Nexus

25 Farringdon Street EC4

Where *exceptional* works

This is Nexus

In the heart of Farringdon, Nexus is a workspace, where refined design meets high performance.

Just steps from the Elizabeth line, with world-class food, culture and connectivity on your doorstep.

Set within Nexus' 14 floors, Level 5 offers 14,709 sq ft of premium fitted office space.

Nexus puts your business in the heart of one of London's most exciting and fast-moving neighbourhoods.

Where *flow* works.
Where *focus* works.
Where *exceptional* works.
Fronting Farringdon Street

Availability

14,709 sq ft

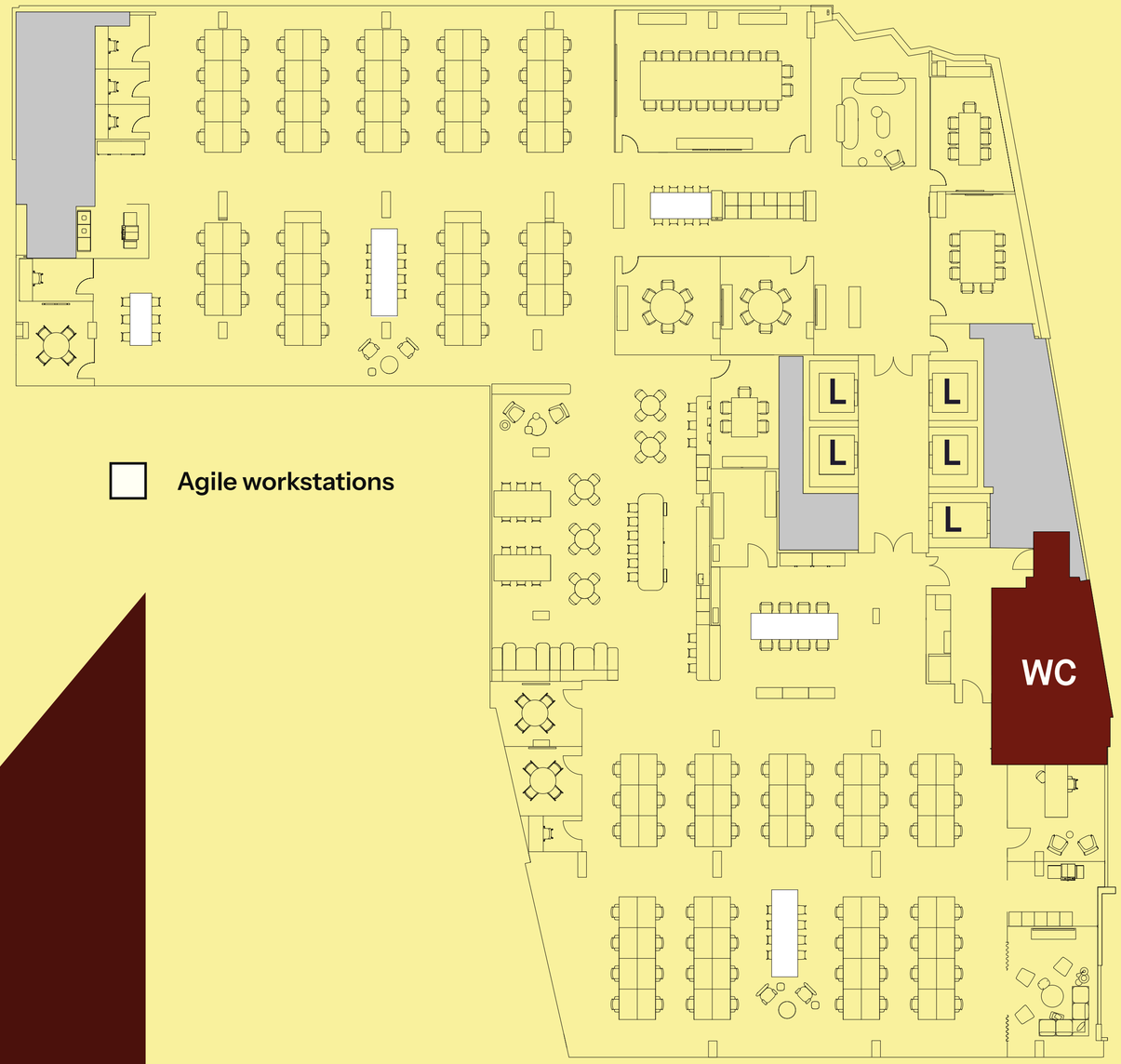
Level Five

Level 5 stands apart at Nexus, with brand new fit out, intuitive tech, and move-in ready infrastructure, Nexus makes it easy to settle in and get straight to work.

