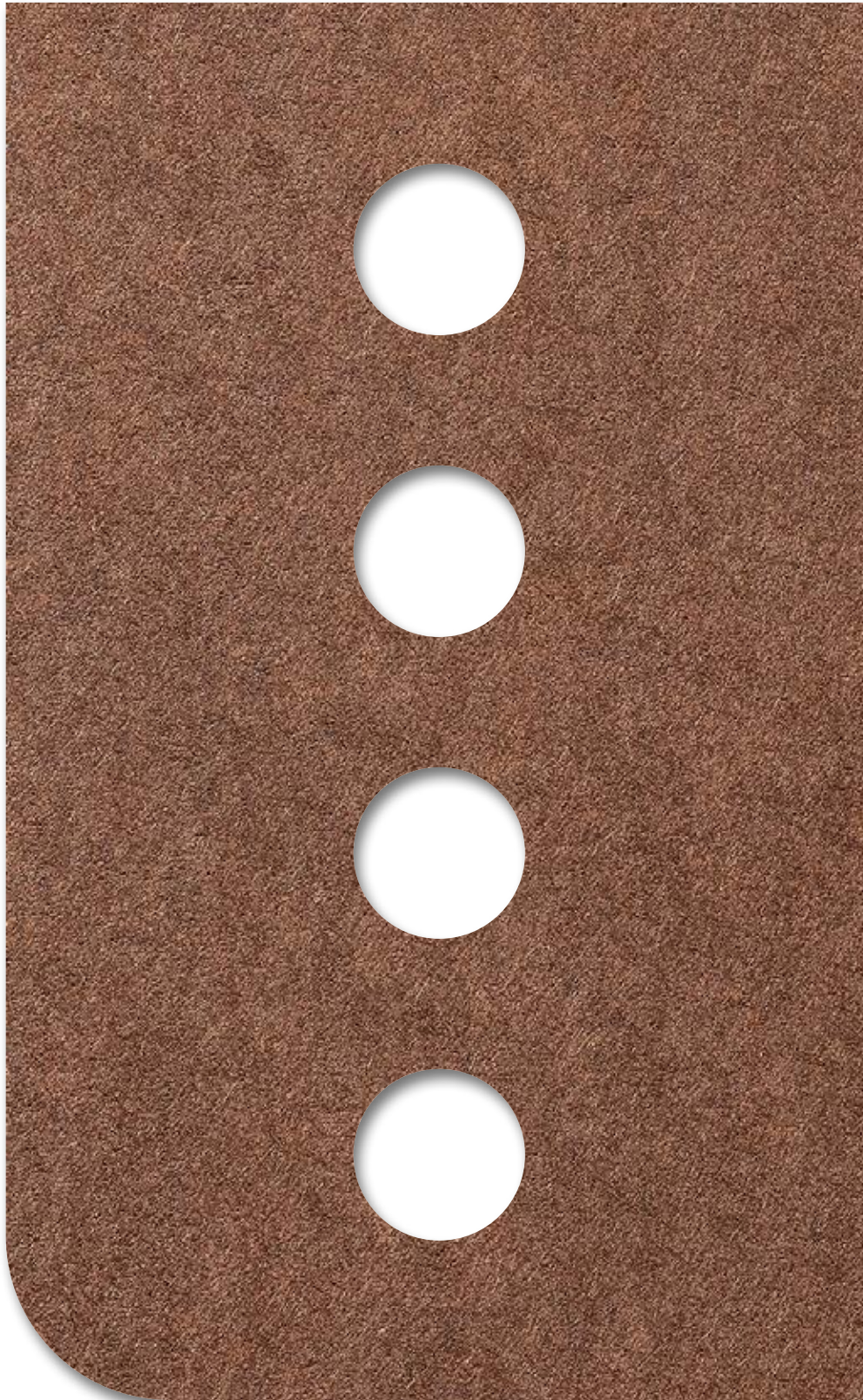


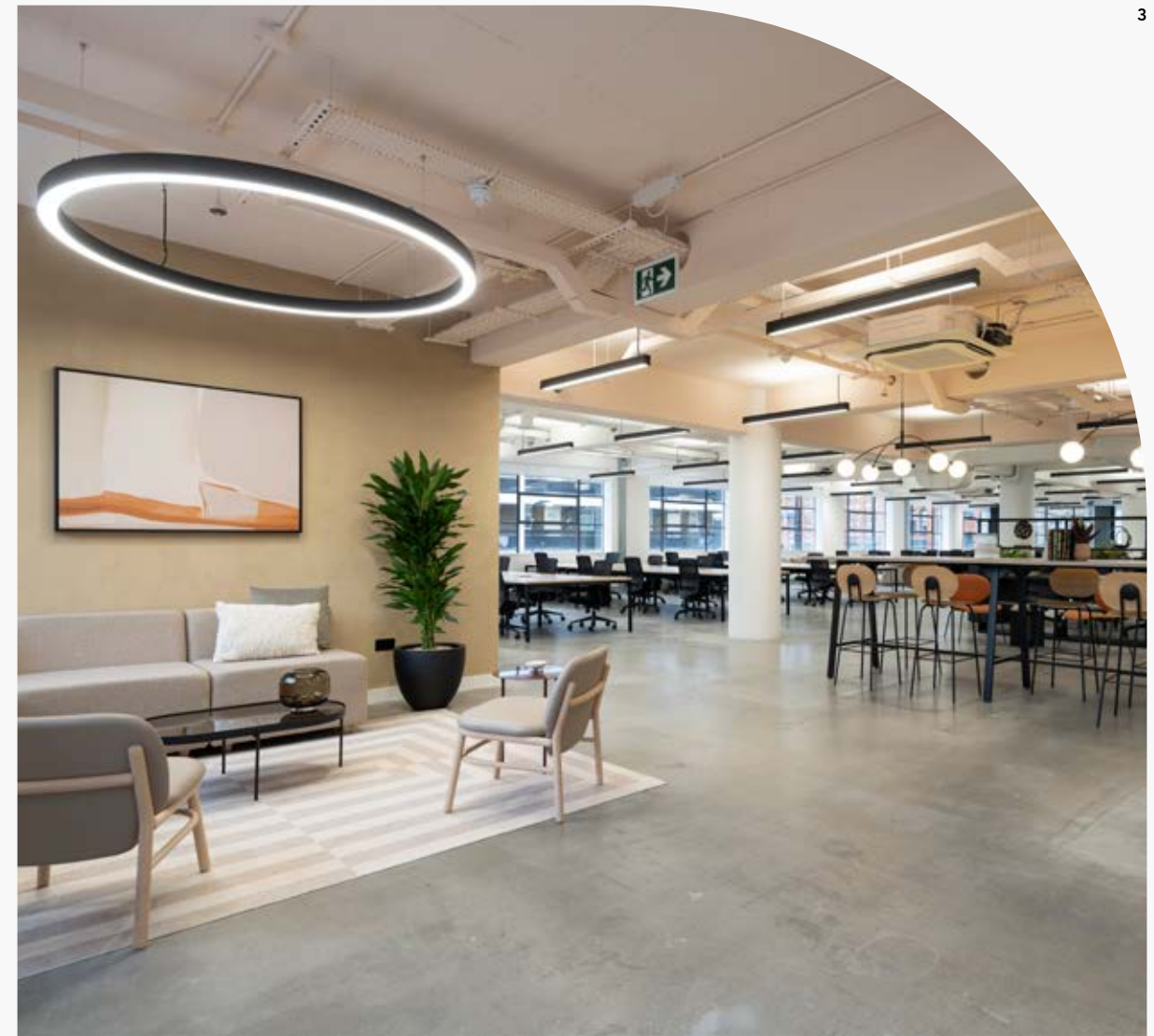
CURVE



CURVE

3 Haberdasher Street,
London N1





INTRODUCTION

Introducing *The Curve*, a new space to nurture culture, creativity and craft. A characterful warehouse building thoughtfully refurbished, offering **4,819 Sq Ft** to **11,899 Sq Ft** of office accommodation arranged over **2nd and lower ground floors**.

Industrial,



Art Deco

THE CURVE

This former clothing factory was part of London's bustling garment trade, architecturally influenced by the modernism of the 30s. With sweeping aesthetic forms, vast windows and plentiful natural light, this is a building crafted for productivity.

inspired.



