

BRICK YARD

A PLACE FOR PEOPLE
WITH PURPOSE

 **ethical**property

SHOREDITCH

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WORK IN A
PLACE THAT
INSPIRES YOU

Shoreditch. A single word that says so much. Energy, vibrancy, creativity and dynamism. How would you like to work in an inspiring new space located at its heart?



You could be picking up your freshly roasted morning coffee from **Friends of Ours**, grabbing a lunchtime sandwich from **Cocotte** and calling in at **BOXPARK** for some pop-up street food on your way home.

Food not your thing? How about an evening class at the **National Centre for Circus Arts**, taking in a contemporary art exhibition at **Whitechapel Gallery** or soaking up East End culture at **Rich Mix**.


Surrounded by a community of artists, culture-shapers, tech-creators and ethical campaigners, you can't fail to be inspired by Shoreditch.

GETTING TO BRICK YARD

 **Great Easter Street, bus stop Y**
1 minute walk

 **Old Street Tube Station**
5 minutes' walk

 **Moorgate Tube Station**
15 minutes' walk

 **Old Street Overground Station**
7 minutes' walk

 **Shoreditch High Street Overground Station**
10 minutes' walk

TRAVEL TIME
FROM OLD STREET
TUBE STATION

OLD STREET



○ **BANK**
15 MINS

○ **WATERLOO**
15 MINS

○ **OXFORD CIRCUS**
15 MINS

○ **LONDON BRIDGE**
5 MINS

○ **KINGS CROSS**
5 MINS

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**WE’RE LEADING
A MOVEMENT IN
WORKSPACE**

The drive for change is collective and we’re more powerful when we work together. That’s why we create ethical working environments for changemakers – people and organisations whose work has a positive impact and purpose.



CALLING ALL CHANGEMAKERS

**Are you a socially
conscious changemaker?
Do you want to make a
real change to our world?
Are you ready to join a
movement creating a
brighter future?
If you are, Brick Yard
could be the place for you.**

Whether you’re a start-up creating game-changing technology, a PR agency promoting social value organisations, a social enterprise, an ethical business, or a charity or non-profit helping those in need, we provide inclusive workspaces for organisations that do good.

Our places bring like-minded people together. Designed to enhance collaboration, connectivity and community, our workspaces create a shared environment for changemaking.

