



1862

First opened in 1862 as the Agricultural Hall and redeveloped in 1986 to become the Business Design Centre ("BDC")

1980

Under the ownership of the Morris Family since the 1980s

The property was rescued from demolition and has undergone an **exceptional transformation** to become a **landmark venue** in a vibrant central London location

2023

2022 marked the **160th anniversary** of the founding of the Royal Agricultural Hall



100
RESIDENT
BUSINESSES



140
ANNUAL
EVENTS



900,000+
ANNUAL
VISITORS

Royal Agricultural Hall history and heritage

Grade II listed building with over a 160 year heritage





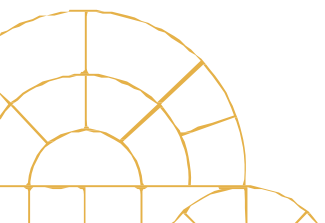
Broad range of amenities in close proximity to the BDC with excellent connectivity to the rest of the city

Islington

Islington is one of London's most thriving neighbourhoods and is located only minutes from London's "Knowledge Quarter" in King's Cross

The area has attracted significant investment in recent years including the Angel Building, Islington Square and Angel Square

The area is extremely well connected and set to benefit from future infrastructure investment including a proposed new Crossrail 2 station at Angel



London Borough of Islington

Vibrant neighbourhood which is a big draw to customers and exhibitions at the BDC

Angel and Islington are creative hotspots in London, offering residents a diverse array of boutique shops, a thriving restaurant scene and a variety of cultural spaces



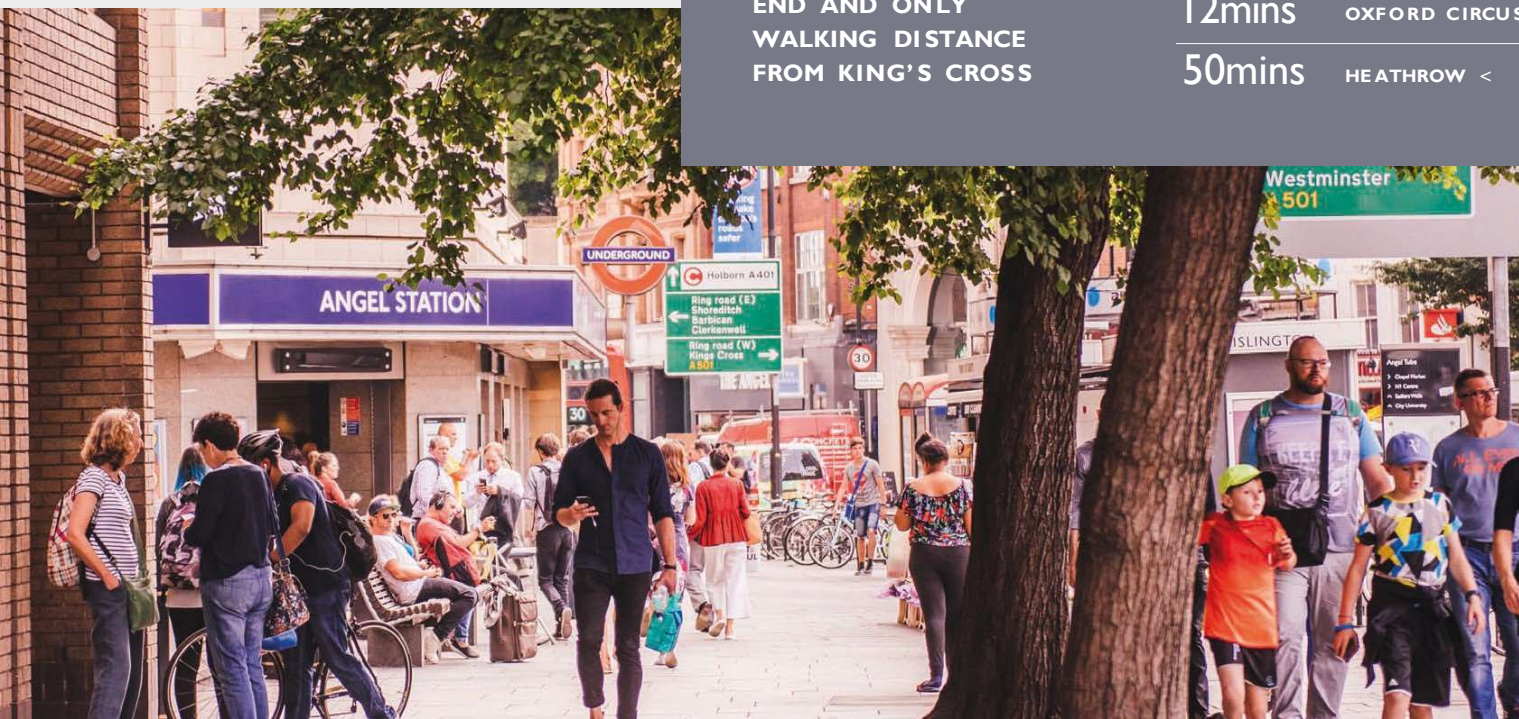
ACCESS TO AN ABUNDANCE OF GREEN SPACES, PARKS AND THE REGENT'S CANAL WHICH RUNS FROM LITTLE VENICE TO THE LIMEHOUSE BASIN, A DISTANCE OF C.7 MILES



