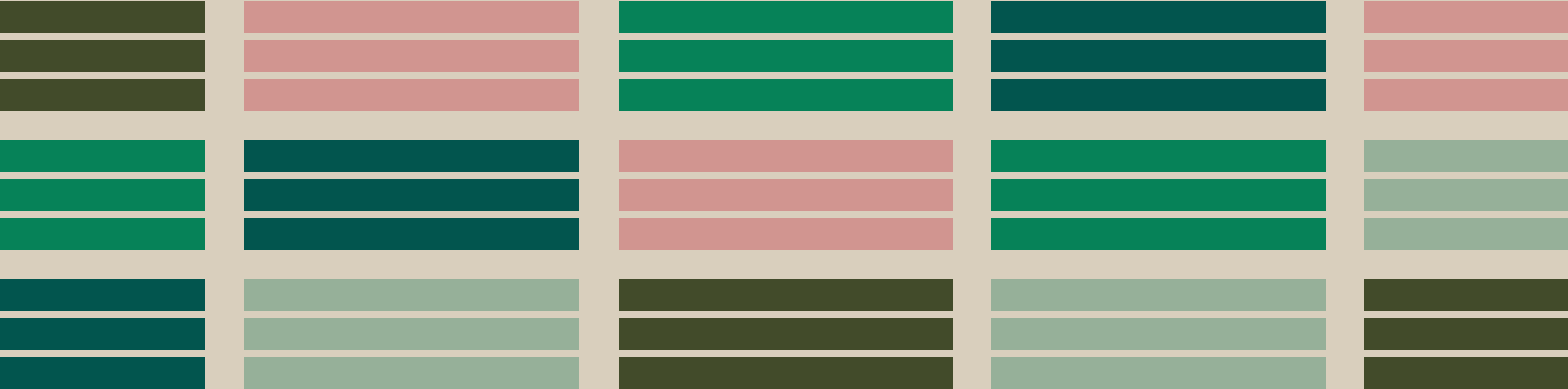




BAYHAM

CAMDEN NW1





THIS IS WORK 101

Places of work have the power to inspire and adapt to meet the growing demands of 21st century businesses. The Work 101 manifesto aims to redefine workspace and transform it into a productive hub of creativity and innovation.

CONCEPT

01

WORK 101

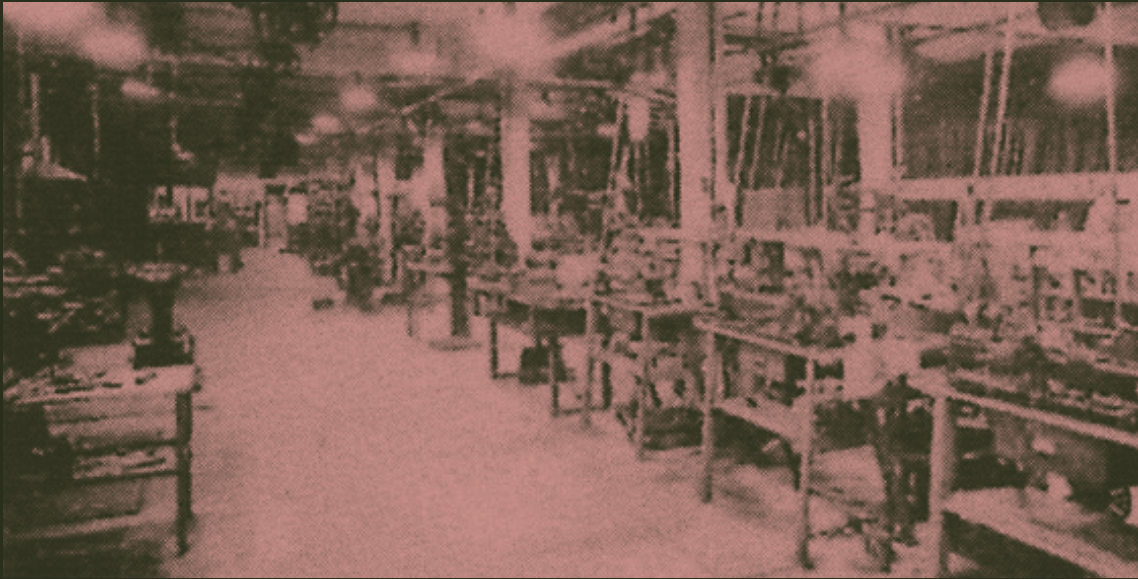
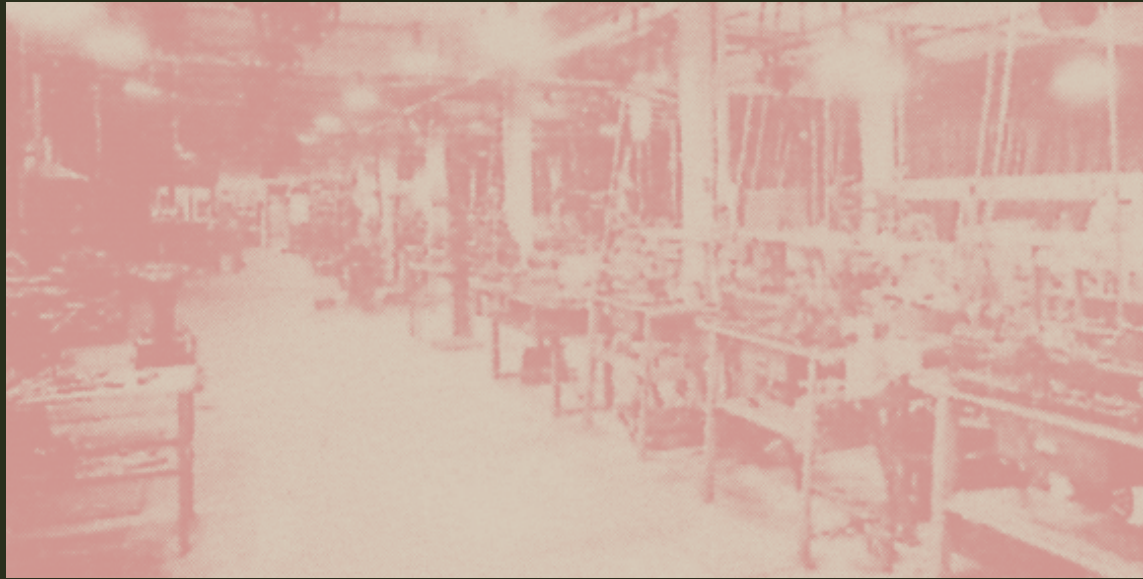
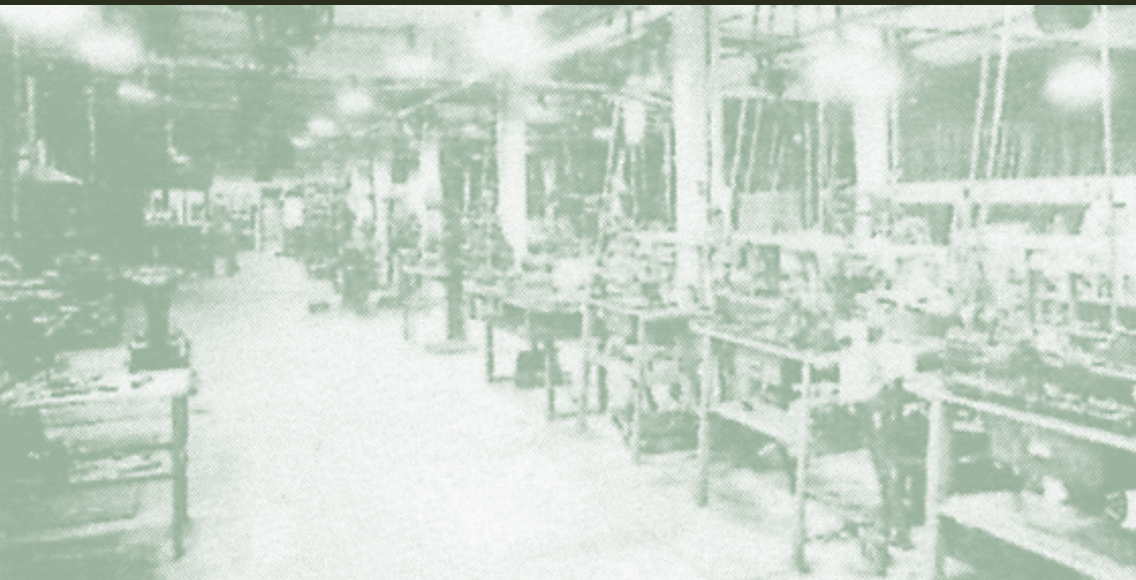
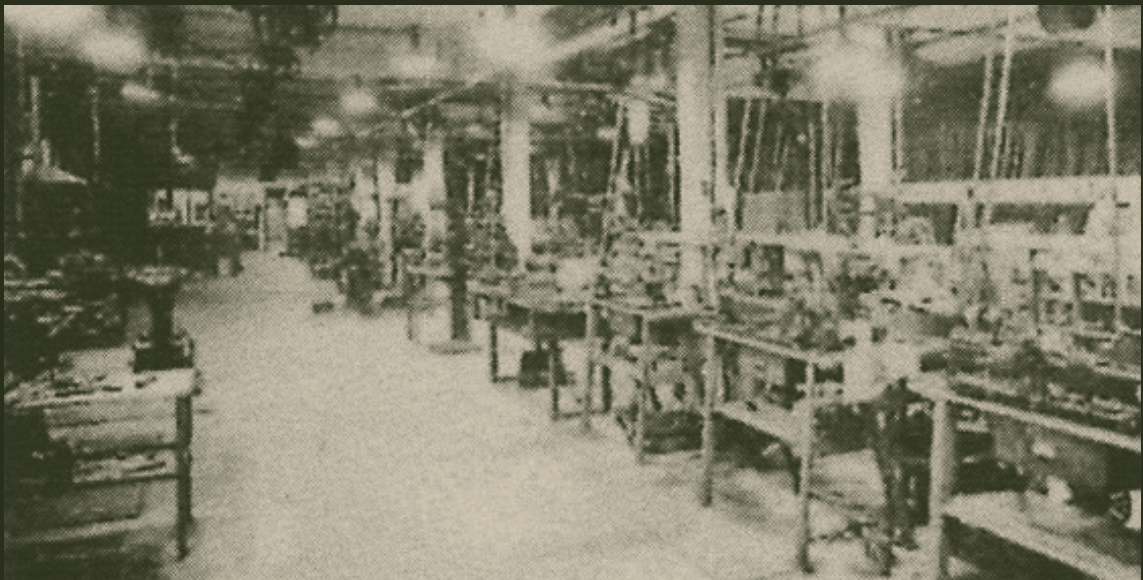
A CREATIVE WORKSPACE THAT **INSPIRES**

