

Fully fitted
self-contained
office accommodation

23 HEWETT ST

7,278 SQ FT / 676.1 SQ M

THE STAGE

A Unique

23 HEWETT ST



Opportunity

Spitalfields Market

LinkedIn

Broadgate

Liverpool Street Station

Allianz
Global Investors

HERBERT SMITH FREEHILLS

MAYER | BROWN

Tripadvisor

Hitachi Vantara

ReedSmith

Acacium Group

MOORE Kingston Smith

THE STAGE . EC2
SHOREDITCH

Shoreditch High Street

amazon

BGY

Mother

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

OUTDOOR DINING AT BROADGATE CAMPUS



EXCHANGE SQUARE / LIVERPOOL STREET STATION



BROADGATE CIRCLE



SPITALFIELDS MARKET



A Modern



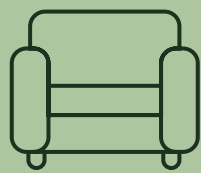
Workplace

Stunning, modern, fully-fitted first floor workspace.

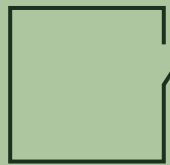
Benefitting from a self-contained entrance, this is truly an executive, turn-key solution not to be missed. High quality, contemporary finishes are incorporated throughout the light, open-plan work stations, meeting rooms and break out areas, with furniture from local designers.

Elevated Work Experience

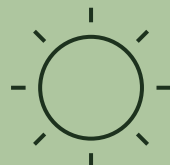
Comprehensive range of high quality modern facilities and amenities.



FULLY
FURNISHED



SELF-CONTAINED
OFFICE



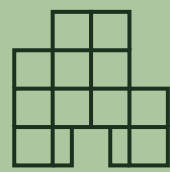
EXCELLENT
NATURAL LIGHT



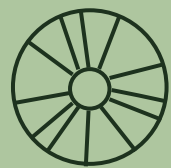
SPACIOUS
MEETING ROOMS



20+ CYCLE
SPACES



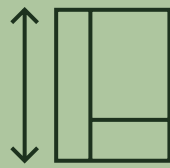
NEW
ACCOMMODATION



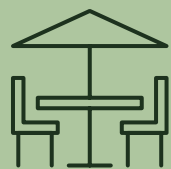
AIR
CONDITIONING



3 DEMISED
LUXURY
SHOWERS



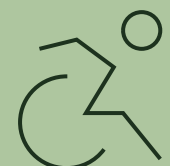
DOUBLE HEIGHT
ENTRANCE



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



SITUATED ON
AN ACRE OF
PUBLIC REALM



DDA
COMPLIANT







Fire exit



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 AVAILABILITY
7,278 SQ FT / 676.1 SQ M

FLOOR	SQ FT	SQ M
FIRST	7,026	652.7
GROUND	252	23.4
TOTAL	7,278	676.1

N ↑

- KEY
- OFFICE
 - CORE

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

- EPC A
- BREEAM Excellent
- Occupation density 1:8 sq m
- 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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