



BROADGATE

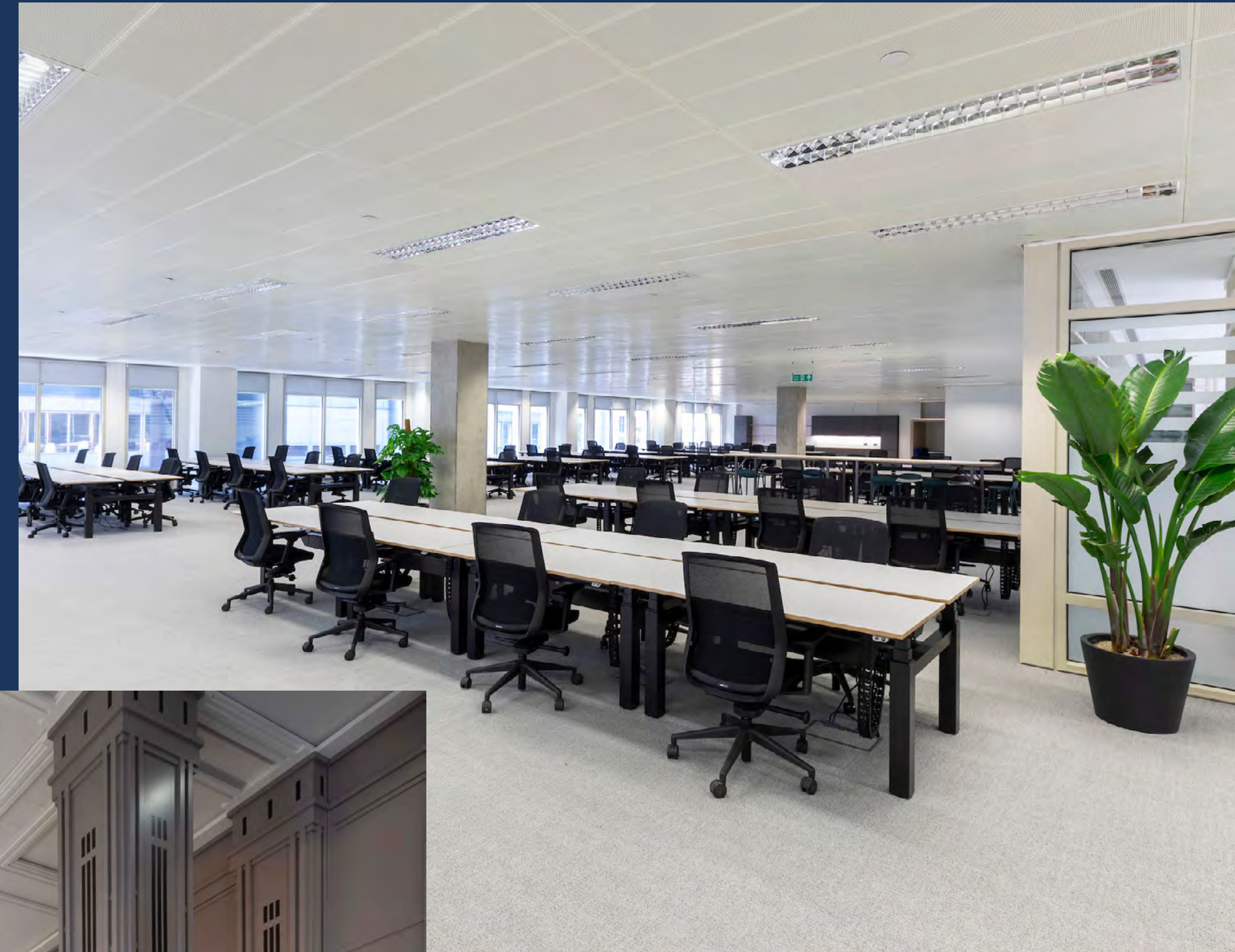
BROADWALK HOUSE

Work Ready

THE FULLY FITTED, FURNISHED AND
CONNECTED OFFERING FROM BRITISH LAND.

Effective & sustainable workspaces at our Central London campuses, with noteworthy neighbours. Our experience means we know what businesses need; flexibility, speed and a trusted partner. We take care of the fittings, furnishings and future-proof connectivity so you can focus on your business and settle into your new home swiftly and smoothly.

