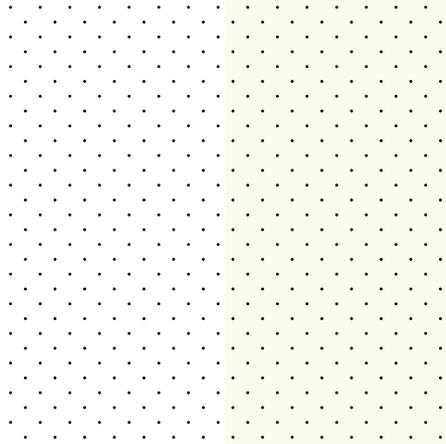
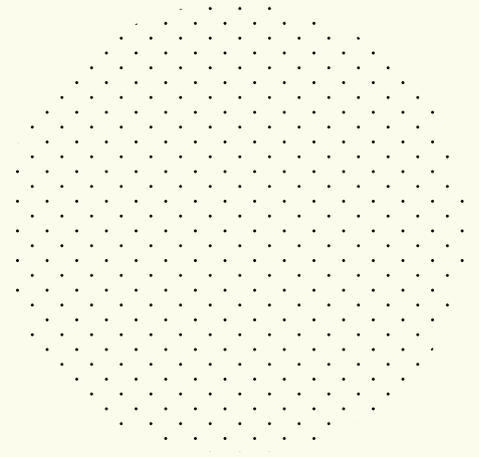


# ARNOLD

Shoreditch EC2

# A workspace that's out of this world.





**ARNOLD**

**The future's Arnold.  
A new workspace  
for next generation  
Shoreditch.**

03 - 04





ARNOLD

**Arnold is the best of the past built  
with the needs of the present.**

**Arnold is both light and space,  
function and form.**

**Arnold is built for the next generation.**



05 - 06



Reception



Waiting area – reception

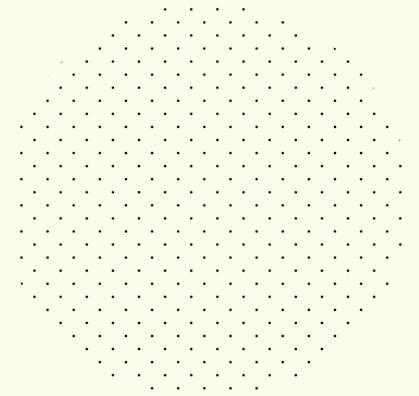
ARNOLD

Arnold offers 75,000 sq ft of new office and retail space that combines existing industrial function and new standards in modern workplace design.

Typical floors provide just over 9,000 sq ft of efficient workspace, with the new three floor extension providing more of the same – the ideal environment for today’s occupiers.

Designed by architects Buckley Gray Yeoman, Arnold is a Bauhaus inspired build, home to archetypal high ceilings and superb natural light throughout.

Arnold is understated cool. This refined industrial beauty employs a considered material palette to striking effect, within the stylish building reception.



07 - 08



Arnold's 7th floor and terrace



ARNOLD



09 10



**Move to a new  
social orbit.**

**ARNOLD**



Shoreditch is home to highly-curated spaces and places that blend shopping and socialising.

11 – 12



Arnold is choice, and loads of it. Throw off your shackles – go somewhere authentic, visit somewhere new, do something less boring. Explore a location that maintains an incredible urban edge within easy reach of the rest of London's riches.

Whether you need a business lunch, a quirky bar, a haircut or a new trilby, there is no limit to what you'll find. Shop, eat, enjoy with no boundary.





Goodhood

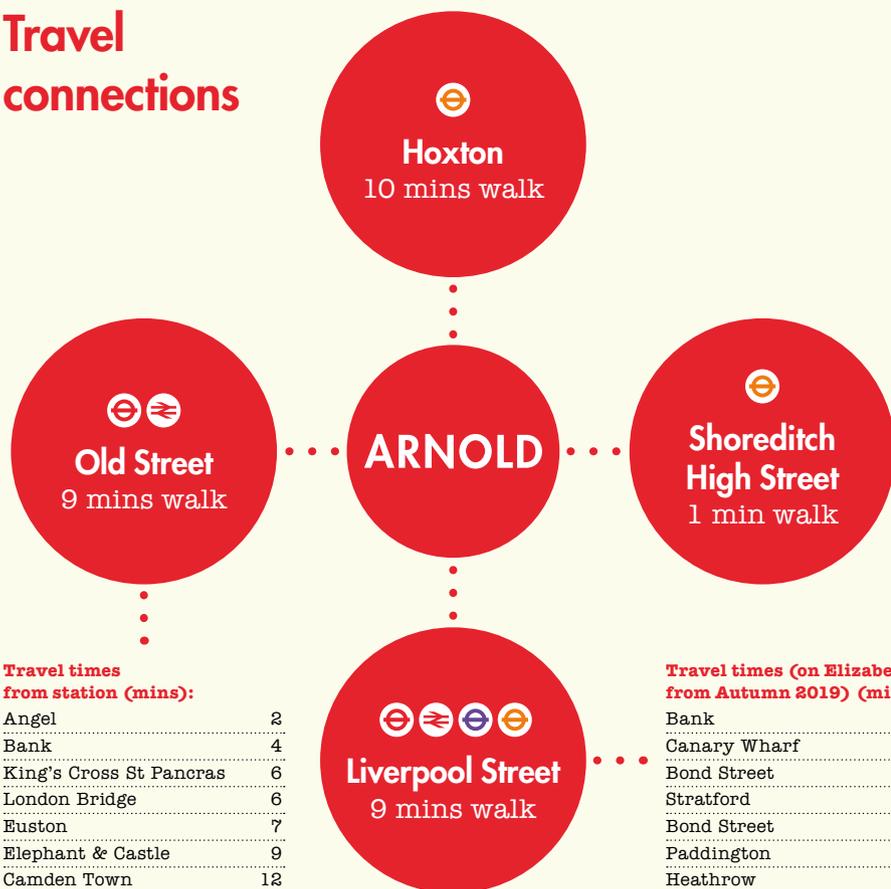


ARNOLD



Source: travel times TfL, Elizabeth Line travel times crossrail.co.uk

## Travel connections



### Travel times from station (mins):

Angel	2
Bank	4
King's Cross St Pancras	6
London Bridge	6
Euston	7
Elephant & Castle	9
Camden Town	12

