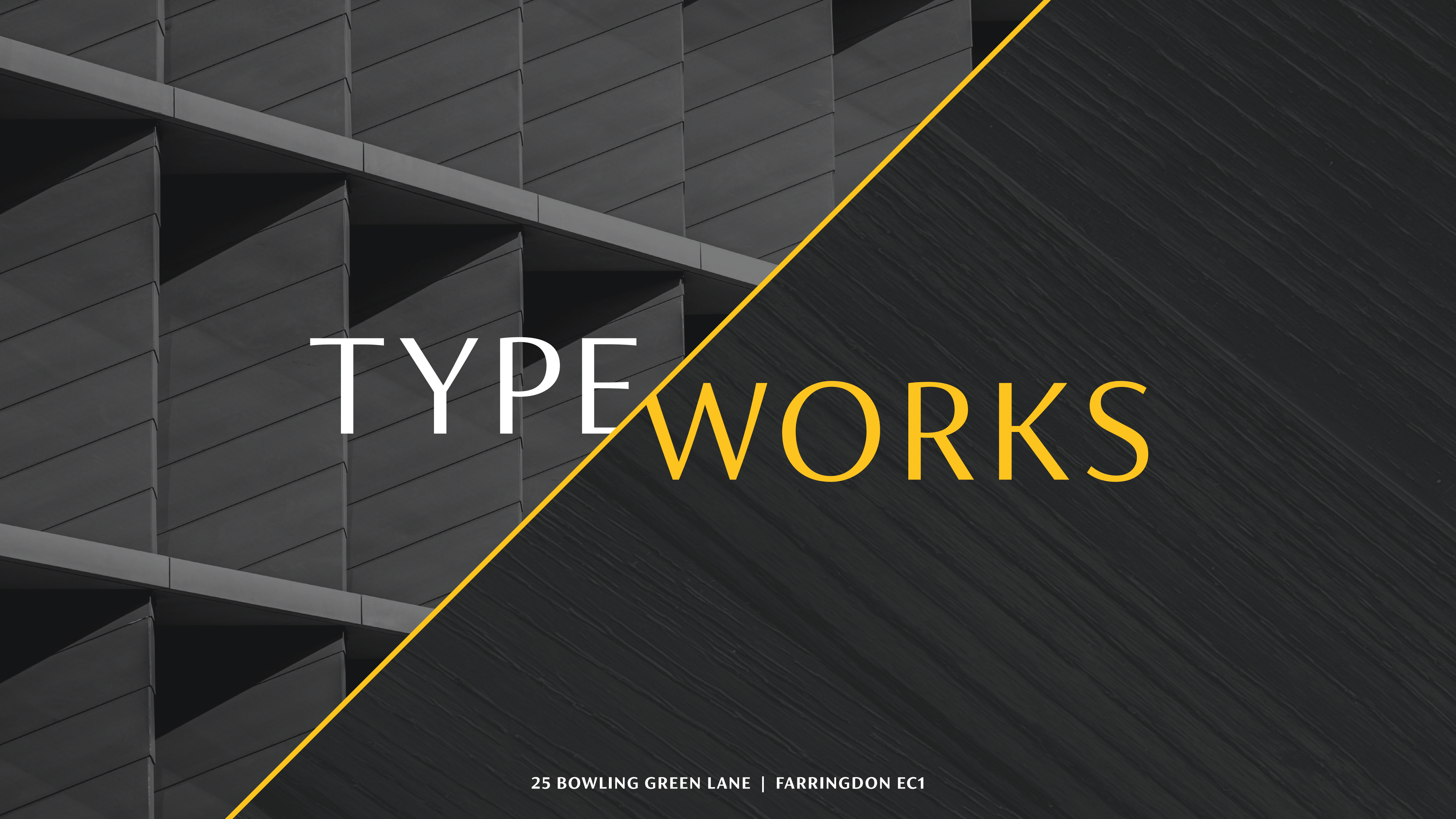




TYPEWORKS

25 BOWLING GREEN LANE | FARRINGTON EC1

WELCOME TO TYPEWORKS



TYPEWORKS

An exciting new collaborative workspace. Bringing together the vibrancy of modern Clerkenwell with the rich history of Farringdon, and the famous type foundries it was built on.