The design is quietly confident with natural stone, warm timber, lime-washed walls and biophilic elements that come together to create a space that feels both focused and restorative.

From dynamic collaboration areas to calm quiet zones and sociable tea points, Level 5 adapts to every kind of working day supporting creativity, clarity and well-being in equal measure.

- **130 desks**
- **5 focus rooms and call pods**
- **5 agile workstations**
- **1 large central kitchen & break out**
- **1 coffee bar**
- **3 x 4 person meeting rooms**
- **3 x 6 person meeting rooms**
- **2 x 8 person meeting rooms**
- **18 person boardroom**
- **1 private office**



Client business lounge

Boardroom

Kitchen and breakout

Location

Neighbourhood

Where location works

At Nexus, you're plugged into one of London's most vibrant, eclectic neighbourhoods.

Farringdon hums with energy, from the heritage of Smithfield Market to the bold flavours of independent restaurants, lively after-work hangouts and some of the best coffee in the capital.

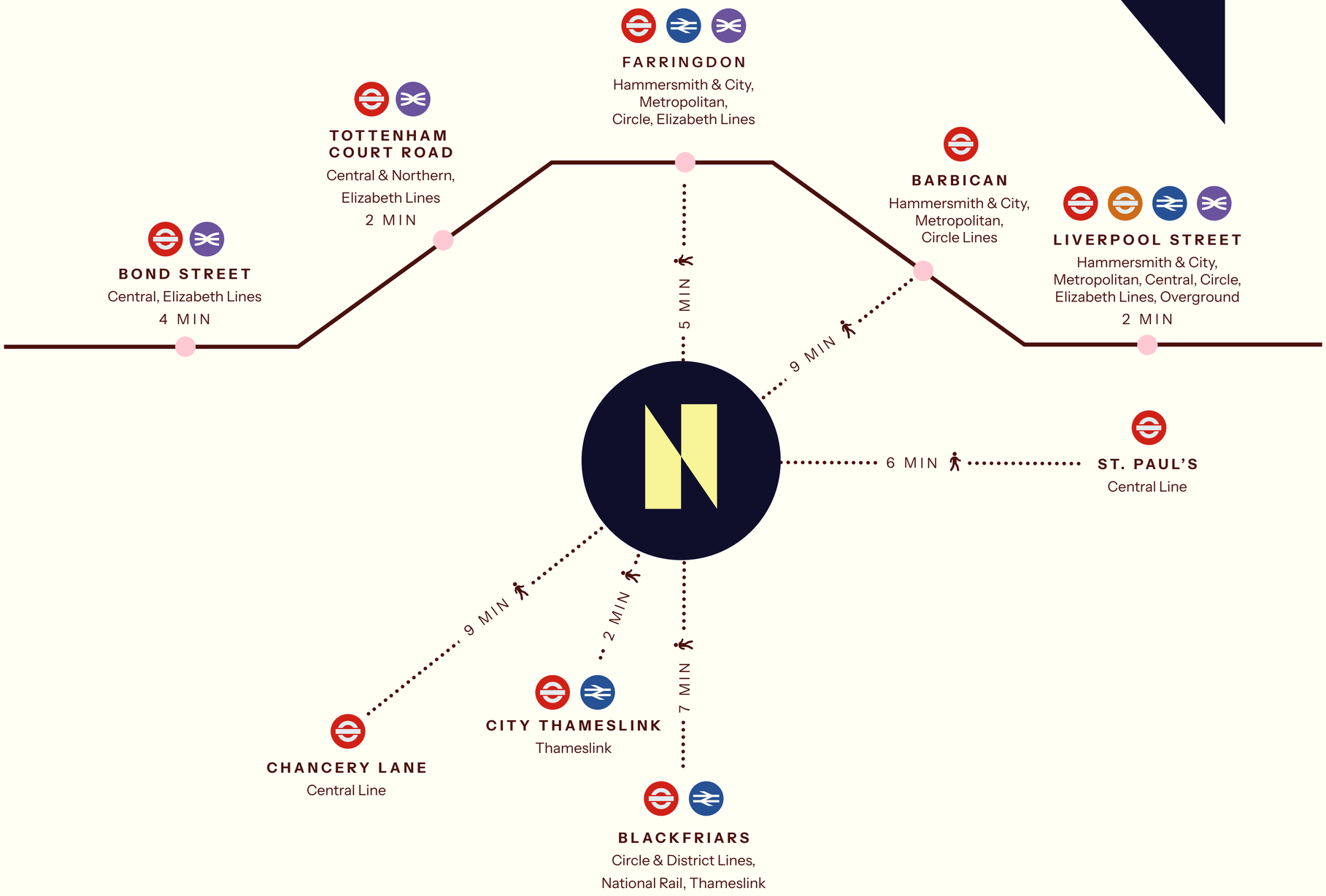
Moments from the Elizabeth line and multiple tube connections, Nexus puts your team at the centre of it all; connected, inspired and empowered to grow.

