



# BY

BROWNLOW YARD  
BLOOMSBURY WC1

**Last floor available  
Newly fitted & furnished**

**Brownlow Yard is a 18,876 sq ft office building in Bloomsbury, London WC1, with a stunning entrance courtyard and clean, linear interior design.**



BY  
DESIGN

Located just off Gray's Inn Road and close to all the amenities Bloomsbury has to offer, Brownlow Yard provides everything a modern business needs.



TIME  
OUT



**The building is accessed via a stunning courtyard creating an unforgettable first impression.**

With an entrance off Roger Street, the private courtyard offers a space to meet or simply relax. Take a break from your desk and enjoy lunch or read a book on the ample timber benching. The 22 secure cycle spaces are off the courtyard and offer direct access to the showers, changing provisions and lockers.



**The courtyard oasis leads into a cool and sophisticated reception space, complete with seating areas for guests.**

WARM  
WELCOME



The brick and oak reception desk is complemented by feature walls and exposed concrete columns.





SCANDI-  
CHIC



OPEN  
SPACE

The spacious 1st floor is flooded with natural light creating a productive and inspiring working environment.



The building is designed with the new office working environment in mind. With an abundance of outdoor space, a high quality specification and brand new M&E throughout, the 1st floor offers 4,194 sq ft of flexible space.



FRESH  
AIR

The importance of fresh air has never been higher on the corporate agenda for the health and wellbeing of its employees.

Offering far more outdoor amenity space in proportion to the majority of London offices, Brownlow Yard benefits from 1,315 sq ft (122 sq m) of landscaped space in the private courtyard.

All floor plates offer LED lighting and backbone ultrafast connectivity enabling your business to remote access data, download sizable files and stream content efficiently.

