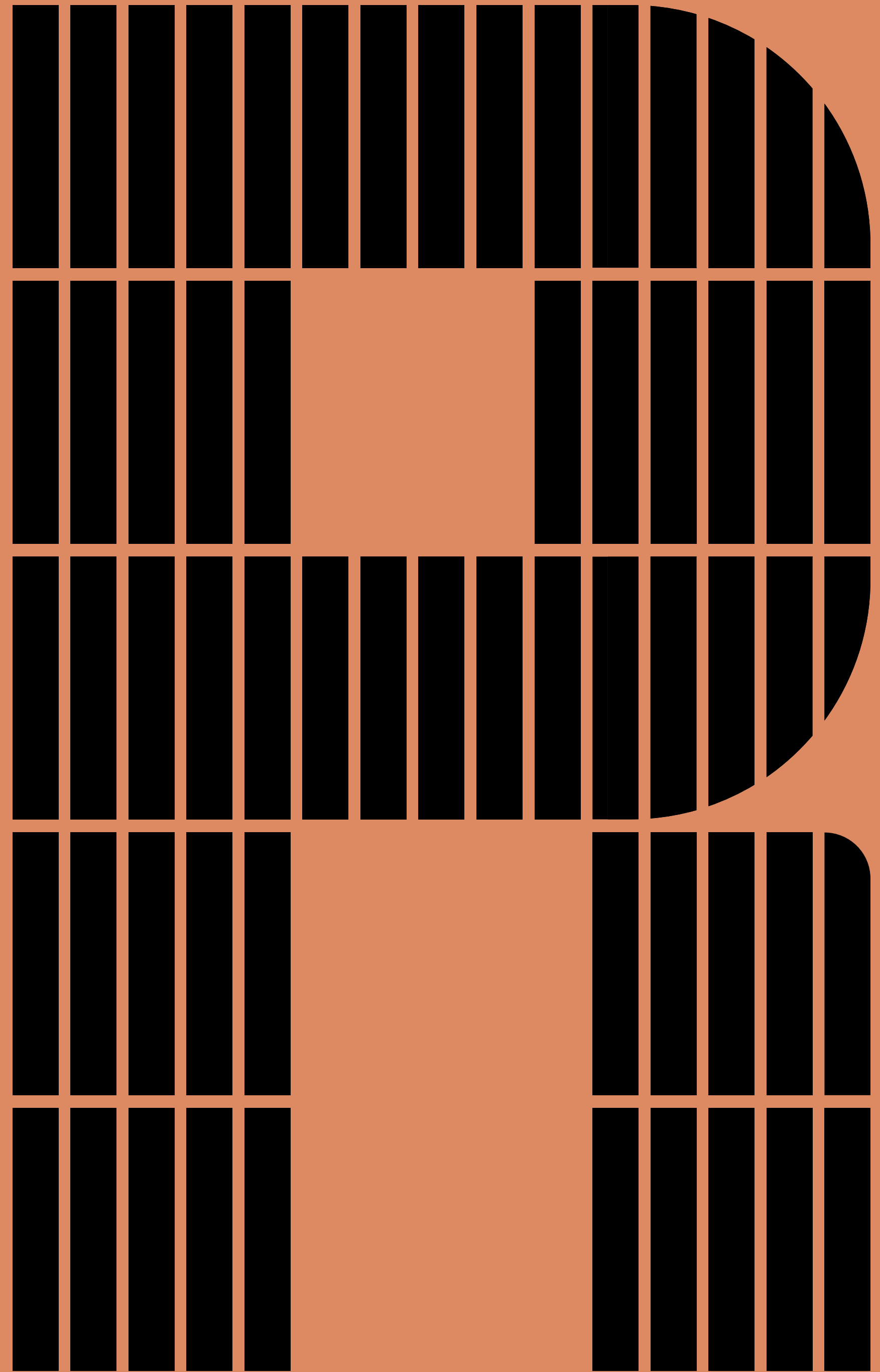


# ROCKET CAMPUS

Old Street N1

Fully fitted workspace from 4,000 sq ft coming soon.

