

THE TEAM

BUILDING & MAINTENANCE ENQUIRIES

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LEASING ENQUIRIES

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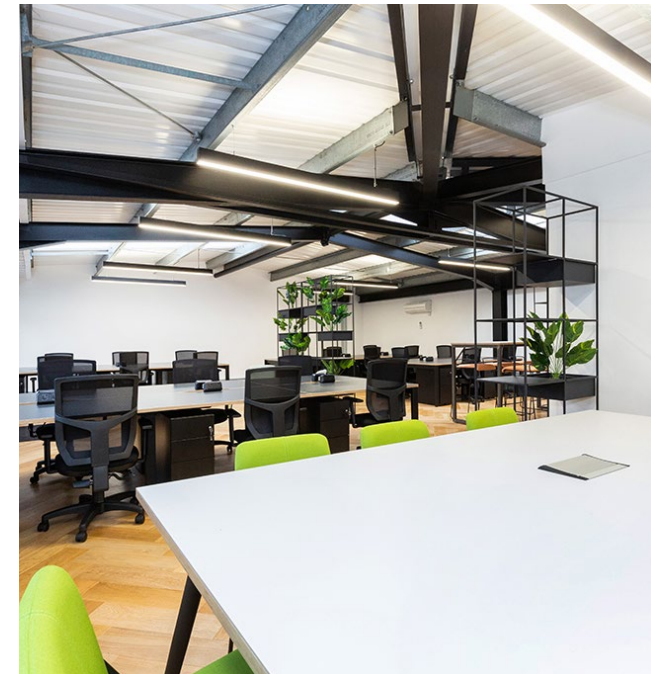
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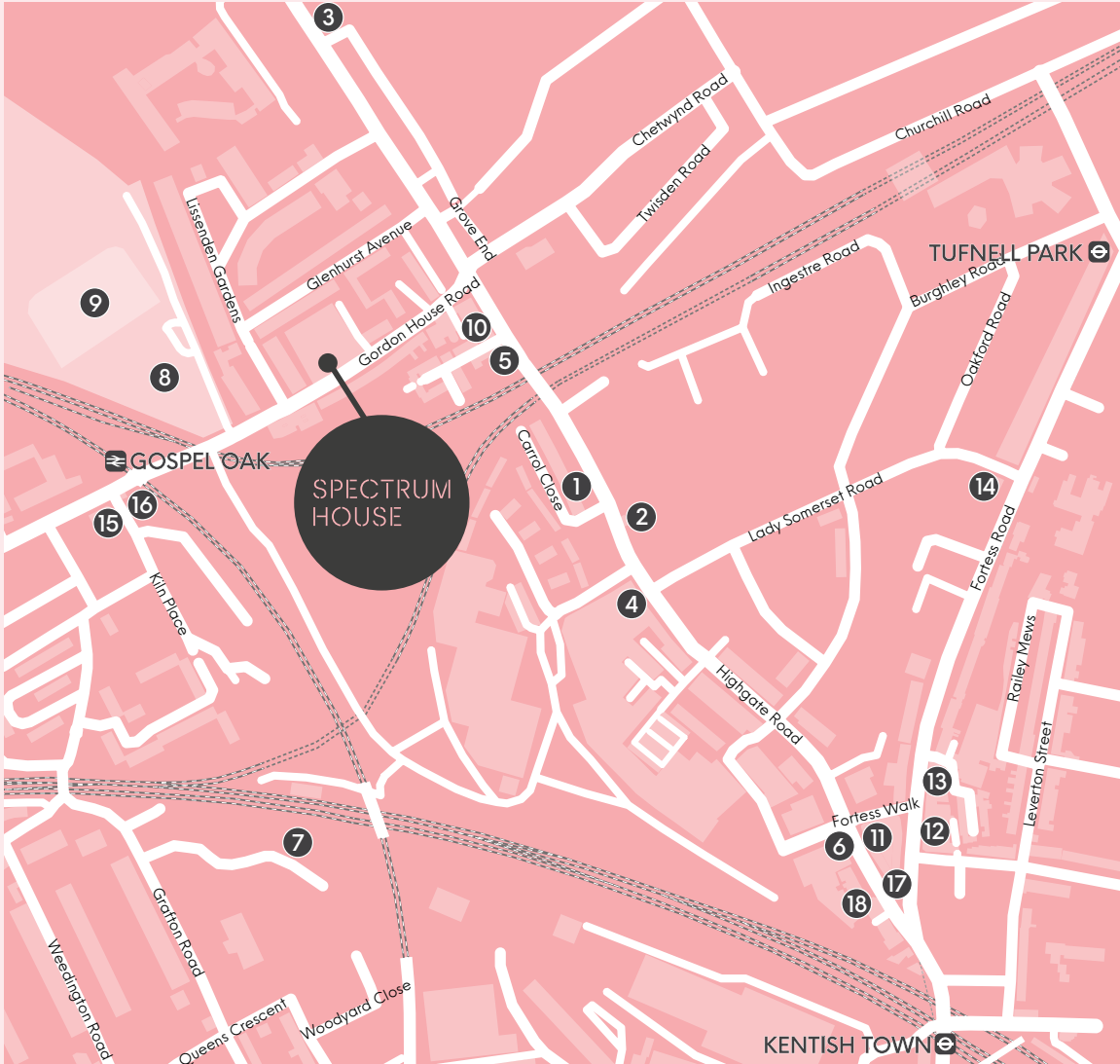
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LOCAL AREA



- 1 Rosella
- 2 The Vine
- 3 The Bull and Last
- 4 Pizza East
- 5 Southampton Arms
- 6 02 Forum Kentish Town
- 7 Kentish Town City Farm
- 8 Hampstead Heath
- 9 Parliament Hill Lido
- 10 The Village Restaurant
- 11 Carrots & Daikon
- 12 The Queen of Sheba
- 13 Patron Cave a Manger
- 14 The Junction Tavern
- 15 The Old Oak Inn
- 16 The Little Oak Coffee
- 17 Ladies & Gentleman
- 18 Bull & Gate

- OXFORD CIRCUS
12 MINS
- KINGS CROSS
ST PANCRAS
15 MINS
- BANK
28 MINS
- PADDINGTON
32 MINS
- LONDON CITY AIRPORT
41 MINS

ON SITE AMENITIES



PARKING

- There are 13 car parking spaces.
- Spaces are licensed to tenants and all vehicles on site are monitored regularly to ensure tenants with parking have access to their dedicated spaces.



BICYCLE STORAGE

- Weatherproof and secure bike storage facilities available.
- Additional storage located in the courtyard.
- Bicycle storage is located to the left of the building in the Mews.



