



NEXUS
FARRINGTON





PRET A MANGER

CAFFÈ NERO

20

Person walking in the foreground.

Person walking in the middle ground.

Person walking in the middle ground.

THE NEXUS NEIGHBOURHOOD

Home to the ancient Smithfield market, lively Farringdon is emerging as a new hub for foodies and is an after work drinks destination.



EXMOUTH MARKET



THE PIANO WORKS



LUCA



SMITHFIELD MARKET



SESSIONS ARTS CLUB



THE GREEN



LE CAFÉ DU MARCHE



IBERICA



Be in the centre of the action at Nexus, Farringdon

Nexus provides 14 floors of sustainable and tech friendly office space totalling 157,843 sq ft in the hub of the vibrant, diverse and transformational area of Farringdon, London.

On the door of the new Elizabeth line at Farringdon station, Nexus connects you to it all! Perfect for any business looking for the office of the future.



NEXUS

25

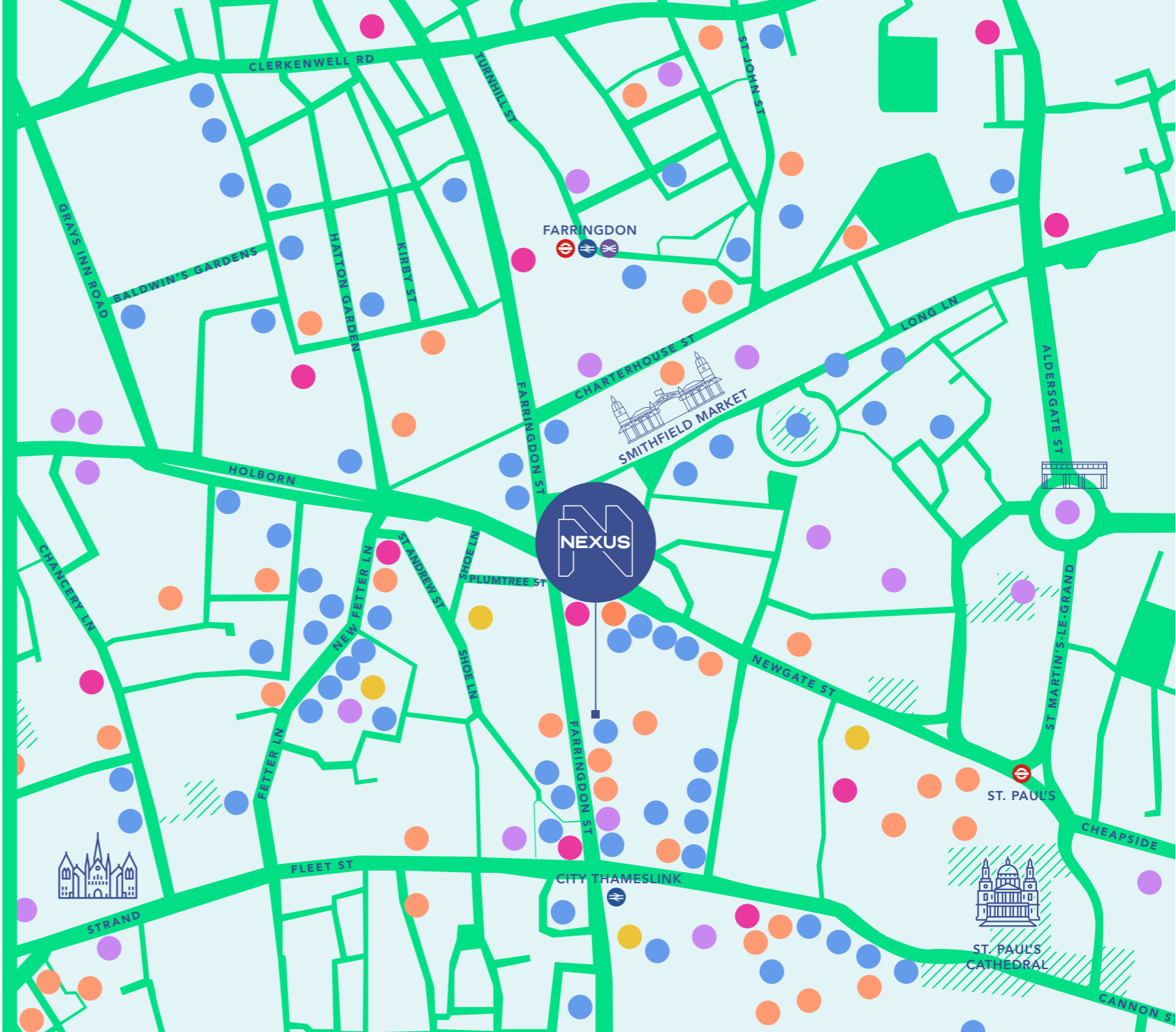
THE NEXUS
OF INNOVATION
AND
INSPIRATION



Redesigned and refitted
with new lobby and
amenities.

FARRINGDON CENTRAL

With a growing network of successful businesses choosing Farringdon as their place to be, it's fast becoming one of London's most in demand and exciting neighbourhoods.