- **8 gyms within 5 minutes**
- **20+ restaurants within 10 minutes**
- **Retail on your doorstep**
- **145 Santander bikes within a 5-minute walk**

Transport

Connected

With an extensive transport network, successful businesses are choosing Farringdon as their place to be. It's fast becoming one of London's most in demand and exciting neighbourhoods.



Location

Lunch

1. itsu
2. Leon
3. Crussh
4. Yolk
5. Birley Sandwiches
6. Olive + Squash
7. Pret A Manger
8. Beboz
9. Just Eat
10. Vivat Bacchus
11. Lina Stores (coming soon)

Amenities

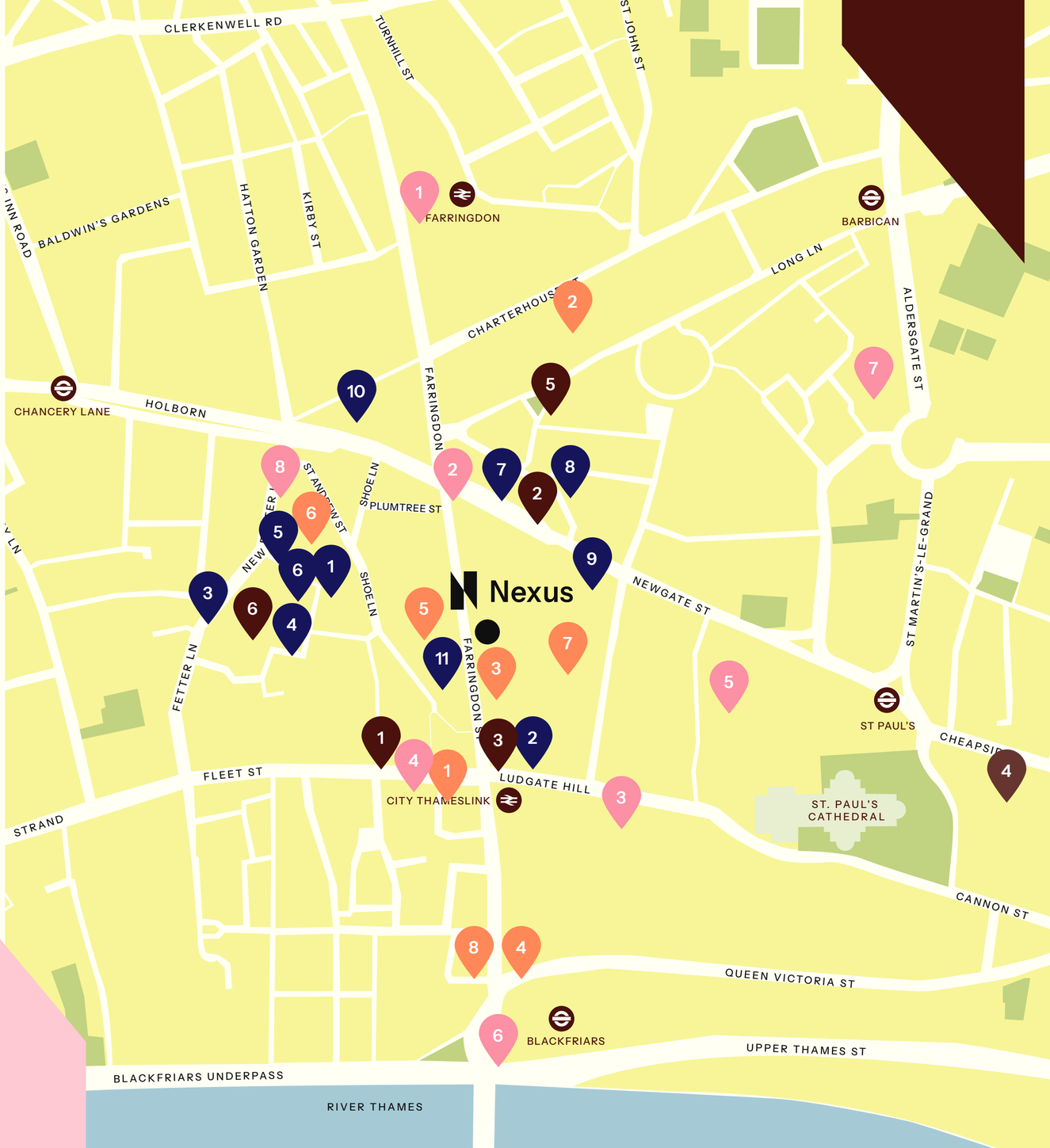
1. Boots
2. Tesco Express
3. Evans Cycles
4. One New Change
5. Smithfield Market
6. New Street Square