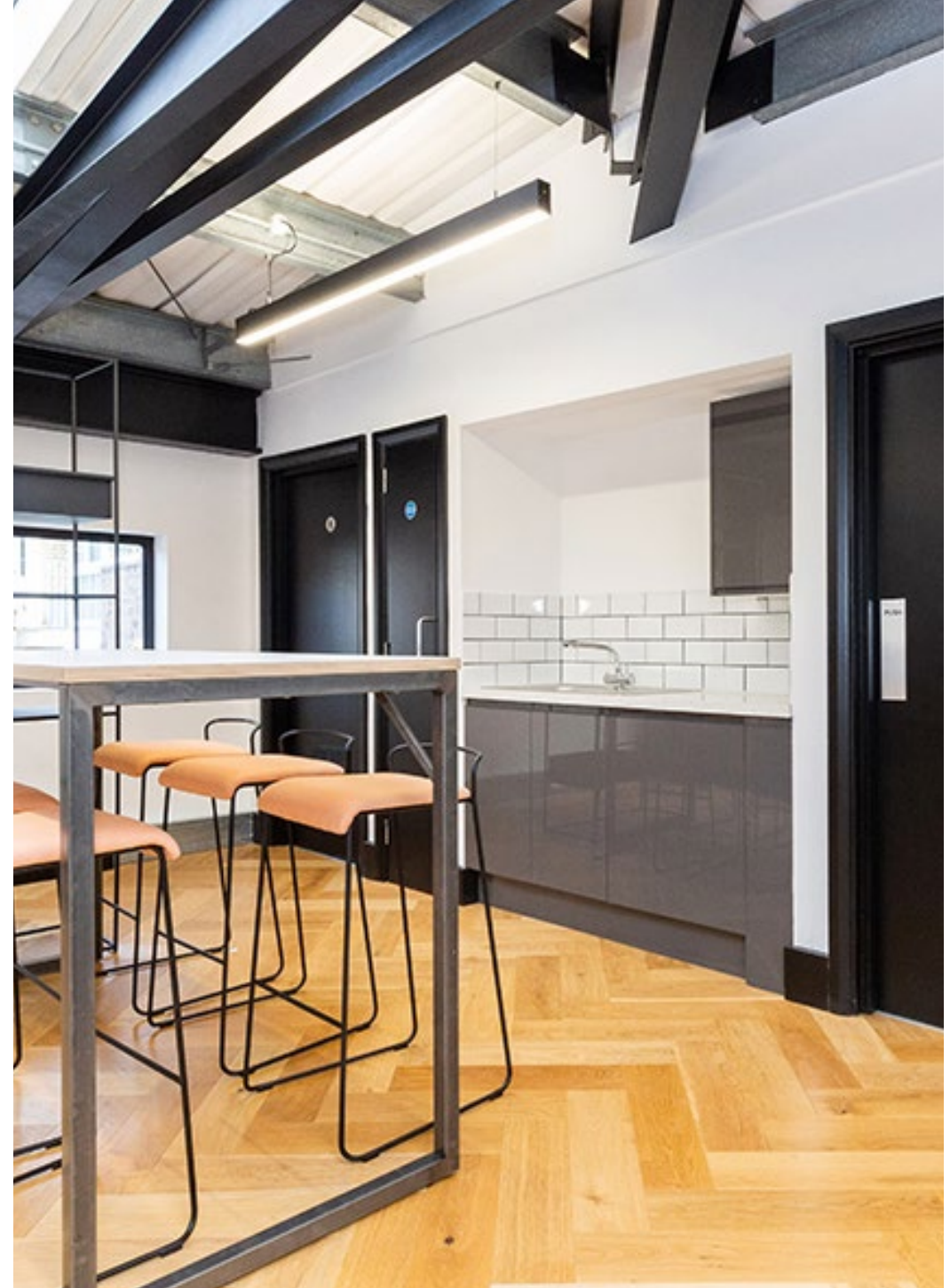
MEETING ROOMS

- 3 communal meeting rooms.



KITCHEN & SHOWERS

- At Spectrum House you are able to enjoy the use of our communal kitchen and shower facilities which are serviced daily by our professional cleaning team.



COVID 19 UPGRADES



ONE WAY SYSTEM

To limit the number of people at any one time using any areas that may become congested



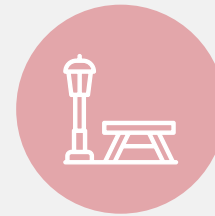
OWN FRONT DOOR

To minimise contact between people using dedicated doors



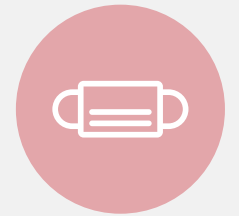
SANITISATION POINTS

In order to keep the workplace a healthy and virus free environment



LARGE OUTDOOR AREAS

Good ventilation can help reduce the risk of spreading coronavirus, preferably through fresh air.



PPE AVAILABLE

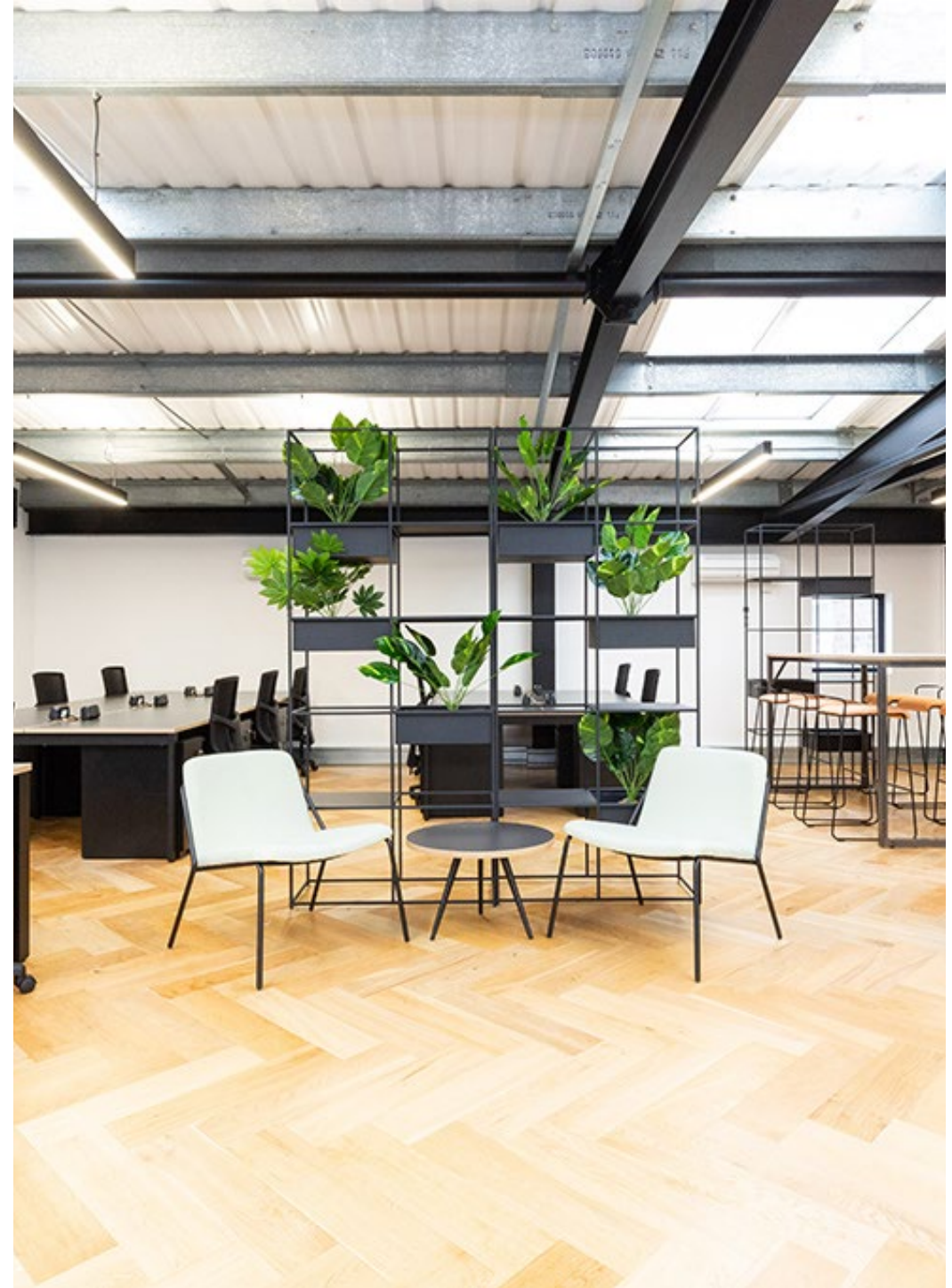
Suitable personal protective equipment will be provided to all tenants

UNIT SPECIFICATION

Spectrum House offers a range of newly refurbished units in a variety of different sizes.