### Travel times (on Elizabeth Line from Autumn 2019) (mins):

Bank	2
Canary Wharf	6
Bond Street	7
Stratford	8
Bond Street	7
Paddington	10
Heathrow	33



## Local occupiers

Amazon / Farfetch / Hello Fresh / Mind Candy / Inmarsat / L.K. Bennett / US Two / London College of Fashion / Adobe / NSPCC / Mother / Microsoft

13 – 14

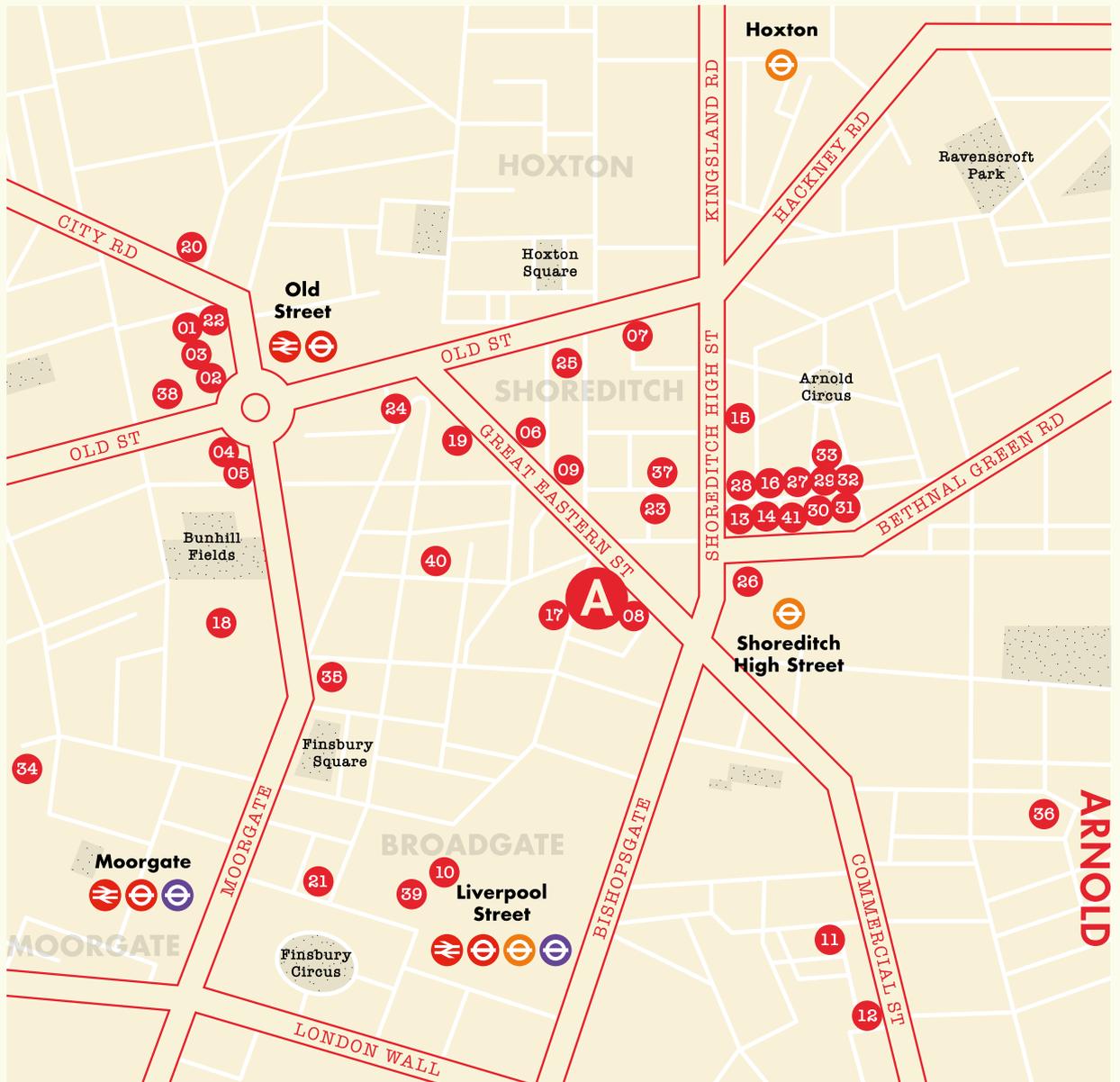


Arnold is on point – at the heart of the Shoreditch triangle. The area is a hotbed of London's movers and shakers, successful start ups and established corporates.

Shoreditch has driven a generation through change and now stands as a London location that is both globally recognised and locally revered.



