

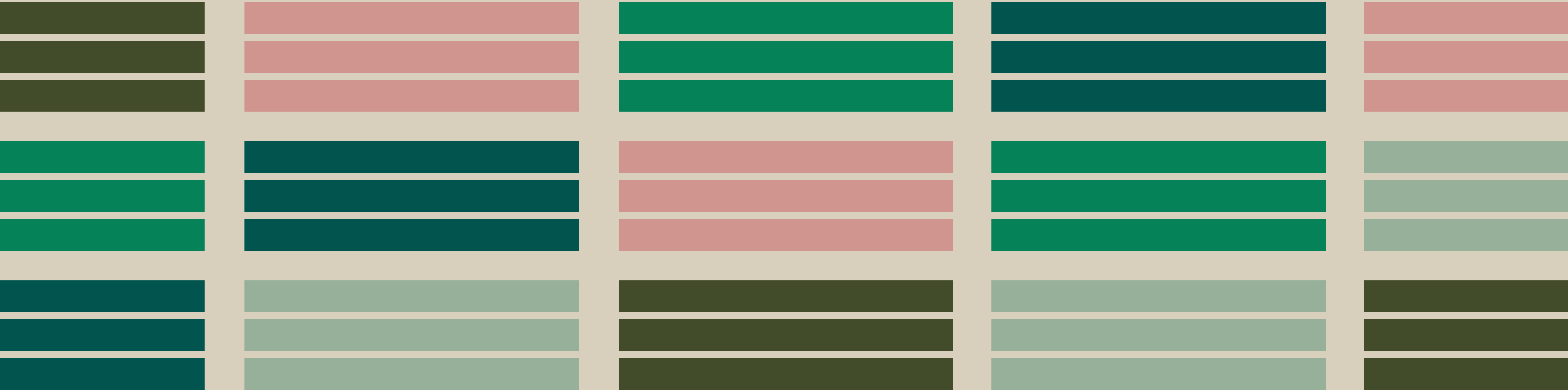
**BAYHAM**

**CAMDEN NW1 — DELIVERING Q3 2025**









# THIS IS WORK 101

Places of work have the power to inspire and adapt to meet the growing demands of 21st century businesses. The Work 101 manifesto aims to redefine workspace and transform it into a productive hub of creativity and innovation.

CONCEPT

01

WORK 101

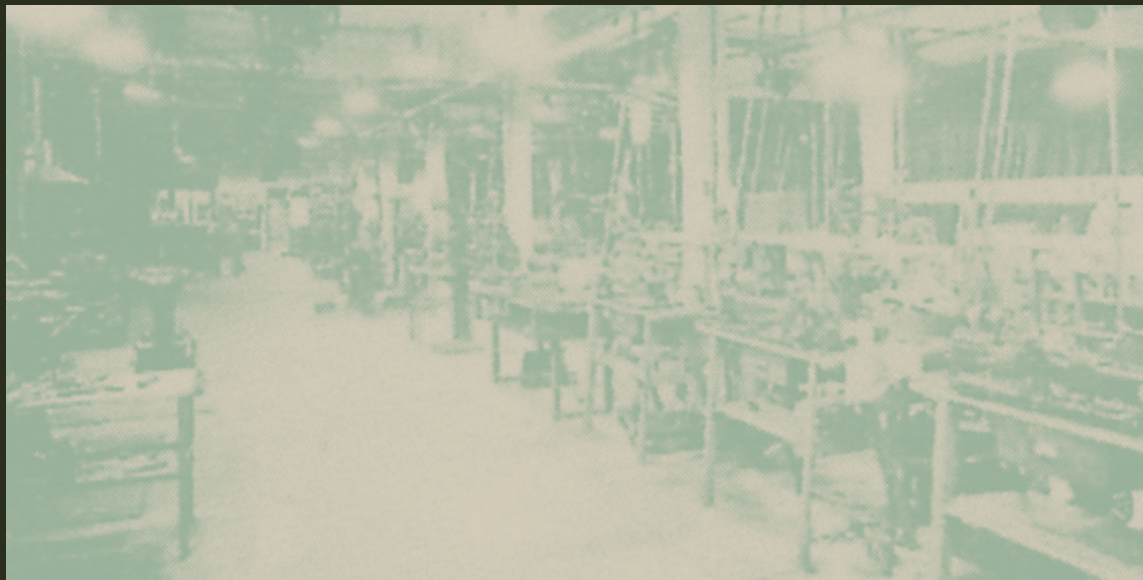
# A CREATIVE WORKSPACE THAT **INSPIRES**

