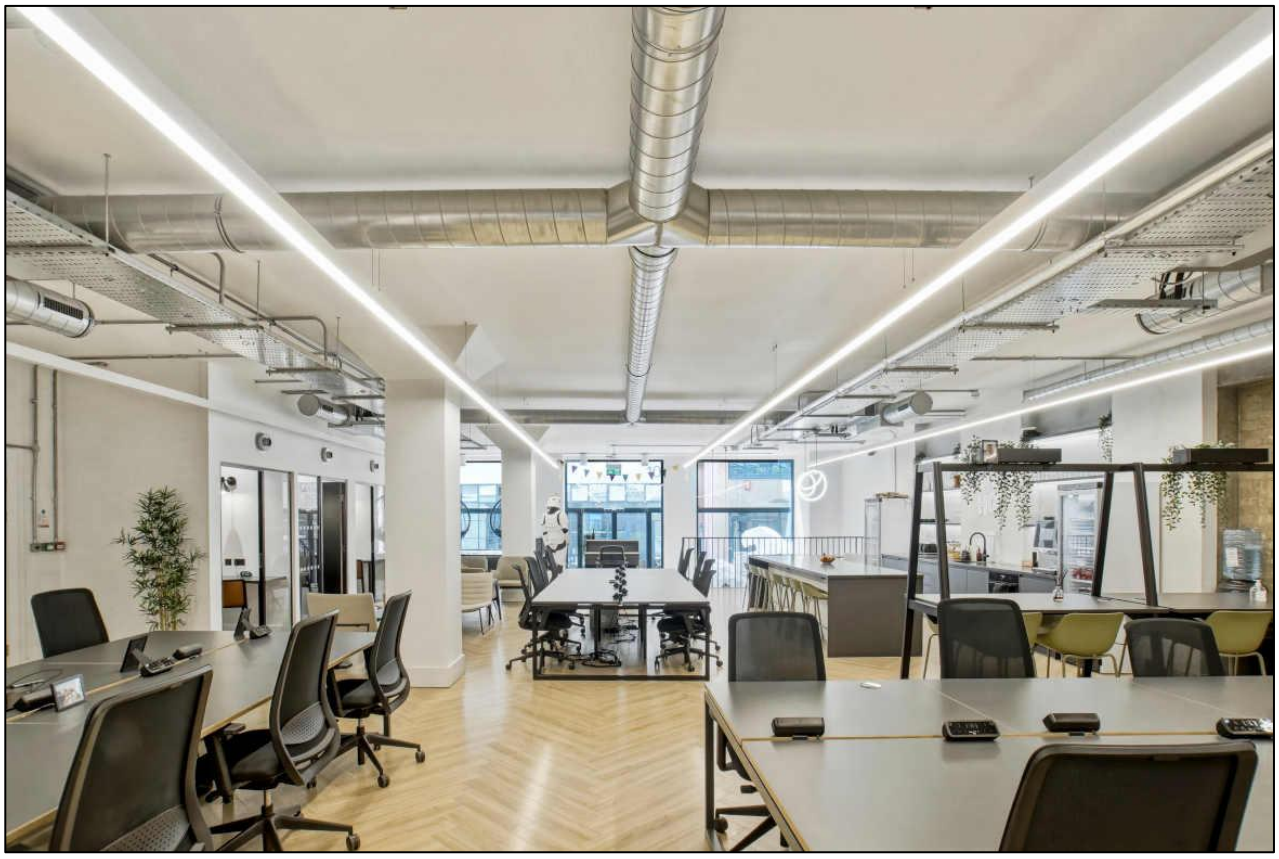
Commercial Office Space
5,963 sq. ft. / 534.5 sq. m.
Self-contained office space with access to terrace & tenants lounge