The Ace Hotel



**Eat & Drink**

- 01 Bone Daddies
- 02 Shoreditch Grind
- 03 The Draft House
- 04 Passo
- 05 Nuala
- 06 Tramshed
- 07 The Clove Club
- 08 Dinerama
- 09 Flat Iron
- 10 JoséPizzaro
- 11 Gunpowder
- 12 Som Saa
- 13 Smoking Goat
- 14 Brat

**Hotels**

- 15 Ace Hotel Shoreditch
- 16 Boundary
- 17 The Curtain
- 18 HAC Armoury House
- 19 The Hoxton
- 20 M by Montcalm
- 21 South Place Hotel
- 22 Z Hotel
- 23 Citizen M

**Retail**

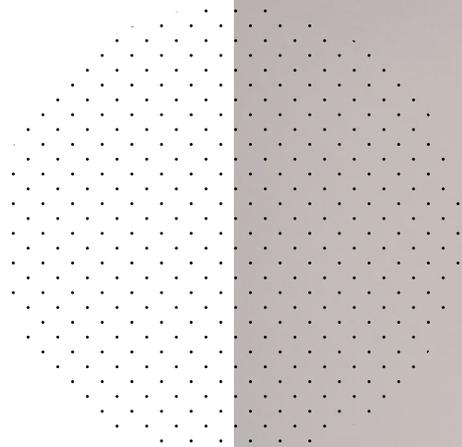
- 24 tokyobike
- 25 Goodhood
- 26 BOXPARK
- 27 A.P.C.
- 28 Sunspel
- 29 Kite
- 30 Aesop
- 31 J Crew
- 32 Browns
- 33 MHL

**Leisure**

- 34 Barbican Art Gallery
- 35 Barry's Boot Camp
- 36 Bootcamp Pilates
- 37 Frame
- 38 Gymbox
- 39 lRebel
- 40 The Vault Gym
- 41 London Shuffle Club



**Working in  
Shoreditch is changing.  
The future can't wait.**





**Arnold is built on a foundation of ideals; hopes, wishes, and intuitions for a stylish workspace that combines efficient function and sophisticated form for modern, human-centred business.**

Arnold's outside space features a Courtyard and roof terraces – hidden to the vibrant streetscape of Shoreditch.

17 – 18



Arnold's 7th floor and terrace



Showers

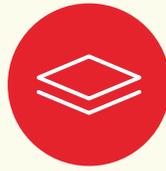


Reception

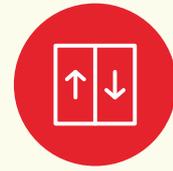
## Summary Specification



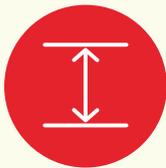
VRV  
air conditioning



Full access  
raised floors



3 x 13 person  
passenger lifts



Typical floor to ceiling  
height of 2.8m



132  
cycle spaces



12 showers, 142 lockers,  
drying room & changing facilities



3,917 sq ft of roof terraces  
& a landscaped courtyard

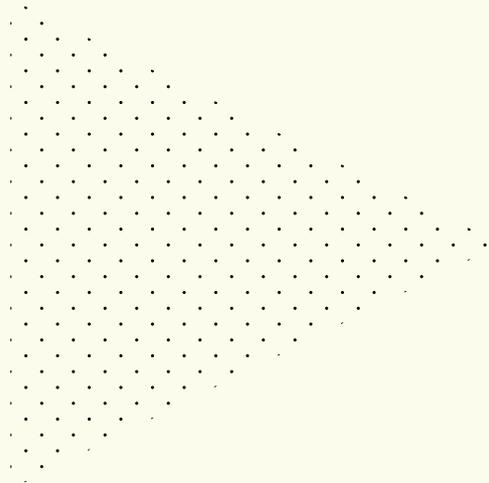


BREEAM  
Very Good



WiredScore  
Gold

## Schedule of areas & floor plans



19 – 20

Floor	Usage	sq ft	sq m
07	Office	5,427	504.2
06	Office	9,227	857.2
05	Office	9,231	857.6
04	Office	9,143	849.4
03	Office	9,133	848.5
02	Office	9,147	849.8
01	Office	9,153	850.3
Ground	Office/Retail	2,912	270.5
Ground	Reception	1,552	144.2
Basement	Office/Retail	3,262	303.0
	<b>Total (Office)</b>	<b>68,187</b>	<b>6,334.7</b>
	Retail Unit 1	1,963	182.4
	Retail Unit 2	4,410	409.8
	<b>Grand Total</b>	<b>74,560</b>	<b>6,926.9</b>

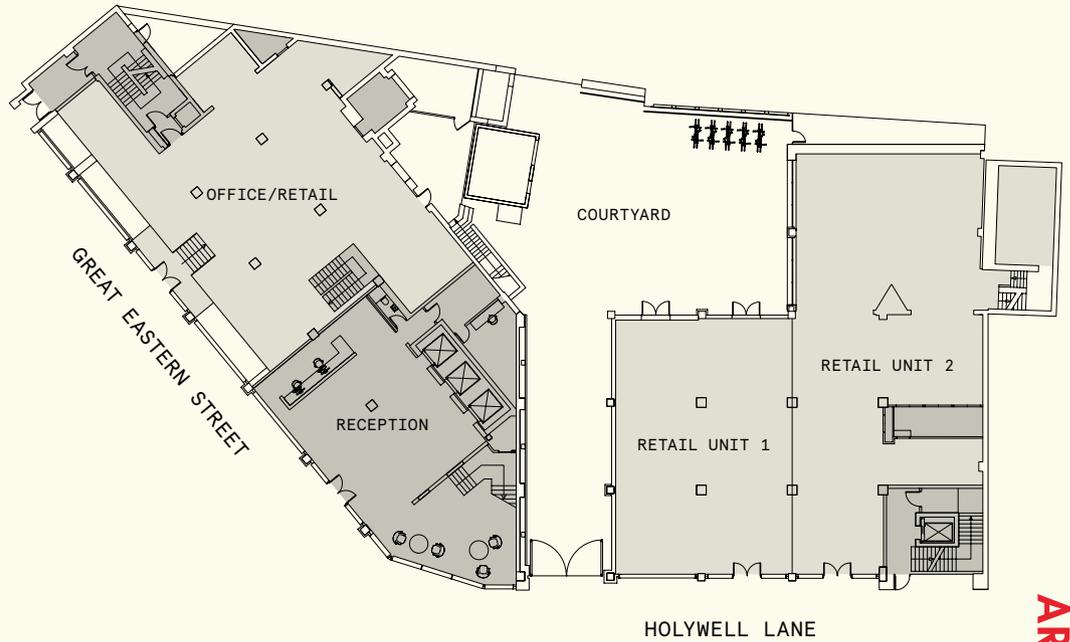
Approximate NIA subject to measurement on practical completion. Floor plans are indicative only.



