

Offering flexible workspace at 33 Central. Space available from 3,100–10,400 sq ft. Simply, plug & play.

## Come in. Sit down. Start work.

7<sup>th</sup> Floor at 33 Central is designed to help you be productive, instantly. There's more to it than the convenience of a seamless business-as-usual move. This is business that's better: enhancing your capabilities and improving your wellbeing.

Greeted at the Welcome Hall and coffee bar, everyone can also access the self-contained kitchen, open, semi-private and private meeting areas.



#### **HOW IT WORKS**

#### What's included?

- Rent, business rates and service charge
- CAT B finish by Jump Studio
- Fully furnished space
- High-speed internet
- Building insurance
- Daily cleaning service
- Utilities
- No reinstatement obligation
- Cycle and shower facilities
- 580 sq ft Welcome Hall and coffee bar

#### What do you bring?

- IT and AV devices (laptops, TVs)
- Contents insurance
- Printers

#### **Pricing**

• From £130 per sq ft annum

#### Key

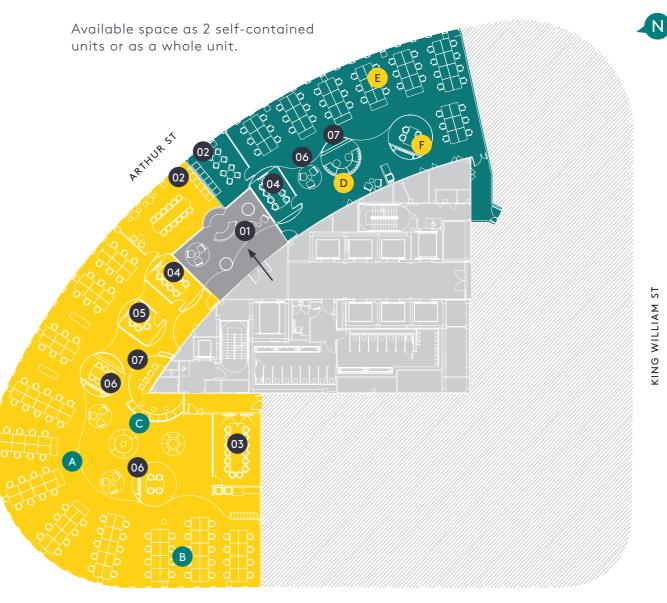
- On Shared area Welcome Hall & coffee bar
- 02 Self-contained kitchen
- 03 12P+ meeting room/boardroom
- 04 8P meeting rooms
- 05 4P meeting rooms
- 06 Open collaboration/agile working
- 07 Concentration areas/quiet zone

#### Occupier A

- A 6,727 sq ft
- **B** 88 workstations (1200mm)
- **c** 40 agile workspaces

#### Occupier B

- D 3,100 sq ft
- E 44 workstations (1200mm)
- F 30 agile workspaces



UPPER THAMES ST

#### **INSPIRATION**

The workspace design means natural light flows through every part of the floor, so people can feel connected to each other.





The eclectic, minimalist furniture boasts high-quality natural materials. Combined, they give you the flexibility to create arrangements that suit the work you do.



#### Light

The fully glazed façade provides an abundance of natural light and panoramic City views. Task-lighting in each zone also gives you the freedom to tailor the ambience of each space.

#### Space Design

The workspace is designed through an occupier's lens. The result is an office with bespoke seating, library and storage spaces capable of fulfilling a number of uses.

#### **Rooftop Gardens**

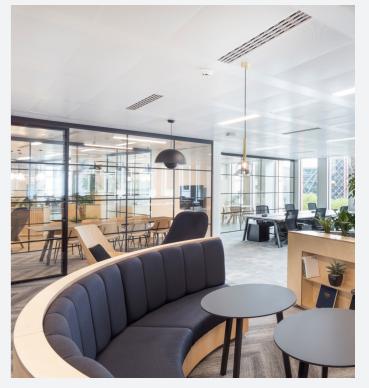
The rooftop gardens of 33 Central provide the perfect summer party scene.

#### The Welcome Hall

The informal, social Welcome Hall has its own dedicated coffee bar — and the versatility to be a comfy lounge, play host for one-to-one meetings or even larger events.

#### **Coffee Bar**

On hand with specialty coffee sourced from the best roasteries around the world.



