

**AYLESBURY WORKS**

## **BRIGHT STUDIO SPACES WITH CLEAN LINES, INTERESTING LAYOUTS AND POPS OF COLOUR**

Located next to Clerkenwell Green, Aylesbury Works is a newly refurbished 1930s building by Frameworks, comprising only 4 managed HQ units across lateral floor plates. Each studio is self-contained, with private kitchen, breakout and meeting facilities. Sizes range from 12-30 desks, and layouts can be customised to suit the bespoke needs of each client.







## SPECIFICATION

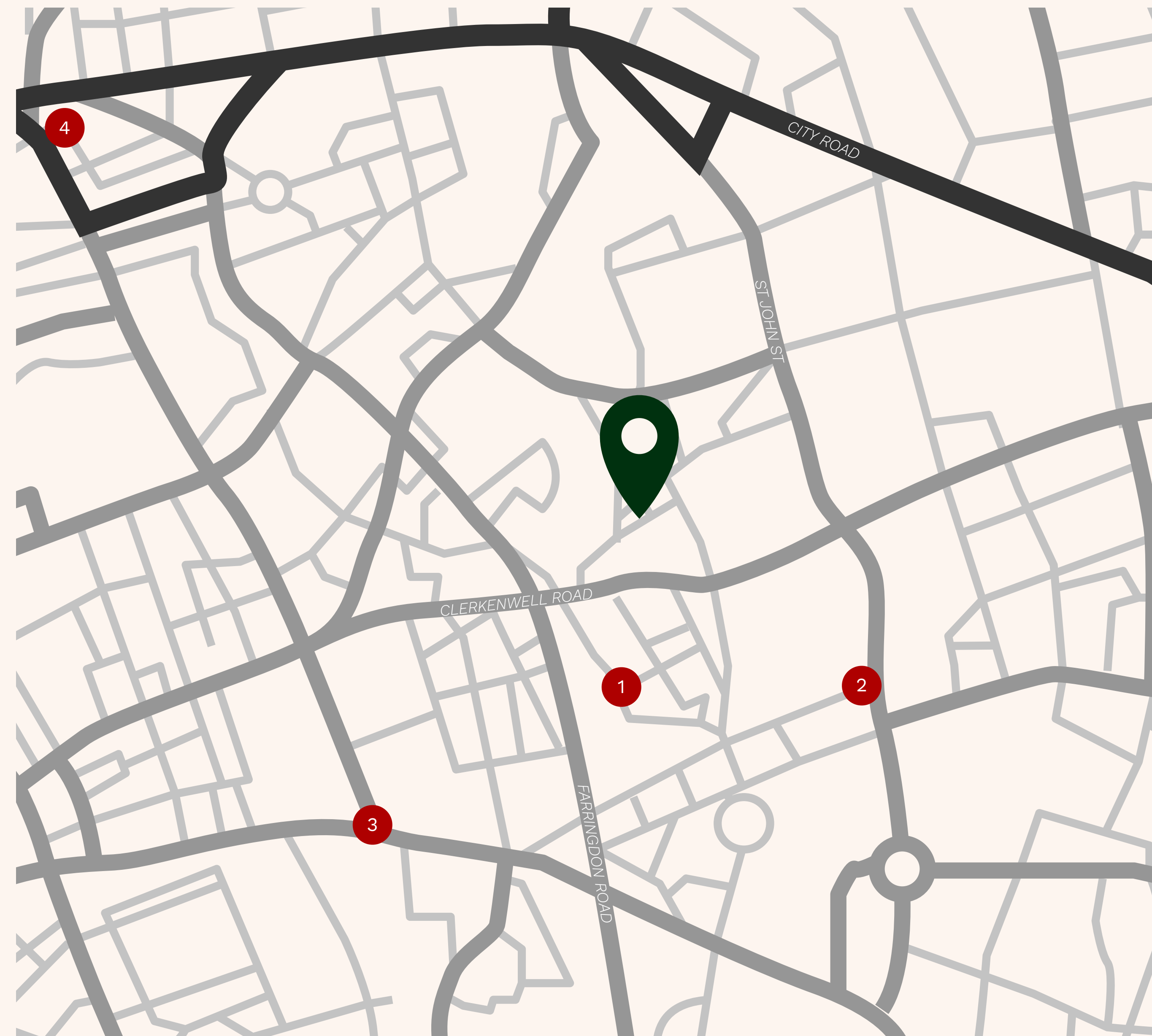
- **Our Licence Agreements** include a recurring monthly fee that covers the following items and spec:
- All building costs such as rent, business rates, utilities, etc.
- Design-led aesthetic with interior finishes by Studio Caro Lundin
- Comprehensive furnishing with plug-and-play task areas, meeting room furniture, breakout and dining spaces
- New exposed air conditioning and air-handling system
- Fitted kitchen with a boiling/filter water tap
- Private meeting rooms (acoustic rated to 40dB)
- Full fibre connectivity with 100MB allocated bandwidth (adjustable), ethernet provision and a dedicated cabinet
- Ongoing facilities management and client services via our Operations team
- 24/7 access via cards/fobs using a Net2 security system
- Daily cleaning and waste management



