

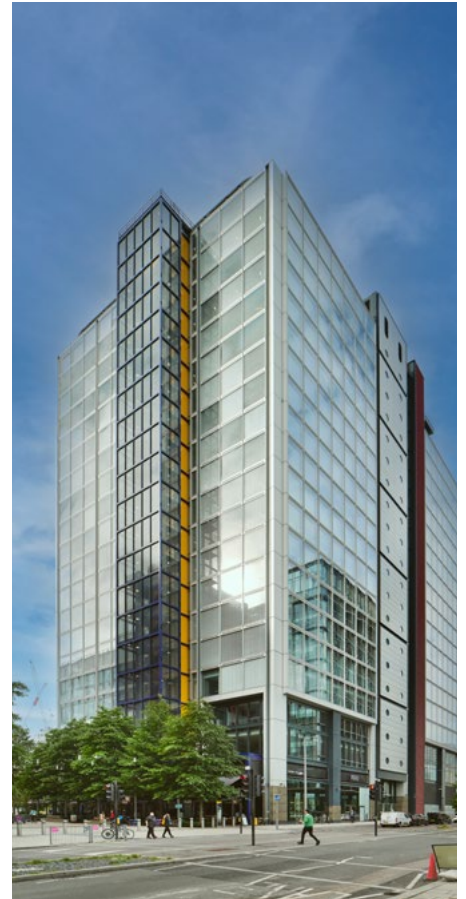


1 19TH FLOOR
**WESTFIELD
AVENUE**
3,660-11,381 Sq Ft



The 19th floor provides a large open plan floorplate with floor to ceiling height glazing, a flexible workspace serviced by high speed Wi-Fi and a dedicated reception and entrance at street level.

The Part 19th Floor measures a net internal area approximately 11,381 sq. ft. (1,057.3 sq. m) and is currently divided into two units: the north unit, which is fitted to provide a mixture of open plan and partitioned offices measures approximately 3,660 sq. ft. and the south unit is finished to Cat A specification measuring approximately 7,721 sq. ft. The accommodation is available on a sub-lease(s) until March 2030 subject to rent review in March 2028.



FEATURING ICONIC VIEWS OF LONDON...

WITH THE PINNACLE OF SPECIFICATION



BREEAM
'excellent'



Floor to ceiling triple
glazed windows



Shower
facilities



Office A Fitted out to
provide plug & play space



Bike racks and
lockers



3.26m floor
to ceiling



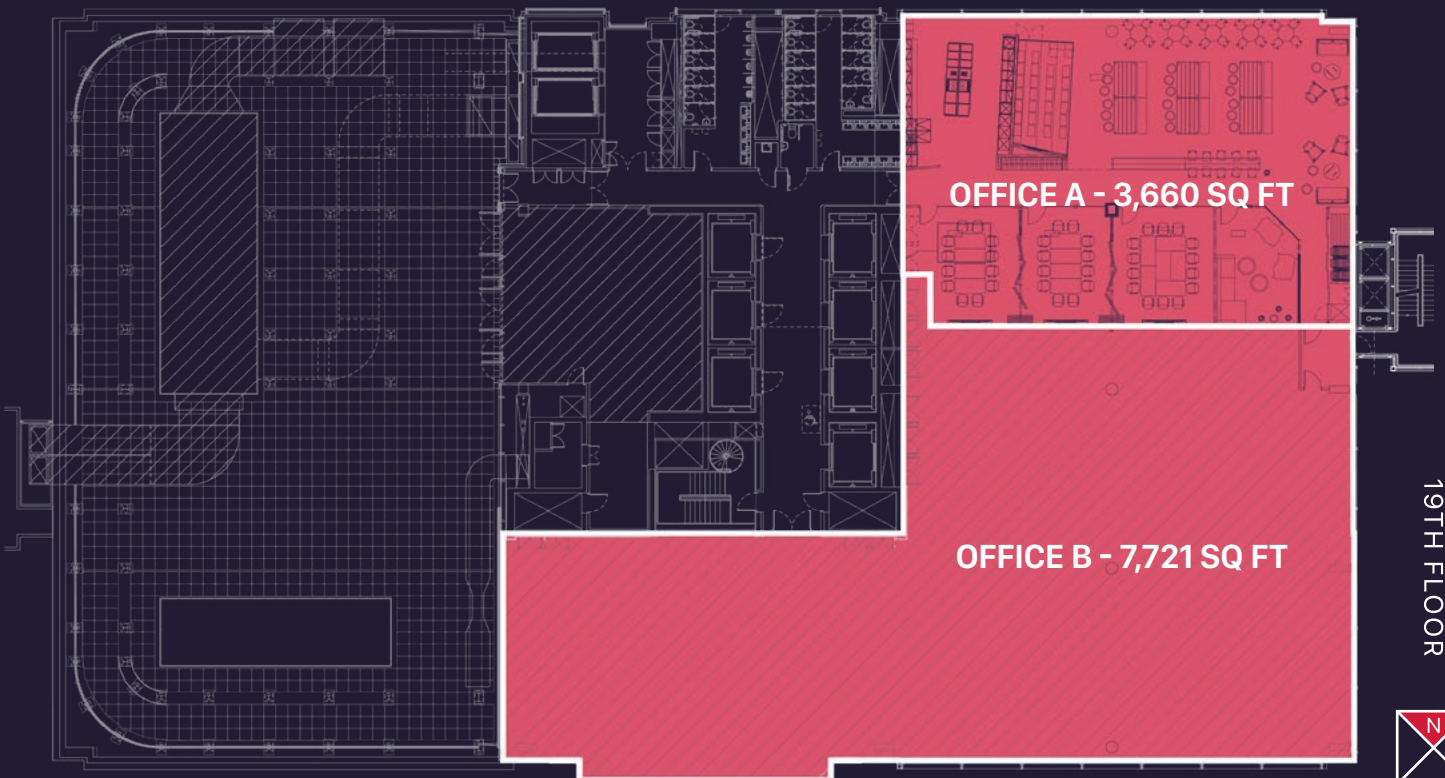
Raised Floor
(350mm void)



