

BROADGATE



OPEN LEARNING HUB

14,000 sq ft available to lease by an operator

MÜDON





2 Finsbury Avenue

VISIONARY

Danish design by 3XN

ELEGANT

Italian craftsmanship

TRUSTED

expertise & delivery

MID 2027

completion

# THE VISION

Creating an accessible and inclusive route into the knowledge and expertise of the City for use by local communities and networks.

# OVERVIEW

Delivery date

SUMMER 2027



## Planning summary

The development will include an 'Open Learning Hub' (Class F1) at ground and first floor levels at the north west corner, facing onto Wilson Street and Sun Street.



## Flexible space

Designed to encompass learning offers through flexible space that can be utilised by local communities, networks and learning providers from local non-profit to national institutions.



## Own entrance

With its own dedicated entrance onto Wilson Street, the demise is self-contained with significant branding opportunities.



Value creation opportunity

The Open Learning Hub comes with the opportunity to drive additional income by operating a shared auditorium.



Specification

The auditorium will be delivered fitted with a 150 person capacity and the flexible space is being delivered shell and core, providing maximum flexibility. There is a soft spot for a staircase and designated space for a lift.



Public access

Public access is required for the auditorium and there is the opportunity for this to be operated by the occupier of the Open Learning Hub, or by another party if preferred.

Opening hours

The Open Learning Hub must be open and accessible:

|                 |            |
|-----------------|------------|
| Monday – Friday | 8am – 6pm  |
| Saturdays       | 9am – 2pm  |
| Sundays         | 10am – 2pm |

With evening access once a week:

|                   |             |
|-------------------|-------------|
| Monday – Thursday | 6pm – 10pm. |
|-------------------|-------------|

