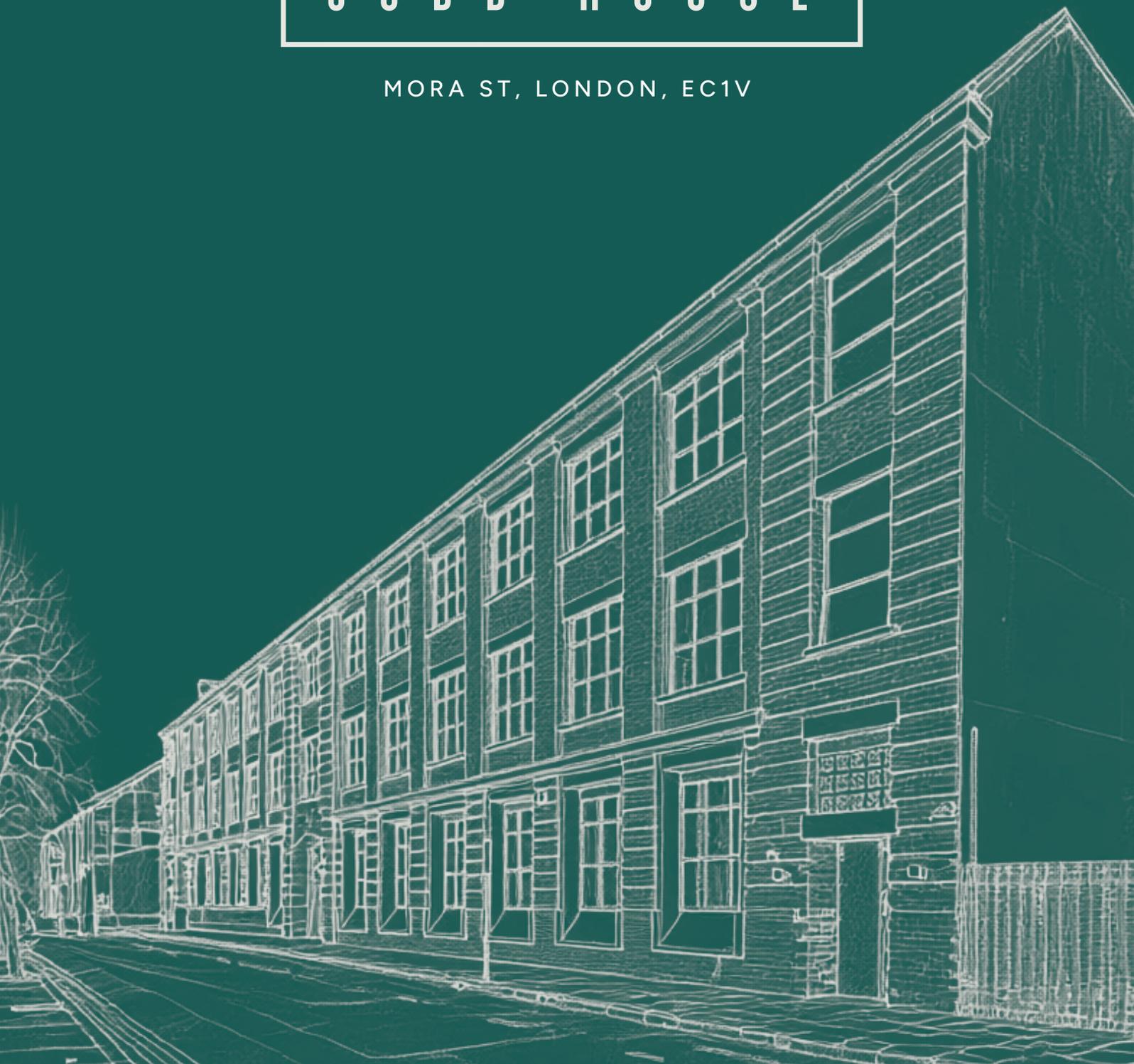


HEADQUARTERS OPPORTUNITY TO RENT

J U D D • H O U S E

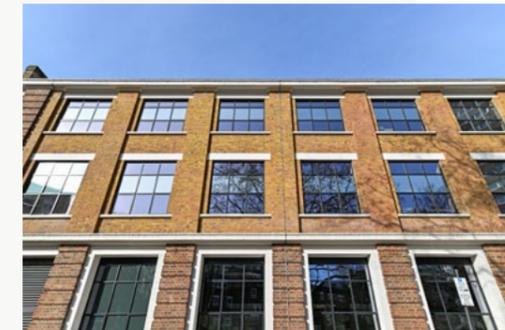
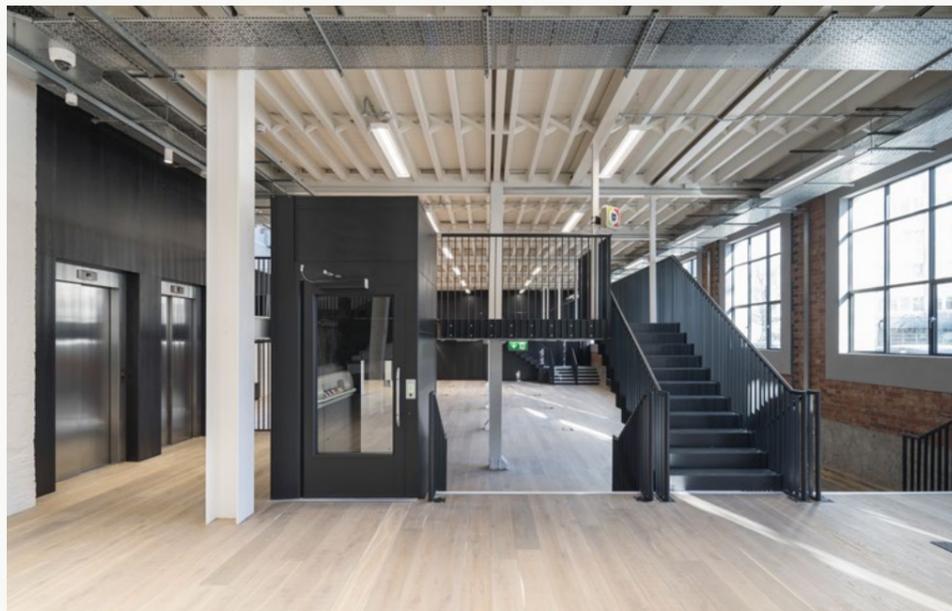
MORA ST, LONDON, EC1V





WELCOME TO JUDD HOUSE
c.16,000 SQ FT OF OFFICE SPACE AVAILABLE WITHIN
A STUNNING, AUTHENTIC WAREHOUSE CONVERSION

THE BUILDING OFFERS A FINE BALANCE OF ORIGINAL EXPOSED FEATURES COMBINED WITH MODERN AMENITIES



SPECIFICATION INCLUDES:

DESCRIPTION

Judd House provides c.16,000 sq ft of office space split over ground – 2nd floors. The development has been designed by award winning architect practise DSK, with the building offering a fine balance of original exposed features combined with modern amenities.



