

# UNCOMMON

Holborn

Templar House

81-87 High Holborn  
London, WC1V 6NU







## Contents

An Uncommon Welcome  
Key Facilities and Uncommon Offering  
Ground Floor  
Lower Ground Floor  
Wellness Studio  
Members Lounge  
Uncommon Café  
Meeting Rooms & Event Space  
Roof Terrace  
Availability per floor  
Sample office layout  
Local area  
Uncommon experience - Why Uncommon  
ESG  
Uncommon App  
Curated by Uncommon







## An Uncommon Welcome

The world of work has changed. The 'war for talent' grows ever fiercer. The leading companies see employees as investments.

Businesses recognise that to attract and retain employee talent, they must provide high-quality engaging environments that align with their principles. Employees want the healthiest, environmentally friendly, highly productive spaces and will choose employment based on them.

From the very beginning of Uncommon, we've focussed on curating considered, thoughtful environments that help elevate our member's working experience & culture.

We're creating Uncommon Holborn with a clear goal – to provide the finest workspace in London: design-led, environmentally-focused and technologically advance.

At 140,000 sqft, it will provide a flexible workspace for over 2,000 people, with an incredible range of facilities, from a Wellness Studio for your morning yoga to a rooftop bar for after-work wind-down drinks overlooking the City. With the support from our experienced in-house design team, we're able to fully customise your office space, just as you want it.

You really won't find another working environment quite like this - designed to help you be your best. More focused. More productive. More inspired.

We're looking forward to welcoming you at Uncommon.

Chris Davies – Uncommon CEO







## Key Facilities and Uncommon Offering

### Meeting & Events Space

We designed our events spaces to be fully flexible, so that we can adapt them to whatever you have in mind. Whether you're planning a pitch or product launch, a summer party, an interactive workshop or networking team drinks, or something else entirely, we're here to make it happen.

### Roof Terrace

Start your day with a yoga session under the morning sky and finish it off with a drink at our bar with panoramic views of London or a screening at the outdoor cinema.

### Lounge

Designed to provide the most flexibility, with focused areas for individual work and sharing spaces for brainstorming sessions with your team.

### Eat & Drink

We're serving food that is real and reflects the seasonal change of produce. Our menu is healthy, organic and sustainable but celebrates bold flavours. And with our experienced baristas and selection of artisan beans, you can always expect the best cup of coffee to pick-you-up.

### Wellness Studio

With professional facilities and experienced trainers, our Well Studio provides you the best-in-class fitness & wellbeing experience on your office doorstep. We offer a whole range of classes including Yoga, Pilates, stretching, HIIT and kickboxing, so you can choose the one that suits you best.

### All-inclusive

Your office will have everything you need. Benefit from a manned reception, all utilities included, and 24/7 access to the building.

### Members Areas

Bespoke options so you get the space suited to you. Use our creative spaces, quiet zones and meeting rooms, or grab some fresh air in the rooftop garden.

### Connectivity

We guarantee excellent and secure connectivity, all-inclusive with your monthly rent. High-speeds essential for sending large files and streaming HD video.

### Real Community

Enjoy regular events and workshops designed to boost your productivity. The perfect way to spark exciting collaborations.