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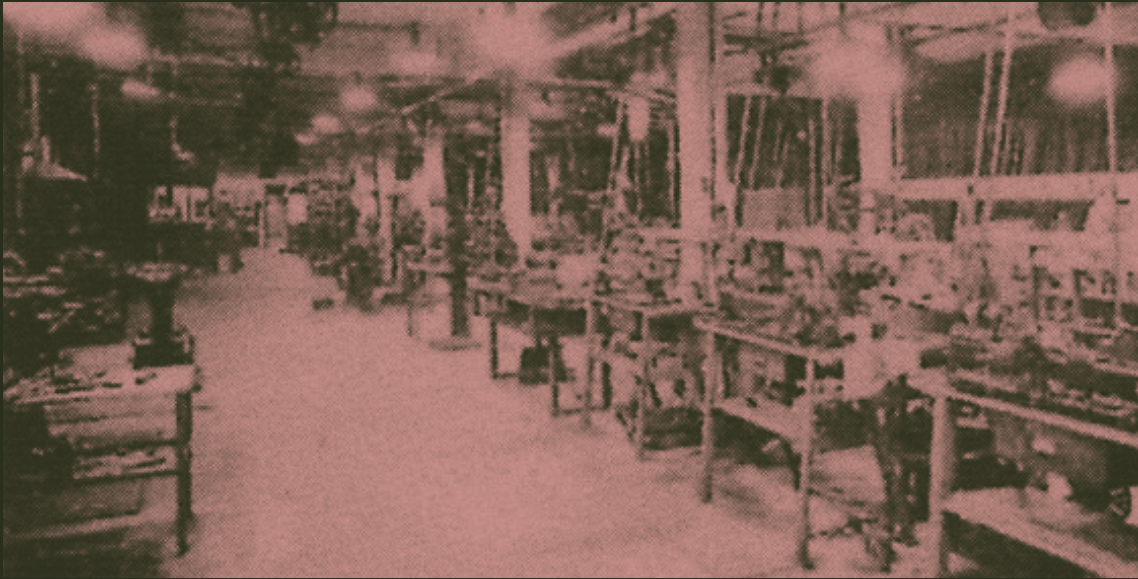
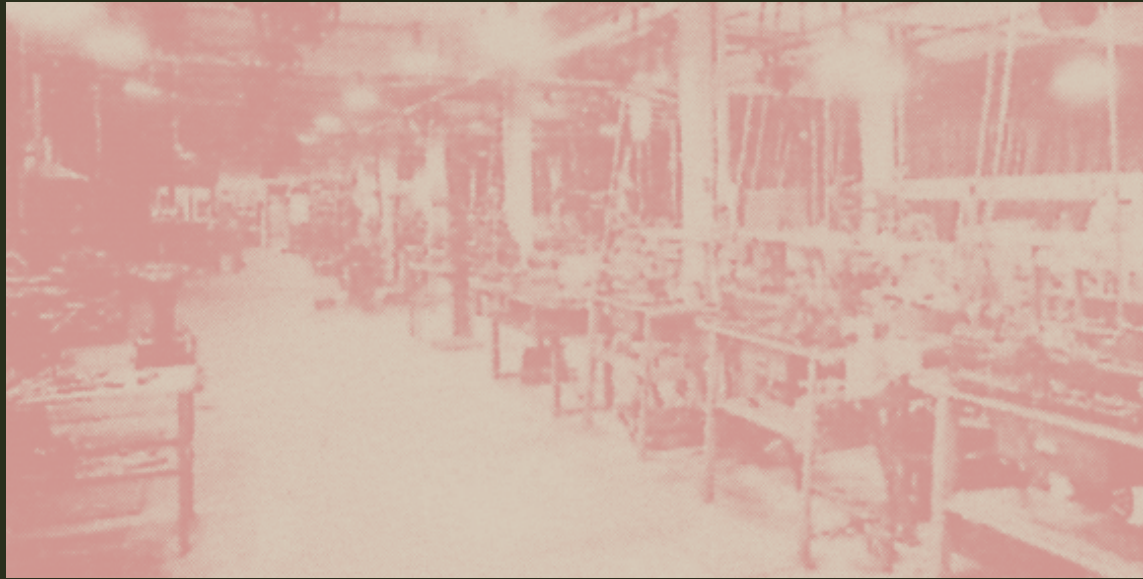
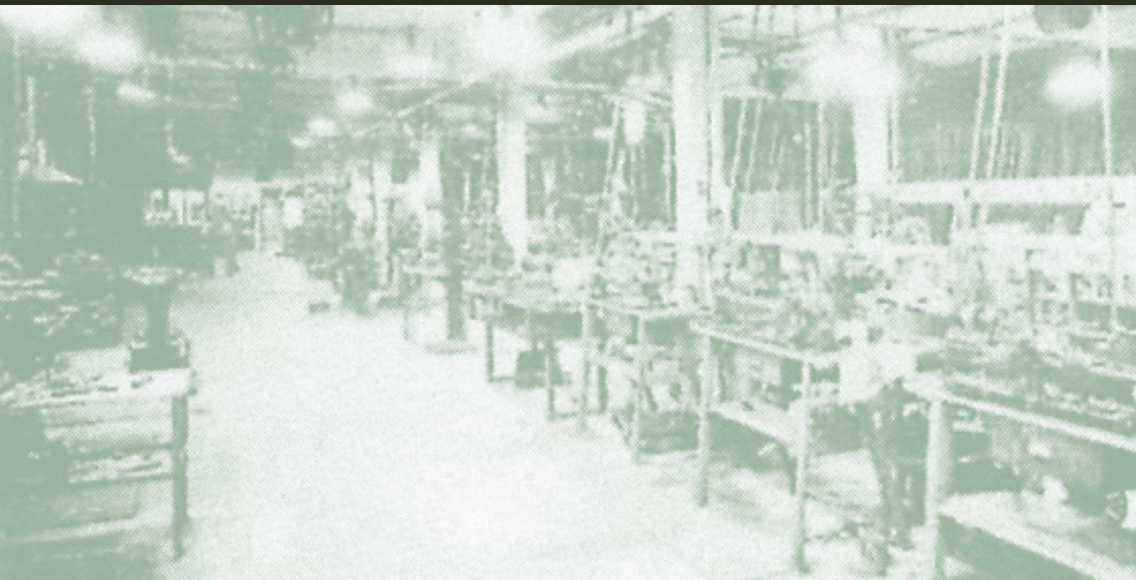
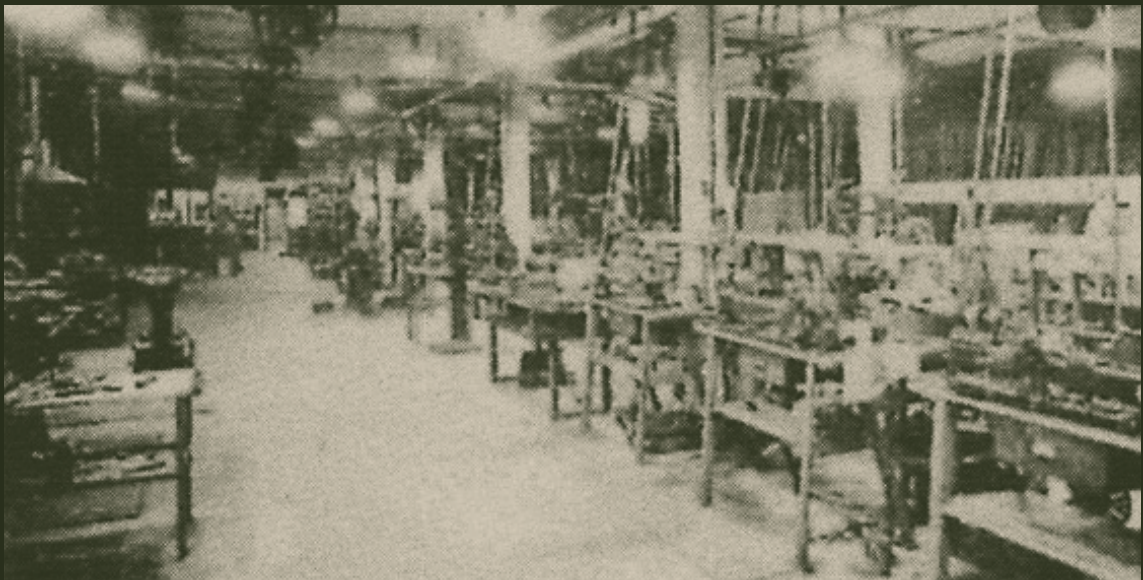
## **THE BUILDING**

A re-imagined 1930s Art Moderne factory, designed by Henley Halebrown and Studio Ghazal to encourage collaboration, allowing talent to feel energised and inspired by their place of work.



