

BLOOM

CLERKENWELL

Ready to Work



Be part of **Bloom Clerkenwell**



READY TO WORK

Fully fitted, managed workspace, enhanced by smart building tech. Designed for businesses looking for flexibility, workplace hospitality and in-house wellbeing amenities.



RIDE IN

242 bike spaces with 4 bookable Bromptons



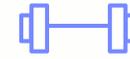
UNDER OFFER

The whole 9,398 sq ft of Ready to Work is under offer



GARDENS

2,300 sq ft communal terrace on the 7th floor to meet up & unwind



WORKOUT IN-HOUSE

1,200 sq ft fitness studio with landlord operated classes



SHOWERS & LOCKERS

20 showers & 242 lockers & towel service



RETAIL

7,200 sq ft of retail space & Bloom lounge



BLOOM BUILDING APP

Access concierge services, events, bookable workspaces & more



SUSTAINABLY POWERED

Efficient, resilient & low carbon energy



TARGET RATING

Net Zero Carbon in operation
BREEAM Outstanding
WELL Platinum
Wiredscore Platinum

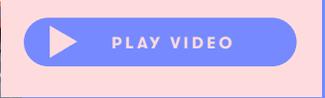


LOCATION

Next door to Farringdon Station



Cowcross Street



Farringdon Road

Located directly next to Farringdon Station, arrive via pedestrianised route on Cowcross Street.

Grab & go or stay a little longer at Bloom's ground floor retail on Cowcross Street & Farringdon Road.

A warm **welcome**

Reception



Click to
explore 360°

The **Ready to Work** offering at **Bloom Clerkenwell** helps support companies and dynamic needs, enhanced by the smart technology of **Symbiosy**.

Creating a purposeful **workplace destination** for employees to feel productive, share ideas and be immersed in their company culture.

Bloom helps you get **Ready to Work**.



Ready to Work? Here's what's included:

- **Fully-fitted design** supporting hybrid workstyles
- **Tech enhanced, smart workspace** (Symbiosy) supporting workspace management, employee health & experience
- **Regular support** from a dedicated workspace manager to explain and action the data insights collected
- **Rent, rates, service charge & building insurance**
- **Daily cleaning service**
- **IT infrastructure, data point to each desk**
- **TV screens in all meeting rooms**
- **Video-conferencing equipment**
- **Full Wi-Fi coverage**, including 250mb symmetrical fibre internet included (more available on request)
- **Short leases on flexible terms**
- **No re-instatement obligations**

The benefits of being part of Bloom Clerkenwell also include:

- Generous **cycle facilities** accessed directly from the Cycle Superhighway, and use of Bloom's bookable Brompton Bikes
- Bloom's in-house **fitness studio**
- Health-club inspired **shower & changing facilities**
- **Rooftop communal terrace** (2,300 sq ft) including bookable events
- Brand presence in **reception**

We've taken care of the big stuff to help make your office move as smooth as possible. **You only need to consider the following:**

- Company branding within your demise
- Coffee machines
- Contents insurance
- Printers

