

DRAFT: X November 2019

WORKSPACE® UNVEILS BRICKFIELDS IN THE HEART OF CREATIVE HOXTON, LONDON

- **The new-build business centre houses 54,000 sq. ft of high-specification office space and includes 97 units, including three meeting rooms, a co-working hub and a café**
- **40% of the building is already let to a variety of businesses, including Carbon Theory and BMG Rights Management**

Workspace Group PLC ('Workspace') has launched the latest addition to its portfolio of high-quality flexible office and co-working spaces across London – Brickfields.

Located next to Hoxton station and a stone's throw from Hoxton Square, the redevelopment of a 1980's factory has increased the amount of working space by 50%.

Brickfields has already attracted strong interest from occupiers, with 40% of the building already let ahead of the launch.

The industrial design reflects the heritage of the building, featuring a steel frame interior with studios on either side of a long central atrium. It houses 97 units ranging in size from 130 sq. ft. to 4,400 sq ft, for growing and ambitious companies. The layout of the building, masses of natural light and high ceilings allow companies to put their individual stamp on the space that they occupy.

The communal spaces of the new business centre have been designed to be intimate but striking – with long views between the informal seating on the atrium bridges, meeting rooms and the café, run by popular Hackney coffee chain Kiln, which is also open to the public.

The flexible space is underpinned by Workspace's tech platform, with business-grade connectivity and building-wide Wi-Fi – which has been verified with a WiredScore Gold rating – ensuring that businesses can work uninterrupted anywhere in the building.

Angus Boag, Development Director, Workspace, said: "The launch of Brickfields is the culmination of three years of hard work transforming the building into a striking five-floor property, increasing the size of the light-industrial space it has replaced by 50%. The local area is a hotspot for new and creative businesses, and the building reflects this vibrant community. We have worked closely with local businesses to design space that encourages collaboration among the people that will occupy the building."

Brickfields also has a dedicated Club Workspace co-working hub built for freelancers and entrepreneurs with growing teams. With 20 locations across London, Club Workspace is one of the largest networks of co-working spaces in the Capital. For a monthly membership fee, customers have access to a working environment with business-grade Wi-Fi, high-specification meeting rooms and a community of like-minded people to work alongside.

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About Workspace Group PLC



Workspace is geared towards helping businesses perform at their very best. The Workspace Advantage is our unique customer offer and is open to all - we provide inspiring, flexible work spaces with super-fast technology in dynamic London locations. Established in 1987, and listed on the London Stock Exchange since 1993, Workspace owns and manages more than 4 million sq. ft. of business space across 61 London properties. We are home to some 4,000 businesses including some of the fastest growing and established brands across a wide range of sectors.

The way businesses work is changing. That's why we continually invest in providing the technology infrastructure that enables our customers to think and move fast, and alongside their working environment, is tailored to each individual business.

Workspace (WKP) is a FTSE 250 listed Real Estate Investment Trust and a member of the European Public Real Estate Association.

For more information on Workspace, please visit www.workspace.co.uk