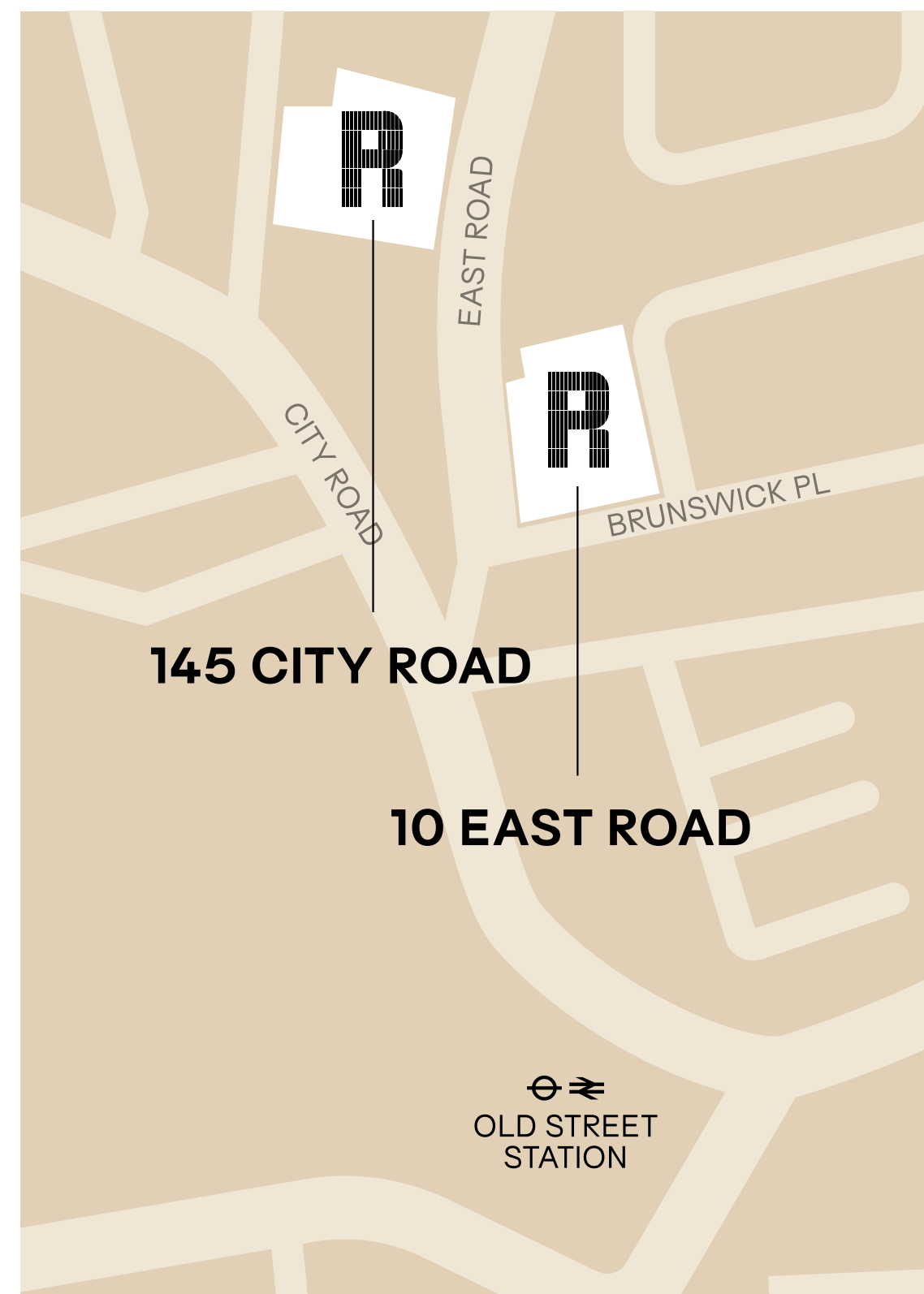


# WHERE INNOVATION TAKES FLIGHT

Ideally situated just off the Old Street roundabout, The Rocket Campus features two contemporary buildings ready to propel your business into new heights with workspaces starting from 4,000 sq ft, available fully managed and fitted.

With 42,000 sq ft. across 10 floors at **10 East Road**, and 7,600 sq ft. over one floor at **145 City Road**, this is the ultimate base for medium sized businesses. With cutting-edge third spaces like rooftop terraces and lounge-style receptions, and flexible management options, it's time to go beyond at The Rocket Campus!

Rocket Campus



# WHY JOIN THE CAMPUS?

As a member of the campus, you will enjoy access to an abundance of amenities, including:

Lounge Spaces



Community Events



Concierge Desk



Rooftop yoga sessions



# TAILORED FOR YOUR ASCENT

Pick a space that works for you

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## MANAGED

A managed service that offers occupiers a seamless, all-in-one real estate solution. The all-inclusive monthly bill covers base rent, business rates, service charges, utility costs, and a variety of managed facilities.

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## FITTED

Everything an unfitted space offers but it is ready for immediate move-in and take-off, fitted floors are fully furnished, complete with soft furnishings and mood lighting for a perfect finishing touch. Also known as CAT A+.

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## UNFITTED

Providing the ideal foundation for occupiers to make it their own. With essentials such as lighting, bathrooms, and air conditioning already in place, it offers the flexibility for tenants to fit out the space according to their specific requirements, allowing for a more personalised, brand-focused layout.

# 10 EAST ROAD

Four fully fitted floors from 4,000 sq ft

Be the first to experience Old Street's newest workspace, offering four fully fitted floors, available managed or on a traditional basis and unique third spaces designed for creativity and collaboration.



Whether you land on the 1st, 4th, 9th, or 10th floors, these spaces are thoughtfully designed for immediate occupation. The 10th-floor communal terrace provides the perfect backdrop for outdoor collaboration, and the fully refurbished reception sets the tone for success.



# AVAILABLE SPACE

Additional fitted floors will be available at a later date.

Floor	Available Space
<b>10</b>	<b>3,952 FT<sup>2</sup></b>
<b>9</b>	<b>4,330 FT<sup>2</sup></b>
<b>4</b>	<b>4,301 FT<sup>2</sup></b>
<b>1</b>	<b>4,233 FT<sup>2</sup></b>
<b>TOTAL</b>	<b>16,816 FT<sup>2</sup></b>



# FLOOR 4

4,301 Sq Ft

- 38 desks
- Kitchenette
- 4 meeting rooms
- 2 phone pods
- Soft seating areas
- 5 WC's
- On floor shower
- High bench seating



# FLOOR 9

4,330 Sq Ft

- 38 desks
- Kitchenette
- 4 meeting rooms
- 2 phone pods
- Soft seating areas
- 5 WC's
- On floor shower



# FLOOR 10

4,163 Sq Ft

- 38 desks
- 4 meeting rooms
- 2 phone pods
- Soft seating areas
- 5 WC's
- 38 desks



# 145 CITY ROAD

One fully fitted floor on the 9th Floor with a large roof terrace on 10th floor

Bathed in natural light from windows on every side, the 9th floor offers panoramic views of the City skyline.





Carefully crafted for businesses to plug and play from day one. Rocket Campus occupiers benefit from a managed reception, cycle and shower facilities and access to The Rocket Campus schedule of events.

The expansive 10th-floor terrace offers the perfect launchpad for outdoor meetings, brainstorming sessions, or simply taking a breather in the open air.



# AVAILABLE SPACE

Floor

Available Space

**9**

**7,062 FT<sup>2</sup>**

**FULLY FITTED**

**TOTAL**

**7,062 FT<sup>2</sup>**



# FLOOR 9

7,062 Sq Ft

- Kitchenette
- 74 desks
- 8 meeting rooms
- Soft seating areas
- Access to a large roof terrace on 10th floor