VERY GOOD PUBLIC TRANSPORT LINKS ACROSS LONDON, EXTREMELY WELL PLACED FOR BOTH THE CITY AND WEST END AND ONLY WALKING DISTANCE FROM KING'S CROSS

Approximate travel times from Angel station

7mins	EUSTON
8mins	THE CITY
10mins	KING'S CROSS / ST PANCRAS
12mins	OXFORD CIRCUS
50mins	HEATHROW <



- Attractive and diverse architecture, appealing to young families, professionals and affluent couples
- World-class arts scene including the Almeida Theatre, Sadler's Wells, the King's Head Theatre, one of London's oldest pub theatres, and the O2 Academy within the Angel Central complex
- Increased recent investment in the area, including Angel Central, Islington Square and Angel Square, improving the overall retail and leisure offer in the area

Why do customers choose the BDC?

5 KEY ATTRIBUTES UNDERPINNING THE BDC'S SUCCESS:

PREMIER VENUE

- Jewel in the crown of **premier London venues**
- Victorian architecture combined with contemporary design provides ample ceiling height and good natural light
- Home to many industry sectors with some **events returning to the venue annually since the 1980s**

PRIME LOCATION

- Located in Islington, a **vibrant and sought after quarter of London** offering a range of amenities
- **Within walking distance of King's Cross** and Clerkenwell and c.1 mile from the City of London
- Northern Line access via Angel Underground Station, providing connectivity across London

INDUSTRY RECOGNITION

- **Winners of EN, AEO Best Venue 2023**
- **IIP Gold accreditation for over 10 years** and winner of numerous industry awards
- Recently **achieved BCorp status** and recognised by the Sunday Times as one of the best companies to work for
- **ISLA member** focussing on the sustainability of future events in the sector

BEST-IN-CLASS CUSTOMER SERVICE

- Set apart from other venues by commitment and passion for delivering **industry leading customer service**
- Evidenced by strong retention rates, long standing relationships and client testimonials
- Highly experienced staff, many having been with the venue in excess of 10 years