BREEAM excellent



Exposed brick finish



Air conditioning



Cycle racks



Unisex & disabled WC



Density 1:10 lighting



Capped off services at both cores



High Performance Steel Windows



Raised oak flooring



Exposed beams and structure



2 x 13 passenger lifts



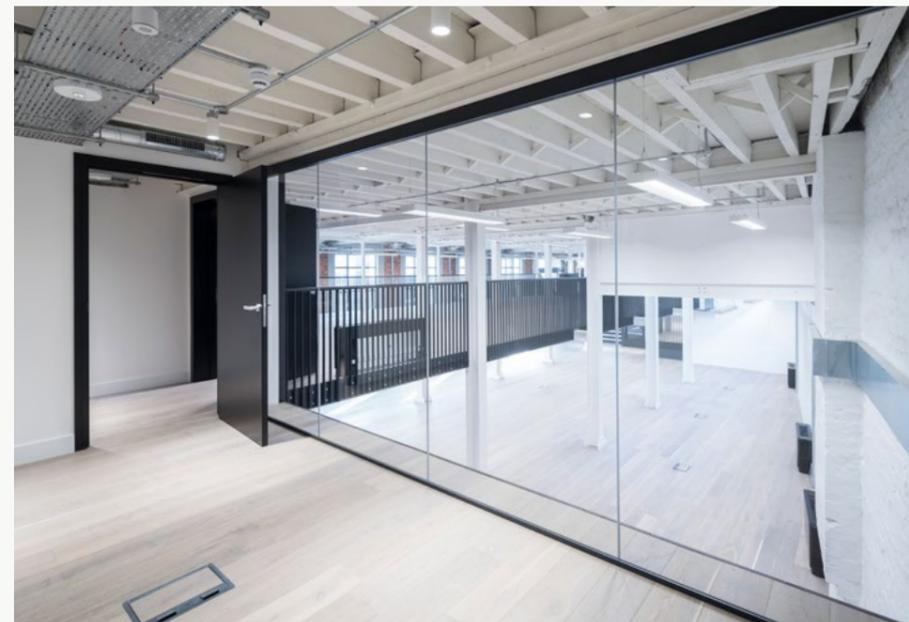
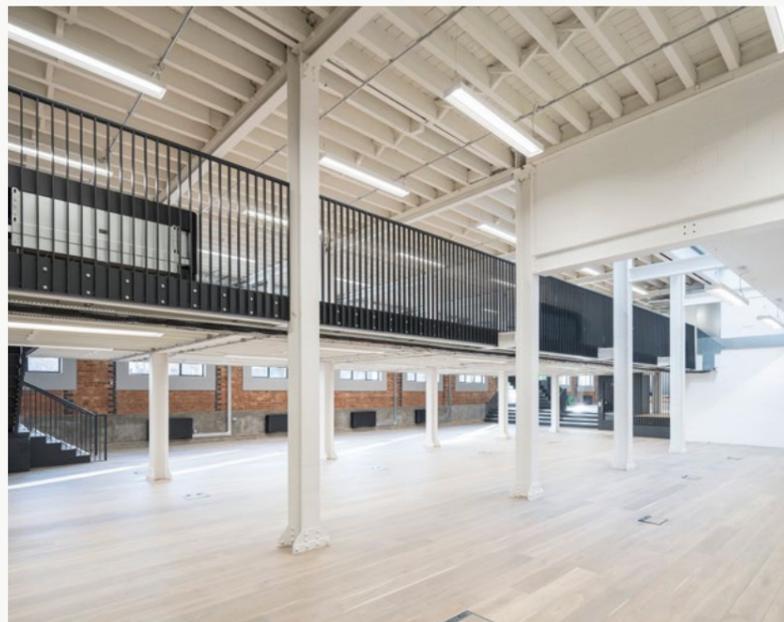
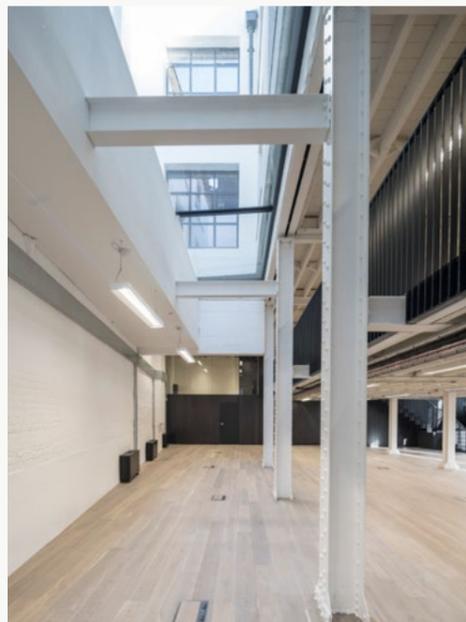
Shower facilities

