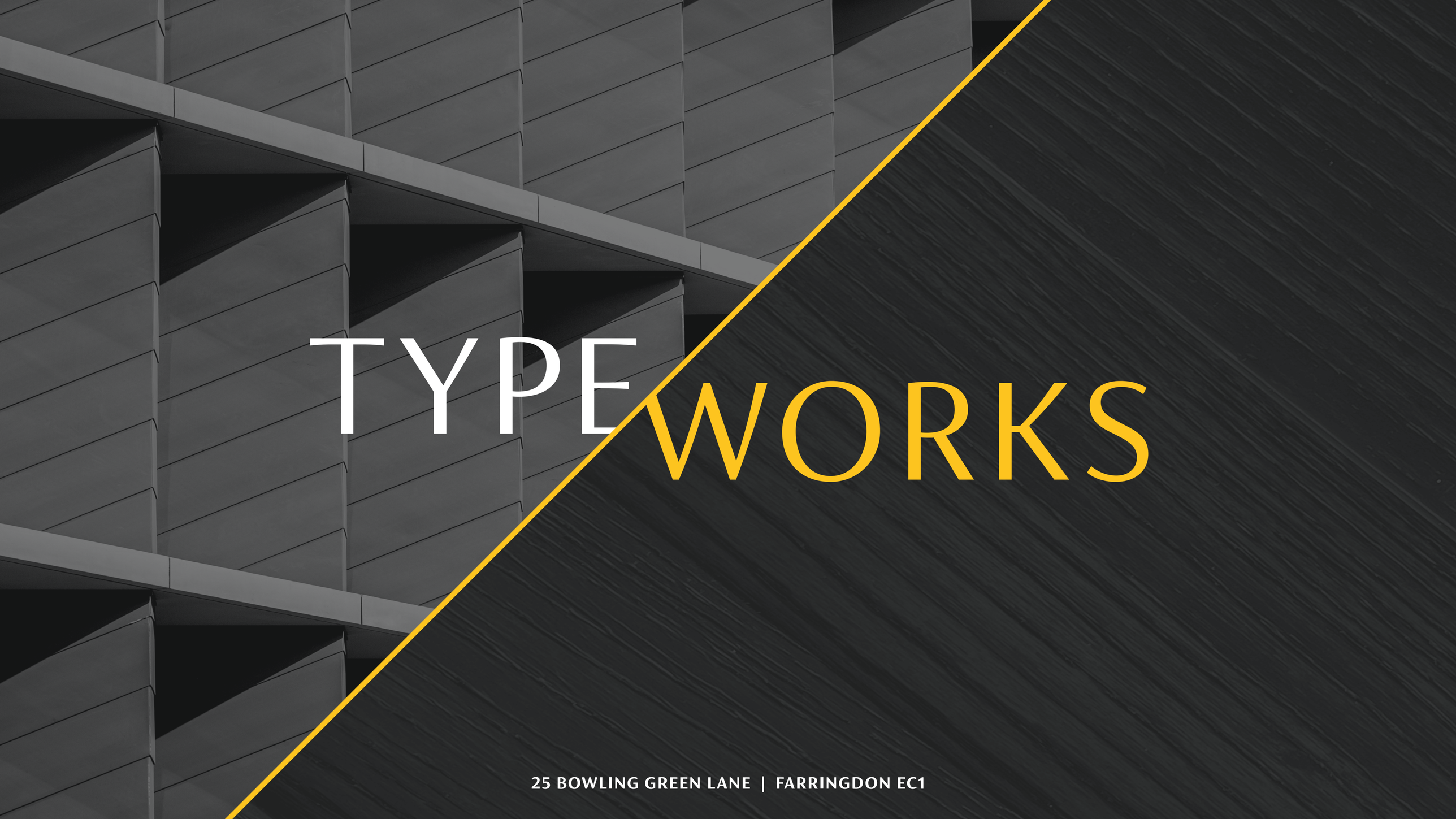


TYPE WORKS

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

INTERNATIONAL WELL PRE-CERTIFIED WELL BUILDING INSTITUTE



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.