**Ground**

Office/Retail  
2,912 sq ft  
270.5 sq m

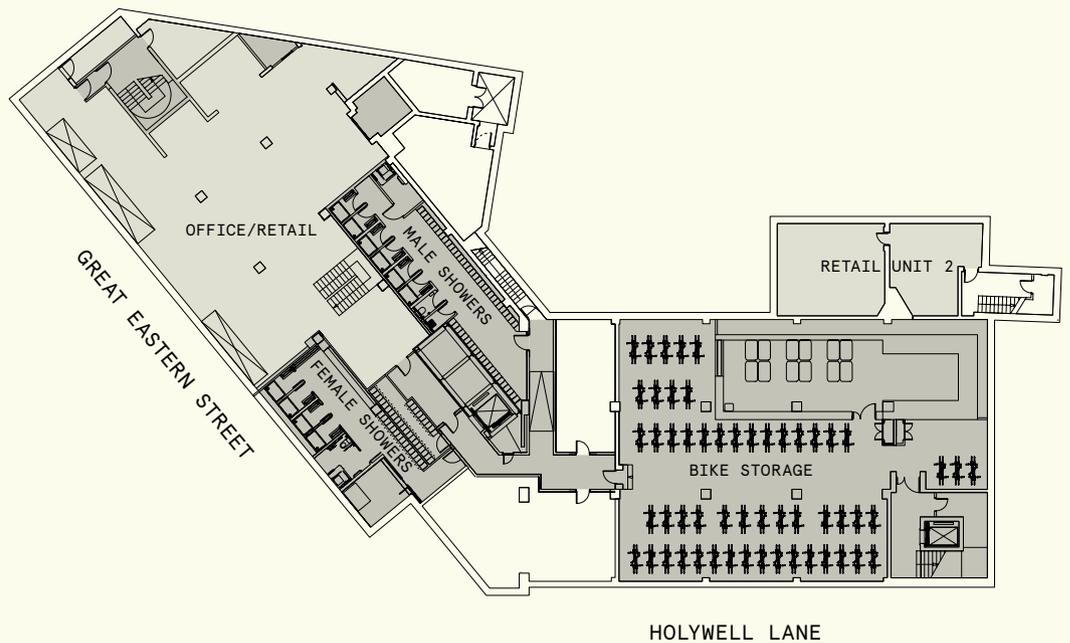
Reception  
1,552 sq ft  
144.2 sq m



**ARNOLD**

**Basement**

Office/Retail  
3,262 sq ft  
303.0 sq m



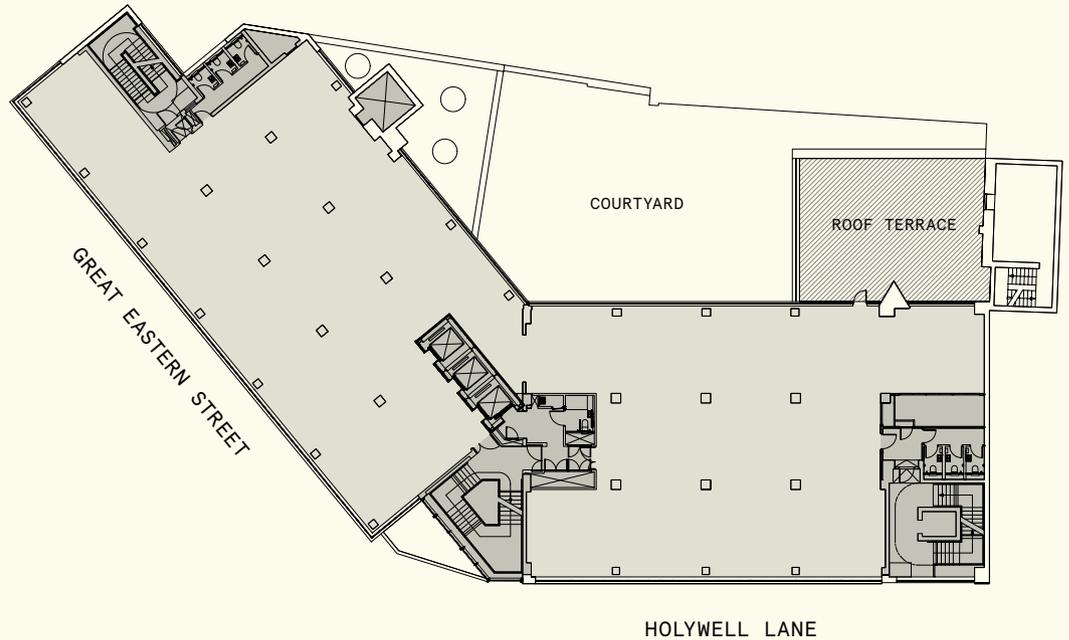
■ Lettable  
■ Core

## Floor plans

A new era of workspace;  
modern, attractive and flexible.

