The lounge area is in partnership with Crussh Fit Food & Juice Bar.
THE ATRIUM

A 21 metre wide glass-topped atrium over 7 floors
NORTH ENTRANCE

Providing easy access to Lloyds of London - the centre of the insurance market
Generous open floorplates surround the central glass atrium.
Large windows provide excellent views across London.
Spaces is a full service, creative working environment with a unique entrepreneurial spirit, where ideas develop, businesses build and relationships evolve. With workspaces created for corporate shakers, business nomads, freelancers and energetic entrepreneurs.

- A 20-metre light-filled pool
- Hot yoga and pilates studio
- Purpose-built training areas
- Immersive cycle space
- Luxurious changing rooms
- Sports medicine, retail space and nutrition.

BrewDog Tower Hill is BrewDog’s flagship location in London complete with a microbrewery, Olympic-sized shuffleboard tables & a full food menu. This Hop Temple has room to host large events and cozy corners for after office drinks. Big Smoke, Big Dog.

Crussh Fit Food & Juice Bars will be on site serving a range of freshly made juices and smoothies, organic coffee and delicious healthy food for breakfast, lunch and snacking.
THE PLACE TO BE

LUNCH?
FLAVOUR GARDEN
4 Minute Walk

THIRSTY?
JOE & THE JUICE
4 Minute Walk

DINNER PLANS?
THE FACTORY HOUSE
6 Minute Walk

COCKTAIL HOUR?
ROMA
3 Minute Walk

FANCY A BITE?
FENCHURCH STREET FOOD MARKET
2 Minute Walk

CLIENT MEETING?
SKY GARDEN
3 Minute Walk

FRESH AIR?
The Four Seasons Gardens
3 Minute Walk

FLAT WHITE?
The Coffee Works Project
2 Minute Walk

OLIVE + SQUASH
5 Minute Walk

JUST VISITING?
The Four Seasons Hotel
2 Minute Walk

HUNGRY?
OLIVE + SQUASH
5 Minute Walk

DRINKS?
CAMINO BAR & GRILL
2 Minute Walk

◆ THE PLACE TO BE ◆
<table>
<thead>
<tr>
<th>FLOOR</th>
<th>AVAILABILITY</th>
<th>TOTAL NIA (SQ FT)</th>
<th>TERRACE AREAS (SQ FT)</th>
</tr>
</thead>
<tbody>
<tr>
<td>7TH</td>
<td>lyst</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6TH</td>
<td>SPACES.</td>
<td></td>
<td></td>
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<tr>
<td>5TH</td>
<td>AVAILABLE</td>
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<td>4,187</td>
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<tr>
<td>4TH</td>
<td>TOWER</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3RD</td>
<td>AVAILABLE</td>
<td>37,574</td>
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<tr>
<td>2ND</td>
<td>AVAILABLE</td>
<td>37,563</td>
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<tr>
<td>1ST</td>
<td>Charles Taylor</td>
<td></td>
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</tr>
<tr>
<td>UPPER GROUND</td>
<td>SPACES.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>GROUND</td>
<td>CRUS2H THIRD SPACE</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td></td>
<td>105,588</td>
<td>4,187</td>
</tr>
</tbody>
</table>

- 8 CAR PARKING SPACES
- 250 CYCLE RACKS, LOCKERS AND 25 SHOWERS
Office floors flooded with natural light, with floor to ceiling heights from 2.7m
BUILDING AMENITIES

250 bike racks, a bike work station, as well as male and female lockers and shower facilities.
The Minster Building has undergone a comprehensive refurbishment, with all existing plant and machinery replaced or substantially overhauled. A prominent new entrance to the minster of Mincing Lane and Great Tower Street provides an enhanced arrival experience.

Well-equipped in-house café

Entering through 3.7m high entrance doors, visitors have a choice of two lift cores (north and south). General Office 1 person per 8 sq m, required: 1 person per 10 sq m, with the ability for a tenant to accommodate a higher occupational density if required. Additional WCs as part of their fit out to achieve a higher occupational density if required.