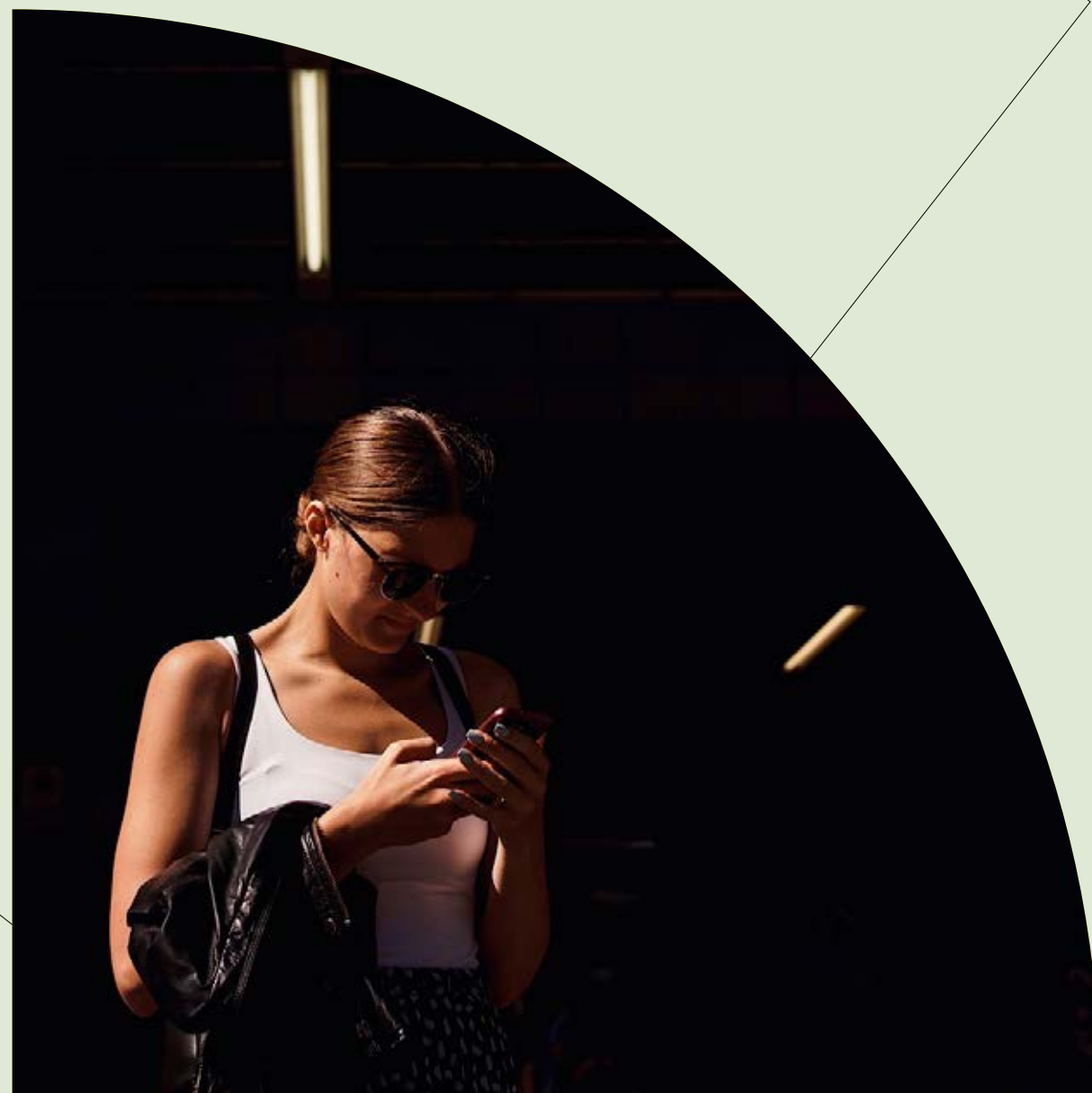
Bend the rules

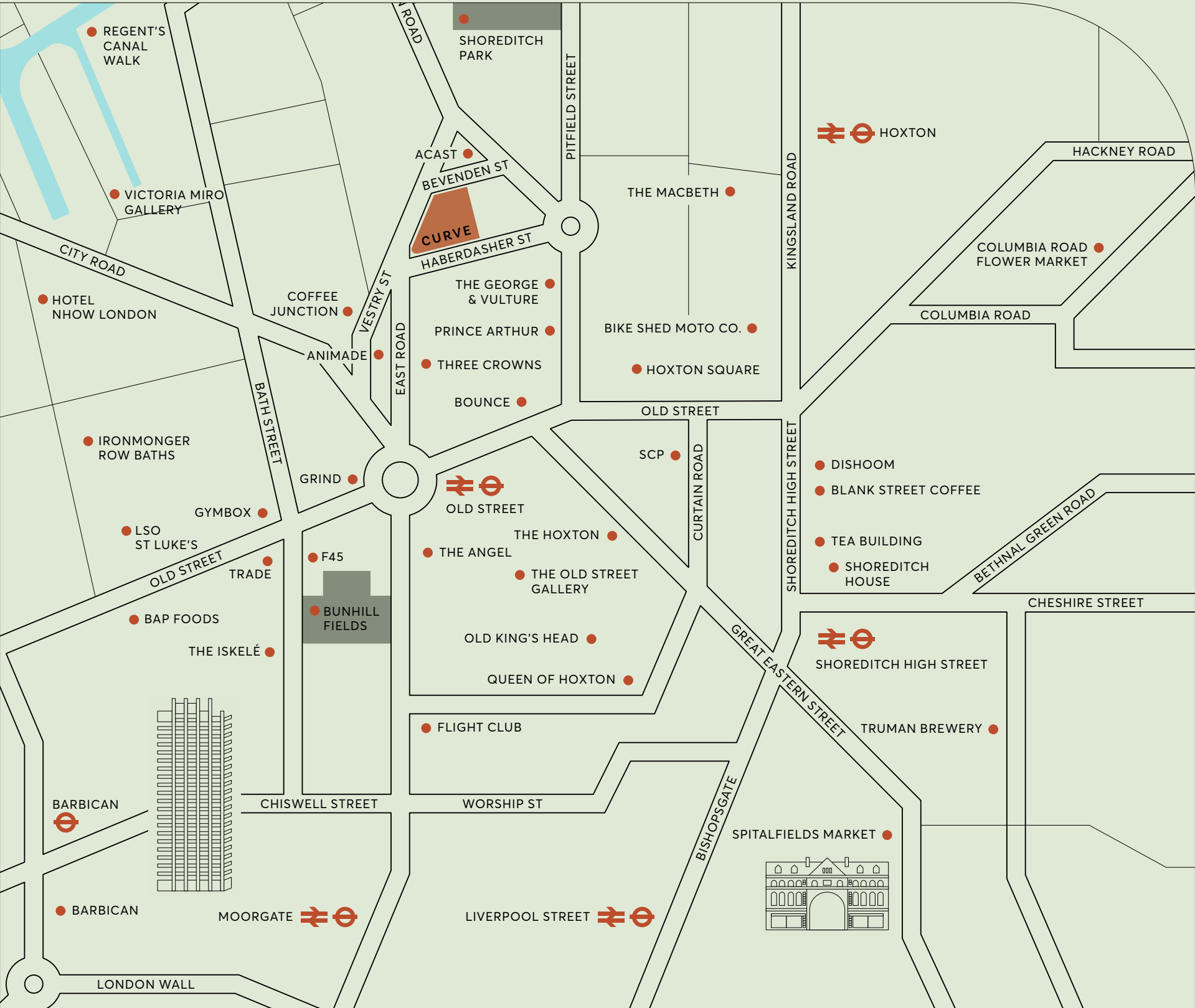


Located within walking distance of Old Street, the capital's tech and creative cluster, *The Curve* is the ideal home for those looking to innovate, push boundaries and think outside the rulebook.

LOCATION

Step out of Old Street Station and find yourself amongst some of the city's best-loved coffee roasteries, bars and restaurants, whether you're looking for a quick bite or a tasting menu recommended by the Michelin Guide. Stroll up East Road past hot yoga studios and gyms towards the greenery of Shoreditch Park, passing *The Curve* on your way.





LOCAL AREA

The Curve is ideally located within a 4-minute walk of Old Street, at the apex of East Road and Haberdasher Street giving the perfect balance of quick commute times whilst being in the quieter environments that Shoreditch offers. Enjoy the connectivity and endless list of eateries and bars that Shoreditch has to offer, but step into an office where the local ambience feels settled and at ease, providing headspace to think and create. This is truly the best of both worlds.

Stations		
OLD STREET	4 MINS	
HOXTON	13 MINS	
SHOREDITCH HIGH STREET	17 MINS	
MOORGATE	18 MINS	
LIVERPOOL STREET	21 MINS	
BARBICAN	22 MINS	
Businesses and Buildings		
ACAST	2 MINS	
ANIMADE	3 MINS	
TEA BUILDING	18 MINS	
SHOREDITCH HOUSE	19 MINS	
Food and Drink		
COFFEE JUNCTION	2 MINS	
THE GEORGE & VULTURE	3 MINS	
THREE CROWNS	4 MINS	
GRIND	4 MINS	
TRADE	5 MINS	
THE MACBETH	8 MINS	
BIKE SHED MOTO CO.	13 MINS	
DISHOOM	18 MINS	
Leisure		
CURZON	5 MINS	
SHOREDITCH PARK	8 MINS	
BOUNCE	8 MINS	
IRONMONGER ROW BATHS	8 MINS	
F45	10 MINS	

Adaptable office space for the curious.



Images top and bottom: First floor



Image: Breakout area

The Curve's floorplates have been carefully reimagined for the next generation of thinkers and creatives. There's the option of a fully fitted and furnished space (CAT A+), or CAT A for those who want the freedom to make their space tailormade.

