

TEA

FURNISHED * FLEXIBLE

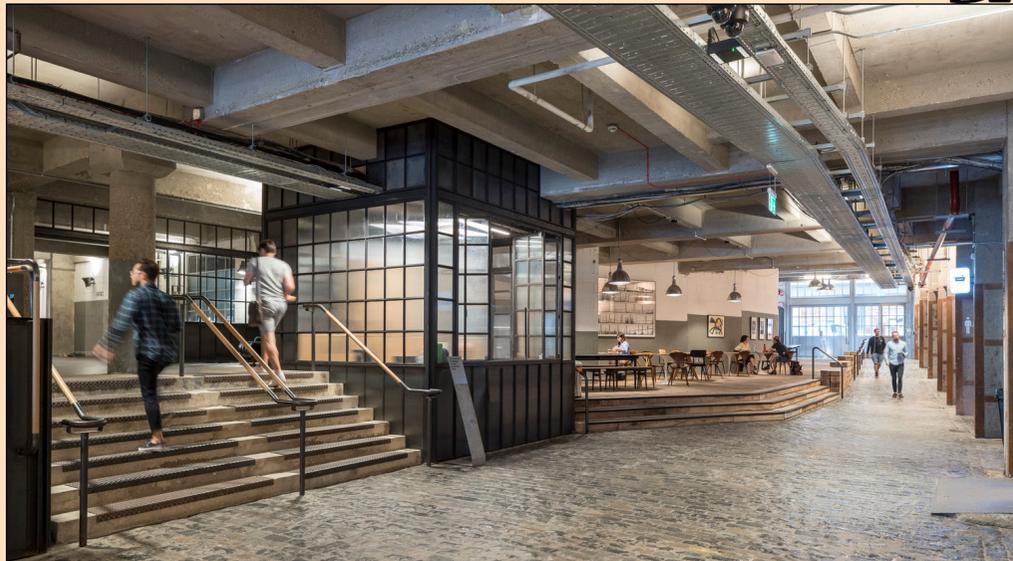


A robust and striking former warehouse in a prime location on Shoreditch High Street, Tea Building is an iconic local landmark.

Units 2.01 and 2.05 are available now.



TEA BUILDING, 56 SHOREDITCH HIGH STREET E1



A BUILDING THAT NEEDS NO INTRODUCTION

THE DERWENT LONDON EXPERIENCE

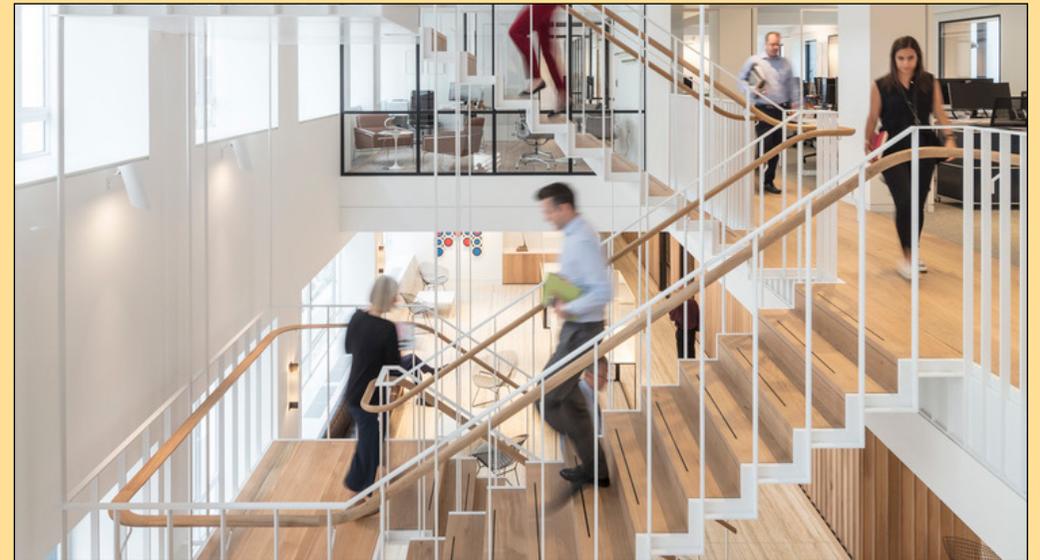
We are London's leading specialist in crafting design-led, sustainable workplaces that inspire, enhance wellbeing, and support business aspirations.