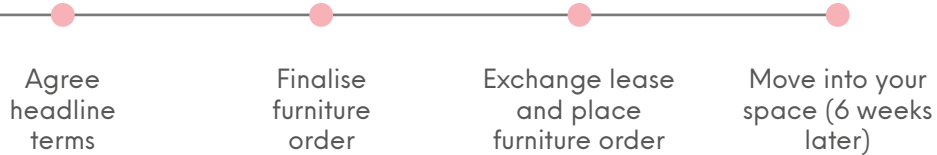
The units have been recently refurbished offering a creative warehouse feel throughout that includes:

- Brand new air conditioning
- New parquet wooden flooring
- Excellent natural light
- New kitchenette
- Perimeter trunking
- Demised WCs
- Excellent natural light
- New suspended lighting
- 24 hour access
- CCTV
- Superfast fibre broadband



FULLY FITTED

Suggested timeline:



MOVE IN DAY

KEYS

- Our Property Manager will meet you on site to provide you with the keys to the unit.

UTILITIES & BUSINESS RATES

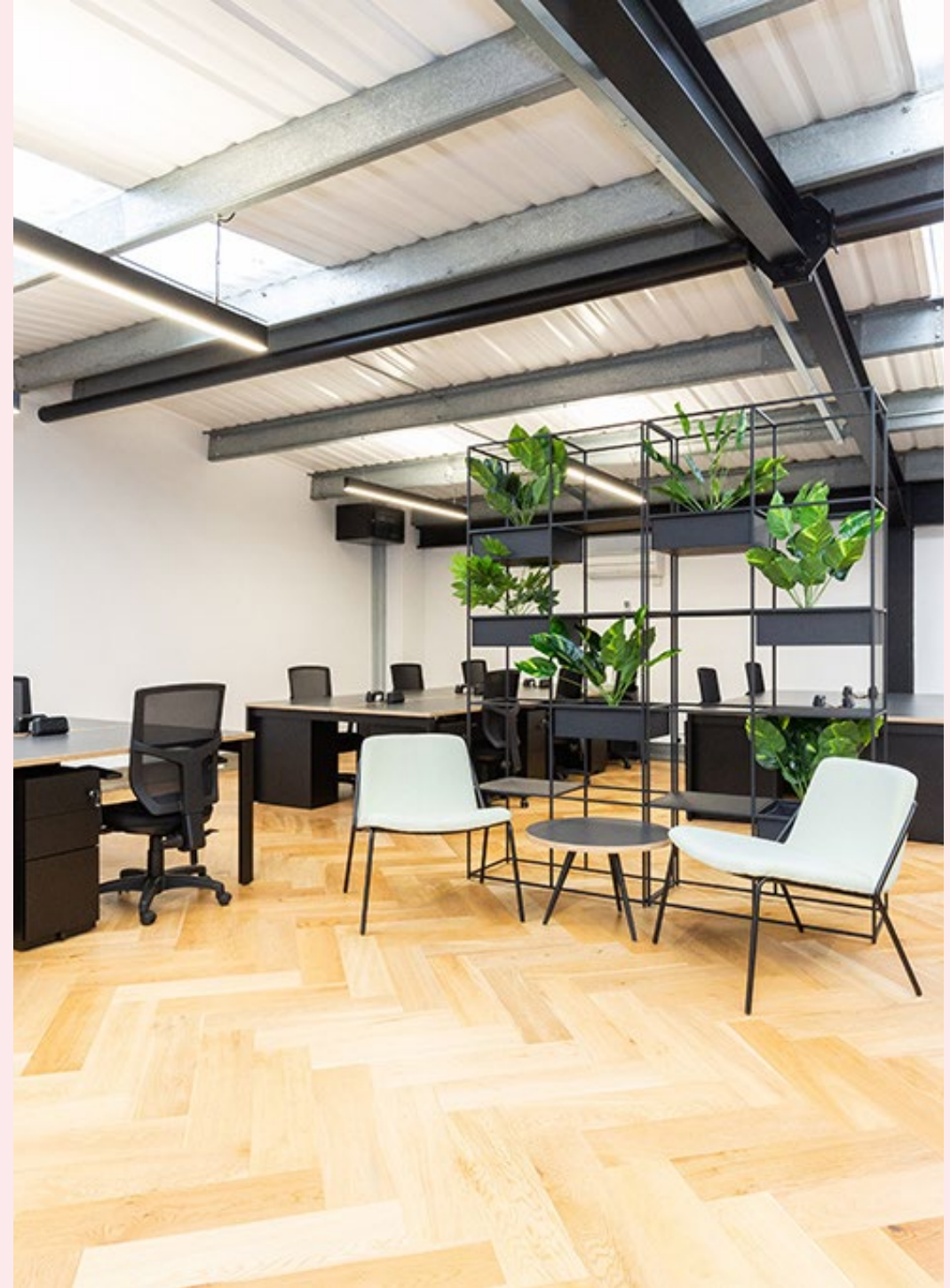
- Our Property Manager will show you where to locate your meter and will advise who the electricity supplier is for your unit. The water supplier is Castle Water.
- You are responsible for the payment of all utilities and business rates during the tenancy and you will need to contact the utility suppliers and Camden Council to arrange for the accounts to be put into your name.

INTERNET

- There is high speed fibre broadband installed within every unit and is ready for you to plug in and go. The cost of broadband is covered by the tenant.
- Excell and Bridge Fibre are the current providers, however if you would like to use an alternative provider you will need to obtain prior Landlord's consent and a wayleave agreement.

INSURANCE

- We recommend you obtain contents insurance.



FAQ's

WHERE DO I COLLECT KEYS AND FOBS FOR THE OFFICE?