Excellent views
and natural light

ACCOMMODATION

Office A - Northern Unit	3,660	340.0
Office B - Southern Unit	7,721	717.3
TOTAL	11,381	1,057.3

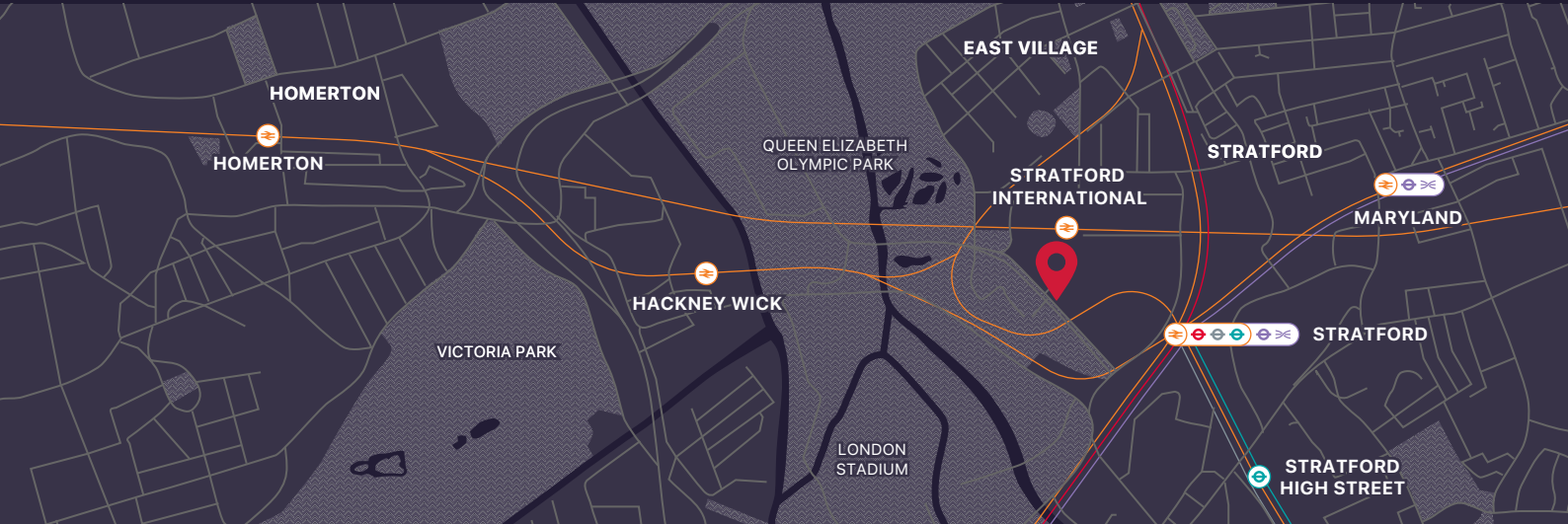


19TH FLOOR



IN THE HEART OF STRATFORD

The building commands a prominent location on the north side of Endeavour Square, part of International Quarter London, which is located between the site of the Westfield Stratford City shopping centre and the Queen Elizabeth Olympic Park. The building is well served by public transport including underground, rail and bus routes.



- Central Line
- Jubilee Line
- Elizabeth Line
- DLR Line
- Overground



30 minutes to the M25



Numerous bus and coach routes



Less than 40 minutes to all of London's major railway station (7 mins to St Pancras International)



Nine tube and train links

Less than an hour to all London international airports



For further information please contact the sole agents:



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