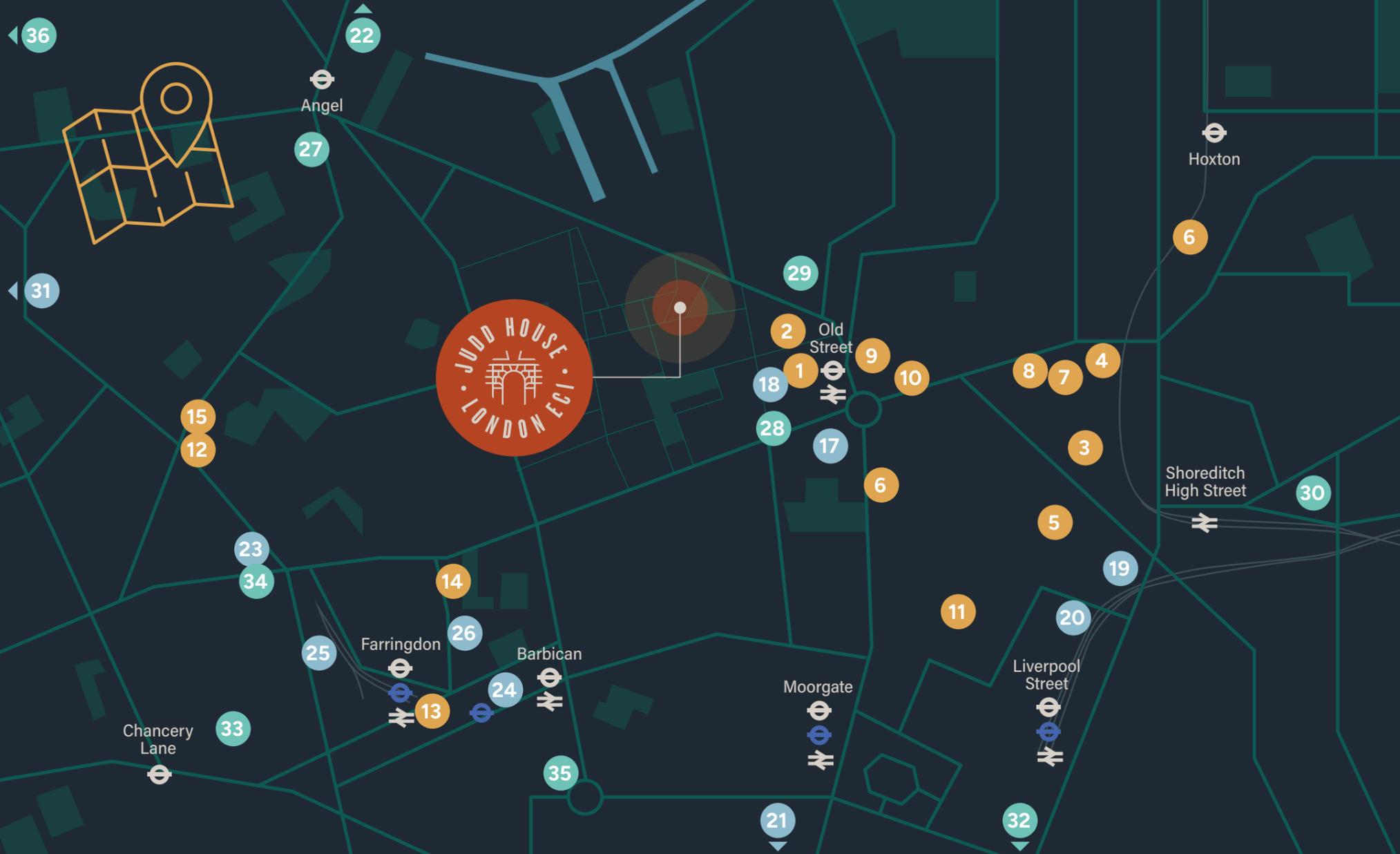


**CHARACTERFUL AND
EXCELLENT NATURAL
LIGHT THROUGHOUT**



**4.5M HEIGHT IN
PART WITH EXPOSED
TIMBER JOISTS**





Situated just moments from Shoreditch, you'll be within easy walking distance of vibrant cafés, innovative creative hubs, and a diverse mix of independent eateries. With excellent transport connections close by, you're effortlessly linked to the rest of the city while still enjoying the distinctive character and cultural buzz that define this iconic neighbourhood.

