



Cordy House 87-95 Curtain Road Shoreditch EC2

3,181 - 7,474 SQ FT FULLY FITTED WORKSPACE

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THE BUILDING

*Cordy House is a modern office building
in the heart of Shoreditch*

Cordy House offers a fully fitted workspace environment in the heart of Shoreditch — a district defined by creativity and cultural energy. Designed by Arcademy Architects, the building has been reimaged for modern business while honouring its past as one of London’s most iconic creative venues. The reception sets the tone: a pared-back loft aesthetic with industrial detailing and original artwork that celebrates the building’s legacy. It’s both grounded and inspiring — where craftsmanship and authenticity shine.

Light-filled, flexible floors provide design-led workspaces that foster productivity, with exposed structures and refined finishes creating an environment that’s urban yet timeless. More than a workplace — Cordy House continues London’s creative story.



AMENITIES

- » New architecturally designed office building
- » Exposed air-conditioning system
- » Excellent natural light throughout
- » Private roof terrace for the second floor
- » Lower ground level amenities: bike storage, lockers, showers, and accessible WC
- » Reference reception/ concierge
- » Reference fully fitted floors with private meeting rooms and kitchen/ break-out zones



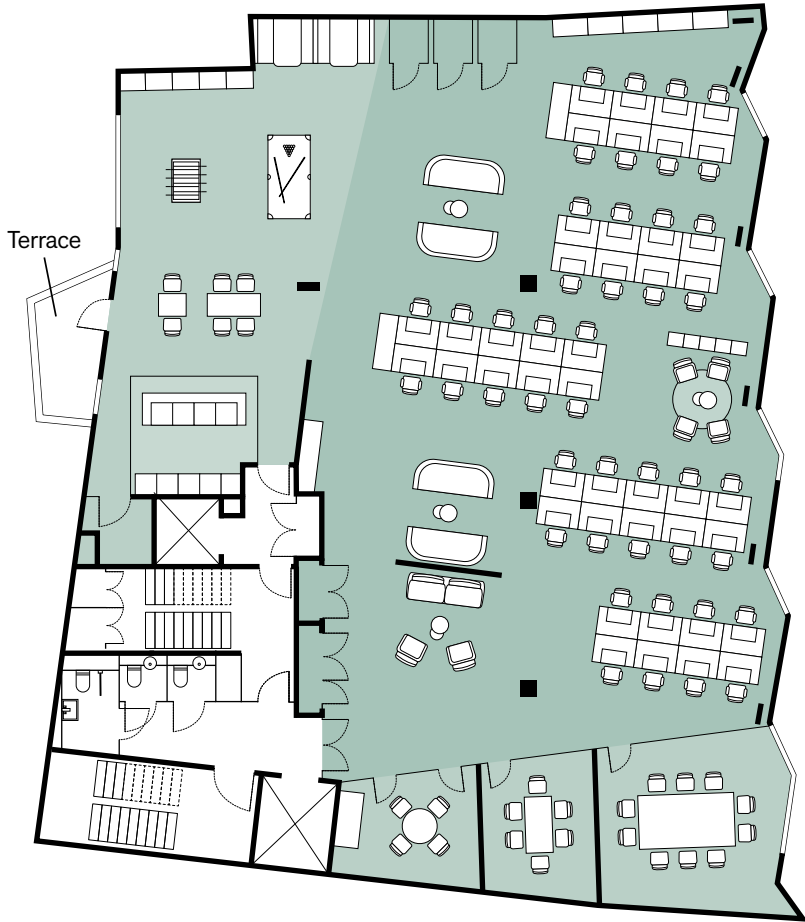
FLOORPLANS

Two floors available on the 2nd and 3rd levels, offered individually or together to suit different business needs.

LEVEL 2

TOTAL AREA:
4,293 Sq. Ft. / 399 Sq. M.

