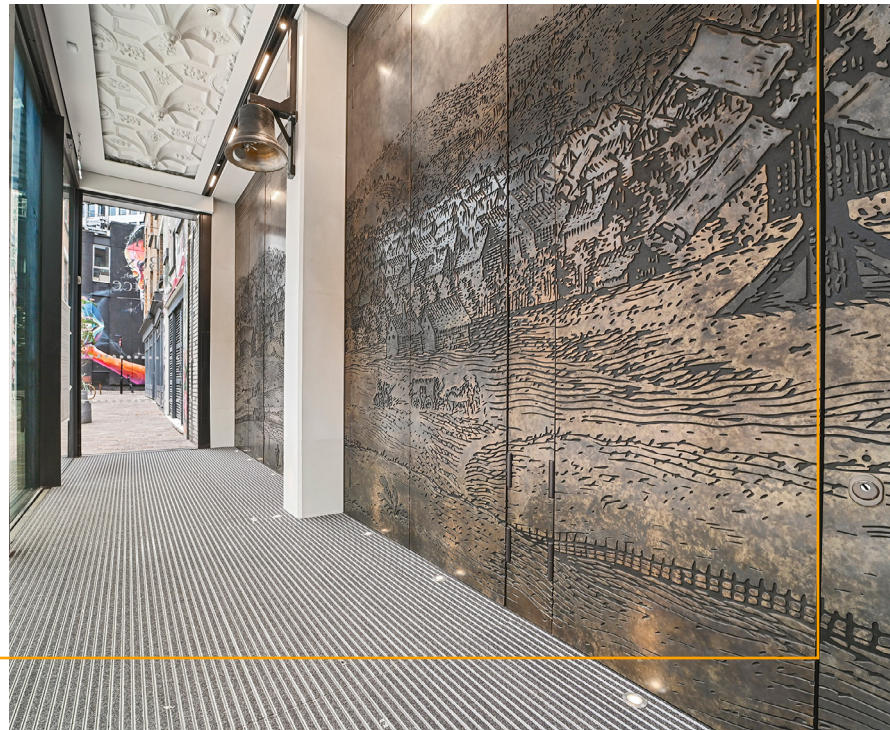


# THE BOX OFFICE

4 - 6 NEW INN BROADWAY  
SHOREDITCH



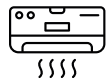




# Grade A office space

The Box Office is a brand new Grade A office development in the heart of Shoreditch. Occupying the site of Shakespeare's first London theatre, the building has been carefully designed to celebrate its unique heritage, incorporating a state of the art bookable exhibition and events space at ground floor level.

Designed by Gallus Architects, the 1st to 4th floors provide efficient Category A office space and offer an excellent opportunity for an occupier to acquire a self-contained office. Alternatively, the floors can be provided on a floor-by-floor basis.



Chilled beam air conditioning



LED lighting



Passenger lift



Raised access floor



Shower & locker facilities

**BREEAM®**

Targeting BREEAM Excellent



DDA compliant

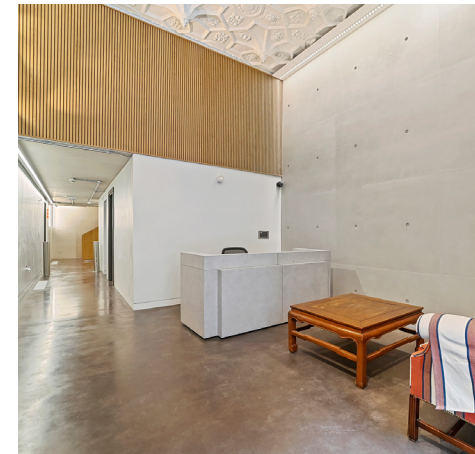
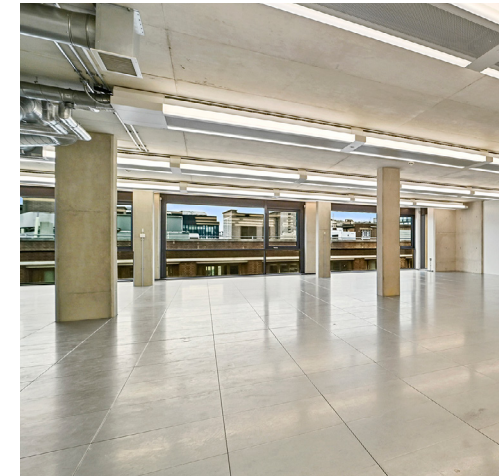
**EPC**