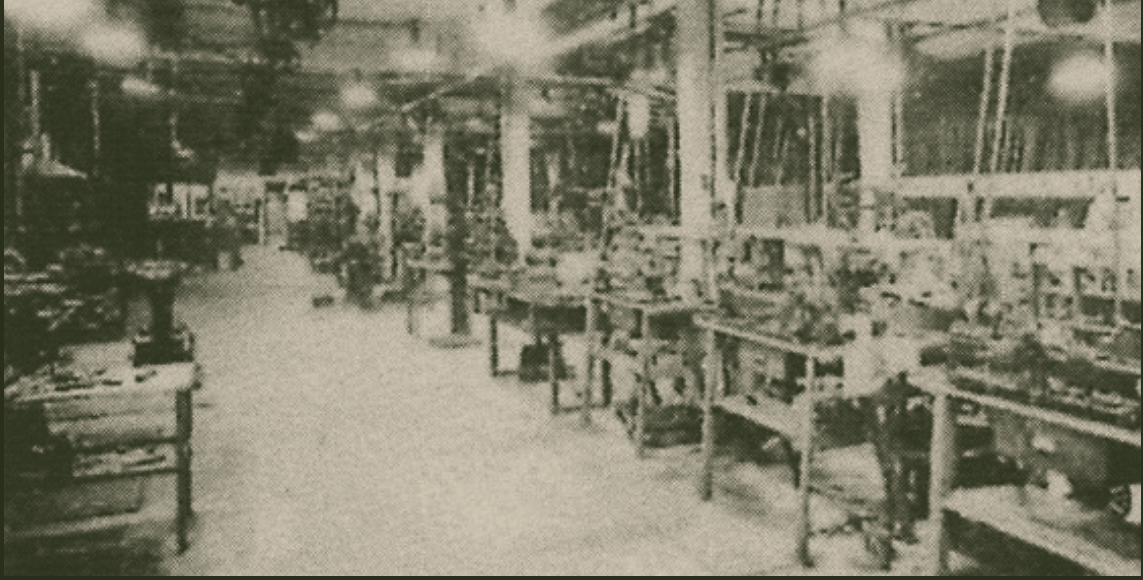
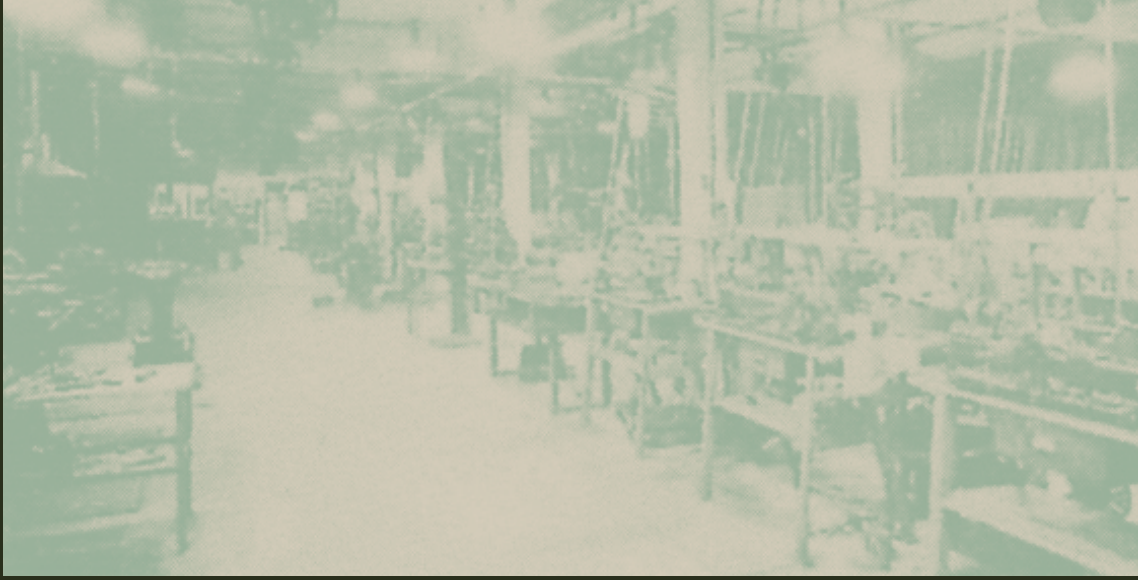
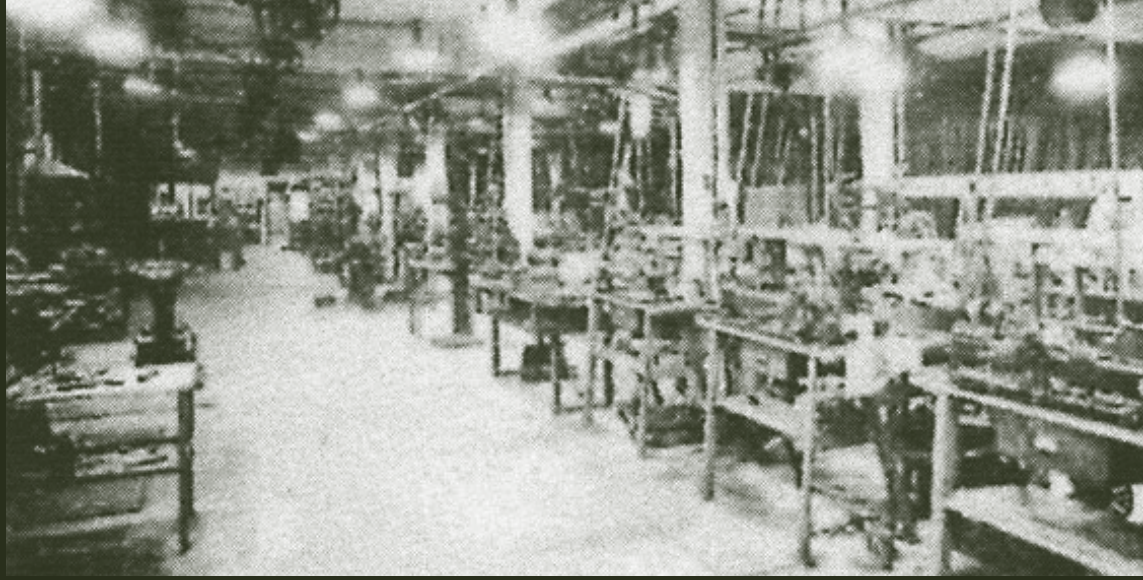
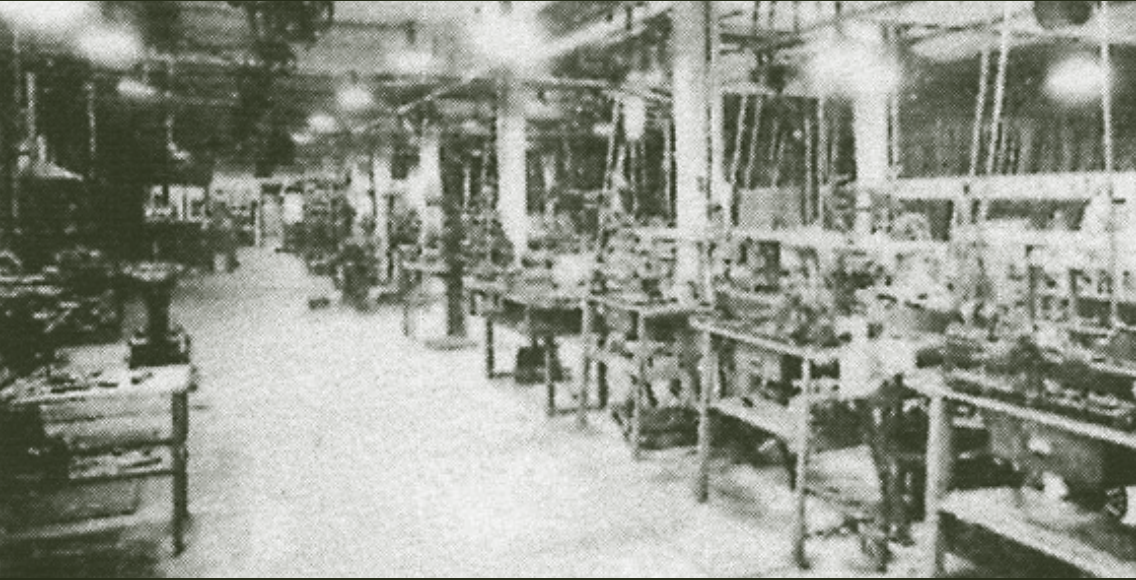


**A**



**HISTORY**

**REIMAGINED**







# ENTRANCE LOBBY



Modern arrival experience

Vibrant, co-working space  
integrated into reception

Clean, modern design

4.5m floor-ceiling height



2

## SECOND FLOOR WORKSPACE CAT A

7

101 Bayham





2

## SECOND FLOOR WORKSPACE CAT B





4

## FOURTH FLOOR WORKSPACE CAT B







# ROOF TERRACE





● DO EVERYTHING WELL

COLLABORATIVE

Vibrant, co-working space integrated into reception.

BRIGHT

Big, beautiful, openable windows flood this flexible space with natural light.

HQ

A spectacular self-contained HQ building offering a remarkable workspace environment in one of the most desirable parts of Camden.

FRESH

Exceptional top floor views and fully landscaped terrace. Plus, fresh air to the building via two air handling units.

EXCEPTIONAL

A striking Art moderne façade.



● **KEEP YOUR  
TALENT HAPPY**

**FLEXIBLE GROUND FLOOR SPACE**

**OPENABLE WINDOWS**

**4.5M RECEPTION FLOOR—CEILING HEIGHT**

**863 SQ FT ROOF TERRACE**

**4M HIGH RECEPTION WINDOWS**

**VRV AIR CONDITIONING**

**2.9M FLOOR—CEILING HEIGHT**

**30 BIKE SPACES & 4 SHOWERS**

**1 X 8 PERSON LIFT**



**CYCLE SUITE FOR THOSE IN NEED OF REFRESH**



CONCEPT

02

WORK 101

**STREAMLINE****THE DAILY  
COMMUTE****CONNECTIVITY**

With easy access to King's Cross, Euston and Camden, 101 Bayham is well connected both regionally and internationally, making it a convenient base for both business and employees.



● POSITION YOURSELF WELL

Conveniently situated between King’s Cross, Euston, and Camden, the building offers employees unparalleled convenience and an effortless commute with an abundance of opportunities for networking and leisure.