- » 42 desks
- » 3 meeting rooms (10, 6 & 4 person)
- » 1 welcome area
- » 2 booth seating
- » 3 call booths
- » 3 bathrooms (1 Accessible)
- » 1 tea point
- » 2 break out area
- » 1 comms room
- » 2 booths



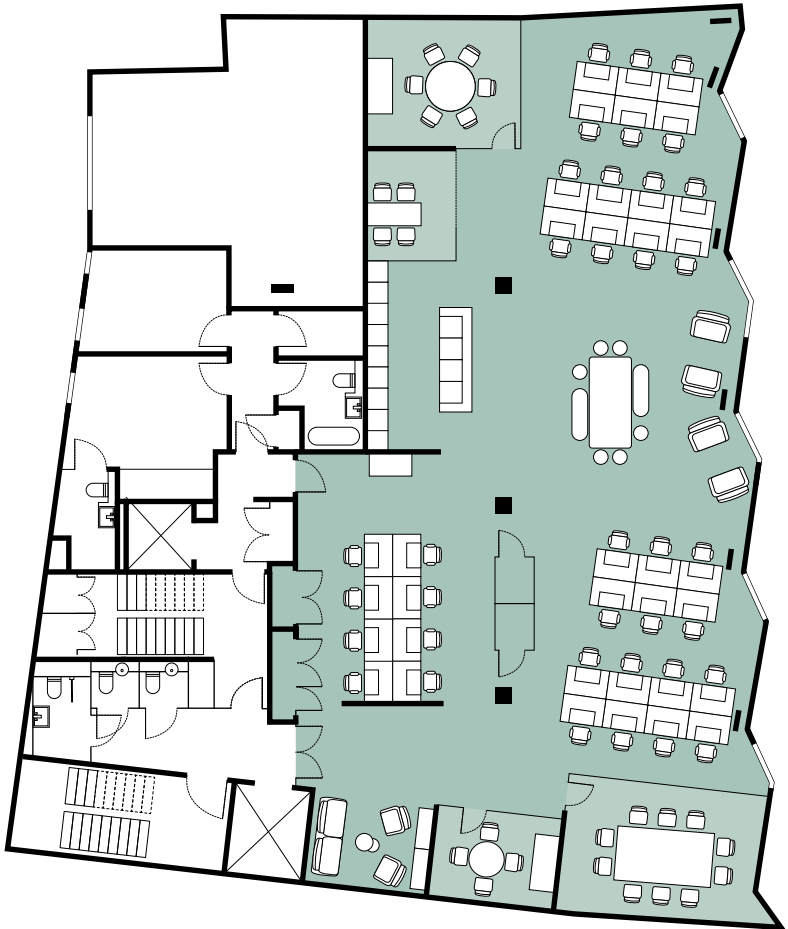
All floor areas are approximate at this stage. The building is to be measured upon practical completion of the refurbishment works.

LEVEL	SQ. FT.	CONDITION	RENT	BUSINESS RATE	SERVICE CHARGE
3	3,181	Fully Fitted	£59.50 psf	£19.00 psf	£9.76 psf
2	4,293	Fully Fitted	£59.50 psf	£19.00 psf	£9.76 psf
Total	7,474	-	-	-	-

LEVEL 3

TOTAL AREA:
3,181 Sq. Ft. / 296 Sq. M.

- » 36 desks
- » 4 meeting rooms (10, 5, 4 & 4 person)
- » 1 welcome area
- » 2 call booths
- » 3 bathrooms (1 Accessible)
- » 1 bathroom w/ shower
- » 1 tea point/break out area



All floor areas are approximate at this stage. The building is to be measured upon practical completion of the refurbishment works.