### First

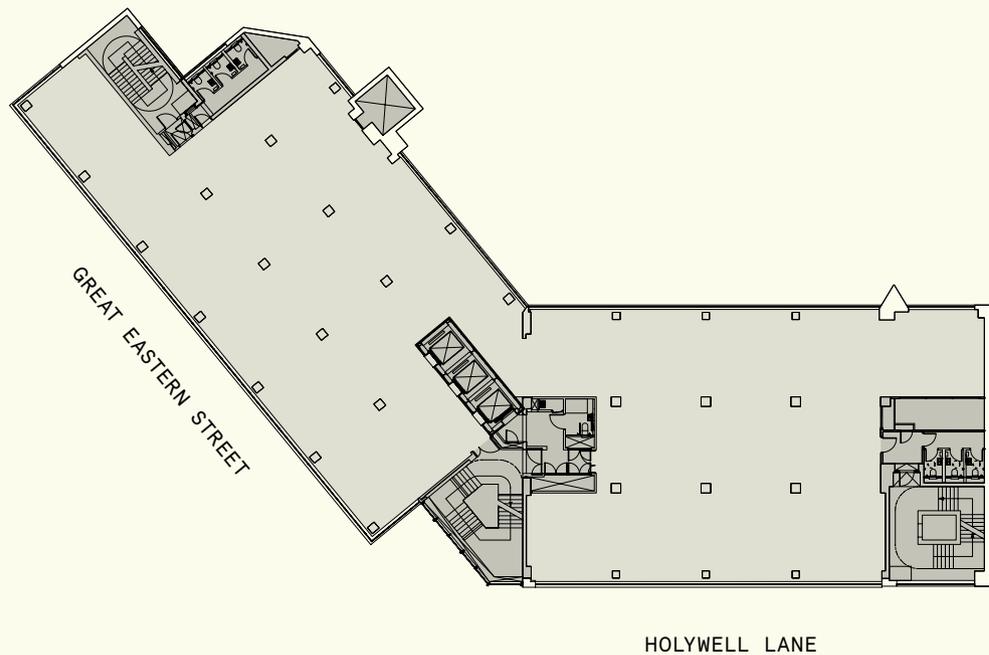
Office  
9,153 sq ft  
850.3 sq m



21 - 22

### Second - Fourth

Office  
9,147 sq ft  
849.8 sq m



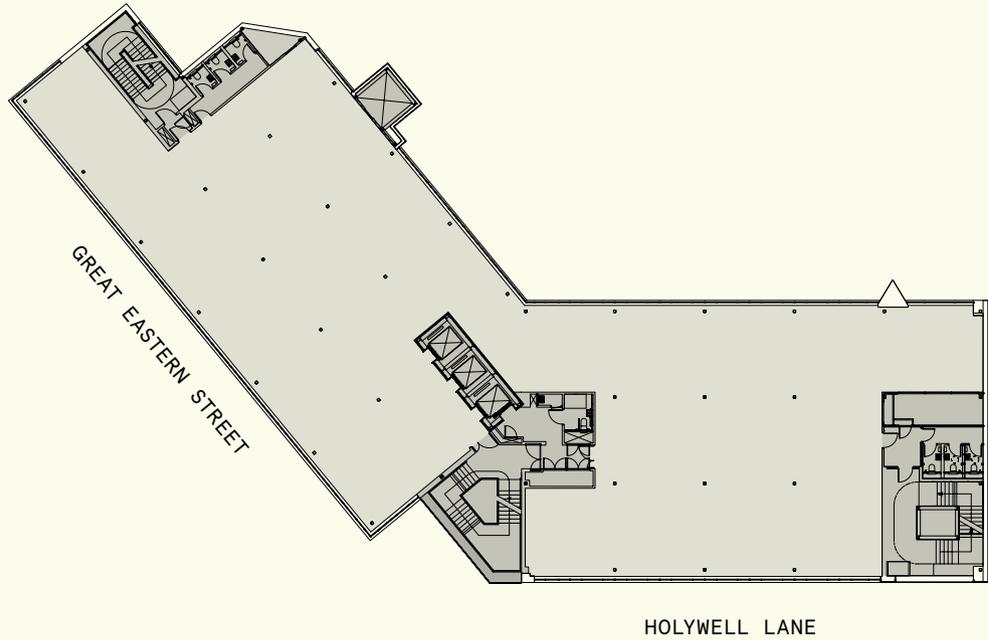
■ Lettable  
■ Core

Approximate NIA subject to measurement on practical completion. Floor plans are indicative only.



