 SQ M

- OFFICE
- COMMON
- WCS
- STORAGE / PLANT

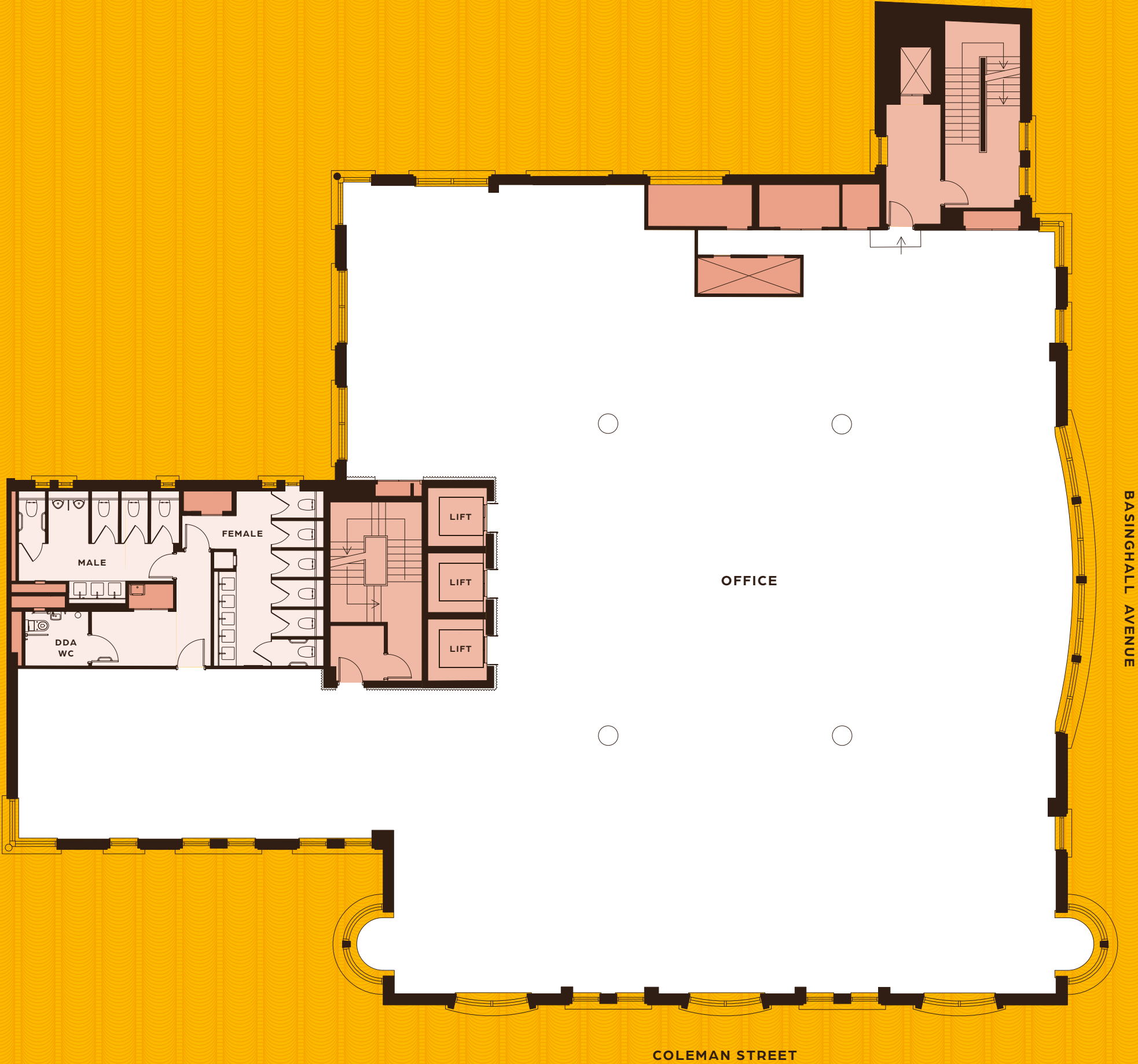
NOT TO SCALE. FOR IDENTIFICATION PURPOSES ONLY.