## LOCATION

Aylesbury Works is nestled in a quiet street, right in the heart of Clerkenwell.

This unique enclave of London sits between the diverse districts of Old Street, Kings Cross, the West End, and the City. Its character is a blend of tradition and innovation, attracting a mosaic of innovative organisations across design, technology, media, and architecture. Clerkenwell's allure extends beyond its prowess in commerce, boasting excellent coffee shops, historic pubs and diverse markets such as Whitecross and Leather Lane. It's a district that invites exploration, that boasts the likes of Airbnb, GoCardless, and Brainlabs as neighbouring residents.



### ● TRANSPORT

1. Farringdon (5 mins)
2. Barbican (6 mins)
3. Chancery Lane (8 mins)
4. Kings Cross

## FOUR STUDIOS ACROSS 5 FLOORS

A	1F	1,565 sqft
B	2F	1,421 sqft
C	3F	963 sqft
D	4+5F	1,119 sqft







# UNIT A

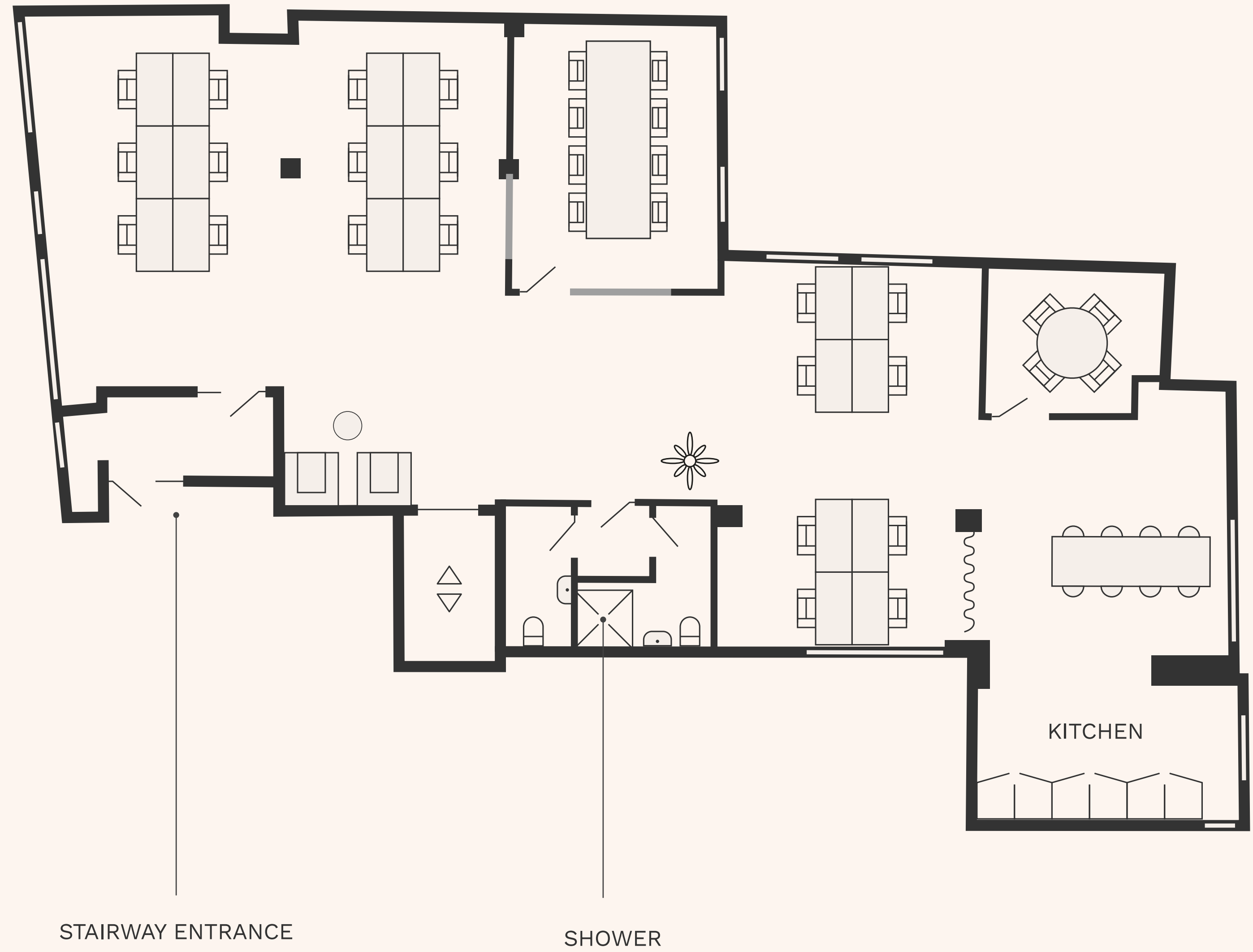
Floor	1
Size	1,565 ft
Capacity (max)	30 desks
Meeting	2 rooms