INTRODUCTION

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TYPEWORKS

THE BUILDINGWORKS

Exterior of Typeworks

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

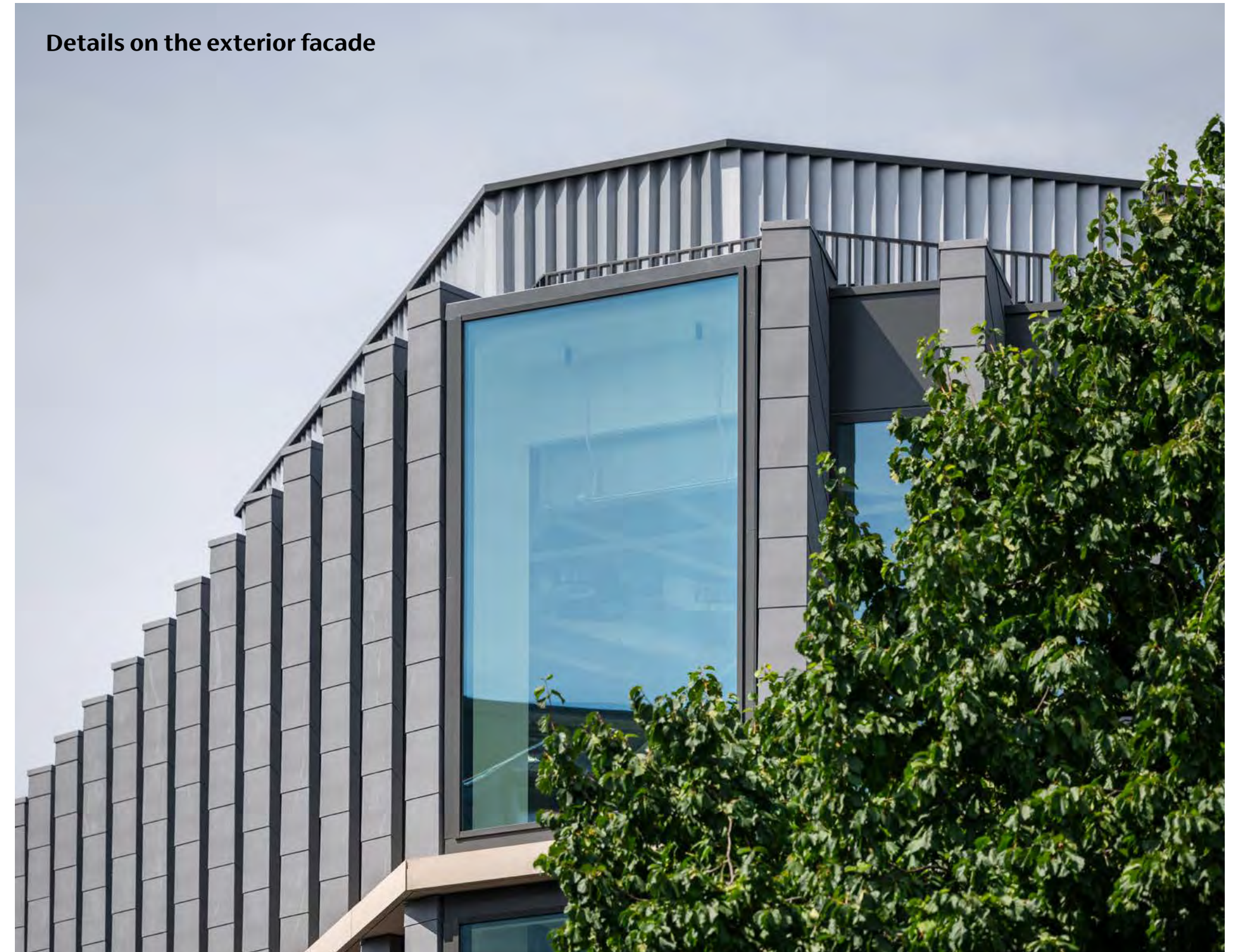
Exterior of Typeworks





View of the London Skyline

Details on the exterior facade



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.



SPACE THAT WORKS



Office Space

ENDLESS POTENTIAL

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

An efficient floor plate that can be adapted to suit your needs on the primary office floors. *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.

Office	Sq ft (NIA)	Sq m (NIA)
Fifth	<i>Let</i>	<i>Let</i>
Fourth	<i>Let</i>	<i>Let</i>
Third	6,333	588
Second	6,397	594
First	6,186	575
Reception	1,291	120
Total	18,916	1,757

Retail	Sq ft (NIA)	Sq m (NIA)
Ground	1,668	155

IMPRESSIVE INTERIORS



CAT A Design



Natural light flooding the space

GROUND

FLOOR

Office	Sq ft (NIA)	Sq m (NIA)
Fifth	<i>Let</i>	<i>Let</i>
Fourth	<i>Let</i>	<i>Let</i>
Third	6,333	588
Second	6,397	594
First	6,186	575
Reception	1,291	120
Total	18,916	1,757