2nd floor reception area

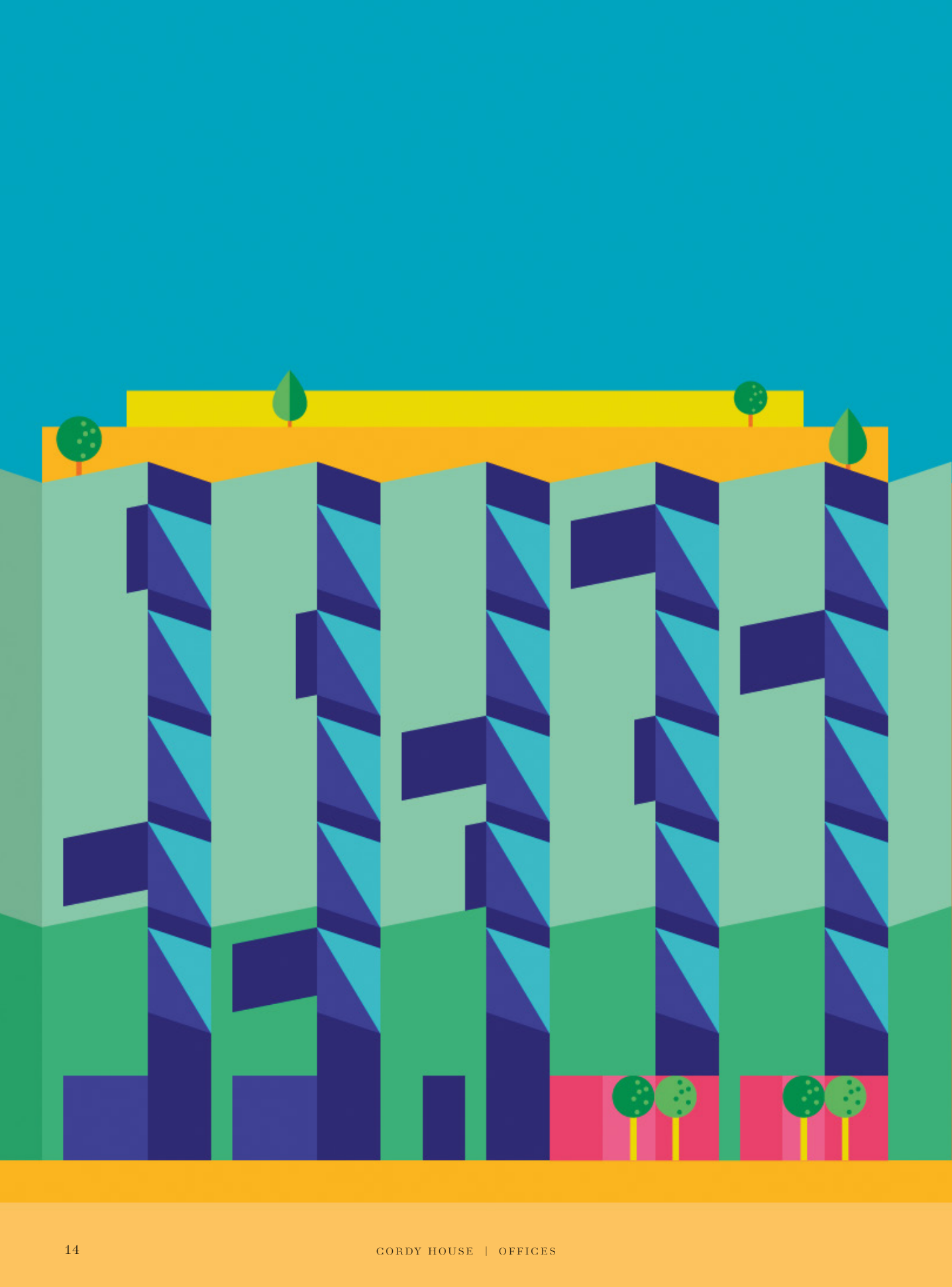


2nd floor break-out area



3rd floor reception area

*3rd floor break-out area*



BUILDING HISTORY

Cordy House is a piece of cultural history within the rich and dynamic streets of Shoreditch. As is typical of the area the old industrial structure has inspired many people over the years. Like many of the area’s inhabitants, Cordy House has never played by the rules. It was born to stand out and be something different.

In the mid to late ‘00s Cordy House became an East London institution when Garfield Hackett brought theatre, fashion, art and life back into the forgotten space. Naomi Campbell was pictured coming out of one of the first fashion shows at Cordy House and one of its roof parties went on to become the inspiration for a notorious Adidas advert.