THE OPPORTUNITY

Delivery date

SUMMER 2027

2 Finsbury Avenue



Entrance to  
Open Learning Hub

SUN STREET

WILSON STREET

2 Finsbury Avenue

FLYING  
HORSE

THE  
FLYING  
HORSE  
  
Traditional  
ALES

SUN STREET

WILSON STREET



## 2FA OPEN LEARNING HUB

LEARNING  
TOGETHER  
GROWING  
TOGETHER

2FA OPEN LEARNING HUB



Indicative CAT B fit-out

Indicative CAT B fit-out





Indicative CAT B fit-out



Indicative CAT B fit-out



2

3

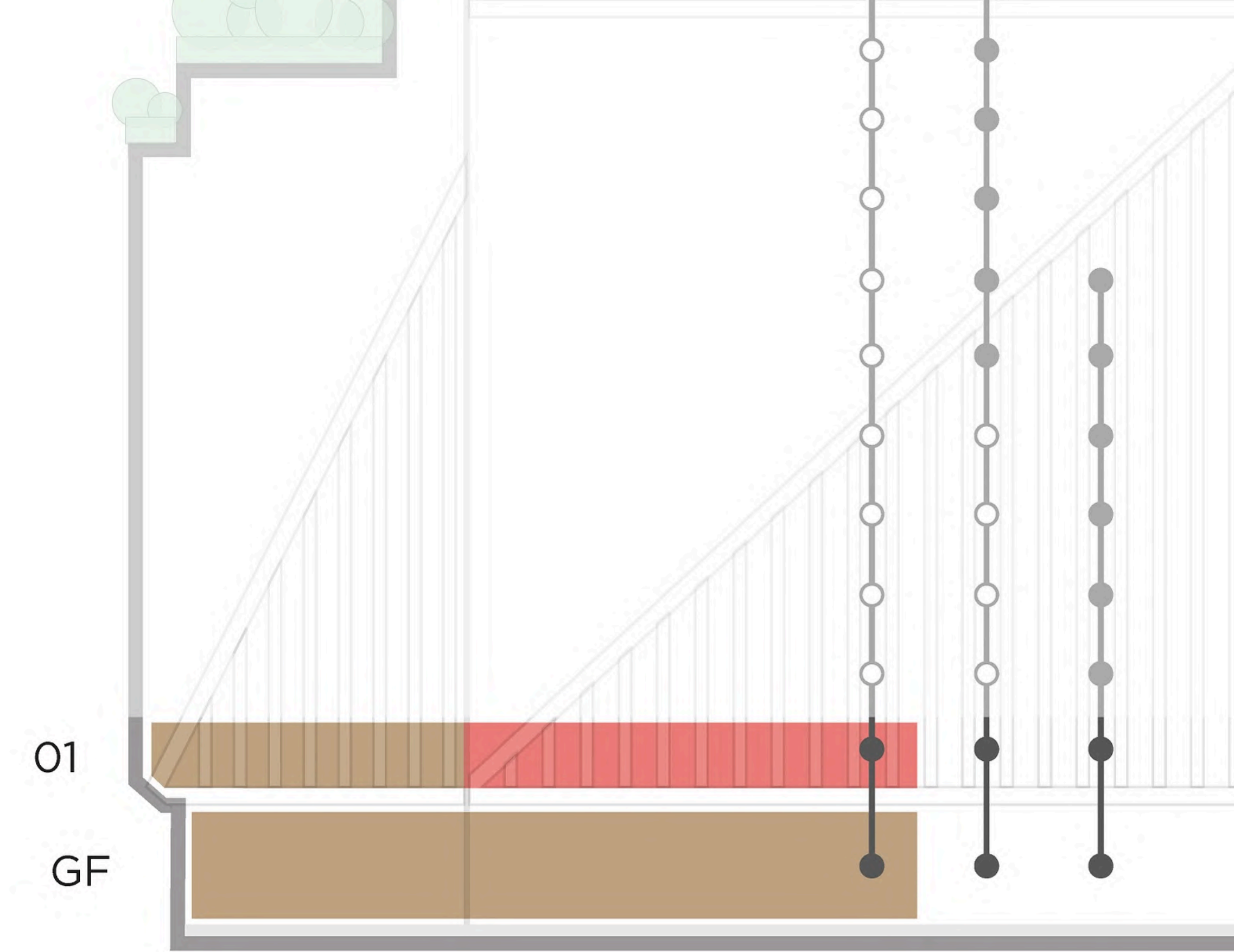
Indicative CAT B fit-out

# SCHEDULE OF AREAS

| Level  | Auditorium<br>(sq ft) | Flexible space<br>(sq ft) |
|--------|-----------------------|---------------------------|
| 1      | 2,530                 | 9,095                     |
| Ground |                       | 2,314                     |
| Total  | 2,530                 | 11,409                    |