FROM CAMDEN TOWN	mins	FROM MORNINGTON CRESCENT	mins
King’s Cross	5	Euston	2
Euston	4	Warren Street	3
Tottenham Court Road	12	Goodge Street	4
Old Street	10	Leicester Square	7
Charing Cross	14	Charing Cross	9
Bank	12	Waterloo	11

FROM EUSTON	mins	FROM KING'S CROSS	mins
King’s Cross	3	Farringdon	5
Warren Street	3	Moorgate	10
Oxford Circus	5	Liverpool Street	11
Green Park	8	Holborn	4
Victoria	10	Leicester Square	7
Tottenham Court Road	10	Piccadilly	8





CONCEPT

03

WORK 101

# PROTECT THE PLANET & YOUR BOTTOM LINE

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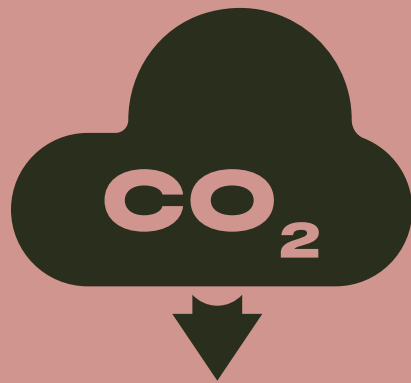
## SUSTAINABILITY

Optimising the existing building provides a workspace that is both enhanced and more efficient. A full refurbishment, rather than a rebuild, reduces carbon emissions and promotes sustainable practices.



SUSTAINABILITY

WELLBEING



**REDUCED CARBON**  
Restoration of existing building



**SOLAR POWERED**  
PV Panels at roof level



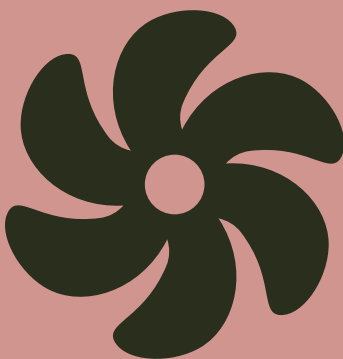
**BESPOKE PASSIVE SOLAR SHADING**  
Reducing heat gains through passive shading



**OPENABLE WINDOWS**  
Over 50 throughout the building



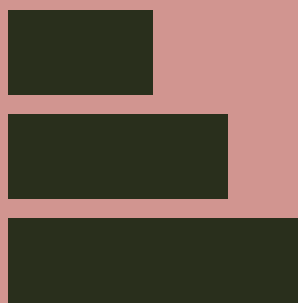
**PLANTING ON TERRACE**  
Diverse planting to enhance urban biodiversity



**AIR SOURCE HEAT PUMPS**  
For heating and cooling AHU Ventilation



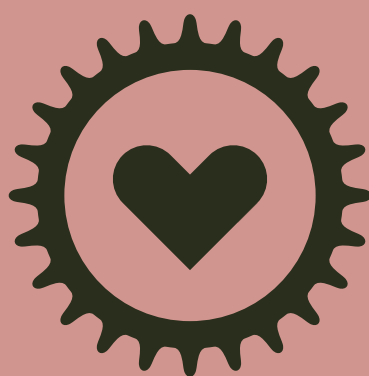
**BREEAM**  
BREEAM Outstanding



**EPC A**



**SUSTAINABILITY & WELLBEING**  
Light and airy co-working space



**30 CYCLE SPACES**  
To help support an active lifestyle



CONCEPT

04

WORK 101

# WORK WITHOUT LIMITATIONS

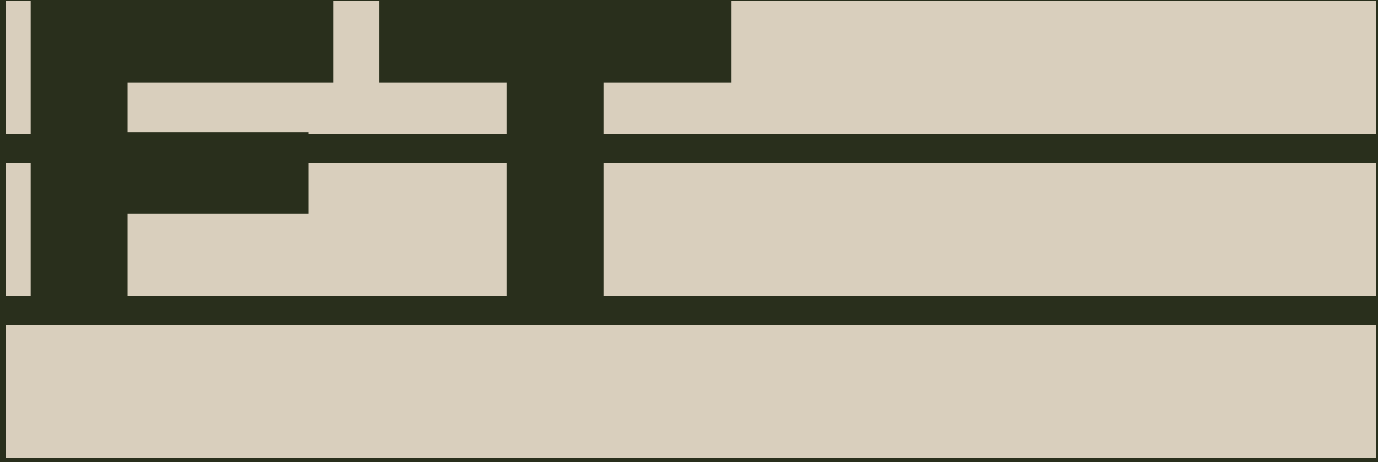
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**SPACE**

Well-considered spaces create an enviable environment where employees can collaborate, and feel free to be both more productive and creative.



● FIND THE  
CORRECT FIT



	FLOOR		TERRACE*	
	SQ FT	SQ M	SQ FT	SQ M
FOURTH	3,346	311	863	80
THIRD	4,907	456		
SECOND	5,030	467		
FIRST	4,864	452		
GROUND FLOOR	3,465	322		
– RECEPTION*	1,239	115		
– OFFICES* North and South	2,226	207		
LOWER GROUND FLOOR	114	11		
– END OF JOURNEY				
TOTAL	21,726	2,019	863	80