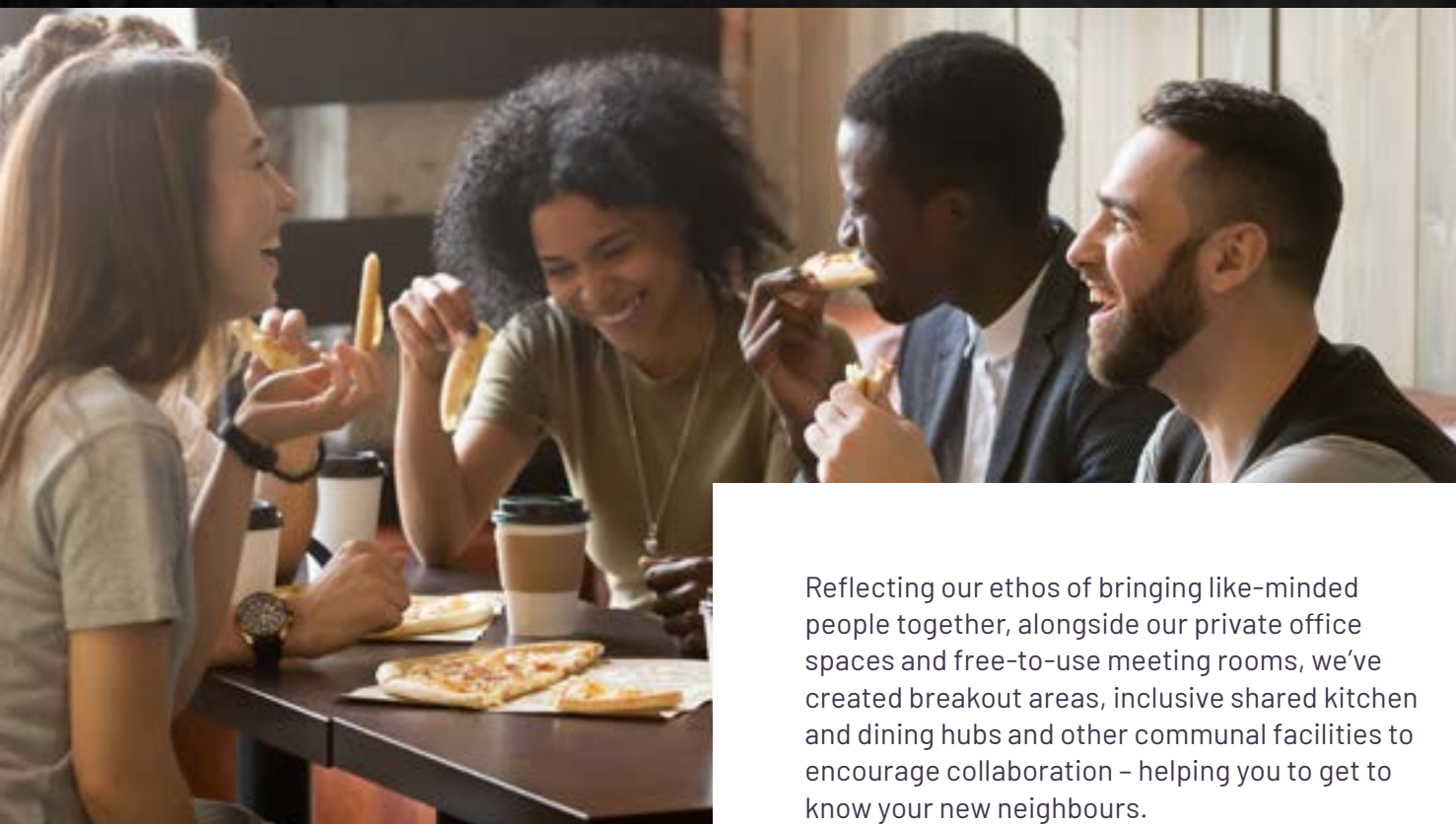
Driven by our own sense of purpose, we’ve spent over 20 years building our network of centres and are now the first choice of landlord for many well-known charities and social enterprises.

Brick Yard, currently undergoing a full refurbishment, will be reopening in September 2021 and we’re looking for impact-driven, purpose-led organisations who are as passionate about positive social change as we are, to fill our workspaces.

THE PRACTICAL STUFF



BRICK YARD IS A BUILDING THAT WORKS FOR YOU



Reflecting our ethos of bringing like-minded people together, alongside our private office spaces and free-to-use meeting rooms, we've created breakout areas, inclusive shared kitchen and dining hubs and other communal facilities to encourage collaboration – helping you to get to know your new neighbours.

We've also considered how the building will influence your wellbeing and have incorporated elements that positively impact on mental health. Lighting which replicates daylight, touches of greenery and and power from renewable sources – and that's the same across all our centres.

Our vision is to provide accessible workspace for up to **15 progressive organisations** with a shared commitment to effecting positive change. We believe in doing good too, and that means offering flexible contracts, fantastic facilities, and fair prices.

We've recently refurbished Brick Yard and you'll love what we've done with the place.

With light, bright interiors and industrial-inspired fittings, we've constructed a workspace that has its roots in Brick Yard's heritage, but its head firmly in the future.



WHAT'S INCLUDED:

- Dedicated **high-speed** broadband
- **Wifi** throughout the building
- **Free-to-use** meeting rooms for **2 to 30** people
- Two meeting rooms with **85" screens** and high quality video conferencing facilities
- **Fob enabled** secure entrance and CCTV
- Truly **flexible contracts**, so you're not tied in long-term



Rent



Cleaning



Utilities



Maintenance & Management



Fire & Security Provisions



Centre Manager



Recycling & Waste



Meeting Rooms



IT Support



Service Charges



VoIP Phone System



Superfast WIFI & Broadband

WHAT'S ON OFFER:

- Spaces for organisations from **2 to 25** people
- All-inclusive office space available from **£595** per month, plus VAT
- **Flexible contracts** that put the tenant first



