

Spaces | Requirements



1) Type of spaces

We are looking for under-performing and small spaces that can be converted into Suites or suitable to plug our Pods (as described throughout our Partners & Host Deck). We have three main space categories:

A) Office Space & Therapy rooms

As we currently do, we can take a basement or empty office within an office space or coworking space provider as long as the landlord approve our service. We provide people access to rest and work pods which is not far from doing the same with providing meeting rooms. We can also convert unused therapy and wellness rooms.

- Coworkings
- Office providers
- Wellness centers

B) Retail Spaces

We are targeting basements, empty spaces in a common area, and small retail units that can be leased from 6 months up to two years. Where?

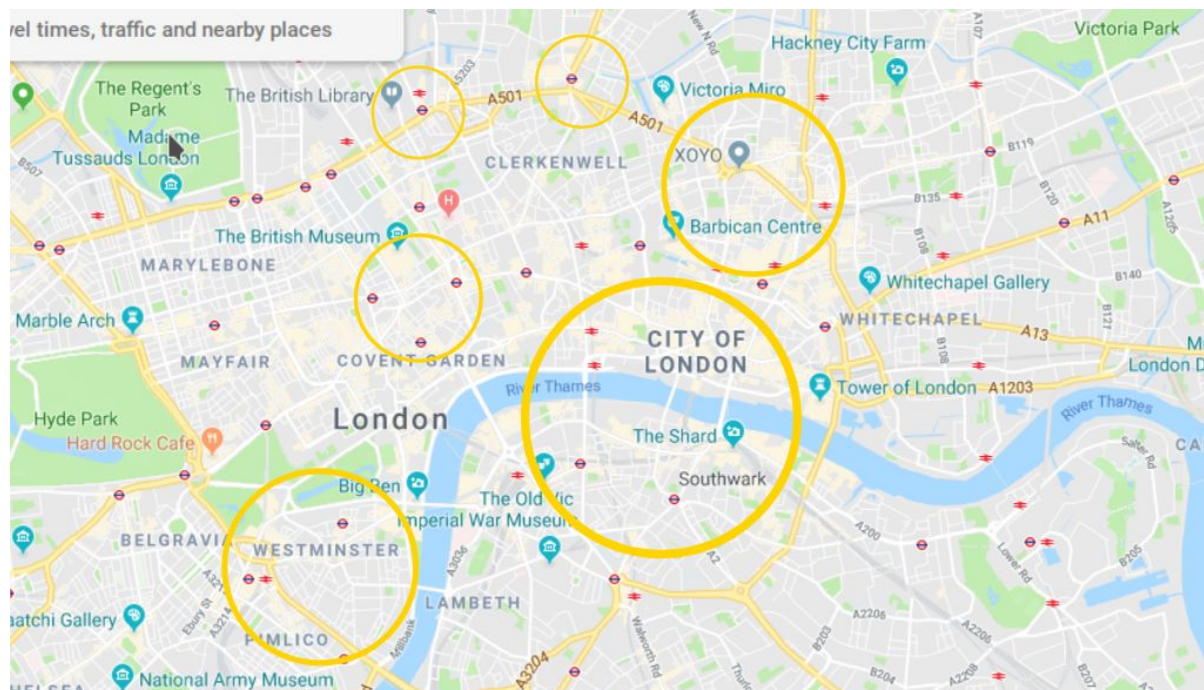
- Gyms
- Shopping malls
- In Partnership with a retail or hospitality business (beauty salon, yoga studio and others)

C) Transport Hubs

We are targeting basement, empty space in a common area, and small retail units that can be leased from 6 months up to two years. Where?

- Airport lounges and waiting areas
- Car parks
- Waiting areas in stations
- Small units inside stations (like within the TFL network)

2) **Best locations**



The top ten locations in London: Angel, Bank, Canary Wharf, Covent Garden, Holborn, KingsCross, Liverpool Street, London Bridge, Victoria, and Waterloo.

3) Sizes and Prices

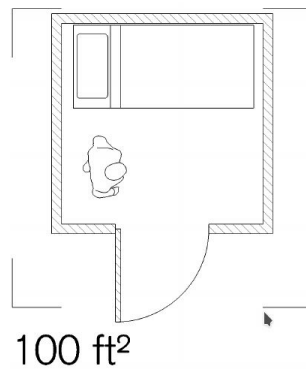
Category	Size	Price (indicator)
Single Unit Setup (one Pod or Suite)	40 - 140 Sq ft	£300 - 600 Ref - £8 per s/f
Multi Unit Setup + Waiting area	400 - 800 Sq ft	£1000 - 2200 Ref - £8 per s/f
HUB*	> 800 - 1000 Sq ft	To negotiate

*HUB**: we plan to take one larger leases (similar to one/two floors WeWork) to create HUB spaces fully managed by Pop & Rest in order to provide more sleep pods, showers, quiet work spaces and other amenities.

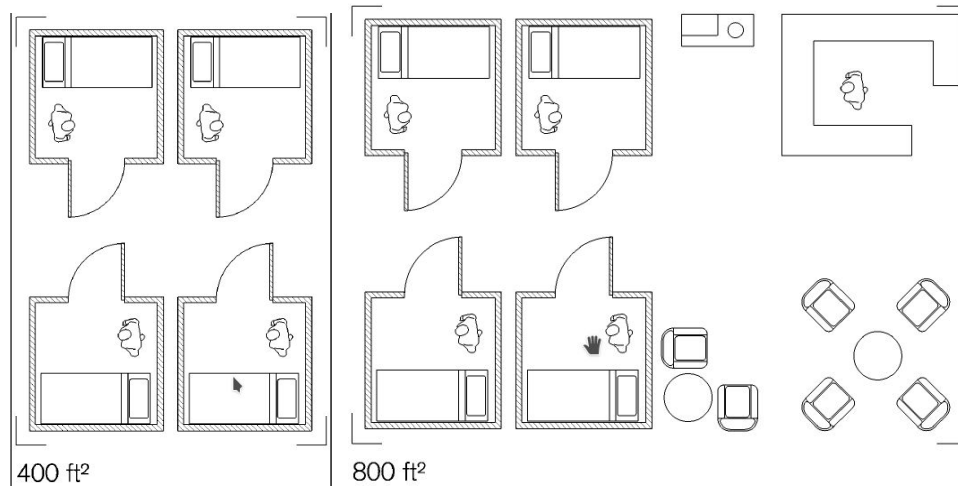
4) Setups: examples

Fast setup! we can install a Pod or convert a room into a Suite within **2 working days**. Then we can start taking bookings on our app immediately.

A) Single Unit (one Pod or Suite)



B) Multi Units Setup (2-4) + Waiting area



C) HUB: bigger pod spaces

Please contact us for more information. First development aimed for 2020 Q2/Q3.

5) Space features

The two most important features we need are a strong **WIFI** and **electrical power sockets**. Then we need to ensure accessibility, cleaning and health & safety in the space.

Mandatory features

- Access to toilet facilities
- Exit/Emergency plan
- Fire alarms
- Quiet environment (as much as possible)
- Merchandise loading access (lift and double door)
- Working with the place's main reception to welcome our users and give them the information they need

Optional features

- Access to shower facilities

- Building cleaning team to clean twice/day our pods (it takes on average **3 minutes** to clean a pod)
- Waiting area with a desk and seats to help users check-in