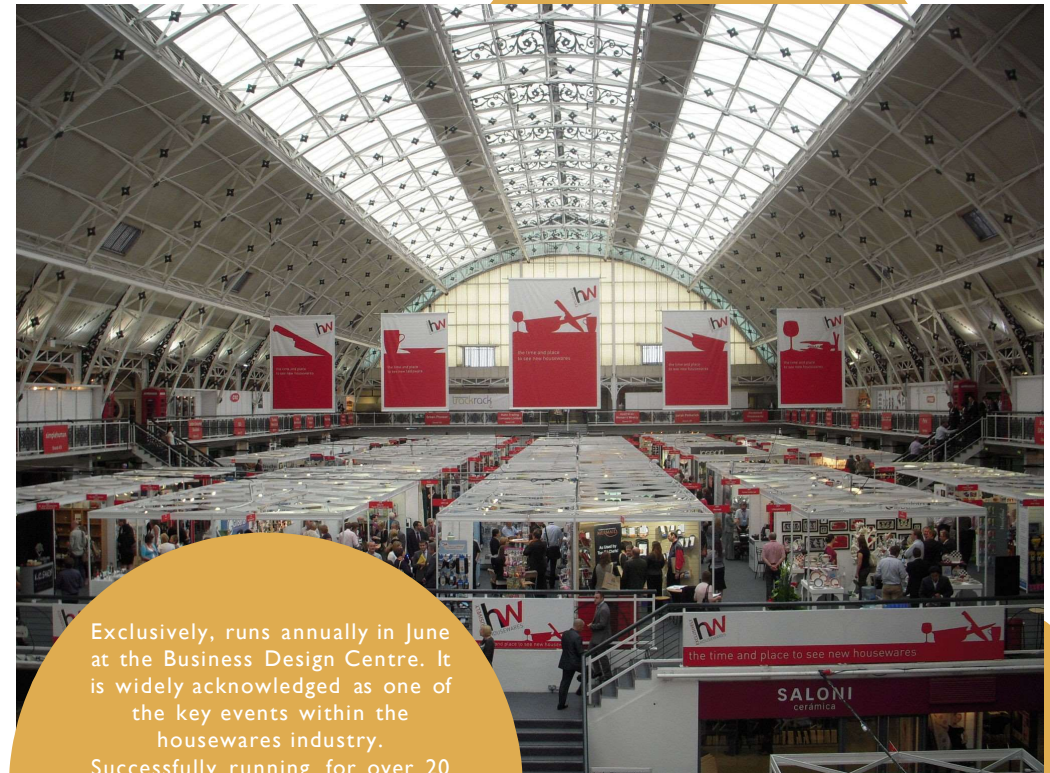
Key Events



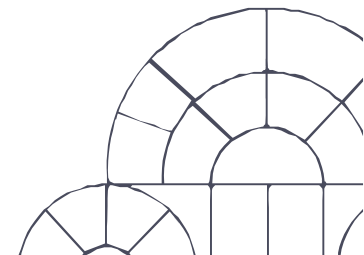
Hix is the world's leading hotel interiors show that brings 4,280 guests to the Business Design Centre for a true celebration of everything that makes hotels incredible. Over 160 leading design brands come together, welcoming the entire supply chain – from architects and designers to investors, operators, specifiers, projects managers and developers.

EXCLUSIVELY

Business Design Centre, London
Housewares | Tabletop | Small Electrical



Exclusively, runs annually in June at the Business Design Centre. It is widely acknowledged as one of the key events within the housewares industry. Successfully running for over 20 years, the exhibition is attended by key buyers from across the UK, and Internationally with over 130 different companies exhibiting.



SURFACE DESIGN SHOW



Surface Design Show is the event of choice for architects and designers to see, source and specify the latest and most inspiring internal and external surface materials from over 180 exhibitors. It attracts over 6000 visitors each year to the BDC, three quarters of their visitors are architects and designers.



LiGHT22

The UK's only trade show dedicated to high-end lighting specification. LiGHT 23 attracted 4776 visitors including many high-profile brands and architects/ interior designers such as:

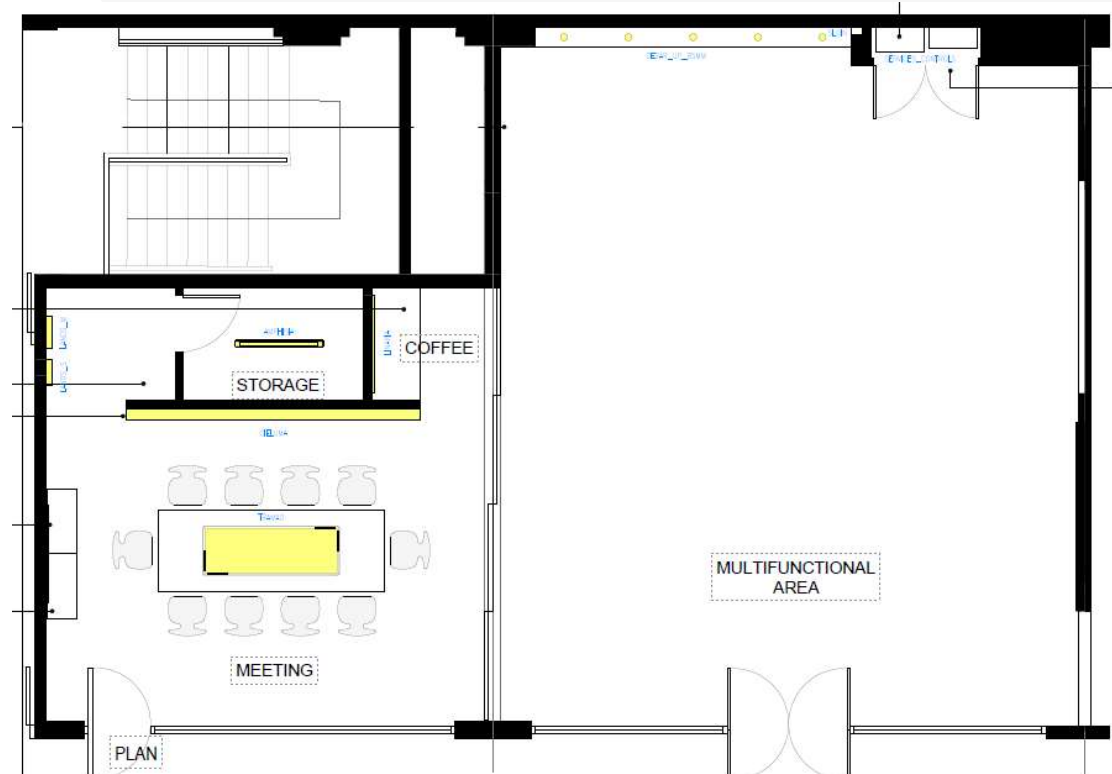
Showroom proposal 1

Relocate to
305/306 (970 sqft)

Rent and Service
Charge: £74k pa



Currently occupied by Zumtobel, who have shown an interest in upsizing due to an impressive first year at the BDC. This showroom is 970 sqft. We would need a guarantee that Zumtobel would take your current unit to move forward.

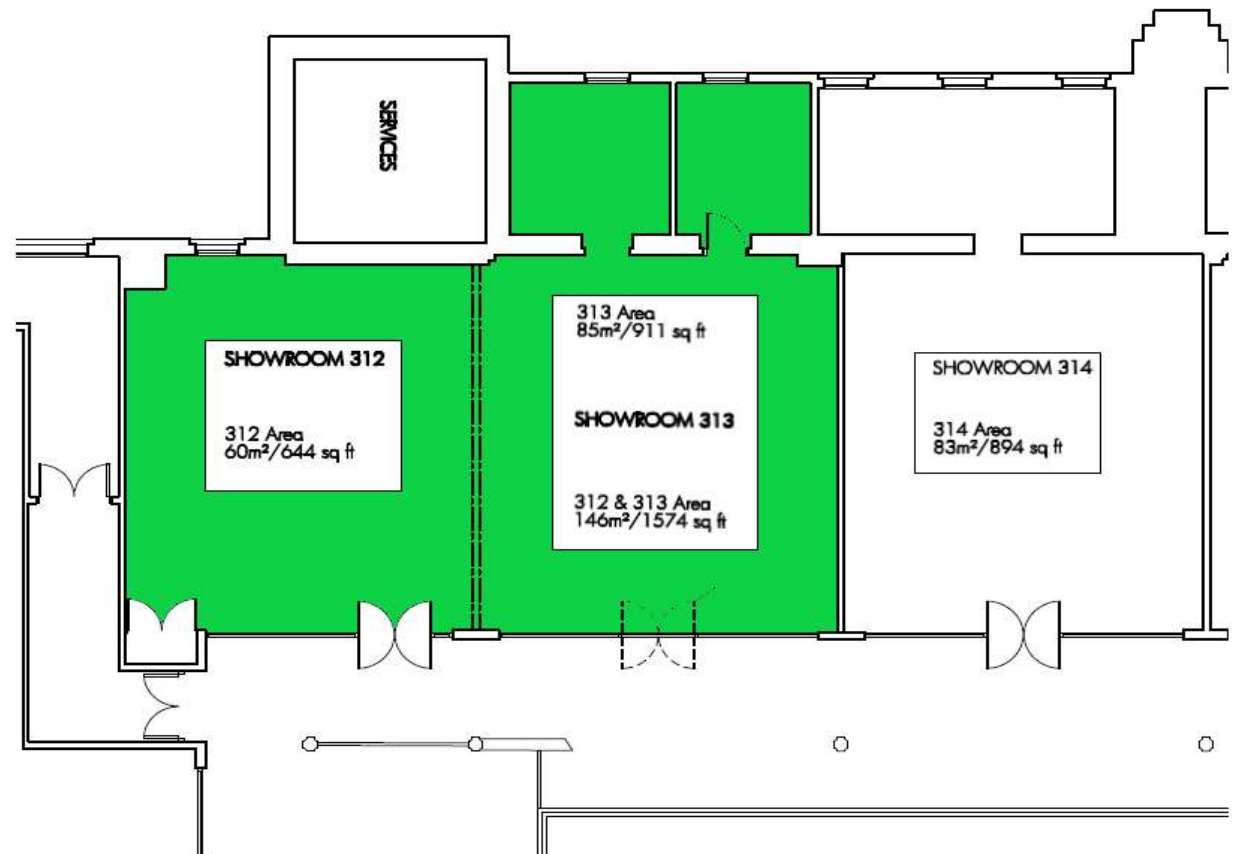


Showroom proposal 2

Split 312 / 313
(c.1574 sqft)