### Uncommon App

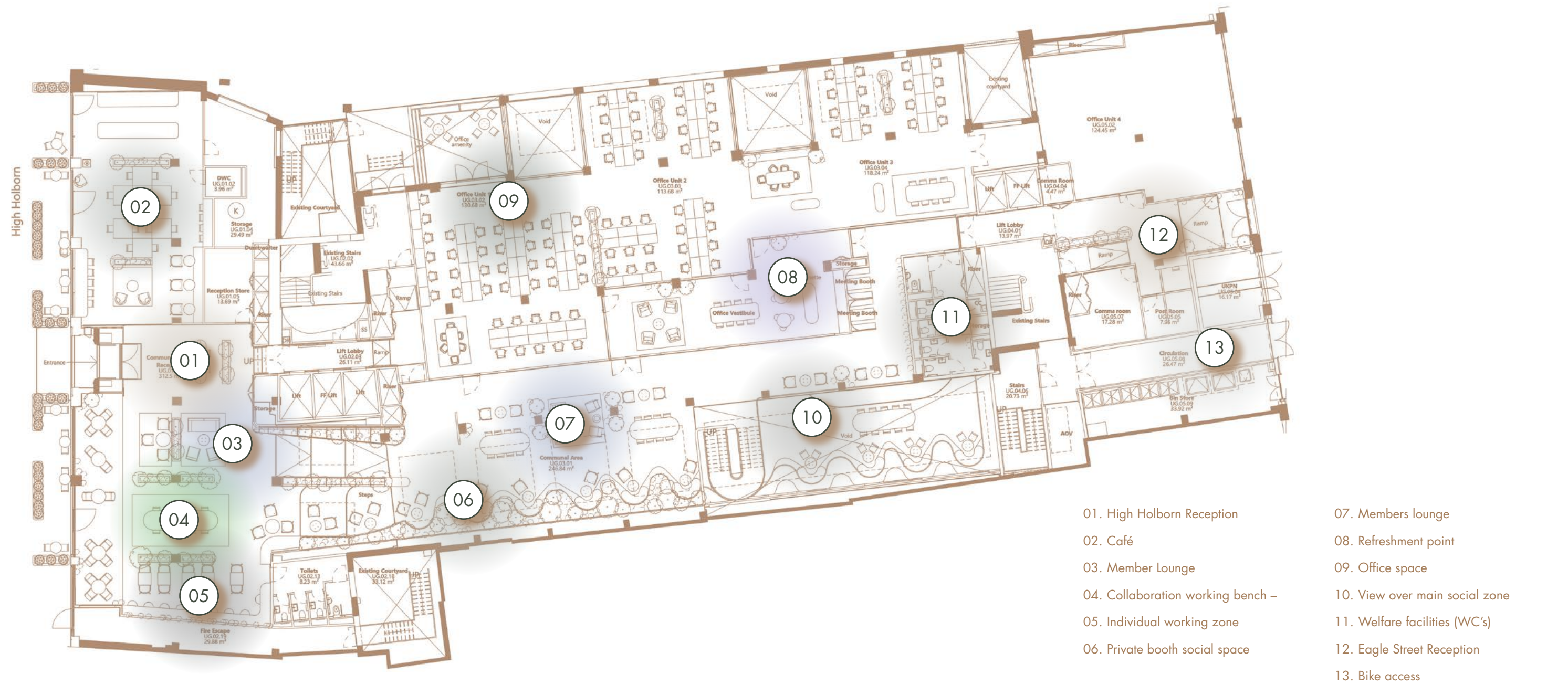
For maximum efficiency, handle all your key admin online. Save valuable time by paying your bills, booking meeting rooms, registering for events and connect with other members.

### Bespoke Design

You know how you work best. Precision-tailor your perfect workspace down to the finest details, with support from our experienced in-house Team.

