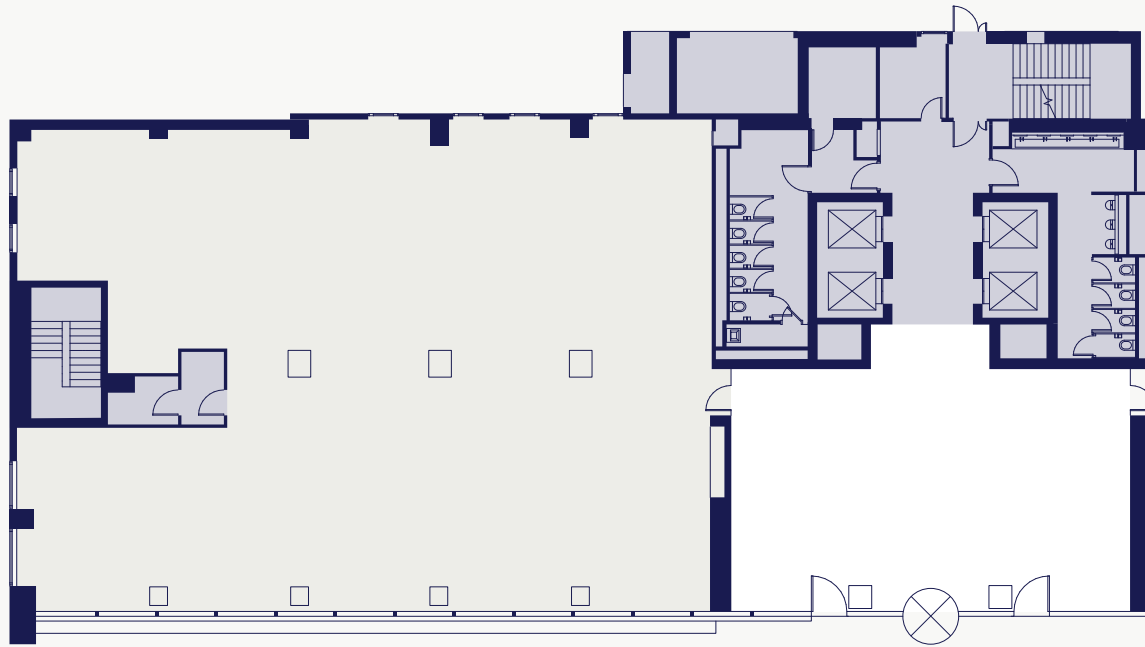


A modern interior space, likely a lounge or office area, featuring a vibrant blue curved sofa, a white table with a potted plant, and abstract art on the wall. The room is well-lit with natural light and several pendant lights. The floor is light-colored, and a dark blue rug is placed under the table. The overall aesthetic is clean and contemporary.