Rent and Service Charge: £95k pa

Split the current space and give back unit 314 (the one next to Illy Coffee). You would need to agree to cover the costs involved in the split. This would leave you with c.1500sqft. To progress with this option, we could start getting quotes for the work, with your approval.

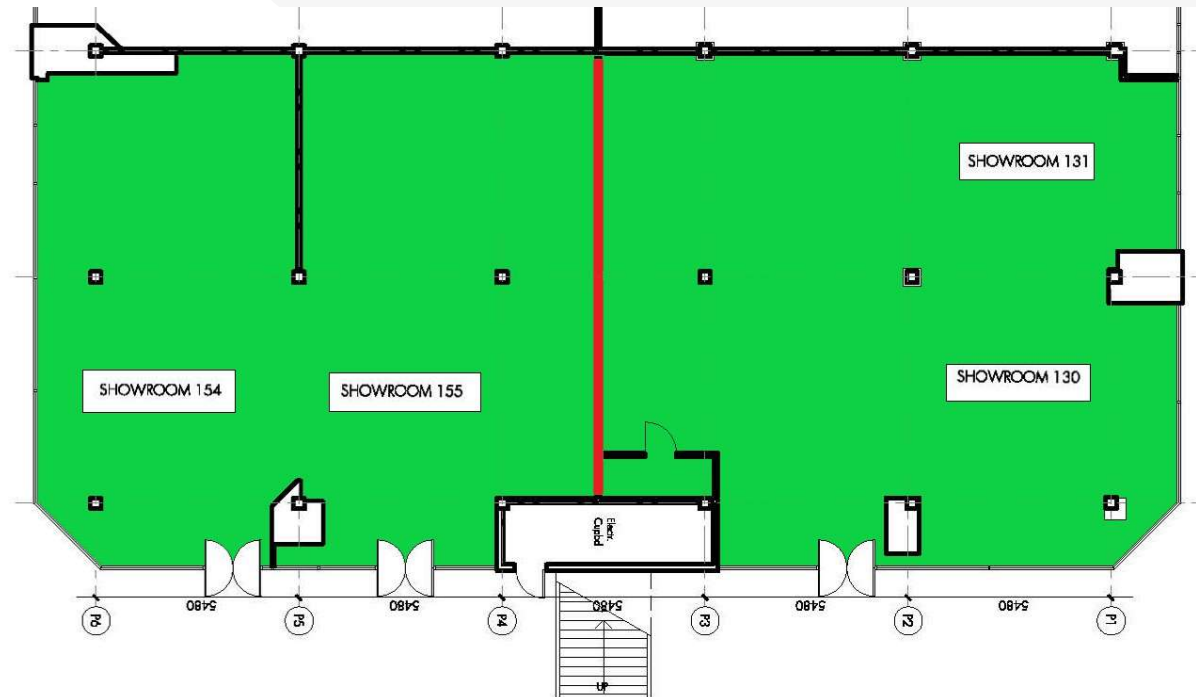


Showroom proposal 3

Relocate to
130/131 &
154/155
(4400 sqft)

Rent and
Service
Charge: £317k

V & B and Ideal Standard take both units either side of the stairs on the ground floor. This would give you 4400sqft in one of the best locations in the venue, on the show floor. With great footfall and exposure, the showroom would be visible during all the events as it is adjacent to the main staircase leading up to the mezzanine.

