



40

GREAT  
EASTERN  
STREET

SHOREDITCH, LONDON





40 GREAT EASTERN STREET

Newly refurbished / Strip LED lighting /  
Wall mounted air conditioning / Raised floors /  
Original features / Exposed brickwork /  
Fully fitted

NEWLY RENOVATED  
OFFICES IN THE HEART  
OF SHOREDITCH.

*40 Great Eastern Street is located on a prominent corner position with Curtain Road, only moments from both Old Street Roundabout and Shoreditch High Street. The office has undergone an extensive refurbishment and provides 1,259 - 3,939 sq ft of media style office space in the heart of the Shoreditch.*





### STUDIO 3

Third floor  
1,421 sq. ft.

### STUDIO 2

Second floor  
1,259 sq. ft.

### STUDIO 1

First floor  
1,259 sq. ft.

## ON THE CORNER OF GREAT EASTERN ST. & CURTAIN ROAD

40 Great Eastern Street was built in 1877 by J.W. Brooker as a showroom warehouse for ironmongers Edward Wells & Co. The façades are a pleasing mix of Gothic, Italianate and Venetian elements, with more ornamentation than was the norm for Great Eastern Street. The significant quarter manufactured, sold and supplied furniture of all types and quality to retailers in the West End, provincial cities and throughout the British Empire.



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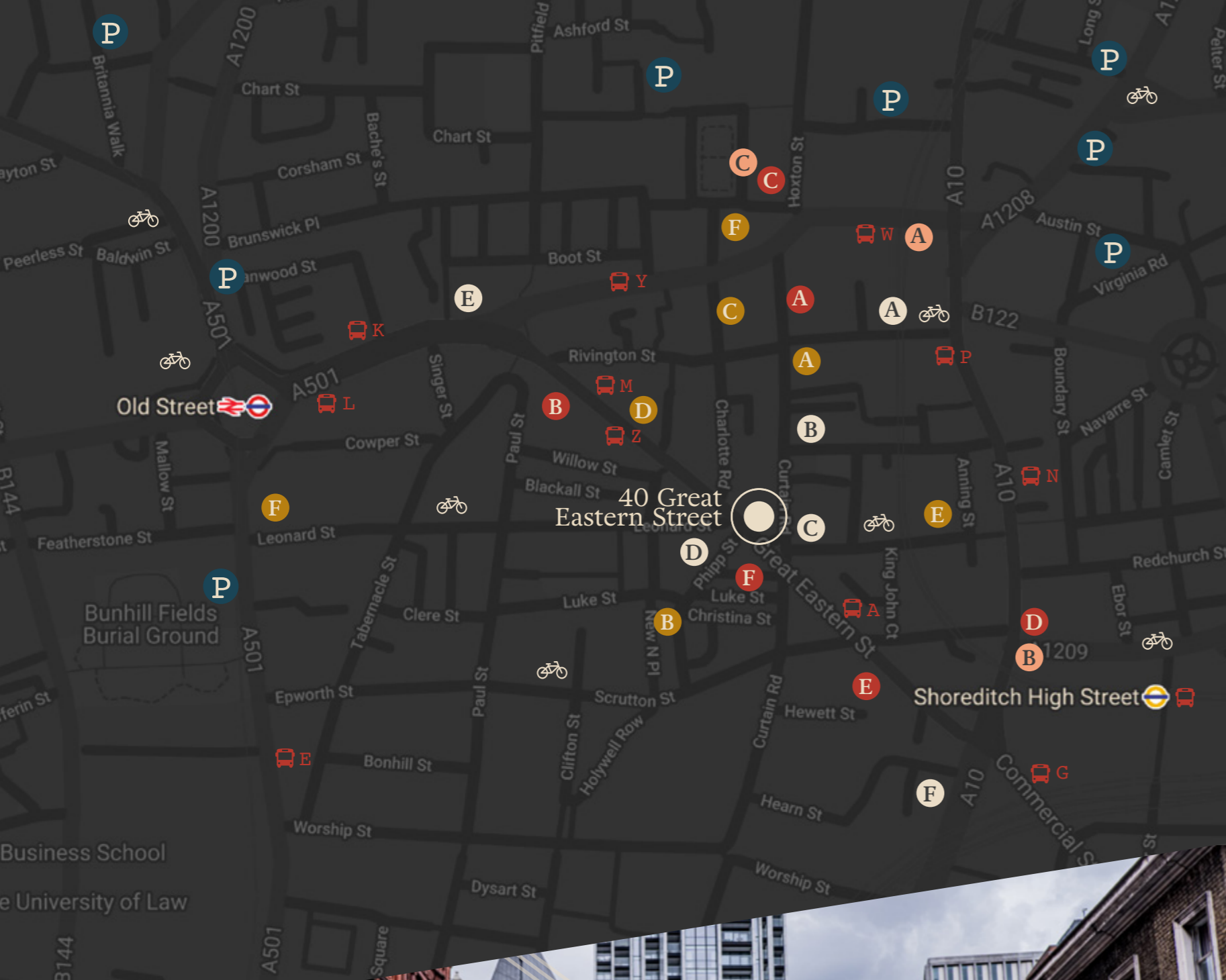