\*NOT INCLUDED IN NIA TOTAL





## GROUND FLOOR OFFICE SPACE

3.9m floor-ceiling height

Openable windows and  
flooded with natural light

Art Moderne factory design,  
designed by Henley Halebrown  
and Studio Ghazal

Spacious and well considered

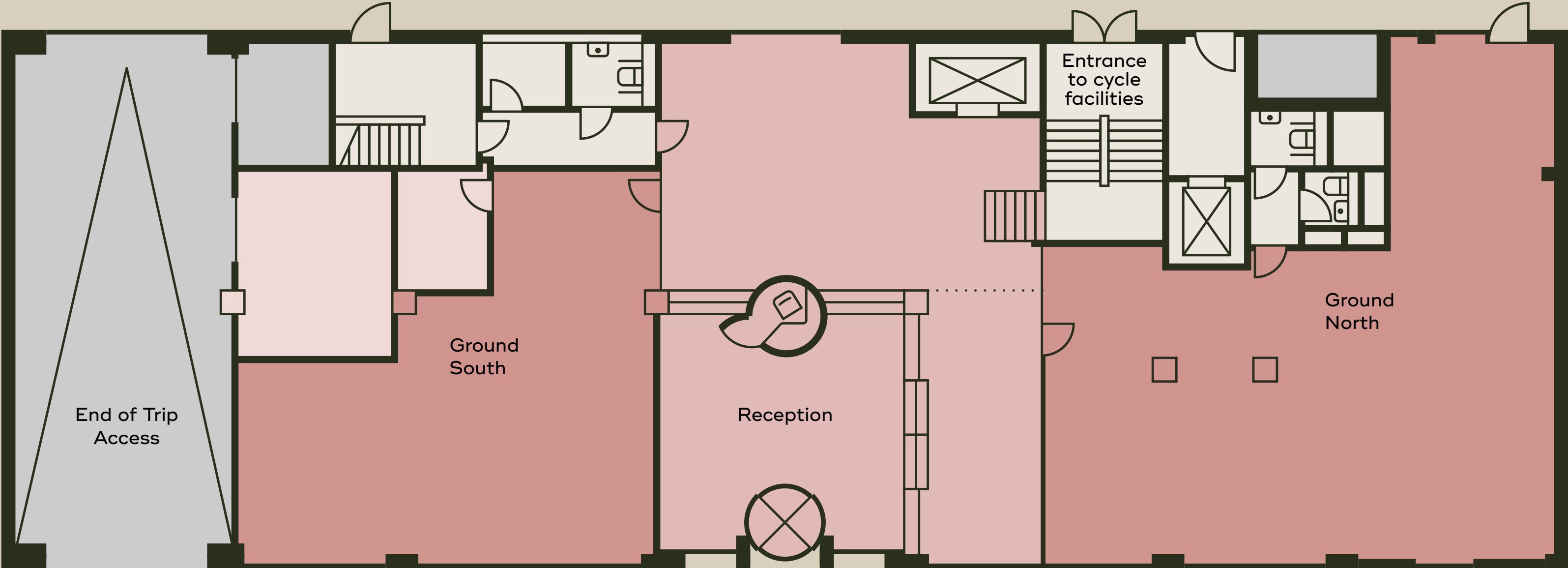




# GROUND FLOOR

## 3,465 SQ FT

- RECEPTION 1,239 SQ FT
- OFFICES 2,226 SQ FT (North and South)



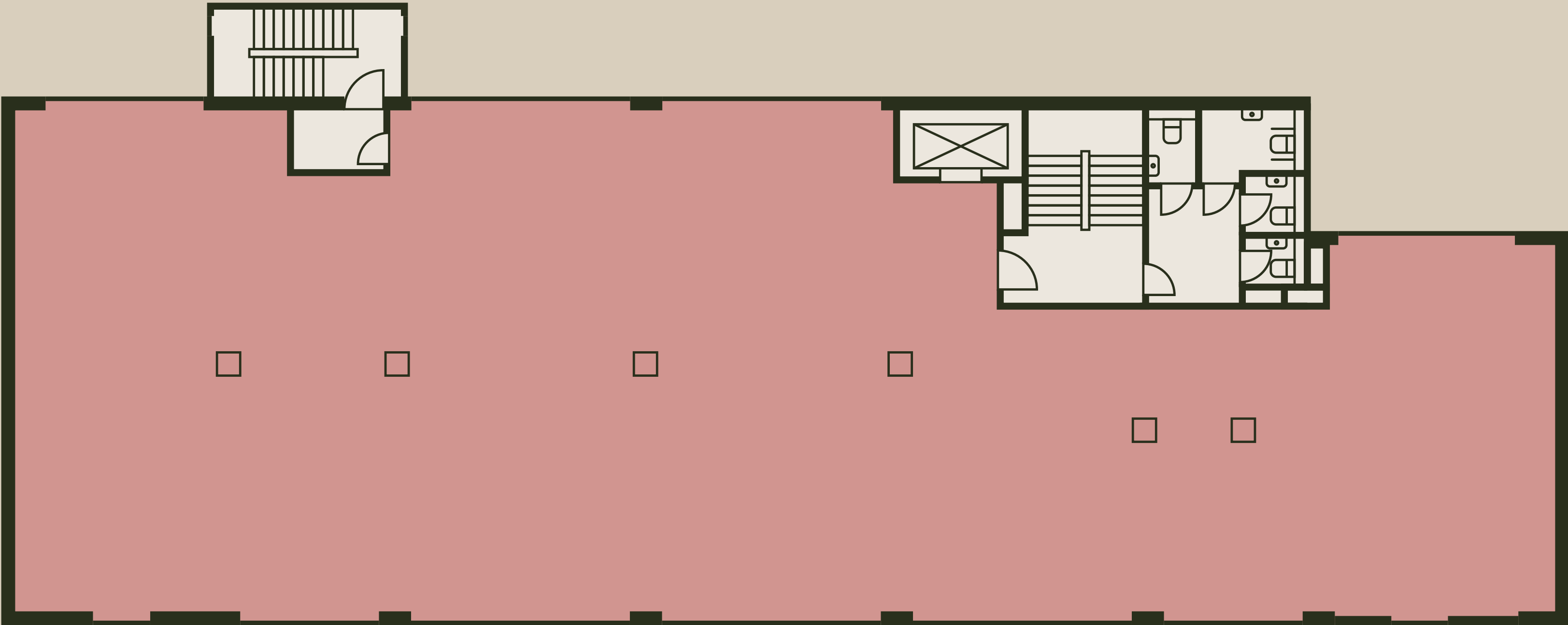
BAYHAM ST

PLANS NOT TO SCALE.  
FOR INDICATIVE PURPOSES ONLY.



1-3

FIRST-THIRD FLOOR  
4,934 SQ FT



BAYHAM ST

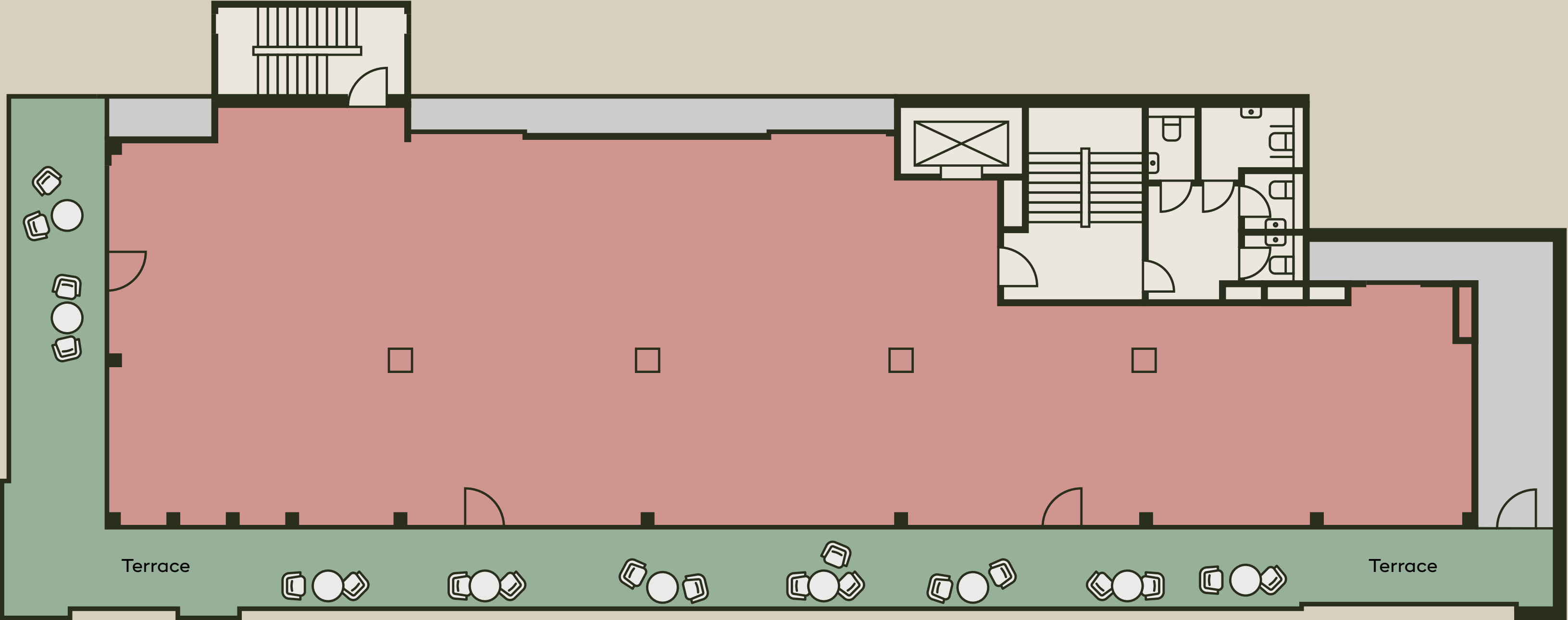
PLANS NOT TO SCALE.  
FOR INDICATIVE PURPOSES ONLY.



