

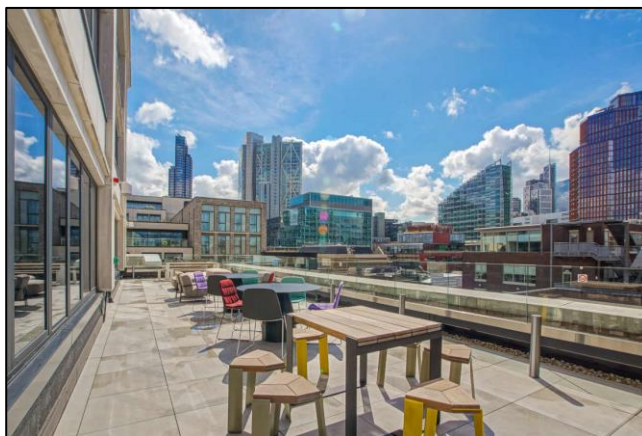
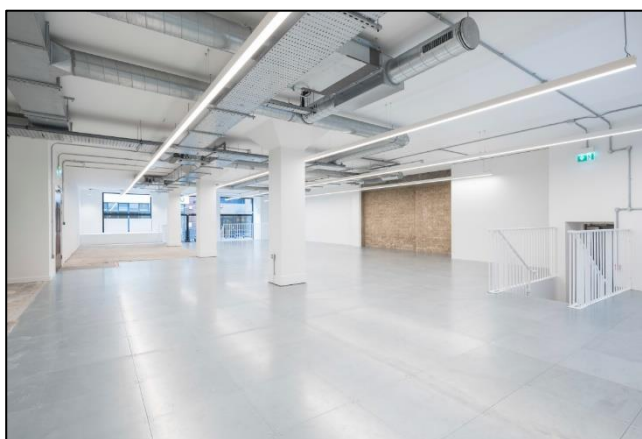
Commercial Office Space

5,963 sq. ft. / 554 sq. m.

**Newly refurbished self-contained office space in Shoreditch**

# 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 Padella, 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 National Rail)  
Old Street (Northern line and National Rail)  
Shoreditch High Street (Overground)



## DESCRIPTION

The building has undergone a comprehensive refurbishment program to provide bright, media style office accommodation in a prime Shoreditch location.

The floors benefit from exposed brick, exposed services and 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

- Self-contained ground and lower ground floors
- Members business lounge & terrace
- Full scale refurbishment
- Exposed air conditioning system
- Fully accessible raised floors
- LG7 compliant low energy LED lighting
- Exposed brickwork
- New W/C facilities
- Reception with commissionaire
- Great natural daylight
- Showers
- Secure cycle storage and lockers

## APPROXIMATE FLOOR AREAS

Ground	3,746 sq. ft.	348 sq. m.
Lower Ground	2,217 sq. ft.	206 sq. m.
<b>Total</b>	<b>5,963 sq. ft.</b>	<b>554 sq. m.</b>

## LEASE

New FRI leases are available for a term by arrangement.

## RENT

£280,000 per annum

## SERVICE CHARGE

£7.32 per sq. ft.

## RATES

Estimated at £15.00 per sq. ft.

## TOTAL OCCUPATIONAL COSTS

£413,094 per annum

£34,424.51 pcm

£69.28 per sq. ft.

## PLEASE CONTACT

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