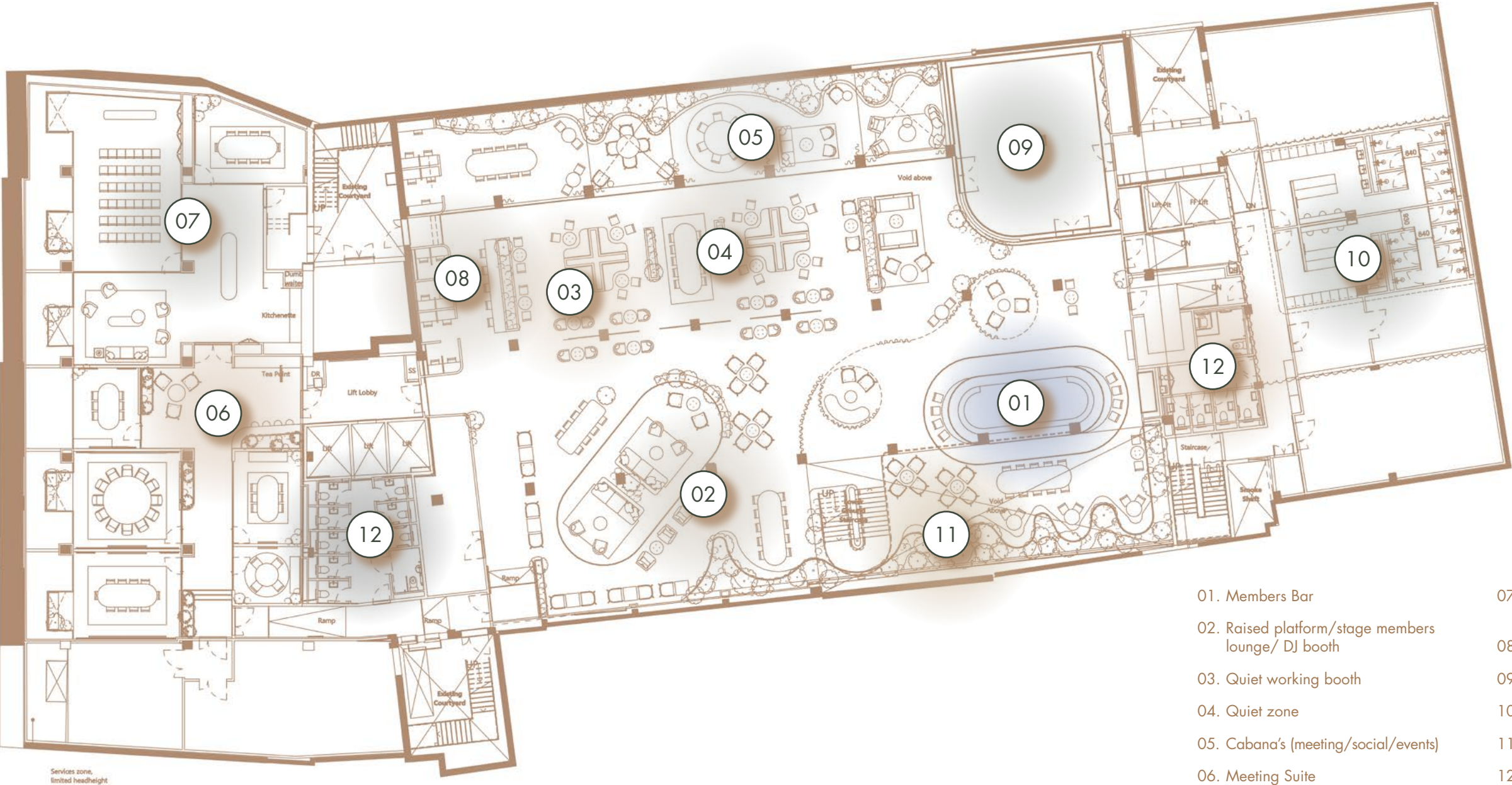


Ground Floor





Lower Ground Floor



- 01. Members Bar
- 02. Raised platform/stage members lounge/ DJ booth
- 03. Quiet working booth
- 04. Quiet zone
- 05. Cabana's (meeting/social/events)
- 06. Meeting Suite
- 07. The Apartment – A self-contained meeting events area with private kitchen
- 08. Individual pods
- 09. Wellness Studio
- 10. Showers
- 11. Private booth social space
- 12. Welfare facilities (WC's)

## Wellness Studio



With access to professional facilities and experiences trainers, our Well Studio provides you the best-in-class fitness & wellbeing experience on your office doorstep. We offer a whole range of classes including Yoga, Pilates, meditation, stretching, HIIT and kickboxing, so you can choose the one that suits you best.

- Beautiful shower rooms equipped with fresh towels, natural body & hair products and all essentials you might need to get back to your desk feeling ready and refreshed
- Seasonal workshops focusing on physical and mental wellbeing
- Bike storage and secure lockers





## Members Lounge

The members lounge is fit for all purposes. Whether you need to collaborate with your team for a brainstorming session or let go of the day with some well-deserved drinks, there'll be a spot that works for you. It's a hub of innovation, but also a place to wind down and soak in the serene surroundings.

The bar area with its chic and contemporary design elements will make you forget that you're in a workspace. Start your day right with an artisan coffee and end the day with your favourite drink. There's also fresh food on offer; providing you with the upmost comfort so you won't have to think about going anywhere else.



## Uncommon Café



We want to deliver our guests a holistic experience - not just through our workspaces, but our communal lounges and café areas. Coffee plays a key part in this. It's an invitation to connect with yourself mindfully, and to enjoy the company of others in a welcoming setting.



We're serving food that is real and reflects the seasonal change of produce. Our menu is healthy, organic and sustainable but celebrates bold flavours, so your meal is always different and satisfying.



From early morning breakfast, to lunchtime offering and after-work drinks - you'll be able to explore our all-day food offering whenever you fancy. And with our experience baristas and selection of artisan beans you can always expect the best cup of coffee to pick-you-up.



## Meeting Rooms & Event Space

We designed our meetings & events spaces to be fully flexible, so that we can adapt them to whatever you have in mind. Whether you're planning a pitch or product launch, an interactive workshop or networking team drinks, or something else entirely, we're here to make it happen.

- Professional presentation facilities including high quality phone and video conferencing and digital white boards for interactive meetings
- Multiple layout options: from open plan, to seated conference or dinner set up
- Excellent acoustics with full sound privacy thanks to sound masking technology
- Ability to customise temperature, lights and AV systems so you're in full control of the room's comfort
- Super-fast and secure Internet connection
- Complimentary refreshments and access to a variety of in-house catering options
- Onsite support from Uncommon team





## Roof Terrace

Uncommon is not just a workspace – it's a lifestyle.

A space that will both take your breath away and help you unwind. Our roof terrace has captivating panoramic views of the London skyline for you to enjoy as your backdrop for any occasion.

Not only do we have a cocktail bar and lounge area for you to indulge after work or for lunches in-between work, but the space is immensely versatile. You can use it as your own; host private events, join yoga classes, have meetings or whatever else you have in mind. It's where your best memories are made.

The most exciting part is the outdoor cinema. There's nothing quite like watching your favourite films under the stars for the most magical experience. We'll have all the food and drinks ready at your service; all you need to do is sit back and relax.