*Shoreditch House**Dishoom**Boxpark*

THE LOCATION

Shoreditch can count itself as one of the most popular and fashionable parts of London.

Bordering the City, Clerkenwell and Bethnal Green, Shoreditch is a thriving hotspot where culture, food, drink, art, fashion and music collide. Once a commercial district, it has transformed into a dynamic hub of creativity, home to young media, design and fashion companies. With its buzz of bars, restaurants and galleries, Shoreditch is a true metropolis of modern style and energy

*Rivington Street**Brick Lane*

“The area doesn’t just attract visitors from afar but die-hard Londoners too.”

*Boundary Gardens*



Nobu Hotel



The Clove Club



Spitalfields



BLOK



Grenson



Eataly



Gloria's



Manteca Restaurant

WHERE IT’S AT

FOOD, BEV & HOSPITALITY

- 1 BRAT Restaurant
- 2 Senza Fondo
- 3 The Clove Club
- 4 Shoreditch House
- 5 The Knave of Clubs
- 6 Nobu Shoreditch Bar & Terrace
- 7 Gloria
- 8 Dishoom Shoreditch
- 9 Smoking Goat Shoreditch
- 10 manteca
- 11 Happiness Forgets
- 12 BOXPARK Shoreditch
- 13 One Hundred Shoreditch
- 14 Boundary Shoreditch
- 15 The Hoxton, Shoreditch
- 16 Noisy Oyster seafood bistro
- 17 Singburi
- 18 Rochelle Canteen
- 19 Bistro Freddie

WELLNESS

- 1 BLOK Shoreditch
- 2 FRAME Shoreditch
- 3 Barry’s London East
- 4 1Rebel Broadgate
- 5 Amica 365 Shoreditch
- 6 Tempo 301 | E1
- 7 Sauna & Plunge