TO LET

14 Bonhill Street, Liverpool Street, EC2A 4BX



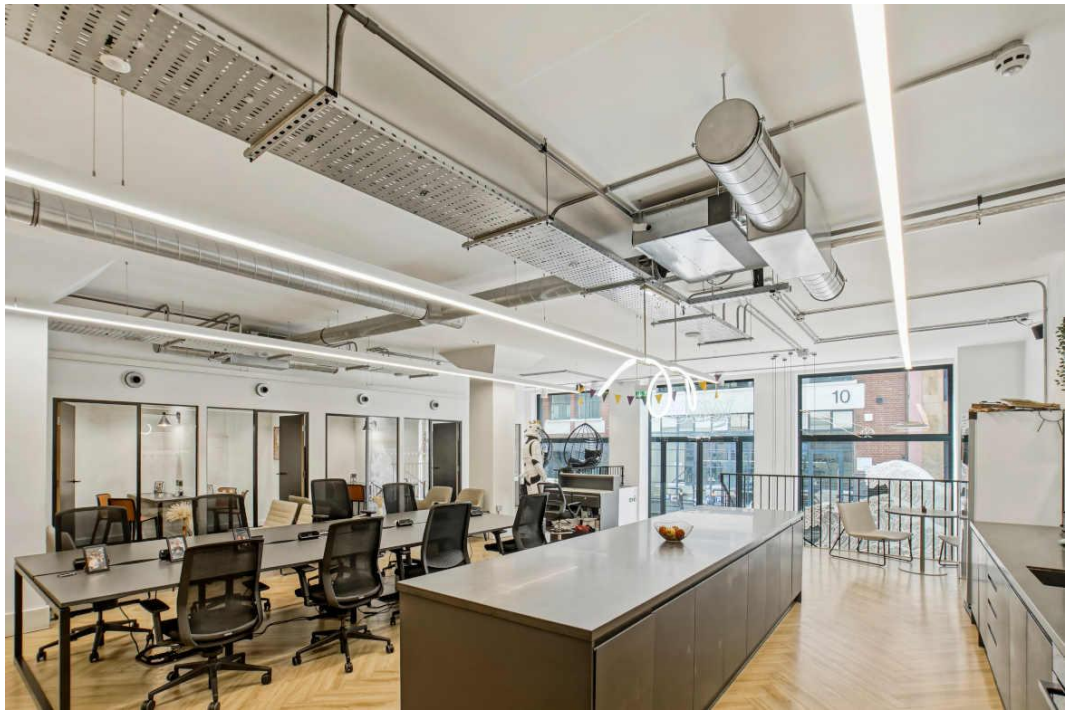
LOCATION

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

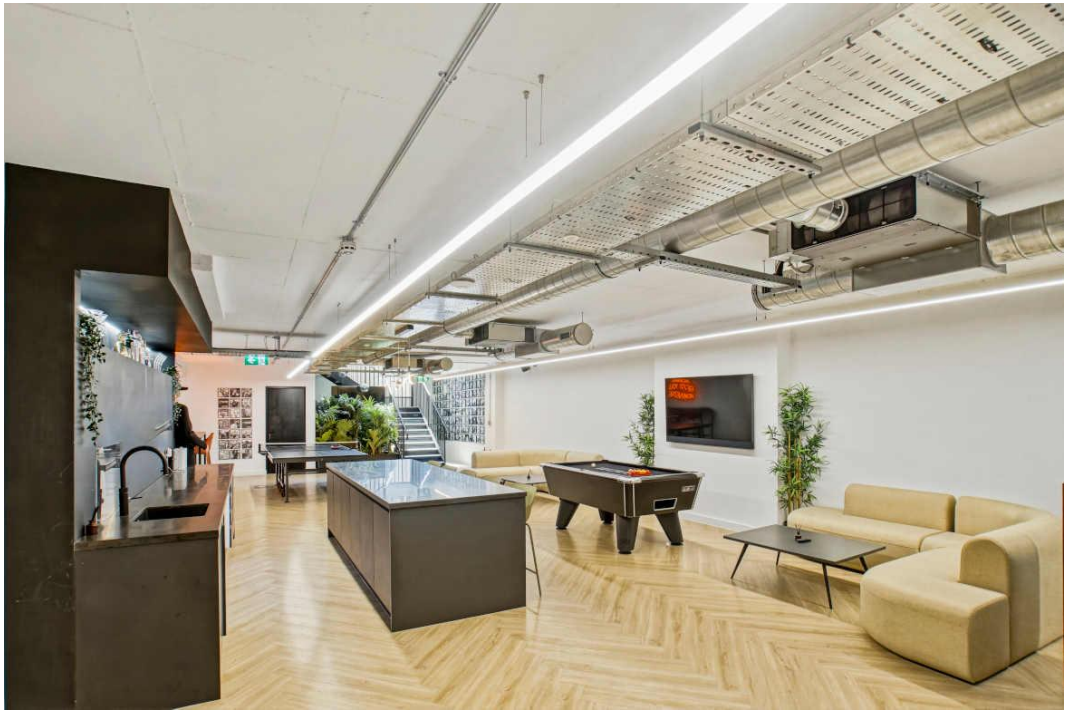
Liverpool Street (Central, Circle, Hammersmith & City and Metropolitan lines, Overground and National Rail)
Moorgate (Circle, Hammersmith & City, Metropolitan and Northern lines and National Rail)
Old Street (Northern line and National Rail)
Shoreditch High Street (Overground)

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10


SCARFACE
E.T.









