



AVAILABILITY

FLOOR	SQ FT	SQ M
ROOF TERRACE	1,092	101
FOURTH	5,001	465
THIRD	5,261	489
SECOND	5,274	490
FIRST	5,075	472
GROUND - WORKSPACE	3,846	357
GROUND - RECEPTION	512	48
LOWER GROUND	4,769	443
TOTAL WORKSPACE	29,738	2,763

Areas are NIA and subject to on-site verification.



LOWER GROUND



WORKSPACE

4,769 sq ft | 443 sq m



-  Workspace
-  Core

GROUND FLOOR



WORKSPACE

3,846 sq ft | 357.3 sq m




RECEPTION

512 sq ft | 47.6 sq m

COURTYARD

802 sq ft | 74.5 sq m



-  Secure Courtyard
-  Workspace
-  Core



FIRST FLOOR



WORKSPACE

5,075 sq ft | 471.5 sq m



-  Workspace
-  Core



SECOND FLOOR



WORKSPACE

5,274 sq ft | 490 sq m



-  Workspace
-  Core



THIRD FLOOR



WORKSPACE

5,261 sq ft | 488.8 sq m



-  Workspace
-  Core

THIRD FLOOR



WORKSPACE

5,261 sq ft | 488.8 sq m

- _____ 20x Desks
- _____ 2x Meeting rooms
- _____ Kitchen
- _____ Reception
- _____ Flexible laboratory design
- _____ 16 Mobile lab benches
- _____ 6 Air changes per hour
- _____ 1x 1,500mm wide ducted fume cupboard
- _____ Laboratory support rooms
- _____ Designated on floor LN2 and freezer room

BROWNLOW MEWS



GRAY'S INN ROAD

ROGER STREET

- Workspace
- Core



FOURTH FLOOR



WORKSPACE

5,001 sq ft | 464.6 sq m



-  Workspace
-  Core

FOURTH FLOOR



WORKSPACE

5,001 sq ft | 464.6 sq m

- 20x Desks

- 2x Meeting rooms

- Kitchen

- Reception

- Flexible laboratory design

- 16 Mobile lab benches

- 6 Air changes per hour

- 1x 1,500mm wide ducted fume cupboard

- Laboratory support rooms

- Designated on floor LN2 and freezer room

BROWNLOW MEWS



GRAY'S INN ROAD

ROGER STREET

- Workspace
- Core

FIFTH FLOOR





ROOF TERRACE

1,092 sq ft | 101.4 sq m

9m Flue

Back-up Generator



-  Terrace
-  Core