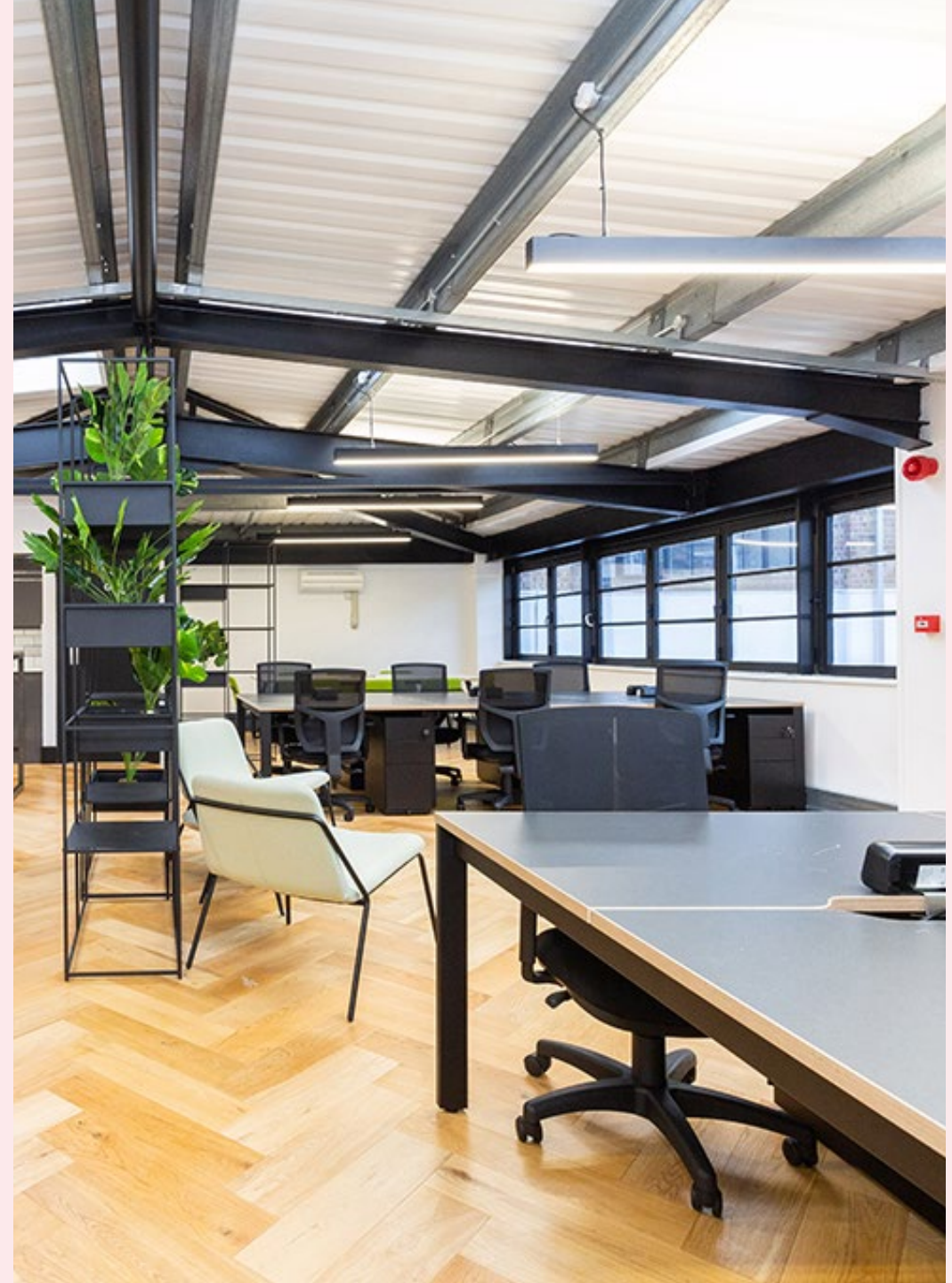
- We will contact you before you move in to establish how many keys you will need.
- Please report any lost passes or change in employment to the Property Manager so that we can correctly manage who has access to the building.
- Should you require additional keys or fobs please contact the Property Manager. We will require written consent via email with the new employees first & last name.

HOW DO I TURN ON THE UTILITIES IN MY OFFICE?

- All utility services are managed by the tenant.
- Should you require help locating your meter our Property Manager will be able to assist where possible.

WHAT IS THE FIRE EVACUATION PROCEDURE?

- We will provide your office with a print out detailing your nearest escape route and assembly point.
- We require all tenants to appoint their own fire marshal for ongoing employee fire awareness training.
- In the event of a fire and upon hearing the alarm, you must evacuate the building as quickly and safely as possible and assemble at the pre-determined assembly point. Dial 999 and ask for the Fire Service.



FAQ's

WHO DO I CALL FOR OUT OF HOURS EMERGENCIES?

- Please contact any of 'The Team' should you have any questions or queries and we will endeavour to get back to you as soon as possible.
- Should you require the emergency services please call 999 immediately.

WHERE DO I COLLECT POST AND PARCELS?

- The post room is located in the main building opposite the meeting rooms.
- Please ensure the delivery address clearly lists the unit number.
- Please note that the Landlord does not take responsibility for lost, damaged or misplaced post.

WHO DO I REPORT MAINTENANCE ISSUES TO?

- Maintenance issues in the common parts are dealt with by our Property Management team. Regular checks are carried out around the building, however please feel free to provide feedback or raise any concerns you may have with us.
- All maintenance within the unit is the occupiers responsibility. Any modifications or changes to your space are subject to Landlord approval and will need to be reinstated at the end of your lease.

CAN I PARK ON SITE?

- Parking on site is only permitted for those who have a licence. The car park is frequently monitored and anyone parking without a licence will be fined.
- Should you require a parking space please contact the building Asset Manager.

WHAT TIME DO THE GATES CLOSE?

- The gates to the Mews and Courtyard are open between 08:00 – 18:30, Monday to Friday.
- Out of hours access can be gained using the fobs. Please note that it is a tenants responsibility to ensure they have the correct means of entry outside of office hours.

WHAT ARE THE RULES ON SIGNAGE & BRANDING?

- Signage and branding is only permitted with prior Landlord's consent.

HOW OFTEN ARE THE COMMUNAL AREAS CLEANED?

- The communal areas are cleaned daily by our professional cleaning team.
- The communal kitchen and fridge is cleared every Friday. Please ensure everything is removed otherwise it will be thrown out.