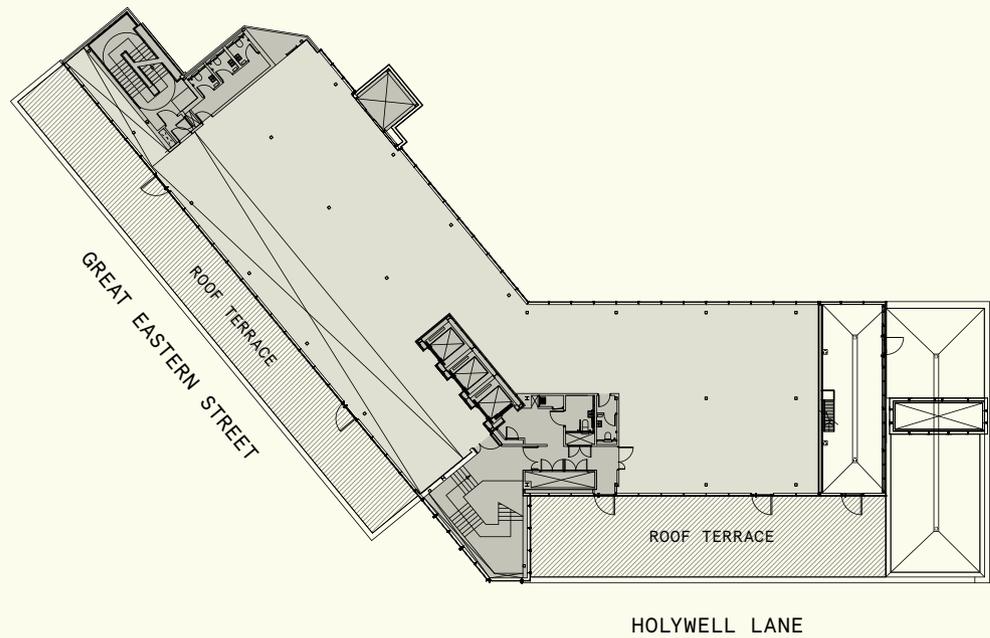
**Fifth & Sixth**

Office  
9,231 sq ft  
857.6 sq m



**Seventh**

Office  
5,427 sq ft  
504.2 sq m



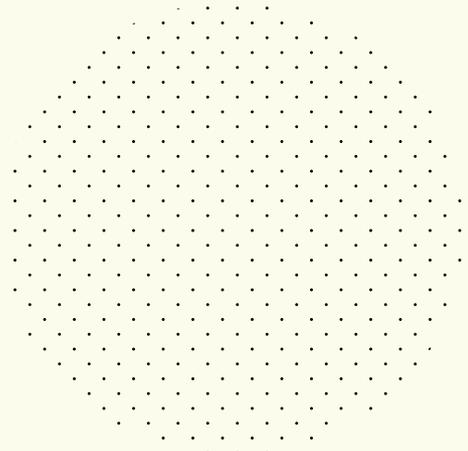
**ARNOLD**

**A workspace designed for tech and creative companies – well serviced, newly refurbished and stylish, with the benefit of the flexibility, high ceilings and superb natural light.**



23 - 24

1st floor



**ARNOLD**

Arnold has been designed with modern day working in mind. Efficient floor plates encourage collaboration in an open, sophisticated environment.

A combination of fantastic light and volume, with added external terracing, makes Arnold an inspiring space to think and do.

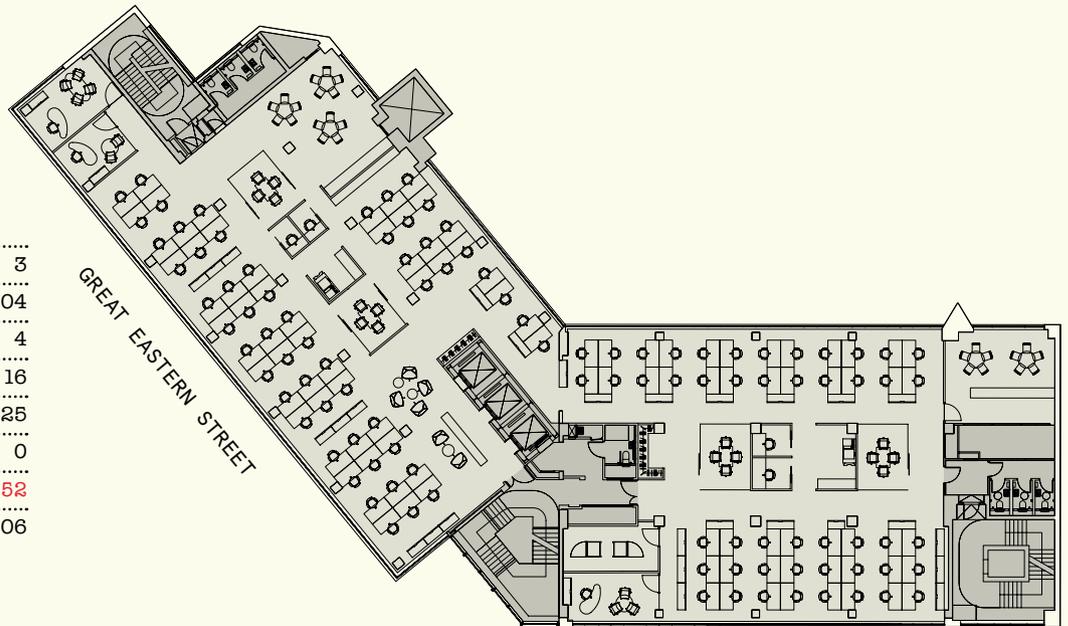
# Space plans

Founded on collaboration.  
Work with others, share ideas.