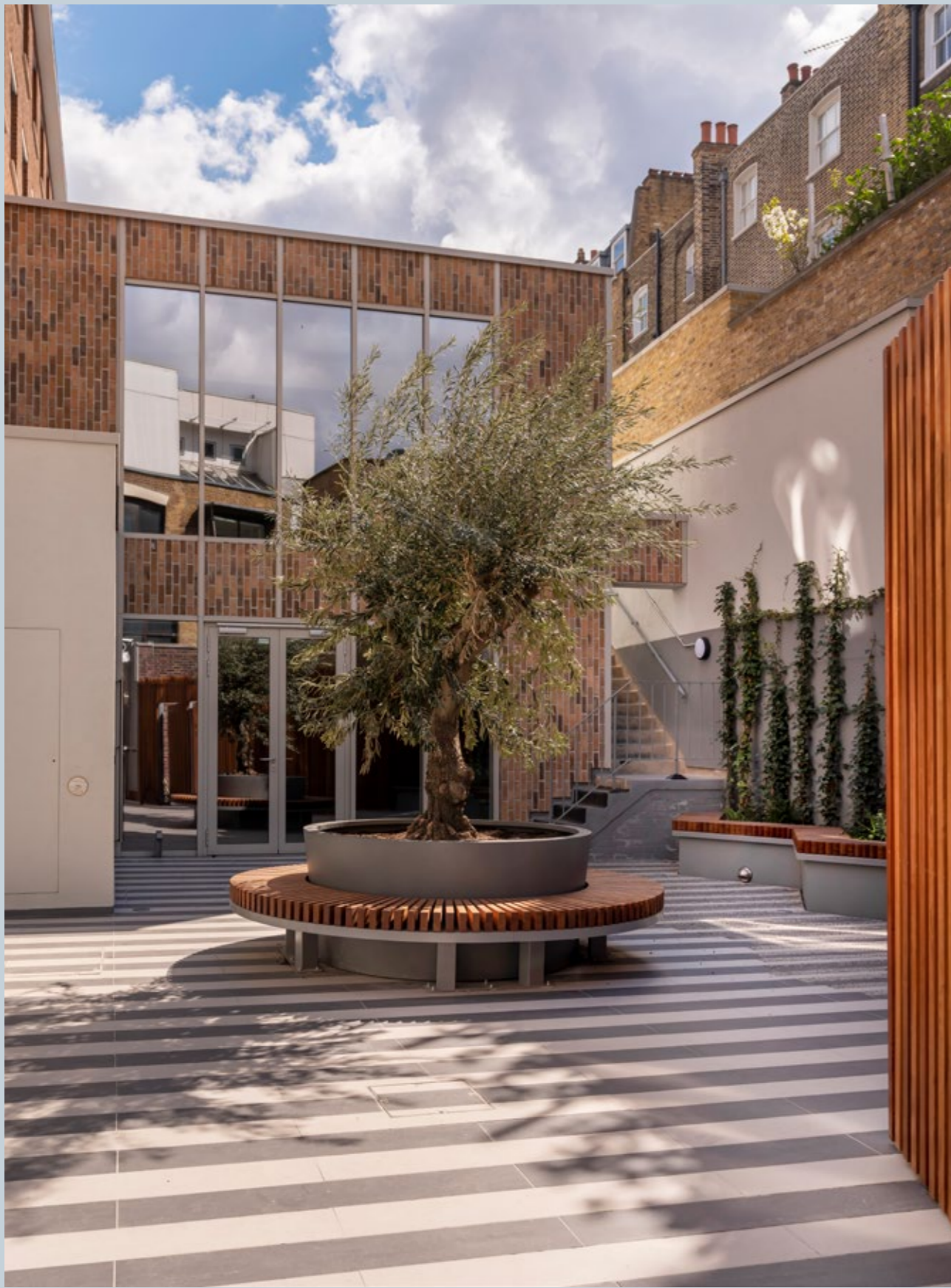


# CLEAN DESIGN



**The office floor offers oak feature walls, with wood wool acoustic panels and integrated LED lighting.**





# BRIGHT ENVIRONMENT

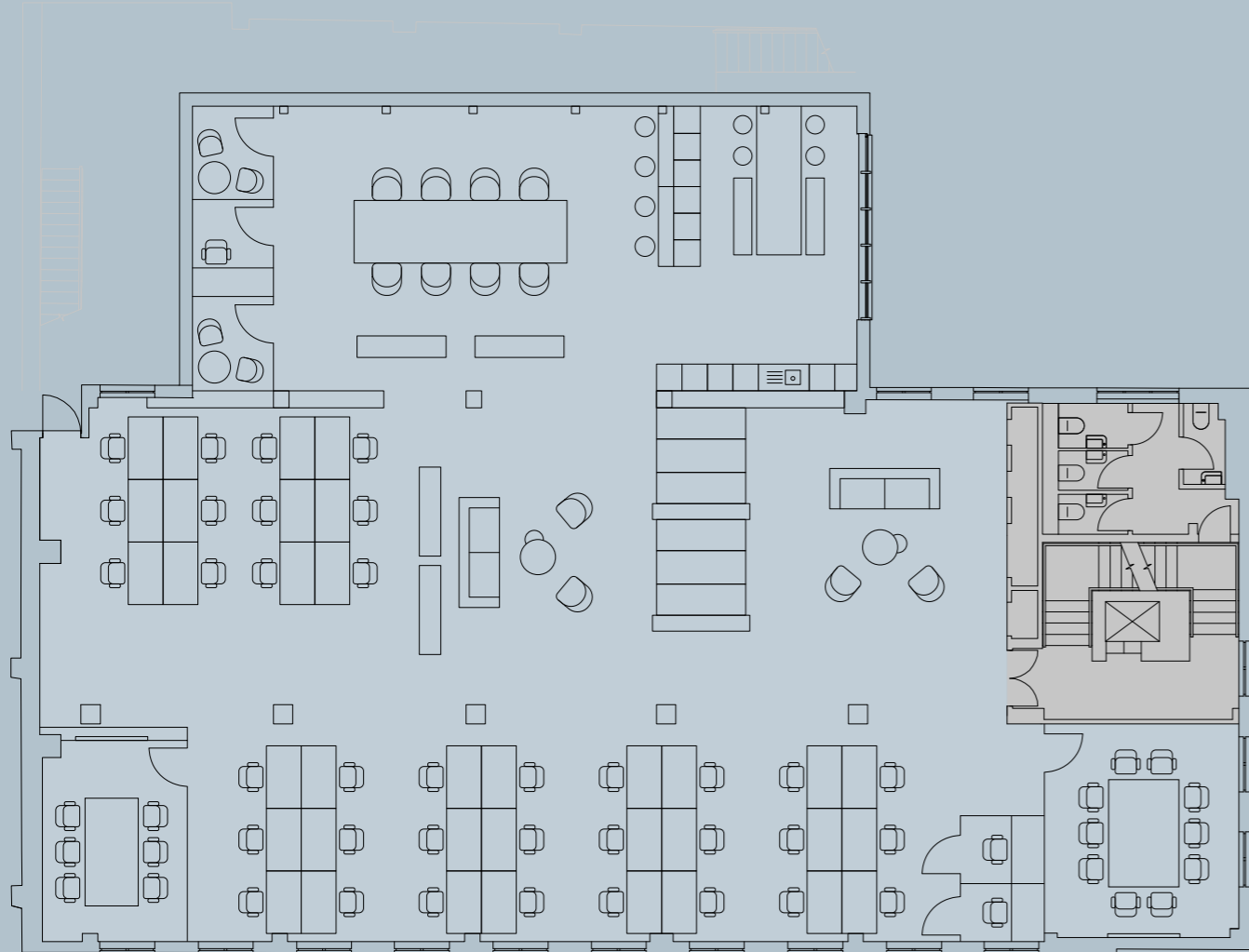
**The new first floor extension has feature floor to ceiling windows over looking the courtyard and an exposed Glulam construction.**



