

BRUNSWICK WORKS



28 Brunswick Place
Old Street, London, N1 6DZ

Spacious, light-filled studios just moments from the buzzing heart of Old Street. With flexible layouts, dual-aspect plates, and soaring ceilings, these versatile units are the perfect blank canvas for ambitious companies looking to create a standout HQ.

About

BRUNSWICK WORKS is a redbrick post-modern building located down a quiet street in East London's tech hub.

It has only 3 studios, all accessed via a communal lobby area. Each unit can accommodate up to 40 desks, with multiple meeting rooms and a private kitchen.

There's also a shared terrace accessible via a rear stairway. All studios are available on a fully managed basis, with Frameworks handling everything for a single, all-inclusive monthly fee.



by FRAMEWORKS
30 Berwick Street, Soho
W1F 8RH, 0203 581 5752

Design

The space has a neutral monochrome colour scheme that can fit any overlayed brand identity.

Frameworks supply all furniture, including desks, task chairs, meeting tables and lounge seating.

We work with clients to customise their space in terms of layout and aesthetic.



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Brunswick Works

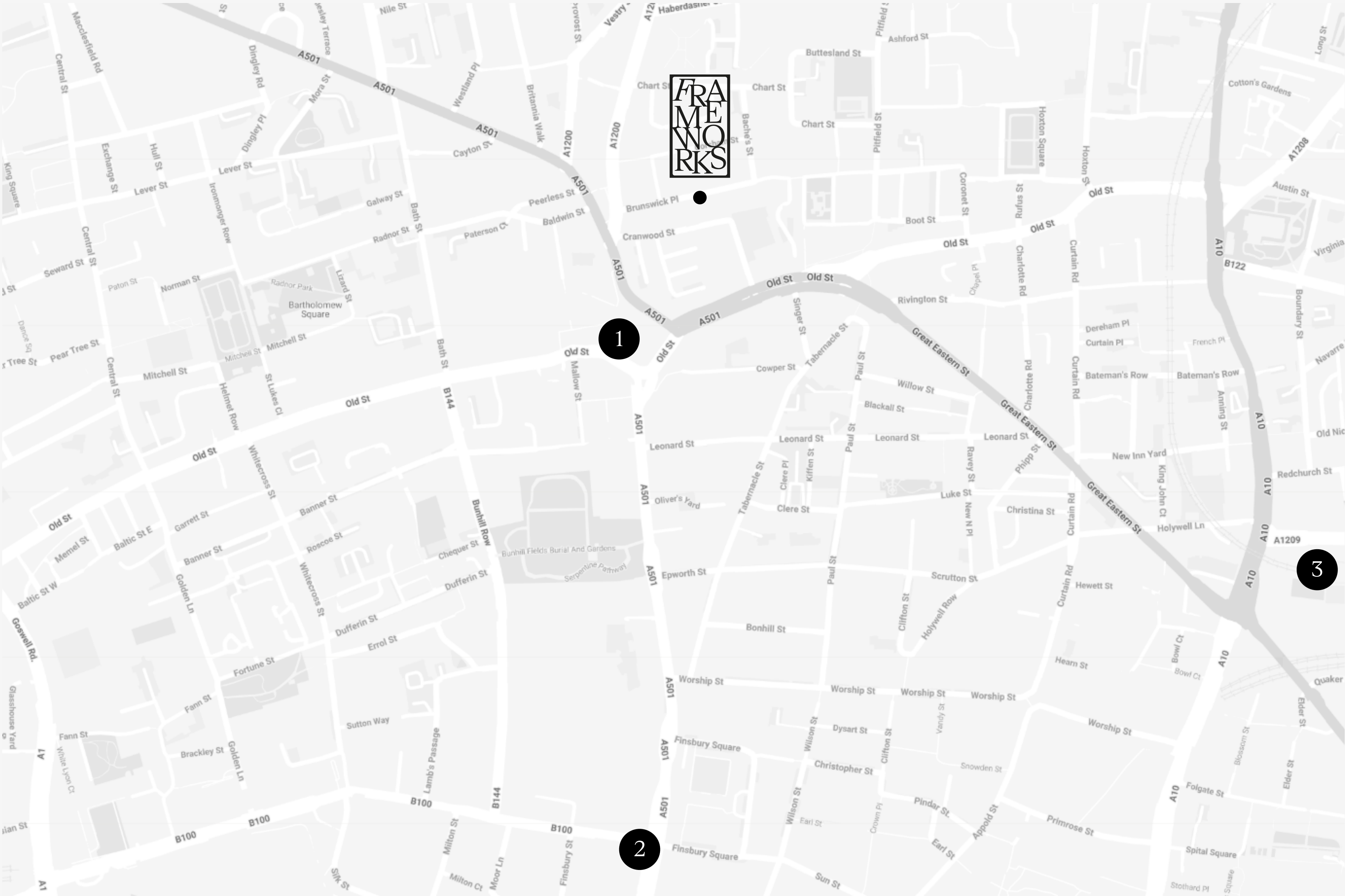
Design

Location

Old Street roundabout is within a 2 minute walk, giving excellent access to underground and overground train lines.

Nearby Shoreditch is a hotspot for eclectic shops, bars and restaurants - should business take you away from the office.