THE BUILDING

A re-imagined 1930s Art Moderne factory, designed by Henley Halebrown and Studio Ghazal to encourage collaboration, allowing talent to feel energised and inspired by their place of work.

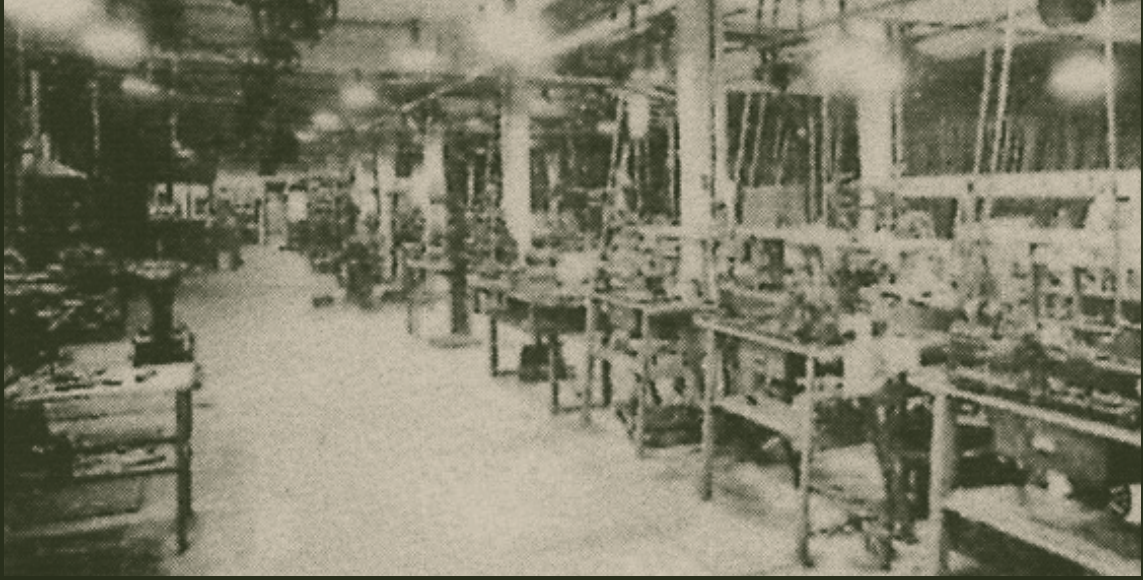
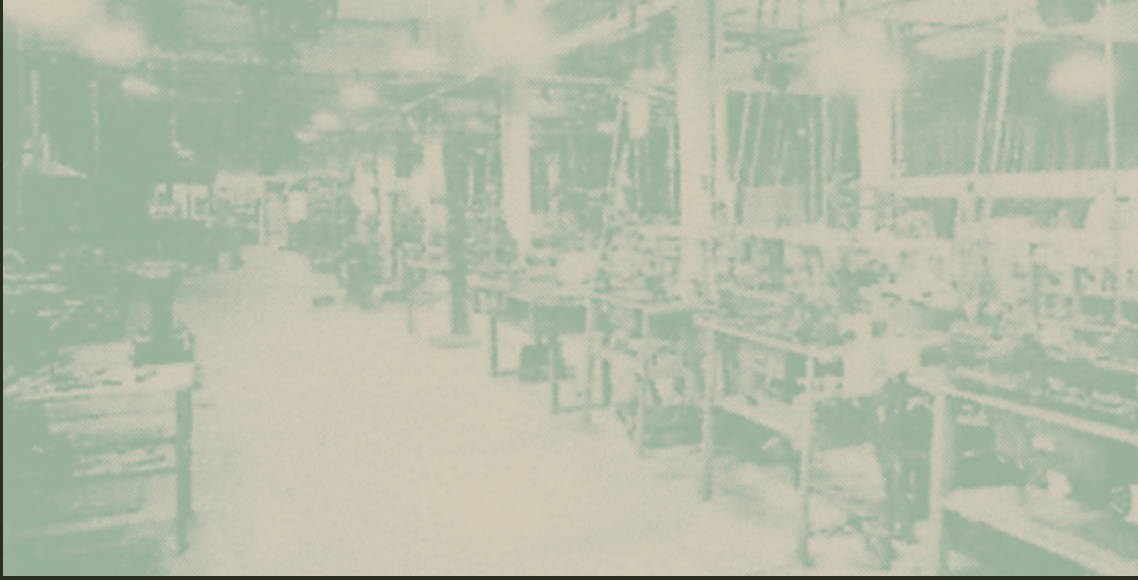
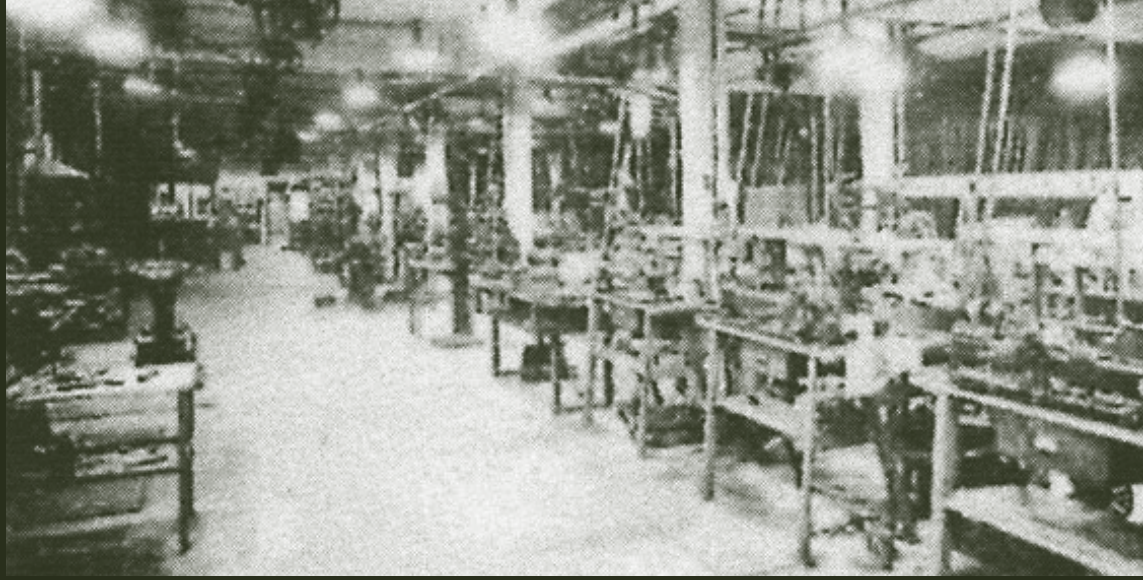
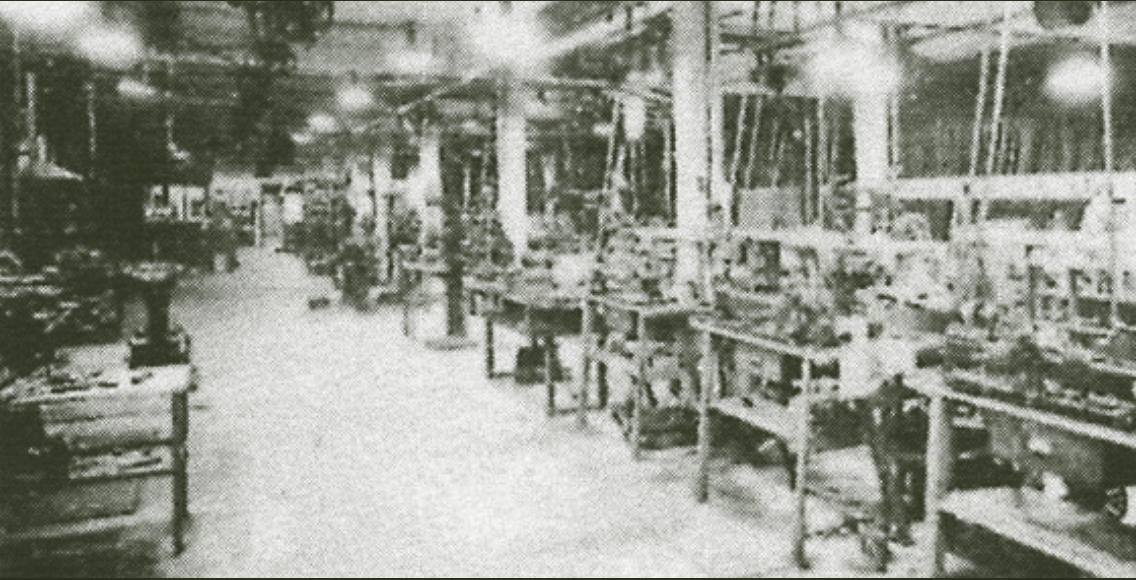