# FLOOR PLANS

**1** 4,194 sq ft  
390 sq m

- 36 Workstations
- 8 Hot desking table
- 2 Two-person conference rooms
- 3 Focus booths / Zoom rooms
- 2 banquette seating booths
- 2 Soft seating zones
- 1 Ten-person meeting room
- 1 Six-person meeting room
- 1 Generous kitchen zone with island and breakfast table with bench seating



Indicative plans only,  
not to scale.

## GOOD REASON



### Fresh air

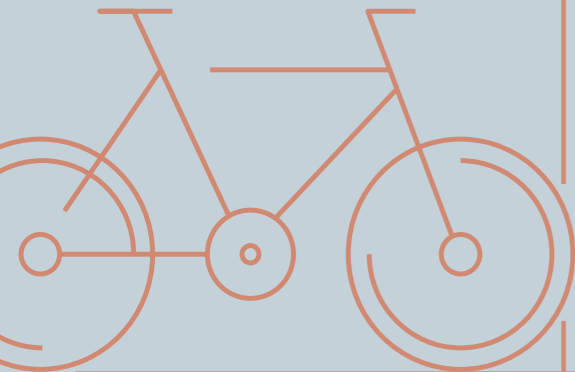
Provision of new fresh air and extract ventilation systems with high level filtering and heat recovery plus openable windows throughout

### Outside space

8% of the total building sq ft is outdoor amenity space

### Cycle storage

22 secure bicycle spaces with 2 short stay spaces



### Showers & lockers

2 unisex showers, plus 1 wheelchair accessible shower and 10 lockers (With the potential for the tenant to install additional showers)

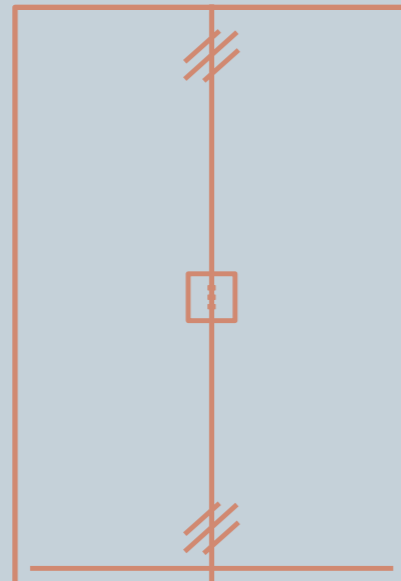


### Energy efficient

Provision of new dedicated heat recovery heating/cooling VRF systems to serve each floor

### Automated entrance

Savvy building app to open entrance door, with potential to monitor air quality



### LED lighting

New LED lighting throughout, including wood wool acoustic feature panels with integrated LED luminaires



### Connectivity

Ultra-fast internet with enhanced bandwidth speeds to allow faster access to data and applications