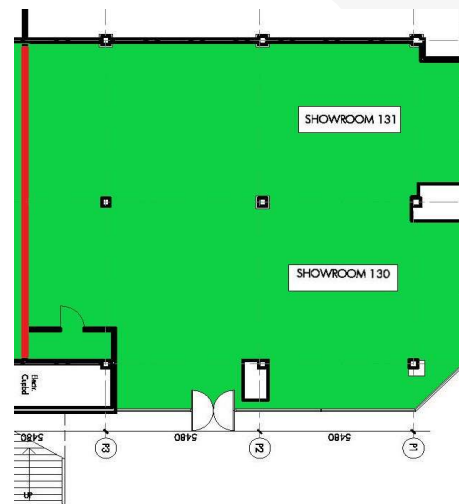
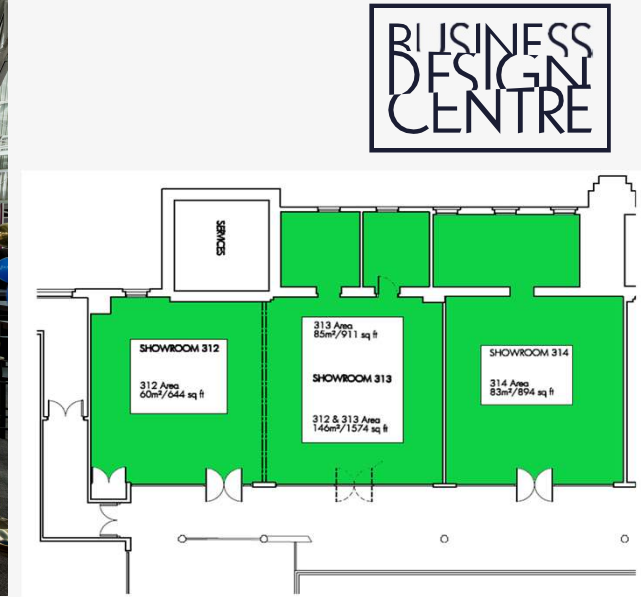


Showroom proposal 4

Additional unit
130/131
& existing unit
(4400 sqft)

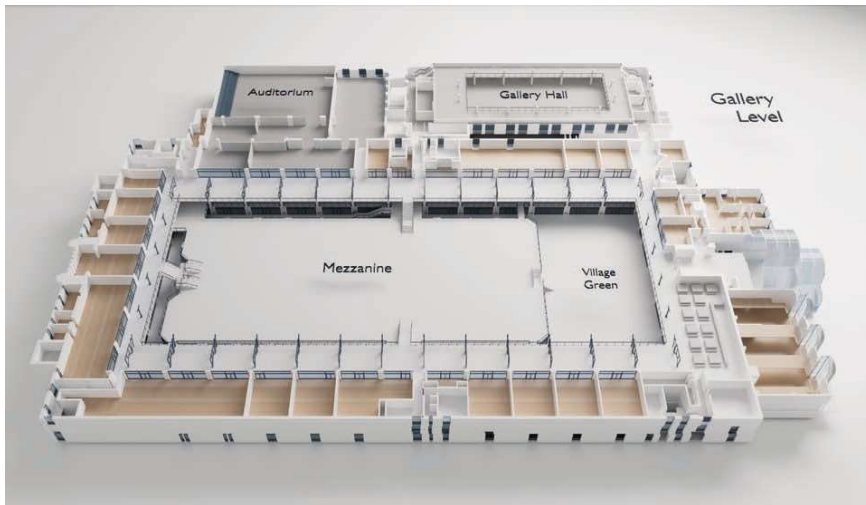
Rent and Service
Charge: £306k

Ideal Standard and V & B move to the BDC in different units, one being your current unit saving on any refurbishment costs, and the other on the ground floor taking the units 130/131. This unit is 2200 sqft taking your total footprint to 4400 sqft. This would give you a presence on both the top and the ground floors.



Accommodation summary

c. 120,000
sq. ft. of space
comprising
showrooms,
studios and
offices



SHOWROOMS, STUDIOS & OFFICES

Dimensions	Area (sq ft)	Number of units
Ground	37,664	43
Mezzanine	46,168	36
Gallery	23,089	27
Serviced Office	14,897	57
Total	121,818	163



Amenities

Range of office
space with
a number of
benefits that
tenants can enjoy



Fully
accessible



On-site
parking



Dedicated
showroom
support team



Advanced
communication
systems



Cycle
storage



On-site shower
facilities



Hospitality
facilities on-site



Network &
broadband facilities



24-hour access
with 24 hour
security



Advanced
security systems



Range of space

Full flexibility for each tenant to create a suitable working space to suit their business needs



Showroom & studio space

- Exhibition facing showroom spaces
- Significant footfall from large events held at the BDC
- Integration with events
- 24 hour dedicated security