**Furniture** 

## **Everything** on your doorstep.



Leadenhall Market





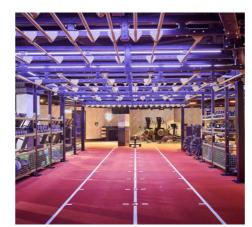
Crosstown Doughnuts





Tower Hill Memorial





Third Space rig



Borough Market

# City centre attractions.

#### LOCAL OCCUPIERS

1 Ascot RSA

Vanquis Bank & Mutual

- 2 M&G
- First Derivatives
- 4 Worldpay
- 5 Bryan Cave
  Leighton Paisner
- 6 CMS
- 7 Bloomberg
- 8 Royal London
- 9 Calastone
- 10 DAIWA Capital
- 11 Rothschild
- 12 CBI
- 13 Algomi
- 14 E
- 15 Funding Circle

#### FOOD & DRINK

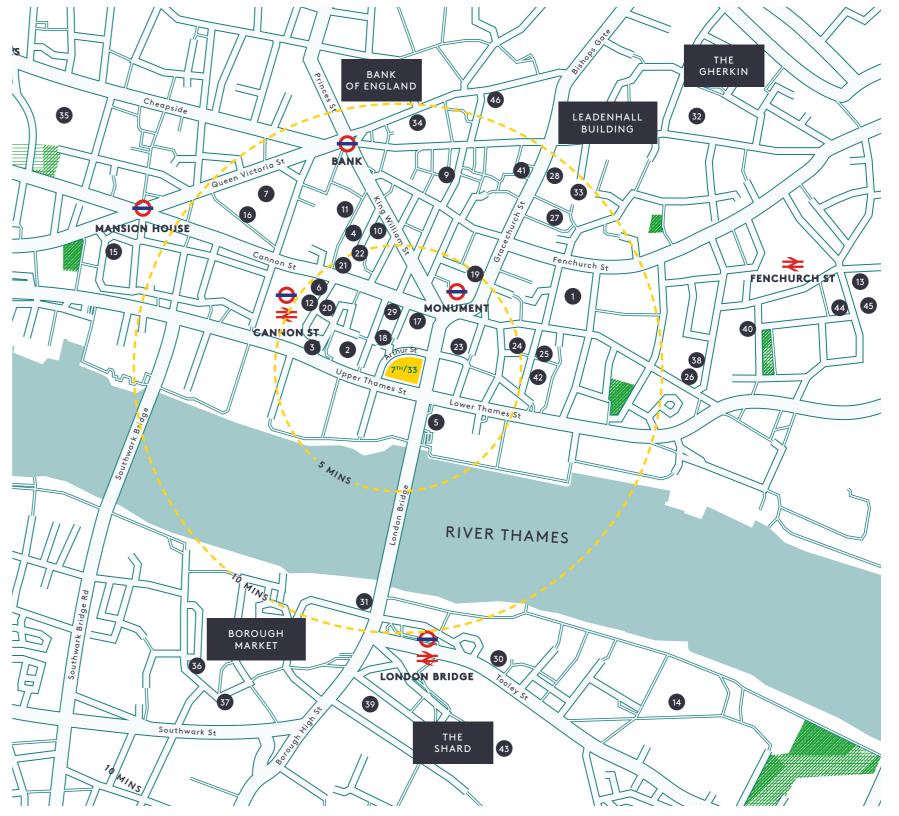
- 16 Bloomberg Arcade
- 17 Arrosto
- 18 The Olde Wine Shades
- 19 The Folly
- 20 The Bell
- 21 Crosstown Doughnuts
- 22 The Vintry
- 23 The Hydrant
- 24 Steam Wine Bar
- 25 Dirty Martini
- 26 Brewdog
- 27 M Bar
- 28 Lamb Tavern
- 29 Scarpetta
- 30 Azzurro
- 31 London Grind
- 32 Farmer J

#### **RETAIL & LIFESTYLE**

- 33 Leadenhall Market
- 34 Royal Exchange
- 35 One New Change
- 36 Neal's Yard
- 37 Paul Smith
- 38 Third Space