Our optional managed office services and ability to help you scale and move seamlessly provides the perfect platform for ambitious businesses now and for the future.



THE BUILDING

WHERE THE CITY MEETS SHOREDITCH

16,722 sq ft - 34,088 sq ft of fitted flexible workspace available to lease at Broadwalk House.

Both floors are available on new lease(s) until July 2030, terms upon application.

Option to lease fully managed with services from the landlord.

The building offers:

- Recently refurbished reception.
- Access to 20 cycle racks, 8 showers and numerous lockers.
- WiredScore Gold.

Third floor offers:

- 218 workstations, 4 meeting rooms and 6 phone booths.

Fifth floor offers:

- 234 workstations, 12 meeting rooms and 9 phone booths.

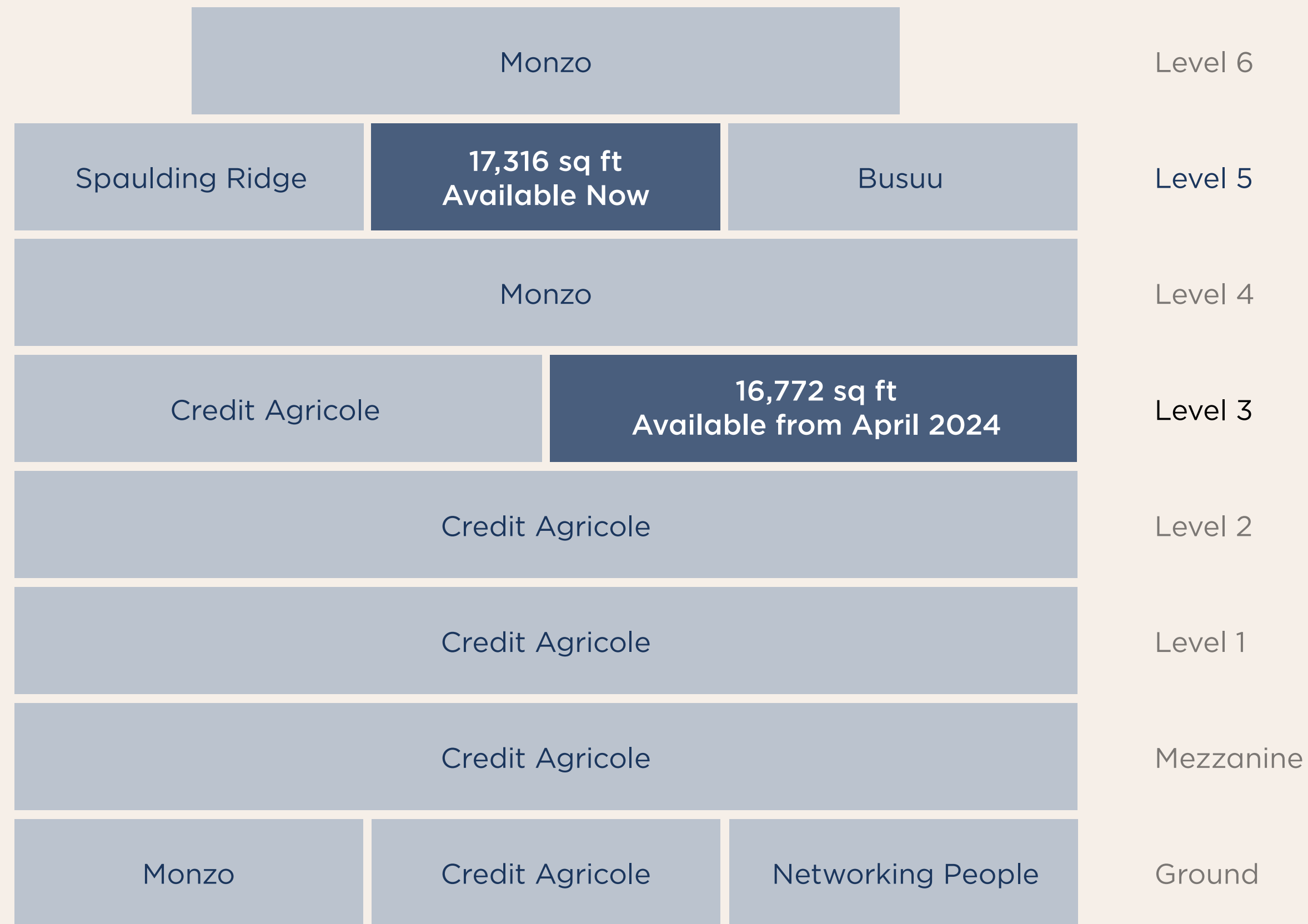
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THE BUILDING