Total space across auditorium and flexible spaces is **13,939 sq ft**

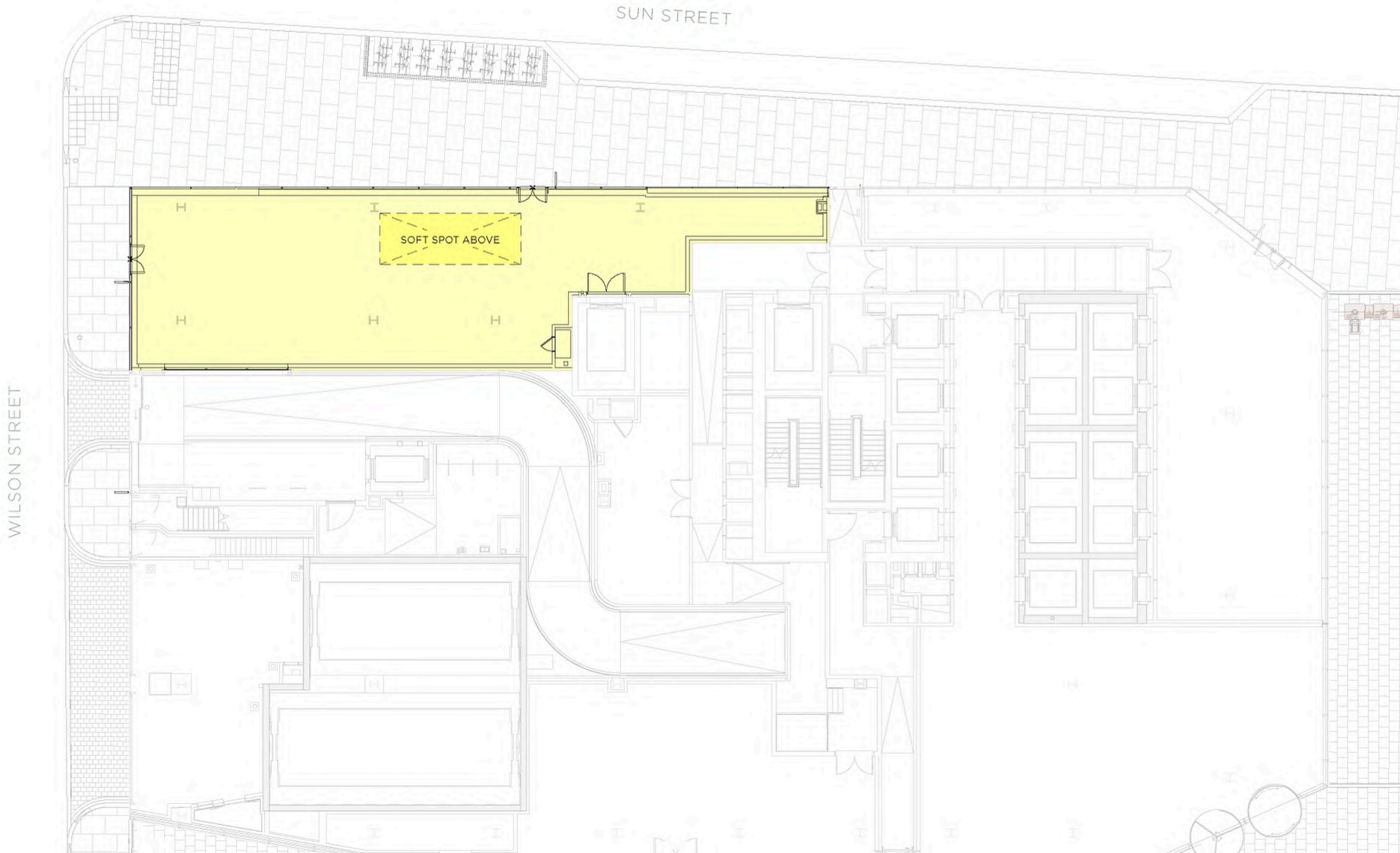
- Flexible space
- Auditorium



# GROUND FLOOR FLOORPLAN



- Open Learning Hub  
- Flexible Space
- Soft Spot



