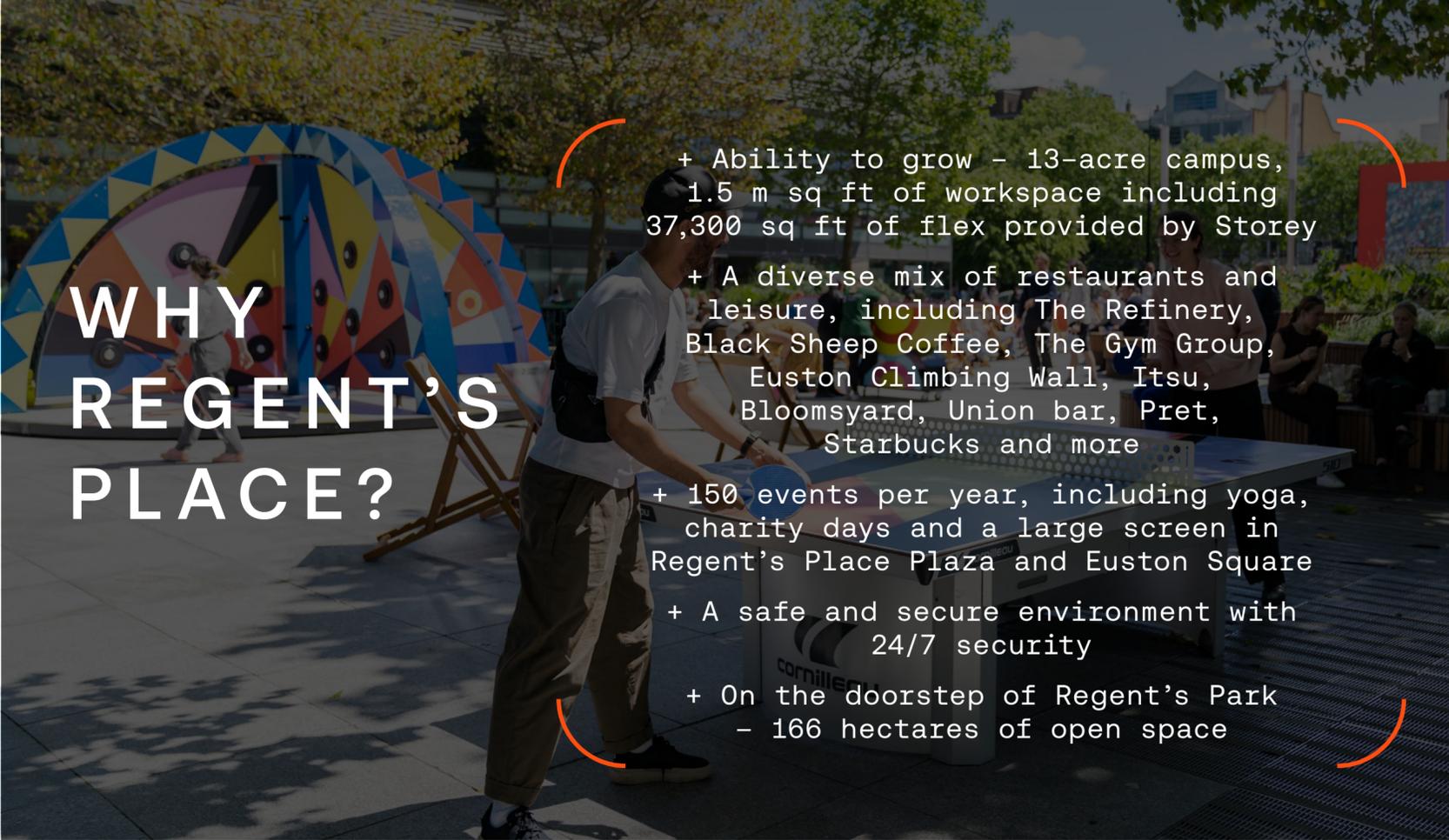


ONE TRITON SQUARE

- + UP TO 222,000 SQ FT OF OFFICE SPACE
- + THE WEST END'S LARGEST AVAILABLE FLOORPLATES (27,000 - 44,000 SQ FT)
- + SELF-CONTAINED ENTRANCE AND LIFTS FOR OCCUPIERS OF 60,000 SQ FT PLUS
- + 20,000 SQ FT OF SHARED AMENITY (EVENT SPACE, LOUNGE, CLUB ROOM, MEETING ROOMS AND COMMUNAL TERRACE)
- + 9,000 SQ FT OF TERRACING ON L3-6
- + 5 UNDERGROUND, 4 NATIONAL RAIL AND OVERGROUND STATIONS ALL WITHIN A 10 MINUTE WALK
- + EVENT SPACES ON CAMPUS





WHY REGENT'S PLACE?