34,088 SQ FT OF WORK READY SPACE



Total Office Space Available: 34,088 sq ft

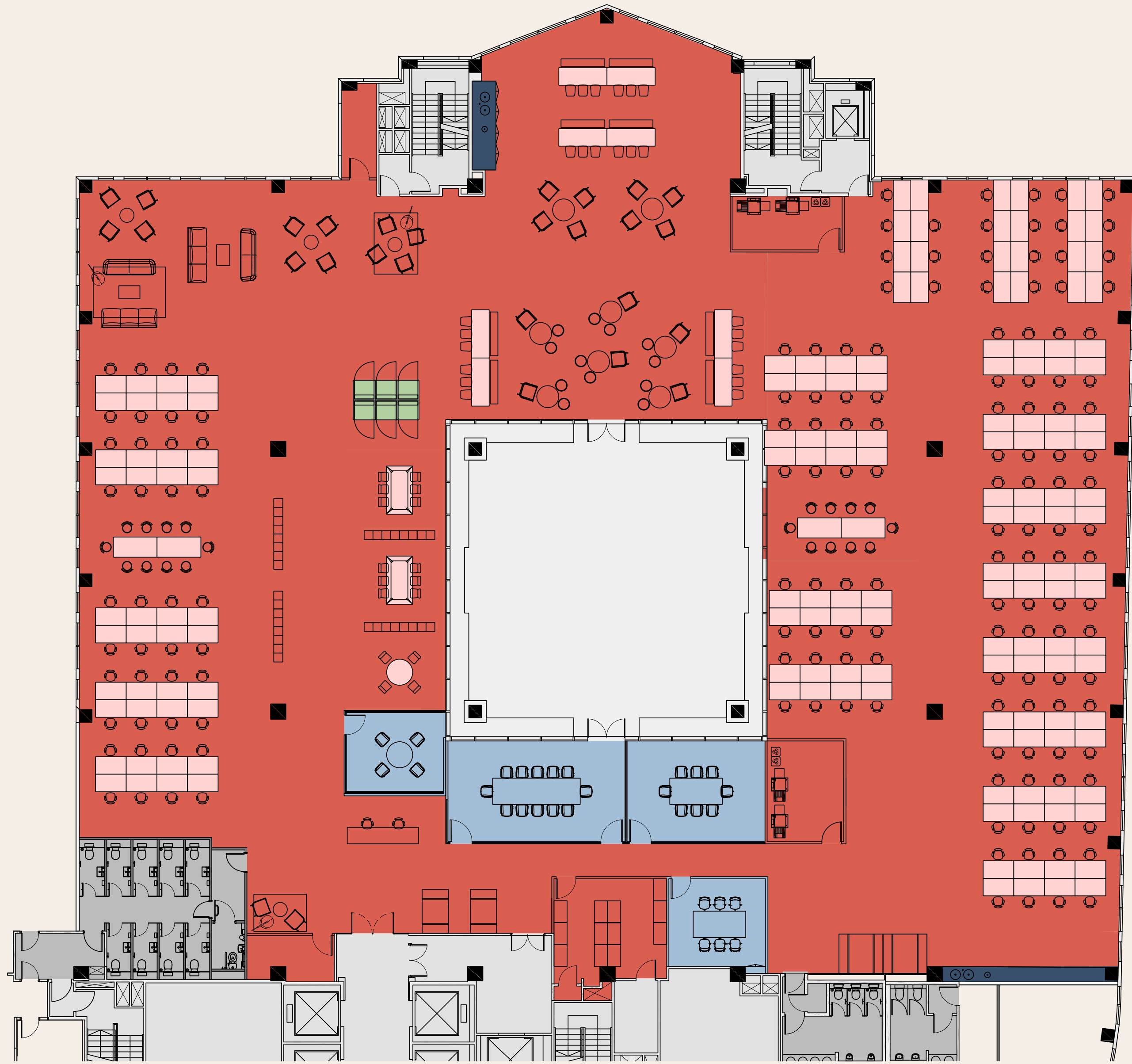
FLOORPLANS

Work Ready FLOORPLAN

Level 3 - 16,772 sq ft

- 218 Workstations
- 4 Meeting Rooms
- 6 Phone Booths
- 2 Tea Points

- Office
- Common
- Core
- WC



PRIMROSE STREET

APPOLD STREET

Not to scale. Indicative only.