A



HISTORY

REIMAGINED





ENTRANCE LOBBY

101 Bayham

Modern arrival experience

Vibrant, co-working space
integrated into reception

Clean, modern design

4.5m floor-ceiling height



ENTRANCE LOBBY



Modern arrival experience

Vibrant, co-working space integrated into reception

Clean, modern design

4.5m floor-ceiling height

2

SECOND FLOOR WORKSPACE CAT A



2

SECOND FLOOR WORKSPACE CAT B



4

FOURTH FLOOR WORKSPACE CAT A



4

FOURTH FLOOR WORKSPACE CAT B





ROOF
TERRACE



● DO EVERYTHING WELL

COLLABORATIVE

Vibrant, co-working space integrated into reception.

BRIGHT

Big, beautiful, openable windows flood this flexible space with natural light.

HQ

A spectacular self-contained HQ building offering a remarkable workspace environment in one of the most desirable parts of Camden.

FRESH

Exceptional top floor views and fully landscaped terrace. Plus, fresh air to the building via two air handling units.

EXCEPTIONAL

A striking Art moderne façade.

● **KEEP YOUR
TALENT HAPPY**

FLEXIBLE GROUND FLOOR SPACE

OPENABLE WINDOWS

4.5M RECEPTION FLOOR–CEILING HEIGHT

863 SQ FT ROOF TERRACE

4M HIGH RECEPTION WINDOWS

VRV AIR CONDITIONING

2.9M RAISED FLOOR TO SLAB

30 BIKE SPACES & 4 SHOWERS

21 PERSON LIFT



CYCLE SUITE FOR THOSE IN NEED OF REFRESH

CONCEPT

02

WORK 101

STREAMLINE**THE DAILY
COMMUTE****CONNECTIVITY**

With easy access to King's Cross, Euston and Camden, 101 Bayham is well connected both regionally and internationally, making it a convenient base for both business and employees.

● POSITION YOURSELF WELL

Conveniently situated between King’s Cross, Euston, and Camden, the building offers employees unparalleled convenience and an effortless commute with an abundance of opportunities for networking and leisure.

FROM CAMDEN TOWN	mins	FROM MORNINGTON CRESCENT	mins
King’s Cross	       5	Euston	   2
Euston	   4	Warren Street	  3
Tottenham Court Road	  12	Goodge Street	 4
Old Street	 10	Leicester Square	 7
Charing Cross	 14	Charing Cross	 9
Bank	    12	Waterloo	    11

FROM EUSTON	mins	FROM KING'S CROSS	mins
King’s Cross	       3	Farringdon	    5
Warren Street	  3	Moorgate	     10
Oxford Circus	   5	Liverpool Street	      11
Green Park	  8	Holborn	  4
Victoria	    10	Leicester Square	  7
Tottenham Court Road	   10	Piccadilly	  8



CONCEPT

03

WORK 101

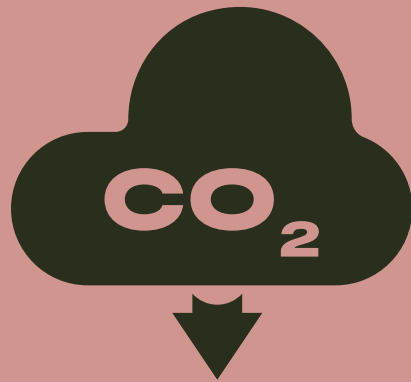
PROTECT THE PLANET & YOUR BOTTOM LINE

SUSTAINABILITY

Optimising the existing building provides a workspace that is both enhanced and more efficient. A full refurbishment, rather than a rebuild, reduces carbon emissions and promotes sustainable practices.

SUSTAINABILITY

WELLBEING



REDUCED CARBON
Restoration of existing building



SOLAR POWERED
PV Panels at roof level



BESPOKE PASSIVE SOLAR SHADING
Reducing heat gains through passive shading



OPENABLE WINDOWS
Over 50 throughout the building



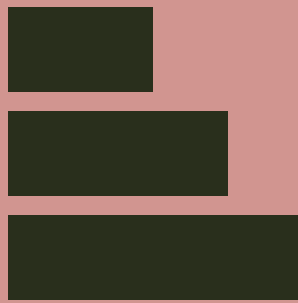
PLANTING ON TERRACE
Diverse planting to enhance urban biodiversity