FLOOR PLANS – GROUND FLOOR

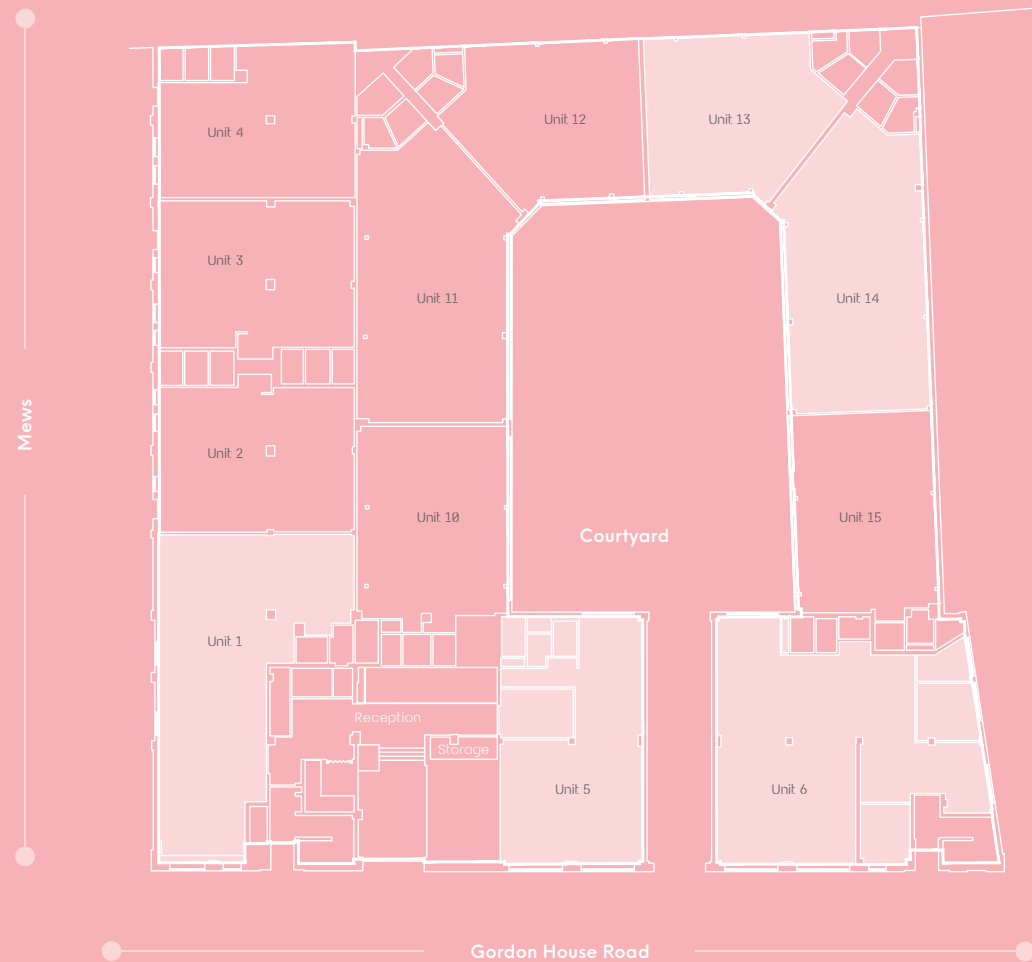
OCCUPIED UNITS



AVAILABLE UNITS



UNIT 1	1,814 SQ FT
UNIT 5	1,369 SQ FT
UNIT 6	2,252 SQ FT
UNIT 13	1,129 SQ FT
UNIT 14	1,614 SQ FT



FLOOR PLANS – FIRST FLOOR

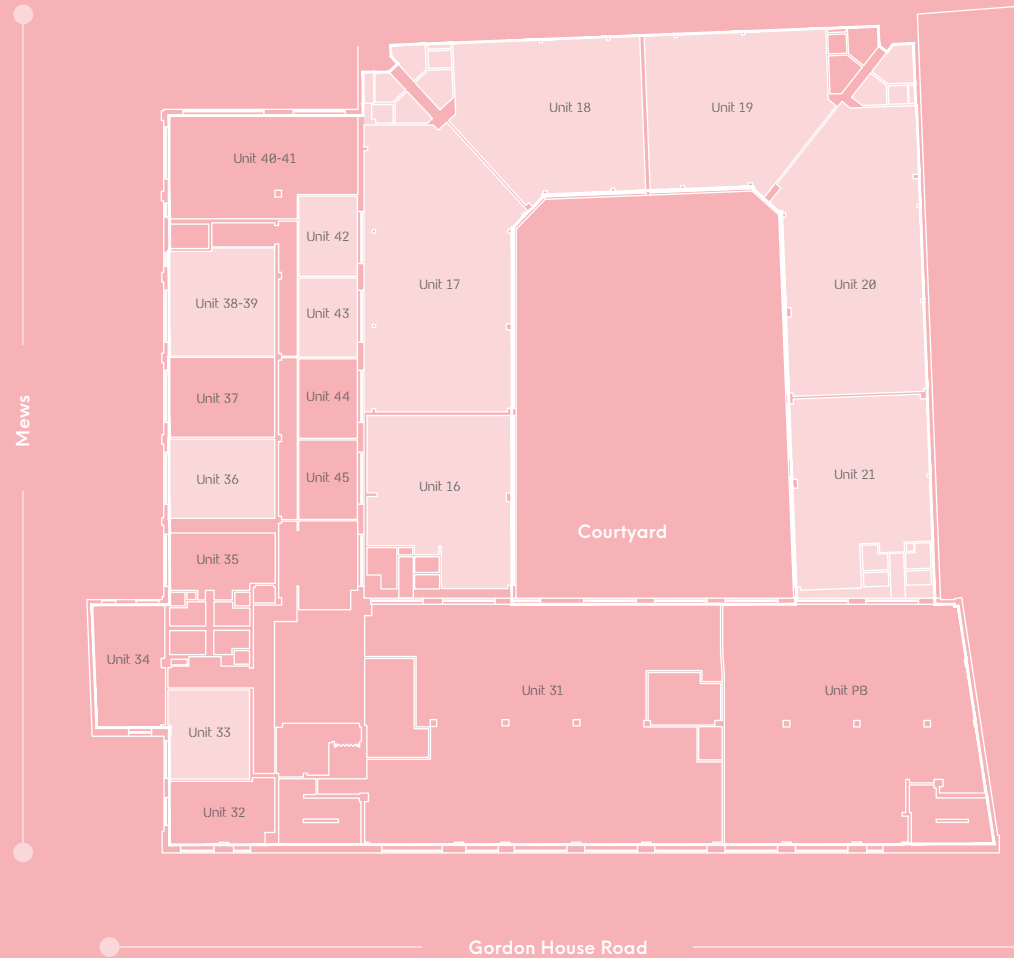
OCCUPIED UNITS



AVAILABLE UNITS



UNIT 16	962 SQ FT
UNIT 17	1,766 SQ FT
UNIT 18	1,188 SQ FT
UNIT 19	1,152 SQ FT
UNIT 20	1,650 SQ FT
UNIT 21	1,021 SQ FT
UNIT 33	313 SQ FT
UNIT 36	366 SQ FT
UNIT 38-39	493 SQ FT
UNIT 42	205 SQ FT
UNIT 43	205 SQ FT



DEMISE PLANS UNIT 1

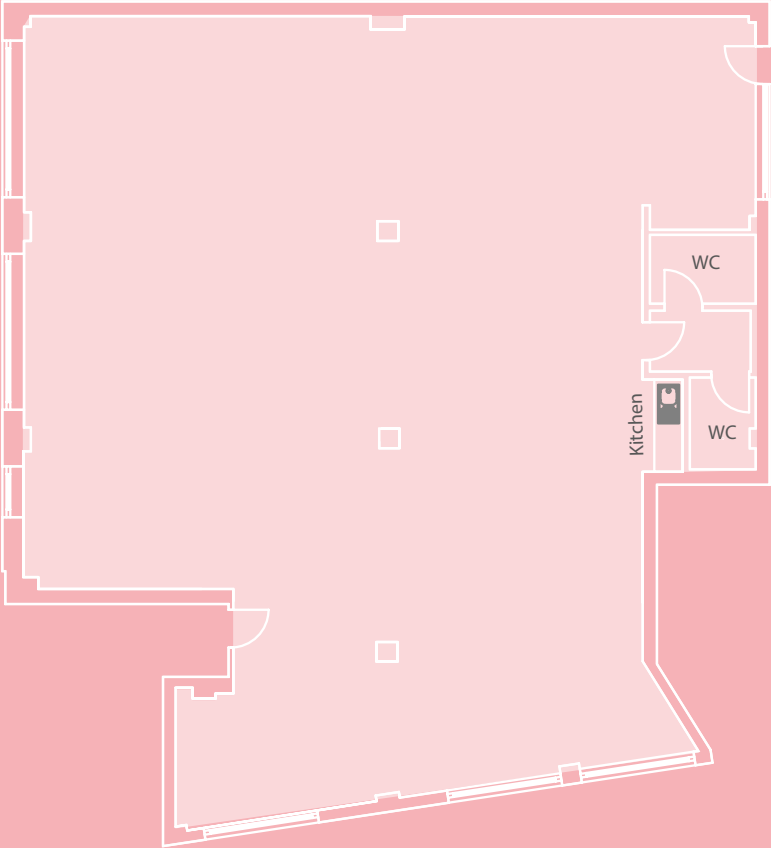
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THE TEAM	LOCAL AREA	ON SITE AMENITIES	COVID 19 UPGRADES	UNIT SPECIFICATION	FLOOR PLANS	DEMISE PLANS	MOVE IN DAY	FAQS							