SECOND

OFFICE 7,398 SQ FT // 687 SQ M



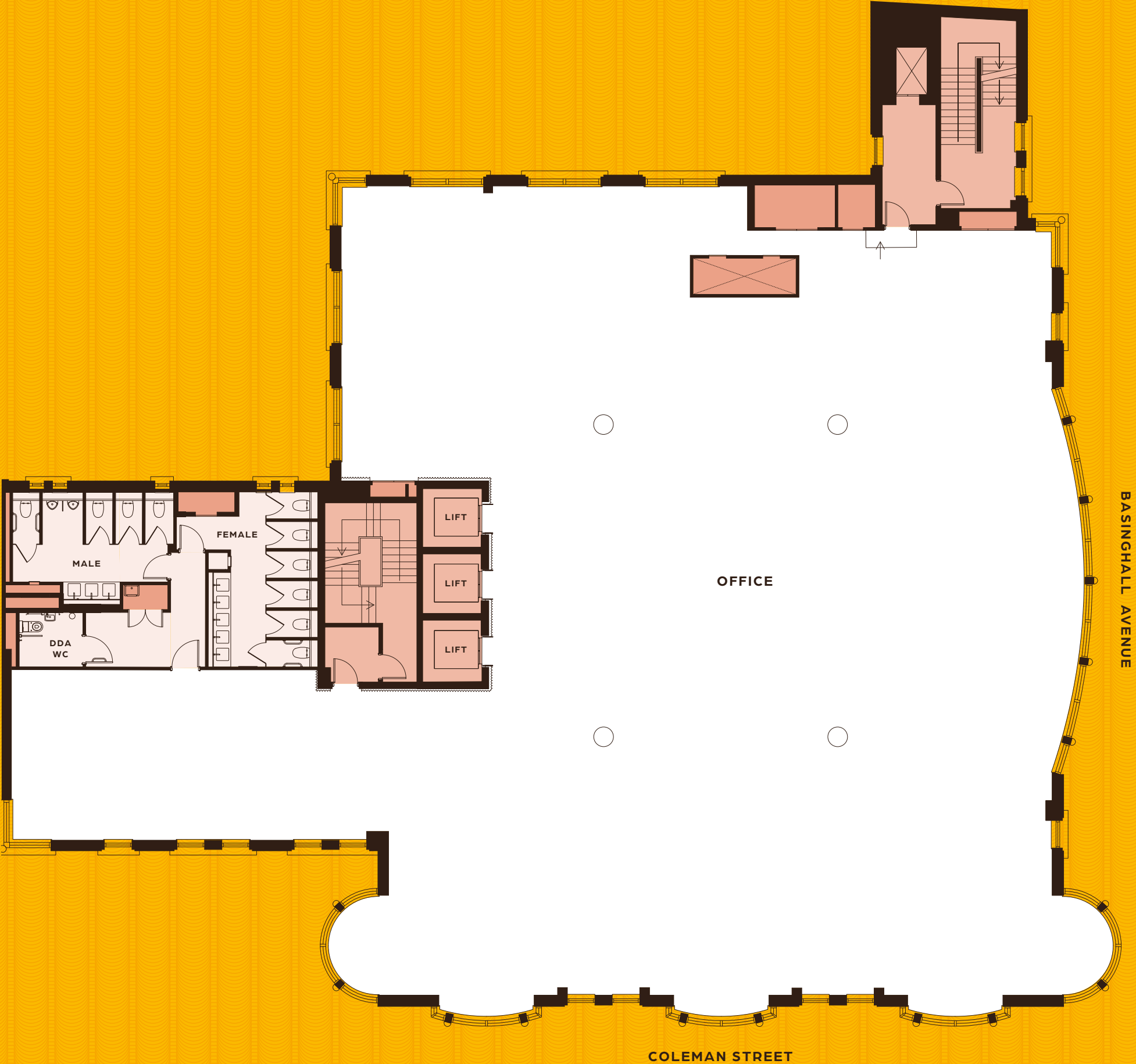
- OFFICE
- COMMON
- WCS
- STORAGE / PLANT

