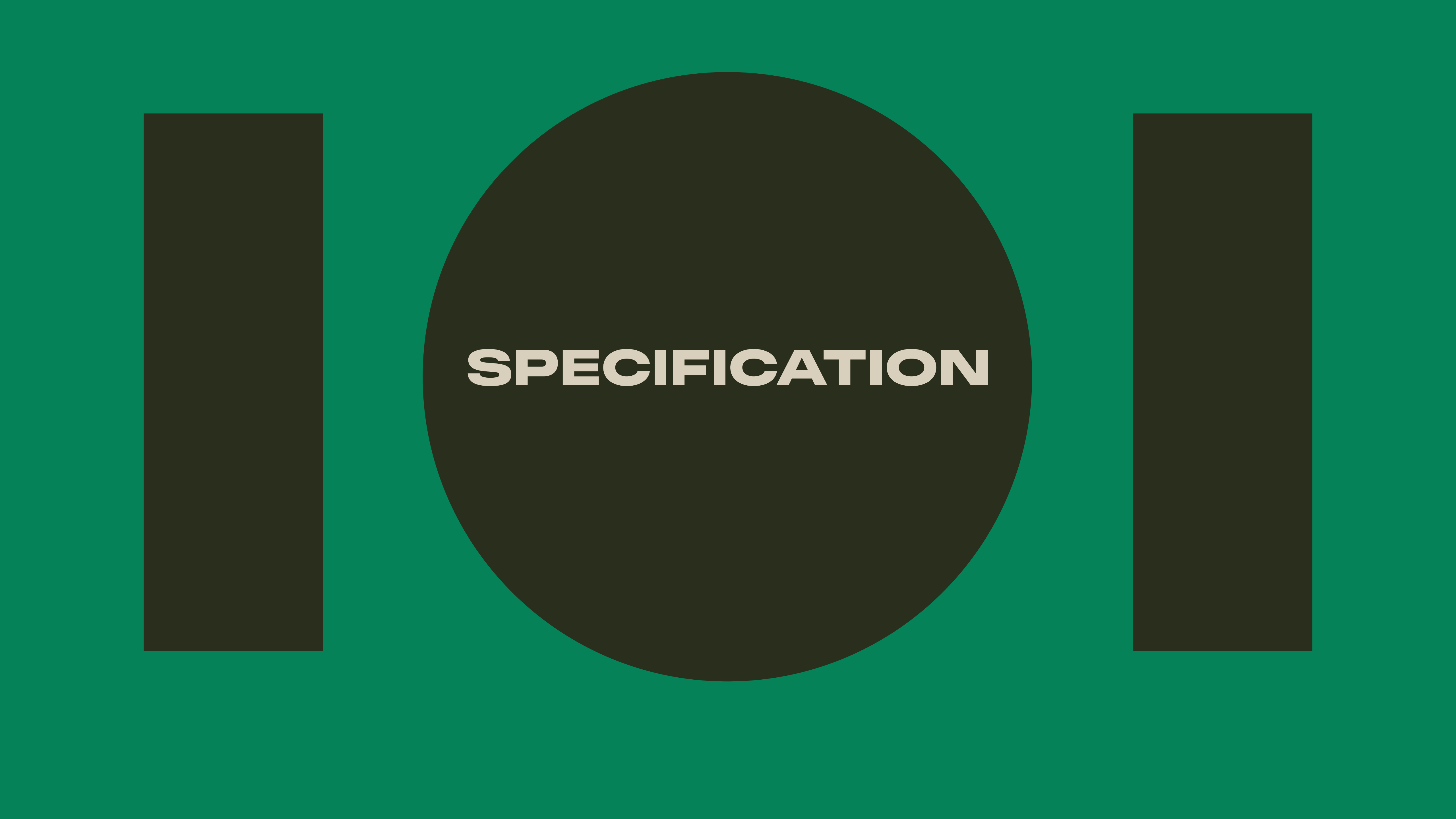




SPECIFICATION

● DO EVERYTHING WELL

COLLABORATIVE

Vibrant, co-working space integrated into reception.

BRIGHT

Big, beautiful, openable windows flood this flexible space with natural light.

HQ

A spectacular self-contained HQ building offering a remarkable workspace environment in one of the most desirable parts of Camden.

FRESH

Exceptional top floor views and fully landscaped terrace. Plus, fresh air to the building via two air handling units.

EXCEPTIONAL

A striking Art moderne façade.

● **KEEP YOUR
TALENT HAPPY**

FLEXIBLE GROUND FLOOR SPACE

OPENABLE WINDOWS

4.5M RECEPTION FLOOR—CEILING HEIGHT

863 SQ FT ROOF TERRACE

4M HIGH RECEPTION WINDOWS

VRV AIR CONDITIONING

2.9M FLOOR—CEILING HEIGHT

30 BIKE SPACES & 4 SHOWERS

21 PERSON LIFT

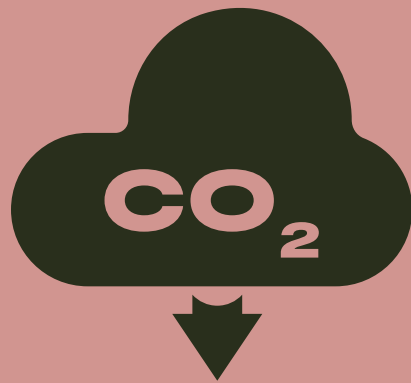
CYCLE SUITE FOR THOSE IN NEED OF REFRESH



● BE RESPONSIBLE

SUSTAINABILITY

WELLBEING



REDUCED CARBON
Restoration of existing building



SOLAR POWERED
PV Panels at roof level



BESPOKE PASSIVE SOLAR SHADING
Reducing heat gains through passive shading



OPENABLE WINDOWS
Over 50 throughout the building



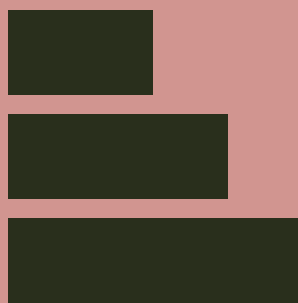
PLANTING ON TERRACE
Diverse planting to enhance urban biodiversity



AIR SOURCE HEAT PUMPS
For heating and cooling AHU Ventilation



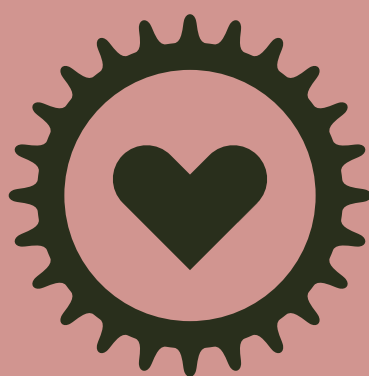
BREEAM
BREEAM Outstanding



EPC A



SUSTAINABILITY & WELLBEING
Light and airy co-working space



30 CYCLE SPACES
To help support an active lifestyle

● BRING ON BOARD THE RIGHT PEOPLE

101
BAYHAM STREET
CAMDEN



RUBIX

AVAILABLE
Q3 2025

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