48

CYCLE SPACES

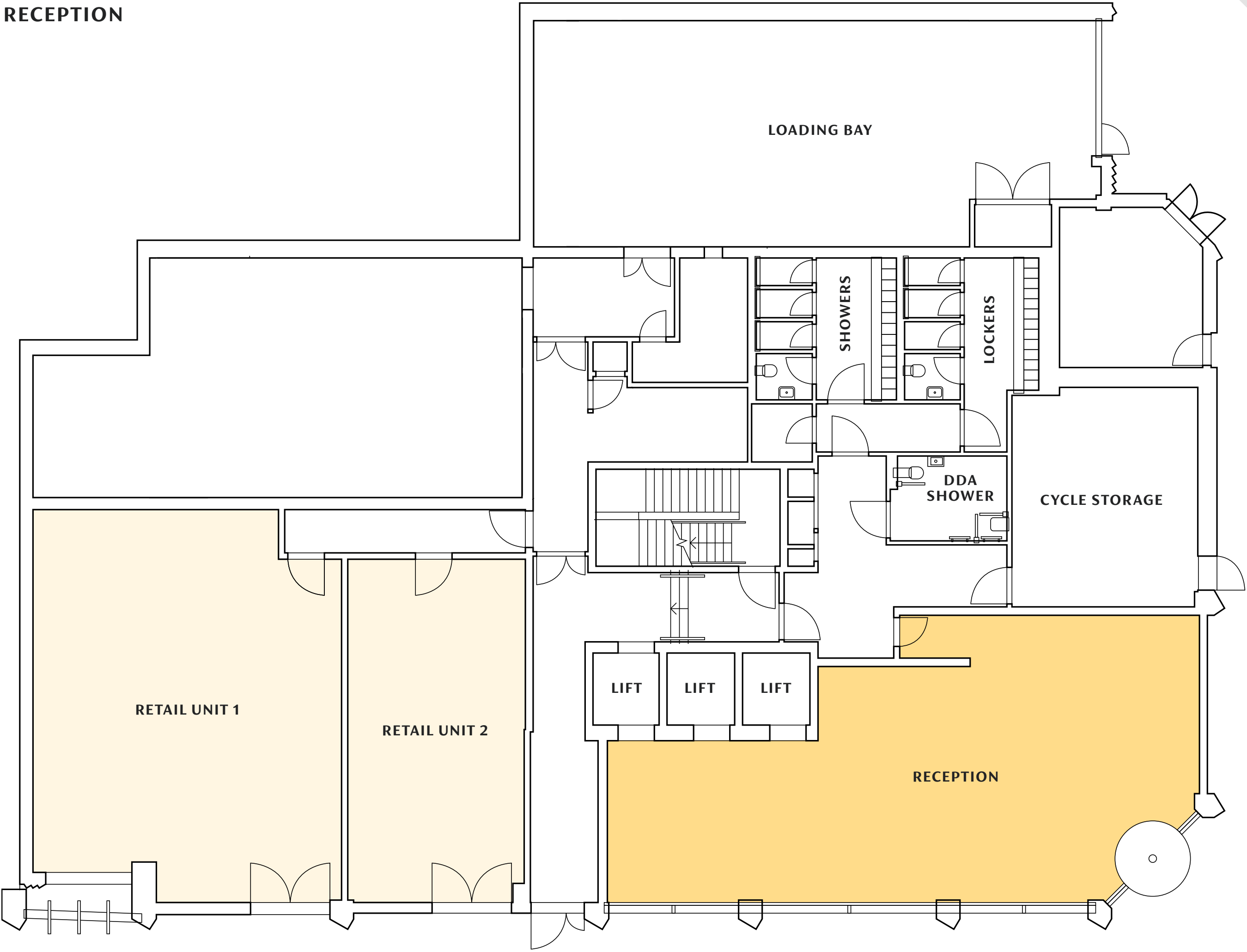
54

LOCKERS

7

SHOWERS

- RETAIL UNITS
- RECEPTION



FARRINGTON ROAD

BOWLING GREEN LANE

FIRST

FULLY
FITTED

FLOOR

Office	Sq ft (NIA)	Sq m (NIA)
Fifth	Let	Let
Fourth	Let	Let
Third	6,333	588
Second	6,397	594
First	6,186	575
Reception	1,291	120
Total	18,916	1,757

The first floor has been delivered fully fitted.
Please see **page 13** for more information.

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DESKS

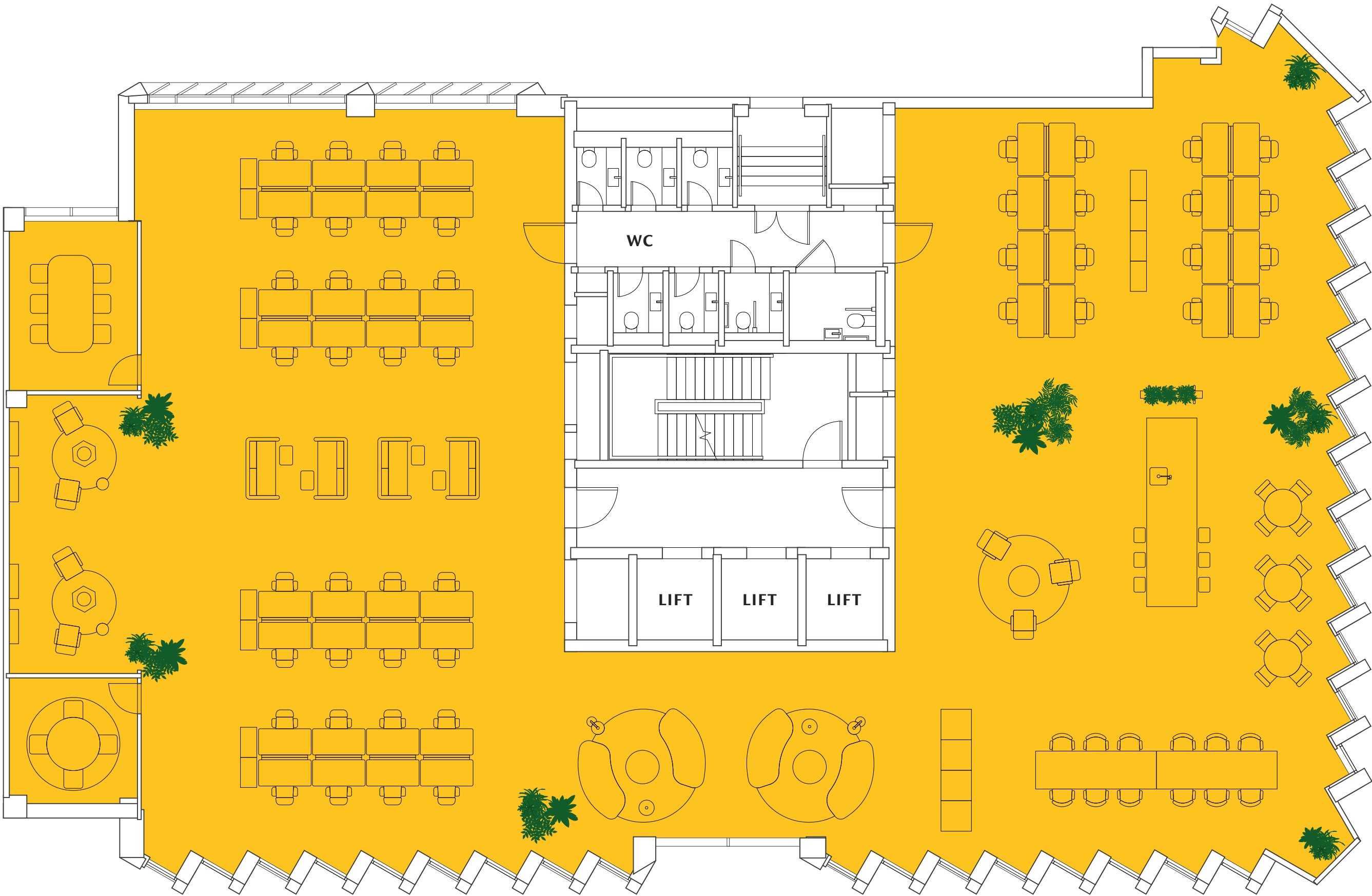
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TOUCH DOWNS

2

MEETING ROOMS

OFFICE SPACE



BOWLING GREEN LANE

FARRINGTON ROAD

FIT-OUT THAT WORKS

If you're looking for an office space that is ready to go, *Typeworks* has you covered. The first 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.

vitra.