DINING / DRINKING

1. **Bone Daddies** (The Bower)
Ramen & Late Dining
2. **Noci Shoreditch**
Modern Italian
3. **Kricket Shoreditch**
Contemporary Indian
4. **Nest Restaurant**
Seasonal European Dining
5. **Padella Shoreditch**
Fresh Pasta
6. **Lantana Shoreditch**
Café & Brunch
7. **The Blues Kitchen**
Bar & Live Music
8. **Old Street Records**
Bar, Dining & Music Venue
9. **Nightjar Shoreditch**
Premium Cocktail Bar
10. **Simmons Old Street**
After-Work Bar
11. **The Cocktail Club Old Street**
Late-night drinks
12. **The Quality Chophouse**
Modern British Dining
13. **Smiths of Smithfield**
Modern British Dining
14. **Luca**
Italian Cuisine
15. **St John**
Restaurant, bakery and winery
16. **Caravan, Exmouth Market**
Globally inspired dishes

LOCAL OCCUPIERS

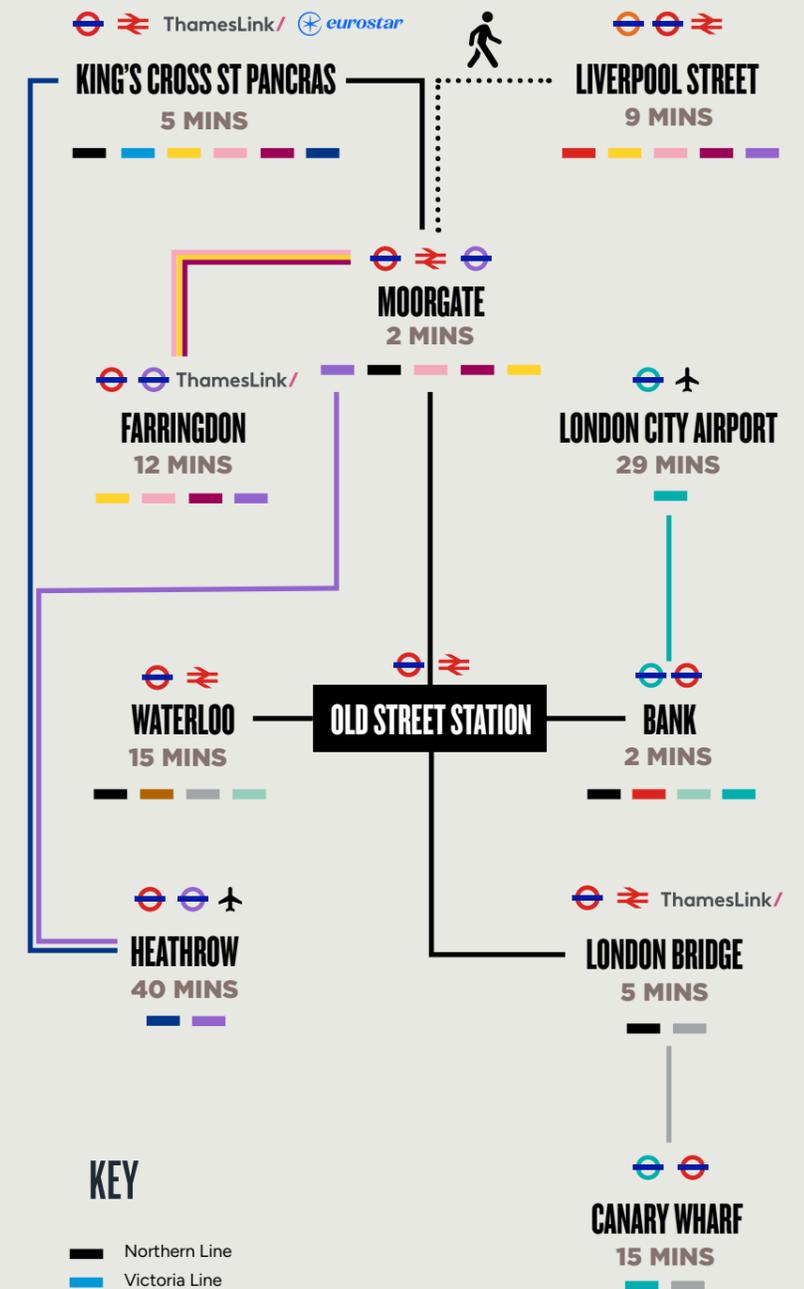
17. **Brain Labs**
18. **Farfetch**
19. **Amazon**
20. **Monzo HQ**
21. **Mindshare**
22. **Meta**
23. **LinkedIn**
24. **TikTok**
25. **Snap Inc.**
26. **Live Nation UK**