# FIRST FLOOR FLOORPLAN

- Open Learning Hub  
- Flexible Space
- Soft Spot
- Auditorium
- Core



# FIT-OUT OPPORTUNITIES

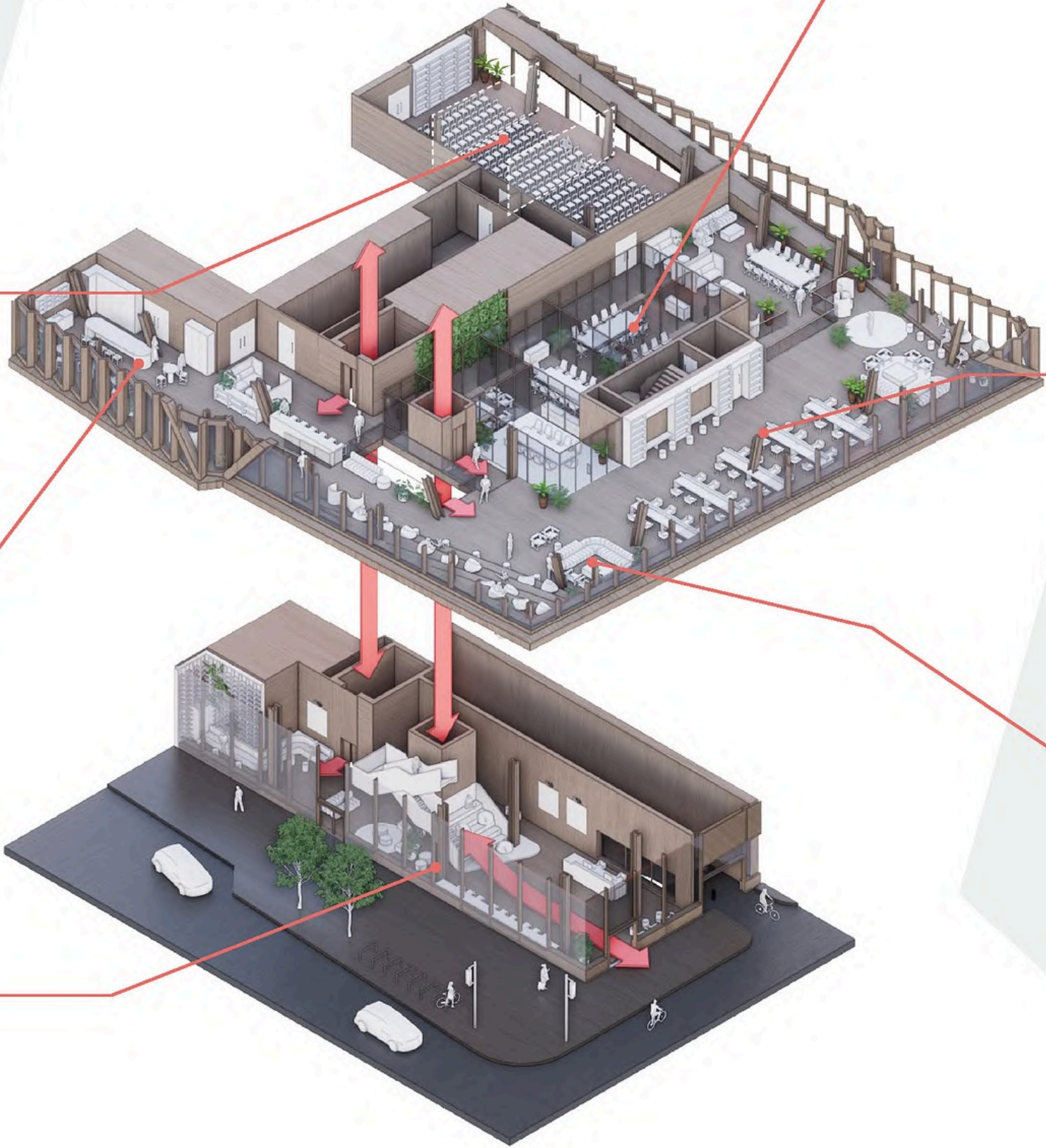
DIVIDABLE FLEX SPACE  
(CAPACITY 150PAX AUDITORIUM)