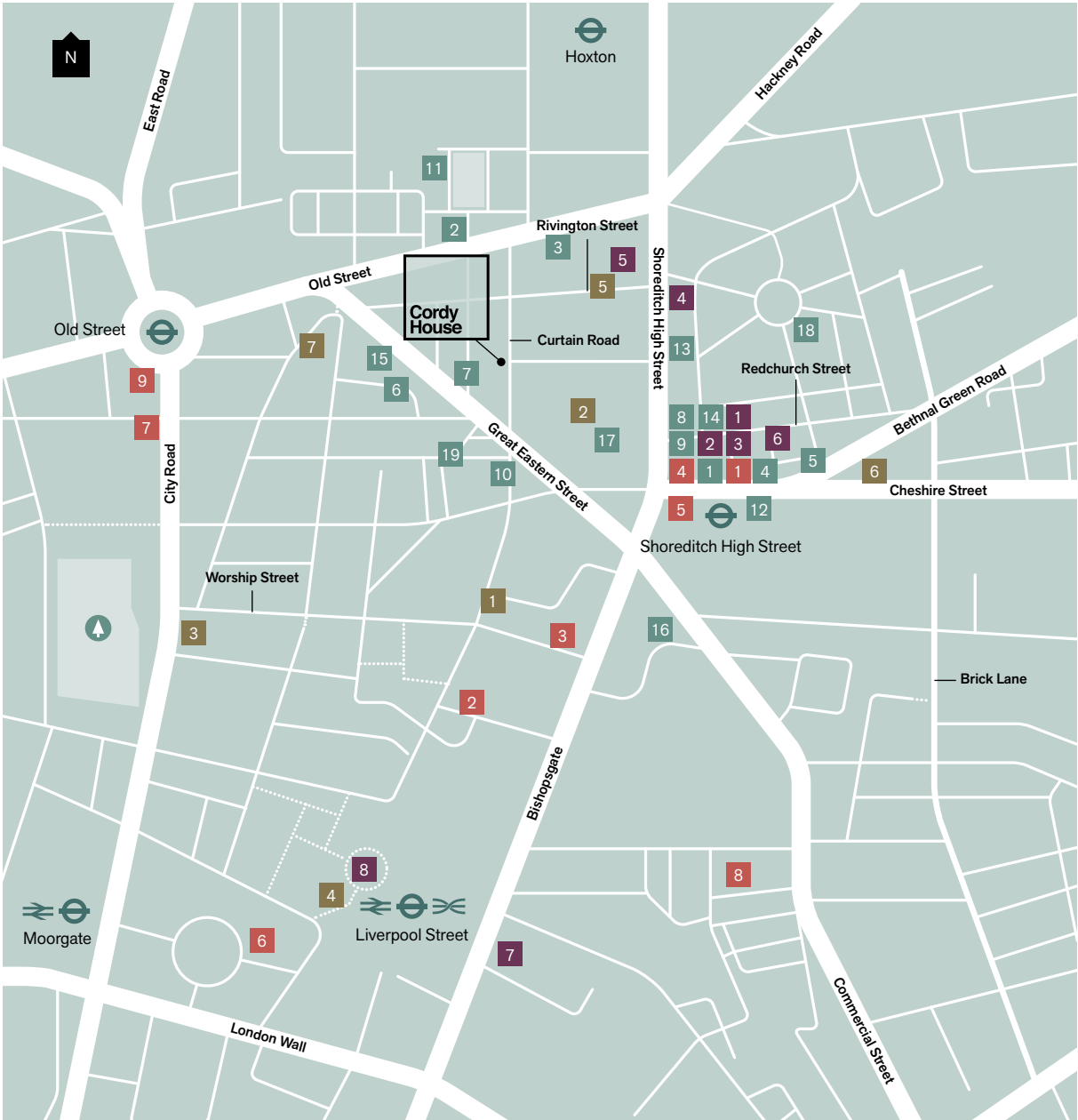
LOCAL BUSINESSES

- 1 Mother London
- 2 Monzo Bank Limited
- 3 Amazon Corporate Office LHR16
- 4 Buckley Gray Yeoman
- 5 Facebook Advertising Services Ltd
- 6 Cisco Systems London
- 7 Marshmallow
- 8 Starling
- 9 Adobe

SHOPPING

- 1 Folk
- 2 A.P.C. Homme and Femme
- 3 Studio Nicholson Redchurch Street
- 4 Oliver Spencer
- 5 AIDA Shoreditch
- 6 AS Colour Shoreditch
- 7 Eataly London
- 8 Broadgate Circle

Source: Googlemaps



GETTING ABOUT

DOMESTIC

 LONDON UNDERGROUND

Shoreditch High Street	5 mins.
Old Street	9 mins.
Moorgate	11 mins.
Liverpool Street	12 mins.
Bank	13 mins.
Farringdon	20 mins.

 BARCLAYS CYCLE HIRE

New Inn Yard	3 mins.
Leonard Street	4 mins.
Clifton Street	5 mins.
Shoreditch High Street	5 mins.
Appold Street	8 mins.

INTERNATIONAL

 EUROSTAR

St. Pancras International	15 mins.
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 NATIONAL RAIL

Liverpool Street	12 mins.
London Bridge	15 mins.
King's Cross St. Pancras	14 mins.
Euston	16 mins.
Waterloo	24 mins.
Victoria	28 mins.
Paddington	34 mins.

 ELIZABETH LINE

Whitechapel	12 mins.
Farringdon	12 mins.
Paddington	20 mins.
Heathrow	44 mins.

Times calculated from Liverpool Street and include walking times.

 AIRPORTS

Heathrow	56 mins.
Gatwick	56 mins.
Stansted	60 mins.

Times calculated by train and include walking times.

TRAVEL TIMES



All travel distances and times calculated by Google Maps.



THE TEAM

Developer

Mura Estates and their partners Aitch Group have been developing exclusive properties in London for over 20 years. Pride is at their core and by using only the very best in materials and expertise the company ensures each project surpasses expectations, exceeds industry standard and remains a success.

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