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KING'S CROSS

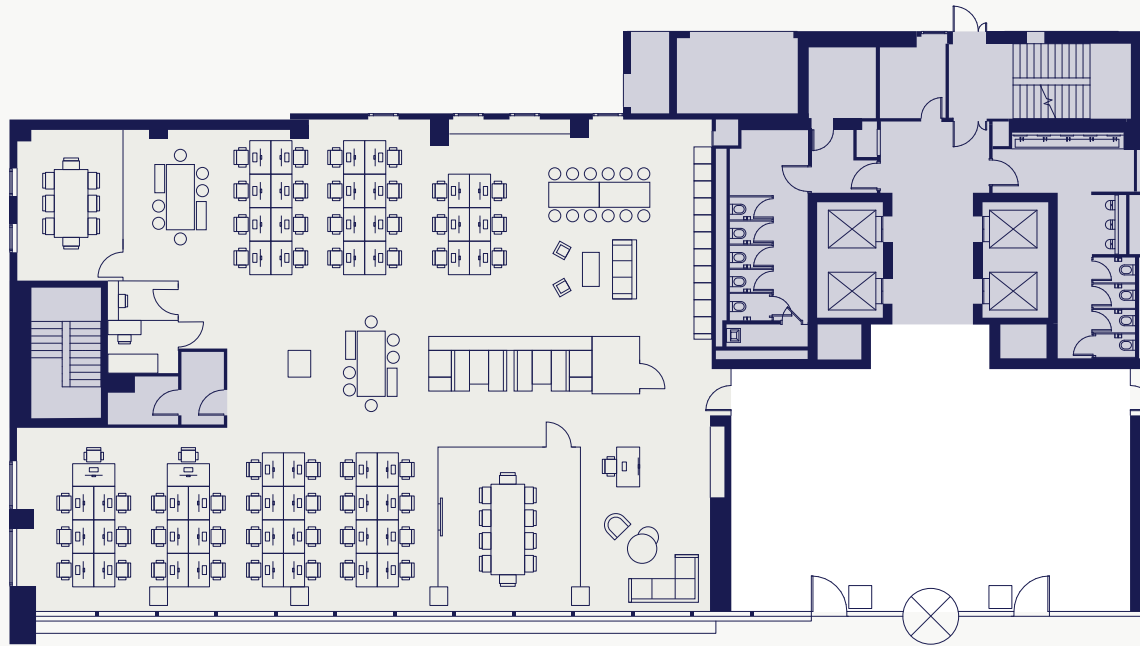
GROUND FLOOR PLAN



PENTONVILLE ROAD

GROUND FLOOR PLAN

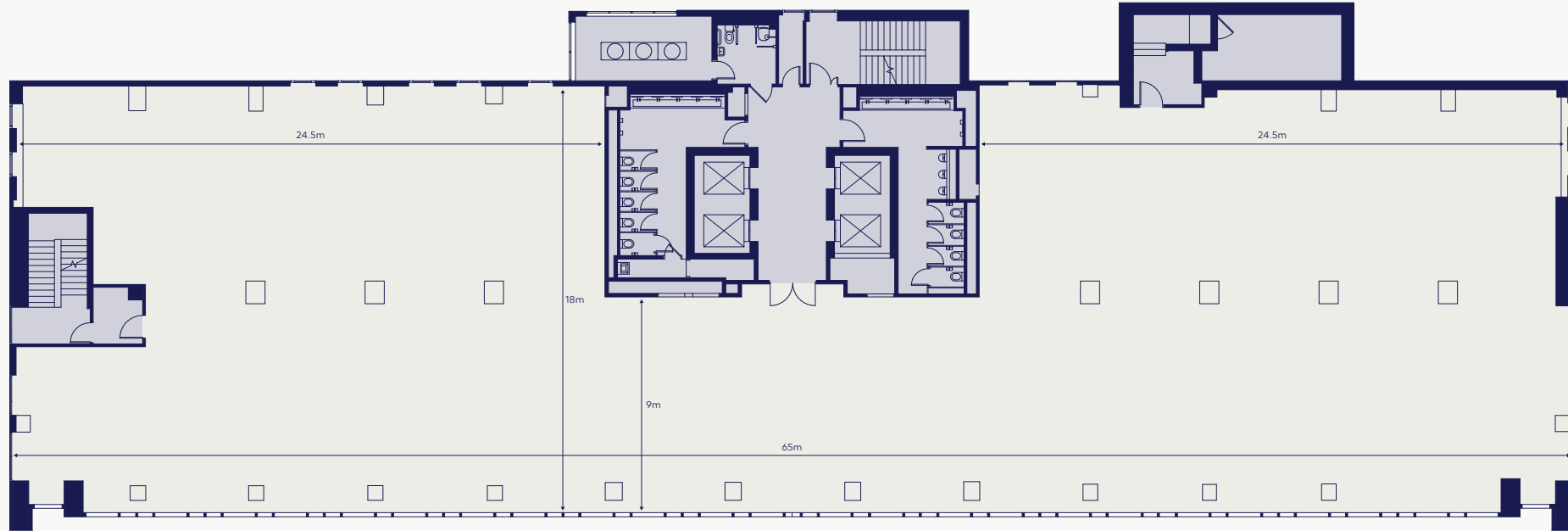
GROUND FLOOR – EXAMPLE SPACE PLAN



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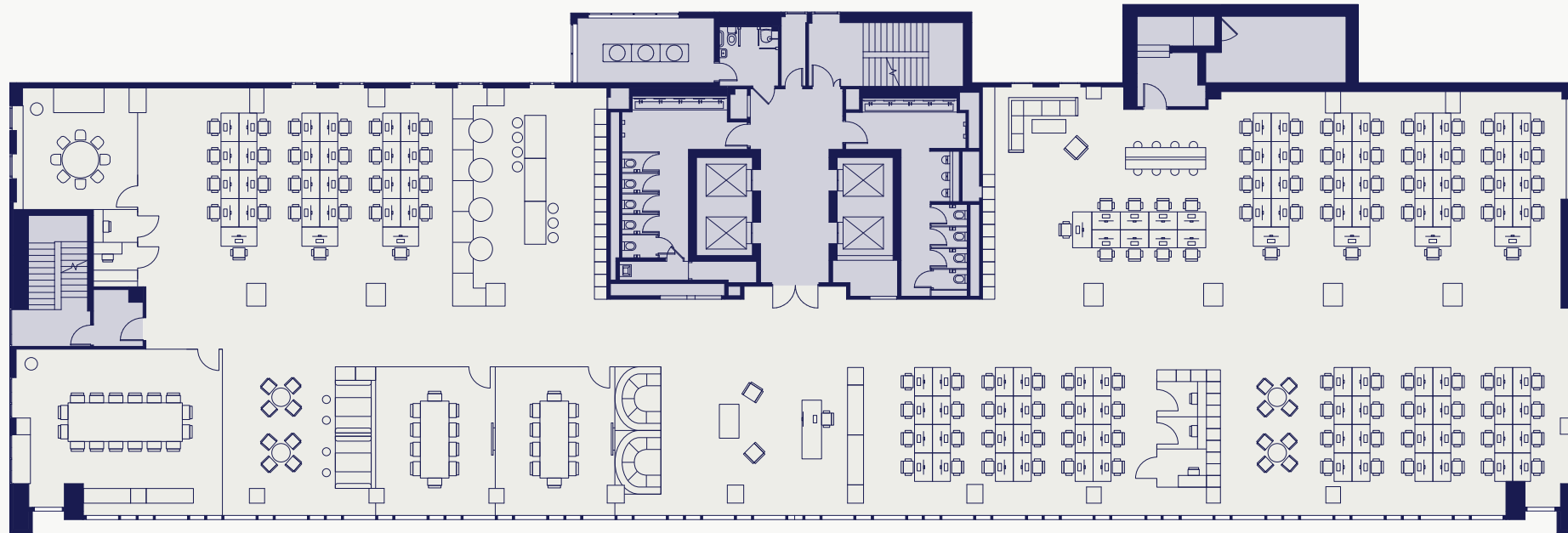
| | | | |
|----------------------|----------|-------------------|---|
| Occupational density | 1:9 sq m | Flexible working | 2 |
| Workstations | 42 | Kitchen/break out | 1 |
| Meeting rooms | 2 | Phone booths | 2 |
| Informal meeting | 3 | | |