# THE STUDIOS

<i>Studio</i>	<i>Area (sq ft)</i>	<i>Quoting (per sq ft)</i>	<i>Est. Service charge (per sq ft)</i>	<i>Est. Business rates (per sq ft)</i>
Third floor	1,421	£55.00	£3.08	£16.90
Second floor	1,259	£50.00	£3.08	£16.90
First floor	1,259	£50.00	£3.08	£16.90







# SHOREDITCH

## Underground and Trains

Old Street Station	(6 min.)
Shoreditch High Street	(6 min.)
Liverpools Street	(8 min.)
Moorgate Station	(12 min.)

## Coffeeshops

<b>A</b> Fix 126	(2 min.)
<b>B</b> Black Sheep Coffee	(2 min.)
<b>C</b> Origin Coffee Roasters	(2 min.)
<b>D</b> Attendant	(3 min.)
<b>E</b> OAT Coffee	(3 min.)
<b>F</b> The Breakfast Club	(5 min.)

## Pubs & Bars

<b>A</b> Callooh Callay	(3 min.)
<b>B</b> The Hoxton Pony	(1 min.)
<b>C</b> The Old Blue Last	(1 min.)
<b>D</b> The Book Club	(2 min.)
<b>E</b> Bounce Old Street	(4 min.)
<b>F</b> Crown & Shuttle	(4 min.)

## Restaurants

<b>A</b> The Blues Kitchen	(2 min.)
<b>B</b> Hoxton Grill	(2 min.)
<b>C</b> Red-Dog Saloon	(5 min.)
<b>D</b> Pizza East	(4 min.)
<b>E</b> Dinerama	(2 min.)
<b>F</b> Shoryu Ramen	(1 min.)

## Other

<b>A</b> The Bike Shed	(4 min.)
<b>B</b> Box Park	(4 min.)
<b>C</b> Hoxton Square	(5 min.)





## SHOREDITCH: HOME TO CREATIVES & ENTREPRENEURS

Shoreditch is an artsy neighbourhood which has become increasingly popular with the creative and TMT industries. Young creatives and professionals populate the clubs and bars around Shoreditch High Street, Great Eastern Street and Old Street, and the diverse restaurant scene includes trendy chains, stylish gastropubs, artisan cafes and noodle bars, and everything in between.







# YOUR SHOREDITCH NEIGHBOURS



Google

Uber

ebay

PlayStation

Adobe

Red Bull

TikTok

amazon.com



airbnb

facebook

twitter

Discovery

YouTube

STARBUCKS

Heineken

sky

CNN





40

GREAT  
EASTERN  
STREET



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