WELL-BEING

27. **1Rebel Angel**
28. **Gymbox**
29. **Frame Fitness**
30. **PureGym**
31. **MoreYoga**
32. **BXR City**
33. **Gymbox**
34. **PureGym**
35. **Virgin Active**
36. **Third Space – Islington**



TRAVEL TIMINGS FROM OLD STREET STATION





A STONE'S THROW FROM OLD STREET ROUNDABOUT, AT THE HEART OF LONDON'S CREATIVE AND TECH COMMUNITIES



It's impossible to list every artisan from the food, drink and retail worlds that have set up shop here, but a few of the nearby local highlights include the vibrant Eagle Pub, The Bower, a gastro boulevard that introduced a bustling new addition to London's dining scene, and the daily market at Whitecross Street, which is now arguably the best street food destination in the capital.



LOCATION

Judd House's (18-29 Mora Street) proximity to City Road means it is only a short walk to Old Street Station – which is currently undergoing a huge transformation as a splendid public piazza over a newly remodelled station. Old Street station offers excellent links to the underground network and major transport hubs including Kings Cross St Pancras and London Bridge, via the Northern Line.



ENOTECA DA LUCA



BOUNCE THE HOME OF PING PONG



Bone Daddies



FARE 11 OLD STREET LONDON



GRANGER & Co.

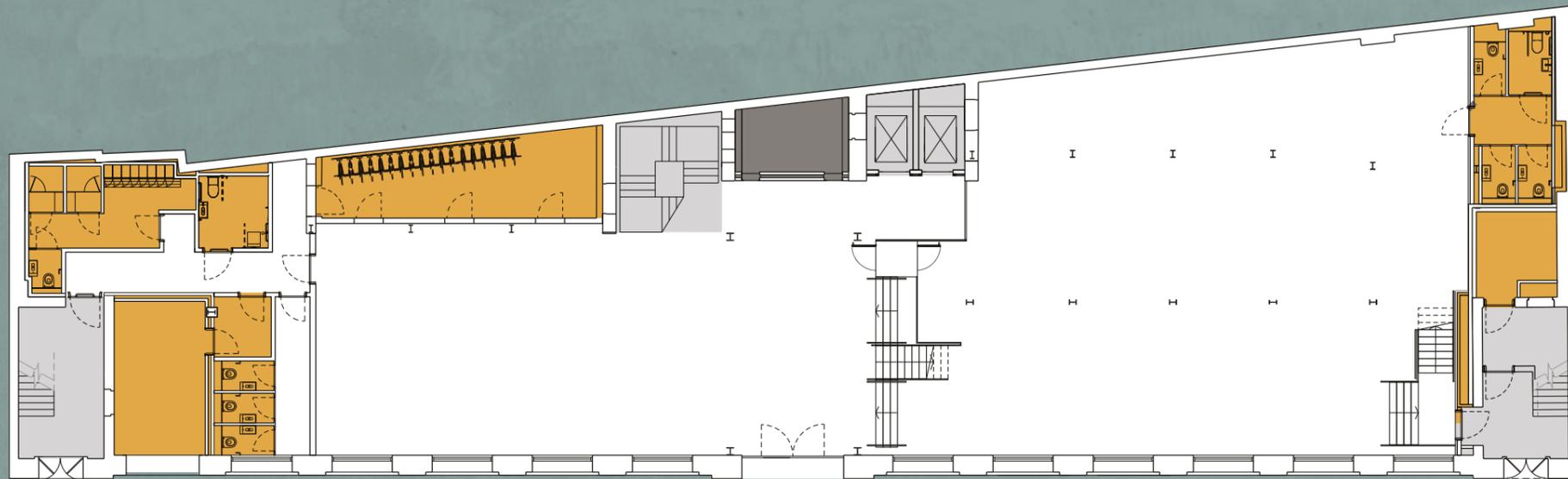
THE FOUNDRY.