# ROOF TERRACE

Accessible for Floor 8 and 9 occupiers



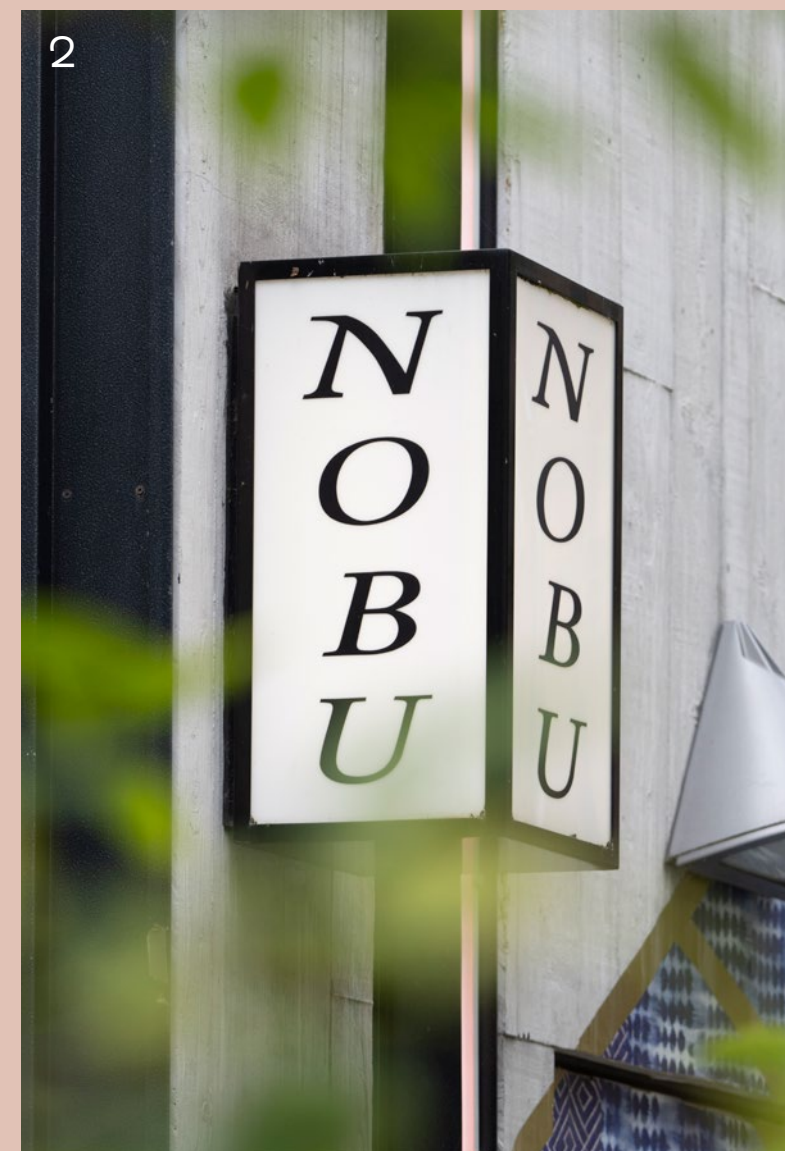
# LOCATION

# POSITIONED AT THE INTERSECTION OF SHOREDITCH, THE CITY, AND KING'S CROSS.

The Rocket Campus offers a stellar location with top-tier hotels, dining, and fitness options right at your doorstep, making it the perfect launch site for your business.



1. Whitecross Street Market
2. Nobu
3. Lilienblum
4. Gloria Trattoria
5. Photo Book Cafe
6. Old Street Station
7. Passionevino



# CONNECTED

STATION	WALKING	CYCLING
Old Street	2mins	1min
Shoreditch High Street	14mins	3mins
Moorgate	14mins	4mins
Hoxton	17mins	4mins
Liverpool Street	19mins	5mins

- **HOTELS**
- 1 Art'otel
- 2 Nobu
- 3 Virgin Hotel
- 4 The Hoxton Hotel
- 5 100 Shoreditch
- 6 Shoreditch House
- 7 The Boundary
  
- **RESTAURANTS**
- 8 Noci
- 9 Gloria Trattoria
- 10 Daffodil Mulligan
- 11 Lilienblum
- 12 Kennedy's
- 13 Caravel
- 14 Fare
- 15 Crudo
- 16 Studio Kitchen
- 17 Bone Daddies
- 18 Serata Hall
  
- **MARKETS**
- 19 Whitecross Market
  
- **DRINKS**
- 20 Nightjar
- 21 Passione Vino
- 22 The Griffin
- 23 The Barley Mow
- 24 The Wenlock Arms
- 25 The Eagle
- 26 William IV
- 27 The George and Vulture
  
- **COFFEE**
- 28 Grind
- 29 Ozone
- 30 Trade
- 31 FWD coffee
- 32 Allpress
  
- **FITNESS**
- 33 Ironmonger Row Baths
- 34 Gymbox
- 35 F45 Old Street
- 36 Foundry Gym
- 37 Angel Gyms



# THE TEAM BEHIND THE CAMPUS

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Designed by  
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Rocket Campus

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**ROCKET CAMPUS**  
Old Street N1

**ROCKET**  
PROPERTIES