NOT TO SCALE. FOR IDENTIFICATION PURPOSES ONLY. (N)→



THIRD

OFFICE 7,672 SQ FT // 713 SQ M



- OFFICE
- COMMON
- WCS
- STORAGE / PLANT

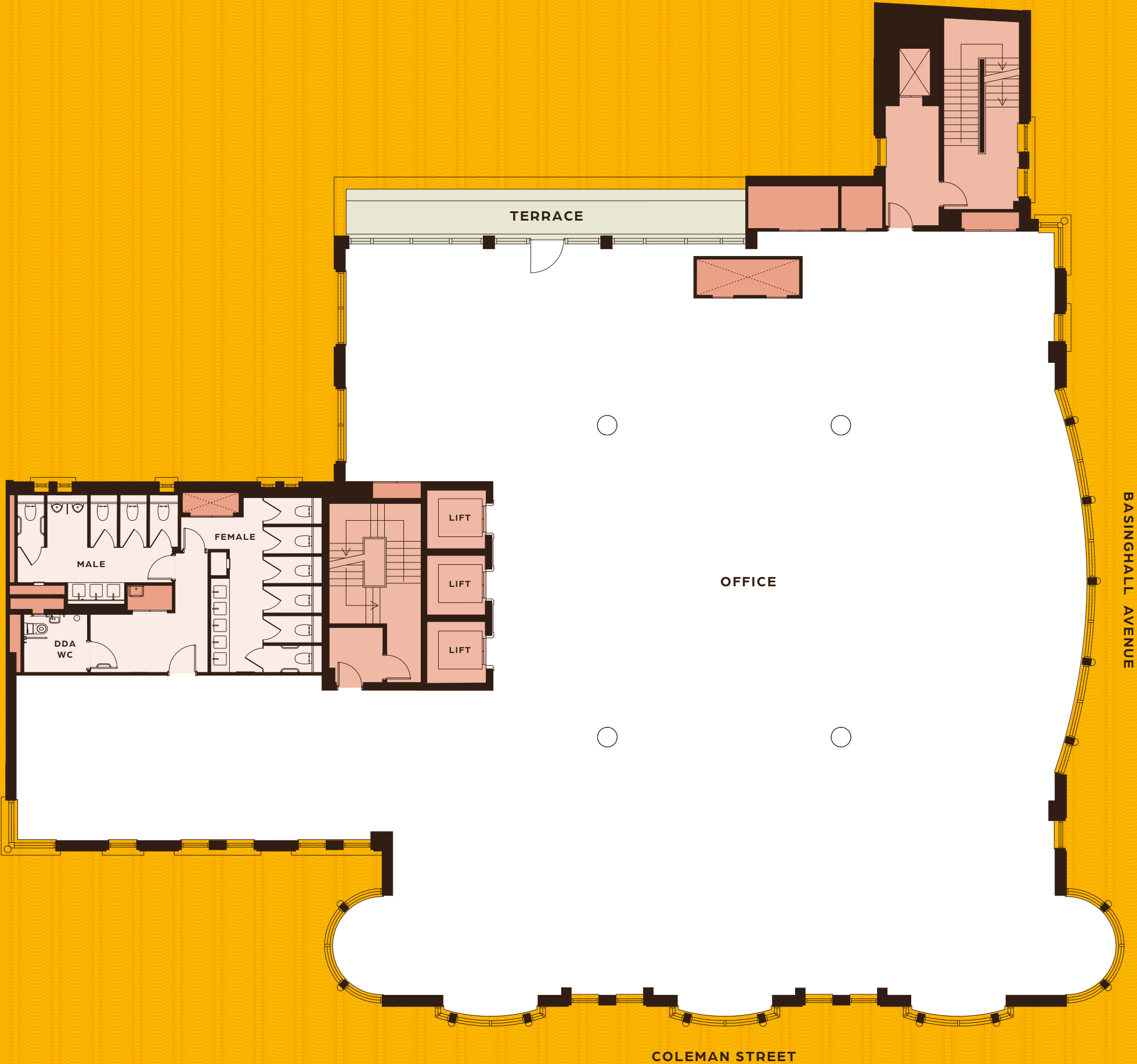
NOT TO SCALE. FOR IDENTIFICATION PURPOSES ONLY. (N) →



# FOURTH

OFFICE 7,367 SQ FT // 684 SQ M

TERRACE 230 SQ FT // 21 SQ M



- OFFICE
- COMMON
- TERRACE
- WCS
- STORAGE / PLANT

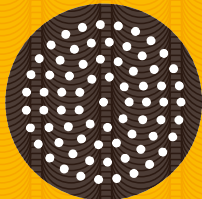
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# LOWER GROUND