Cowcross Street unit

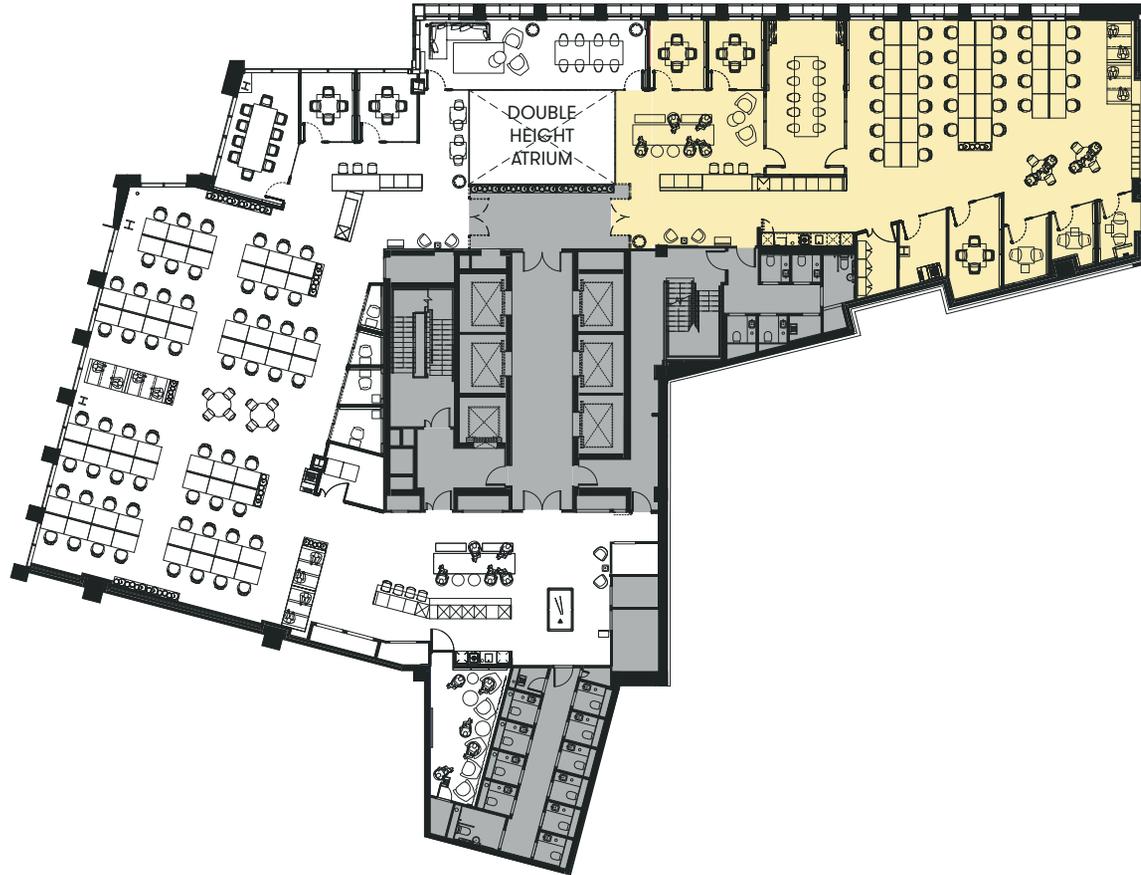
Under Offer

3,241 sq ft (30 desks)

Cowcross Street

READY TO WORK

Farringdon Road



Cowcross Street Unit

3,241 sq ft

1:6 density ratio

30 x 1200mm desks

3 x VC rooms

1 x wet tea point

1 x 10 person meeting room

4 x 4 person booths

1 x bar/breakout area

Farringdon Road unit

Under Offer

5,814 sq ft (58 desks)

Cowcross Street



READY TO WORK

Farringdon Road

Farringdon Road
5,814 sq ft
Under Offer

- 1:6 density ratio
- 58 x 1200 mm desks
- 2 x VC rooms
- 1 x Wet tea point
- 1 x Dry tea point
- 2 x 4 person meeting rooms
- 1 x 10 person meeting room
- 1 x 8 person meeting room

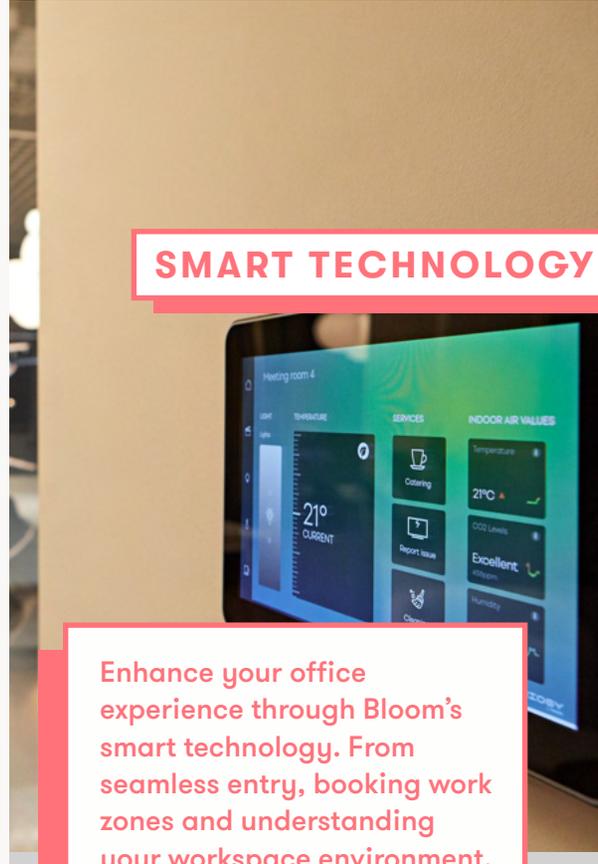
Get **Ready to Work** office space.



FLEXED TO YOUR NEEDS



Step right into a unique workspace designed and fitted out to suit your business needs.



SMART TECHNOLOGY

Enhance your office experience through Bloom's smart technology. From seamless entry, booking work zones and understanding your workspace environment.



ROOTED IN WELLBEING

The design, material choices and Bloom's health-focused facilities help employees feel safer, happier and more productive.

FLEXED TO YOUR NEEDS

A unique office space with no up-front cost, a **flexible lease** and as **hassle free** as you can get. We've taken care of everything for you, and it's **ready for you** to put your stamp on.





The **Ready to Work** space at Bloom is supported by smart technology, to foster healthy teams, a safe workspace and to **inspire a better work-life experience.**

Smart workspace to enhance your working day.

Support content and satisfied employees through a digitised user experience.

