

The background features a dark grey architectural facade with a grid of rectangular panels. A bright yellow diagonal line runs from the bottom left towards the top right, crossing the text.

TYPEWORKS

25 BOWLING GREEN LANE | FARRINGDON EC1

BOLD AND INSPIRING

Striking in appearance, *Typeworks'* modern facade stands out from the crowd.

This innovative building gives you everything you'd ever need for a state-of-the-art office experience.

BREEAM®
EXCELLENT

EPC
A



Exterior of Typeworks

DETAIL IN THE DESIGN

Design led *Typeworks* is in a prime London location. Created to appeal to a diverse range of occupiers through it's exceptional interiors and architectural details.





First Floor

ENDLESS POTENTIAL

Open-plan. Column free. *Highly flexible.*

The second floor features an efficient floor plate that is **fully fitted** and ready for use. *Typeworks* has been designed to give you more space and more natural light. It's stylish, high quality and inspiring throughout. This is a modern space for modern occupiers.

Second	6,397	594
FLOOR	SQ FT (NIA)	SQ M (NIA)

SECOND

FULLY FITTED

FLOOR AREA:
6,397 SQ FT | 594 SQ M

60

OPEN PLAN
DESKS

8

COLLABORATION
WORKSTATIONS

2

PHONE BOOTHS

2

4 PERSON
MEETING ROOMS

1

10 PERSON
BOARD ROOM

3

6 PERSON
MEETING ROOMS

2

SOFT-SEATING
AREAS

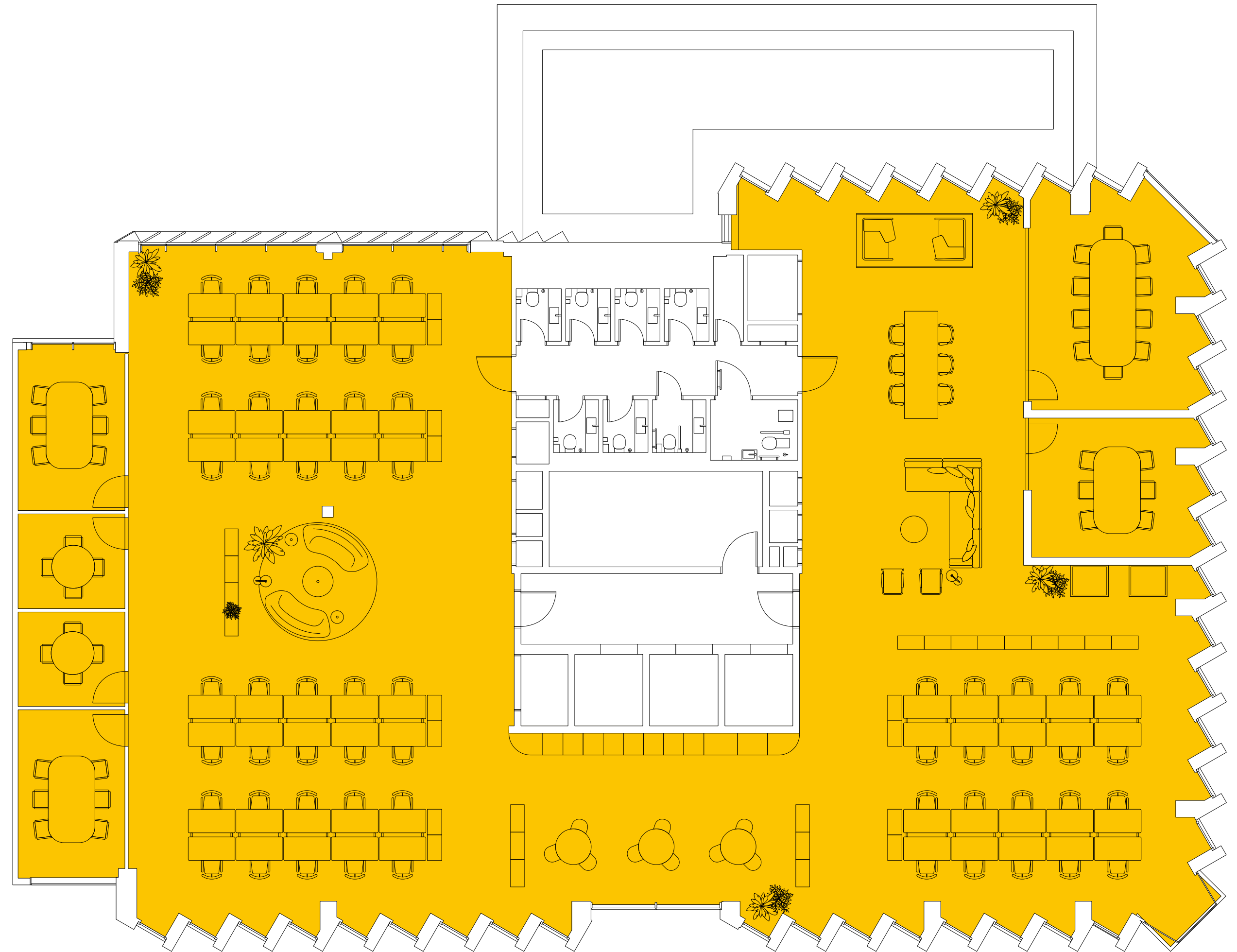
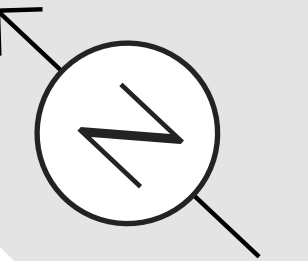
8

