

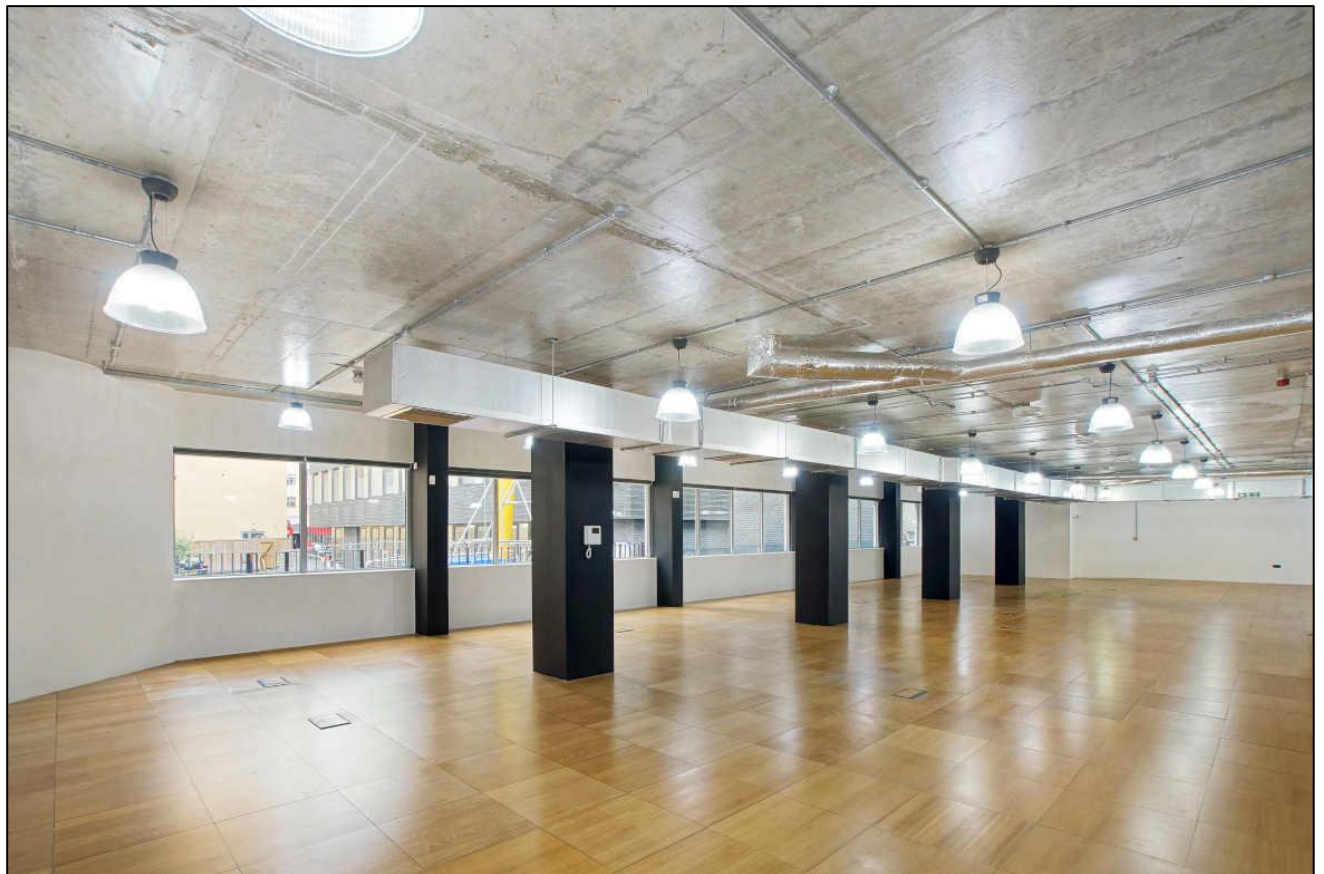
Office / Showroom Space

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 newly refurbished, self-contained ground floor unit provides open plan workspace with excellent natural light.

The space is fitted with a private office and has power and data cabling already in situ. The space also benefits from air conditioning throughout and also has private shower facilities.

AMENITIES

- Self-contained space
- Reception area
- Fitted accommodation
- Fitted kitchen
- 1 private office
- Power & data cabling in situ
- Air conditioning
- Car parking available £260 pcm

APPROXIMATE FLOOR AREAS

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

LEASE

A new lease available for a term by arrangement.

RENT

Per annum	Per Sq. Ft.
£118,590	£29.50

SERVICE CHARGE / BUILDING INSURANCE

Per annum	Per Sq. Ft.
£1,650	£0.41

BUSINESS RATES

We understand that business rates payable for 2024/25 equate to approximately:

Per annum	Per Sq. Ft.
£62,708	£15.60

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

TOTAL OCCUPATIONAL COSTS

Per Annum	PCM
£182,948	£15,245

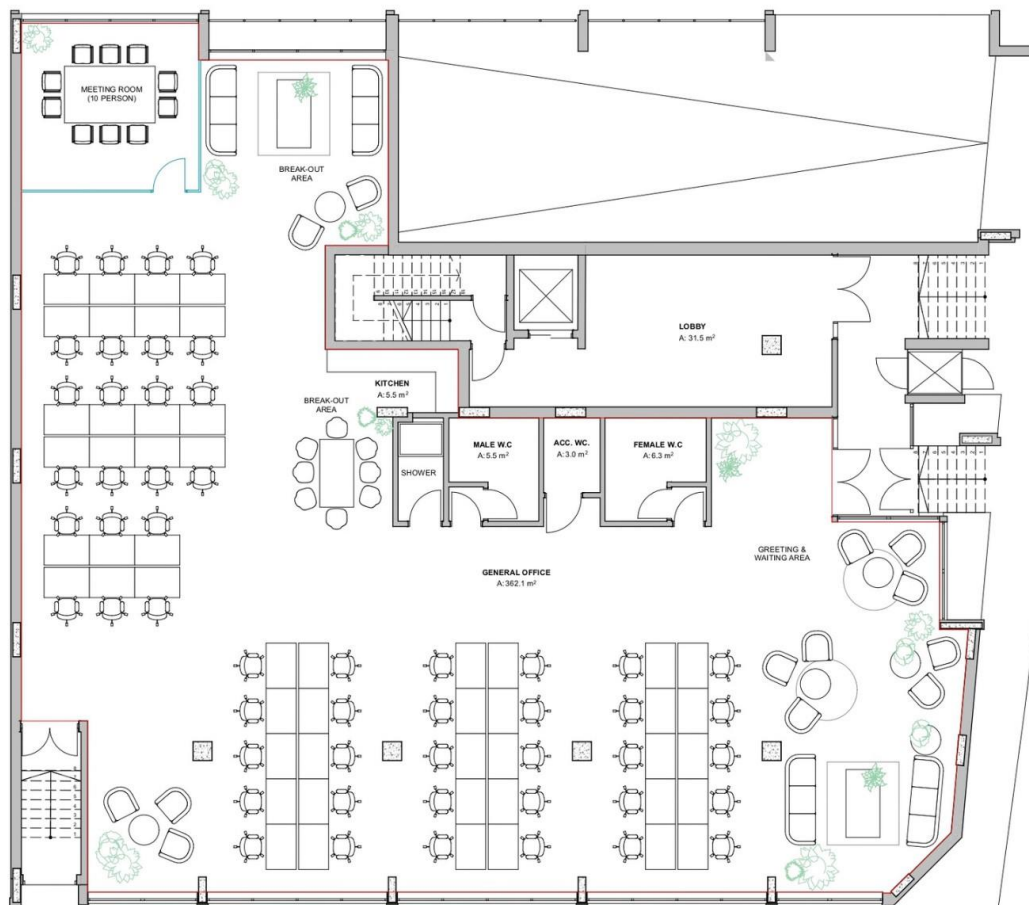
PLEASE CONTACT

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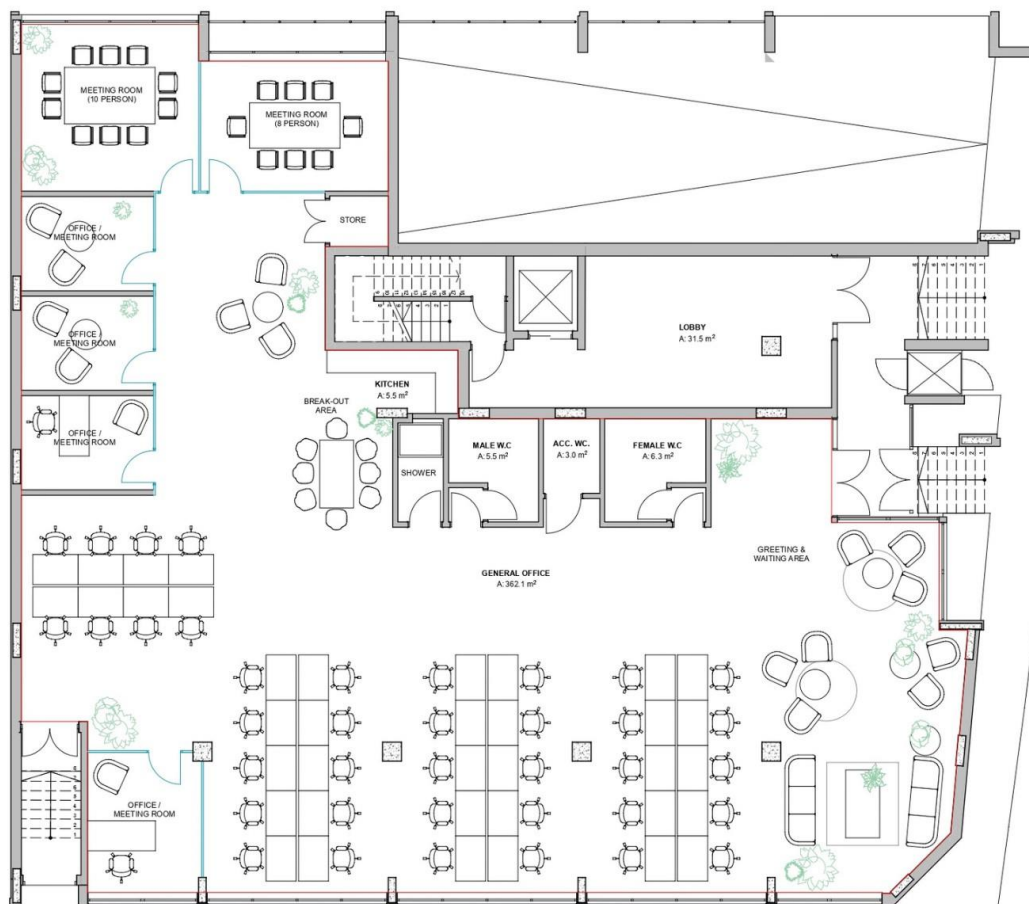
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Higher Density

- 52 fixed desks
- 1 large meeting room
- Kitchen & breakout area
- 4 touchdown areas
- 2 soft seating meeting areas



Lower Density

- 38 fixed desks
- 2 large meeting rooms
- 4 private offices / meeting rooms
- Kitchen & breakout area
- 4 touchdown areas
- Soft seating & meeting areas