- A proven track record and expertise
- Largest central London office-focused REIT
- £5bn investment portfolio
- 5.4m sq ft in central London



We are a different kind of investor, developer and commercial landlord. Our strategic and considered approach focuses on the following areas, setting us apart from others:

- Innovative and inspiring architecture and design
- A personal and relationship-driven ethos
- A unique approach to service and amenity, which authentically considers the needs of the business and the individuals within our buildings
- Complimentary DL/Member benefits package for every office occupier with tangible benefits and enhanced experience for your talent
- A commitment to sustainability in everything we do



25 SAVILE ROW W1

VISION

We craft inspiring and distinctive space where people thrive.

PURPOSE

We design and curate long-life, low carbon, intelligent offices that contribute to London's position as a leading global city.

VALUES

We build long-term relationships. We lead by design. We act with integrity.

DL/MEMBERS

by DERWENT LONDON

Derwent London Membership is a complimentary benefits package available to every occupier and their employees working in a Derwent London building. Membership status is automatic and as DL/Members, all employees can enjoy access to:

DL/SERVICE

Preferential Member rates on high-quality, seasonal, food and drink at the five DL/Service cafés within our buildings and Lounges.

MEMBER EVENTS

A packed calendar of exciting events curated by our dedicated DL/Member Experience team.

DL/APP

An ever-growing package of exclusive benefits on the DL/App, including specially negotiated discounts from a diverse collection of businesses, local coffee shops, restaurants and wellness brands.



DISCOVER WHAT IT MEANS
TO BE A DL/ MEMBER



DL/78 IN FITZROVIA W1



DL/28 IN OLD STREET EC1

DL/LOUNGES

Our two Lounges, DL/78 in Fitzrovia W1 and DL/28 in Old Street EC1 for work, meetings and informal catch ups. They include:

- Communal collaboration and working areas
- Bookable meeting rooms configured to your needs
- Phone booths and library for quiet working (DL/28)
- Outdoor terrace (DL/28)
- Event / town hall space available for exclusive hire
- DL/ Service café serving delicious food and drink
- All connected via the DL/ App

DL/78

78 Charlotte Street, Fitzrovia W1

DL/28

28 Featherstone Street, Old Street EC1

(DL/28 is just a 10-minute walk from Tea Building).



KEY FEATURES



- Crittall-style steel openable windows
- LED lighting
- 188 cycle spaces
- 11 showers
- Air conditioning
- DDA Accessible
- 24/7 security and manned reception
- Building contains internal street with coffee shop and ground floor reception
- Complimentary access to Derwent London's Members Lounges, DL/28 in Old Street EC1 (a 10-minute walk from Tea Building) and DL/78 in Fitzrovia W1