WCS (INCLUDING
1X DDA)

1

KITCHEN AREA
WITH BREAKOUT

● OFFICE SPACE



FARRINGDON ROAD

BOWLING GREEN LANE

FIT-OUT THAT WORKS

If you're looking for an office space that is ready to go, *Typeworks* has you covered. The second floor has been designed with a modern office fitout in mind, saving you the time and hassle in creating your work environment.

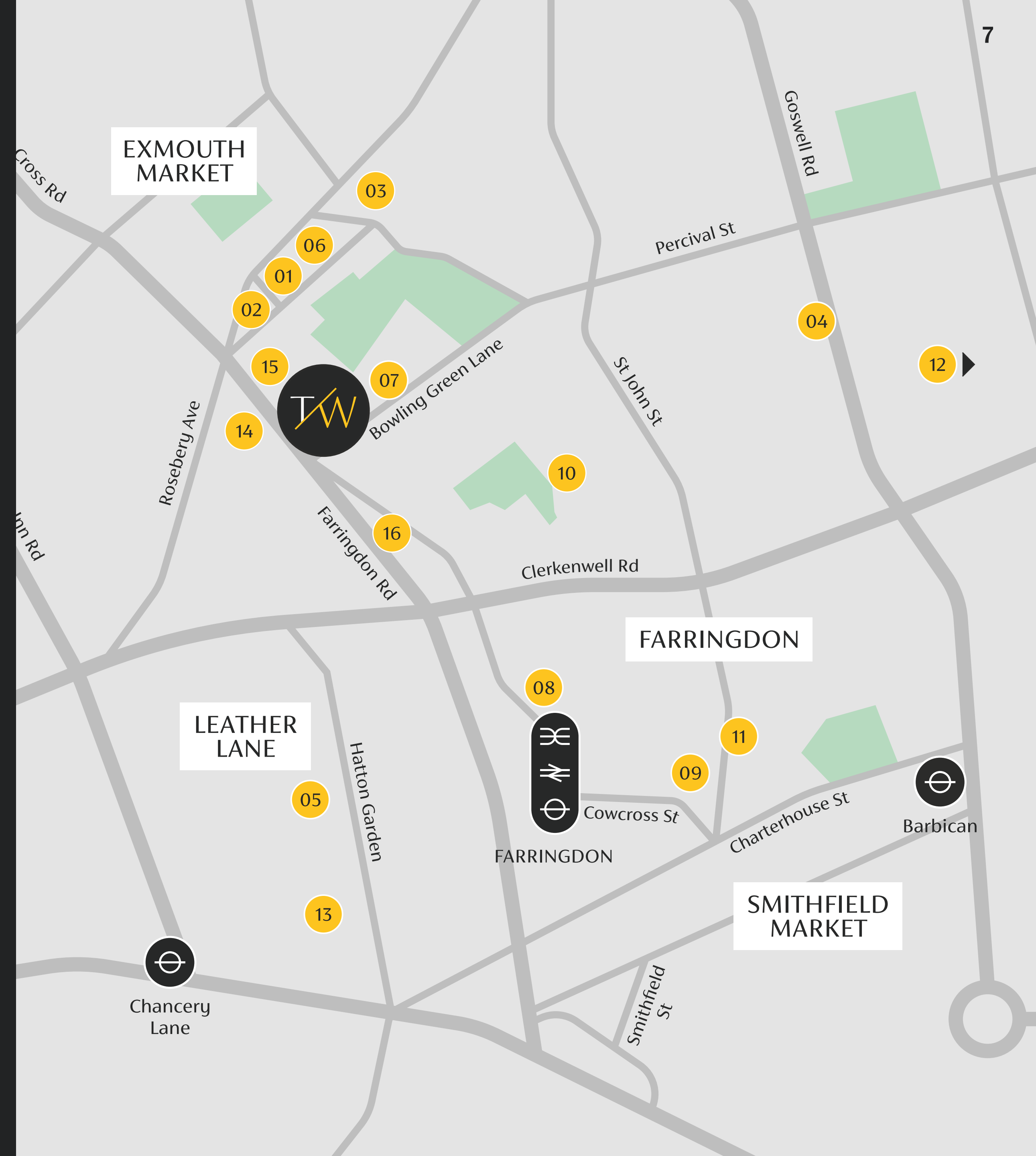
We have worked with the Swiss furniture pioneers Vitra to design a collaborative, curated workspace with all its tenants wants and needs in mind.