Availability per floor



FLOOR	Office NIA (sq ft)
Roof	Roof terrace with a bar and open air cinema facilities
8	2,918
7	5,683
6	9,989
5	11,867
4	12,087
3	12,087
2	12,076
1	12,066
GF	13,142 Uncommon café reception, visitors lounge, post room & smaller private units
LGF	13,596 Meeting rooms, lounge & bar, events space, Wellness studio, Showers, Lockers, bike storage
TOTAL	105,514

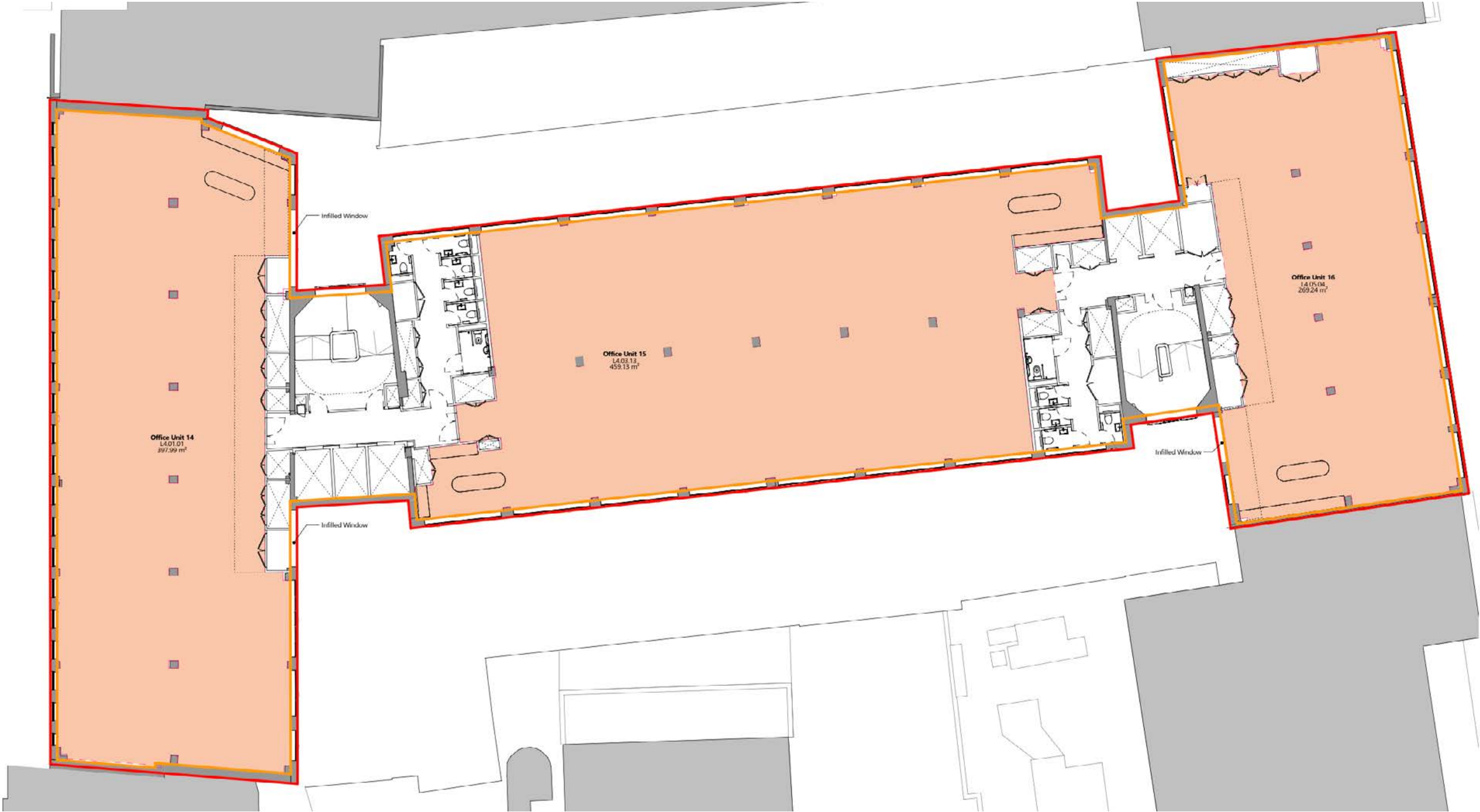