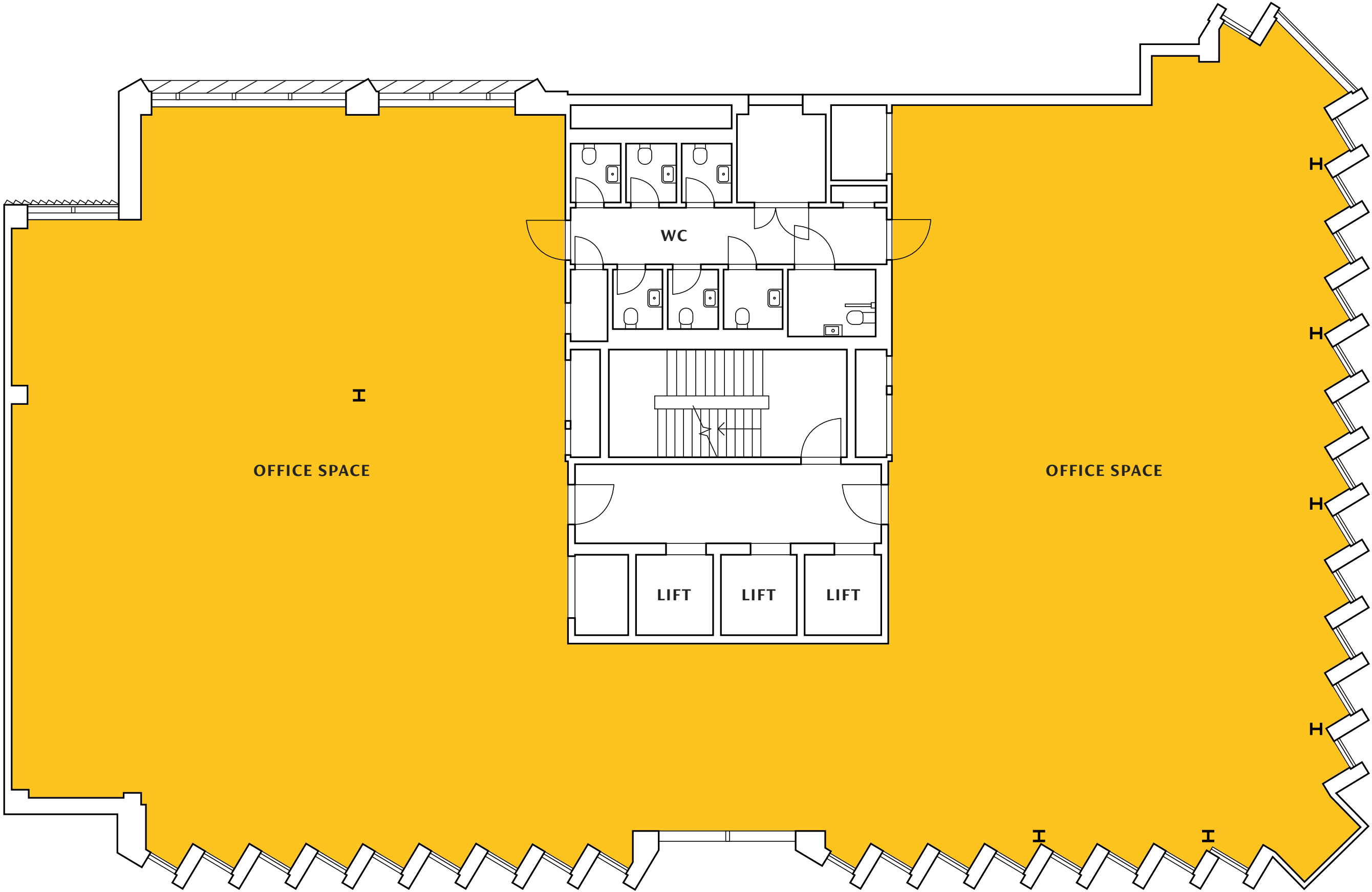
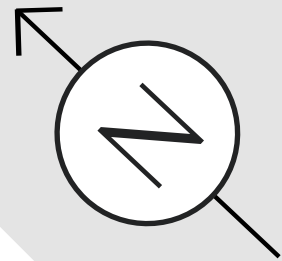


SECOND

FLOOR

Office	Sq ft (NIA)	Sq m (NIA)
Fifth	<i>Let</i>	<i>Let</i>
Fourth	<i>Let</i>	<i>Let</i>
Third	6,333	588
Second	6,397	594
First	6,186	575
Reception	1,291	120
Total	20,207	1,877