RENT FROM £595



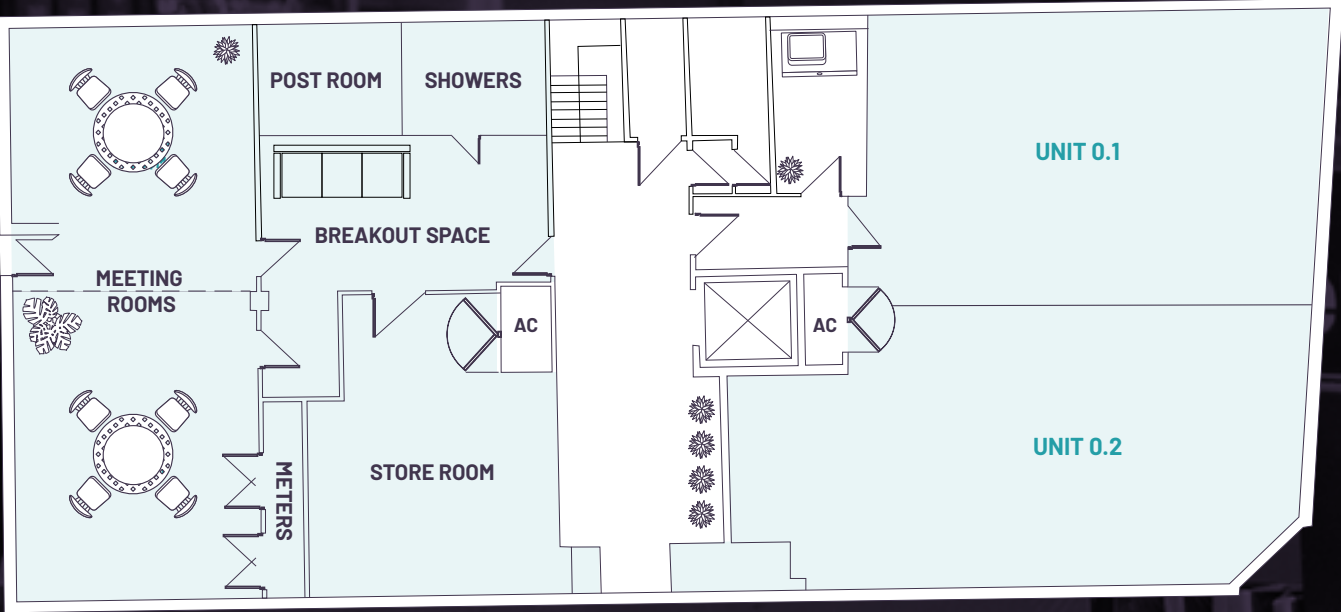
We publish a quarterly tenant newsletter where we share news from changemakers across the UK to amplify the good work they're doing and to allow others to find out how they can get involved and help make a change.

All tenants can submit a news piece to the newsletter which is shared with 500+ contacts each quarter and is also shared on our social media channels.