DEMISE PLANS UNIT 5

1	5	6	13	14	16	17	18	19	20	21	33	36	38-39	42	43
THE TEAM	LOCAL AREA	ON SITE AMENITIES	COVID 19 UPGRADES	UNIT SPECIFICATION	FLOOR PLANS	DEMISE PLANS	MOVE IN DAY	FAQS							

DEMISE PLANS

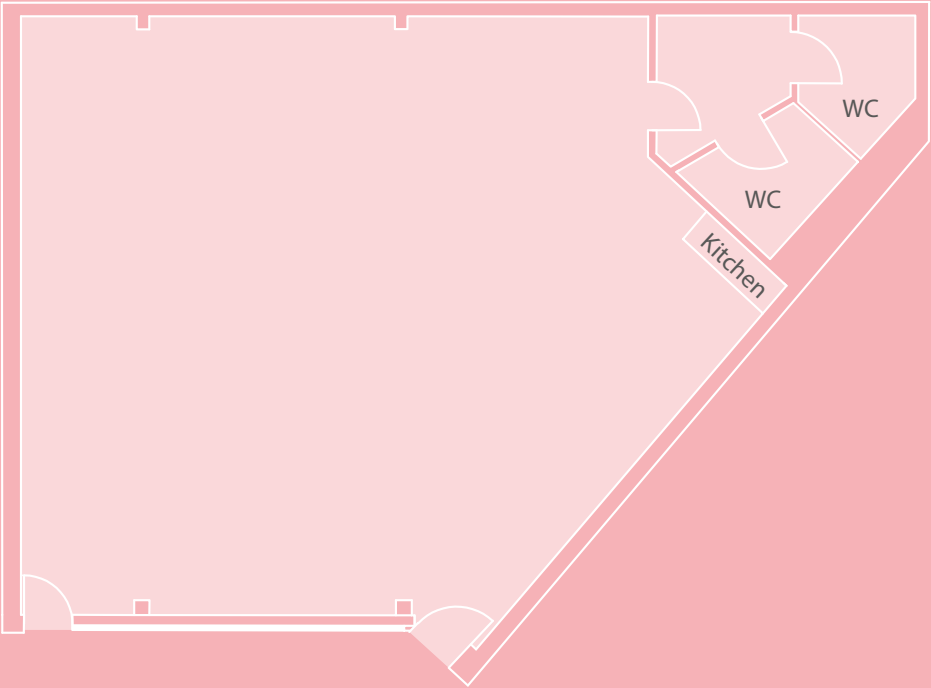
UNIT 6 - 2,252 SQ FT



1	5	6	13	14	16	17	18	19	20	21	33	36	38-39	42	43
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DEMISE PLANS

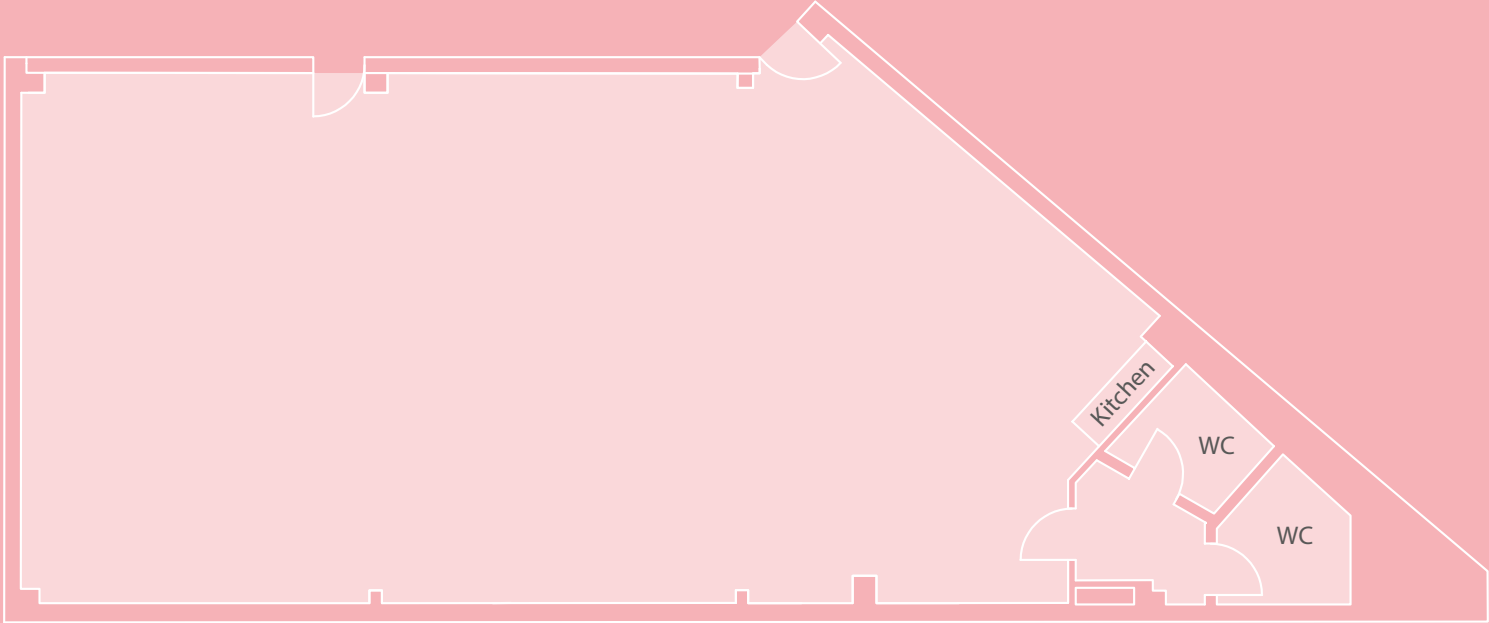
UNIT 13 - 1,129 SQ FT



1	5	6	13	14	16	17	18	19	20	21	33	36	38-39	42	43
THE TEAM	LOCAL AREA	ON SITE AMENITIES	COVID 19 UPGRADES	UNIT SPECIFICATION	FLOOR PLANS	DEMISE PLANS	MOVE IN DAY	FAQS							