● OFFICE SPACE



BOWLING GREEN LANE

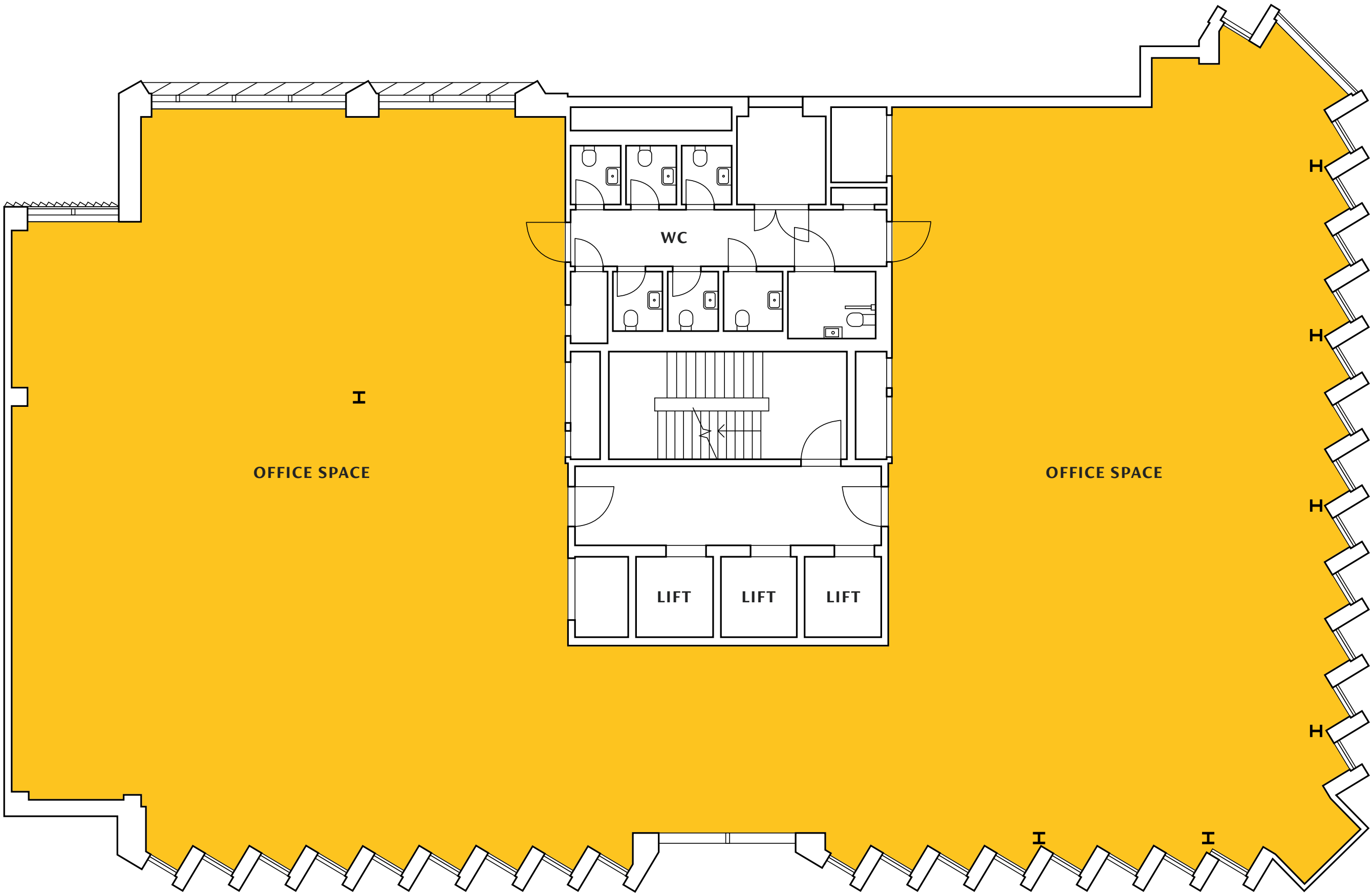
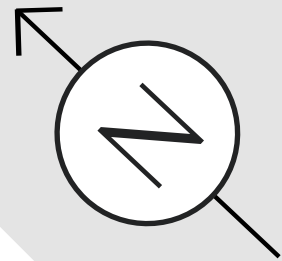
FARRINGTON ROAD

THIRD

FLOOR

Office	Sq ft (NIA)	Sq m (NIA)
Fifth	<i>Let</i>	<i>Let</i>
Fourth	<i>Let</i>	<i>Let</i>
Third	6,333	588
Second	6,397	594
First	6,186	575
Reception	1,291	120
Total	20,207	1,877

● OFFICE SPACE



HIGH QUALITY SPECIFICATION

SUSTAINABILITY & PERFORMANCE

- Targeting BREEAM Excellent
- Targeting 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

DEEP-ROOTED IN HISTORY

Typeworks began its story in the 19th century, surrounded by a variety of type foundries and commercial workshops on Farringdon Road. While the area has changed significantly over the years, it has always been a bustling neighbourhood full of potential.

Today, the area looks to the future, with plenty to offer within the highly sought after location.