UNIT 2.05

UNIT 2.01

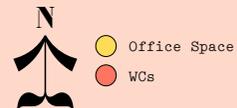
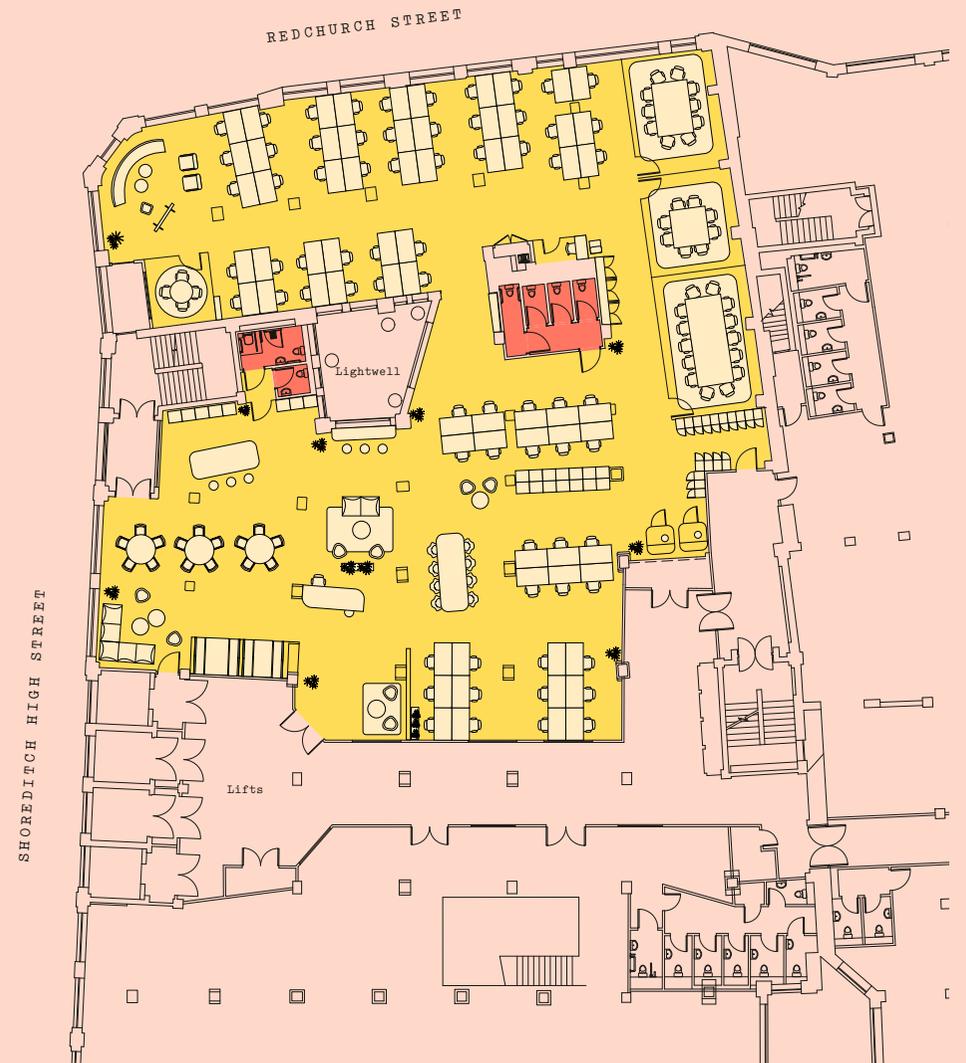
7,170 SQ FT

(666 SQ M)

FURNISHED × FLEXIBLE ×

WHAT'S INCLUDED

- 70 x desks
- 4 x meeting rooms
- Kitchen and breakfast bar
- Selection of both new and vintage-style furniture pieces
- Co-working area
- AV/ fibre enabled
- Break out areas
- 3 x phone booths
- Lockers
- Demised WCs



UNIT 2.01 7,170 SQ FT (666 SQ M)

FURNISHED × FLEXIBLE ×



UNIT 2.05

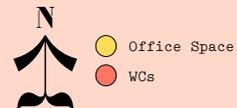
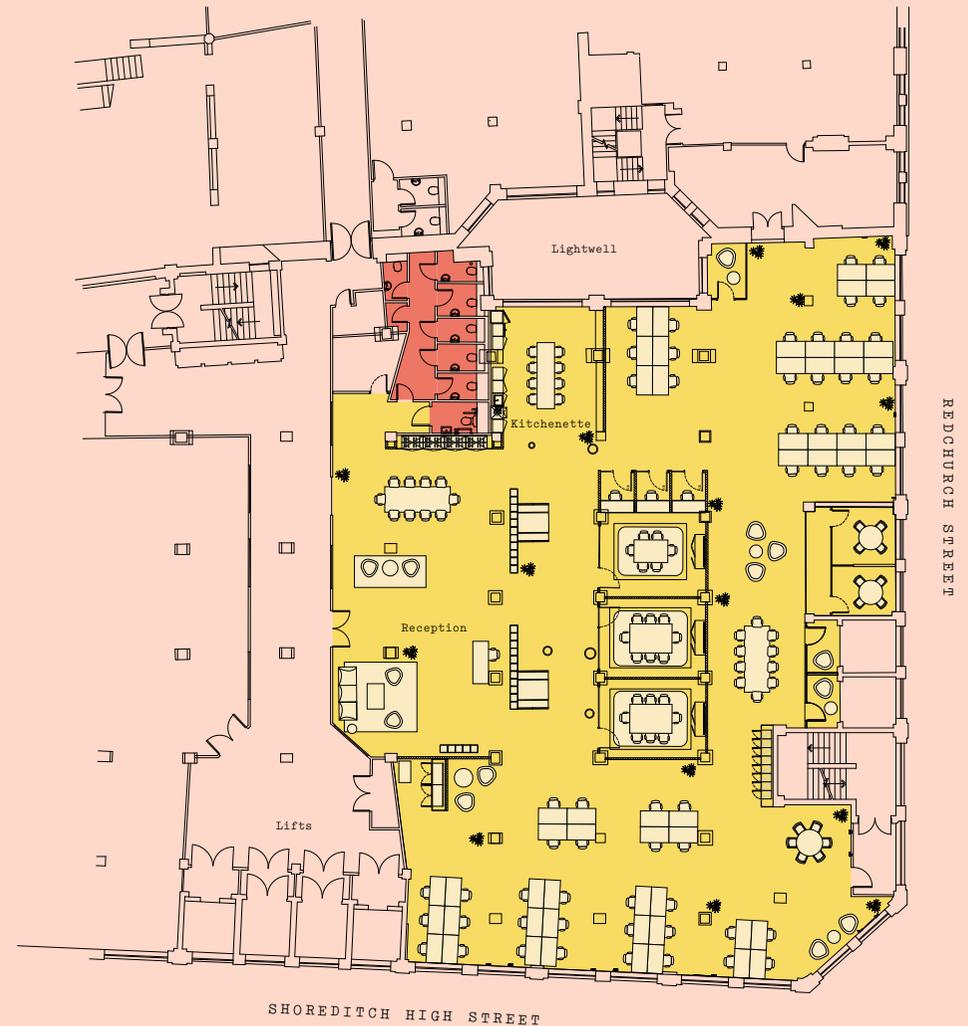
7,851 SQ FT

