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# Farringdon

London's most wellness  
centric office space...

[www.oneavenuegroup.com](http://www.oneavenuegroup.com)

The image shows a contemporary lounge or office break area. The room features a series of long, blue tufted sofas arranged in a U-shape, with several orange tufted ottomans and armchairs interspersed. Small black round tables are placed in the seating areas. The walls are a mix of yellow brick and large panels with a white wavy line pattern. A green living wall with various plants runs along the top of the wall. The ceiling is a complex, industrial-style structure with large, curved green ductwork, exposed pipes, and track lighting. The floor is made of dark wood.

Welcome to  
Farringdon

# Hotel Inspired Hospitality

We thrive to create a workplace that allows your business to succeed, with hotel inspired hospitality and a bespoke offering in stunning high end, award winning office spaces.



We know no two businesses are the same, so their office or service shouldn't be either...

### World Class

We pride ourselves on our enviable reputation, therefore we always create a world class experience, which has now become award winning.

### Competitively Priced

We provide an all inclusive cost, with no hidden charges to remove the additional stresses and worries from your business, giving you peace of mind.

### Bespoke

Every business has different goals, values and teams, which is why we aim to provide a truly unique service and design for each of our clients.

### Prime Locations

We are Central London experts, with all of our locations hand-picked to value, reflect and support your business, while all being ideally situated.

### Flexible

With short to long term contracts and the ability to expand and downsize, we anticipate growth needs to harmoniously and incrementally work with your brand.

### Memorable

We want your business to be remembered. We work to ensure you create a memorable impression of your business that nobody will forget.



# The perfect space for companies who care about the wellness of their employees...

Overlooking the historic landmark of St John's Gate, Farringdon is perfectly situated in the heart of this booming area in Central London. The centre is located ideally for businesses that are sociable, wanting many locations to try for after work drinks and team nights out.

With Farringdon and Barbican station located only moments from the centre, this workspace is a commuter's dream. The space is home to more facilities than your business could ever need, with a fitness centre, yoga space, an outdoor courtyard, event space, wellness and treatment rooms, boardrooms, and a

guest lounge, ensuring your business creates an unforgettable impression for not only your guests but employees too.

The space is perfect for growing businesses looking for a flexible and bespoke designed workplace for their employees.

While the space contains all you could ever need, it is the dedicated and welcoming centre team that bring Farringdon to life, creating an unbelievable reflection of your business that nobody will forget and a space for your employees to thrive, ensuring your business becomes a success.





## Sociable Side

### Breakout Space

Discover our quirky yet decadent breakout space

### Lounge

Create an unforgettable impression for guests

### Event Space

Host memorable events for your colleagues and guests

### Courtyard

Escape to the outside space, especially in the summer



## Wellness

### Fitness Centre

Sweat it out and energise in the fitness centre

### Wellness Rooms

With beauty and treatment rooms to unwind

### Showers

Refresh before, during or after a day of work

### Changing Rooms

Make use of our changing room facilities

### Secure Cycle Racks

Become more sustainable by cycling into work



## Meeting Rooms

### Boardrooms

Host effective meetings in our bespoke boardrooms

### ●●● Other

### 24/7 Access

Have 24/7 access with top of the range security cards

### CCTV

Feel safe in your space with CCTV in action

### Dog Friendly

Bring your dog to work, giving your team some joy!

# Gym & Wellness Rooms

Providing your employees with a space to workout, unwind and switch off from the stresses of the working week:

- Personal Training Available
- Gym
- Yoga Classes
- Pilates
- Zumba
- Boxing Classes
- Meditation Room
- Physiotherapy Suite
- Treatment Room
- Hairdressers
- Beauty/Nail Treatment Room