Also included:

Kitchen and dining space

Breakout space

Showers (private)



# UNIT B

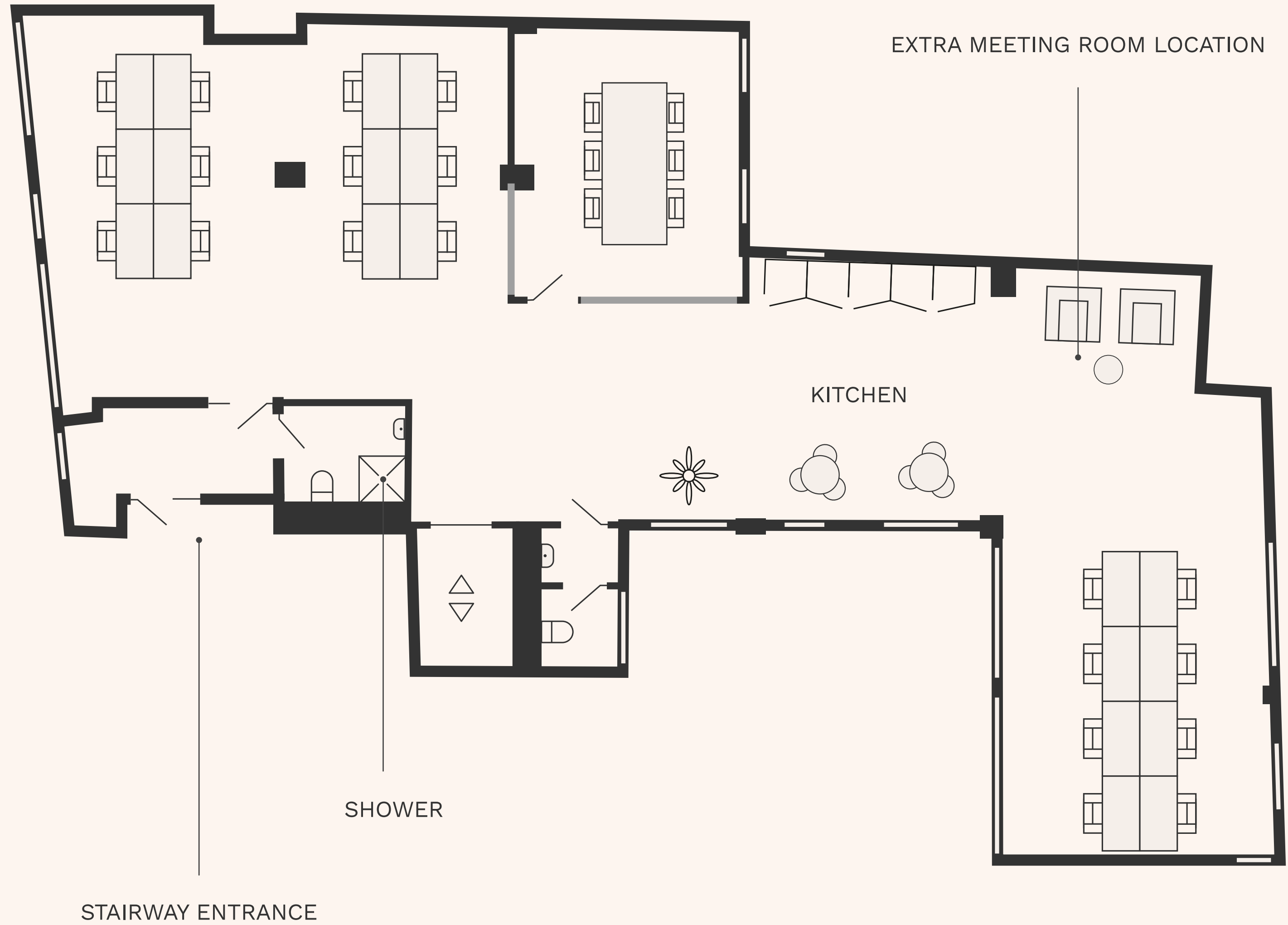
Floor	2
Size	1,421 ft
Capacity (max)	26 desks
Meeting	1 room