CAFE AND  
LIBRARY



SOCIAL STAIR AND  
EXHIBITION SPACE



BOOKABLE  
MEETING ROOMS



CLASSROOM AND  
LEARNING ZONE

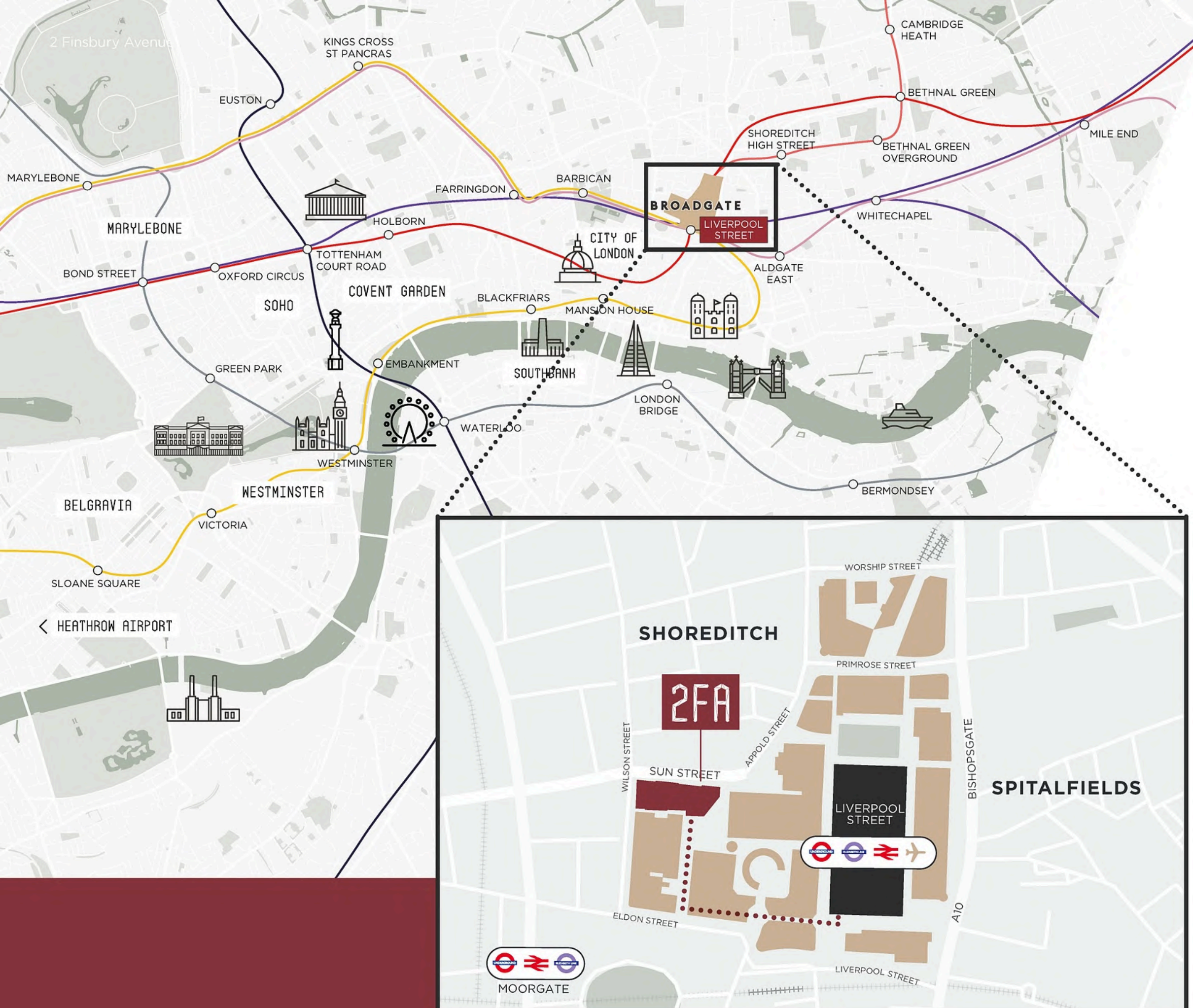


LOUNGE AND  
BREAKOUT SPACE



2 Finsbury Avenue

# BROADGATE



# AT THE HEART OF LONDON'S BUSINESS ECOSYSTEM

London is a global hub for finance, technology, and culture, offering unrivaled connectivity to Europe, the Middle East, and Asia. Its stability, talent pool, and international reach make it one of the most attractive cities for investment and business.

Broadgate sits at the heart of this ecosystem, next to Liverpool Street Station—one of London's most connected transport hubs—providing fast links to the West End, Canary Wharf, and major airports. Surrounded by leading financial institutions and innovative firms, Broadgate combines prestige with accessibility.

Beyond business, Broadgate offers a vibrant mix of retail, dining, and cultural experiences, with Shoreditch and Spitalfields nearby adding a creative edge. For companies seeking a prime address in London's most dynamic district, 2 Finsbury Avenue is perfectly positioned.

# A DIVERSE BUSINESS COMMUNITY

Combining the creativity of Shoreditch and Spitalfields with the economic power of the City, Broadgate is a diverse business community in spaces designed for all ways of working, attracting a new generation of talent. Media and tech start-ups sit next to financial firms and global brands, international HQs alongside freelancers and entrepreneurs.

This is a destination with an abundance of talent, allowing you to sit your business alongside a wider range of successful businesses and brands.



Near where London's youngest, educated, diverse, ambitious talent lives.



Interlinked with surrounding neighbourhoods such as vibrant Shoreditch and Spitalfields.



workday.

JLL

vorboss

McCANN

kyndryl.

BMO

BIG

DocuSign

SMBC

Milbank

mimecast

braze

Maven

HRT

monzo

ALLEN & OVERY

PEEL  
HUNT

MAYER  
BROWN

S SYMPHONY

TP  
ICAP

# UNBEATABLE ELIZABETH LINE CONNECTIONS

Liverpool Street’s Elizabeth Line station offers quick access to new markets, talented workers, and innovative technologies. The station’s proximity to tech-savvy East London makes it easy to commute and connect with skilled workers. Additionally, direct high-speed links to Heathrow provide convenience for you and your clients.

The central location allows for easy access to the West End within just ten minutes, making it a prime spot for connecting both East and West London.

 11.5M can reach Broadgate within an hour



# Community Fund

The Broadgate Community is a collaboration between Broadgate businesses based on campus created to scale our impact, recognising that we can all achieve more together.

It offers customers the chance to connect with each other and local partners to make a real and long-lasting social impact.



£240,000+  
RAISED SINCE 2022

2,322  
LOCAL PEOPLE  
POSITIVELY IMPACTED

Find out more at [broadgate.co.uk/thriving-places](https://broadgate.co.uk/thriving-places)

COMPLETION DATE  
JULY 2027  
CONTACT US



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SEIZE  
YOUR  
MOMENT