### Floor to ceiling

Ground floor 3.1m, upper floors 2.6m

### Raised floor

Clear void of 75mm on ground floor




# NEAR BY

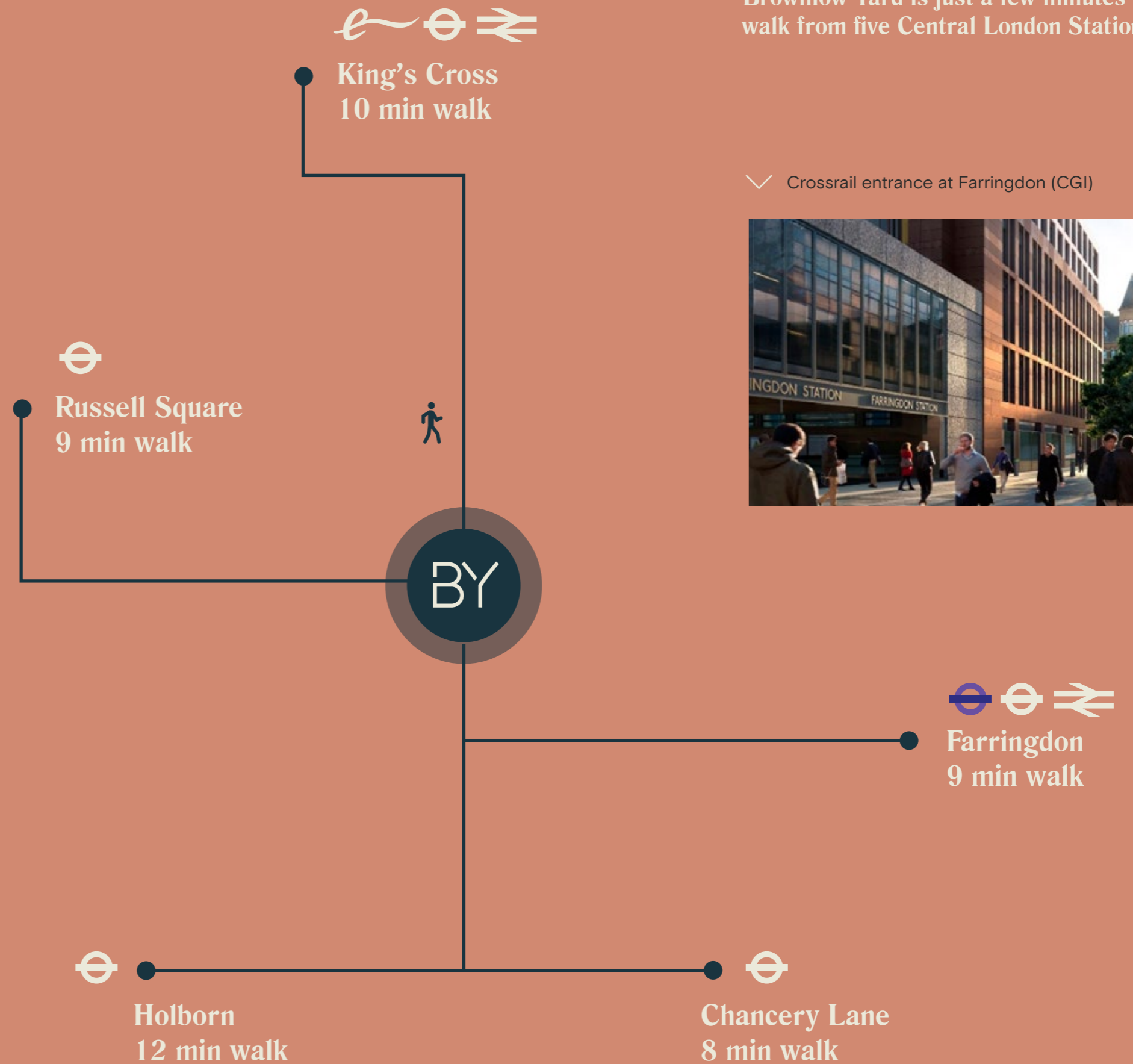
Brownlow Yard is situated in Bloomsbury — London's fashionable, cultural and intellectual heart.