Also included:

Kitchen and dining space

Breakout space

Showers



# UNIT C

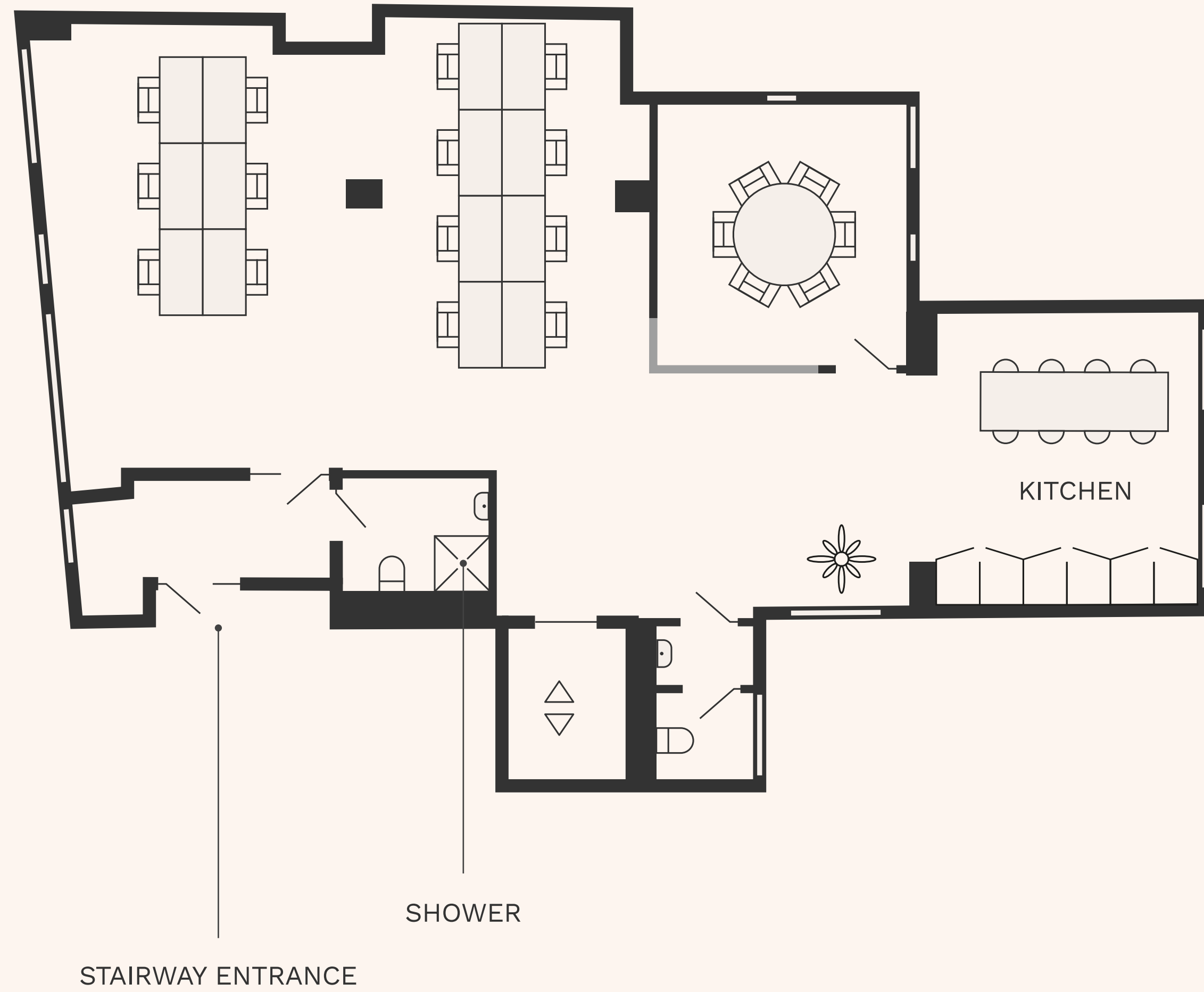
Floor	3
Size	963 ft
Capacity (max)	16 desks
Meeting	1 room

