



## TO LET

**The Box Office, 4-6 New  
Inn Broadway, London,  
EC2A 3PR**

2,529 to 5,058 sq ft

Fitted or CAT A floors in  
stunning new build  
development in the heart  
of Shoreditch.



**VIDEO TOUR**

**stirlingackroyd.com**



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## Description

Comprising a newly constructed office building, the four floors offer stunning open-plan office floors, the first and second have been fitted out to include data, carpets, open plan kitchen, meeting rooms, wc's and showers. There is a further option to include a plug and play fit out including workstations and break out furniture. Alternatively the third and fourth floors are left in a brand new CAT A finish ready for fit out.

Each floor has polished concrete finishes, exposed chilled beam a/c system, fully accessible raised flooring and large floor-to-ceiling windows overlooking the newly landscaped New Inn Broadway.

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## Location

Set in the heart of Shoreditch, the five storey concrete framed building is located on a site of historic importance, being the original polygonal purpose built 'Theatre' and precursor to Shakespeare's Globe. Situated on the fringe of the City, it is surrounded by a number of boutique hotels, bars restaurants and cafés.

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## Key points

- Open plan floors of 2,529sq.ft
- Choice of newly fitted floors, plug and play or CAT A
- Stunning manned reception
- Large floor-to-ceiling windows
- Chilled beam air conditioning
- DDA compliant
- Image shows the premises with digitally enhanced furniture





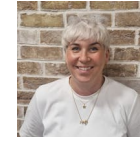
## Accommodation

Name	sq ft	sq m	Availability
4th	2,529	234.95	Available
3rd	2,529	234.95	Available
2nd	2,529	234.95	Let
1st	2,529	234.95	Available

## Rents, Rates & Charges

Lease	New Lease
Rent	£50 - £57.50 per sq ft
Rates	£24 per sq ft
Service Charge	£12 per sq ft includes 24/7 concierge
VAT	Applicable
EPC	A (22)

## Viewing & Further Information



**Lucy Stephens**  
020 3967 0103  
lucys@stirlingackroyd.com



**Harry Mann**  
020 3967 0103  
hmann@stirlingackroyd.com

**Theo Beckford**  
0203 911 3666  
07584253887  
Tbeckford@stirlingackroyd.com

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