THE LOCAL AREA

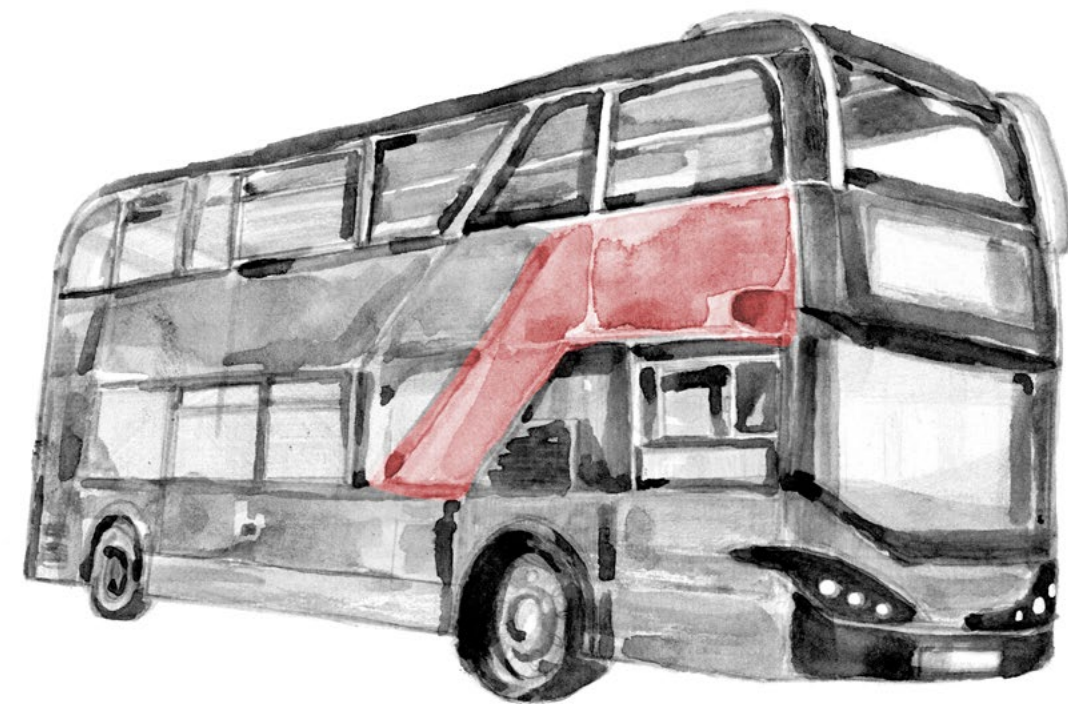
With a selection of exciting amenities in your neighbourhood, you'll be spoilt for choice:

- 01 Exmouth Arms
- 02 Caravan
- 03 Morchella
- 04 Knoll
- 05 Leather Lane
- 06 Botanique Workshop
- 07 Carl Hansen & Son
- 08 Iberica
- 09 Vinoteca
- 10 Granger & Co.
- 11 St. John
- 12 F45
- 13 Gym Box
- 14 The Eagle pub
- 15 The Quality Chop House
- 16 FWD Coffee



AS CENTRAL AS IT GETS

With a central location such as this, it makes it incredibly convenient to get around. Farringdon station is just a 6-minute walk away giving you endless connections through the Hammersmith and City, Metropolitan and Circle Lines, plus the Elizabeth Line and Thameslink for further afield.



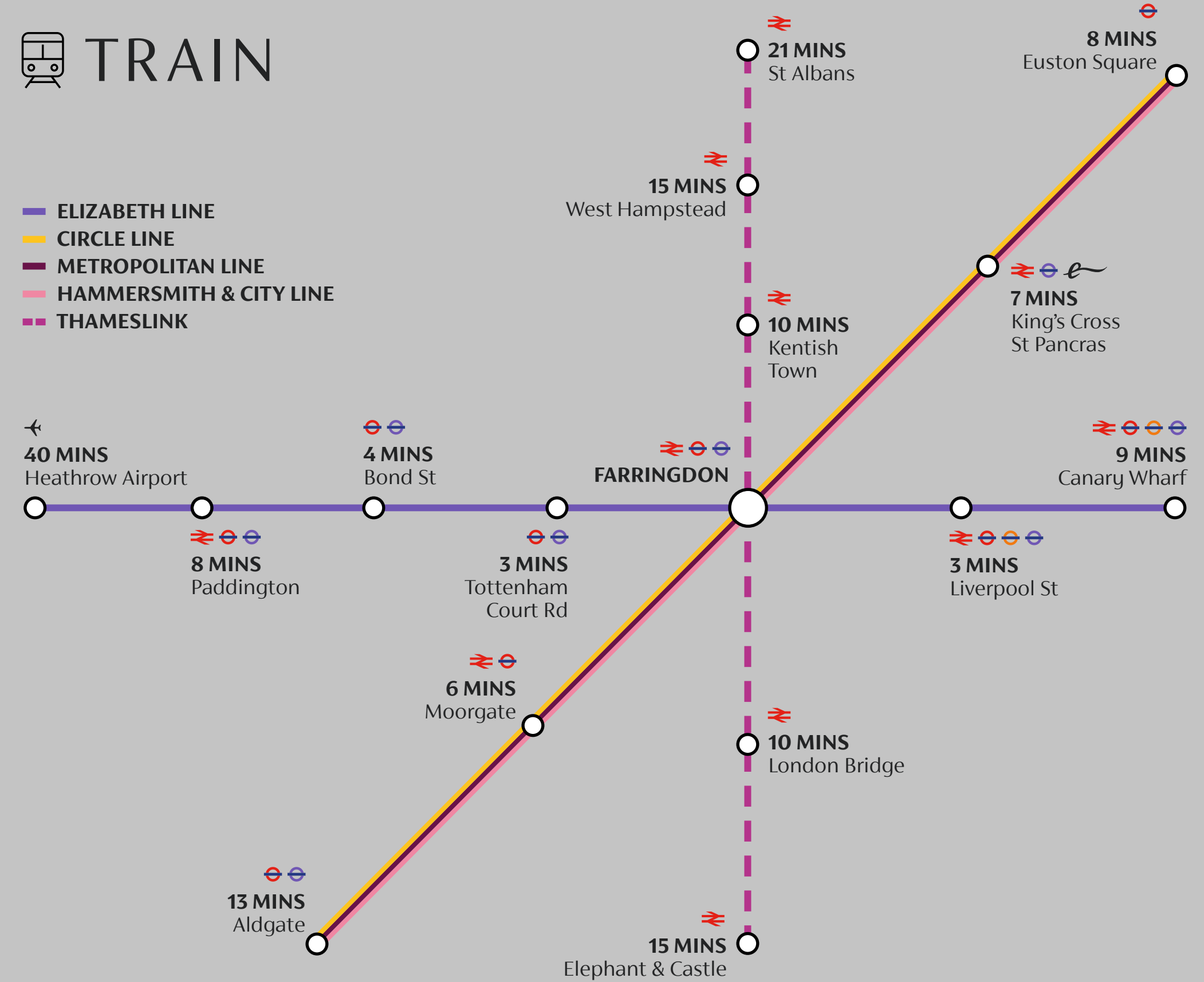
WALK



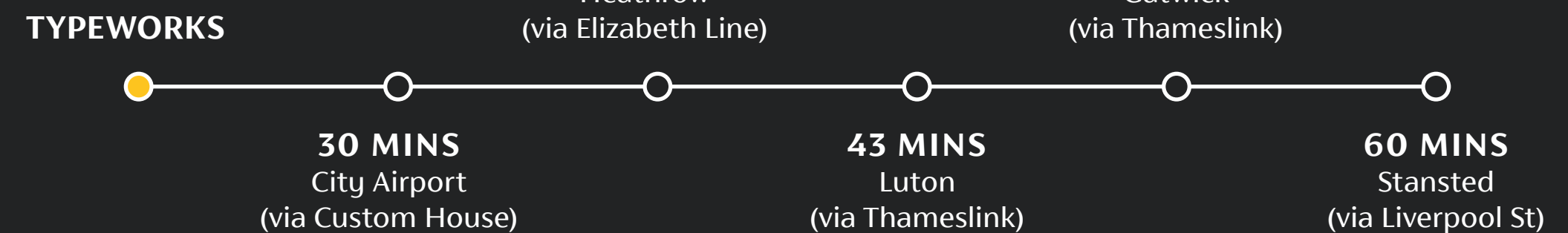
CYCLE



TRAIN



PLANE



HIGH QUALITY SPECIFICATION

SUSTAINABILITY & PERFORMANCE

- BREEAM Excellent
- EPC A rating
- Targeting Well V2 Pre-Certified
- Net Zero Carbon emissions in operation
- Smart enabled Building Management System
- Biodiverse green planting at roof levels
- Photo voltaic roof panels on 5th floor roof

COMMON PARTS & FACILITIES

- 1,291 sq ft reception area
- Male & female Superloos on each floor
- 48 cycle storage spaces at ground floor level
- 54 lockers at ground floor level
- Seven showers at ground floor level

OCCUPANCY DENSITY

- Office floors 1-person per 8m²