4

FOURTH FLOOR  
3,346 SQ FT

PLUS 863 SQ FT TERRACE



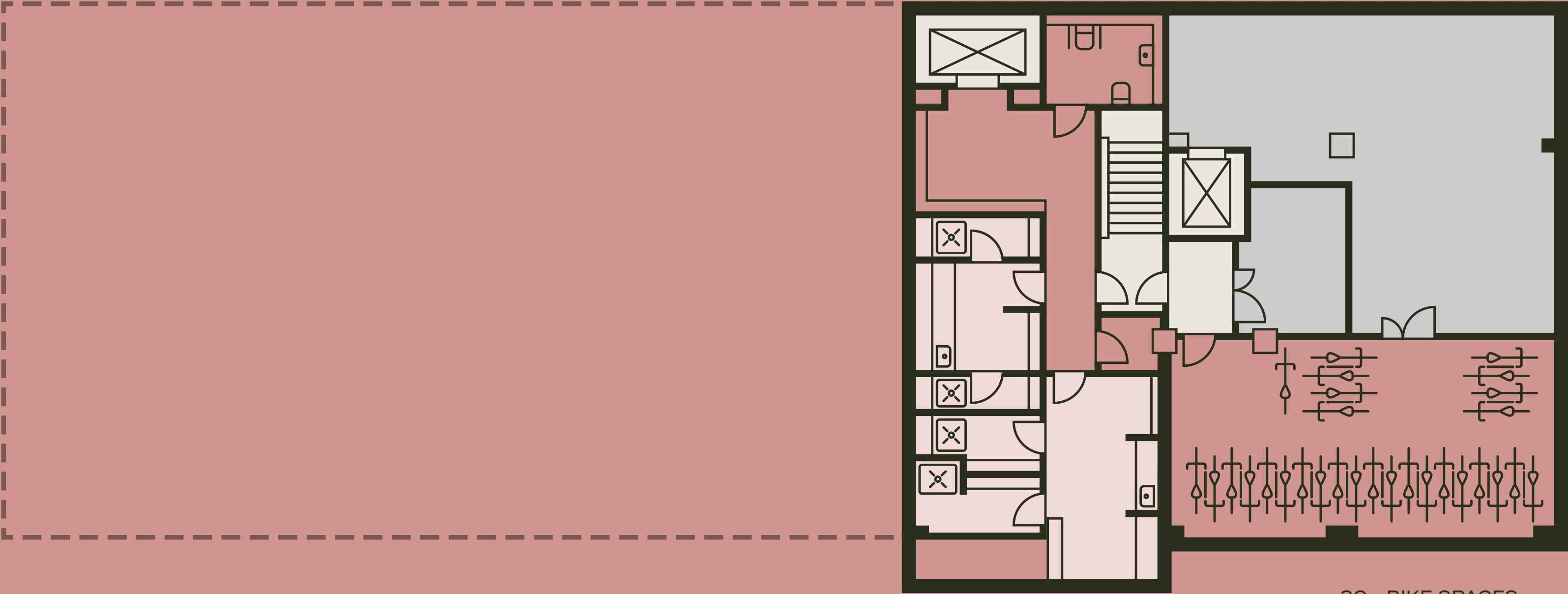
BAYHAM ST

PLANS NOT TO SCALE.  
FOR INDICATIVE PURPOSES ONLY.



LG

CYCLE SUITE  
114 SQ FT



BAYHAM ST

- 30 BIKE SPACES
- 4 SHOWERS
- 50 LOCKERS

PLANS NOT TO SCALE.  
FOR INDICATIVE PURPOSES ONLY.