EPC Rating A 22



Bookable exhibition and event space

up to  
10,116 sq ft



Levels  
1 - 4

Modern  
facilities



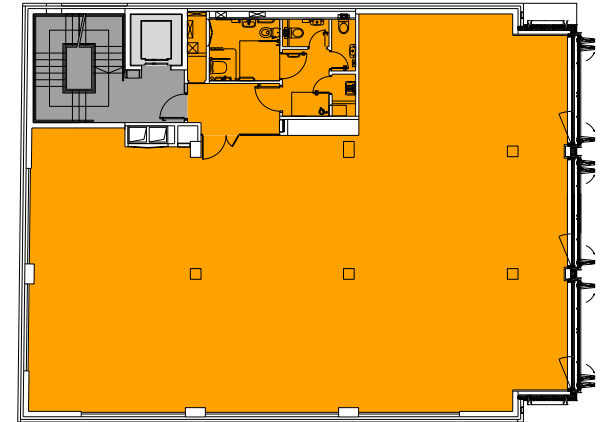
# Available Space

Total space 10,116 sq ft

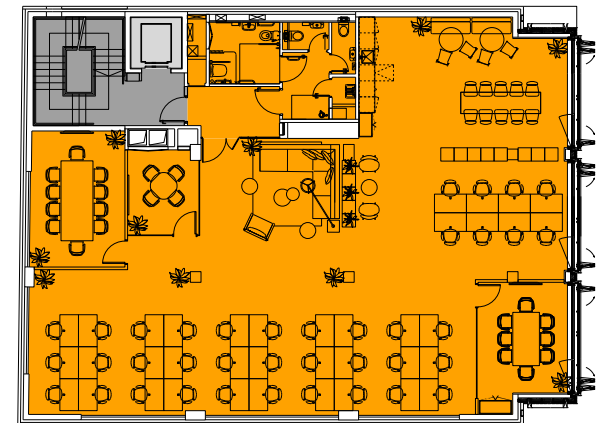
Floor	Area Sq Ft	Area Sq M
4th	2,529	235
3rd	2,529	235
2nd	2,529	235
1st	2,529	235
<b>Total</b>	<b>10,116</b>	<b>940</b>

\*The above net internal areas as defined by the rics code of measuring practice (6th edition) are approximate and subject to final verification.

## Typical Floorplan

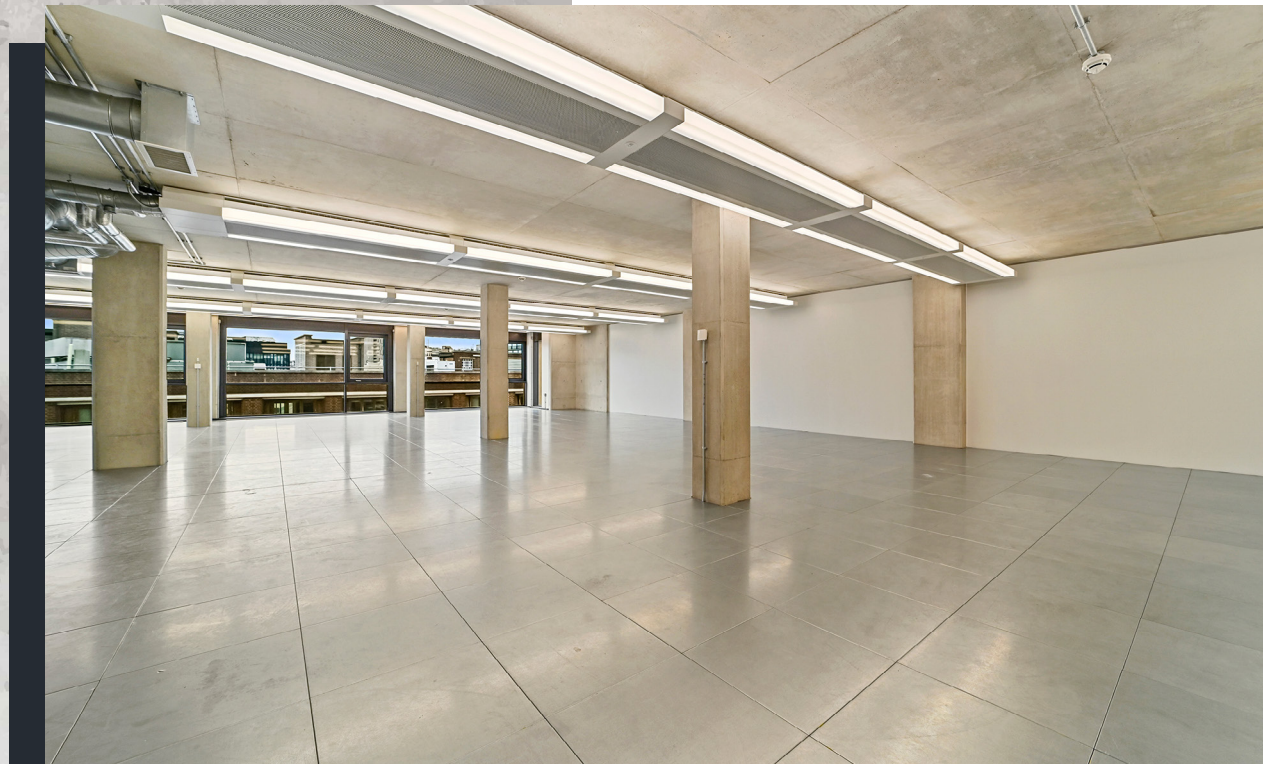


## Space Plan



Office Space
  Core
  Lifts

\*Plan not to scale. All dimensions and areas are approximate.