Office space

- Well-suited for medium to large businesses
- Individual, flexible office layouts to cater a for diverse range of customers
- Opportunity to design space to each business' needs

Tenant overview

Vibrant community of established and growing businesses with over half of tenants in place for over 5 years

TENANT COMMUNITY

markilux

1810
THE 1810 COMPANY

arc
UK

Villeroy & Boch
1748

Nevilles

Since 1931
Amea

Handelsbanken

Wienerberger

Onward Display

illy

M
THE MAIN COMPANY
ESTABLISHED 1978

PUREGYM

IMPACT
FACTORY

SALONI

ZUMTOBEL

SilentGliss

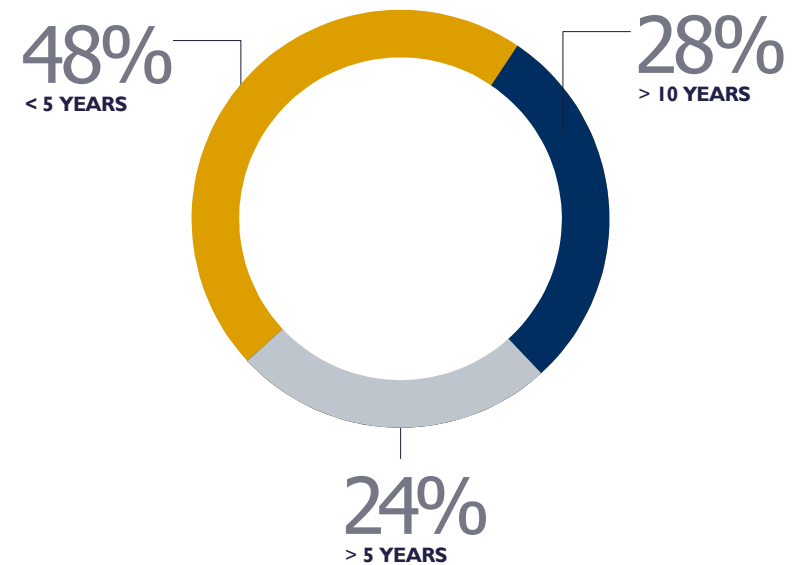
Chiltern Marble

Haier

BERRY ALLOC®
LAMINATE • PARQUET • WALLS • VINYL PLANKS

FITZROY OF LONDON

TENANT LONGEVITY



Tenant testimonials



DATA LANGUAGE

"I just think the **BDC is fabulous**. Honestly cannot see where I would rather have an office. It's an amazing place, and the BDC team is a very large part of this equation. **Brilliant.**"

TCM

"The BDC is an amazing place to run our business from. Everyone in the BDC team are great, always friendly and on hand to support whenever necessary. **The venue is vibrant and our employees and clients love it!**"

IMAPCT FACTORY

"**The building itself is hugely attractive** with lots of different show rooms and tenants..."

All the staff are professional, polite and willing to go the extra mile with visitors and especially us as tenants...

What makes the BDC such a special place to work is no doubt the amazing exhibitions they put on every year and also the fun events which the staff organise too! The atmosphere is always friendly and there really is a **real sense of community in the building...**"

JACK PRINGLE, CHAIR OF RIBA

The BDC has been spoken of extremely highly on numerous occasions over the years, most recently by the chair of the RIBA, referring to the BDC as "**the Harley Street of product design showrooms**".

GRESTEC

"The combination of display, working, and presentation space that we have within the building, alongside the relevant trade shows that are held in the exhibition space is a **harmonious union that generates and reinforces our business**. These factors make it a strategic necessity for us to be present in the BDC and it is a fundamental part of our operational success."

THE MAIN COMPANY

"Working from the BDC is advantageous to our business for many reasons, most of our clients question why they haven't visited before. **The building is a melting pot of tenants and visitors**, I'd be surprised if anyone were to walk away without taking something valuable from their time spent here. Not only do we as a company benefit from the various exhibitions and events held here throughout the year, it's also a beautiful building with a real sense of community."

ZUMTOBEL

"As a company we decided on joining the BDC about a year ago. The team did everything they could to make our journey as easy as possible. The BDC as our landlord has some exceptional staff in their ranks who do all they can to accommodate. **We are delighted being part of their community**"



Contact

Requests should be addressed to:

Luke Hurst
Lettings Manager

Tel +44 20 7288 6718
Mob +44 7824 663 227
Email lukeh@bdc.london