



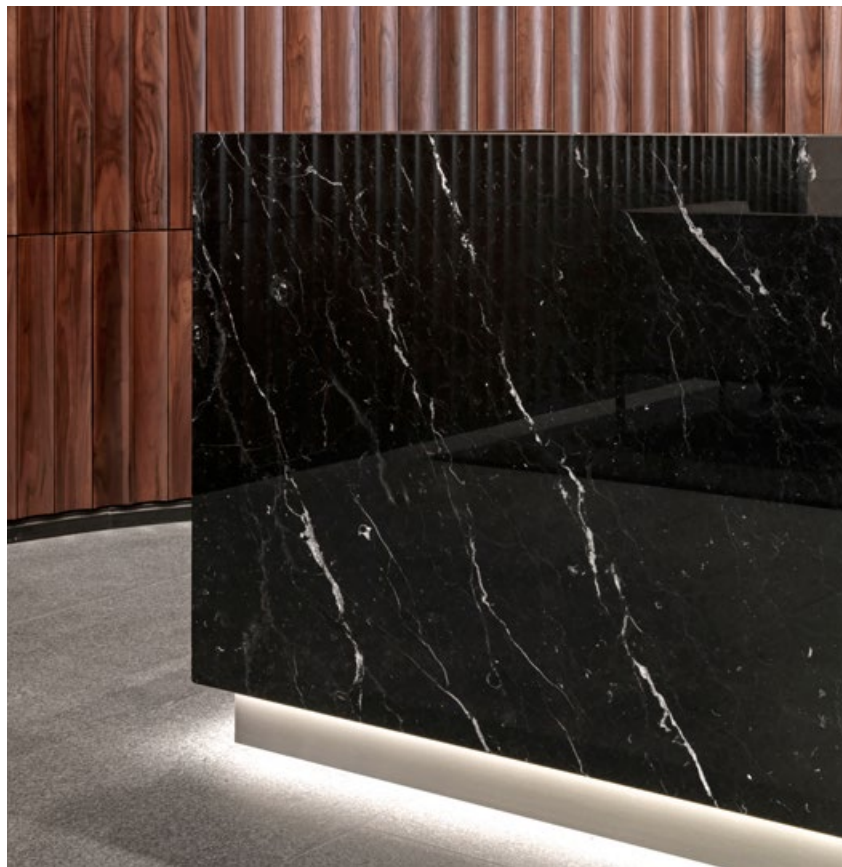
NEXUS



Be in the centre of the action at Nexus.

Nexus provides a mixed-use building arranged over 14 floors, comprising basement, ground and 12 upper floors totalling 160,772 sq ft in a transformational area of London.