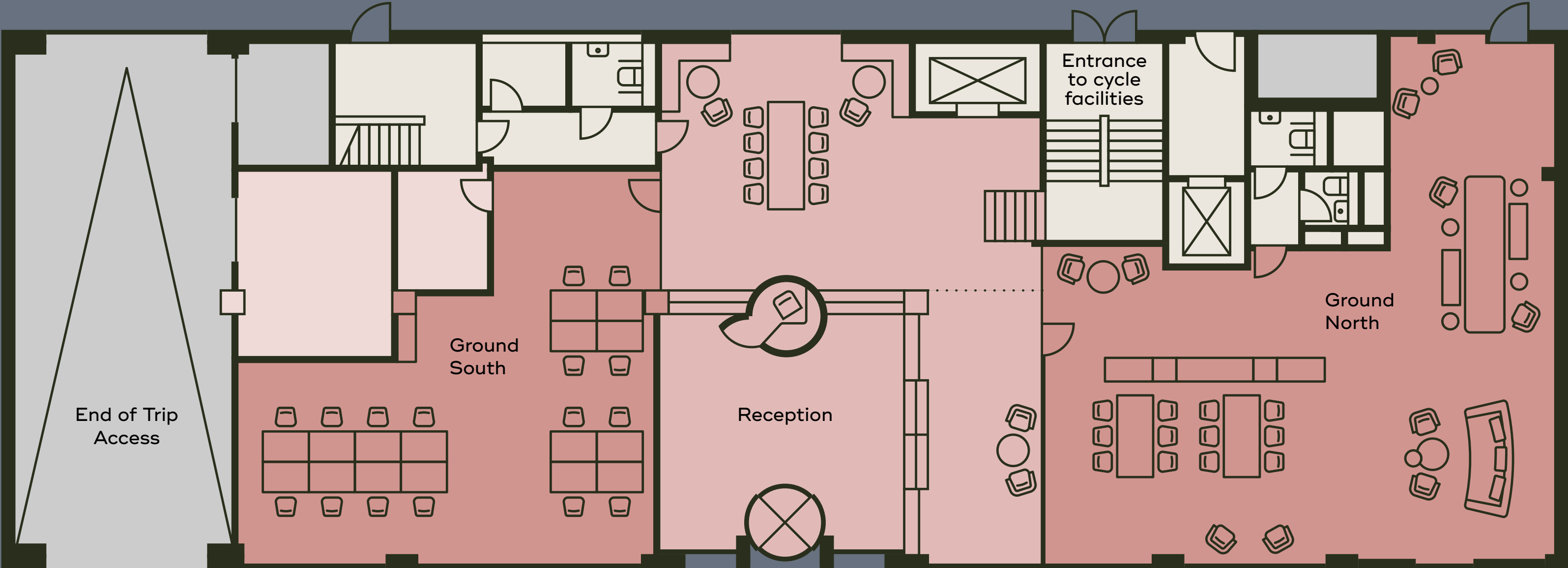


# SPACE PLANS

## GROUND FLOOR

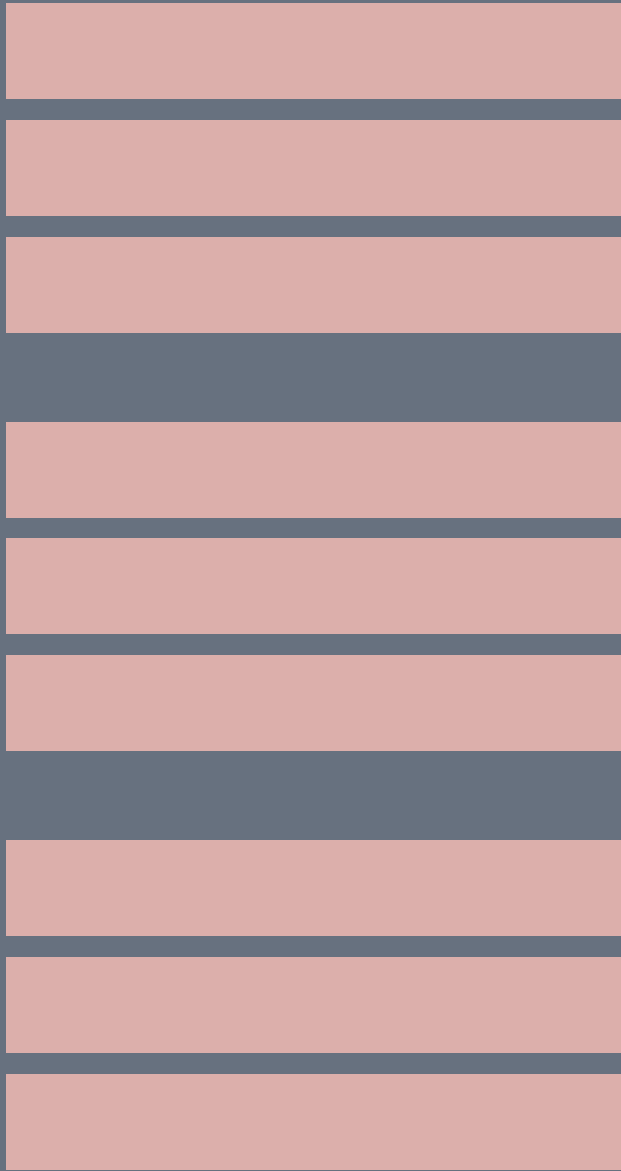


- OFFICE
- 16 x DESKS
  - FLEXIBLE LOUNGE
  - RECEPTION / COMMUNAL



BAYHAM ST

PLANS NOT TO SCALE.  
FOR INDICATIVE PURPOSES ONLY.



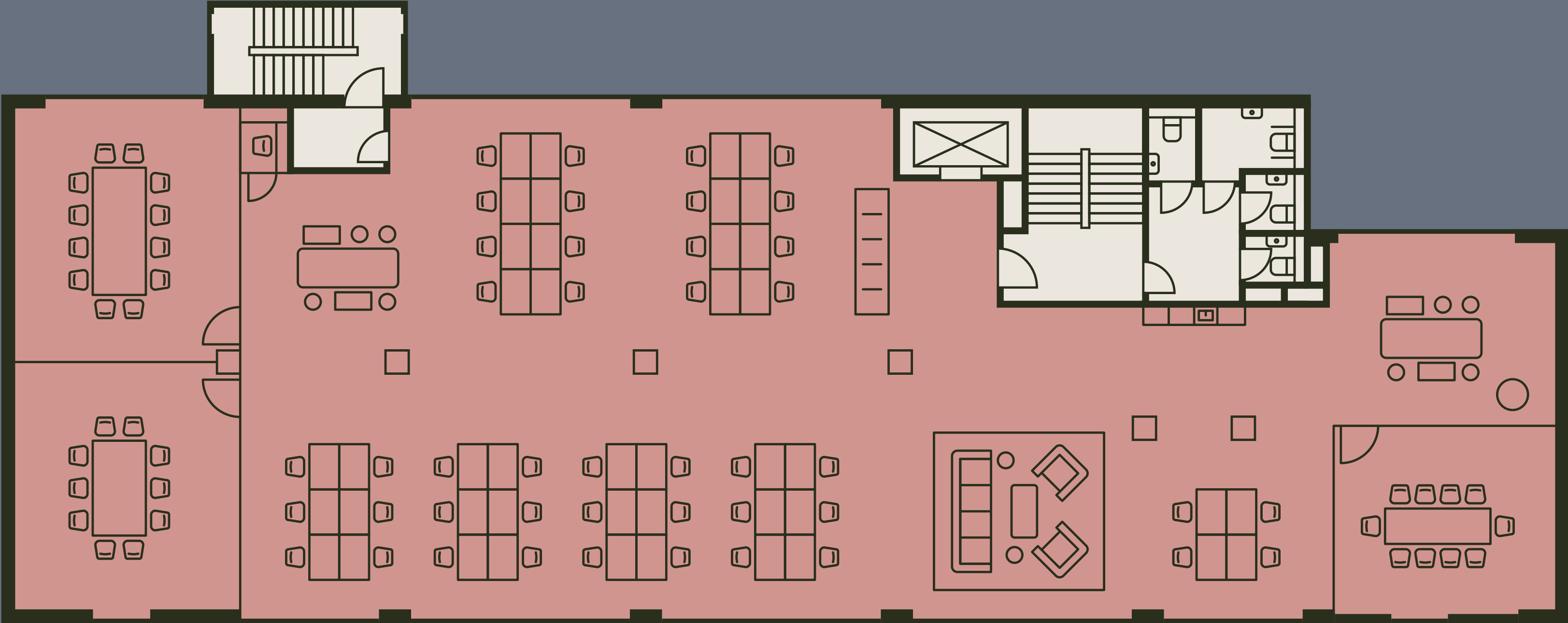


# SPACE PLANS

## FIRST—THIRD FLOOR

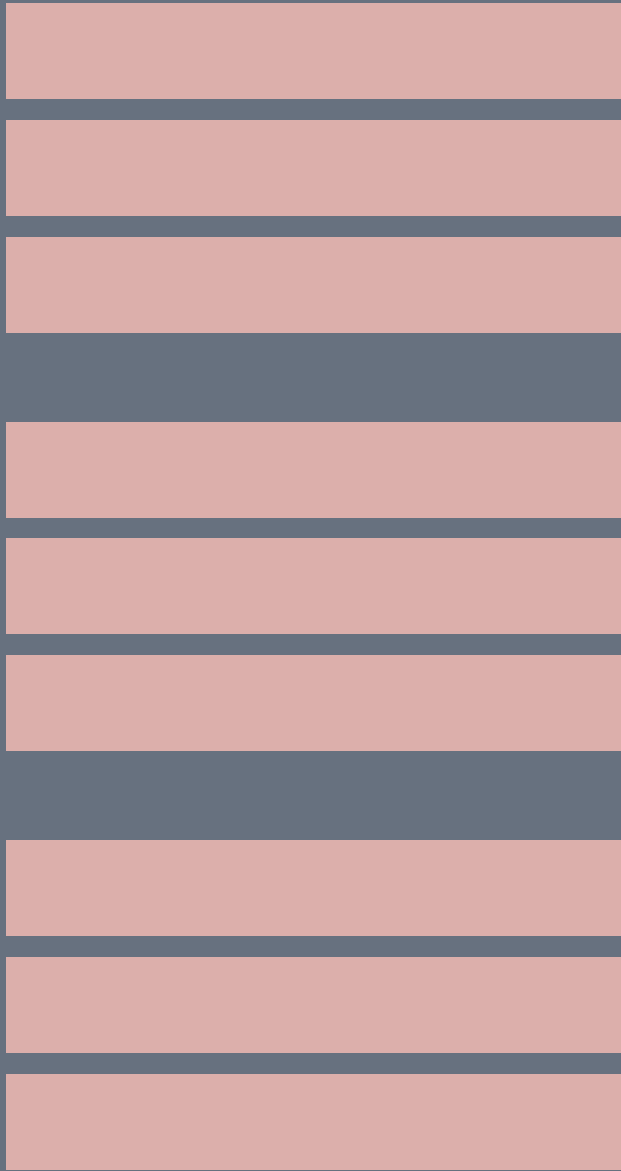


- OFFICE
- 44 x DESKS
  - 1 x KITCHENETTE
  - 4 x BREAKOUT AREAS
- MEETING ROOMS
- 1 x 12 PERSON
  - 2 x 10 PERSON
  - 1 x CALL BOOTH