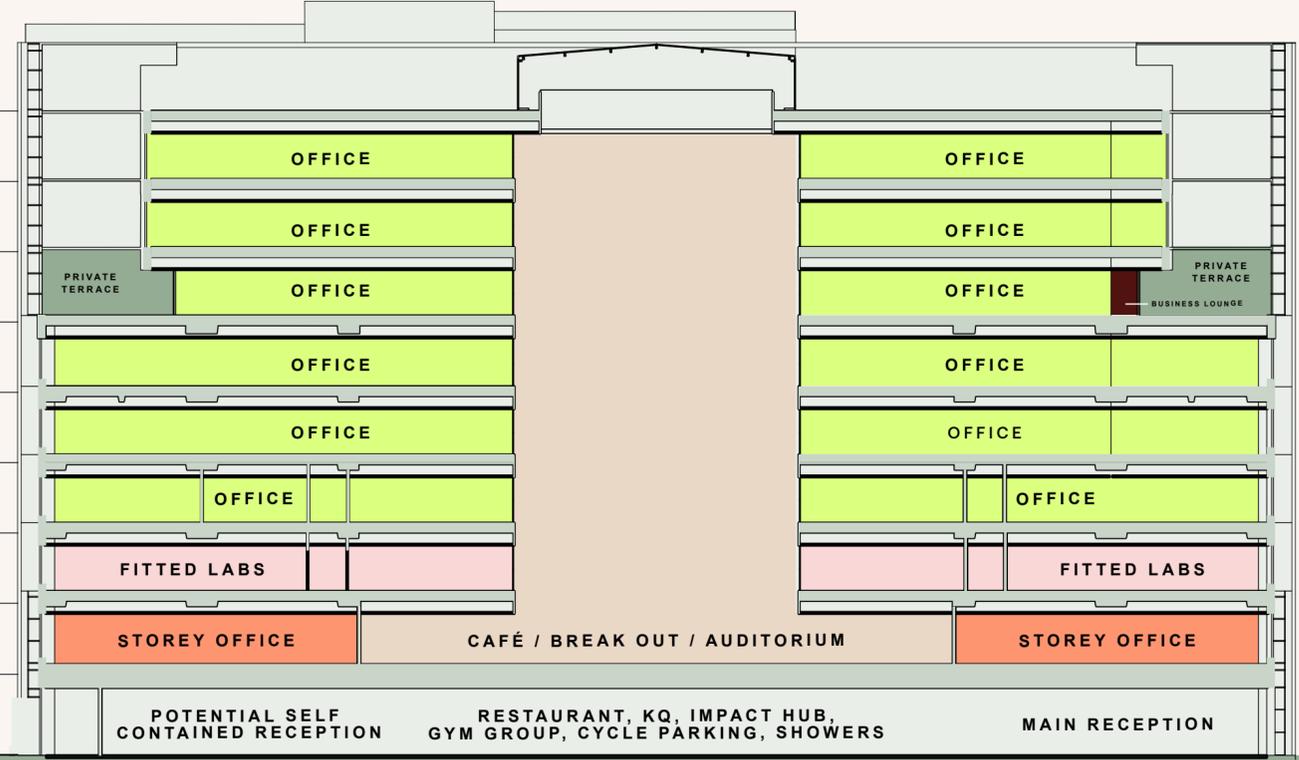
- + Ability to grow - 13-acre campus, 1.5 m sq ft of workspace including 37,300 sq ft of flex provided by Storey
- + A diverse mix of restaurants and leisure, including The Refinery, Black Sheep Coffee, The Gym Group, Euston Climbing Wall, Itsu, Bloomsyard, Union bar, Pret, Starbucks and more
- + 150 events per year, including yoga, charity days and a large screen in Regent's Place Plaza and Euston Square
- + A safe and secure environment with 24/7 security
- + On the doorstep of Regent's Park - 166 hectares of open space

AT THE NEXUS OF LONDON'S KNOWLEDGE QUARTER AND THE WEST END, THE LOCATION IS HOME TO MAJOR CORPORATES AND FAST GROWTH ENTERPRISE ALIKE



A COLLECTION OF INTERDISCIPLINARY SPACES

FLOOR	TARGET AREA (SQ FT)	TERRACE (SQ FT)	AMENITY
8	31,960	-	-
7	32,104	-	-
6	27,356	6,050	2,100 SQ FT BUSINESS LOUNGE AND 2,500 SHARED TERRACE
5	43,594	1,000	-
4	43,594	1,000	-
3	43,594	1,000	-
2	RESEARCH AND SCIENCE		
1	26,000 SQ FT OF STOREY WORKSPACE, 9 BOOKABLE MEETING ROOMS AND 15,000 SQ FT SHARED CENTRAL ATRIUM		
GROUND	MAIN ENTRANCE / POTENTIAL SELF CONTAINED RECEPTION		
OVERALL OFFICE NIA	222,202	9,050	19,600





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SPECIFICATION

- + 3.6-3.8m ceiling heights, floor to underside soffit
- + 2 and 4 Pipe fan coil air conditioning
- + Occupational density 1:8m²
- + Enhanced power and air on floors 3-5

SUSTAINABILITY

- + BREAM Outstanding
- + EPC B
- + Low embodied carbon - 450kg CO₂/m²
- + All electric
- + 100% renewable energy