Second 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)

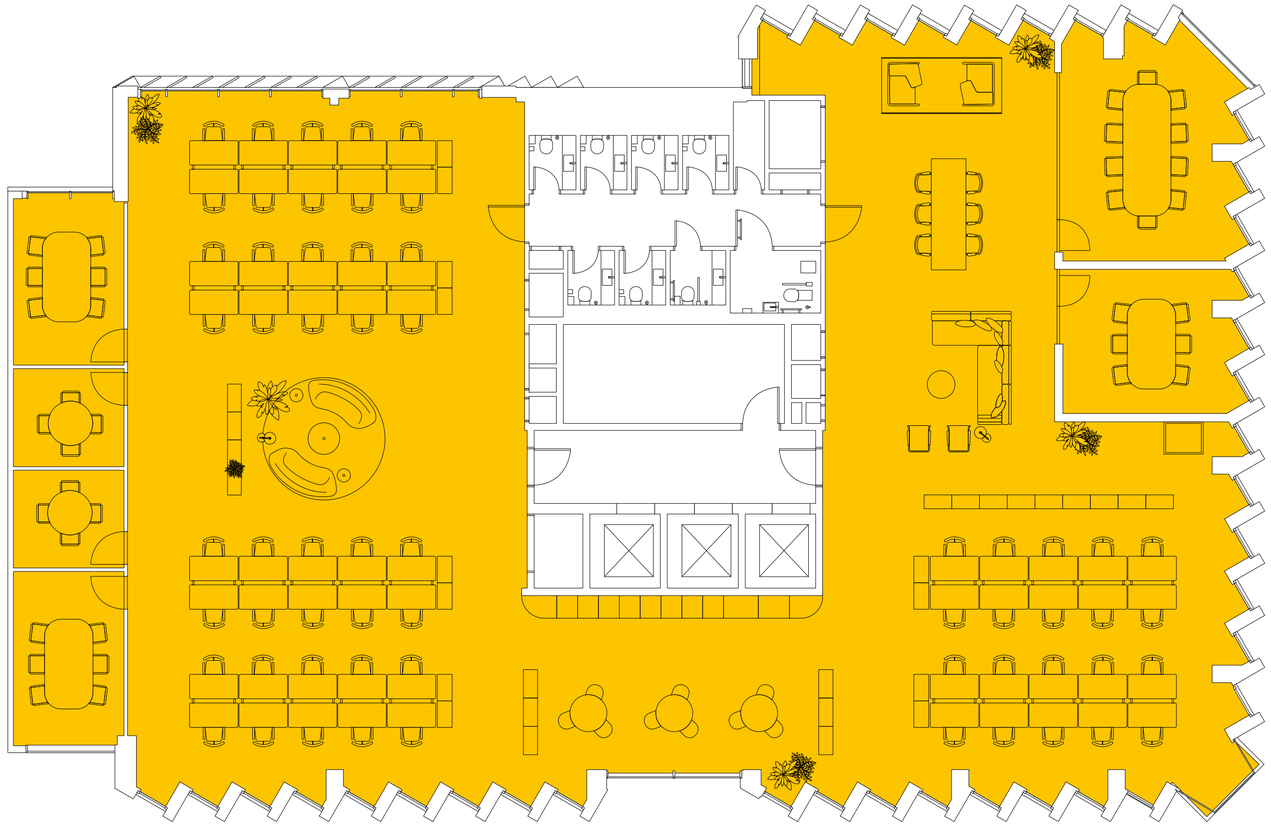
SECOND

FULLY FITTED

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

60 OPEN PLAN DESKS	8 COLLABORATION WORKSTATIONS	1 PHONE BOOTH
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



BOWLING GREEN LANE

FARRINGDON ROAD

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 it’s tenants wants and needs in mind.

vitra.







THE LOCAL AREA

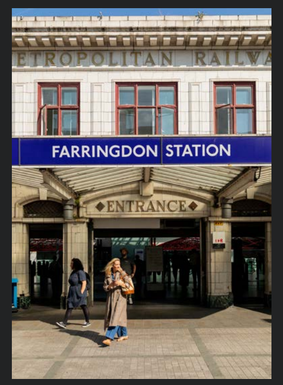
With a selection of exciting amenities in your neighbourhood, you'll be spoilt for choice:

