



THE OFFICE

Studios at Republic offer fast, easy and flexible access to fully fitted out, all-inclusive studio spaces. Located on the 5th floor of the Import Building, there are a range of studios available from 1,905 sq. ft. to 4,833 sq. ft. Studios at Republic provide an opportunity to be part of a growing creative community in East London, with complimentary access to a dedicated wellness and community management team onsite. On site amenities include The Gentlemen Baristas, PureGym, Solento - an independent Italian restaurant, a sandwich bar, as well as a range of street food vendors. Further restaurant and convenience store lettings are under offer and coming soon. An integrated Republic app also allows tenants to book specially curated talks, classes, events and meeting rooms throughout the working week. Studios at Republic also includes access to the library and co-working areas at ground floor.





AVAILABILITY & FLOOR PLANS

Available by way of flexible, short form leases.

SPECIFICATION

- VAV air conditioning
- 150mm raised floors
- LED lighting
- 2.8-3.0m floor to ceiling height
- Private meeting rooms
- Shared kitchen and breakout facilities
- Fibre connectivity (WiredScore Platinum)
- Excellent natural light
- Male and female WCs
- Impressive reception area
- Commissionaire
- 14 passenger lifts
- Use of ground floor boardroom/auditorium
- Showers
- Cycle storage and lockers
- Car parking
- 24 hour access

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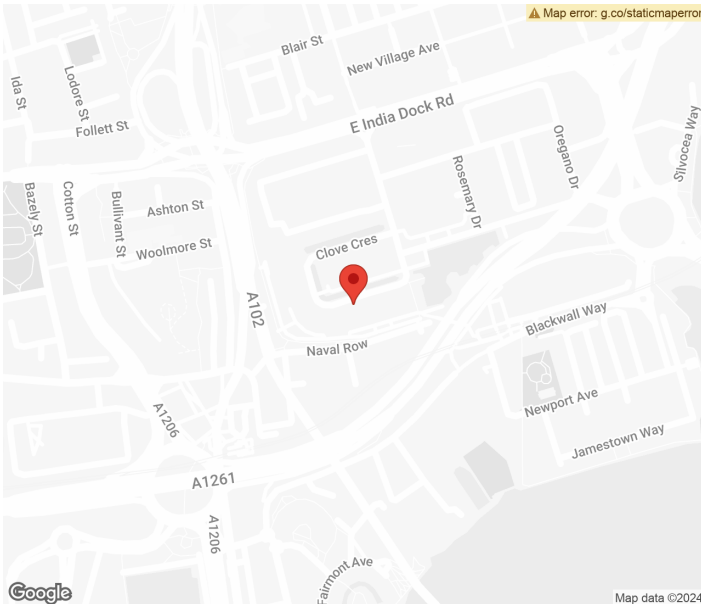
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AVAILABILITY

| FLOOR | SQ M | SQ FT | RENT (PER SQ FT) | RATES (PER SQ FT) | SERVICE CHARGE (PER SQ FT) | TOTAL COST (PER ANNUM) | STATUS |
|----------|--------|-------|------------------|----------------------|----------------------------------|------------------------|-----------|
| Studio 1 | 176.98 | 1,905 | £15,875pcm | | | £190,500 | Available |
| Studio 2 | 376.90 | 4,057 | £33,808pcm | | | £405,696 | Available |
| Studio 3 | 449 | 4,833 | £40,275pcm | | | £483,300 | Available |
| Studio 4 | 256.97 | 2,766 | £23,050pcm | | | £276,600 | Available |

LOCATION


Republic is a multi-award-winning next generation campus with state of the art offices, restaurants, coffee shops, a gym and a spectacular public realm. It is home to a raft of businesses at the cutting edge of innovation and creativity. A State of Independence for an Independent State of Mind.



COMMUNICATION

Republic is extremely well connected via two DLR stations (East India and Blackwall). It is 13 minutes from Bank (DLR), 2 minutes from Canning Town (Jubilee), 8 minutes from City Airport (DLR) and 22 minutes from Bond Street (DLR and Jubilee). Canary Wharf is a 10minute walk and the cycle superhighway runs through the site.

WALKING TIMES From the building

 East India

3 Minutes

CONTACT

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