AIR SOURCE HEAT PUMPS
For heating and cooling AHU Ventilation



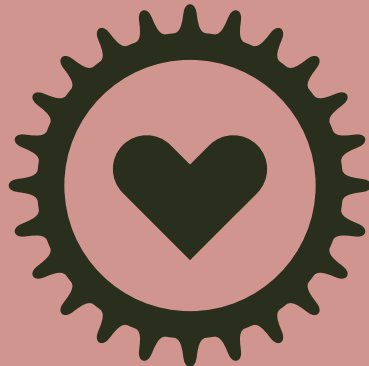
BREEAM
BREEAM Outstanding



EPC A



SUSTAINABILITY & WELLBEING
Light and airy co-working space



30 CYCLE SPACES
To help support an active lifestyle

CONCEPT

04

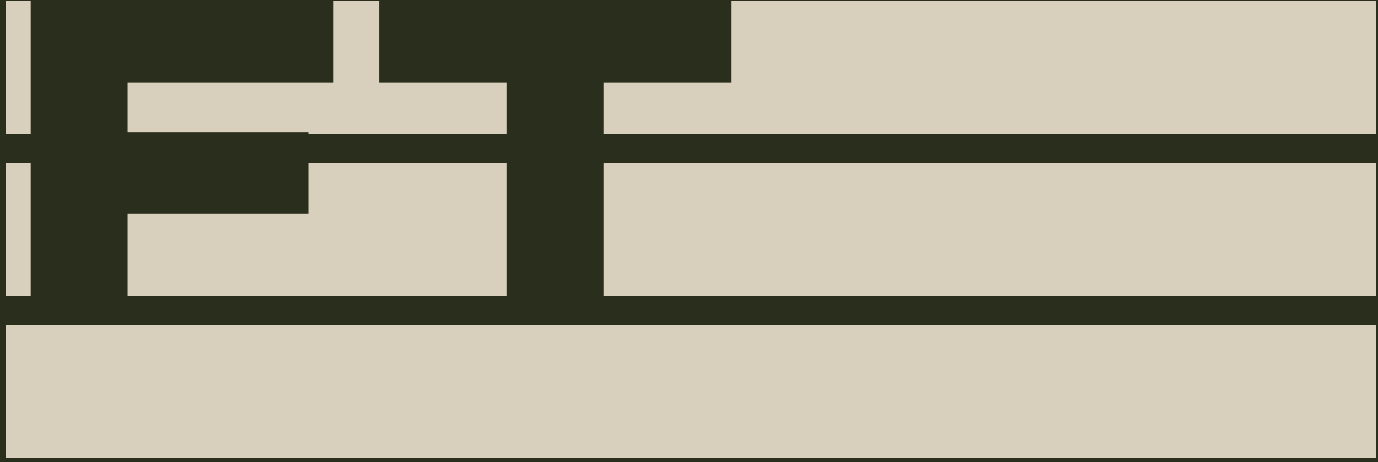
WORK 101

WORK WITHOUT LIMITATIONS

SPACE

Well-considered spaces create an enviable environment where employees can collaborate, and feel free to be both more productive and creative.

● FIND THE
CORRECT FIT



	FLOOR		TERRACE*	
	SQ FT	SQ M	SQ FT	SQ M
FOURTH	3,346	311	863	80
THIRD	4,907	456		
SECOND	5,030	467		
FIRST	4,864	452		
GROUND FLOOR	3,465	322		
– RECEPTION*	1,239	115		
– OFFICES* North and South	2,226	207		
LOWER GROUND FLOOR	114	11		
– END OF JOURNEY				
TOTAL	21,726	2,019	863	80

*NOT INCLUDED IN NIA TOTAL



GROUND FLOOR OFFICE SPACE CAT B

3.9m floor-ceiling height

Openable windows and
flooded with natural light

Art Moderne factory design,
designed by Henley Halebrown
and Studio Ghazal

Spacious and well considered



GROUND FLOOR OFFICE SPACE CAT A

22

101 Bayham

3.9m floor-ceiling height

Openable windows and
flooded with natural light

Art Moderne factory design,
designed by Henley Halebrown
and Studio Ghazal

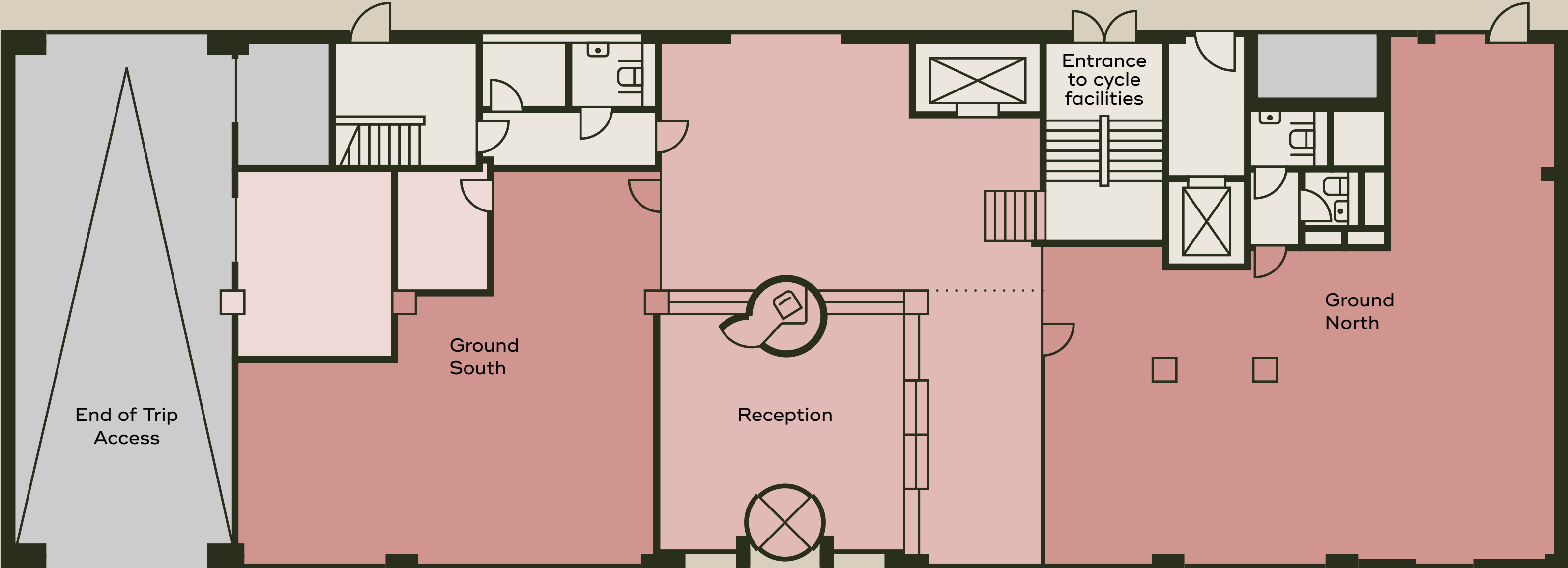
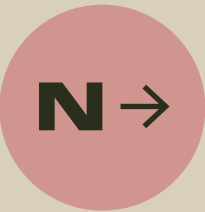
Spacious and well considered



GROUND FLOOR

3,465 SQ FT

- RECEPTION 1,239 SQ FT
- OFFICES 2,226 SQ FT (North and South)



