

14-16 Cowcross Street
London
EC1M 6DG

Mid Eastern Region Innovation Think Space Area Schedule (GIA)

Draft Schedule of Accommodation 12.02.18

Use	Location	Room name	No. of people	Area	Description
COMMUNITY	Ground Level	Entrance/ Lobby area		18	No reception or staff member required with scope that there could be a pop up shop or small exhibition space
	Ground Level	Café		68	Open plan café near to entrance
	Ground Level	Community Room Ground Floor		32	open plan area with kitchen and coffee station with high level tables and sofa seating
	Ground Level	Meeting Space	2	21	
	Ground Level	Reception	2	13	
	Ground Level	Managers office	2	26	
	First Level	Conference/ Function Room		117	A room to seat about 50-60 people for meetings and conferences. Audio and Visual facilities Capable of being split into 3 separate work spaces
	First Floor Level	Community Room First Floor		29	open plan area with kitchen and coffee station with high level tables and sofa seating
HOT DESK	Ground Level	Open Plan Office space - 01 for Hot Desks	40	184	Hot space for capacity of approx 51 people
START UPS	Ground Level	Start up Office Space -01	6	37	for 6 - 8 people Fob accessed
	Ground Level	Start up Office Space -02	6	37	for 6 - 8 people Fob accessed
	First Level	Start up Office Space -03	6	37	for 6 - 8 people Fob accessed
	First Level	Start up Office Space -04	6	37	for 6 - 8 people Fob accessed
	First Level	Start up Office Space -05	6	37	for 6 - 8 people Fob accessed
	First Level	Start up Office Space -06	6	37	for 6 - 8 people Fob accessed
	First Level	Start up Office Space -07	6	37	for 6 - 8 people Fob accessed
	First Level	Start up Office Space -08	6	37	for 6 - 8 people Fob accessed
	First Level	Start up Office Space -09	6	37	for 6 - 8 people Fob accessed
	First Level	Start up Office Space -10	6	27	for 4 - 6 people Fob accessed
	Ground Floor	Cleaners Store		3	
	Ground Floor	Store		9	Located in 2 separate areas
	Ground Floor	Service Riser		1	
	Ground Level	Plant room		24	
	Ground Floor	Kitchenette		4	
	Ground Floor	Comms Room		17	For all IT and communications hardware
	Ground Level	2 No Male Toilets, 3 No. Female toilets and 1 No. Accessible toilet		30	
	First Level	2 No. Male Toilets, 3 No. Female toilets and 1 No. Accessible toilet		30	
	First Floor	Service Riser		1	
	First Floor	Kitchenette		4	
Approx Occupancy			100		
Sub Total				992	Sq m
Circulation (17.6%)				218	sq m
Total Floor Area(GIA - 2 storey Building)				1,210	sq m
				13,028	Sq ft
Total Area of lettable Floor area				547	Sq m
% of Total Area			45%		
Total Area of Service Area				124	Sq m
% of Total Area			10%		
Total Area of Communal Areas and meeting Rooms, break out Zones				322	Sq m
% of Total Area			27%		