Also included:

Kitchen and dining space

Breakout space

Showers



# UNIT D

Floor	4 + 5
Size	1,119 ft
Capacity (max)	22 desks
Meeting	2 rooms

Also included:

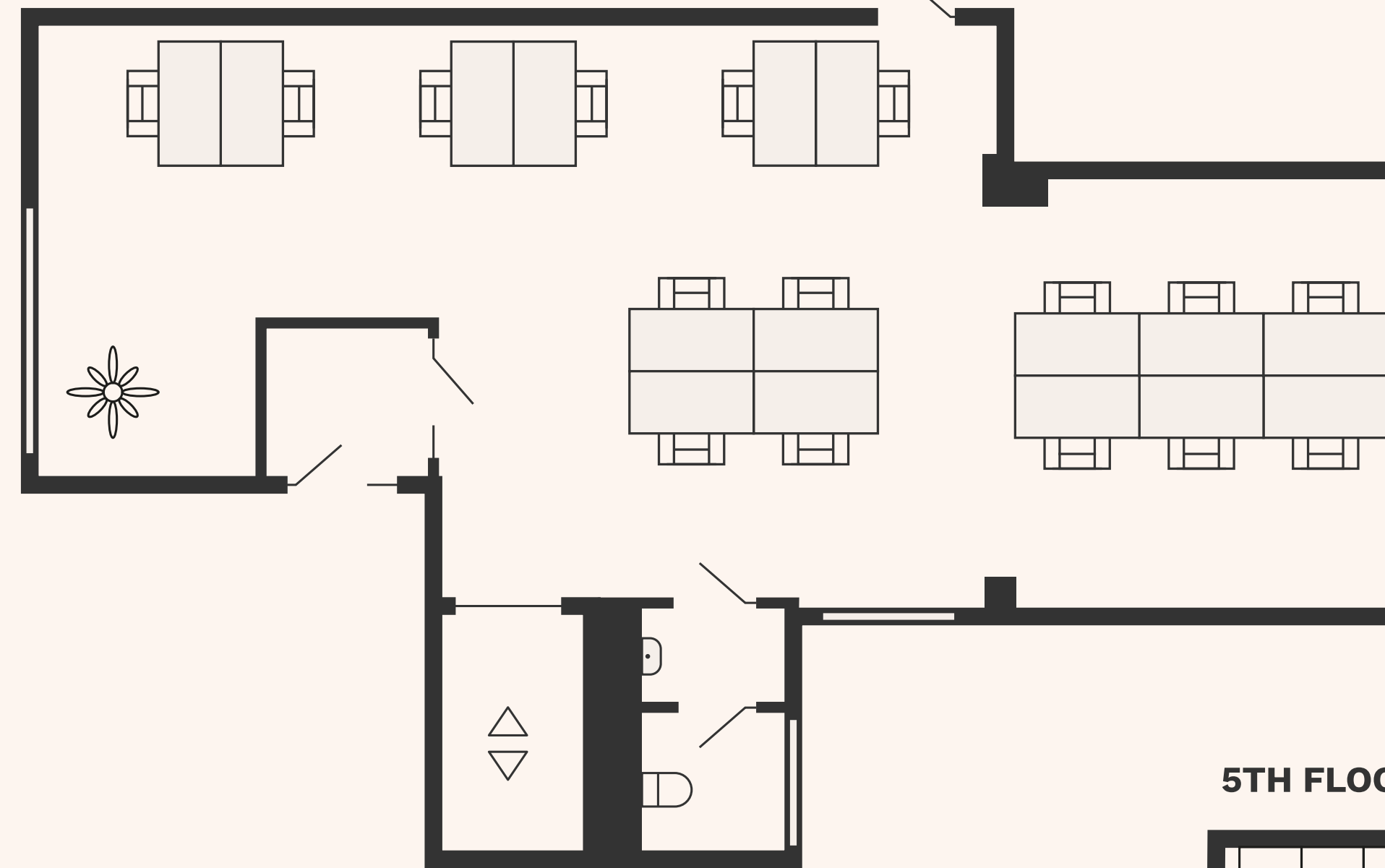
Private roof terrace

Kitchen and dining space

Breakout space

Showers

## 4TH FLOOR



ACCESS TO ROOF TERRACE

## 5TH FLOOR