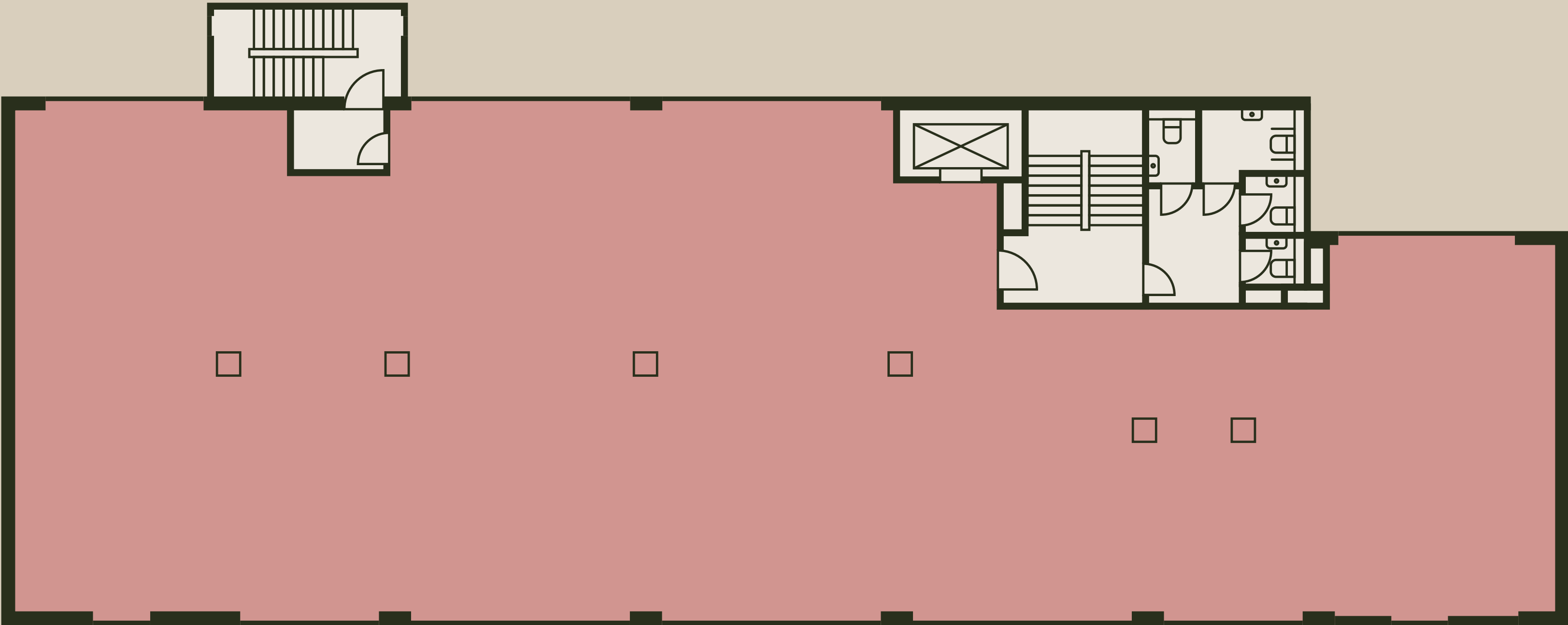
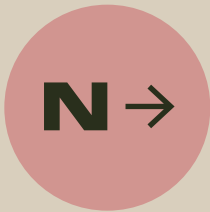
BAYHAM ST

PLANS NOT TO SCALE.
FOR INDICATIVE PURPOSES ONLY.

1-3

FIRST—THIRD FLOOR

4,934 SQ FT



BAYHAM ST

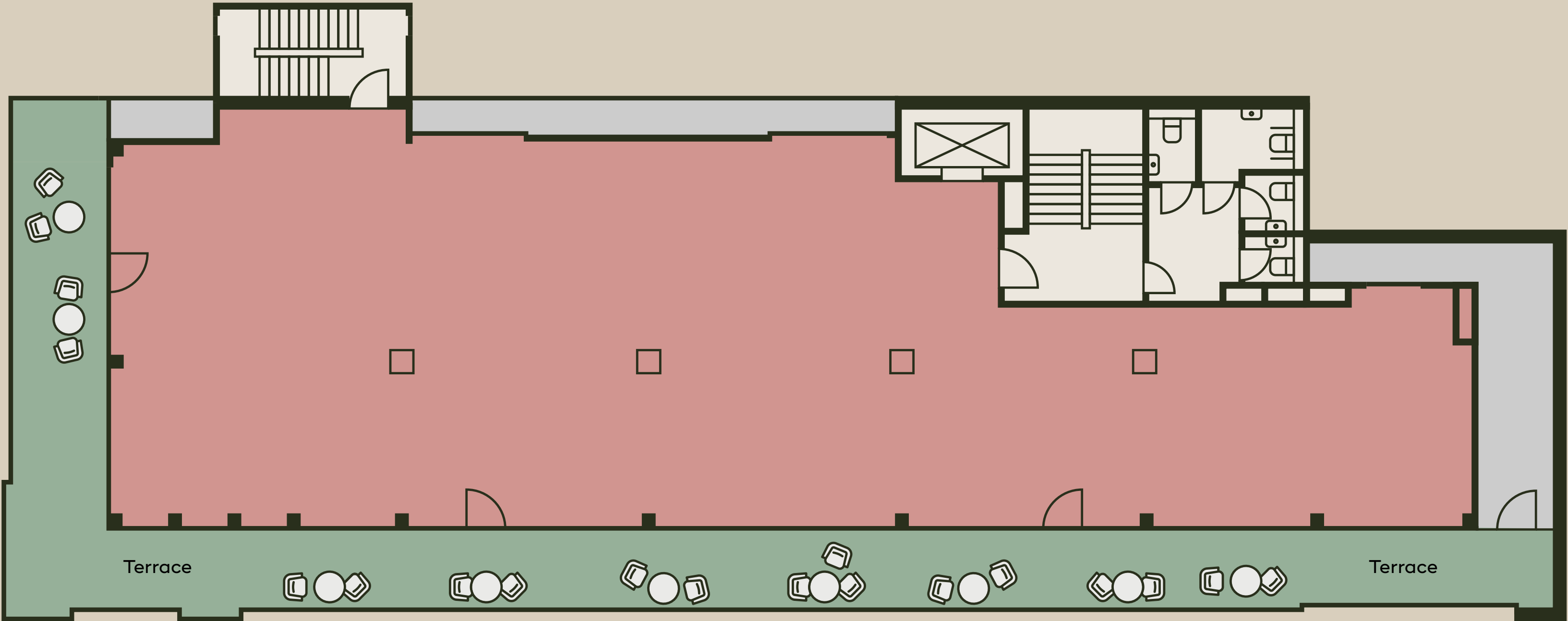
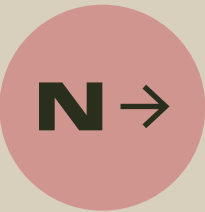
PLANS NOT TO SCALE.
FOR INDICATIVE PURPOSES ONLY.

4

FOURTH FLOOR

3,346 SQ FT

PLUS 863 SQ FT TERRACE

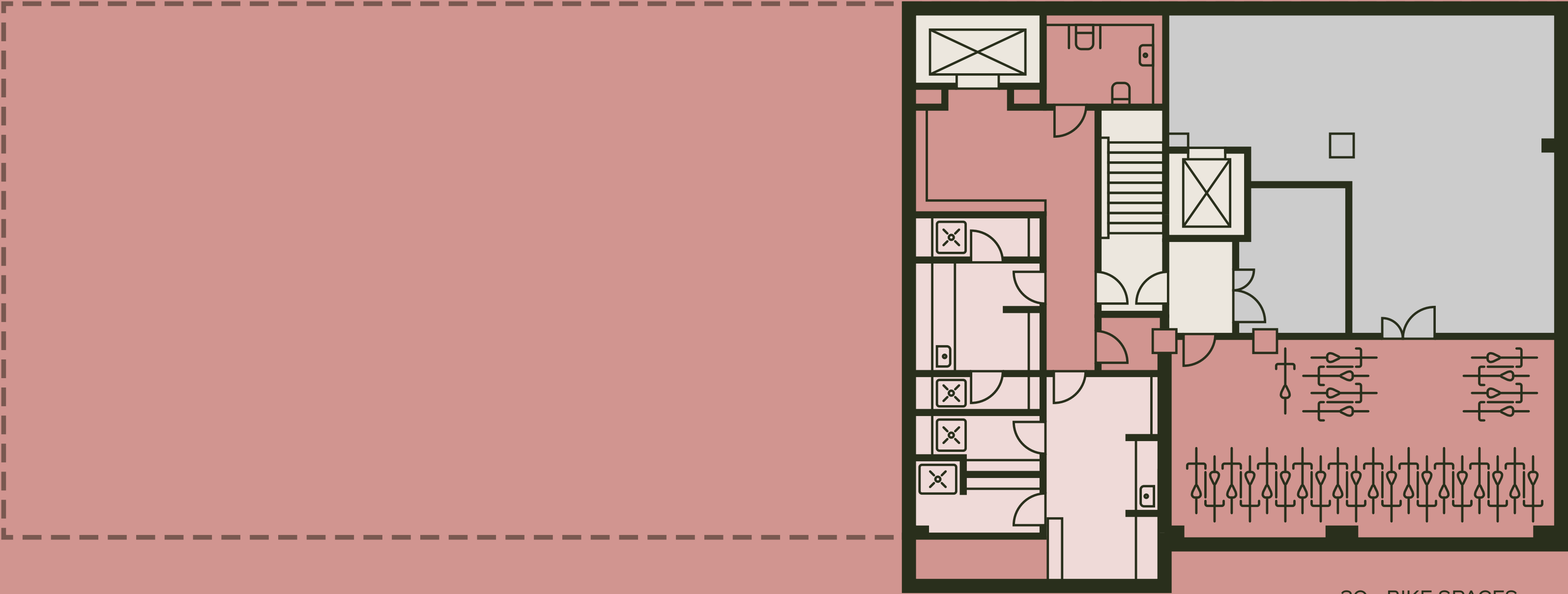


BAYHAM ST

PLANS NOT TO SCALE.
FOR INDICATIVE PURPOSES ONLY.