Farringdon Road, Circa 1800

A vintage type foundry in progress



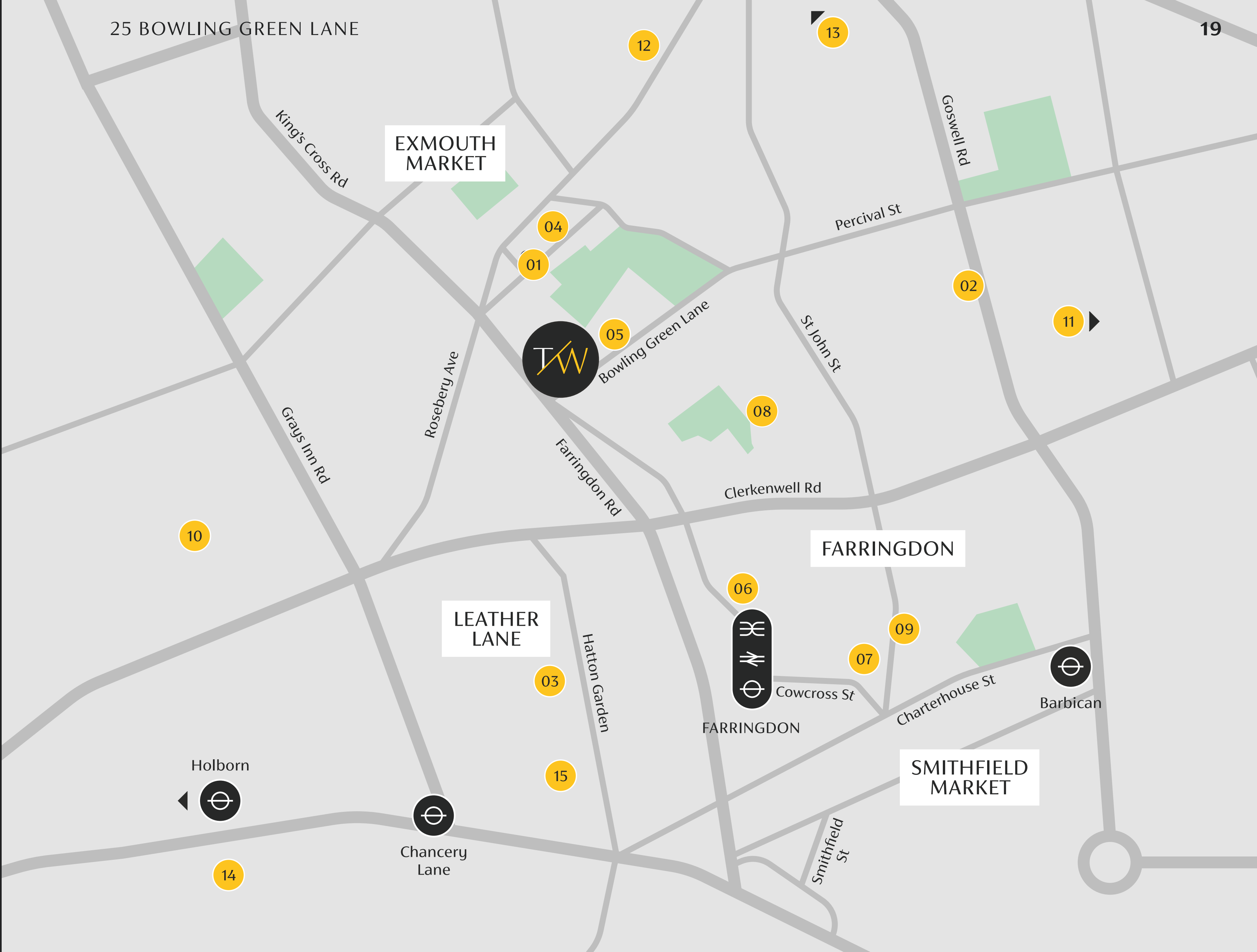
Exterior of Typeworks

FARRINGTONWORKS

THE LOCAL AREA

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

- 01 Exmouth Market
- 02 Knoll
- 03 Leather Lane
- 04 Botanique Workshop
- 05 Carl Hansen & Son
- 06 Iberica
- 07 Vinoteca
- 08 Granger & Co.
- 09 St. John
- 10 NobleRot
- 11 F45
- 12 Sadlerswells
- 13 Virgin Active
- 14 Sir John Soane's Museum
- 15 Gym Box



SOMETHING TO FUEL YOUR WORK

There's been markets here for as long as anyone can remember.

Smithfield's famed weekday market has been packed with stalls selling meats, oils & cheeses since the 1890s. Exmouth market and Leather Lane are great places to pick up a quick bite or take a leisurely stroll to explore something wondrous.