(729 SQ M)

FURNISHED × FLEXIBLE ×

WHAT'S INCLUDED

- 58 x desks
- 5 x meeting rooms
- Kitchenette
- Selection of both new and vintage-style furniture pieces
- Co-working area
- AV/ fibre enabled
- Break out areas
- 6 x phone booths
- Lockers
- Demised WCs



UNIT 2.05 7,851 SQ FT (729 SQ M)

FURNISHED * FLEXIBLE *





LOCATIONS NEARBY WALKING DISTANCES

- 1 min - Dishoom
- 7 Boundary St, E1

- 1 min - Boundary
- 2-4 Boundary St, E1

- 3 mins - Smokestak
- 35 Sclater St, E1

- 5 mins - Manteca
- 49-51 Curtain Road, EC2

- 5 mins - Rochelle Canteen
- 16 Playground Gardens, E2

- 6 mins - Gloria
- 54-56 Great Eastern Street, EC2

- 7 mins - The Clove Club
- Shoreditch Town Hall,
- 380 Old Street, EC1

- 7 mins - Barboun
- 61-67 Great Eastern Street, EC2

- 8 mins - St Leonard's
- 70 Leonard Street, EC2

STATIONS WALKING DISTANCES

Shoreditch High Street		2 mins
Old Street		10 mins
Hoxton		11 mins
Liverpool Street		12 mins
Moorgate		15 mins

INSIDE TEA :



SMOKING GOAT



COWSHED



BRAT



SHOREDITCH HOUSE



PIZZA EAST



AGENTS



PILCHER LONDON

David Jackson
07801 415 957
davidjackson@pilcher.london

Simon Rinder
07734 488 286
simonrinder@pilcher.london

Julian Wogman
07904 337 664
julianwogman@pilcher.london

COMPTON

Shaun Simons
07788 423 131
ss@compton.london

Sarah Hill
07936 338 774
sh@compton.london

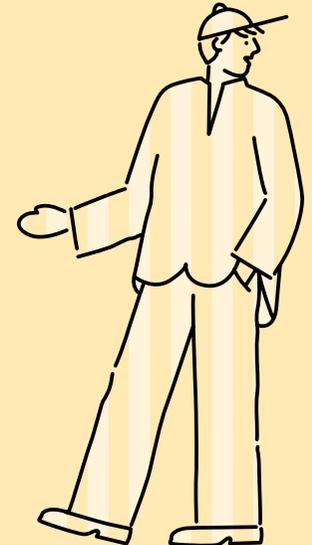
Oliver Jay
07903 714 187
oj@compton.london

teabuilding.co.uk

DESIGN
Everything In Between
e-i-b.com

MISREPRESENTATION ACT

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DERWENT LONDON

@in x fb derwentlondon.com