LG

CYCLE SUITE
114 SQ FT



BAYHAM ST

30 BIKE SPACES
4 SHOWERS
50 LOCKERS

PLANS NOT TO SCALE.
FOR INDICATIVE PURPOSES ONLY.

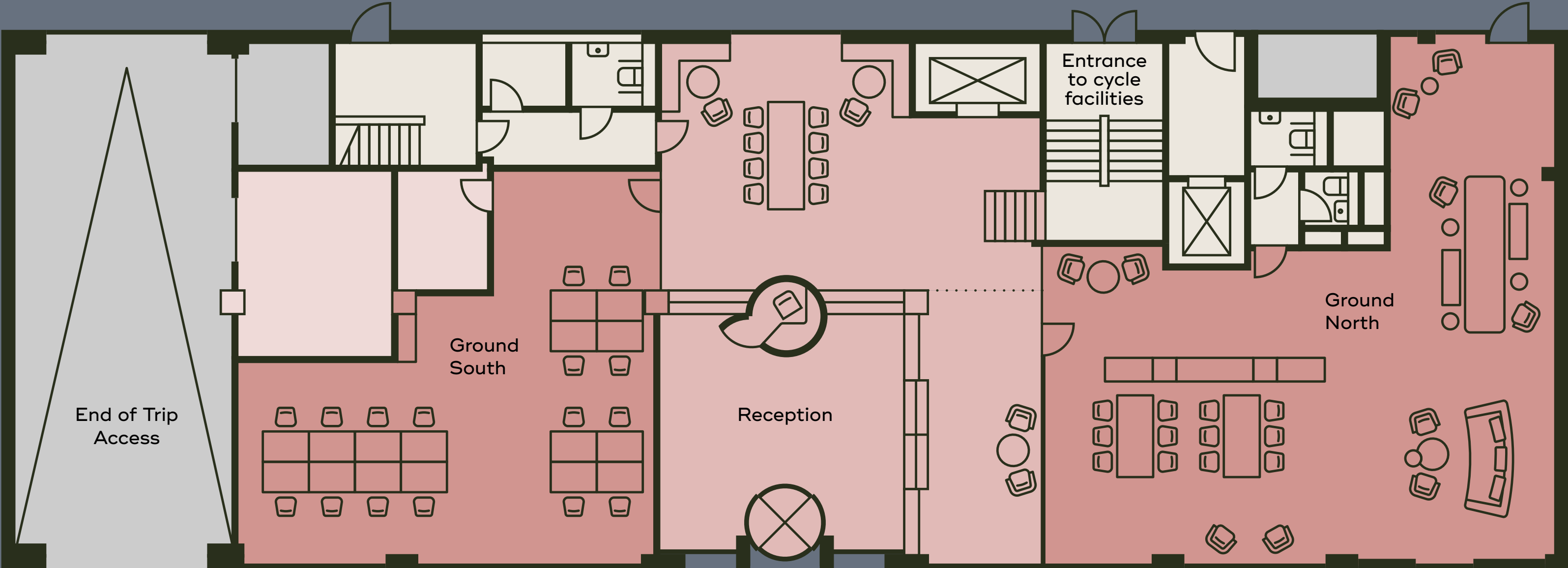


SPACE PLANS

GROUND FLOOR

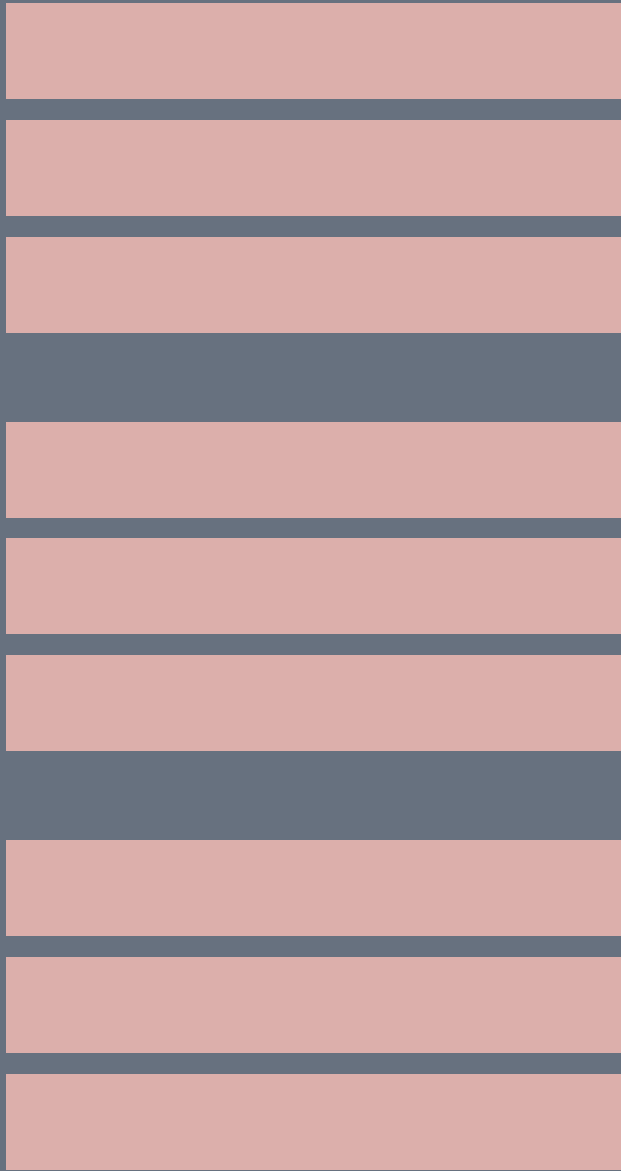


- OFFICE
- 16 x DESKS
 - FLEXIBLE LOUNGE
 - RECEPTION / COMMUNAL



BAYHAM ST

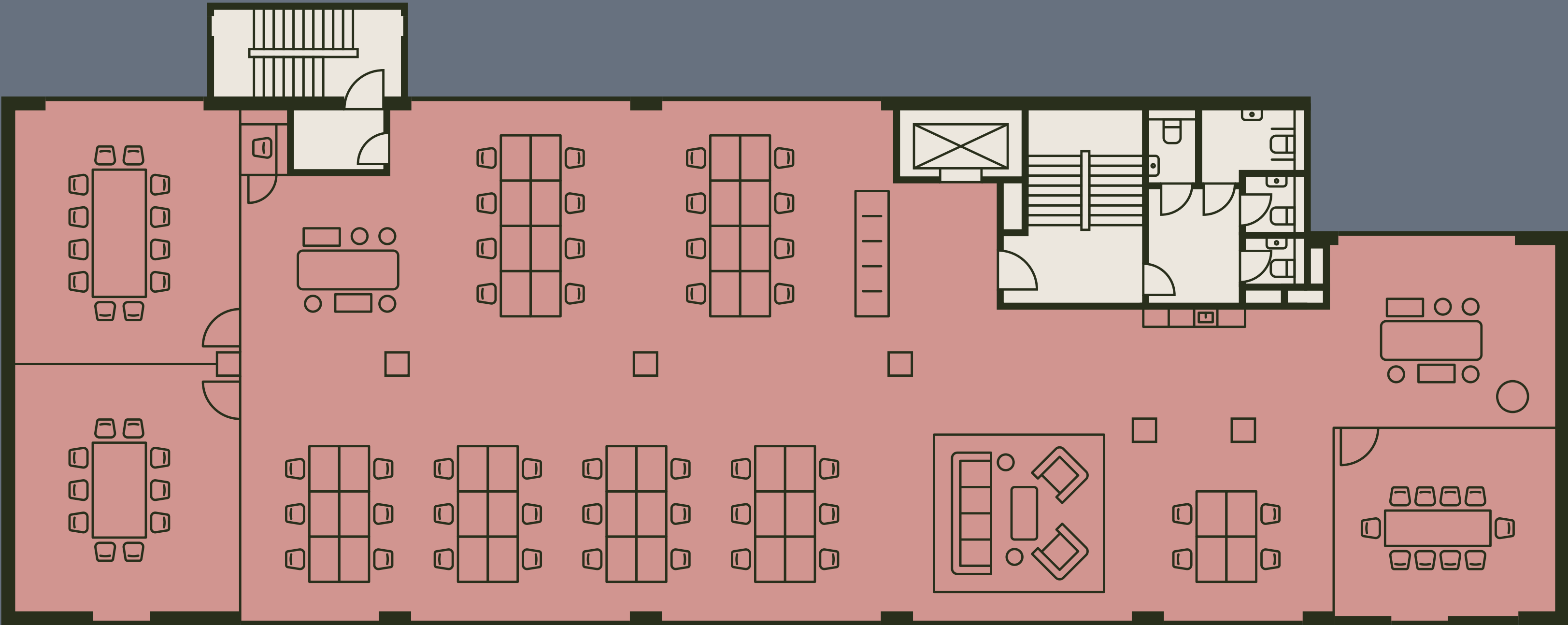
PLANS NOT TO SCALE.
FOR INDICATIVE PURPOSES ONLY.



