

ONE  
SNOWDEN

PRESENTS

# WORK READY

AT



BROADGATE  
QUARTER

9,873 SQ FT NOW AVAILABLE  
FULLY FITTED

# MAKE WORK WORTH TRAVELLING FOR

TAKE OCCUPATION FROM SEPTEMBER 2023



BREAKOUT VISUAL



RECEPTION VISUAL



OPEN PLAN VISUAL

AVAILABLE  
SEPTEMBER 2023

PART SECOND FLOOR (SOUTH)



NET INTERNAL AREA:

9,873 SQ.FT

917.2 SQ.M

WORKSTATION DENSITY

1:10 | 102

- 102 DESKS (1400X800MM)
- 02 PRIVATE OFFICE / MEETING SPACE
- AGILE / BREAKOUT SPACES
  - 01 WELCOME AREA
  - 01 TEAPOINT
  - 01 BREAKOUT AREA
  - 02 HIGH COLLAB TABLE
  - 04 COLLAB SEATING
  - 02 ZOOM ROOM
- MEETING SPACE
  - 01 10 PERSON
  - 01 8 PERSON
  - 02 6 PERSON
  - 01 4 PERSON



# SPECIFICATION HIGHLIGHTS



FULLY FITTED  
WITH ALL FURNITURE



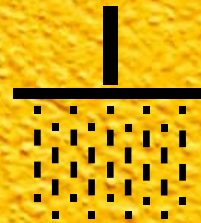
CAR PARKING  
SPACES AVAILABLE



WIRED  
CERTIFIED PLATINUM



220  
BICYCLE SPACES



17  
SHOWERS



DYNAMIC  
EVENT SPACE &  
BREAKOUT AREA



DEDICATED ON-SITE  
MANAGEMENT



1:10M<sup>2</sup> / 102  
WORKSTATIONS



2 X 1250KW  
BUILDING  
GENERATORS

# A GREEN APPROACH



ACTIVESCORE 'PLATINUM'  
CERTIFICATION



WIREScore 'PLATINUM' RATING  
FOR BOTH BUILDINGS



BOILER OPTIMISATION  
PROGRAMME TO REDUCE  
GAS CONSUMPTION



CYCLING  
SCORE PLATINUM



EXTENSIVE RECYCLING PROGRAMME FOR  
FOOD WASTE, GLASS, CARDBOARD  
AND MIXED DRY RECYCLING



10%

ANNUAL ENERGY  
REDUCTION THROUGH  
LED LIGHTING

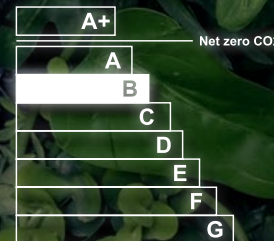


ENVIRONMENTAL  
MANAGEMENT

ISO14001  
ACCREDITATION



AWARDED THE GREEN APPLE  
ENVIRONMENTAL AWARD



EPC ROADMAPS TO ACHIEVE  
B RATINGS

100%

TARGET ENERGY FROM  
RENEWABLE SOURCES

# A DYNAMIC QUARTER

Perfectly positioned between the City and Shoreditch, Broadgate Quarter is located in one of London's most exciting and dynamic areas.

The building has unrivalled connectivity within the capital with easy access to **Shoreditch High Street** and **Liverpool Street** stations providing mainline, overground, **Elizabeth Line** and underground services.



c. 70 MILLION

PEOPLE PASS THROUGH LIVERPOOL STREET STATION ANNUALLY

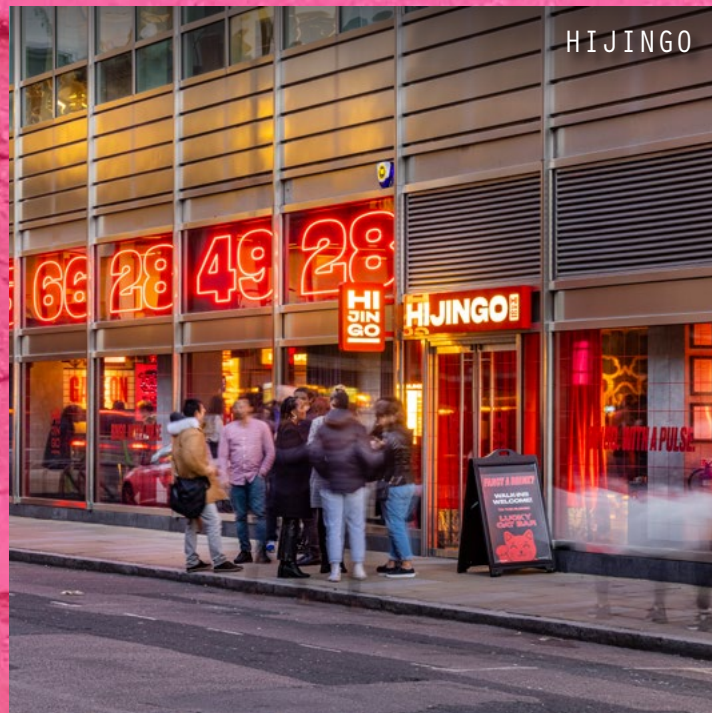
Located alongside **Amazon's new HQ**, **Adobe** and **We Are Social**, the surrounding area is a thriving commercial hub that provides a wonderfully eclectic mix of cafés, bars, leisure and restaurants.

## PERFECTLY CONNECTED

Location	Walking Time	Service
LIVERPOOL STREET	3 MINS	TUBE
MOORGATE	7 MINS	ELIZABETH LINE
SHOREDITCH HIGH STREET	7 MINS	OVERGROUND
OLD STREET	11 MINS	NATIONAL RAIL
BANK	12 MINS	DLR
ALDGATE EAST	15 MINS	
ALDGATE	16 MINS	



# AMENITY AND PUBLIC REALM



# GET IN TOUCH



DAN GAUNT  
+44 (0)7818 008 981 | dan.gaunt@knightfrank.com

MIKE VOLLER  
+44 (0)7739 763 699 | mike.voller@knightfrank.com

NICK CODLING  
+44 (0)7917 593 469 | nick.codling@knightfrank.com



SAM BOREHAM  
+44 (0)7917 635 465 | samb@bh2.co.uk

JACK BEEBY  
+44 (0)7841 802 097 | jackb@bh2.co.uk

[BROADGATEQUARTER.COM](https://www.broadgatequarter.com)

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