BAYHAM ST

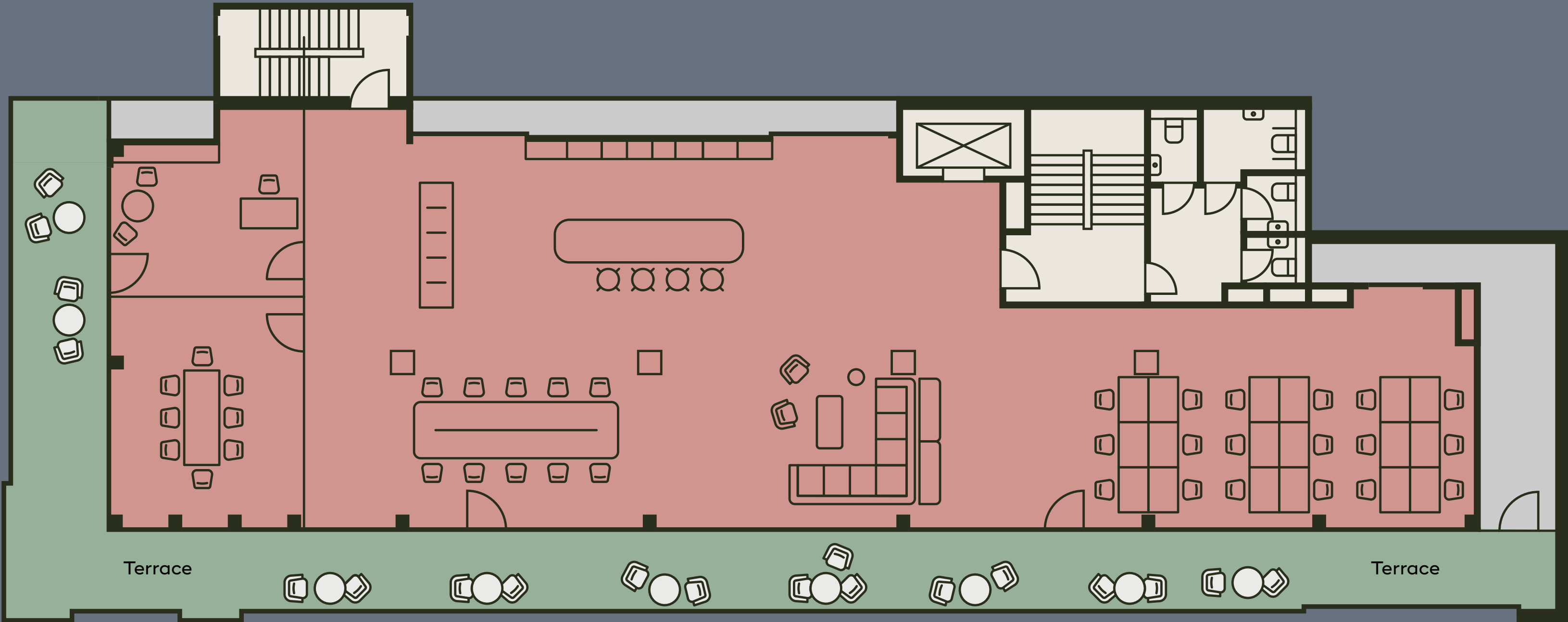
PLANS NOT TO SCALE.  
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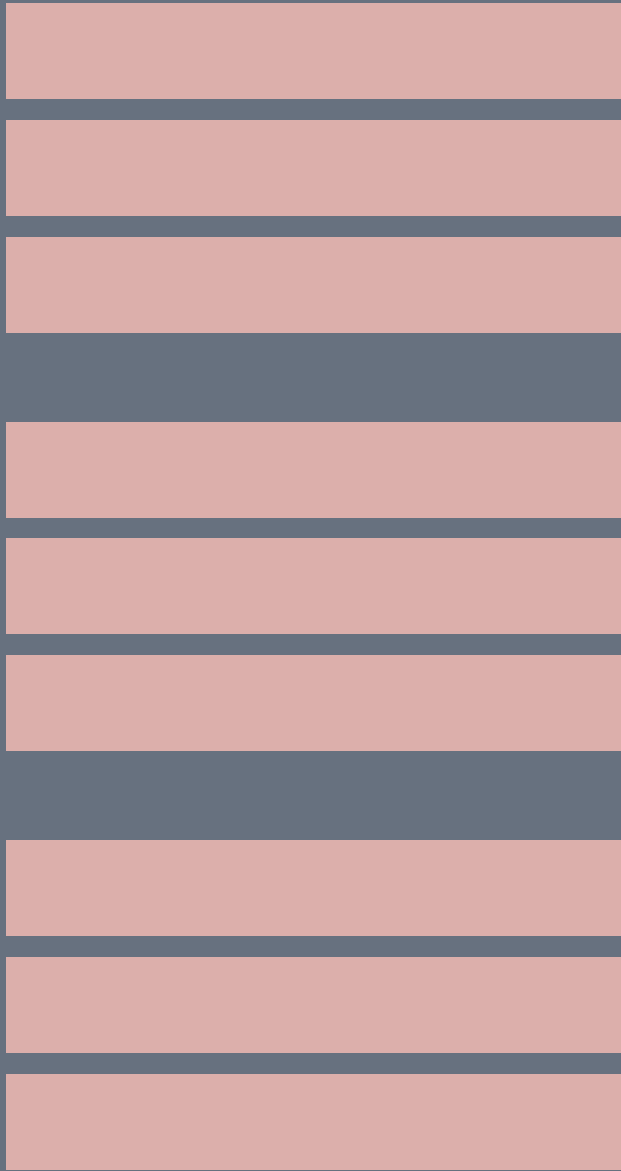
# SPACE PLANS FOURTH FLOOR

- OPEN OFFICE
- 30 x DESKS
  - 1 x KITCHENETTE
  - 3 x BREAKOUT AREAS
- MEETING ROOMS
- 1 x 8 PERSON
  - 1 x PRIVATE ROOM
- TERRACE AND GREEN ROOF



BAYHAM ST

PLANS NOT TO SCALE.  
FOR INDICATIVE PURPOSES ONLY.







**LOWER GROUND FLOOR  
CYCLE SUITE**





CONCEPT

05

WORK 101

# PERFECT YOUR WORK-LIFE SYMMETRY

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## LOCATION

101 Bayham is surrounded by fantastic amenity. So, whether it's exploring Camden Market, dining at Coal Drops Yard or soaking up some Vitamin D in Regent's Park, you'll find the illusive balance we all strive for.



● BE DYNAMIC



CAMDEN COFFEE

COAL DROPS YARD



BLUES  
KITCHEN



KOKO

REGENT'S PARK





BALADIN



JAZZ CAFE



3 LOCKS BREWERY



REGENT'S PLACE




COAL DROPS YARD



● POSITION YOURSELF SUCCESSFULLY

FOOD & DRINK

	Blues Kitchen	1
	BrewDog Camden	2
	Camden Bakery	3
	Fabler Bakery Camden	4
	Lyttleton Arms	5
	Haché	6
	Panadera	7
	Mr Ji	8
	Il Sugo	9

SHOPPING

	Camden Market	10
	Coal Drops Yard	11
	Whole Foods	12
	Sainsbury's	13
	M & S	14

PARKS

	St Martins Gardens	15
	Regent's Park	16
	Camden Highline	17

LANDMARKS/CULTURE

	KOKO	18
	Jazz Cafe	19
	Regent's Canal	20

HEALTH & FITNESS

	Triyoga	21
	FG London Tennis	22
	F45 Training	23



WALKING TIMES TO STATION		
Camden Town		3
Camden Road		7
Euston		15
KX St Pancras		15
Chalk Farm		15
Kentish Town West		16

CYCLE TIMES

Primrose Hill	4
King's Cross St Pancras	7
Regents Park	10
Oxford Street	12



● **SURROUND  
YOURSELF  
WITH PEOPLE  
YOU RESPECT**



**PLUS**  
**Clarion House**  
**Starlizard**  
**Moss**  
**Hugo Boss**  
**HAVAS**  
**+ MORE**





# ● BRING ON BOARD THE RIGHT PEOPLE

101  
BAYHAM STREET  
CAMDEN



AVAILABLE  
Q3 2025

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