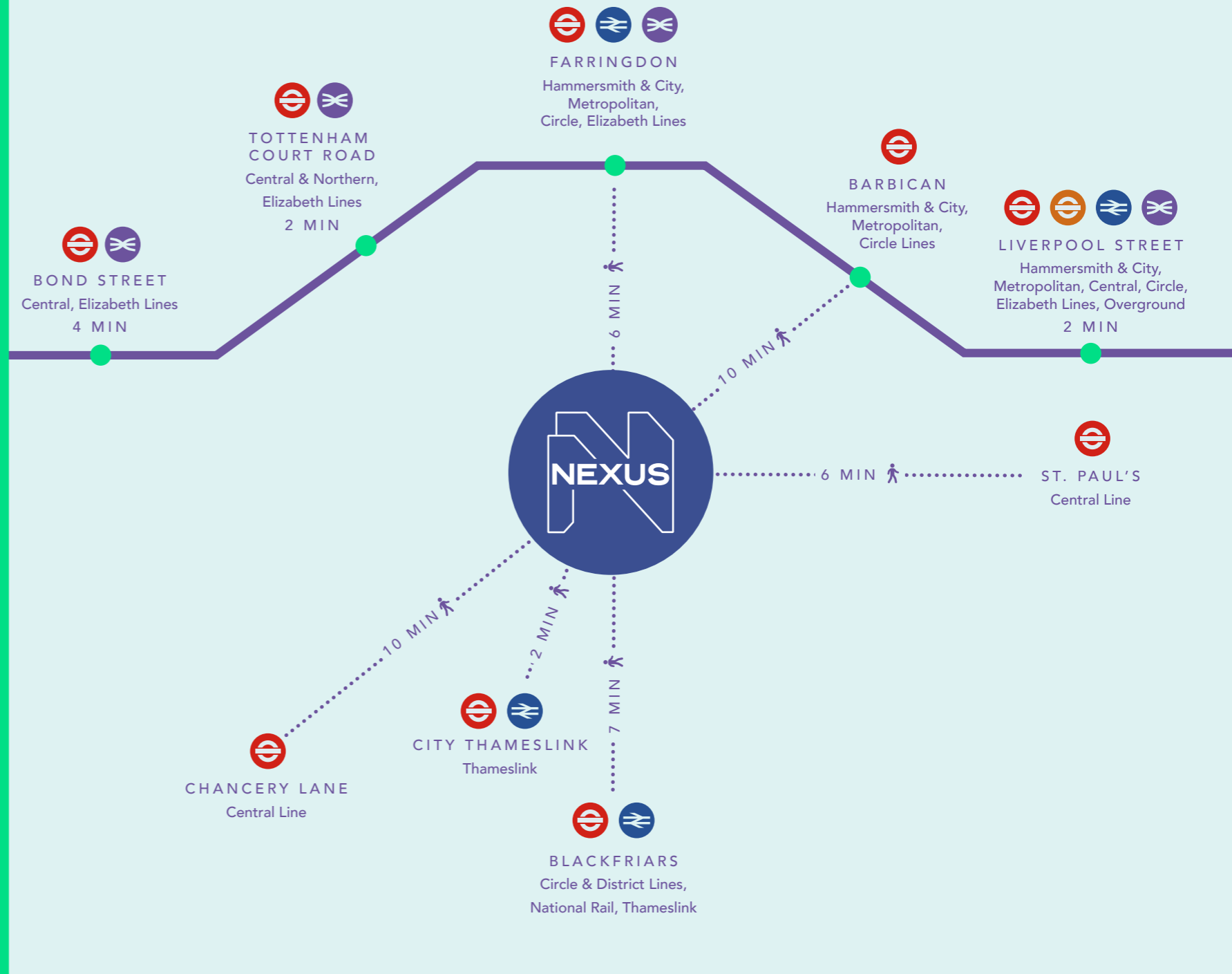
- LUNCH
- DRINKS & AFTER WORK
- GYMS
- AMENITIES
- BUSINESS

20 restaurants
within 10 mins

8 gyms within
5 mins

Retail on your
doorstop

GET CONNECTED



65 bikes within a one minute walking distance + 80 bikes within five minutes

| | | |
|--|--|------------------------------|
| | <p>St. Bride Street — Stonecutter Street — Ribon</p> | <p>ACTIVE SCORE GOLD</p> |
|--|--|------------------------------|

AMENITIES



10
Showers



82
Bike
Spaces



40
Lockers



1
Electric
Drying Rack



With new showers, lockers and bike facilities, an ActiveScore Gold certification and a cycle pump and repair station on site, Nexus is ready to cater to the most active commuter, one who's going places.

SUSTAINABILITY

100%

New, core developments are built to BREEAM Gold standards or higher

We create vibrant and valued environments for the people who work, live and visit every day. Because at Brookfield Properties, sustainability isn't a box we check. It's how we do business.



We always had a high respect for sustainability because we always believed: buy the best places and own the best things. And what comes along with that is sustainability, pure and simple.

Bruce Flatt
Brookfield Chairman



Mitigate the impact of our operations on the environment



Be good stewards in the communities in which we operate



Ensure the wellbeing and safety of employees, contractors, customer and communities