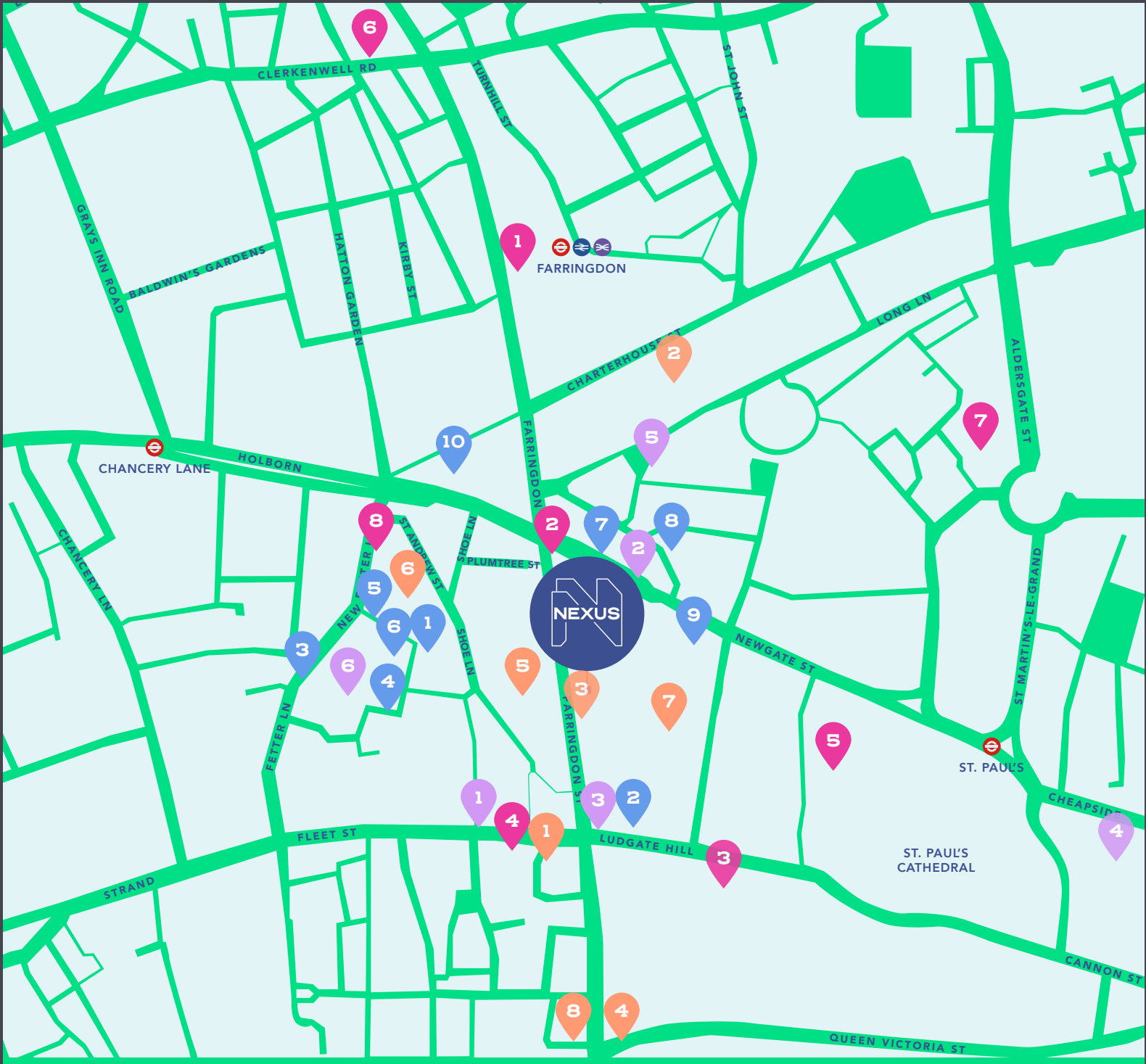
THE NEXUS
OF INNOVATION
AND
INSPIRATION



Redesigned and
refitted with new lobby
and amenities.



FARRINGTON CENTRAL



LUNCH	DRINKS & AFTER WORK	GYMS	AMENITIES
1 itsu	1 Punch Tavern	1 MOB45	1 Boots
2 Leon	2 Oriole Bar	2 Peak Performance	2 Tesco Express
3 Cruss	3 Harrild and Sons	3 Anytime Fitness	3 Evans Cycles
4 Yolk	4 The Blackfriar	4 CIRQ	4 One New Change
5 Birley Sandwiches	5 Hoop & Grapes	5 DW Fitness	5 Smithfield Market
6 Olive + Squash	6 Caffè Vergnano 1882	6 Pure Gym	6 New Street Square
7 Pret A Manger	7 The Temple of Foo	7 Virgin Active	
8 Beboz	8 El Vino	8 The Gym London	
9 Just Eat			
10 Vivat Bacchus			

THE NEXUS NEIGHBOURHOOD



LUCA



THE PIANO WORKS



SMITHFIELD MARKET

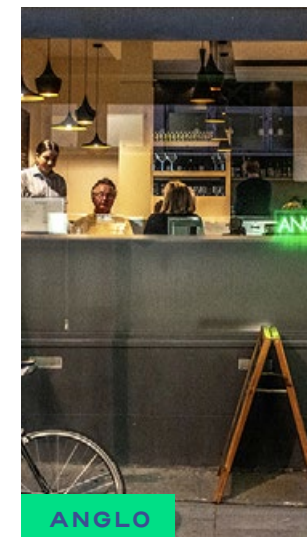


EXMOUTH MARKET

Home to the ancient Smithfield market, lively Farringdon is emerging as a new hub for foodies and is an after work drinks destination.