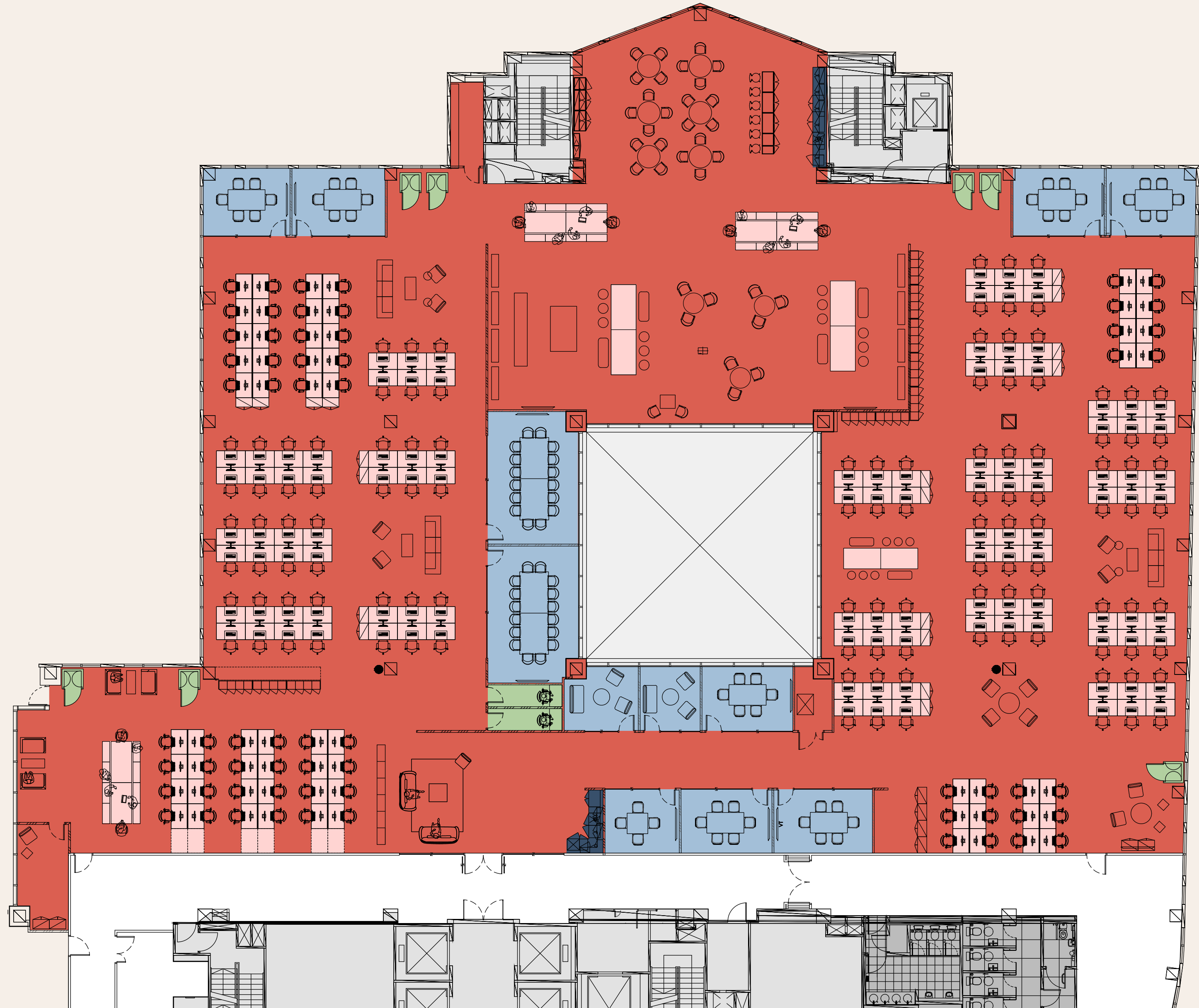
FLOORPLANS

Work Ready FLOORPLAN

Level 5 - 17,316 sq ft

- 234 Workstations
- 12 Meeting Rooms
- 9 Phone Booths
- 2 Tea Points

- Office
- Common
- Core
- WC



PRIMROSE STREET

APPOLD STREET

Not to scale. Indicative only.

THE AREA

BROADGATE

THE DESTINATION CAMPUS
ELEVATING EVERYDAY.



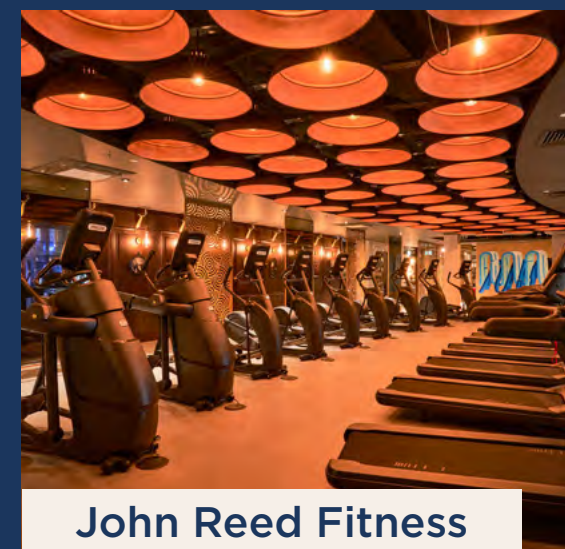
Everyman Cinema



Exchange Square



Broadgate Circle



John Reed Fitness



Yauatcha



Yolk



Gaucho



STOREY
CLUB

Exchange Square has been transformed into a 1.5 acre park for the community to enjoy alongside the alfresco dining experience of Broadgate Circle.

At **100 Liverpool Street**.



The UK's first and only **Eataly**, a 42,000 sq ft Italian marketplace, has opened at **135 Bishopsgate**.