The Elizabeth line has revolutionised journey times travelling from East to West and within Central London through Farringdon.

Brownlow Yard is just a few minutes walk from five Central London Stations.

## Crossrail

Journey Time (mins)	Destination
3	Tottenham Court Road
8	Paddington
8	Canary Wharf
31	 Heathrow Airport



# FEEL INSPIRED



Brownlow Yard is surrounded by coffee shops, bars, restaurants and fashionable retailers.



Good & Proper Tea ^



^ The Perseverance

^ Grenson



< Exmouth Market



Barber Streisand



Leather Lane Market

Caravan



155 Bar



Brownlow Yard is situated close to fashionable Lamb's Conduit Street. Popular lunch spot Leather Lane lies to the South whilst foodie hotspot Exmouth Market is just minutes walk away.

### Restaurants

- |                          |                      |                 |
|--------------------------|----------------------|-----------------|
| 1 Luce e Limoni          | 10 Caravan           | 20 Kin          |
| 2 Woolley's              | 11 Cinnamon Tree     | 21 Daddy Donkey |
| 3 Otto's                 | 12 Moro              | 22 Boom Burger  |
| 4 Kitchen8               | 13 Berber and Q      | 23 Chick        |
| 5 Faros                  | 14 B&H Building      | 24 Pieminister  |
| 6 Malletti               | 15 Granger & Co      | 25 Kimchee      |
| 7 The Quality Chop House | 16 The Modern Pantry | 26 Noble Rot    |
| 8 La Ferme               | 17 Piedmont          | 27 Tuttis       |
| 9 Paesen                 | 18 Yogi Yo!          | 28 Ciao Bella   |
|                          | 19 Good & Proper Tea |                 |

### Bars and cafés

- |                     |                       |  |
|---------------------|-----------------------|--|
| 1 Lady Ottoline     | 12 Betsey Trotwood    | 23 Department of Coffee & Social affairs |
| 2 Apple Tree        | 13 The Piano Works    | 24 Bounce                                |
| 3 Koa Coffee        | 14 The Gunmakers      | 25 Paul                                  |
| 4 The Eagle         | 15 The Clerk & Well   | 26 Knock Box Coffee                      |
| 5 The Easton        | 16 The Yorkshire Grey | 27 Coffee Blooms                         |
| 6 Exmouth Arms      | 17 Tossed             | 28 Conduit Coffee House                  |
| 7 Gail's            | 18 Pret               | 29 The Perseverance                      |
| 8 Café Kick         | 19 King of Falafel    | 30 Lamb                                  |
| 9 Briki             | 20 The Craft Beer Co. |  |
| 10 Zetter Townhouse | 21 Prufrock           |  |
| 11 Brew Dog         | 22 Mugen              |  |

### Shops

- |                    |                     |
|--------------------|---------------------|
| 1 Condor Cycles    | 7 Schuller          |
| 2 Magma            | 8 J Crew            |
| 3 Oliver Spencer   | 9 Simon Carter      |
| 4 Persephone Books | 10 Connock & Lockie |
| 5 Aesop            | 11 Konditor & Cook  |
| 6 Bike Fix         |                     |

### Occupiers

- |                   |                    |                    |
|-------------------|--------------------|--------------------|
| 1 Shed Media      | 7 Bindmans         | 13 Mitsubishi      |
| 2 ITN             | 8 Post Office      | 14 Grey            |
| 3 ITV             | 9 Fred Perry       | 15 Karmarama       |
| 4 Metapack        | 10 Analog Folk     | 16 WeWork          |
| 5 Warner Brothers | 11 Warner Brothers | 17 Weber Shandwick |
| 6 Frank Hirth     | 12 Mediacom        | 18 Amazon          |



# BY REQUEST

## Did you know?

The building falls within the Bloomsbury Conservation Area, which is steeped in history, and only a stone's throw from where Charles Dickens wrote *Oliver Twist*. The character of the caring gentleman Mr Brownlow, was named after the adjacent Brownlow Mews, and inspired this building's name.

### Clearbell

Clearbell is a privately-owned real estate fund management and advisory business known for thinking around, over and through challenges to find the best solutions. We invest in and advise on a diverse range of real estate projects across the UK.

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