To subscribe, click here:
bit.ly/tenant-newsletter

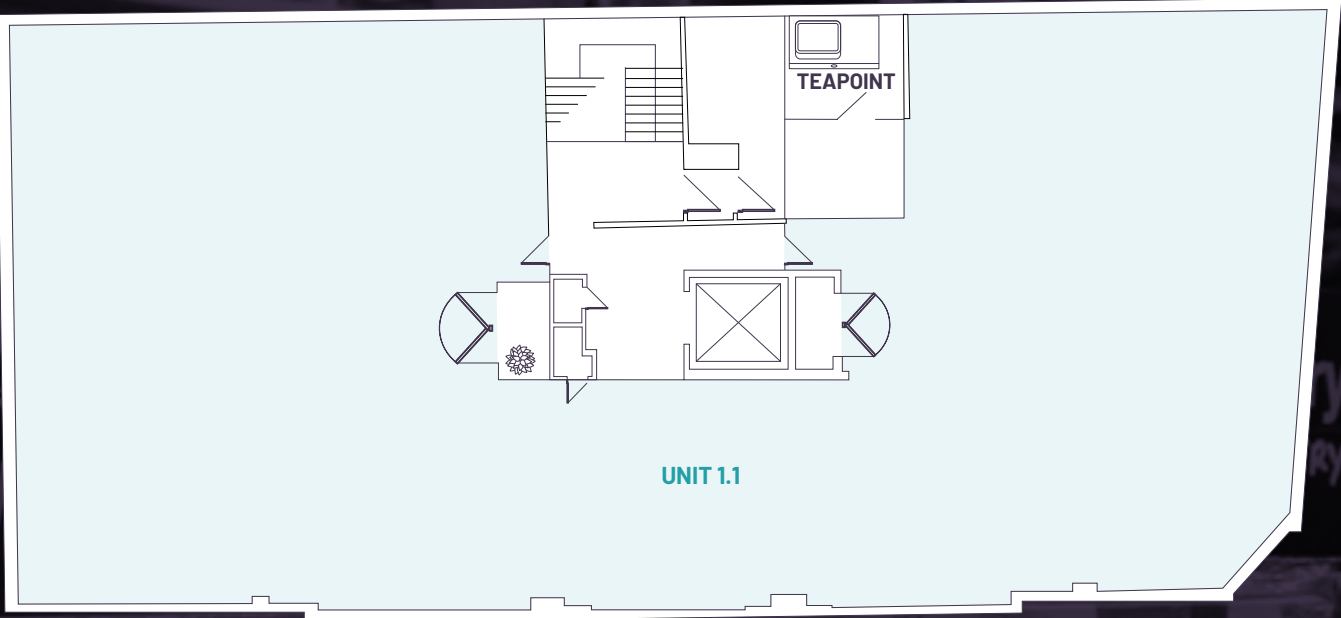
FLOOR PLANS

GROUND FLOOR



Unit No.	Unit size (sqm)	Unit size (sqft)	Suggested No. of Desks	Tenant Status
0.1	55.3	595	8-11	Leased
0.2	64	689	9-13	Vacant

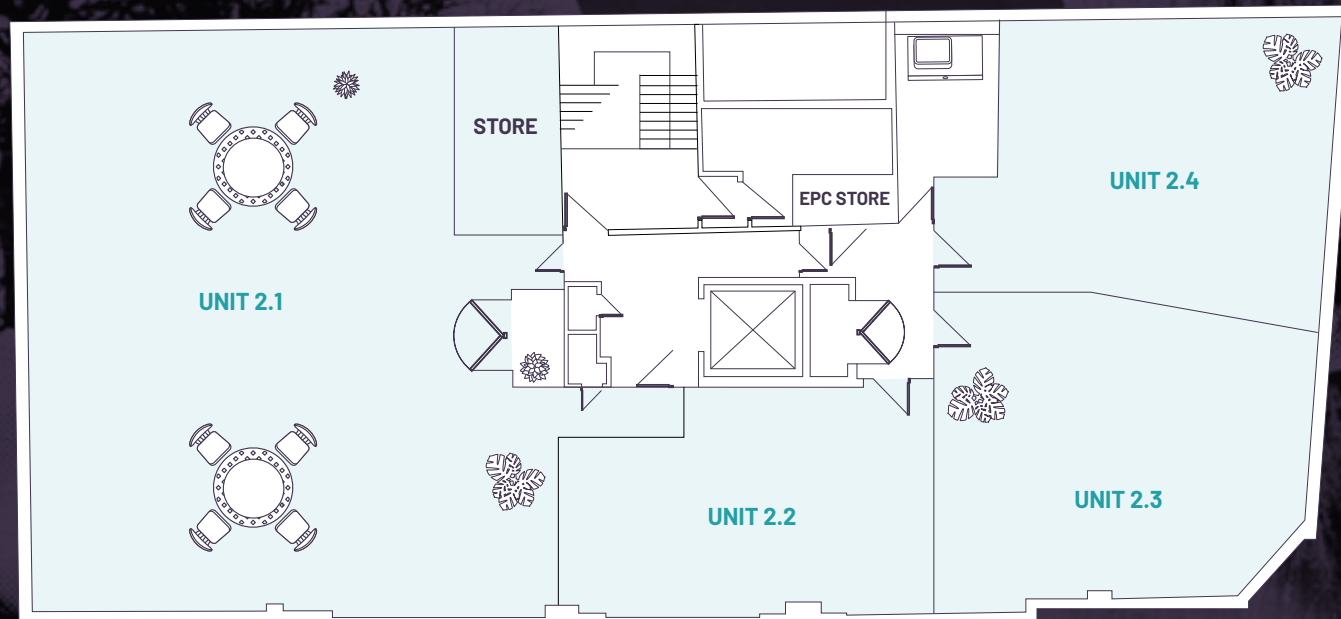
FIRST FLOOR



Unit No.	Unit size (sqm)	Unit size (sqft)	Suggested No. of Desks	Tenant Status
1.1	291.4	3,137	42-58	Leased