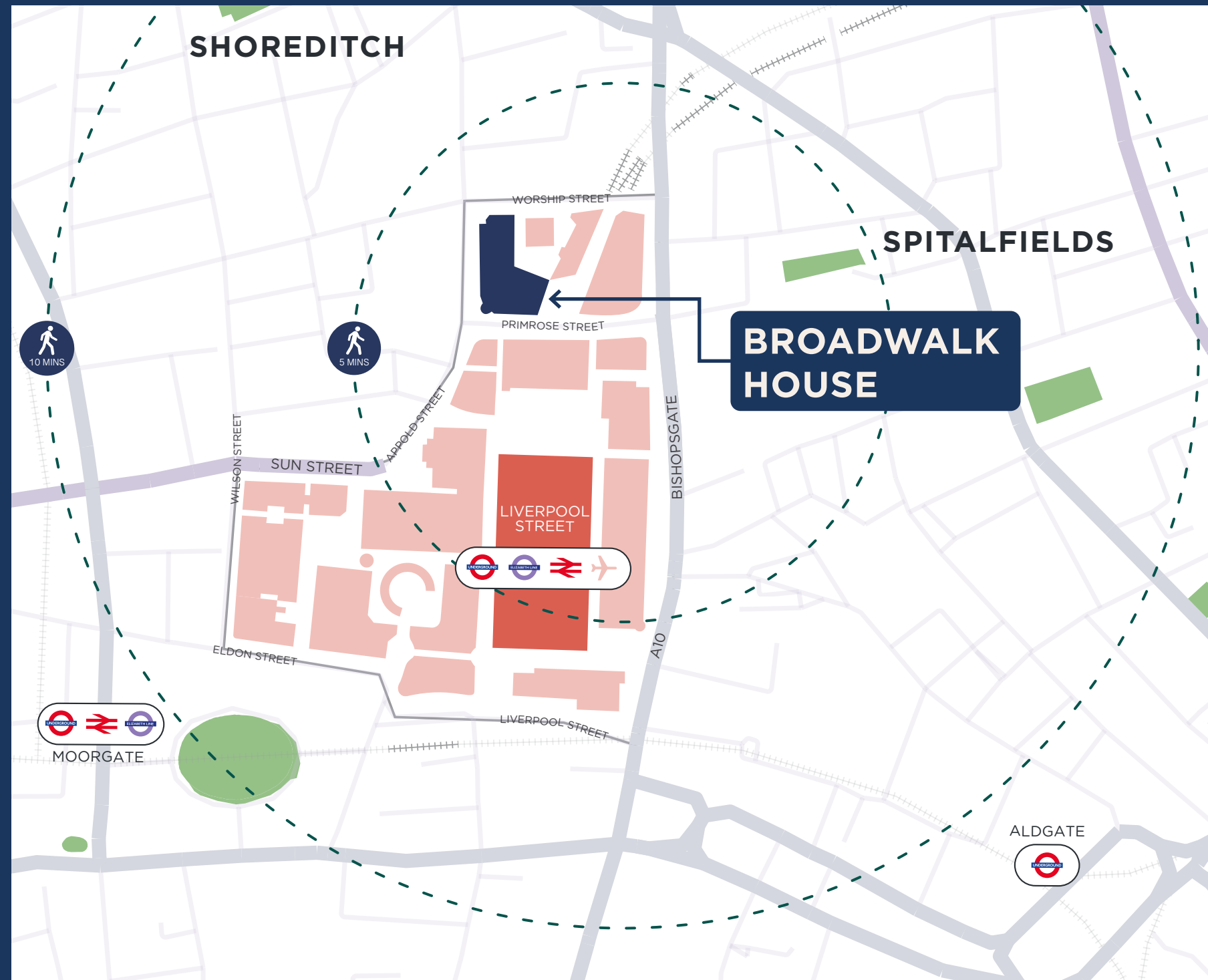


45+ new restaurants and shops have committed to Broadgate in the last 3 years.

THE AREA

WHERE SHOREDITCH MEETS THE FUTURE: BROADGATE

Shoreditch is bursting with opportunities to indulge in a variety of unique dining and entertainment options by both day and night. This eclectic pocket of East London boasts many trendy eateries, vintage shops and renowned markets, all amidst its infamous fashion and street art scene.



MEETING & EVENT SPACE

A SPACE AWAY FROM THE OFFICE. TO MEET, TO HOST, TO THINK.

Storey Club is for British Land and Storey customers plus their guests, with a mix of meeting rooms and event spaces in two landmark locations, designed to help you work more productively. Storey Club also hosts events allowing you to get to know your neighbours.

- Two landmark locations at Broadgate and Paddington Central
- Bookable meeting rooms
- Flexible event spaces (220 capacity)
- Breakout spaces & private working booths
- Dedicated in-house technical, events and catering team
- Programme of events



UNBEATABLE CROSSRAIL CONNECTIONS



Liverpool Street's Crossrail 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.

 Work on top of Liverpool Street Station: from project to platform in less than 100 steps.



BROADGATE

PEDESTRIANISED, RENEWABLY POWERED AND INVESTING LOCALLY

We know that 4 out of 5 people see public spaces as critical to their ideal working environment*, so we're re-imagining all 4.5 acres of public space at Broadgate. From the new park we're growing in Exchange Square, to gardens and outdoor eateries in the Broadgate Circle, Broadgate Plaza and Finsbury Avenue Square.

A £100 million investment in Broadgate's public spaces has made London's core greener and more enriching. Arrive at work focused and invigorated without having to cross a single road from station exit to your office door.



100% of customer energy from renewable sources



10,000+ tonnes of carbon savings



83% of waste recycled



Remaining 17% used to generate energy


*501 London workers 2016


BROADGATE

A DIVERSE BUSINESS COMMUNITY IN SPACES DESIGNED FOR ALL WAYS OF WORKING

Combining the creativity of Shoreditch and Spitalfields with 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 effortless for talent, great for business and brilliant for brands, with visitors all week and all year round.

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

 Interlinked with surrounding neighbourhoods such as vibrant Shoreditch and Spitalfields.



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BROADGATE