LIFTS
Eight new 21-person (1600kg) passenger lifts serve all floors, including lift call destination control and Minster Building BMS (Building Management System) technology.

The vertical transportation has been configured to accept a population density of 1.0 persons per 18 sq m, with a vertical speed of 1.0 m per second, and an average peak waiting time of under 25 seconds.

PLANNING MODULE

The Minster Building is a large, unassuming office building, replaced or substantially overhauled. A prominent new entrance on the corner of Mincing Lane and Great Tower Street provides an enhanced arrival experience. A new entrance onto Mincing Lane and Great Tower Street creates a new approach. The floor plates have been built to accommodate a full range of tenants with typical spaces of 750mm square SAS 130mm lightweight concrete metal deck slabs on perimeter diaphragm retaining wall. The building is founded on a 1000mm thick raft foundation slab at Basement level. The Minster Building has undergone a comprehensive refurbishment, with all existing plant and machinery replaced or substantially overhauled. A prominent new entrance to the minster of Mincing Lane and Great Tower Street provides an enhanced arrival experience.

FOOTFALL TO CEILING HEIGHTS

The finished floor to ceiling heights, from the top of the raised floor tile to the underside of the suspended ceiling are:

<table>
<thead>
<tr>
<th>Floor</th>
<th>Height</th>
</tr>
</thead>
<tbody>
<tr>
<td>7th</td>
<td>7400mm</td>
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<tr>
<td>6th</td>
<td>7300mm</td>
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<tr>
<td>5th</td>
<td>7200mm</td>
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<td>4th</td>
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<td>7000mm</td>
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<tr>
<td>2nd</td>
<td>6900mm</td>
</tr>
<tr>
<td>1st</td>
<td>6800mm</td>
</tr>
<tr>
<td>LS</td>
<td>6700mm</td>
</tr>
</tbody>
</table>

SUSPENDED CEILING

A fully accessible raised floor system is provided across all office areas, comprising 600 x 600mm metal floor tiles mounted on pedestals fixed to the floor slab. Typical floor zones (top of floor tile) are 200mm, reduced to 150mm on the Ground to 2nd Ceilings.

VENTILATION

The property features roof terraces on all floors from the 5th floor upwards. They are designed as a split 60/40 male and female WC to comply with the requirements of LG7 as follows: Males: 60 showers, females: 40 showers.

WCs and changing rooms are subject to a minimum of 150 litres per person per shower cubicle.

Cycling facilities

Secure bicycle racks are provided with spaces for 250 cycles at basement level, together with bespoke lockers for folding bikes. A workshop area provides the opportunity to carry out repairs, with a small machine providing spaces.

Air conditioning

The offices are heated and cooled by a combination air conditioning system comprising basement chiller and roof boiler plant, together with four cooling tower and on-floor plaster walls and plasterboard ceiling voided downlights and feature pendant lighting highlighting the perimeter and perimeter seating areas.

Lift lobbies: 200 lux
Reception: 300 lux
Working plane within office areas: 300 to 500 lux (target 400 lux average)
Lamp colour/temperature 4000K (assuming a Working Plane of 750mm AFFL to comply with the requirements of LG7 as follows: Males: 60 showers, females: 40 showers.

WCs and changing rooms are subject to a minimum of 150 litres per person per shower cubicle.
MISREPRESENTATION ACT 1967 AND BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 & CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2016:

BH2 & CUSHMAN & WAKEFIELD, THEIR CLIENTS, GIVE NOTICE THAT:

(I) THESE PARTICULARS DO NOT FORM PART OF ANY OFFER OR CONTRACT AND MUST NOT BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT.

(II) NO PERSON IN THE EMPLOYMENT OF THE AGENT(S) HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER CONCERNING THE PROPERTY.

(III) FLOOR AREAS, MEASUREMENTS OR DISTANCES GIVEN ARE APPROXIMATE.

(IV) 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. THE CODE FOR LEASING BUSINESS PREMISES IN ENGLAND & WALES RECOMMENDS YOU SEEK PROFESSIONAL ADVICE BEFORE AGREEING A BUSINESS TENANCY.

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