Sample office layout



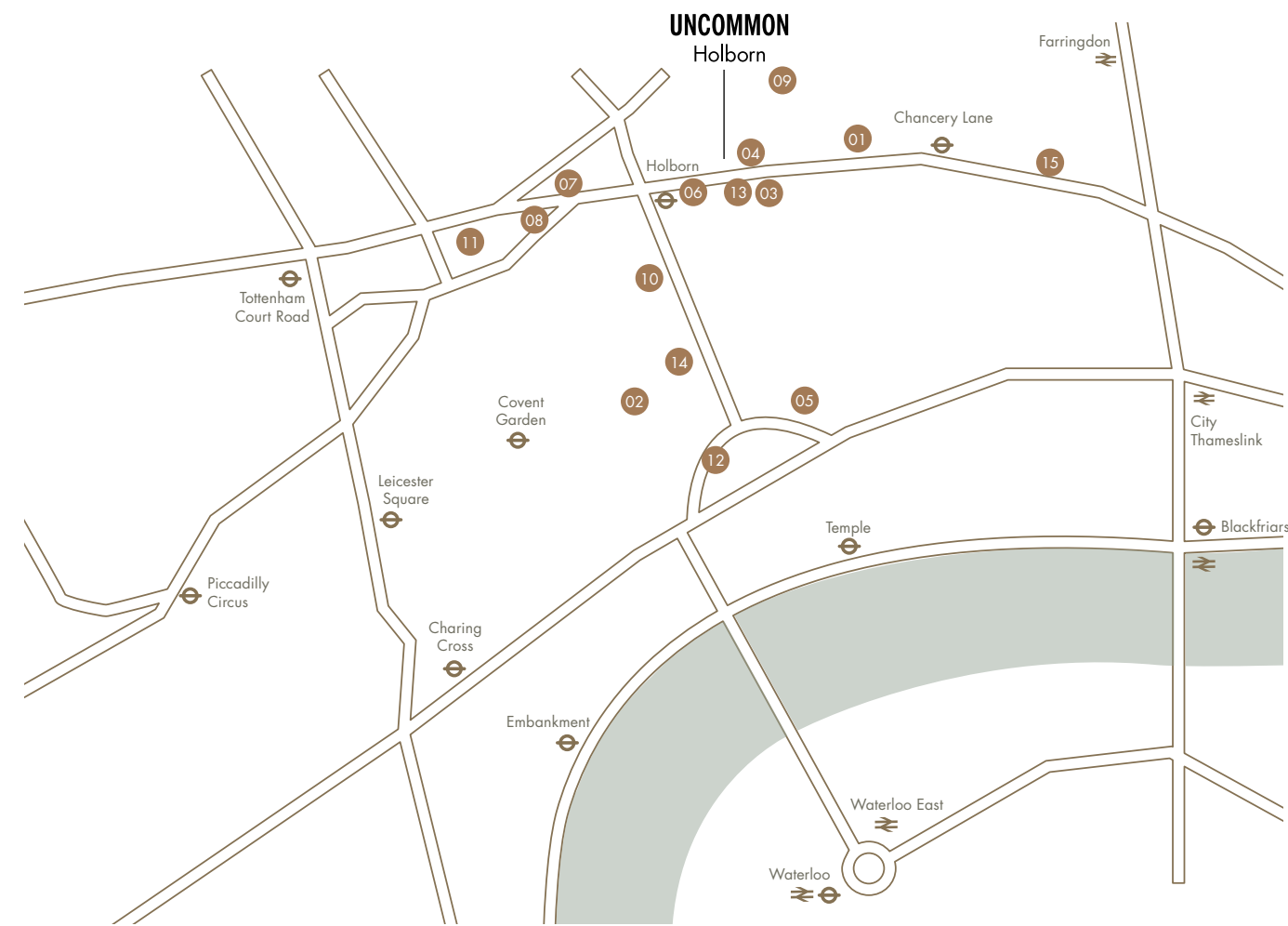


Typical floor plan





Local Area



Food and Drink

- 01. Kintan
- 02. Barrafinia
- 03. Holborn Dining Room
- 04. Haché Burgers Holborn
- 05. Roka

On the go

- 06. Itsu
- 07. Pret A Manger
- 08. Maui Poke
- 09. Eat Tokyo
- 10. Honest Burger

After work drinks

- 11. London Cocktail Club
- 12. Radio Rooftop Bar
- 13. Scarfes Bar
- 14. Lockes
- 15. Bounce