DEMISE PLANS

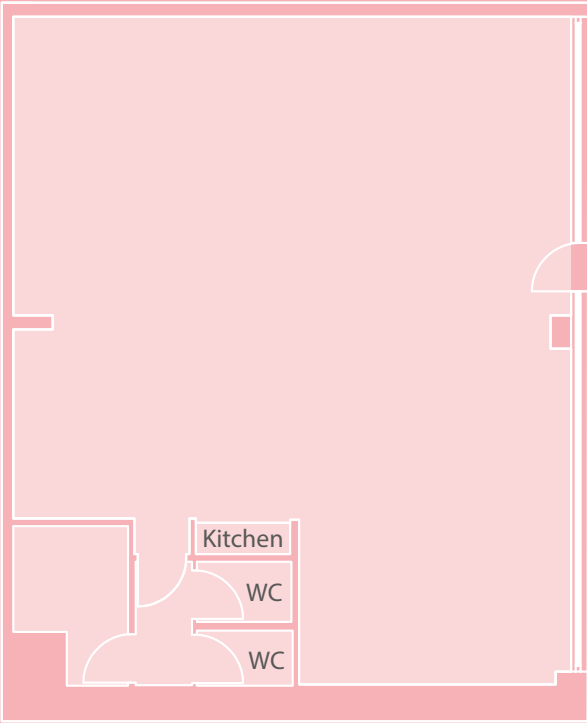
UNIT 14 - 1,614 SQ FT



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DEMISE PLANS

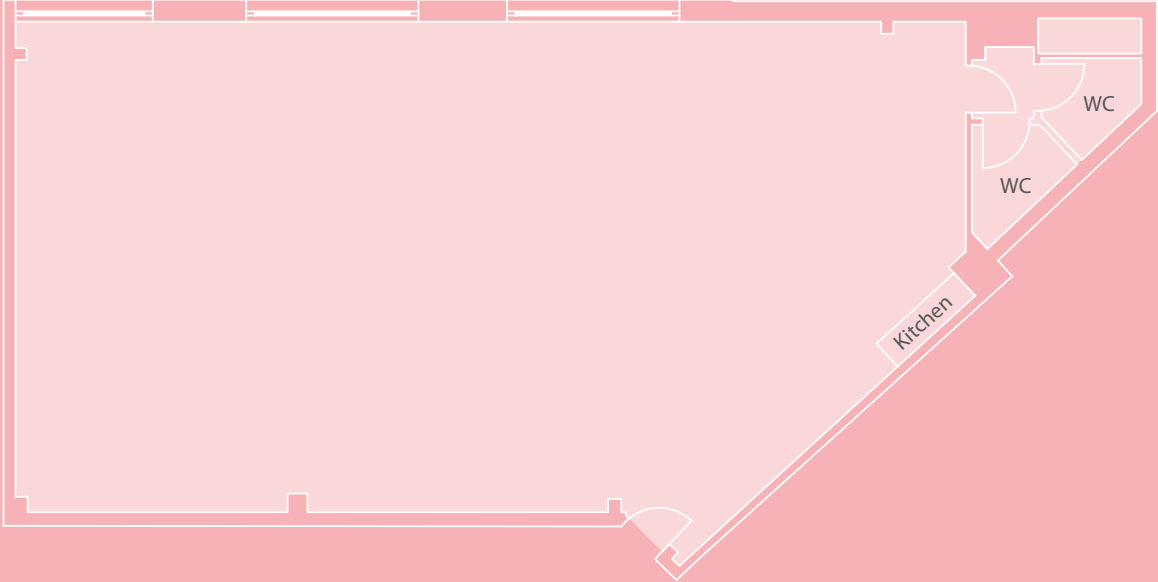
UNIT 16 - 962 SQ FT



1	5	6	13	14	16	17	18	19	20	21	33	36	38-39	42	43
THE TEAM	LOCAL AREA	ON SITE AMENITIES	COVID 19 UPGRADES	UNIT SPECIFICATION	FLOOR PLANS	DEMISE PLANS	MOVE IN DAY	FAQS							

DEMISE PLANS

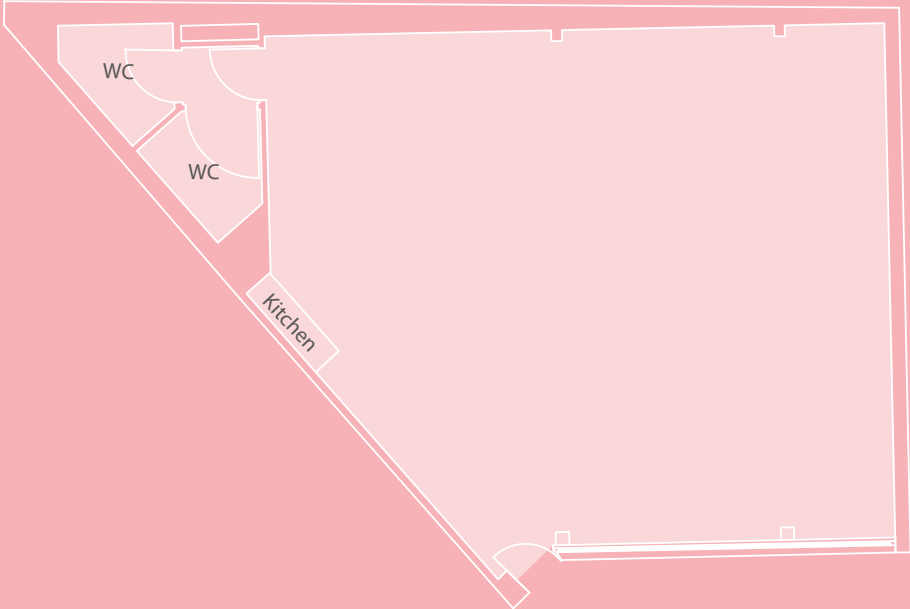
UNIT 17 - 1,766 SQ FT



1	5	6	13	14	16	17	18	19	20	21	33	36	38-39	42	43
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DEMISE PLANS