Conduct business according to the highest ethical and legal standards

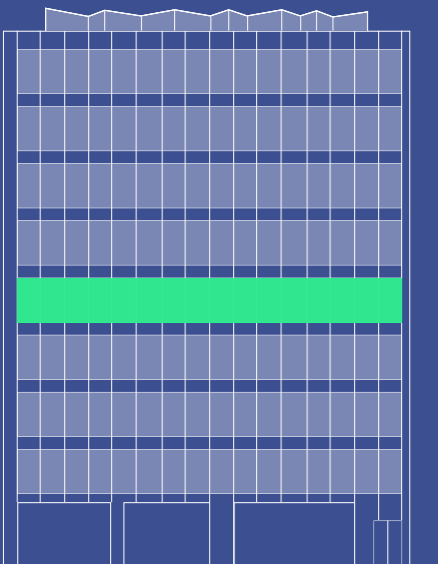
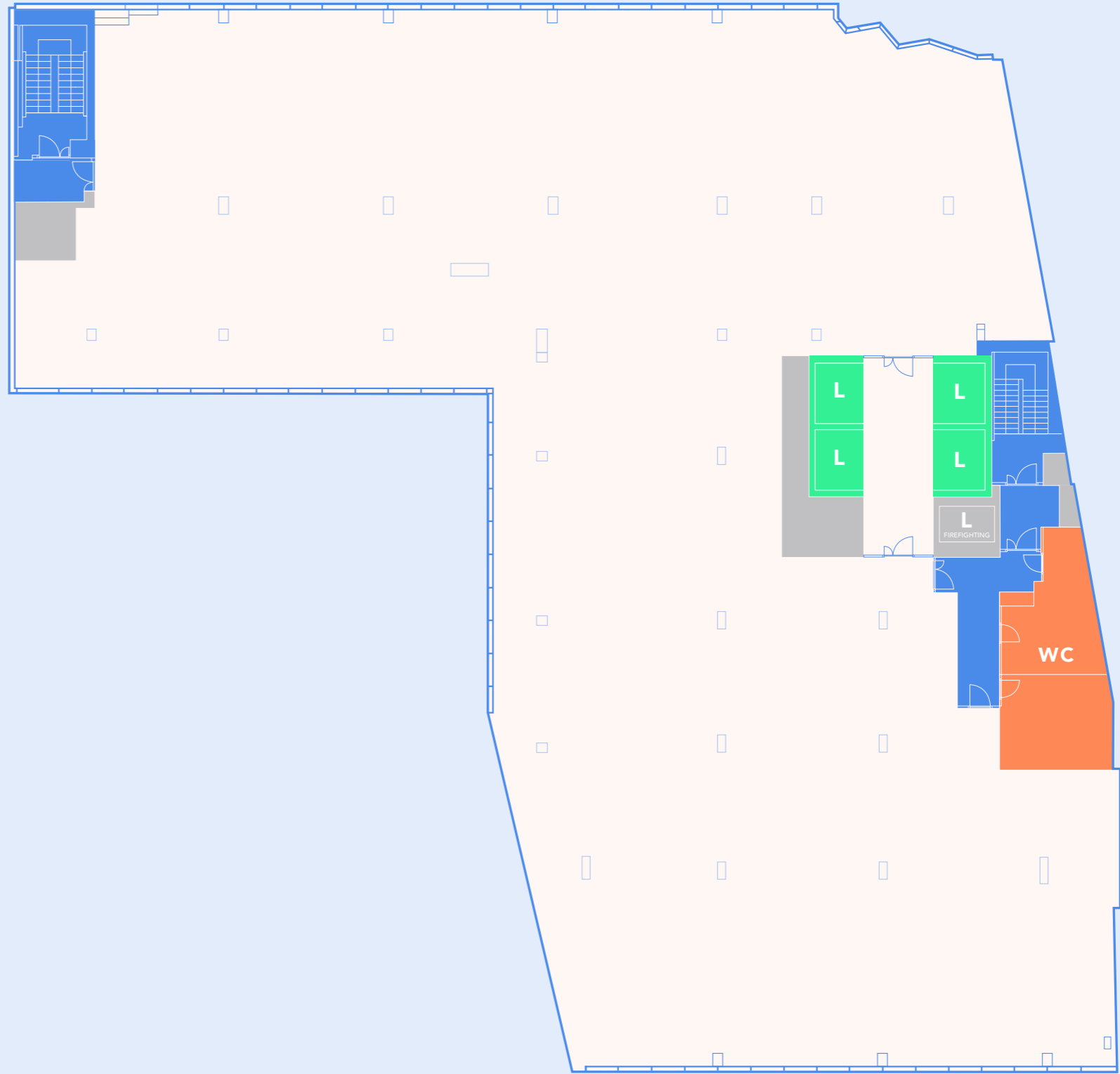
LEVEL 4

