

Fully fitted  
self-contained  
office accommodation

# 23 HEWETT ST

6,725 SQ FT / 624.8 SQ M

THE STAGE



# A Unique

23 HEWETT ST

salesforce

# Opportunity

Spitalfields Market

LinkedIn

Liverpool Street Station

Broadgate

Allianz  
Global Investors

MAYER | BROWN

HERBERT SMITH FREEHILLS

Tripadvisor

Hitachi Vantara

ReedSmith

Acacium Group

MOORE Kingston Smith

THE STAGE . EC 2  
SHOREDITCH

Shoreditch High Street

amazon

BGY

Mother

colt

23 HEWETT ST

2





# The Stage Development



23 Hewett is located within the newly built Stage tower designed by award-winning architects Perkins&Will. The office benefits from access to the building amenities as well as being surrounded by over an acre of public space.

The Stage development is the location of the new Amazon headquarters, featuring a combined 180,000 sq ft of office space at The Bard and The Hewitt. It includes a diverse mix of boutique retailers, restaurants, cafés, and bars, blending modern buildings with beautifully restored Victorian viaducts. Additionally, it is home to the immersive Museum of Shakespeare, where the remains of Shakespeare's Curtain Playhouse are on display.





# Well Connected

Where the commerce of the City meets the energy of Shoreditch, few addresses offer such a dynamic opportunity.

With the addition of the Crossrail/Elizabeth line at Liverpool Street station, the focus of the City’s financial district has now shifted north to Broadgate.

23 Hewett benefits from this shift, being a mere 7-minute walk from the station, providing not only high-speed connections to London and beyond, but access to the wealth of amenity on offer both at Liverpool Street and Broadgate Circle.

The area also draws from the vibrant energy of Shoreditch, where creativity and technology meet on the cusp of The City. At 23 Hewett you have the whole of Shoreditch and its neighbours on your doorstep, from the latest restaurants and pop-ups in London, to boutique shopping, hotels, art and nightlife.



- DRINK
- 1 Flight Club Shoreditch
- 2 The Princess of Shoreditch
- 3 The Book Club
- 4 Red Lion
- 5 The Ten Bells
- 6 Black Sheep Coffee
- 7 The Light Bar

- EAT
- 8 Padella
- 9 Dishoom
- 10 Duck and Waffle
- 11 Aviary
- 12 Gloria
- 13 BoxPark
- 14 Hawksmoor

- WELLNESS
- 15 Virgin Active
- 16 Third Space
- 17 BLOK Shoreditch
- 18 1Rebel
- 19 Junkyard Golf
- 20 Power League Football
- 21 Shoreditch House

- HOTELS
- 22 CitizenM
- 23 Hoxton Hotel
- 24 Pan Pacific London
- 25 Point A Hotels
- 26 Batty Langley's
- 27 Wilde Aparthotel
- 28 Art'otel
- 29 Virgin Hotel

## WALKING DISTANCES





# A wealth of amenity on your doorstep

OUTDOOR DINING AT BROADGATE CAMPUS



EXCHANGE SQUARE / LIVERPOOL STREET STATION



BROADGATE CIRCLE



SPITALFIELDS MARKET





# A Modern



# Workplace

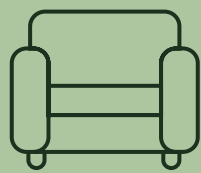
Stunning, modern, fully-fitted first floor workspace.

Benefitting from a self-contained entrance, this is truly an executive, turn-key solution not to be missed. High quality, contemporary finishes are incorporated throughout the light, open-plan work stations, meeting rooms and break out areas, with furniture from local designers.

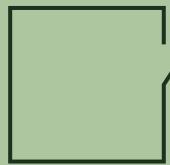


# Elevated Work Experience

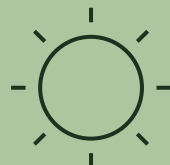
Comprehensive range of high quality modern facilities and amenities.



FULLY  
FURNISHED



SELF-CONTAINED  
OFFICE



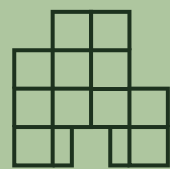
EXCELLENT  
NATURAL LIGHT



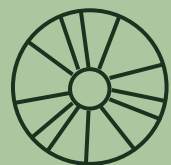
SPACIOUS  
MEETING ROOMS



20+ CYCLE  
SPACES



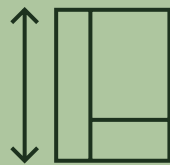
NEW  
ACCOMMODATION



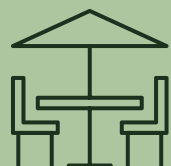
AIR  
CONDITIONING



3 DEMISED  
LUXURY  
SHOWERS



DOUBLE HEIGHT  
ENTRANCE



ROOF SPACE TO HIRE  
AND ADDITIONAL  
REALM ON TOP OF  
THE VIADUCT



SITUATED ON  
AN ACRE OF  
PUBLIC REALM



DDA  
COMPLIANT















# Outstanding Amenities

World-class amenities, where you can unwind and relax in style.\*



## SKY LOUNGE AND TERRACE

Share a drink or two with colleagues, and watch the city come to life after dark.



## BOWLING AND GAMES ROOM

After a long day, unwind and put your duckpin bowling skills to the test, or challenge a colleague to a game of pool.



## CINEMA ROOM

Cinema 1 has an 18-person capacity, while Cinema 2 seats up to 15 guests for a next-level cinematic experience.

\*Spaces can be booked for private use via The Stage tenants app.



# Self-Contained First Floor

TOTAL RENTABLE AREA  
6,725 SQ FT / 624.8 SQ M

TOTAL AVAILABILITY

FLOOR	SQ FT	SQ M
FIRST	6,599	613.1
GROUND	126	11.7
TOTAL	6,725	624.7

N ↑

KEY

- OFFICE
- CORE

Floor areas are subject to measurement.  
Floorplan is not to scale. Indicative only.

EPC A

BREEAM Excellent

Occupation density 1:10 sq m  
(potential to support 1:8)

Ceiling height 2.7m in main office area

Connectivity 100GB fibre ready with  
Vorboss. CAT 6A cabling.

Workstations 58

Meeting rooms 1× 14 person,  
1× 8 person, 1× 6 person

Flexible offices 3 (suitable as private  
offices or 4× person meeting rooms)

Collaboration areas 10 person and  
8× person hot desks, 2× soft seating areas

Zoom rooms 3

Booth seating 2× 4 person

Kitchen/break out 20 seats

Welcome lounge 2

DDA WC/Shower 1





# Further Information

Lease  
New lease by arrangement  
direct from the landlord.

VAT  
The property is elected for VAT.

# Contact



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23 HEWETT ST

THE STAGE