GRIND

FLOORPLANS



GROUND FLOOR

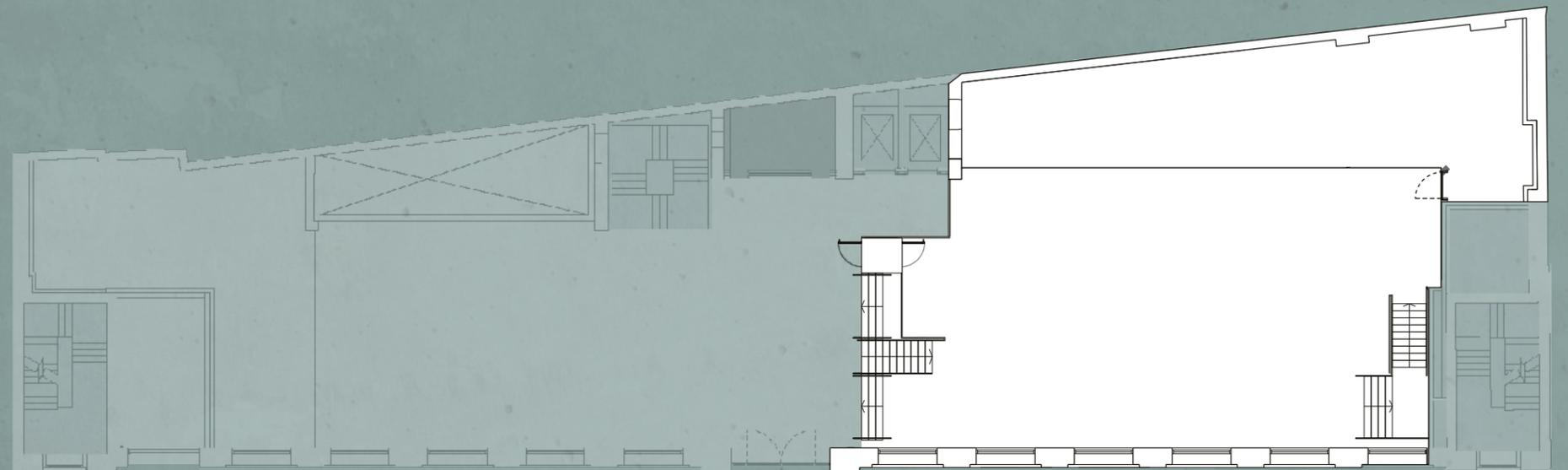


FLOOR	SQ FT	SQ M
Second Floor	5,145	478
First Floor	5,091	473
Ground/Mezzanine	5,834	542
Total	16,070	1,493