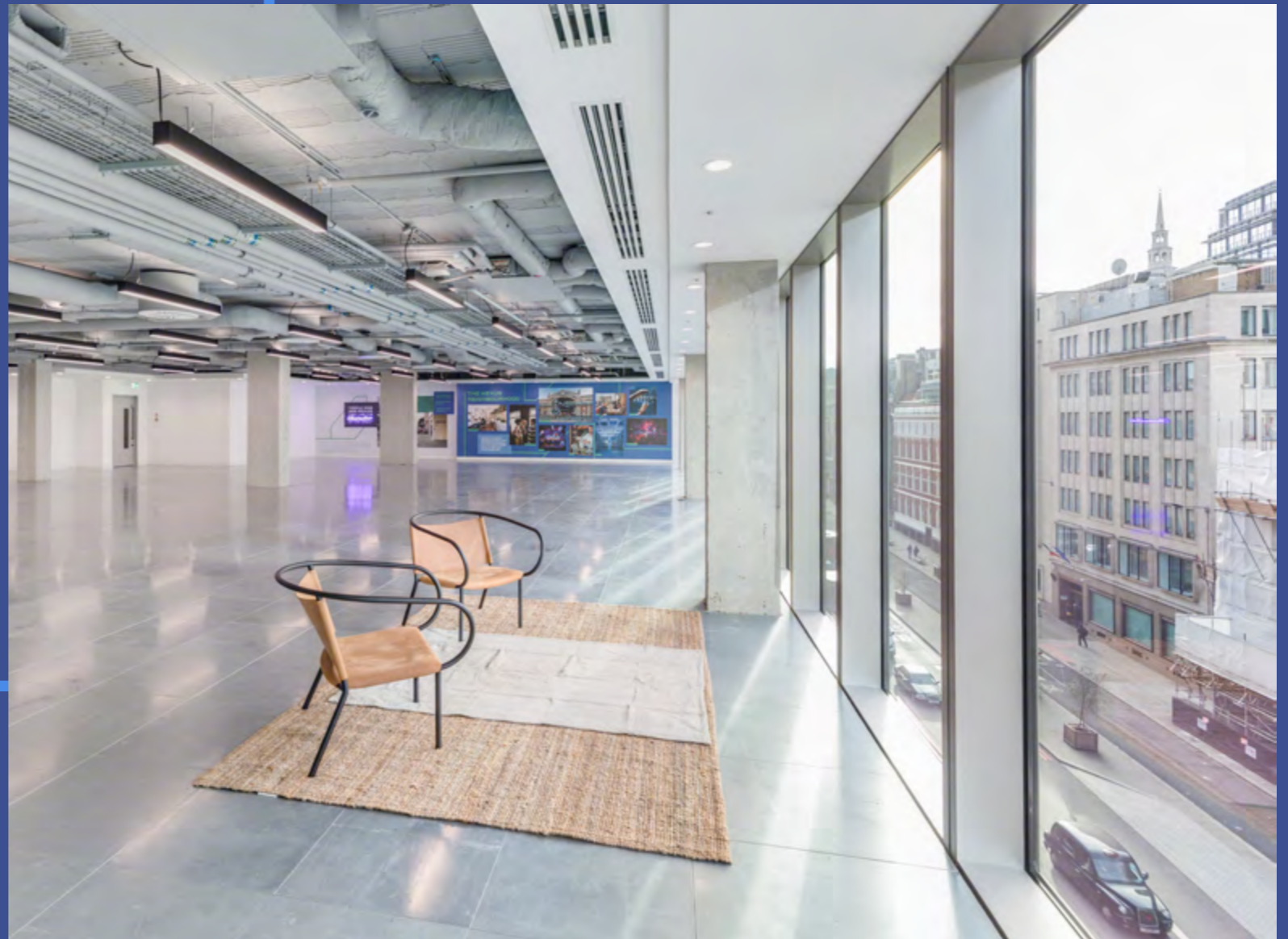
14,701 SQ FT

BEAR ALLEY

OLD FLEET LANE

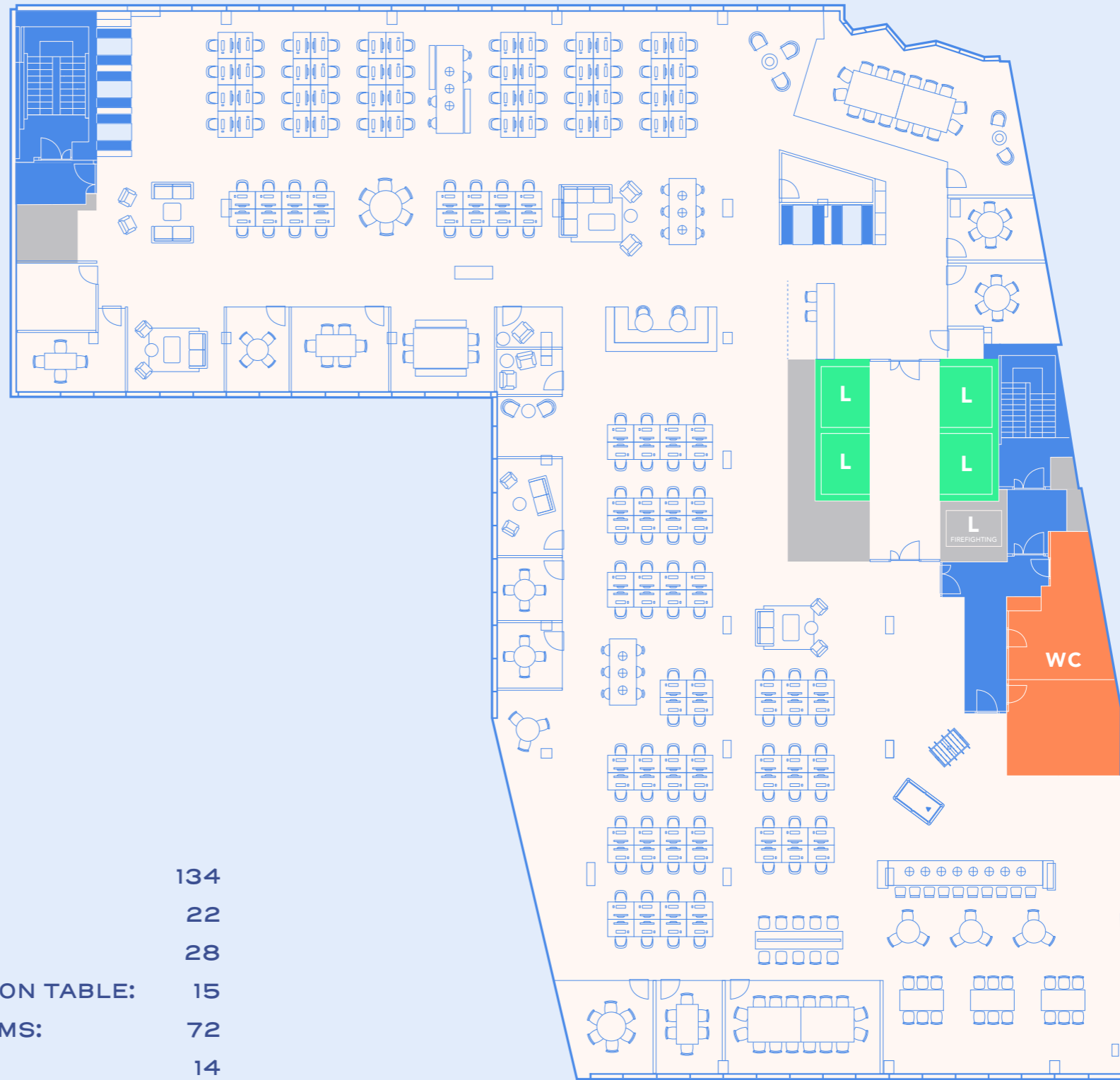
FARRINGTON STREET





LEVEL 4

LAYOUT OPTION

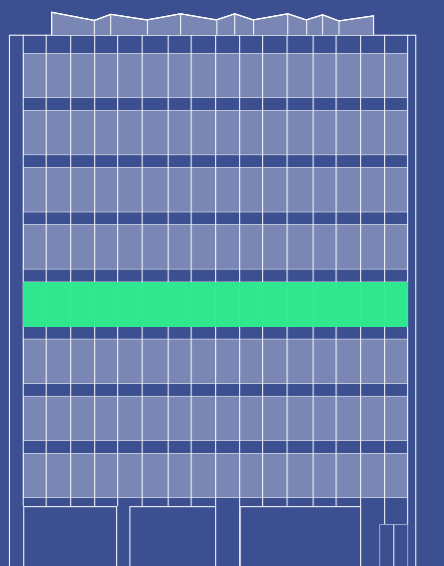


BEAR ALLEY

OLD FLEET LANE

FARRINGTON STREET

| | |
|--------------------------|------------|
| DESKS: | 134 |
| HIGH BENCH: | 22 |
| HOT DESKS: | 28 |
| COLLABORATION TABLE: | 15 |
| MEETING ROOMS: | 72 |
| SCRUM AREA: | 14 |
| SOFT SEATINGS: | 40 |
| TOTAL HEAD COUNT: | 325 |



LAYOUT
OPTION
VISUAL





NEXUS
AT A GLANCE

NEXUS

1:10

Occupational