1-3

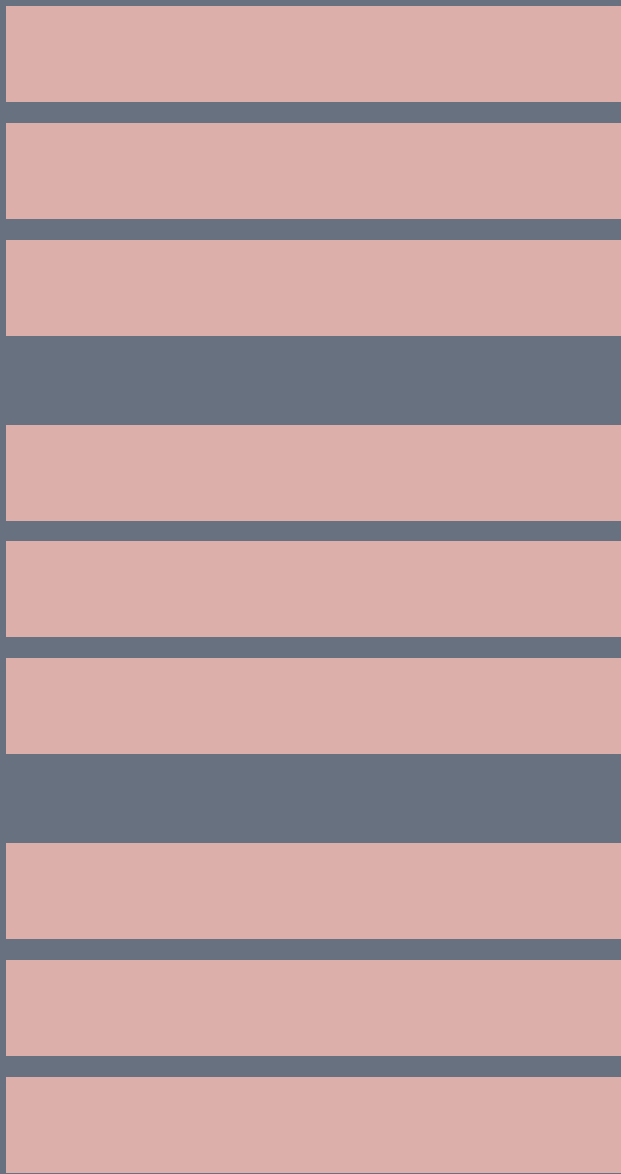
FIRST—THIRD FLOOR

- 1 x 12 PERSON
- 2 x 10 PERSON
- 1 x CALL BOOTH



BAYHAM ST

FOR INDICATIVE PURPOSES ONLY.