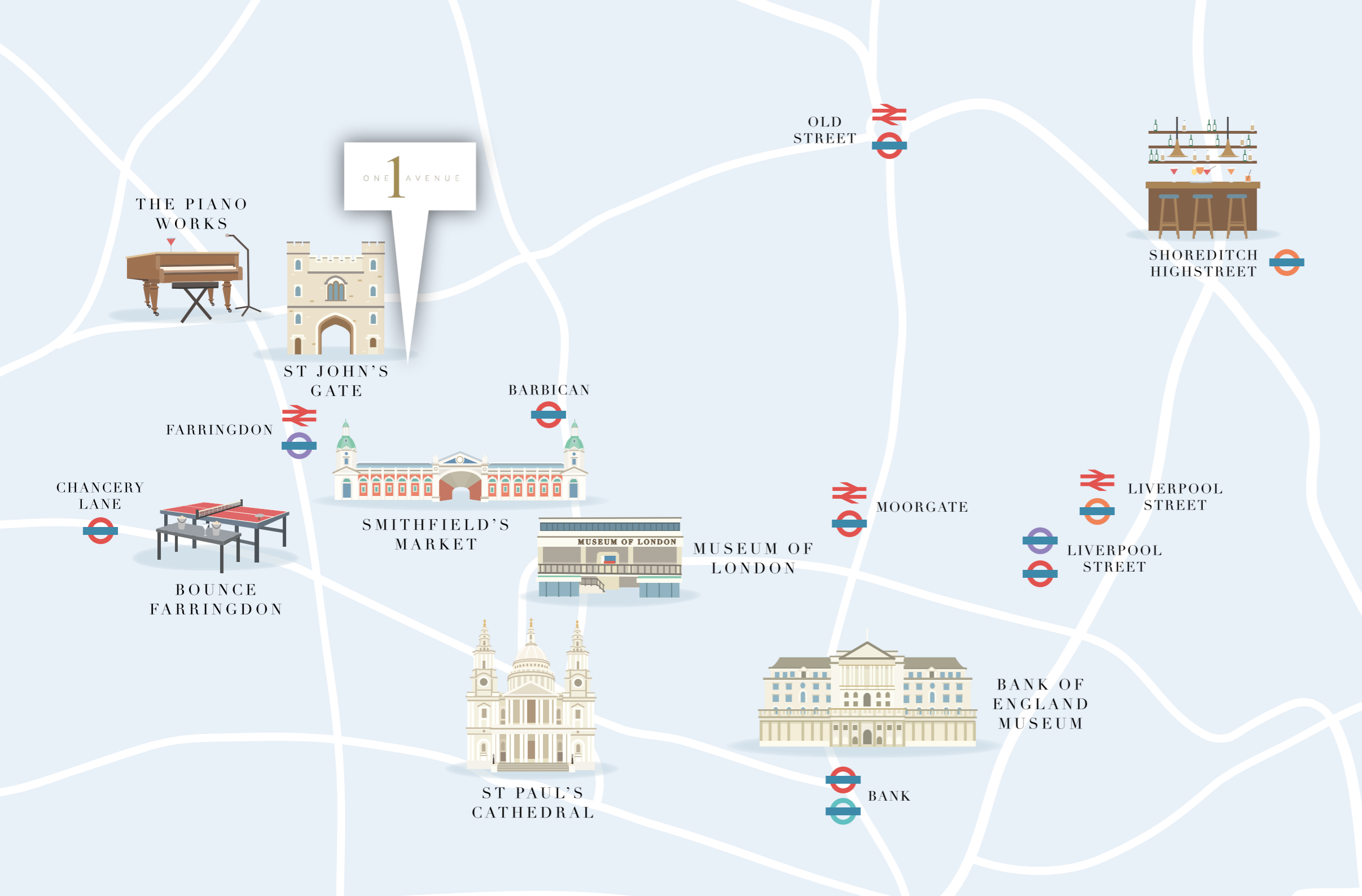
# Socialise with Colleagues

Enjoy socialising with colleagues in our range of social spots round the building, from our breakout space to the Courtyard, which can be enjoyed in the summer months. The space is ideal for having the combination of indoor and outdoor working or for relaxation and events.

## Outdoor working benefits for employees:

- Increases happiness
- Improves energy levels
- Relieves stress levels
- Keeps employees healthy
- Host meetings or brainstorming sessions outside
- Great for socialising, building team spirit





## Ideally Located

Farringdon is the new up-and-coming area for businesses across London, with many global brands such as: LinkedIn, TikTok and Amazon calling it home. Our space is also perfectly situated near key transport hotspots.



Farringdon - 2 mins walk



Barbican - 6 mins walk



Chancery Lane - 10 mins walk



Moorgate - 16 mins walk



Liverpool Street - 18 mins walk

# Local Hotspots

Uncover the wide range of social spots throughout this area and some of One Avenue's brand partnerships that you and your employees would have access to.



RESTAURANT

Gauchos Smithfield's



TEAM NIGHT OUT

Flight Club Shoreditch



RESTAURANT

Gordon Ramsay Restaurant



BAR

The Fence



HOTEL

The Zetter Townhouse Hotel



HOTEL

MalMaison



TEAM NIGHT OUT

TT Liquor - Mixology



TEAM NIGHT OUT

Bounce



BAR

Chocolate Cocktail Club



RESTAURANT

Iberica



BAR

Oricole Bar



ENTERTAINMENT

St John's Gate



# 1

**To arrange a viewing of the space, enquire with our sales team today...**

0203 751 9400 | [enquiry@oneavenuegroup.com](mailto:enquiry@oneavenuegroup.com) | [www.oneavenuegroup.com](http://www.oneavenuegroup.com)

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