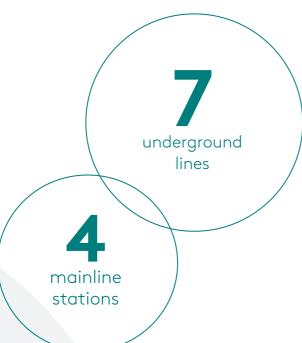
#### **HOTELS**

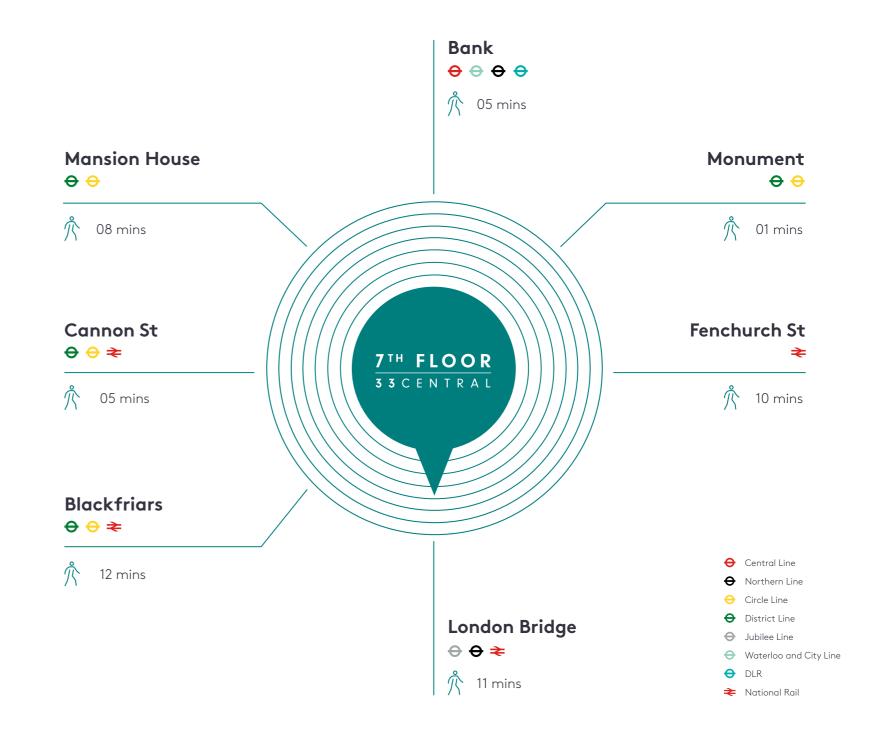
- 39 London Bridge Hotel
- 40 Apex Hotel
- 41 Club Quarters
- 42 Fraser Residence, City
- The Shangri La, Shard
- 43 The Shangri La, Shard44 Novotel, Tower Bridge
- 45 Grange City Hotel
- Threadneedles Hotel



# Connected to business and home.

As well as underground connections across the city, 7<sup>th</sup> Floor at 33 Central's proximity to four mainline stations makes daily commutes outside the capital simple and straightforward.





7TH FLOOR | 33 CENTRAL



## Get in touch.

Aneta Popiel +44 (0)77 4165 6425 aneta.popiel@hbreavis.com

Charlie Russell-Jones +44 (0)7825 586 587 charlie.russell-jones@hbreavis.com

Fees calculated at 10% of the gross rent for the first 12 months will be payable for a successful referral\*.

\*subject to T&Cs.

A development by

### hbreavis

SUBJECT TO CONTRACT - (FEBRUARY 2019)
DISCLAIMER: HB REAVIS CONSTRUCTION UK LTD ("HBRC")
HBRC and their agent(s) give notice that:

(i) These particulars are set out as the general outline only for guidance to intending lessees, and do not constitute any part of any offer or contract. (ii) Whilst HBRC and their agent (s) use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the contents of these particulars. (iii) No person in the employment of HBRC, their agent(s) or any group/associated company has any authority to make any representation or warranty whatsoever in relation to this property. (iv) Unless otherwise stated, all prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details, service ground rent (where applicable) floor areas, measurements and distances are given as an estimate only and should be checked and confirmed by your solicitor prior to exchange of contracts. (v) Any descriptions given of the property cannot be taken to imply, it is in good repair, has all necessary consents, is free of contamination, or that the services and facilities are in working order. Interested parties are advised to carry out their own investigations as required.

Designed by Stepladder. stepladderuk.com