# Location

Occupying a position on New Inn Broadway, the building is well connected being just a 5 minute walk from Shoreditch High Street Station (Overground), and 8 minutes from both Liverpool Street (Central, Circle, Hammersmith & City, Overground, National Rail) and Old Street (Northern) stations.



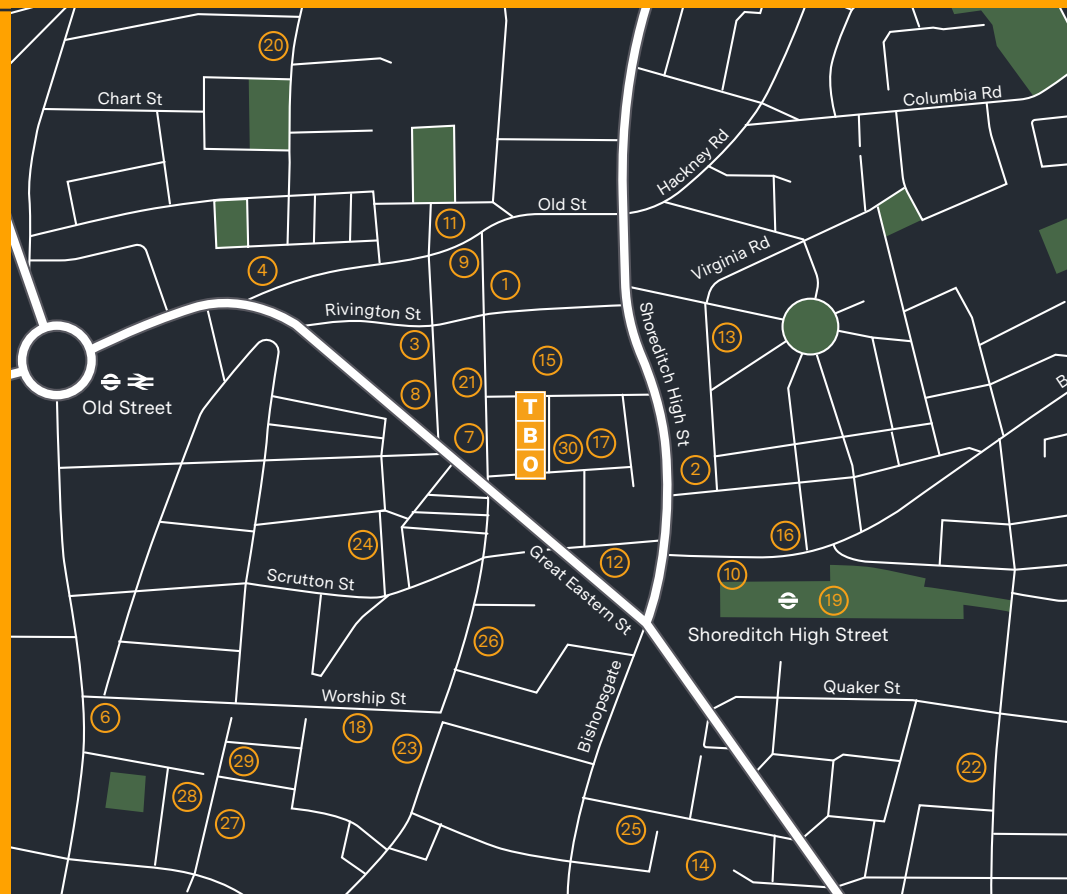
Old Street Station  
8 mins walk



Shoreditch High Street Station  
6 mins walk



Box Park  
4 mins walk



## Restaurants & Bars

1. The Blues Kitchen
2. Dishoom
3. Brindisa
4. Bounce
5. Padella
6. Flight Club
7. Flat Iron
8. Gloria
9. Old Street Records
10. BOXPARK Shoreditch

## Leisure

11. FighterFit Boxing Gym
12. Village Underground
13. Paragon Gym
14. Spitalfields Market
15. Nuffield Health
16. Shoreditch House
17. FRAME Shoreditch
18. Junkyard Golf
19. Powerleague Shoreditch
20. Curzon Hoxton

## Local Occupiers

21. Radley Yeldar
22. The Truman Brewery
23. Yelp Headquarters
24. Grind Headquarters
25. Monzo headoffice
26. The Stage, Shorditch
27. London Stock Exchange
28. Grant Thornton
29. VFS.Global
30. Amnesty International UK



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