Brands in the local area



Mishcon de Reya



amazon

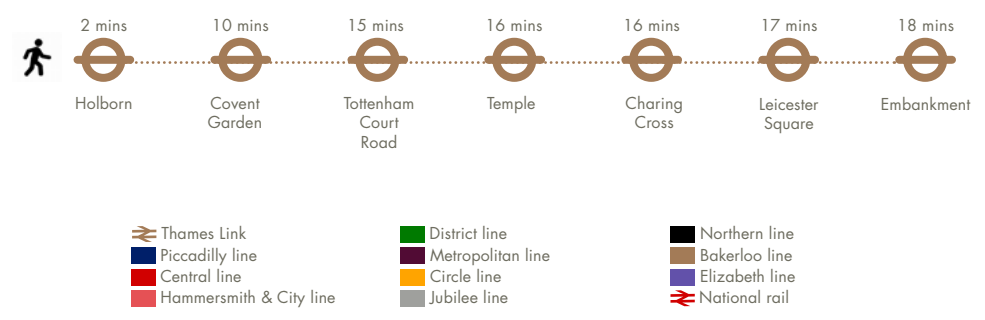
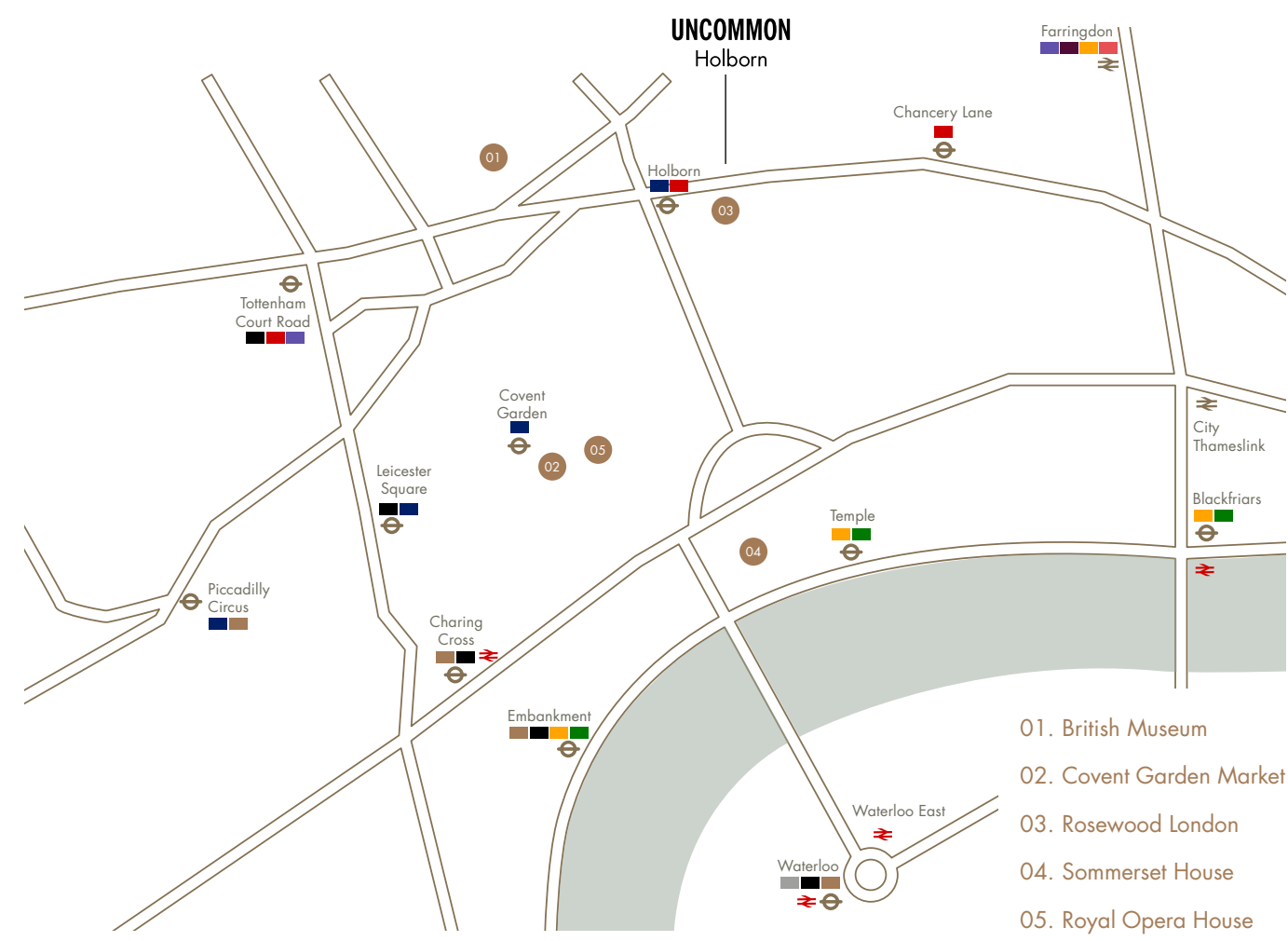


McKinsey&Company





Area Map



Sitting between the bustle of the City of London and the elegance of the West End, Uncommon Holborn gives you space to grow in every way. The surrounding district flows with life and a rich history, from the Victorian exterior of the Staple Inn to the Royal Courts of Justice. Plus, you're only a couple of minutes from the tube, a short stroll from beautiful parks and gardens, and seconds away from some of London's best pubs and restaurants to indulge yourself in once the working day is done.







## Uncommon Experience - Why Uncommon

We create exceptional working environments by layering intelligent design with extraordinary service to create the best working environment for your team.

Uncommon is the canvas for you to recruit & keep the best people while maintaining and developing your unique culture.

### Design

Forward-thinking environment where every detail is designed to inspire. Work won't feel like work when you're surrounded by creativity and character.

### Service

You won't notice us but we're always here. Making sure you have everything you expect and plenty more. Calmly supporting the every day.

### Technology

Fast and secure Wi-Fi. Bespoke communication solutions. Top class presentation and meeting facilities. We use technology to create a seamless everyday member experience and smart & secure buildings for your business.

### Activity Based Working

Spaces designed to boost your productivity. Private and quiet areas for concentration, shared spaces for teamwork, idea sharing and face-to-face interaction. Choose your way of working.

### Flexibility

No hidden costs or overcomplicated contracts. Whether you're planning to scale up or change your team set up, we're here to help you make it happen. Real flexibility for businesses with plans to make it big.

