

Fully fitted
self-contained
office accommodation

23 HEWETT ST

6,725 SQ FT / 624.8 SQ M

THE STAGE

A Unique

23 HEWETT ST

Opportunity

Spitalfields Market

Shoreditch
High Street

BGY

Mother



LinkedIn

Allianz
Global Investors

MAYER|BROWN

Tripadvisor

ReedSmith

Hitachi Vantara

HERBERT
SMITH
FREEHILLS

Acacium Group
MOORE Kingston Smith

THE STAGE . E C 2
SHOREDITCH

amazon

colt

23 HEWETT ST



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

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

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.

WALKING DISTANCES



A wealth of amenity on your doorstep

BROADGATE CIRCLE



OUTDOOR DINING AT BROADGATE CAMPUS



SPITALFIELDS MARKET



EXCHANGE SQUARE / LIVERPOOL STREET STATION



A Modern



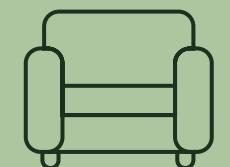
Workplace

Stunning, modern, fully-fitted first floor workspace.

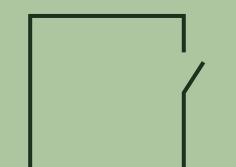
Benefiting from a self-contained entrance, this is truly an executive, turn-key solution not to be missed. High quality, contemporary finishes are incorporated throughout the light, open-plan work stations, meeting rooms and break out areas, with furniture from local designers.

Elevated Work Experience

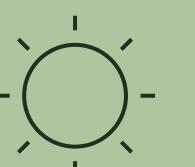
Comprehensive range of high quality modern facilities and amenities.



FULLY
FURNISHED



SELF-CONTAINED
OFFICE



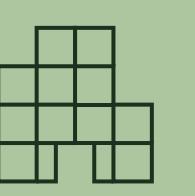
EXCELLENT
NATURAL LIGHT



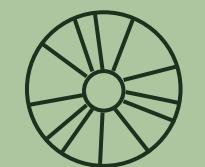
SPACIOUS
MEETING ROOMS



20+ CYCLE
SPACES



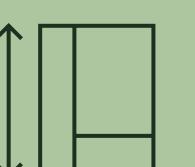
NEW
ACCOMMODATION



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







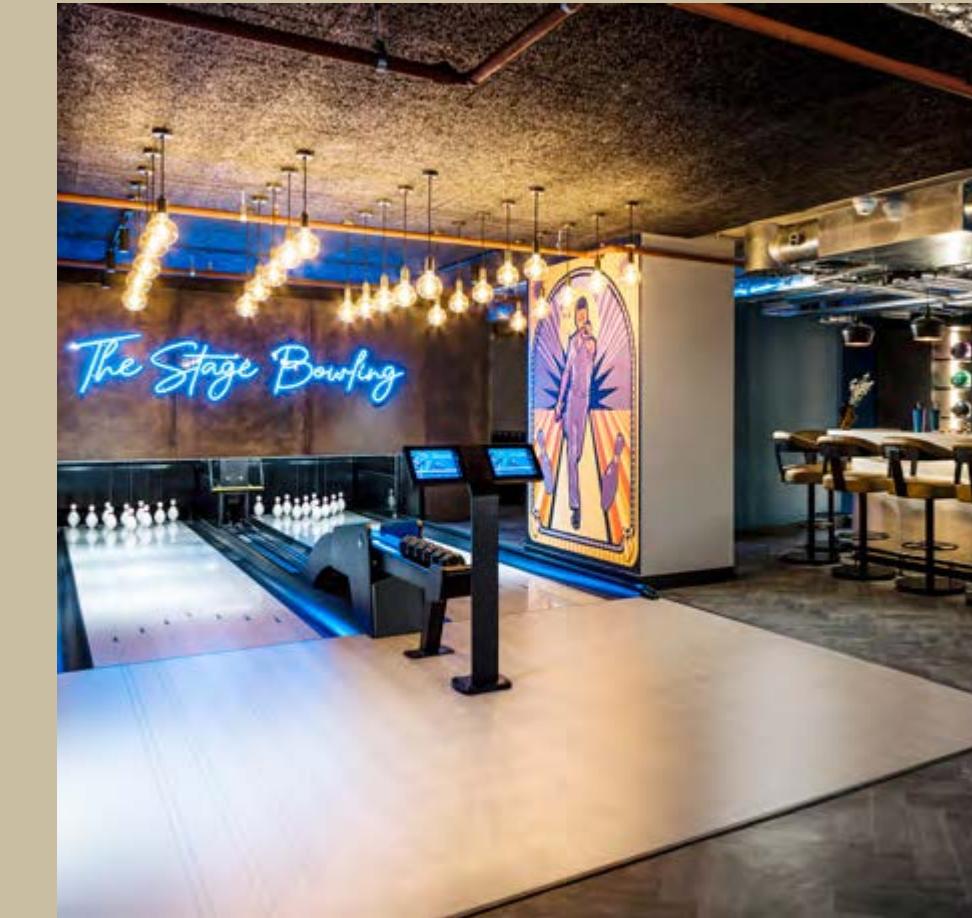
Outstanding Amenities



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

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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

allsop



**STIRLING
ACKROYD**

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