- 1. Old Street (2 mins)
- 2. Moorgate (10 mins)
- 3. Shoreditch High St. (13 mins)



Three Studios

Studio A	1st floor	2,050 sqft - 40 desks	-
Studio B	2nd floor	2,050 sqft - 40 desks	Available May 2025
Studio C	3rd floor	2,050 sqft - 40 desks	-



Specification

Our Licence Agreements include a recurring monthly fee that covers the following items and spec:

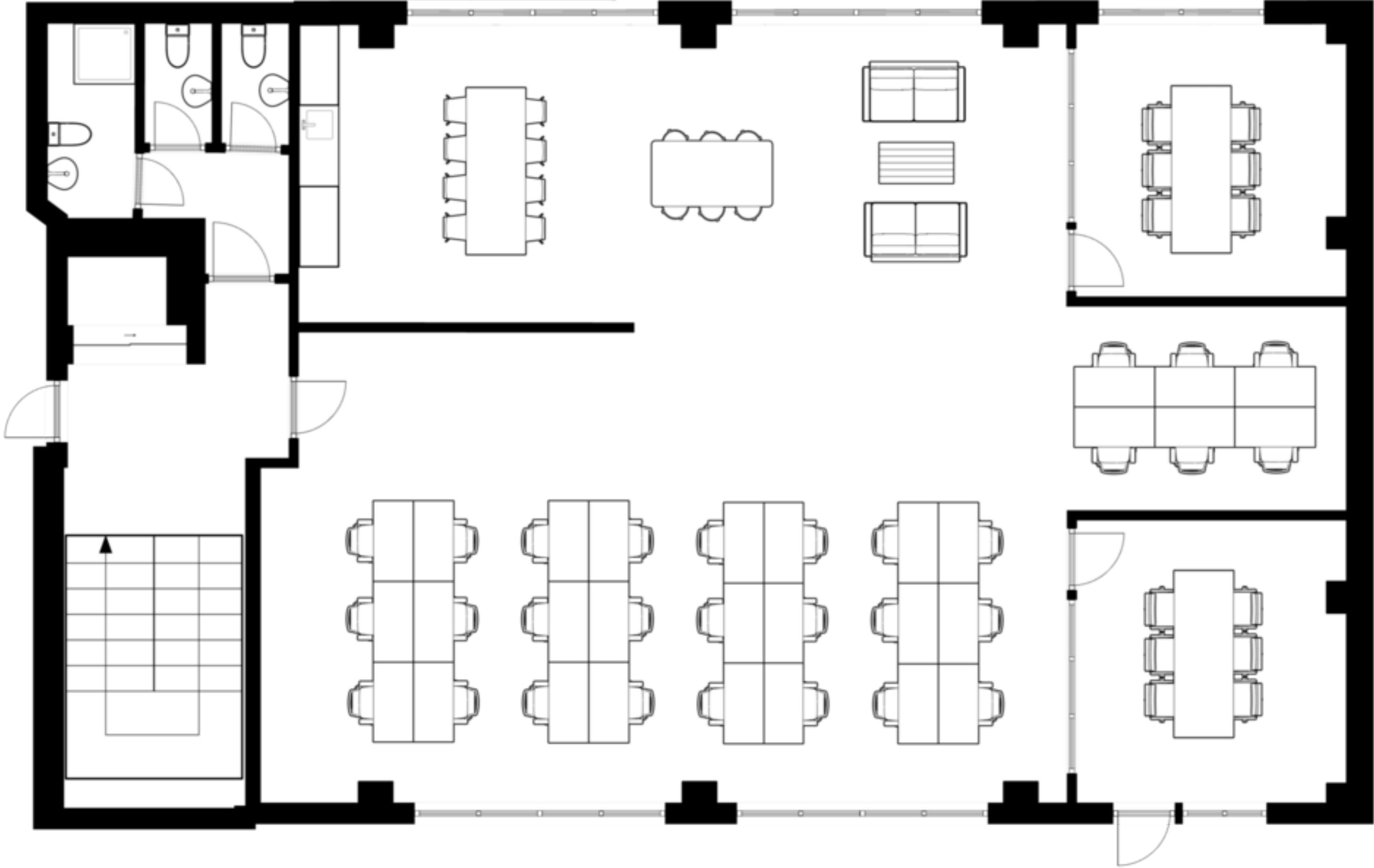
	Occupation of a self-contained office unit
	Ongoing facilities management and client services via our Operations team
	All building costs such as rent, business rates, utilities, etc.
🛋	Comprehensive furnishing with work-ready task areas and fully-equipped meeting, breakout and dining spaces
✱	Dedicated air conditioning and air-handling system
🍵	Fitted kitchen with a boiling/filter water tap
👤	Private meeting rooms and phone booths (where shown)
📶	Full fibre connectivity with 100MB allocated bandwidth (adjustable), ethernet provision and a dedicated cabinet
🕒	24/7 access via cards/fobs using a Paxton security system
🧹	Daily cleaning and waste management
♿	Communal WC and shower facilities



Studio B

- Floor 2
- 2,050 sqft
- 40 desk capacity
- 2 meeting rooms

- Also included:
- Kitchen and dining space
 - Breakout space
 - Showers
 - Communal terrace



Indicative layout