- Means of escape 1-person per 6m²
- HVAC Density 1-person per 8m²
- Sanitary provision of 1-person per 8m²
- Lifts BCO 2014 High Density 1-person per 8m²

LIFTS

- Three 12-person lifts serving all floors
- One lift is a combined goods and fire-fighting lift 900 KG

STRUCTURAL & FLOOR-TO-CEILING HEIGHTS

- Office slab to slab height of 3.8m
- Office floor to ceiling height of 2.75m
- Reception slab to slab height of 4.45m
- Reception floor to ceiling height of 3.53m
- Raised floor height of 135mm
- Ceiling void of 735mm

MECHANICAL SERVICES

- Electrically powered air sourced heat pump heating & cooling system
- Smart Building Management System
- Heat recovery VRF system
- Summer 24 degrees +/-2
- Winter 20 degrees +/-2
- 12 l/s per person + 10% upgrade allowance
- Floors 1–4 capable of being sub-divided

ELECTRICAL SERVICES

- Small power 25w/m²
- 500 lux average on working plane
- Lighting power 8w/m²
- Lighting Controls Daylight responsive energy

BUILDING STRUCTURE

- Steel frame with concrete slab
- Steel frame life 60 years

PLANNING MODULE

- Standard office planning grid of 1.5m

FLOOR LOADINGS

- Office area floor loading capacity of 3.5k/N per m²
- Ground floor loading capacity of 5.00 k/N per m²



TYPEWORKS.LONDON



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