Office Space Atrium Building Facilities Core

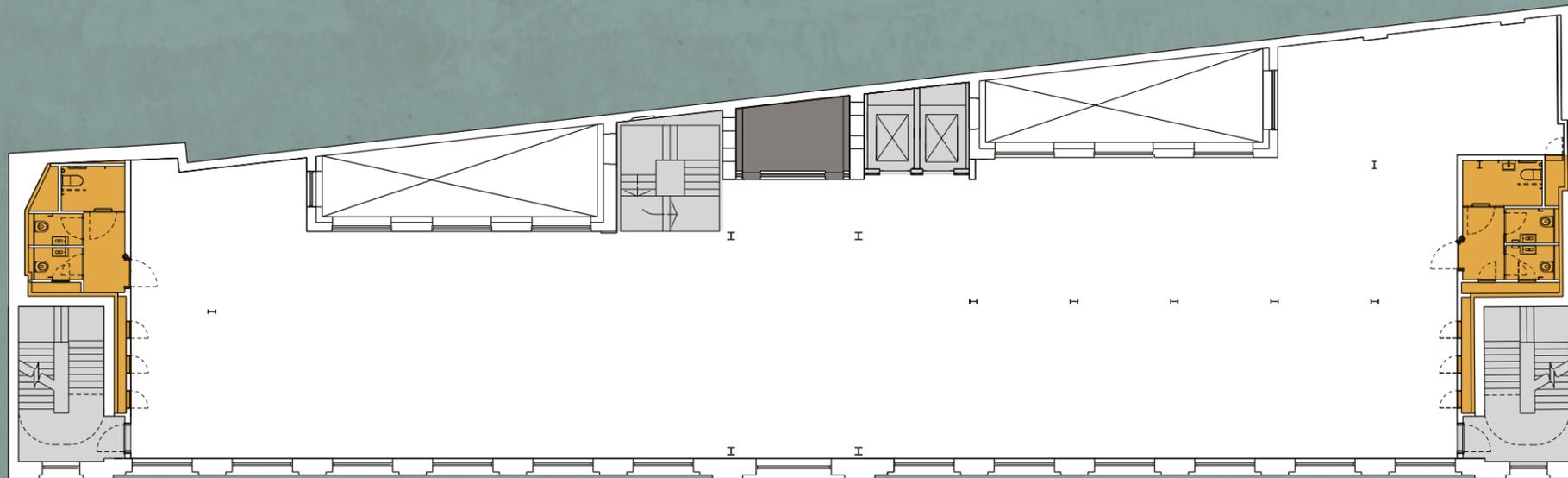


MEZZANINE



FLOORPLANS

FIRST FLOOR

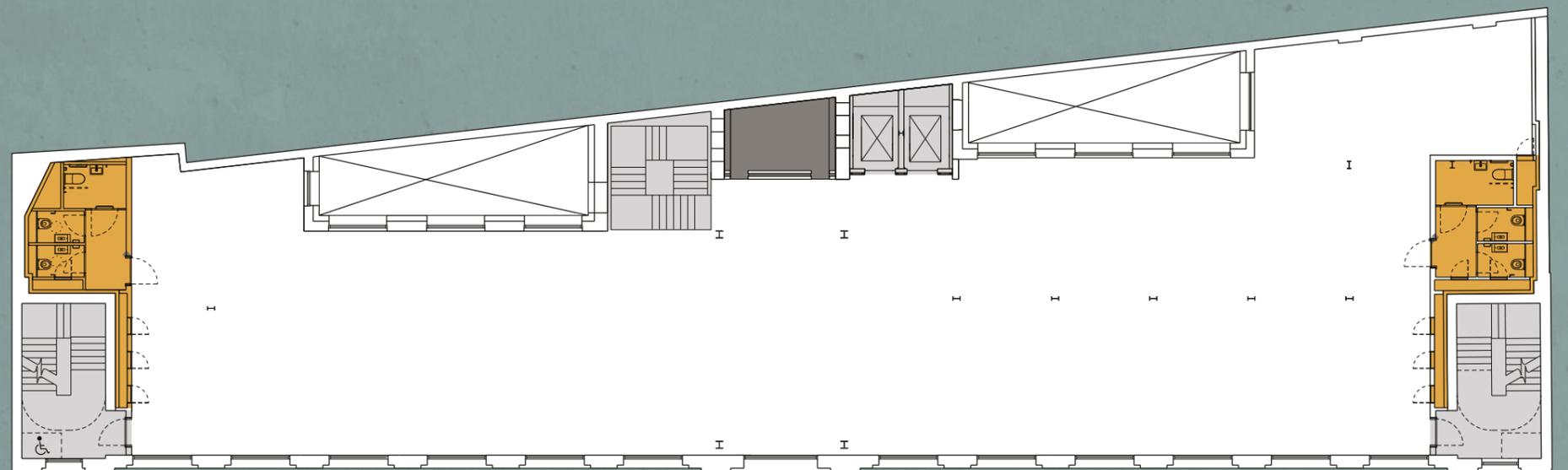


FLOOR	SQ FT	SQ M
Second Floor	5,145	478
First Floor	5,091	473
Ground/Mezzanine	5,834	542
Total	16,070	1,493

Office Space Atrium Building Facilities Core



SECOND FLOOR





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