## Corporate Max Pack Second floor

9,147 sq ft  
849.8 sq m

Cellular offices	3
Open plan workstations	104
Quiet room seats	4
Internal meeting room seats	16
Social area seats	25
Receptionists	0
<b>TOTAL WORK POSITIONS</b>	<b>152</b>
OCCUPANCY @1:8	106



HOLYWELL LANE

25 – 26

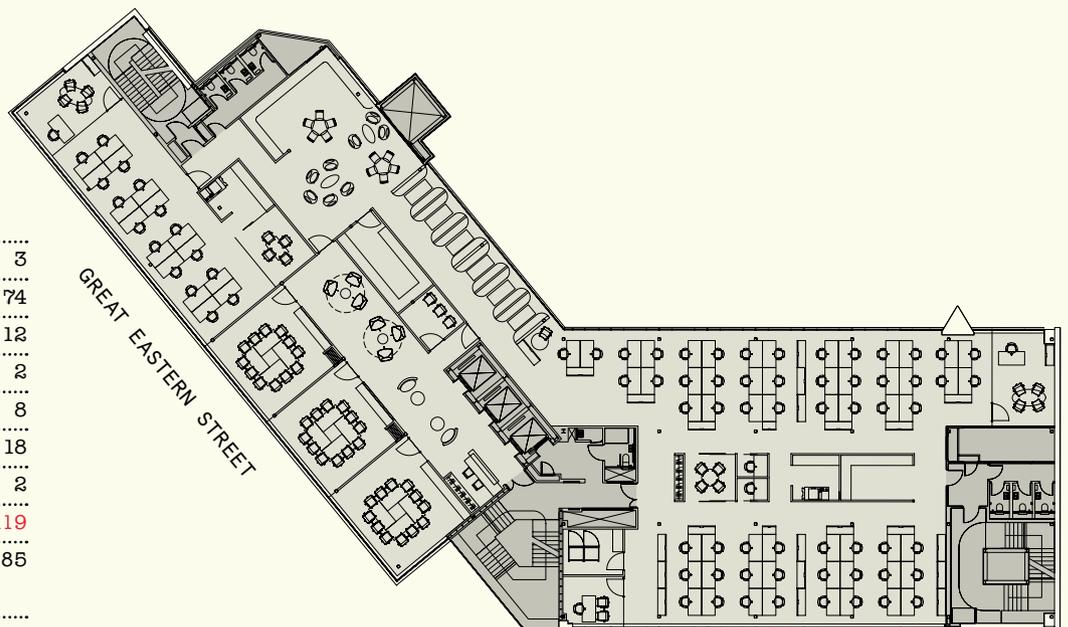
## Corporate Max Pack Fifth floor

9,231 sq ft  
857.6 sq m

Cellular offices	3
Open plan workstations	74
Hot desks/drop-in booth seats	12
Quiet room seats	2
Internal meeting room seats	8
Social area seats	18
Receptionists	2
<b>TOTAL WORK POSITIONS</b>	<b>119</b>
OCCUPANCY @1:10	85

### CLIENT SUITES

12 x 3 seater multi-function rooms	36
---------------------------------------	----



HOLYWELL LANE

- Lettable
- Core

Approximate NIA subject to measurement on practical completion. Space plans are indicative only.



**Media Open Plan**

**Fifth floor**

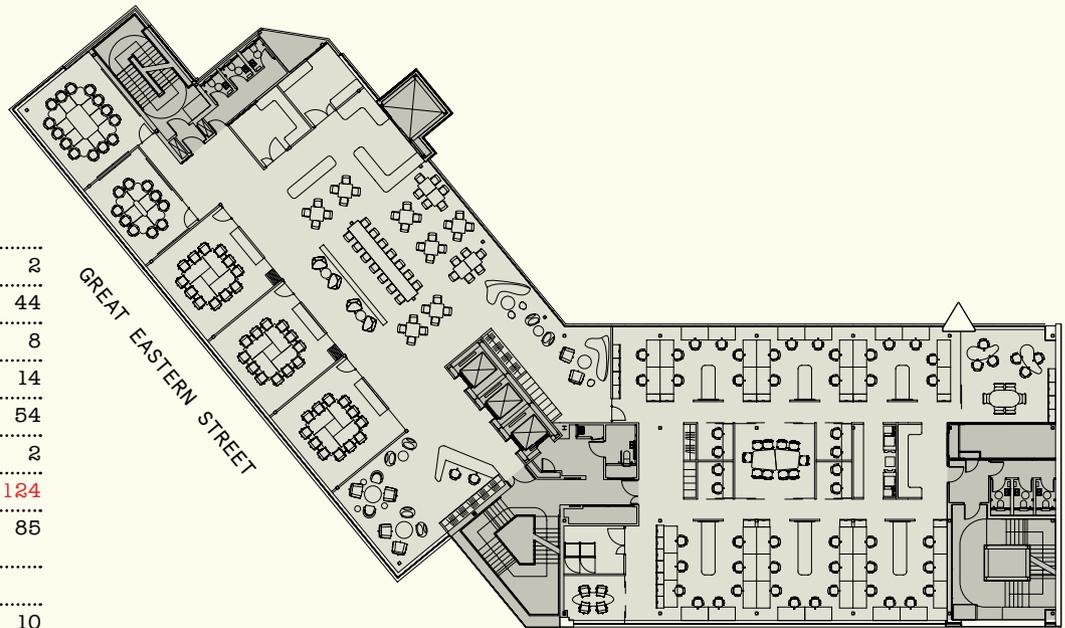
9,231 sq ft

857.6 sq m

Cellular offices	2
Team/studio workstations	44
Quiet room seats	8
Internal meeting room seats	14
Cafe/social working seats	54
Receptionists	2
<b>TOTAL WORK POSITIONS</b>	<b>124</b>
OCCUPANCY @1:10	85

**CLIENT SUITES**

1x10 seater project rooms	10
3x12 seater multi-function rooms	36
1x14 seater project rooms	14
<b>TOTAL</b>	<b>60</b>