Drinks and After work

1. Punch Tavern
2. Oriole Bar
3. Harrild and Sons
4. The Blackfriar
5. Hoop & Grapes
6. Caffè Vergnano 1882
7. The Temple of Foo
8. El Vino

Gyms

1. MOB45
2. Peak Performance
3. Anytime Fitness
4. CIRQ
5. DW Fitness
6. Digme Fitness
7. Virgin Active
8. The Gym London



The Building

Overview

Building Specifications

1:10
Occupational Density

4
Pipe Fan Coil Air Conditioning

5
Passenger Lifts

2.7m
Floor to Ceiling Height

150mm
Raised Floor

Amenities

Where *active* works

Everything at Nexus is designed to help your team work beautifully. Whether you're arriving on two wheels or heading to your next pitch, every detail is considered to support ease, energy and flow.

With new showers and lockers, an on-site cycle repair station and ActiveScore Gold certification, Nexus meets the needs of the active commuter—and rewards your team's pace with the comfort and calm of best-in-class design.

- **10 showers**
- **105 bike spaces**
- **40 lockers**
- **Electric drying rack**

ACTIVE SCORE GOLD

Activated, our dynamic tenant engagement platform, brings specially curated experiences, health & wellness classes and exclusive perks & promotions to our spaces.

Being a tenant of Brookfield Properties unlocks an entire network of possibilities for every employee.

Watch more on Activated

Activated

BY BROOKFIELD PROPERTIES

- Arts Brookfield
- Happy hours
- Events
- Wellness classes
- Workshops
- Cultural excursions

AccelerateESG

BY BROOKFIELD PROPERTIES

Our Service for going further and faster, together.

We bring insights and expertise, partnering with our tenants to collaborate on ESG goals so we can achieve more, together.

Learn more about AccelerateESG

Brookfield
Properties

More than a landlord, a partner.

At Brookfield Properties, we are a resource, a partner, a neighbour. We create spaces that are the backdrop to life.

But we don't stop there. We provide resources to support our tenants. We connect communities and create partnerships. And we provide sustainable solutions that foster stronger, more vibrant communities.

Not just any space.
Our experienced professionals have a deep operational knowledge across a range of industries and our development capabilities mean we deliver properties thoughtfully designed for people.

Our fitted space is designed and furnished to be seamless, and move-in ready with integrated technology and more.

All you need to do is show up.

Nexus

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Brookfield
Properties

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