

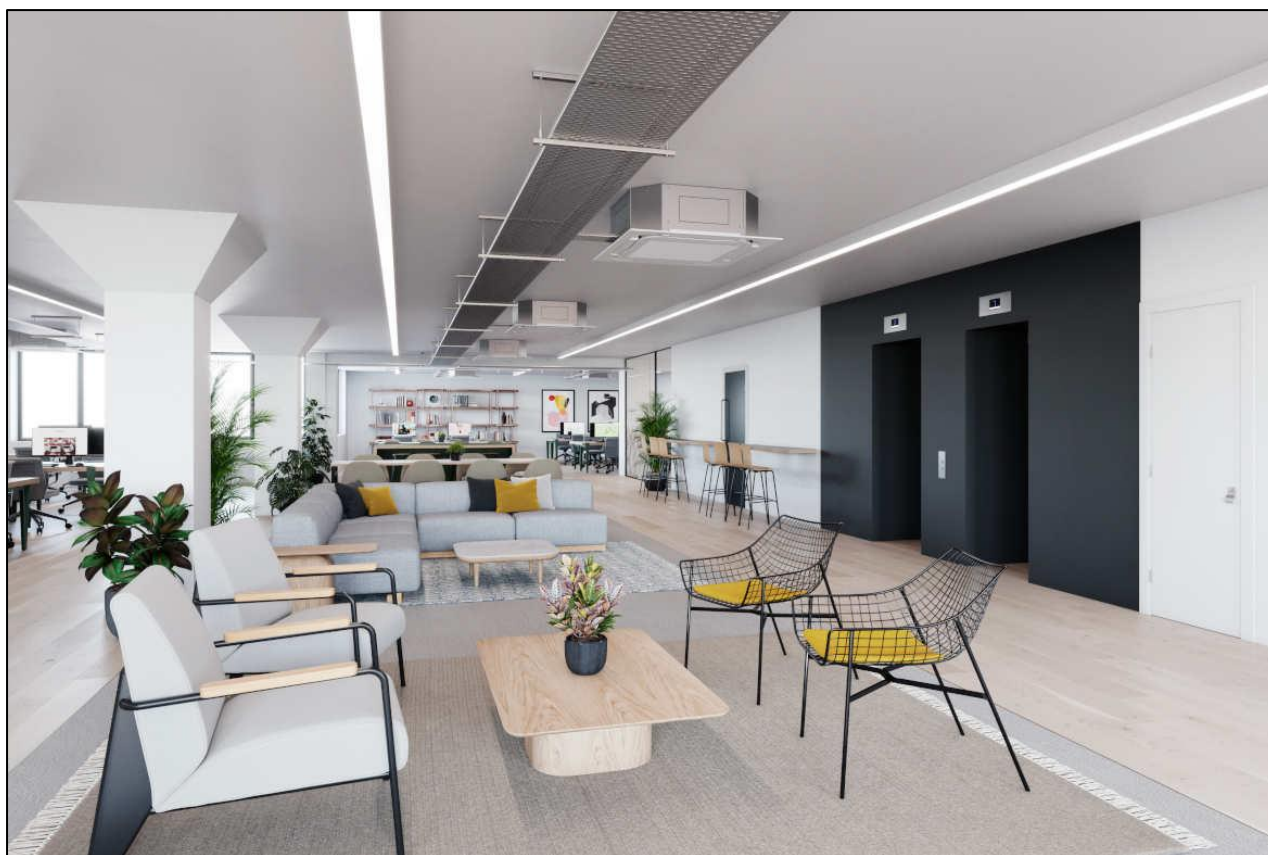
Commercial Office Space

4263 – 8,526 sq. ft.

Newly refurbished fully fitted and furnished floor accommodating +40 desks, Communal Terrace and Tenants lounge access.

TO LET

14 Bonhill Street, Shoreditch, London, EC2A 4BX



LOCATION

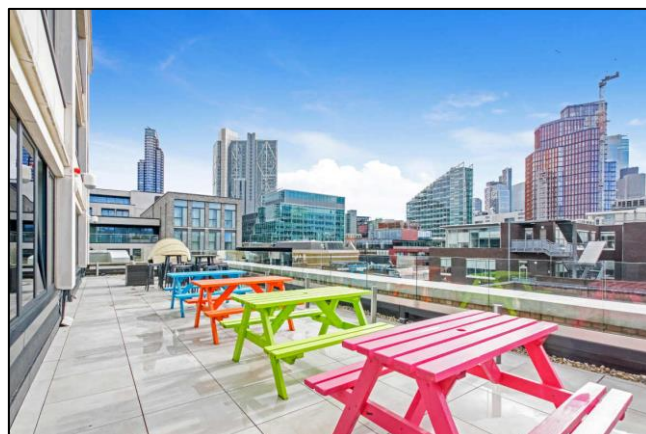
The building is located in a prominent position on Bonhill Street, close to the junction of Paul Street, in the heart of vibrant Shoreditch. The building is close to Google Campus, the new Amazon UK Headquarters and the new stage Shoreditch development, home to Shakespeare's Curtain Theatre. The area benefits from a number of bars and restaurants such as The Modern Pantry, Aviary, Fight Club and Barry's Bootcamp.

TRANSPORT

Liverpool Street (Central, Circle and Metropolitan lines and Mainline services)
Moorgate (Hammersmith and City, Circle and Metropolitan lines and First Capital Connect)
Old Street (Northern line and First Capital Connect)
Shoreditch High Street (Overground services)

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

The building has undergone a comprehensive refurbishment program to provide bright, fully fitted and furnished office accommodation in a prime Shoreditch location.

The floors currently accommodate 42 desks, with room for additional desking or meeting rooms to be installed.

The floors also benefit for great natural light throughout with a members business lounge with a terrace at fifth floor level.

The refurbished reception area boasts a feature wooden ceiling, exposed concrete throughout, concierge and secure bicycle storage and showers.

AMENITIES

- Fully fitted with 42 desks
- Kitchenette
- Bespoke meeting rooms to be install with tenant's input.
- Member's business lounge & terrace
- Exposed air conditioning system
- Fully accessible raised floors
- LG7 compliant low energy LED lighting
- Exposed brickwork
- Two new passenger lifts
- New W/C facilities
- Reception with commissionaire
- Great natural daylight
- Showers
- Secure cycle storage and lockers

APPROXIMATE FLOOR AREAS

Third	4,263 sq. ft.	396 sq. m.
Second	4,263 sq. ft.	396 sq. m.
Total	31,678 sq. ft.	2,943 sq. m.

RENT

£65.00 per sq. ft.

SERVICE CHARGE

£7.32 per sq. ft.

RATES

Estimated at £18.00 per sq. ft.

TOTAL OCCUPATIONAL COSTS

	PCM	PA
Third	£32,282	£387,380
Second	£32,282	£387,380
Total	£64,564	£774,768

PLEASE CONTACT

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