### Wellbeing

Leading edge ventilation and filtration. Rich biophilia and carefully sourced organic materials. All combined to cultivate a wholesome environment with sustainability and wellness at its centre.

### Your Space

You know how you work best. Precision-tailor your perfect workspace down to the finest details, with support from our experienced in-house Bespoke Team.



COMMITMENT	FOCUS
 Improve our climate impact	Reduce our emissions
	Achieve net zero
	Be carbon negative
 Work in more sustainable buildings	Improve building efficiency
	Provide members with low-carbon options
	Source and use better materials
 Collaborate with ethical suppliers	Set new supplier standards
	Actively engage our suppliers
	Ensure compliance with our standards
 Promote diversity, opportunities and the wellbeing of our people	Increase diversity in our business
	Provide opportunities for our employees
	Support the health and wellbeing of our people
 Support our members to create a positive impact	Engage our members on climate
	Support our members to embed sustainability
	Set new member standards

At Uncommon, our vision is to create truly sustainable environments for our members, team and partners to thrive in.

We recognize the critical importance and urgency of the numerous challenges facing the world today. We are in a climate emergency. We live in an unequal society. We are facing a mental health epidemic, exacerbated Covid-19.

At Uncommon, we believe that our role as a business should be to contribute, in whatever way we can, to finding solutions to these challenges.

Sustainability has always been part of our business. However, we want to do more. It is in this context that we have developed our market leading sustainability strategy with ambitious targets.

We are really excited to be starting this journey and invite you to be a part of it over the coming years.

Accreditations - Aiming for:

01. B Corp

02. Investors in People

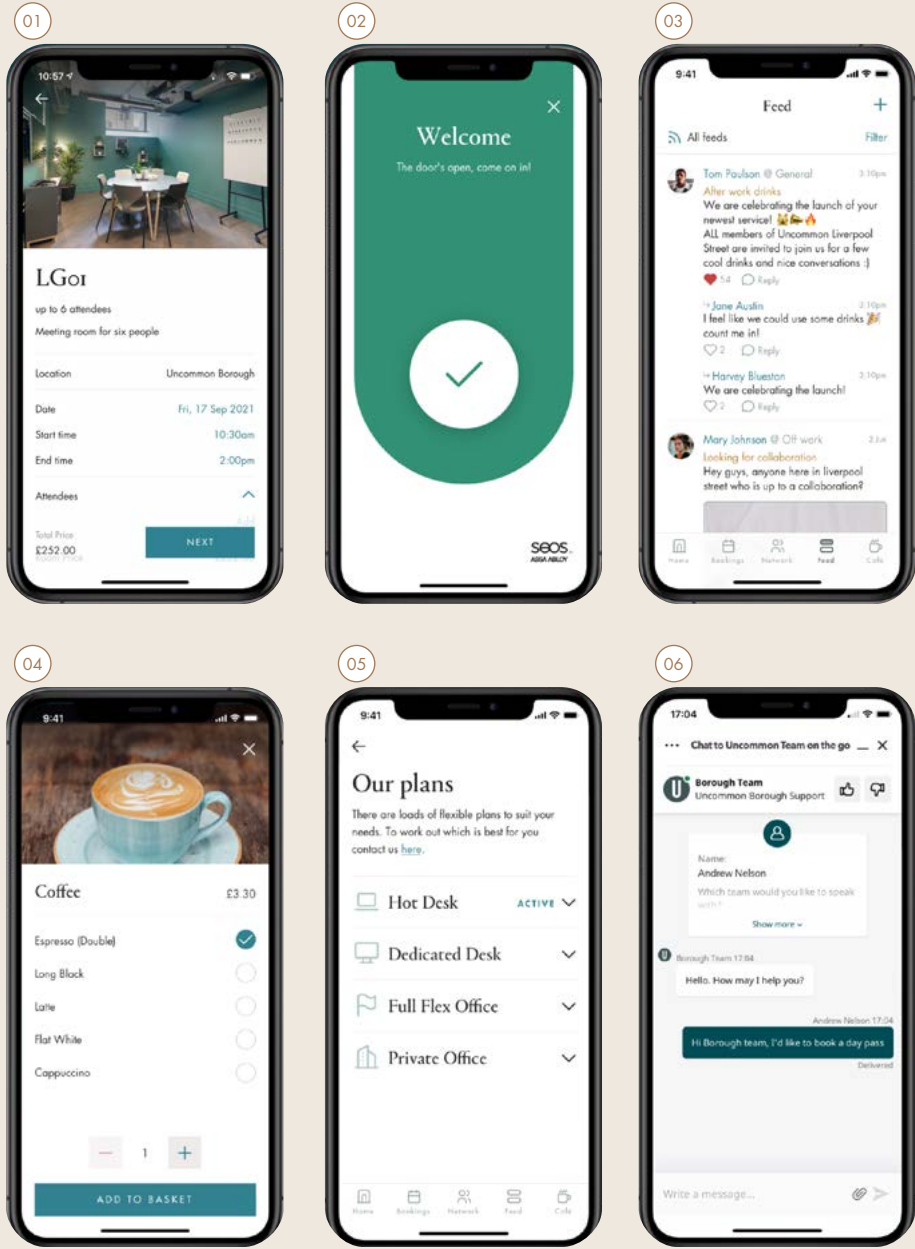
[READ OUR FULL ESG REPORT HERE](#)



# Uncommon App

Our Uncommon app is the simplest way for you to connect with us and to the Holborn space. The functions as flexible as the spaces, and it's right at your fingertips.

