

# 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



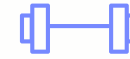
### UNDER OFFER

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



### GARDENS

2,300 sq ft communal  
terrace on the 7<sup>th</sup> 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



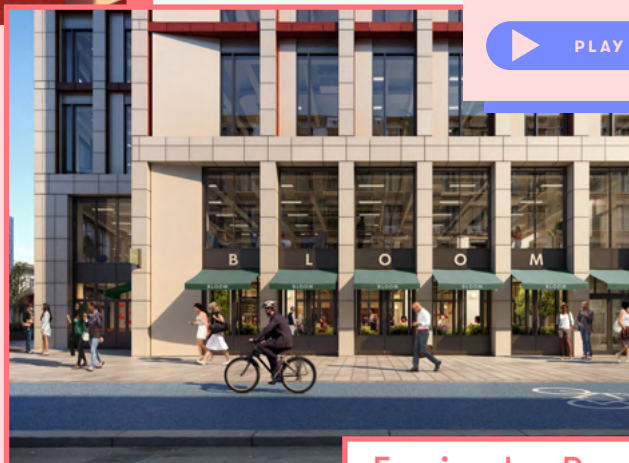
### LOCATION

Next door to  
Farringdon Station





Cowcross Street

[▶ PLAY VIDEO](#)

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

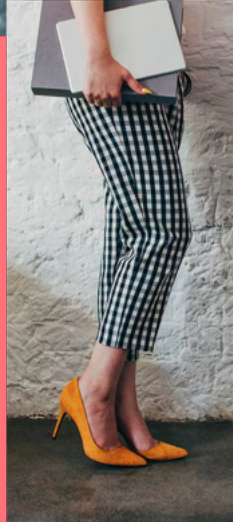
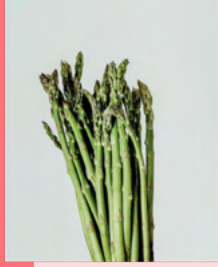
The design, material choices and Bloom's health-focused facilities help employees feel safer, happier and more productive.

## 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

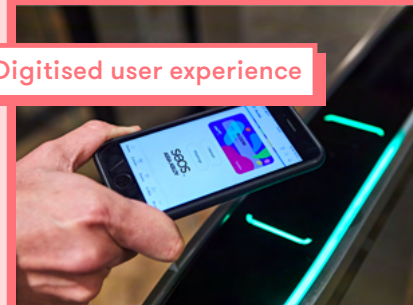
### Space experience



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.

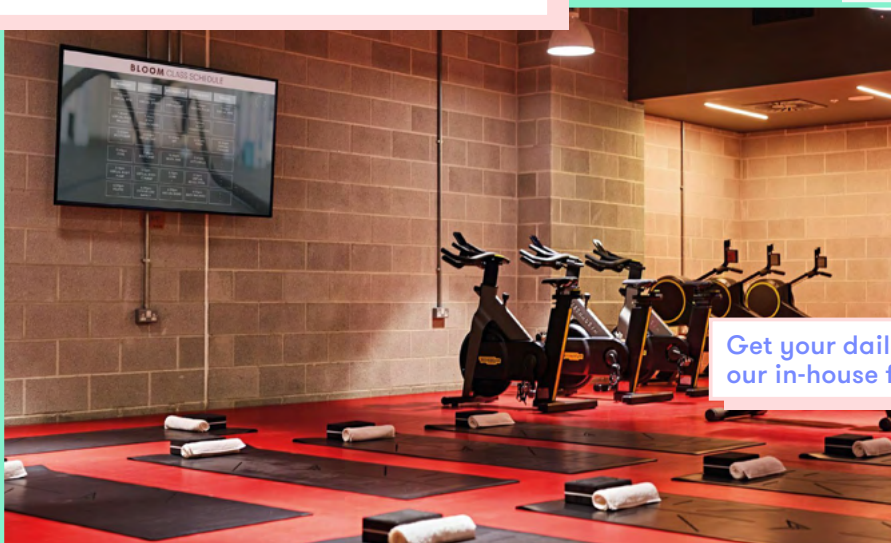
BREEAM®  
OUTSTANDING



NET ZERO  
CARBON



## Be part of Bloom's community

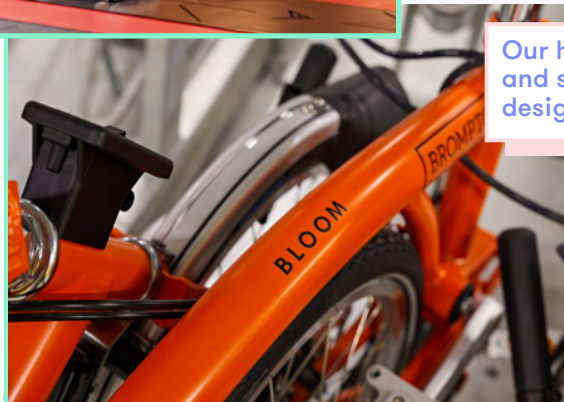


Get your daily workout, in our in-house fitness studio.

Branch out to the 7<sup>th</sup> floor communal terrace.



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



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

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



**BLOOM**

CLERKENWELL