



TO LET

**23 Hewett Street,
London, EC2A 3NN**

7,278 sq ft

New self-contained 1st floor suite within The Stage. High quality, contemporary turn-key office with outstanding amenities.

stirlingackroyd.com



Description

This fully fitted self-contained workspace benefits from high quality contemporary finishes throughout, excellent natural light with the space filled with furniture from local designers. The open plan work stations, meeting rooms and break out areas make this a truly desirable space.

Featuring a range of high quality modern facilities, with a self contained entrance upon entry, over 20 cycle spaces, spacious meeting rooms and surrounded by over an acre of public space. Alongside outstanding amenities such as a sky lounge and terrace, bowling and games room and two cinema rooms

Key points

- Fully Furnished Self-Contained Office
- Spacious Meeting Rooms with Excellent Light
- 3 Demised Luxury Showers
- Roof Space to Hire and Additional Realm on Top of The Viaduct
- Surrounded by an Acre of Public Space
- 58 Workstations with Meeting Rooms, Flexible Offices and Collaboration Areas
- Kitchen/break out area consisting of 20 seats
- DDA WC



Location

Located within the stage tower, newly built and designed by award winning architects Perkins&Will. The stage development includes a variety of retailers, restaurants, cafes and bars. Alongside being home to the immersive Museum of Shakespeare.

23 Hewett Street is just moments away from the heart of Shoreditch being surrounded by well renowned restaurants, boutiques, galleries, and hotels. Liverpool Street and Shoreditch High Street Station are both just a seven-minute walk away from 23 Hewett Street, offering excellent transport connections through the Crossrail/Elizabeth line/Windrush line.

Transport Links



Shoreditch High Street 0.1 Miles



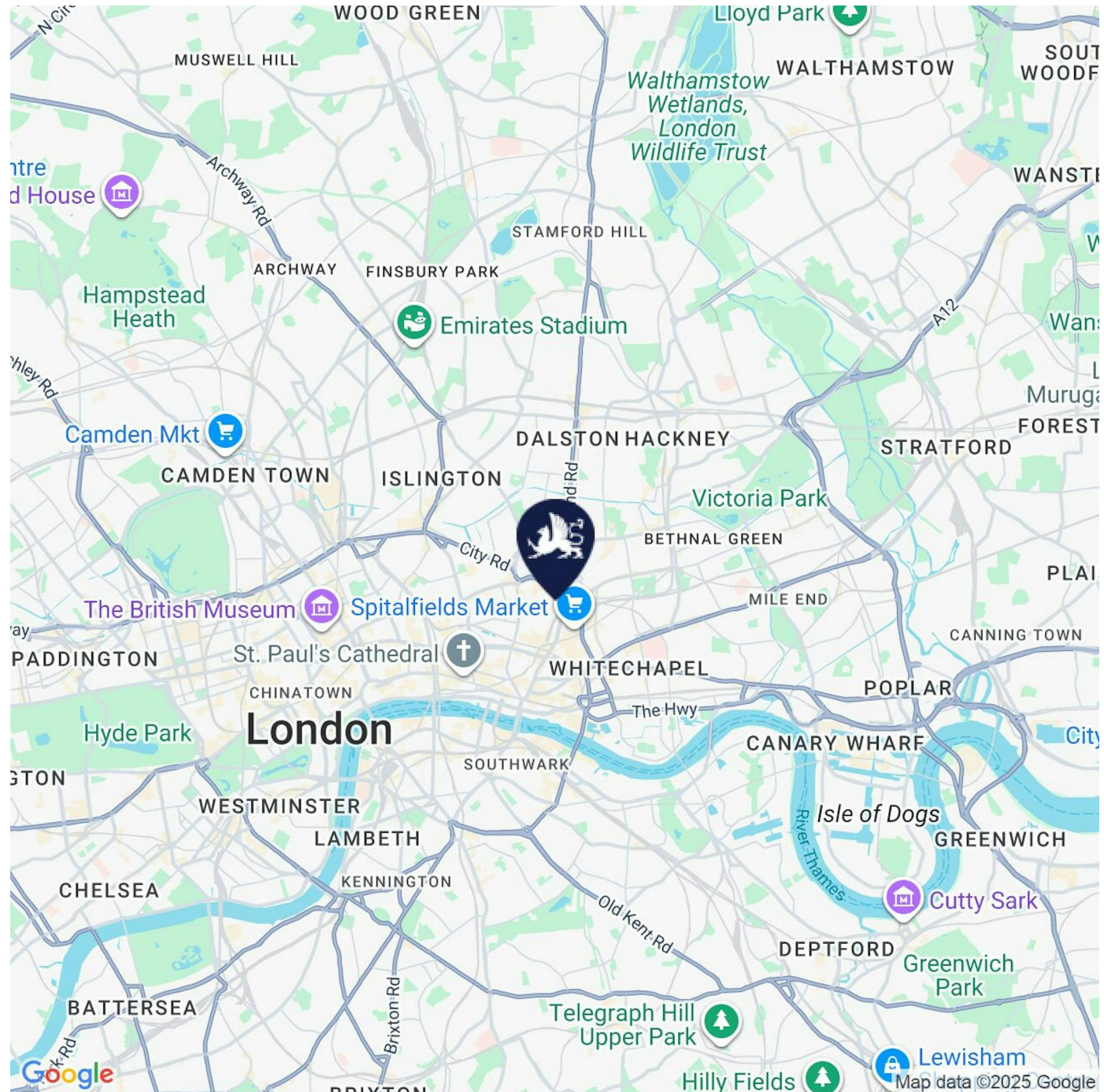
Old Street 0.4 Miles



Liverpool Street 0.4 Miles



Moorgate 0.5 Miles





Accommodation

Name	sq ft	sq m	Availability
1st	7,026	652.74	Available
Ground	252	23.41	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£89.50 per sq ft
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	On application

Viewing & Further Information



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