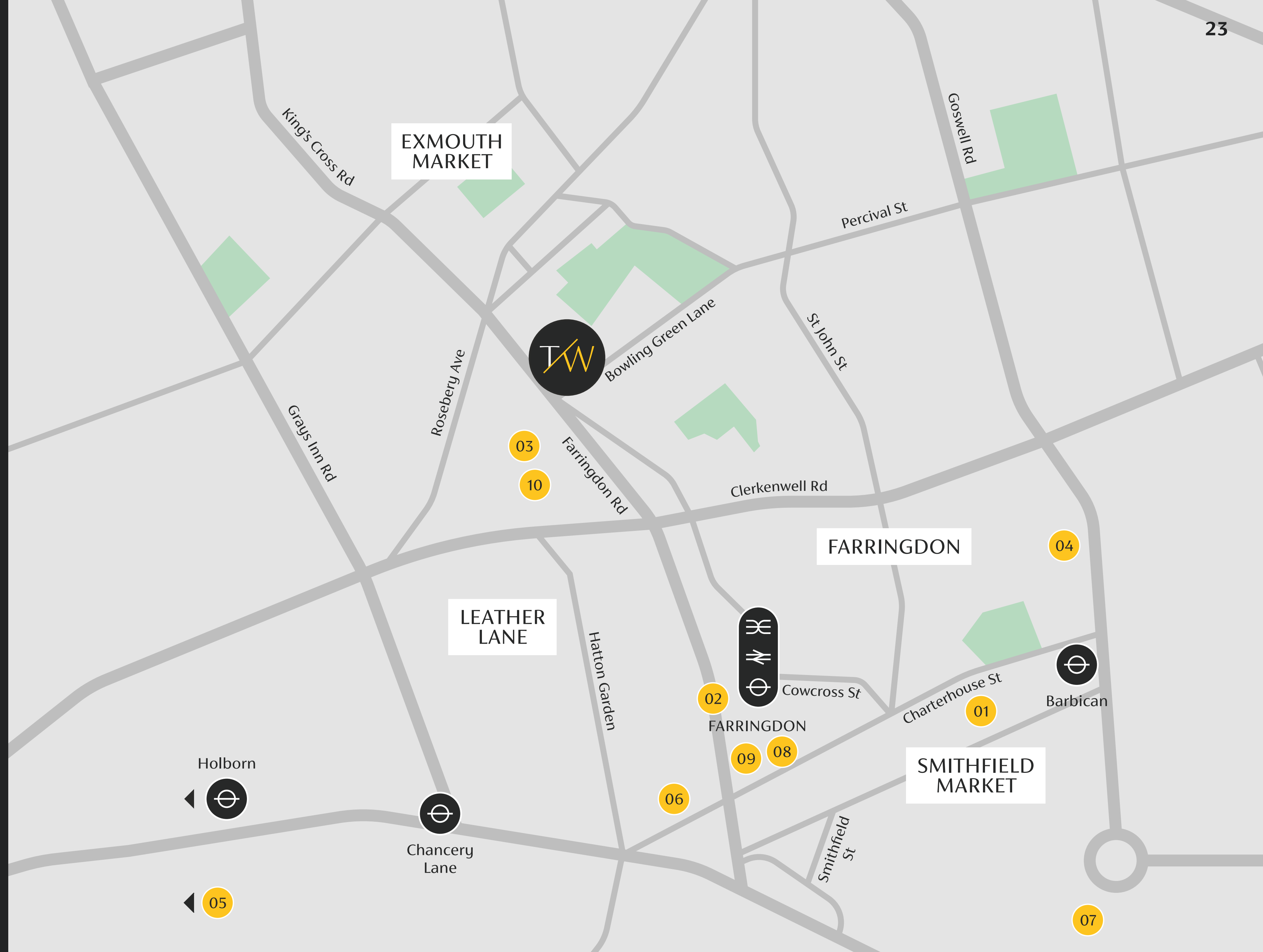
Exmouth Market

Smith of Smithfield, 67-77 Charterhouse St



The Exmouth Arms, Exmouth Market

- 01 TikTok
- 02 Snapchat
- 03 Linkedin
- 04 Amazon
- 05 Google
- 06 De Beers
- 07 Julius Bar
- 08 E-On
- 09 Partners Group
- 10 Moonpig



FARRINGDON STATION

GETTING TO WORK

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 3-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.