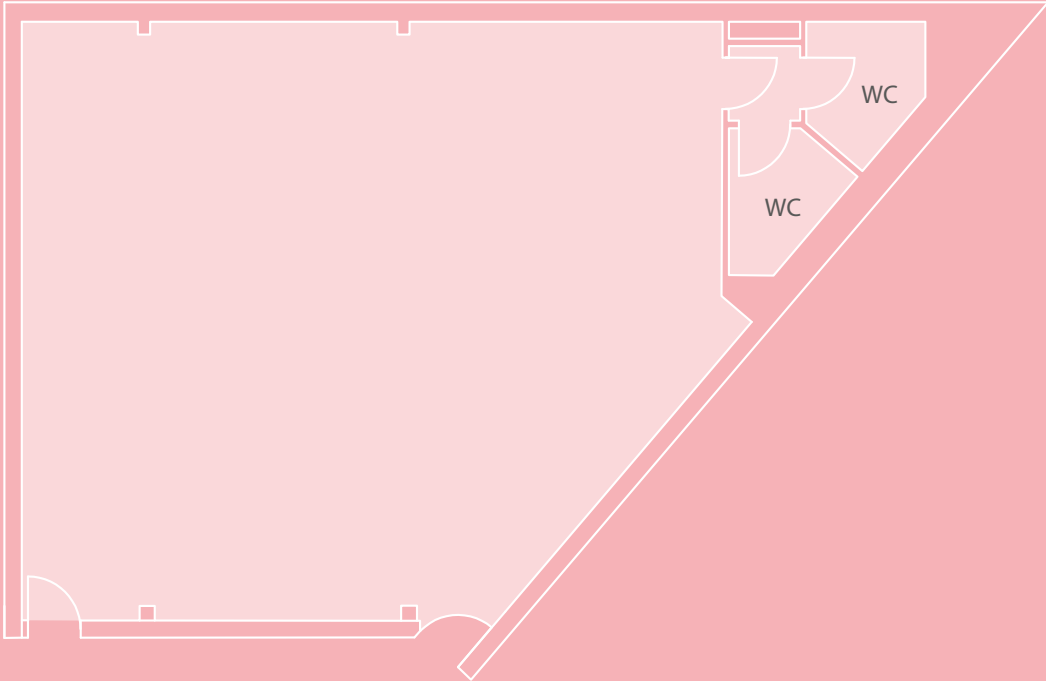
UNIT 18 - 1,188 SQ FT



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DEMISE PLANS

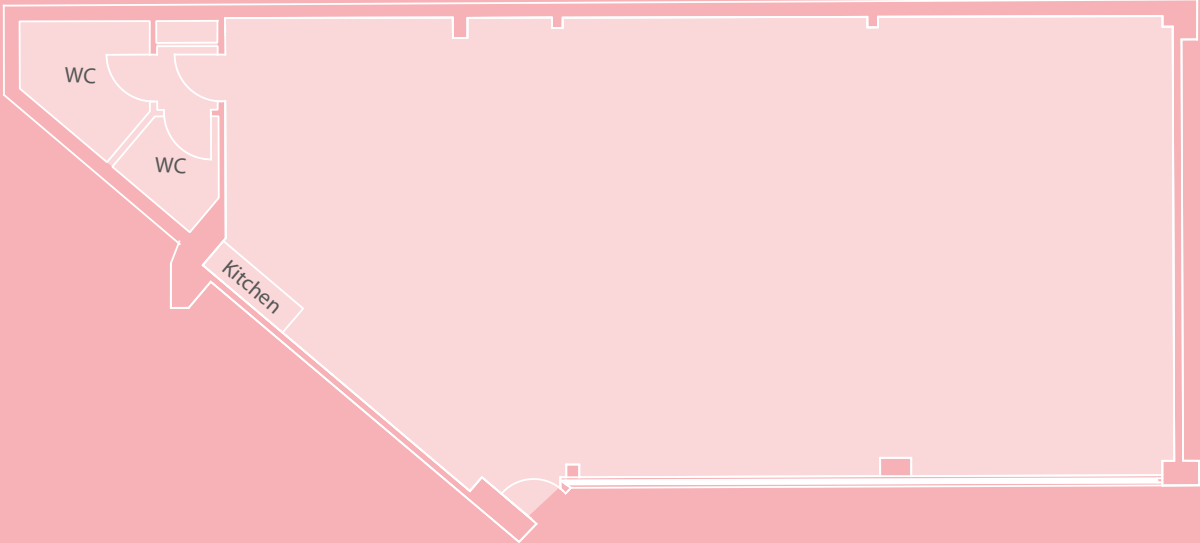
UNIT 19 - 1,152 SQ FT



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DEMISE PLANS

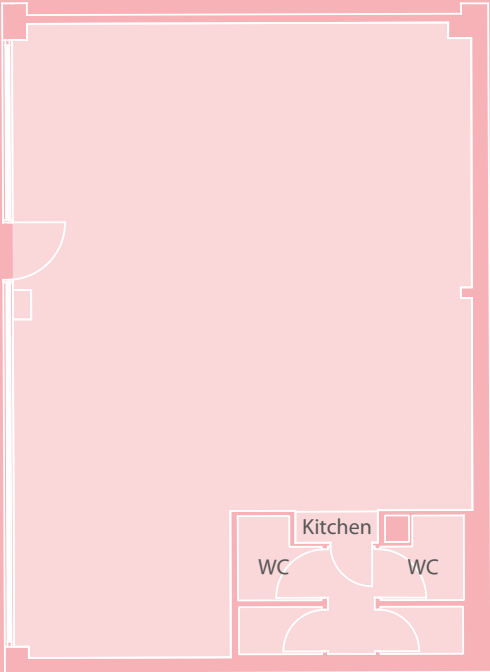
UNIT 20 - 1,650 SQ FT



1	5	6	13	14	16	17	18	19	20	21	33	36	38-39	42	43
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DEMISE PLANS

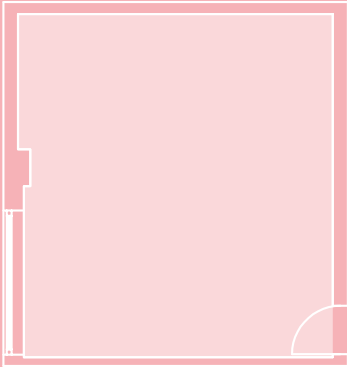
UNIT 21 - 1,021 SQ FT



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THE TEAM	LOCAL AREA	ON SITE AMENITIES	COVID 19 UPGRADES	UNIT SPECIFICATION	FLOOR PLANS	DEMISE PLANS	MOVE IN DAY	FAQS							

DEMISE PLANS

UNIT 33 - 313 SQ FT



1	5	6	13	14	16	17	18	19	20	21	33	36	38-39	42	43
THE TEAM	LOCAL AREA	ON SITE AMENITIES	COVID 19 UPGRADES	UNIT SPECIFICATION	FLOOR PLANS	DEMISE PLANS	MOVE IN DAY	FAQS							

DEMISE PLANS

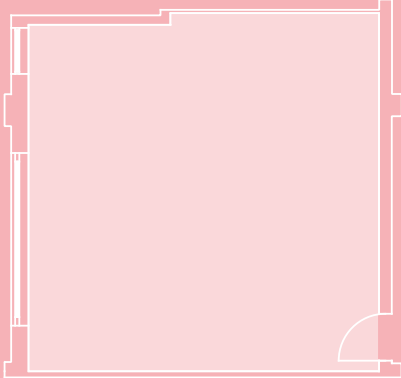
UNIT 36 - 366 SQ FT



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DEMISE PLANS

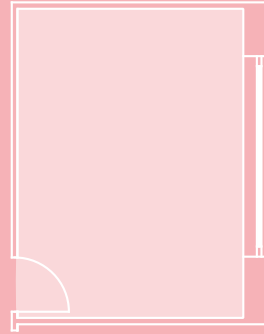
UNIT 38-39 - 493 SQ FT



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DEMISE PLANS

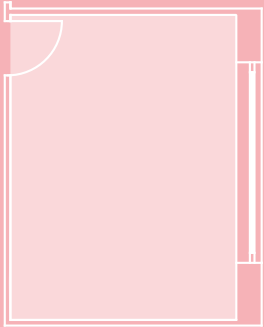
UNIT 42 - 205 SQ FT



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THE TEAM	LOCAL AREA	ON SITE AMENITIES	COVID 19 UPGRADES	UNIT SPECIFICATION	FLOOR PLANS	DEMISE PLANS	MOVE IN DAY	FAQS							

DEMISE PLANS

UNIT 43 - 205 SQ FT



1	5	6	13	14	16	17	18	19	20	21	33	36	38-39	42	43
THE TEAM	LOCAL AREA	ON SITE AMENITIES	COVID 19 UPGRADES	UNIT SPECIFICATION	FLOOR PLANS	DEMISE PLANS	MOVE IN DAY	FAQS							