Tech enabled workspace



Through your Bloom building app, you can:

- Find colleagues
- Bookable rooms on-demand
- Customise and control indoor environment (light, air, temperature)
- Integrate TV/AV systems
- Wayfinding systems
- Personalise dashboards

Powered by HB Reavis tech solution:

SYMBIOSY

Analytics & insights



Client support via in-house workspace consultancy:

- Receive reports on workspace utilisation
- Gather insights on team collaboration
- Understand your energy usage
- Integrate analytics through single API feed
- Use of data for informed workspace design modifications

Space experience



Boosted workplace experience, personalised for employees:

- Concierge services and curated events accessed via Bloom building app
- Health-inspired amenities through bookable Brompton bikes
- Inclusive landlord operated classes through the Bloom fitness studio
- Access to communal terrace including bookable event space

Digitised user experience



Efficient, seamless building access:

- Seamlessly access technologies available for employees and guests
- Interact with Symbiosy through a dedicated reception interface, meeting room devices, your browser or the building app

ROOTED IN WELLBEING

Wellbeing at its core inspiring a **healthy culture** for organisations who put their employees **first**.



Powered by the environmentally friendly Citigen, Bloom is one of the first buildings to achieve **WiredScore Platinum** and **EPC Rating A** whilst on track to achieve **WELL Platinum, BREEAM Outstanding** and **Net Zero Carbon in operation**.

So, not only is Bloom good for your people, but the planet too.

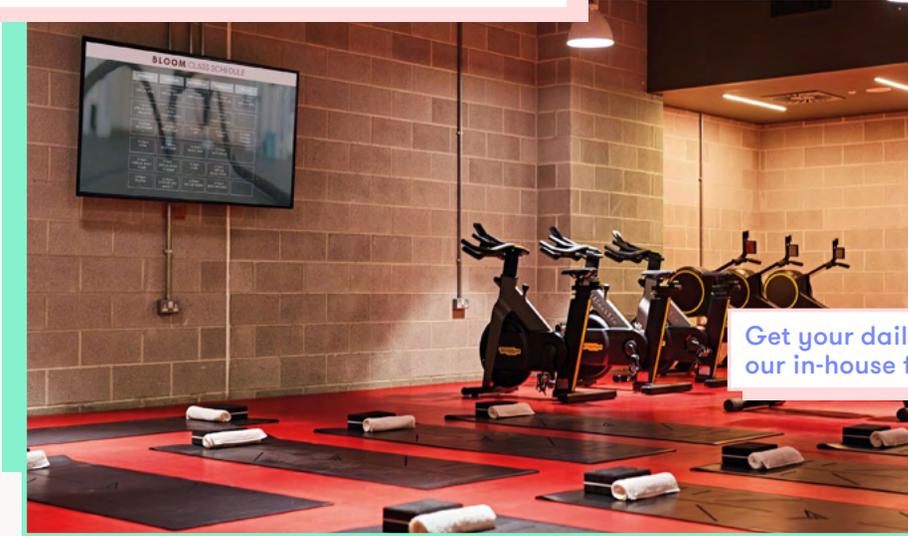
BREEAM®
OUTSTANDING



NET ZERO
CARBON

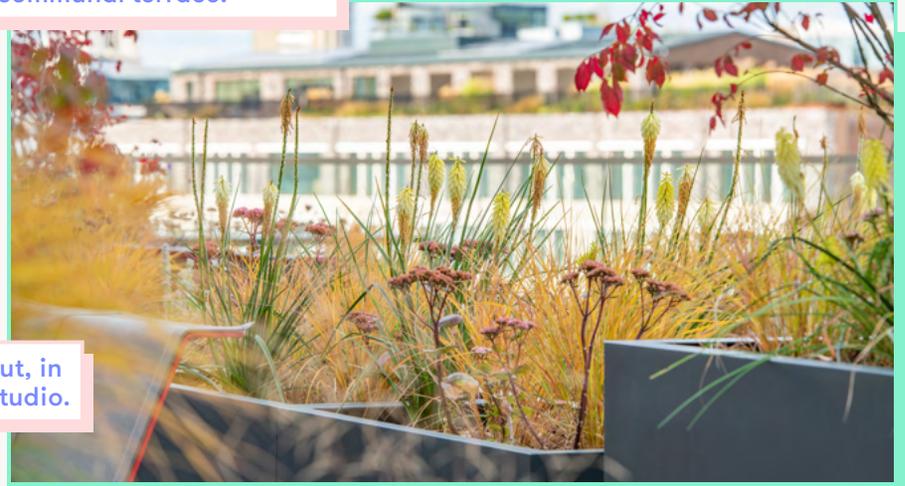


Be part of Bloom's community



Get your daily workout, in our in-house fitness studio.

Branch out to the 7th floor communal terrace.



Ready to Work occupiers benefit from full access to Bloom's in-house services, giving you more for your work-life.

Our health club inspired changing and shower room facilities designed for your comfort.



Bike racks and bookable Brompton bikes with direct access to London's Cycle Superhighway.



BLOOM

CLERKENWELL