

# The Bengal Wing

Devonshire Square, EC2

Part of the DSQ campus





# Work. Grow. Inspire.

Devonshire Square is a unique campus packed with amenities and a vibrant community of retailers, occupiers and residents.

- Located less than a 60 second walk to Liverpool Street, one of the best connected transport hubs in the UK.
- A total of 18 bars, restaurants & shops and an on-site gym reside on the Devonshire campus.
- All year programme of events curated by our on-site team including yoga classes, HIIT sessions, pilates and other wellness activities.v
- The Bengal Wing is a stunning Grade II listed building benefitting from unique original warehouse features.





# The Space Available

The entrance sequence, reception and common areas have been comprehensively refurbished, with office spaces offered in new Cat A condition or fully fitted.

Floor	Area (sq ft)	Area (sq m)	Status	Condition
4 <sup>th</sup> (Bengal Wing)	1,473	136.8	Let	CAT A+
2 <sup>nd</sup> (9a)	4,624	429.6	Let	CAT A+
2 <sup>nd</sup> (Bengal Wing)	1,386	128.7	Let	CAT B
1 <sup>st</sup> (Bengal Wing)	1,333	123.9	Available	CAT B
Total	8,816	819.0		



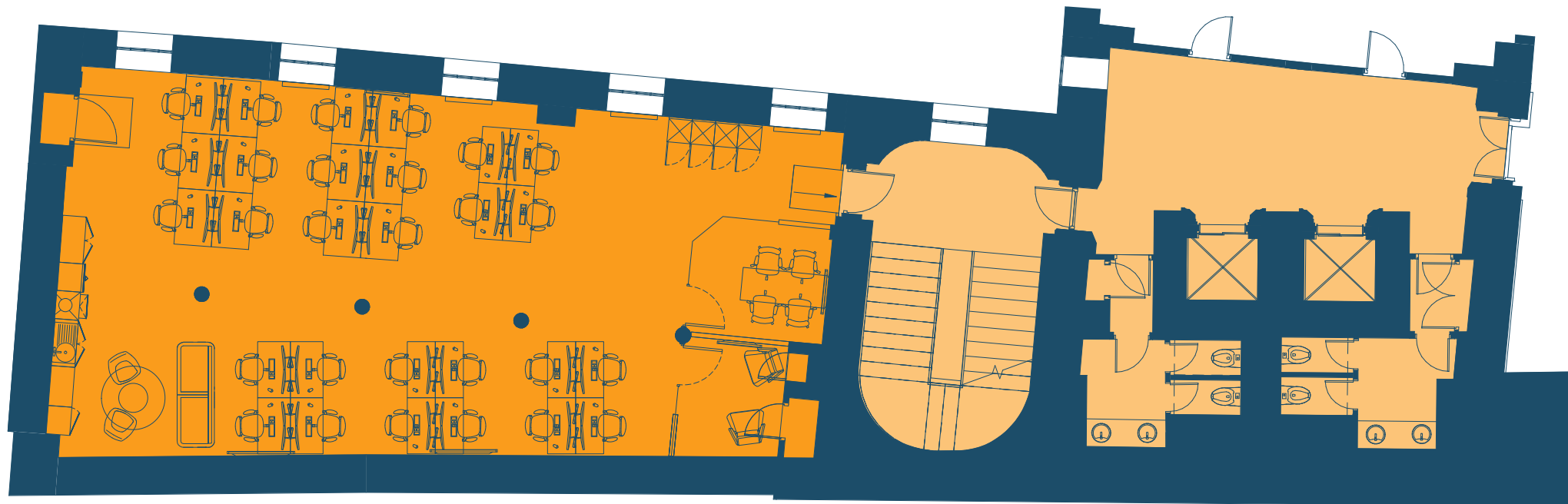
# 1st Floor

Fully Fitted

The Bengal Wing

1,333 sq ft

123.9 sq m



Office Space  
Communal Space

# Connectivity

The Bengal Wing is perfectly positioned, surrounded by underground connections and national rail links. The space is only 60 seconds from Liverpool Street Station, and is now served by the Elizabeth Line.

## London Underground Lines

- |  |   |
|--|---|
|  Piccadilly           |  Victoria            |
|  Circle               |  Waterloo & City     |
|  Bakerloo             |  Metropolitan        |
|  Central            |  Northern          |
|  District           |  Elizabeth         |
|  Hammersmith & City |  London Overground |
|  Jubilee            |   |

## Cycle

Shoreditch	4 minutes
London Bridge	6 minutes
Euston	20 minutes
Paddington	40 minutes

Travel times from Liverpool Street station (Citymapper)





# What's On

At Devonshire Square you can find a host of exciting events throughout the year focused on creating community enhancing experiences.



WELLNESS



NETWORKING



ENTERTAINMENT



FOOD & DRINK





# Well Equipped



GRADE II LISTED  
WAREHOUSE



60 SECONDS FROM  
LIVERPOOL ST



NEWLY  
REFURBISHED



AIR  
CONDITIONED



2 X PASSENGER  
LIFTS



CAMPUS EVENT  
PROGRAMME



560 BICYCLE  
STORES



400  
LOCKERS



18 SHOWERS



WIREScore  
PLATINUM RATING



OPENABLE  
WINDOWS





# The Bengal Wing

For more information  
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