LE CAFÉ DU MARCHÉ

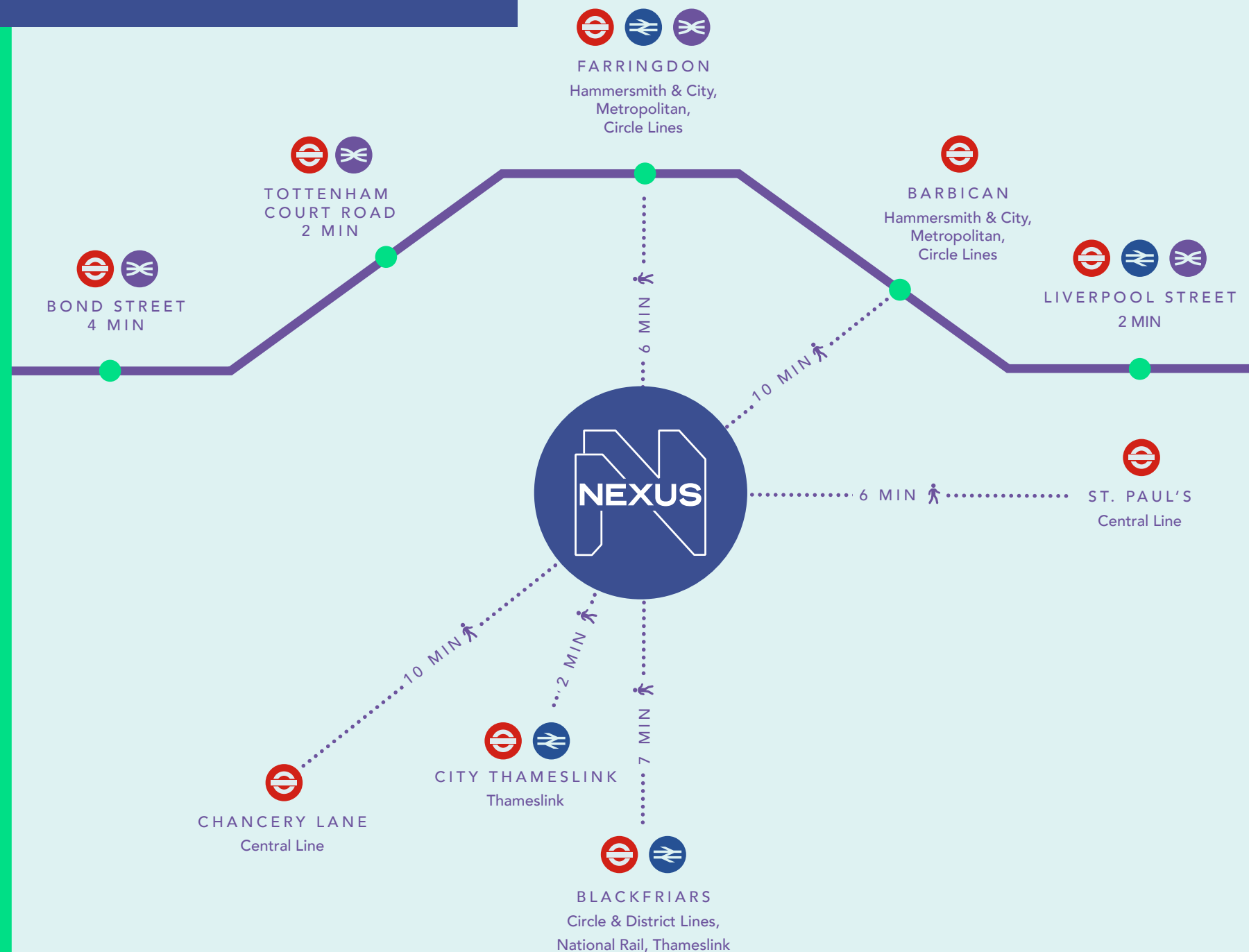


ANGLO



IBERICA

GET CONNECTED



65 bikes within
a one minute walking
distance + 80 bikes
within five minutes

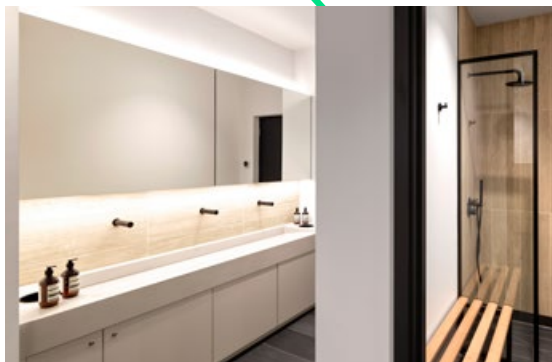


St. Bride Street

Stonecutter Street

Ribon

AMENITIES



10
Showers



48
Lockers



104
Bike spaces



42
Amazon Lockers



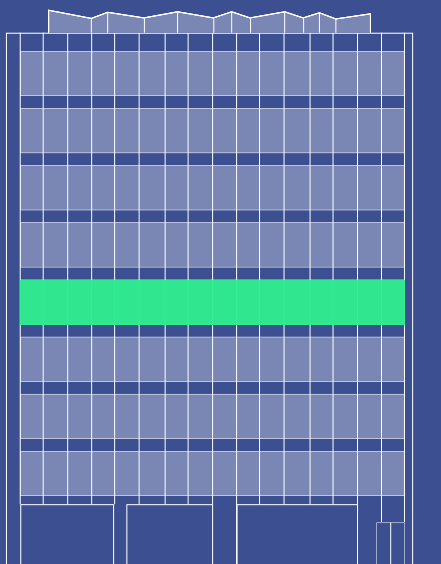
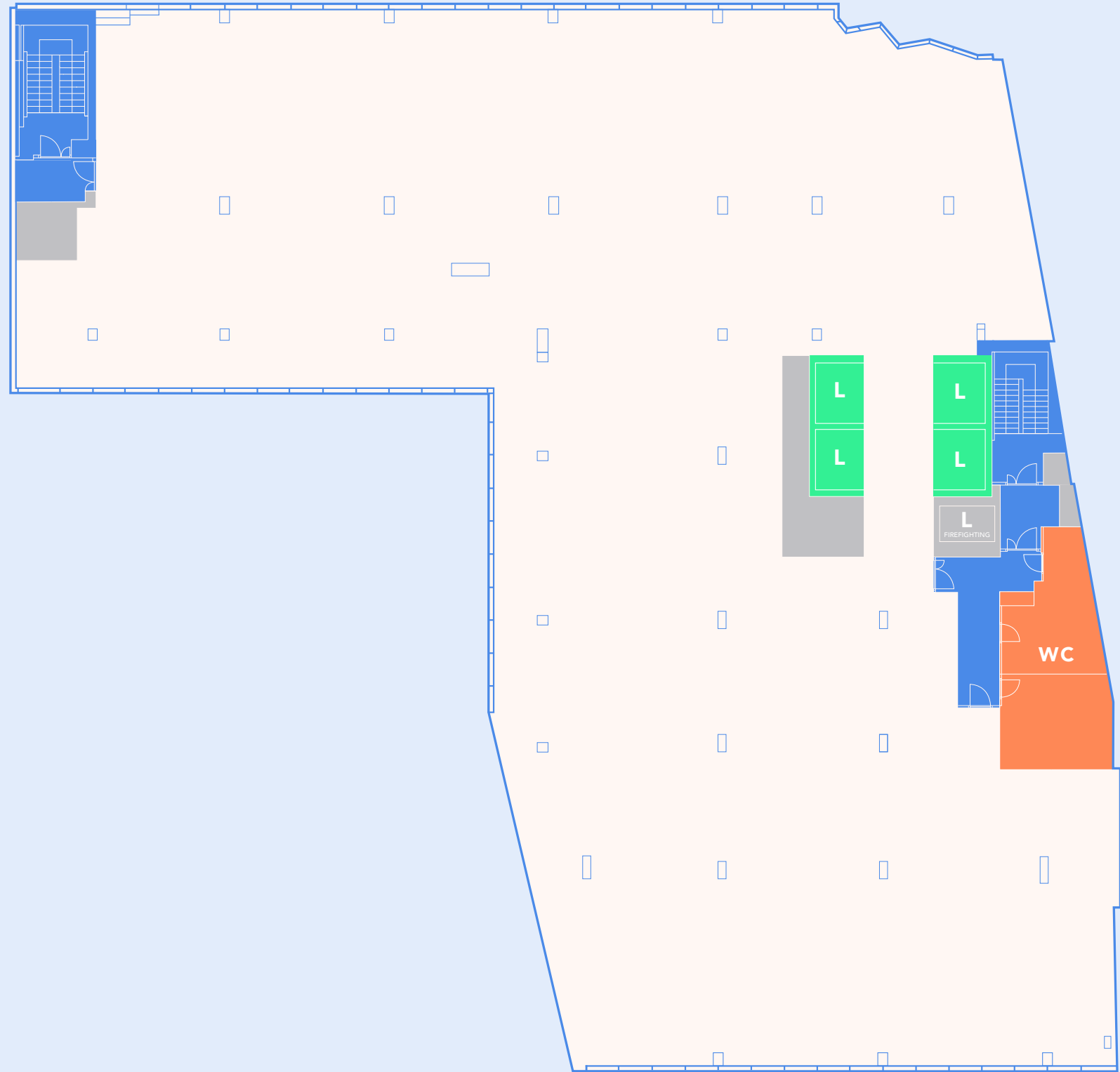
LEVEL 4

14,624 SQ FT

BEAR ALLEY

OLD FLEET LANE

FARRINGTON STREET



NEXUS
AT A GLANCE

1:10
Occupational
Density

4
Pipe Fan Coil
Air Conditioning

2.7_m
Floor to Ceiling
Height

150_{mm}
Raised Floor

6
Passenger Lifts

WE DELIVER

Brookfield Properties

For us, real estate isn't just about buildings. It's an opportunity to work collaboratively to make a positive impact on the environments, businesses, and lives we touch.

With a time horizon that is both short-term and long-term, next week and next decade, we view our employees, tenants, residents, and communities as long-term partners in building a better, stronger, and more beautiful future for all of us.



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