- 01. Easily search and book and meeting rooms and passes
- 02. Open doors in one click
- 03. Join the Uncommon Network and find common ground with other members using the feed and chat functions
- 04. Browse your membership plan and see your invoices
- 05. Live chat with Uncommon Team – we're always here to support you
- 06. Click and collect at our Uncommon Café





# Curated Design Service

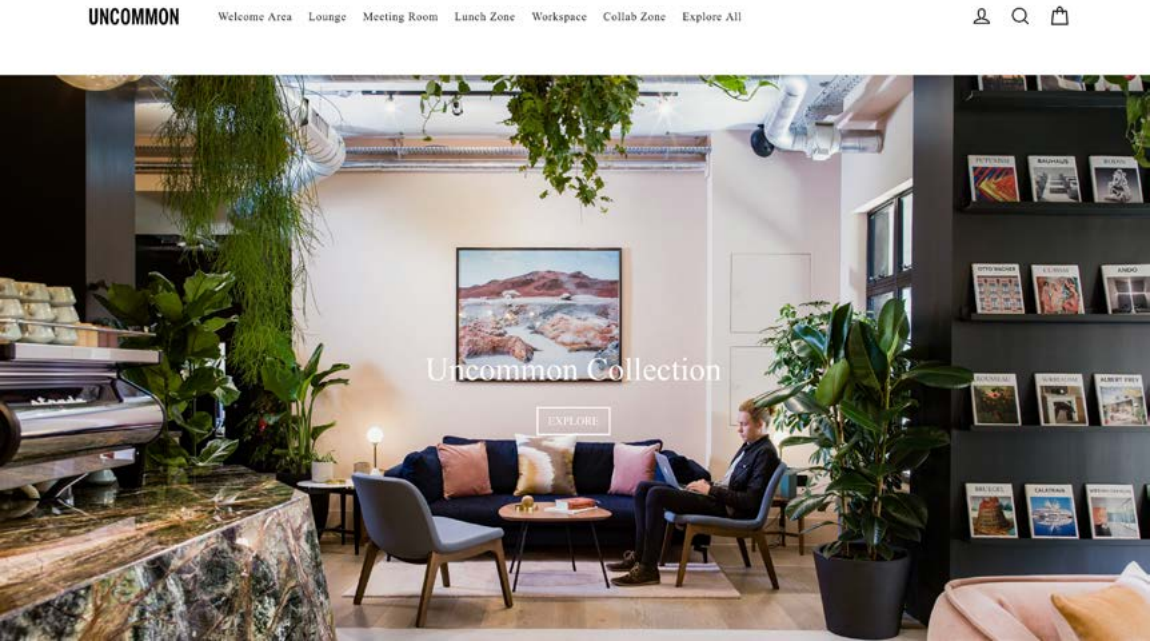
We always put our members at the centre of what we do. You know how you work best. So, we want you to be able to precision-tailor your perfect workspace down to the finest details, with every specification suited to your exact preferences and needs. We offer fully flexible and tailorable offices to find you the right office solution.









01. Meet our Curated Team.

02. Discuss your ideal office space requirements and style.

03. Explore our online Furniture Catalogue – Curatd by Uncommon
04. Receive a personalised proposal with furniture selection, layout configuration and styling for your approval.

05. Move into your bespoke office space.



			
<div>IC Table Lamp FLOS £568.12</div>	<div>Lucia High Mix Armchair DITRE ITALIA £1,043.72 Tax excl.</div>	<div>Tuka Armchair CONNUBIA £315.49 Tax excl.</div>	<div>Coco Lounge Chair CALLIGARIS from £824.82 Tax excl.</div>
			



Sample Office Moodboard





# UNCOMMON Holborn

## CONTACT

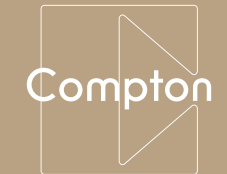
For all enquiries, please contact:



Knight Frank

Daniel Brownlee +44 7971 061 119

Rob Macnab +44 7905 300 160



Compton

Shaun Simons +44 (0) 7788 423 131

Oliver Jay +44 (0) 7903 714 187

Daniel Howard +44 (0) 7725 341 984

Uncommon Holborn

81-87 High Holborn, London, WC1V 6NU