



# 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
<b>TOTAL WORKSPACE</b>	<b>29,226</b>	<b>2,715</b>

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

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- 2x Meeting rooms

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- Kitchen

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- Reception

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- Flexible laboratory design

---

- 16 Mobile lab benches

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- 6 Air changes per hour

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- 1x 1,500mm wide ducted fume cupboard

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- Laboratory support rooms

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- 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