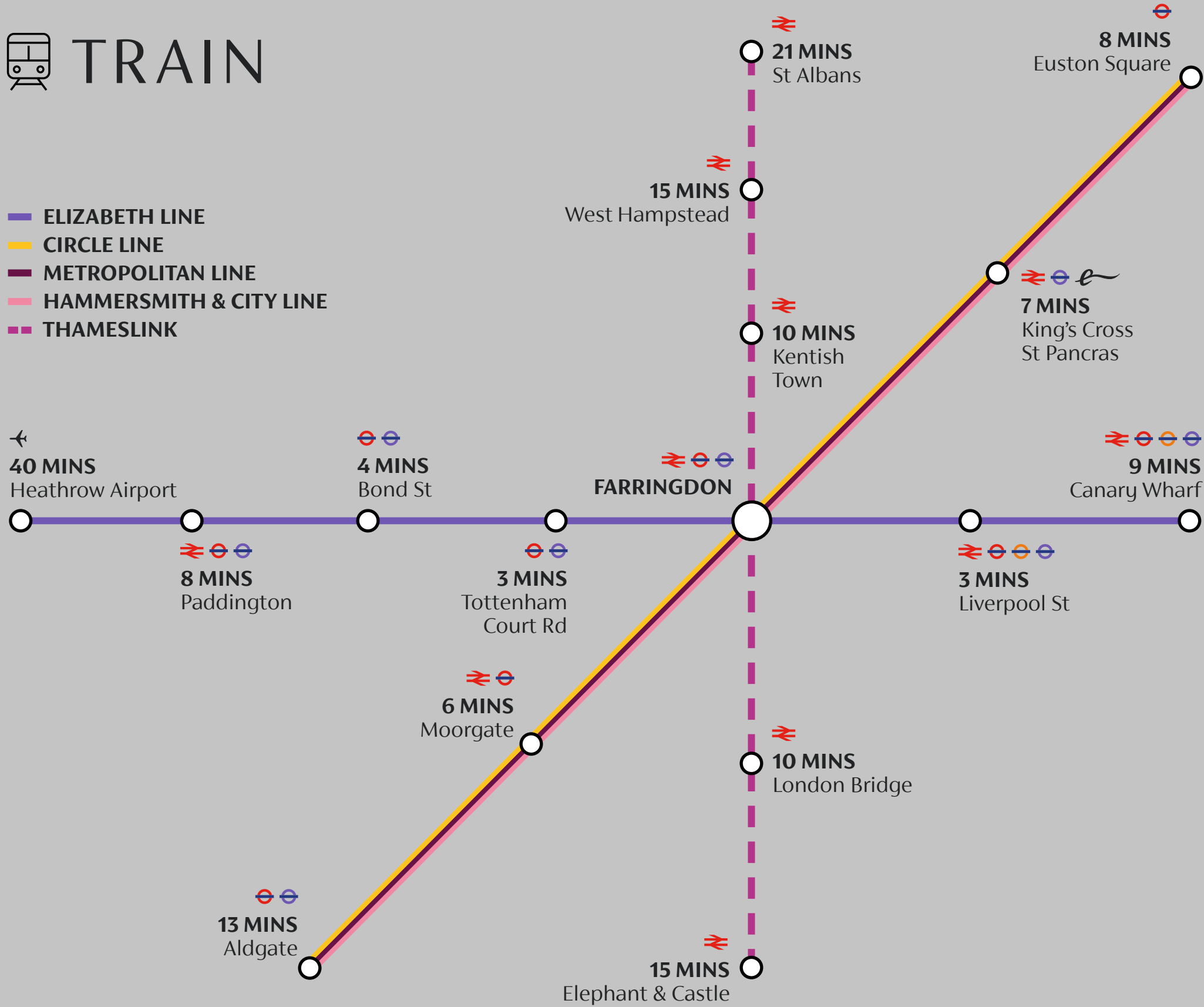
WALK



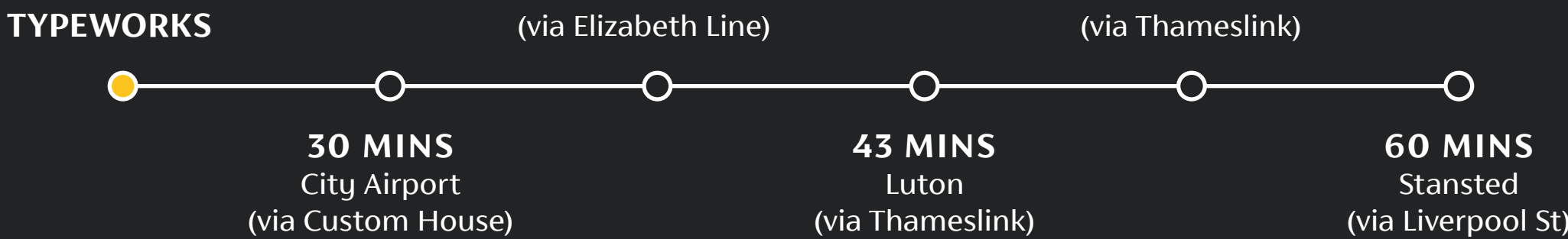
CYCLE



TRAIN



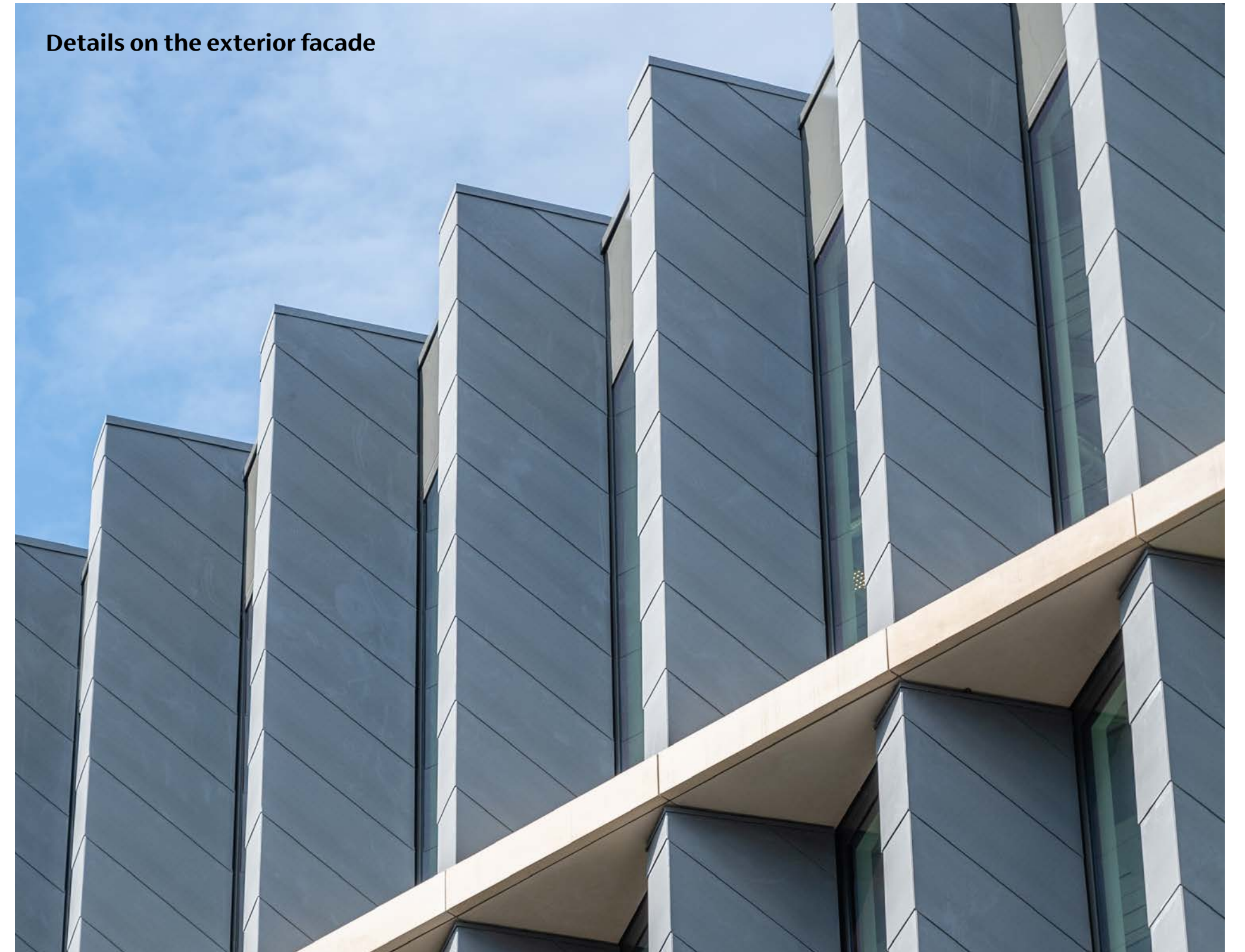
PLANE



EYE-CATCHING EXTERIOR



Details on the exterior facade





Exterior of Typeworks



TYPEWORKS.LONDON



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