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 also benefit from 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

- Prime City Fringe location
- Meeting rooms
- Business lounge & terrace
- Exposed air conditioning system
- Fully accessible raised floors
- LG7 compliant low energy LED lighting
- Two new passenger lifts
- New W/C facilities
- Reception with commissionaire
- Great natural daylight
- Showers
- Secure cycle storage and lockers

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	3,746	348
L. Ground	2,217	206
Total	**5,963**	**554**

LEASE

New leases available for a term by arrangement

RENT

Per Sq. Ft.	Per Annum
£57.50	£342,875

SERVICE CHARGE

Per Sq. Ft.	Per Annum
£9.80	£58,438

BUSINESS RATES (2026/27)

Per Sq. Ft.	Per Annum
£15.77	£94,080

TOTAL OCCUPATIONAL COSTS

Per annum	Per calendar month
£482,518	£40,210

**There is the opportunity to occupy additional floors within the scheme.*

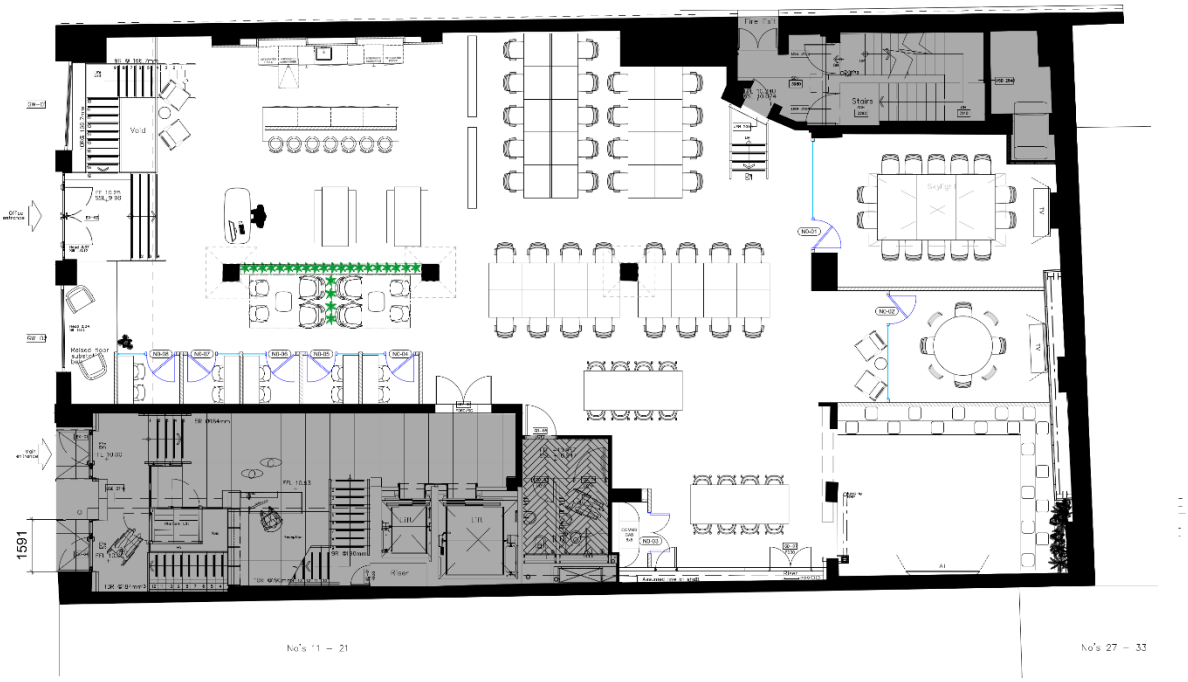
PLEASE CONTACT

ANTON PAGE 020 7336 1313

Harrison Turner
hturner@antonpage.com

Stephen Page
spage@antonpage.com

GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN