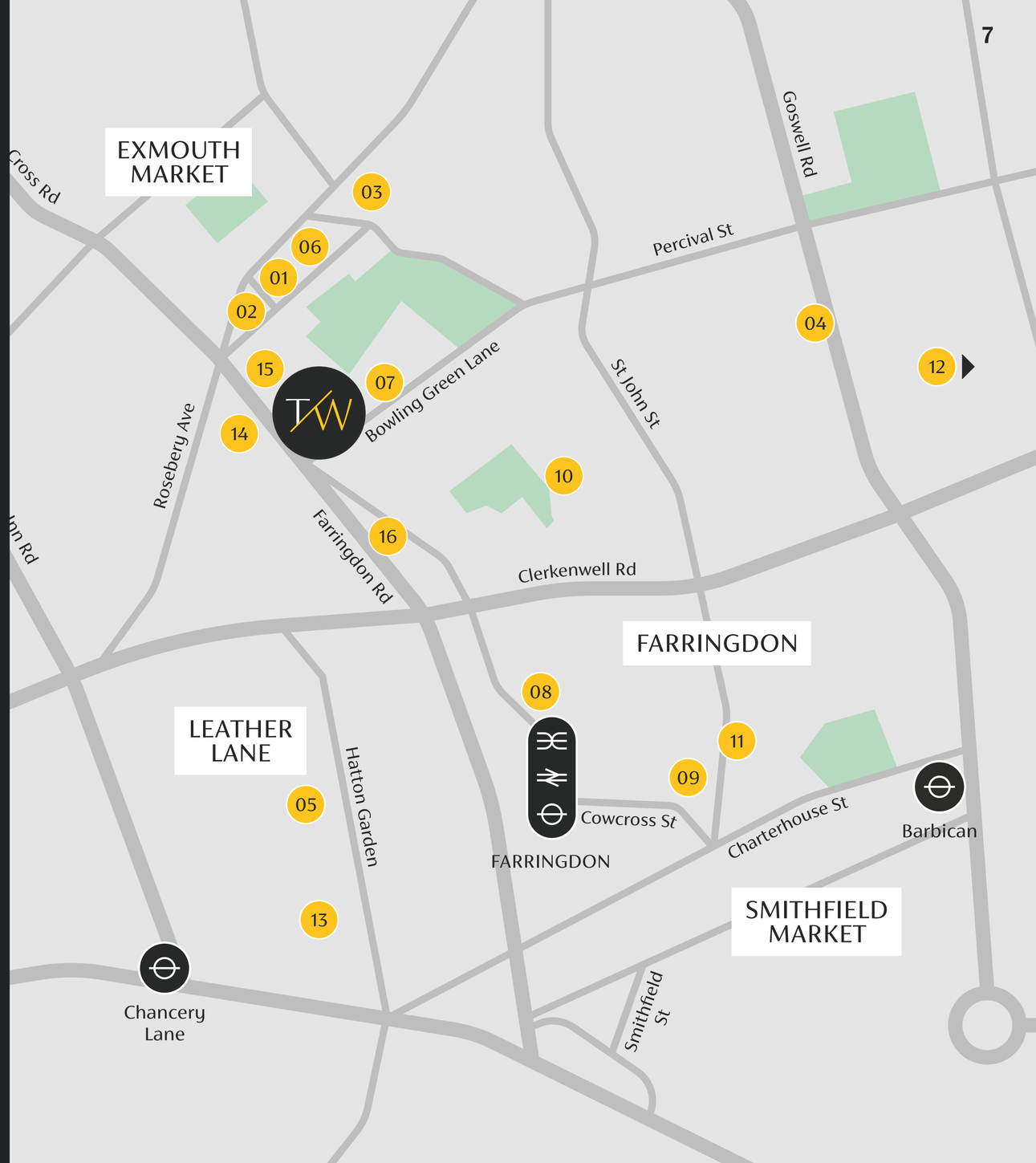
01 Exmouth Arms
02 Caravan
03 Morchella
04 Knoll
05 Leather Lane
06 Botanique Workshop
07 Carl Hansen & Son
08 Iberica
09 Vinoteca
10 Granger & Co.
11 St. John
12 F45
13 Gym Box
14 The Eagle pub
15 The Quality Chop House
16 FWD Coffee





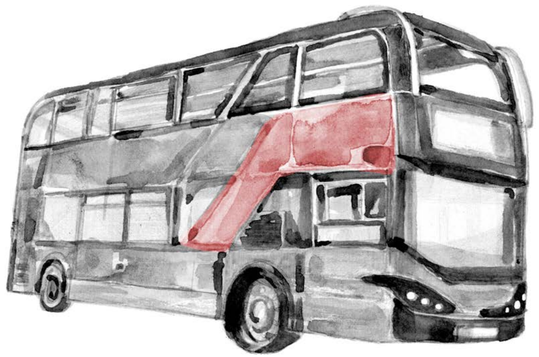






AS CENTRAL AS IT GETS

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.