TYPICAL FLOOR – PLAN



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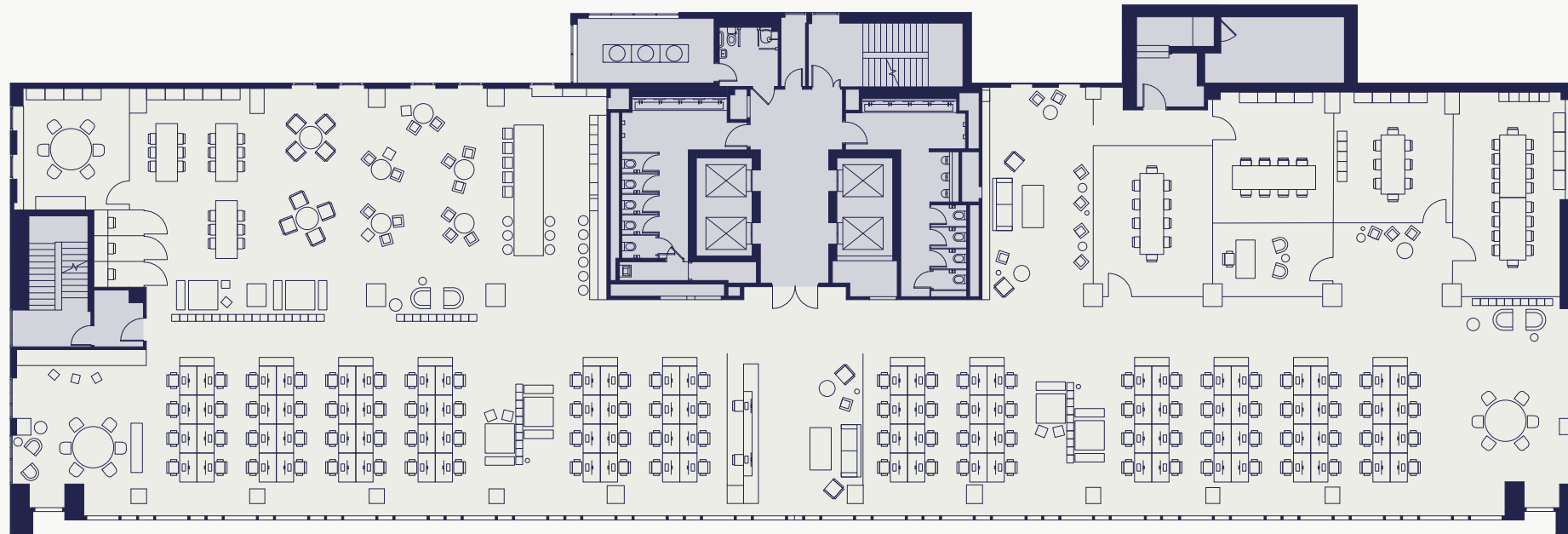
TYPICAL FLOOR EXAMPLE SPACE PLAN – CORPORATE



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| | | | |
|----------------------|----------|---------------------|---|
| Occupational density | 1:8 sq m | Flexible working | 8 |
| Workstations | 120 | Kitchen / break out | 2 |
| Meeting rooms | 4 | Phone booths | 3 |
| Informal meeting | 4 | | |

TYPICAL FLOOR EXAMPLE SPACE PLAN – MEDIA



PENTONVILLE ROAD

| | | | |
|----------------------|-----------|-------------------|---|
| Occupational density | 1:10 sq m | Phone booths | 3 |
| Workstations | 96 | Kitchen/break out | 1 |
| Meeting rooms | 6 | Client lounges | 3 |
| Informal meeting | 11 | | |

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