

Office / Showroom Space

4,020 sq. ft. / 373.40 sq. m.

Self-contained ground floor space in the heart of Shoreditch

TO LET

The Foundry, 8-15 Dereham Place, Shoreditch EC2A 3HJ



LOCATION

Located on Dereham Place, a quiet street between Curtain Road and Shoreditch High Street. The property is located in the heart of Shoreditch and boasts a wealth of cafes, restaurants and bars on the doorstep.

TRANSPORT

Shoreditch High Street (Overground)

Liverpool Street (Central, Circle, Hammersmith & City and Metropolitan lines, Overground and National Rail)

Old Street (Northern line and National Rail)

Various bus routes available

Santander Cycles



DESCRIPTION

The Foundry is a mixed-use building with frontage onto Dereham Place in the heart of Shoreditch.

This self-contained ground floor unit provides open plan workspace with excellent natural light.

Fully cabled and fitted with one large boardroom, one large meeting room and a private office, the space offers an opportunity for an occupier to move straight in.

Available from March 2023.

AMENITIES

- Self-contained space
- Reception area
- Fitted accommodation
- Fitted kitchen
- 1 large meeting room
- 1 boardroom
- 1 private office
- Power & data cabling in situ
- Air conditioning

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	4,020	373.40

LEASE

A new lease available for a term by arrangement.

RENT

Floor	Per annum	Per Sq. Ft.
Ground	£198,990	£49.50

SERVICE CHARGE

TBC

BUSINESS RATES

We understand that business rates payable for 2022/23 equate to approximately:

Floor	Per annum	Per Sq. Ft.
Ground	£66,560	£16.56

Interested parties are expected to satisfy themselves on the accuracy of these figures, either via London Borough of Hackney or VOA.

PLEASE CONTACT

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