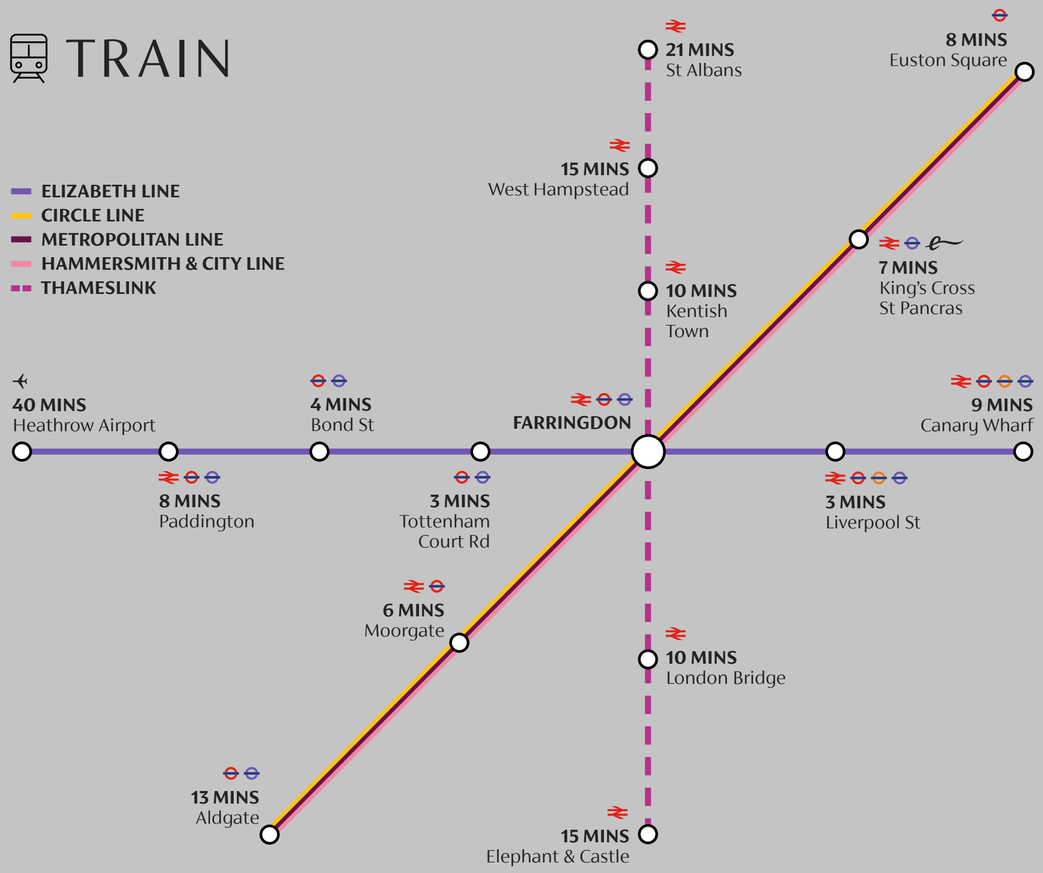
WALK

- **TYPEWORKS**
- **3 MINS** Exmouth Market
- **6 MINS** Farringdon Station
- **8 MINS** Leather Lane Market
- **12 MINS** Smithfield Market
- **13 MINS** Angel Station
- **15 MINS** Old Street Station
- **20 MINS** King's Cross Station

CYCLE

- **TYPEWORKS**
- **1 MIN** Exmouth Market
- **1 MIN** Farringdon Station
- **3 MINS** Leather Lane Market
- **5 MINS** Smithfield Market
- **6 MINS** Angel Station
- **8 MINS** Old Street Station
- **8 MINS** King's Cross Station

TRAIN



PLANE

TYPEWORKS

- **30 MINS** City Airport (via Custom House)
- **40 MINS** Heathrow (via Elizabeth Line)
- **43 MINS** Luton (via Thameslink)
- **50 MINS** Gatwick (via Thameslink)
- **60 MINS** Stansted (via Liverpool St)

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

RX LONDON

HELIE PRYCE
helie.pryce@rx.london
07720 070 438

ALFIE JOHN
alfie.john@rx.london
07377 885 814

LIV THOMAS
olivia.thomas@rx.london
07496 773 784

EDWARD CHARLES & PARTNERS W1
CHARTERED SURVEYORS

CRAIG NORTON
cnorton@edwardcharles.co.uk
07818 424 764

JAMIE SHUTTLE
jshuttle@edwardcharles.co.uk
07788 414 332

OLLIE MITCHELL
omitchell@edwardcharles.co.uk
07769 310 206

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