HOLYWELL LANE

**ARNOLD**

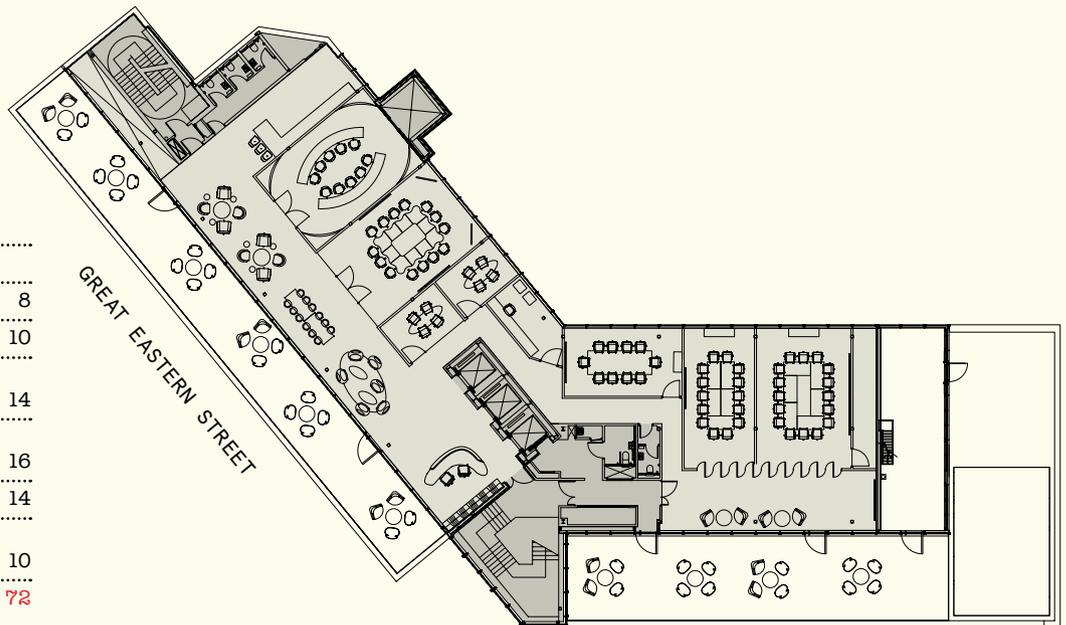
**Media Layout**

**Seventh floor**

5,427 sq ft

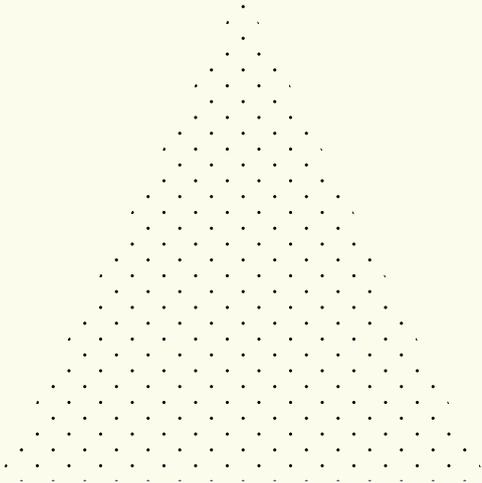
504.2 sq m

<b>CLIENT SUITES</b>	
2x4 seater meeting rooms	8
1x10 seater meeting rooms	10
1x14 seater multi-function rooms	14
1x16 seater multi-function rooms	16
1x14 seater project rooms	14
1x10 seater virtual reality rooms	10
<b>TOTAL</b>	<b>72</b>



HOLYWELL LANE

# Spaces and features that expand horizons.



Reception seating

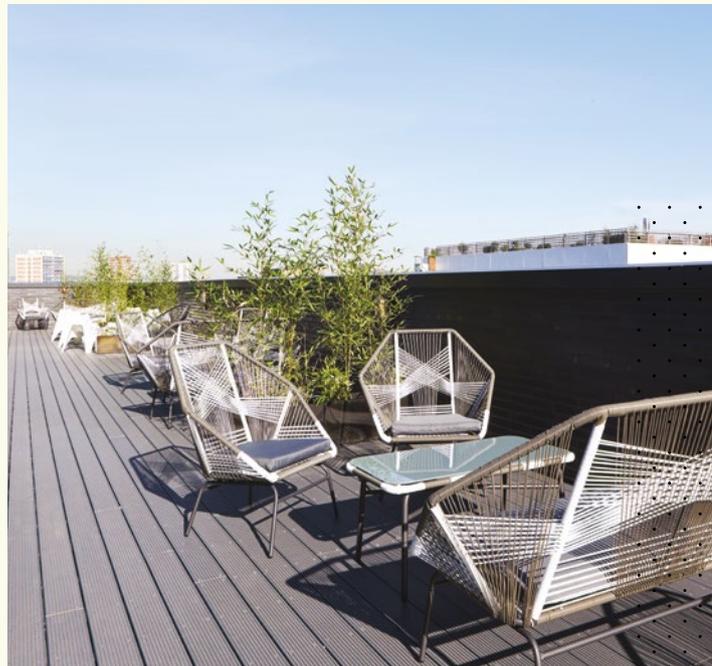
Arnold's outdoor spaces support an open and relaxed business culture. The aspect of these outdoor workspaces and relaxed breakout areas inspire informal project collaboration within your company's workforce.

Plus, it just looks really cool.

27 – 28



Exterior





ARNOLD

7th floor terrace

29 – 30





ARNOLD

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**Hartnell Taylor Cook**

**James Proctor**  
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**james.proctor@htc.uk.com**

**Victoria Perkins**  
**M: 07435 949560**  
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**Allsop - 020 7588 4433**

**talktoarnold.london**

**Hartnell**  
**Taylor Cook**



Misrepresentations Act 1967  
Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. January 2019.

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