SPACE PLANS

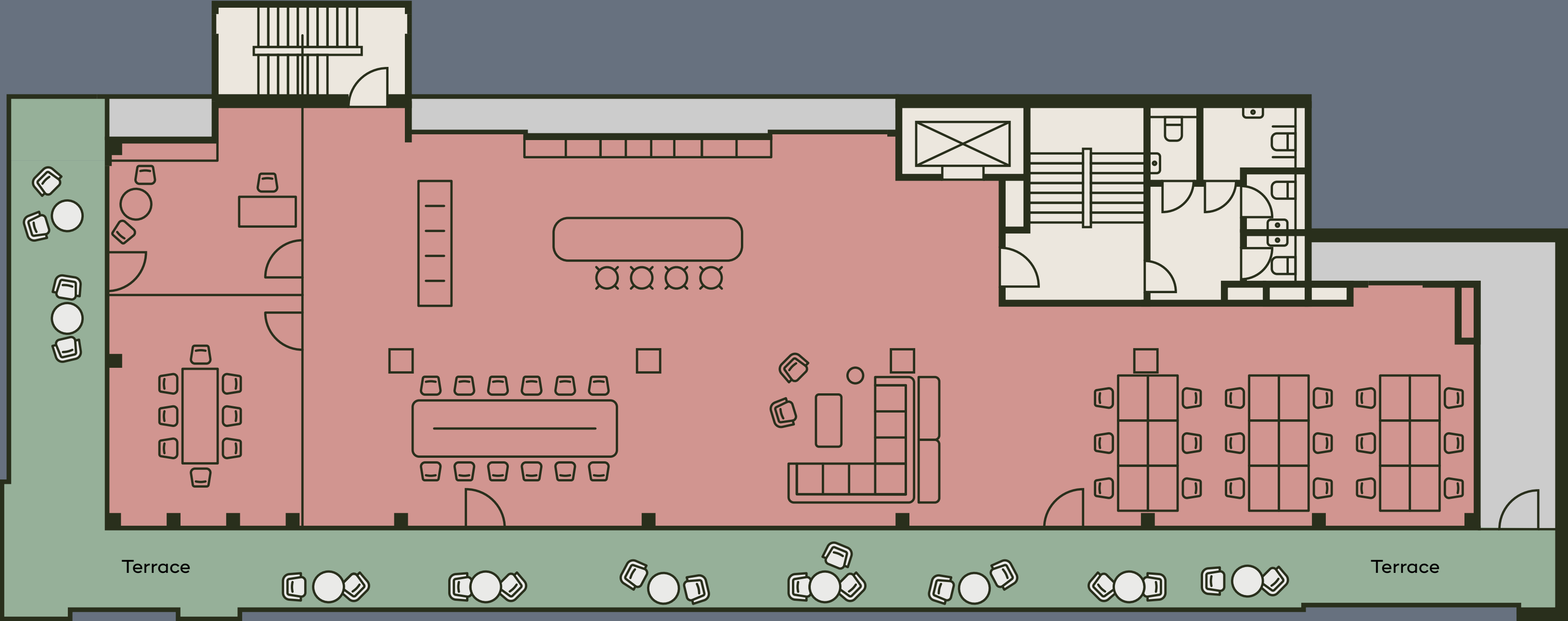
FOURTH FLOOR

- OPEN OFFICE
- 30 x DESKS

• 1 x KITCHENETTE

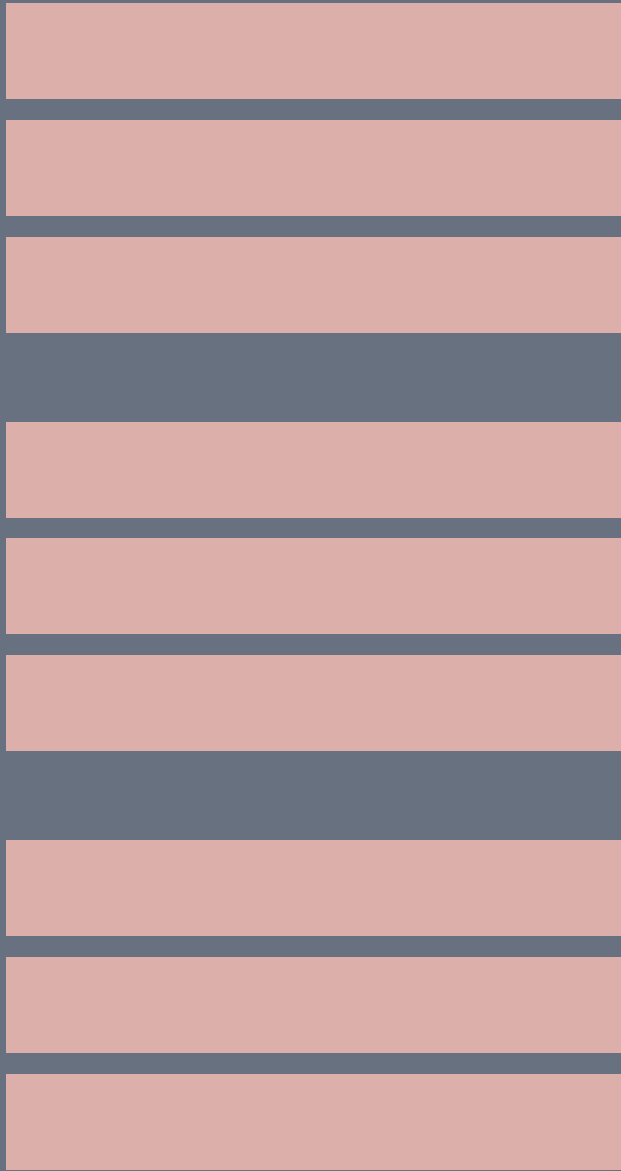
• 3 x BREAKOUT AREAS
- MEETING ROOMS
- 1 x 8 PERSON

• 1 x PRIVATE ROOM
- TERRACE AND GREEN ROOF



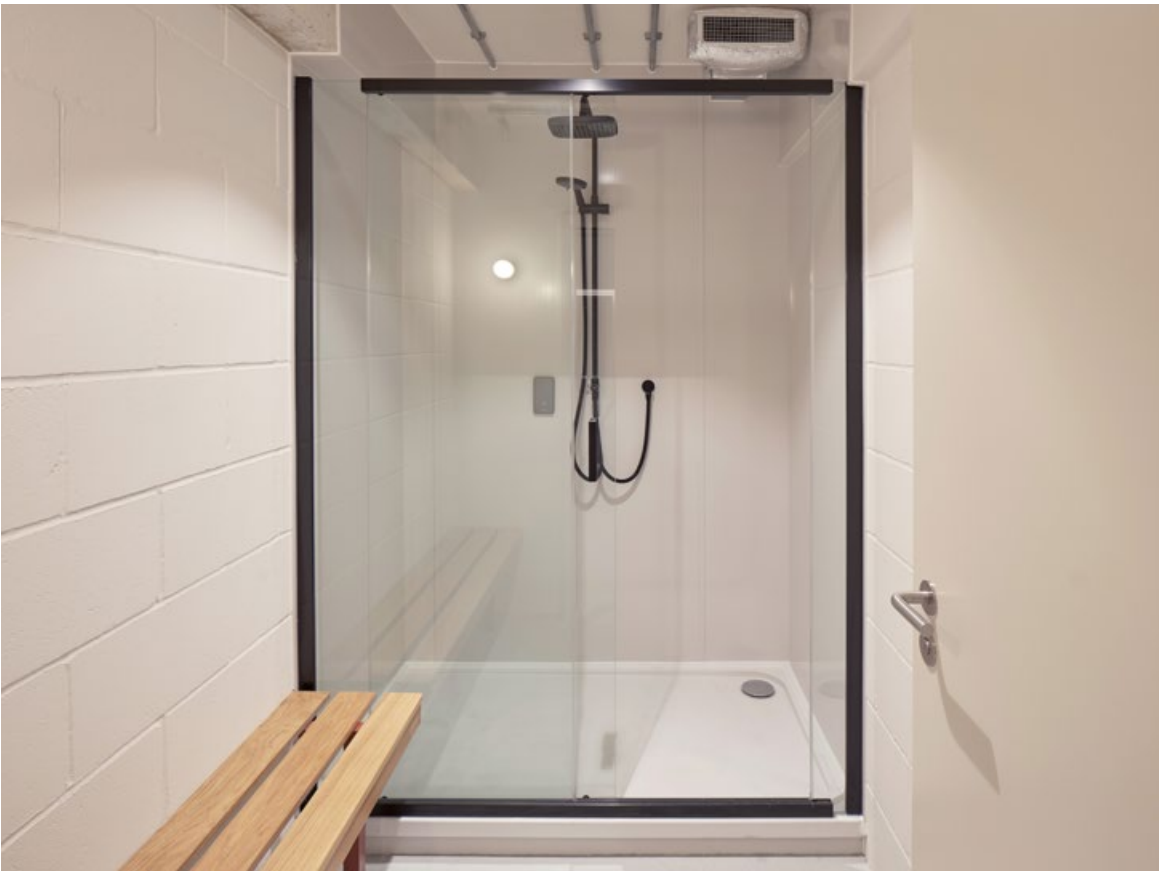
BAYHAM ST

PLANS NOT TO SCALE.
FOR INDICATIVE PURPOSES ONLY.



LG

LOWER GROUND FLOOR
CYCLE SUITE



CONCEPT

05

WORK 101

PERFECT YOUR WORK-LIFE SYMMETRY

LOCATION

101 Bayham is surrounded by fantastic amenity. So, whether it's exploring Camden Market, dining at Coal Drops Yard or soaking up some Vitamin D in Regent's Park, you'll find the illusive balance we all strive for.

● BE DYNAMIC



CAMDEN COFFEE

COAL DROPS YARD



BLUES KITCHEN



KOKO

REGENT'S PARK



BALADIN



JAZZ CAFE



3 LOCKS BREWERY



REGENT'S PLACE



COAL DROPS YARD

● POSITION YOURSELF SUCCESSFULLY

FOOD & DRINK

	Michael Nada	1
	Blues Kitchen	2
	Il Sugo	3
	Camden Bakery	4
	Fabler Bakery Camden	5
	Lyttleton Arms	6
	Casa Tua	7
	The Prince Albert	8

SHOPPING

	Camden Market	9
	Coal Drops Yard	10
	Whole Foods	11
	Sainsbury's	12
	M & S	13

PARKS

	St Martins Gardens	14
	Regent's Park	15
	Camden Highline	16

LANDMARKS/CULTURE

	KOKO	17
	Jazz Cafe	18
	Regent's Canal	19

HEALTH & FITNESS

	Triyoga	20
	F45 Training	21



WALKING TIMES TO STATION		
Camden Town		3
Camden Road		7
Euston	     	15
KX St Pancras	     	15
Chalk Farm		15
Kentish Town West		16

CYCLE TIMES

Primrose Hill	4
King's Cross St Pancras	7
Regents Park	10
Oxford Street	12

KING'S CROSS	
15 MINS WALK	
	10
	

● **SURROUND
YOURSELF
WITH PEOPLE
YOU RESPECT**

WORK 101

PLUS
Clarion House
Starlizard
Moss
HAVAS
+ MORE

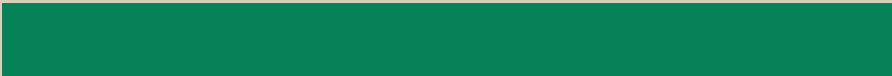
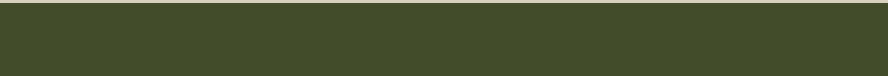
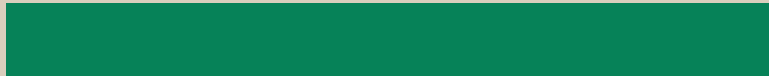


● BRING ON BOARD THE RIGHT PEOPLE

101
BAYHAM STREET
CAMDEN



RUBIX



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