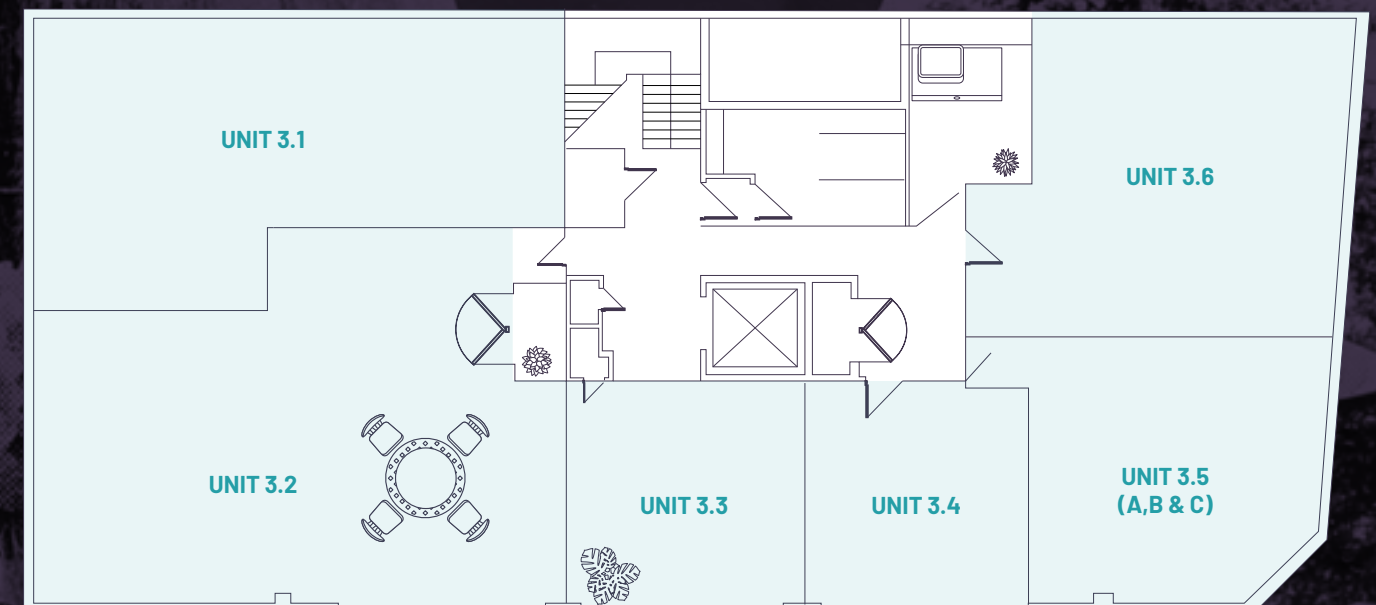
FLOOR PLANS

SECOND FLOOR



Unit No.	Unit size (sqm)	Unit size (sqft)	Suggested No. of Desks	Tenant Status
2.1	117.8	1,268	17-24	Vacant
2.2	36.4	392	5-7	Vacant
2.3	47.4	510	7-9	Vacant
2.4	43.2	465	6-9	Vacant

THIRD FLOOR



Unit No.	Unit size (sqm)	Unit size (sqft)	Suggested No. of Desks	Tenant Status
3.1	51.4	553	7-10	Vacant
3.2	67.5	727	10-14	Vacant
3.3	21.8	235	3-4	Leased
3.4	20	215	3-4	Leased
3.5	9.8	105	1-2	Leased
	9.8	105	1-2	Vacant (shared space)
	9.8	105	1-2	Vacant (shared space)
3.6	49.2	530	7-10	Leased

LIKE WHAT YOU SEE? **ARE YOU A CHANGEMAKER?**

To make an enquiry or book a viewing, contact our sales team:

sales@ethicalproperty.co.uk | 0330 016 3440



Or visit our website to find out more:

ethicalproperty.co.uk