Density

4

Pipe Fan Coil
Air Conditioning

2.7_m

Floor to Ceiling
Height

150_{mm}

Raised Floor

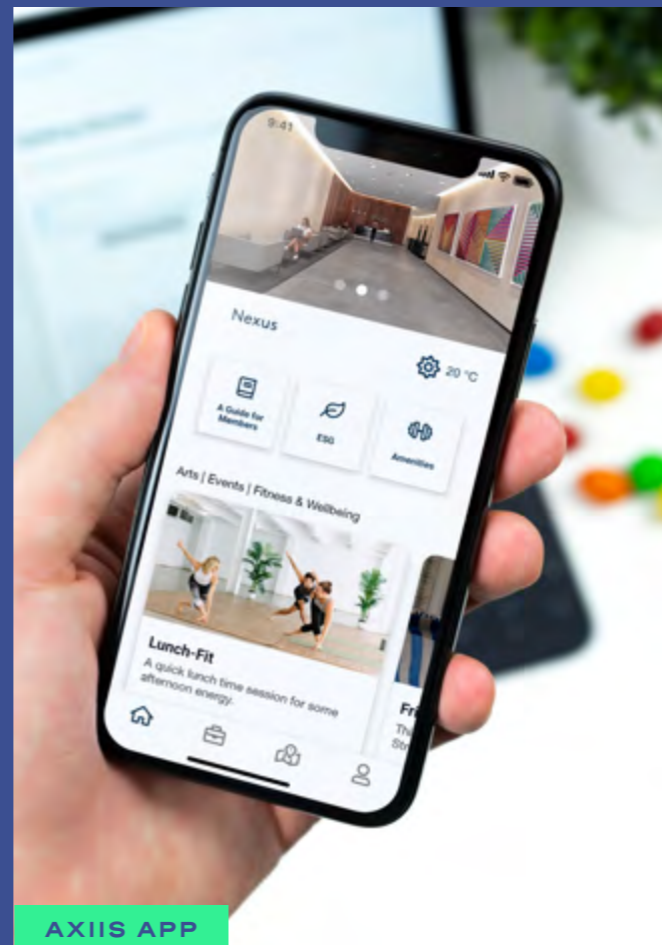
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Passenger Lifts

GET ACTIVATED ON AXIIS

Your inside track to happenings across the City. Our teams deliver a robust program of events and activities as part of our Activated programme both at Nexus and across the City for tenants of our spaces.

Get Activated on axiis – the tenant app that revolves around you.



WE DELIVER

Brookfield Properties



For us, real estate isn't just about buildings. It's an opportunity to work collaboratively to make a positive impact on the environments, businesses, and lives we touch.

With a time horizon that is both short-term and long-term, next week and next decade, we view our employees, tenants, residents, and communities as long-term partners in building a better, stronger, and more beautiful future for all of us.



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Brookfield Properties

brookfieldproperties.com ↗

nexusfarringdon.co.uk ↗

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