FITNESS CENTRE 1,500 SQ FT // 140 SQ M



**SHOWERS**  
5 FEMALE, 4 MALE  
+1 ACCESSIBLE



**96 LOCKERS**  
48 MALE + 48 FEMALE



**1 DRYING ROOM**



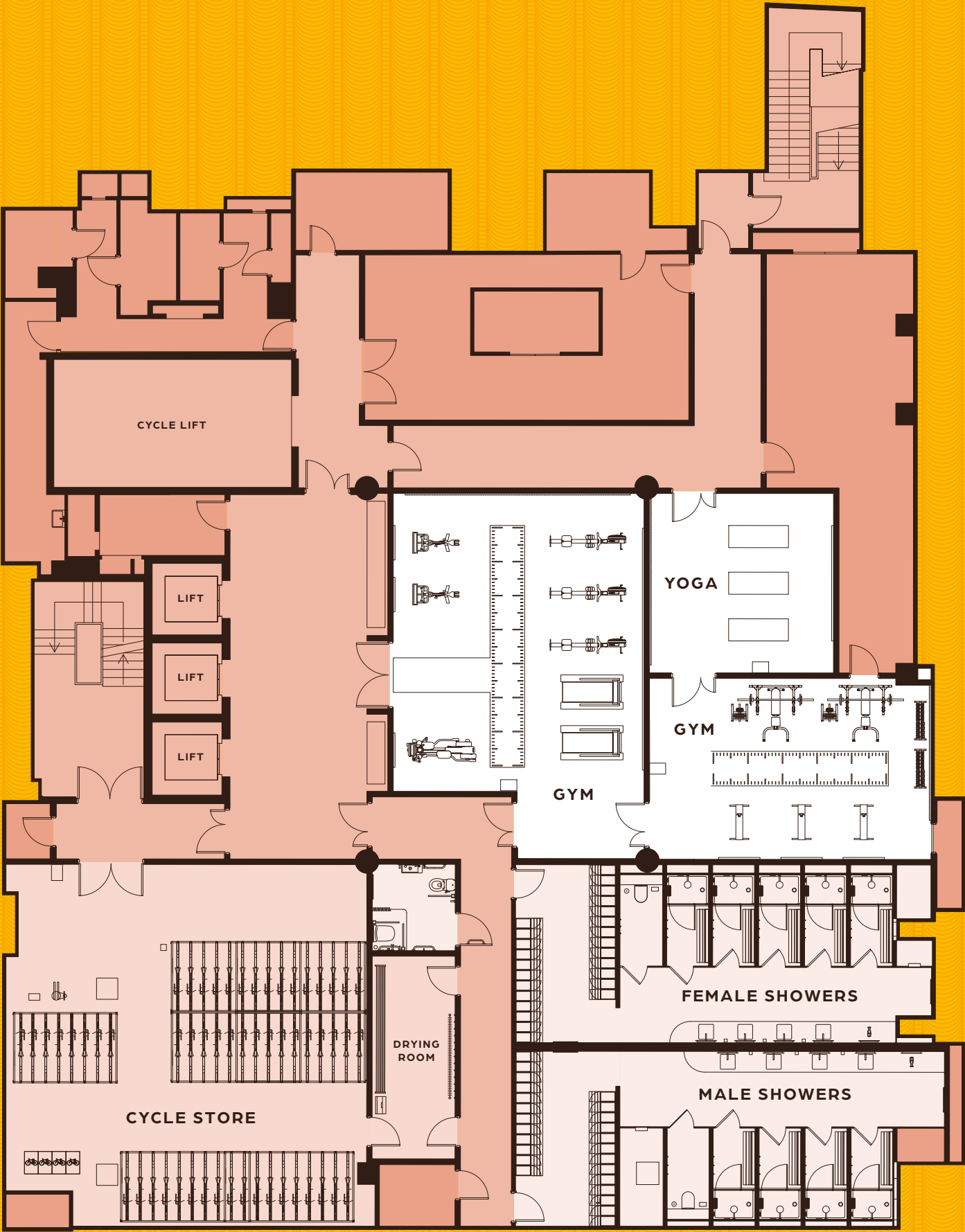
**112 CYCLE RACKS**



**12 FOLDABLE  
CYCLE LOCKERS**



**1 CYCLE  
REPAIR STATION**



- COMMON
- FITNESS STUDIOS
- CHANGING ROOMS
- CYCLE STORE
- STORAGE / PLANT