SCHEDULE OF AREAS

Floor	Size	Condition	Rent (PSF)	Business Rates* (PSF)	Service Charge (PSF)	Status
2nd	7,080 Sq Ft	Fully fitted	£59.50	£19	£7.50	Available
1st	7,203 Sq Ft	Fully fitted				LET
Ground	4,958 Sq Ft	CAT A				LET
Lower Ground	4,819 Sq Ft	CAT A	£15	£5	£7.50	Available
Total	24,060 Sq Ft	The floors can be combined by an internal staircase				

*Tenants are advised to make their own enquiries

SPECIFICATIONS

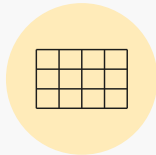
Newly refurbished **fully fitted** and CAT A offices



POLISHED CONCRETE FLOORS



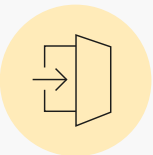
AIR CONDITIONING THROUGHOUT



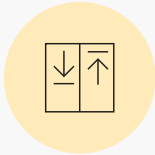
FULL PERIMETER MODERN CRITTALL-STYLE WINDOWS



NEWLY REFURBISHED CAT A+ AND CAT A OFFICES



SELF-CONTAINED ENTRANCE



2 X BRAND NEW PASSENGER LIFTS



MALE AND FEMALE WC



SHOWER FACILITIES WITH LOCKER SPACE



BIKE STORAGE



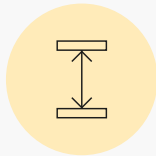
LARGE PRIVATE ENTRANCE COURTYARD, LANDSCAPING, CANOPY AND SEATING



EFFICIENT OPEN PLAN FLOOR PLATE



LARGE NEW ENTRANCE LOBBY WITH SEATING



EXCELLENT FLOOR-TO-CEILING HEIGHTS THROUGHOUT



ENERGY EFFICIENT DAIKIN VRV 3-PIPE AIR SOURCE HEAT PUMP HEATING AND COOLING



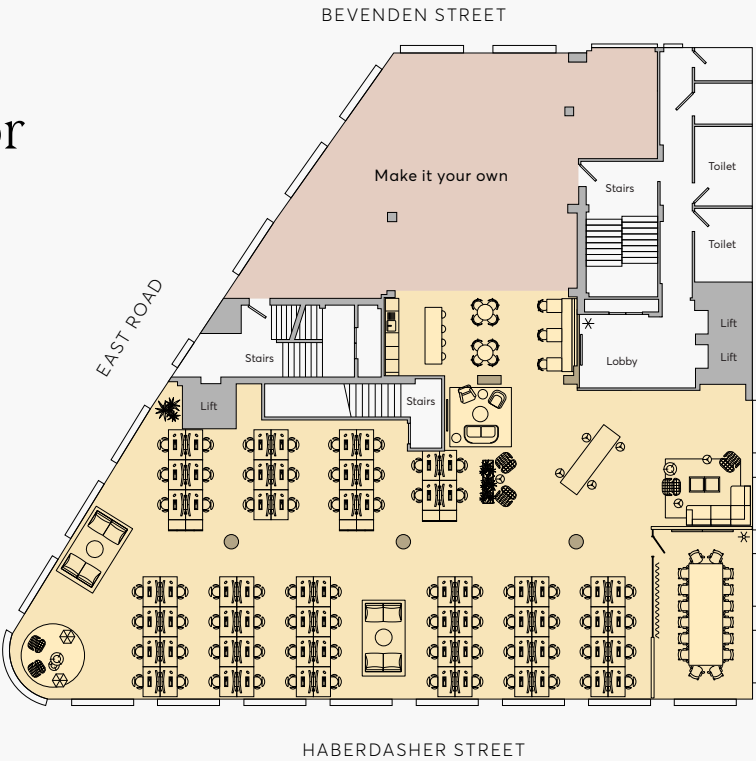
ACCESS CONTROL

FLOORPLAN

2nd floor

7,080 Sq Ft
658 Sq M

- Make it your own
- Fully fitted



FLOORPLAN

Lower Ground

4,819 Sq Ft
448 Sq M



Floorplans are not to scale. For indicative purposes only.



Expect rich textures and bold geometric patterns throughout the décor, with sleek metallic finishes and intricate inlays adding a touch of sophistication. To celebrate rather than hide the industrial character of the building, the ceiling duct work will be sprayed in a warm tonal palette.

Each space at *The Curve* masterfully blends modern industrial elements with the elegance of Art Deco design.

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A development by



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THE
CURVE
LONDON N1



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