

# THE HOPPER BUILDING

21 Tabernacle St.

Shoreditch EC2

# NEW BEGINNINGS

The Hopper Building  
is a remodelled HQ  
building designed by  
Hale Brown Architects.

Located on Tabernacle Street, the building has a new façade and offers 15,036 sq ft of contemporary office space, including three terraces on the new 5th floor totalling a generous 752 sq ft.



# MAKE IT YOUR OWN

The reconfigured ground floor has been delivered as a shell, allowing an occupier the ability to make the key design decisions to suit their business needs.

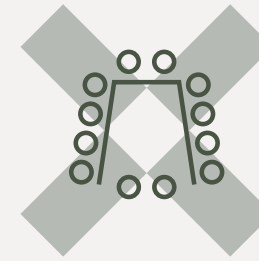


# ATTENTION TO THE FINER DETAILS

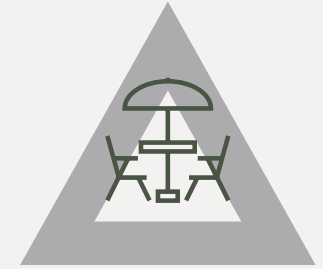
Finished to a high specification throughout - the building has been designed to promote occupier wellbeing and encourage productivity.



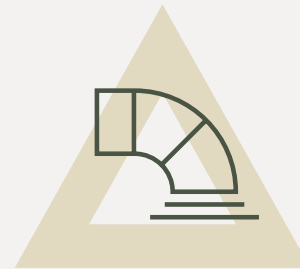
Fully refurbished CAT A office floors  
(ground floor delivered as shell)



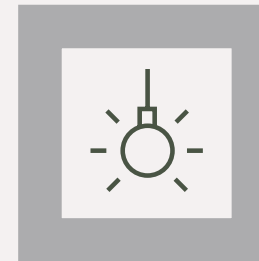
Potential for meeting / boardroom  
and breakout area at ground level



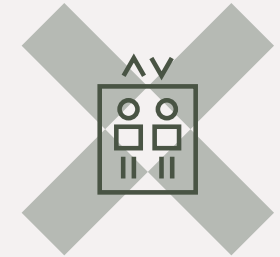
Roof terraces on  
the 5th floor



New exposed services  
on all office floors



New circular feature  
LED lighting



2 x  
passenger lifts



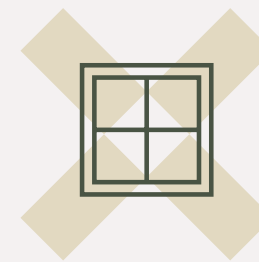
EPC  
rating B



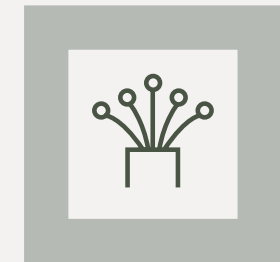
New commuter facilities with  
40 bike spaces, 40 lockers  
and a bike repair station



Separate male and female  
changing areas each with 2 showers  
and a further accessible shower



Openable  
windows



Fibre backbone  
installed









## STEP OUTSIDE

The fifth floor benefits from a spacious outdoor terrace, so you can step outside and take five.

# THE SPACE





## A BLANK CANVAS

The office floors  
deliver contemporary,  
flexible, workspace.



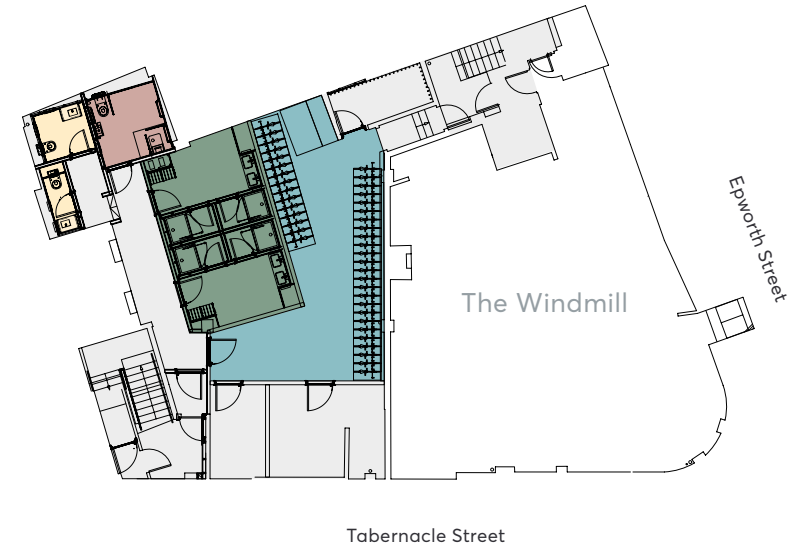


# SCHEDULE OF AREAS & PLANS

| Floor        | Use    | sq ft         | sq m         |
|--------------|--------|---------------|--------------|
| 5            | Office | 1,711         | 159          |
| 4            | Office | 2,866         | 266          |
| 3            | Office | 3,010         | 280          |
| 2            | Office | 2,962         | 275          |
| 1            | Office | 2,948         | 274          |
| G            | Office | 1,539         | 143          |
| <b>Total</b> |        | <b>15,036</b> | <b>1,397</b> |

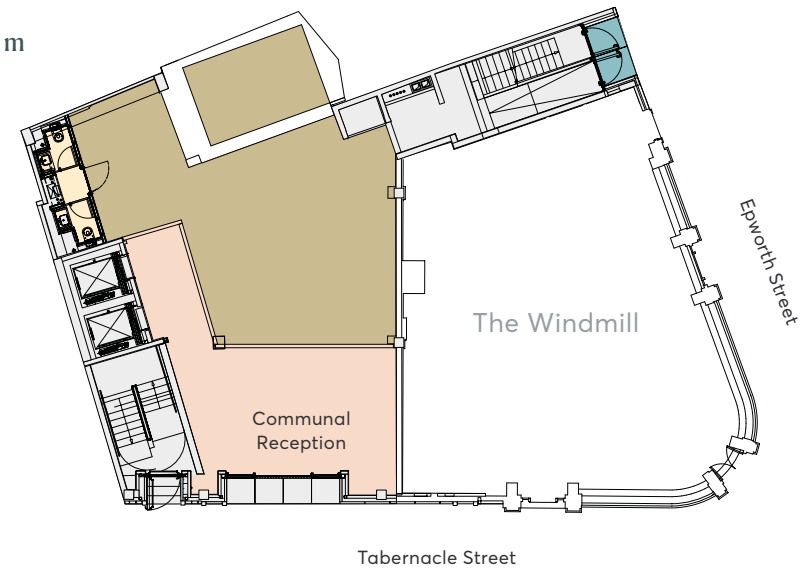
- Office
- Reception
- Showers / lockers
- Cycle store entrance
- Accessible shower / WC
- WCs
- Core

## Lower Ground



## Ground

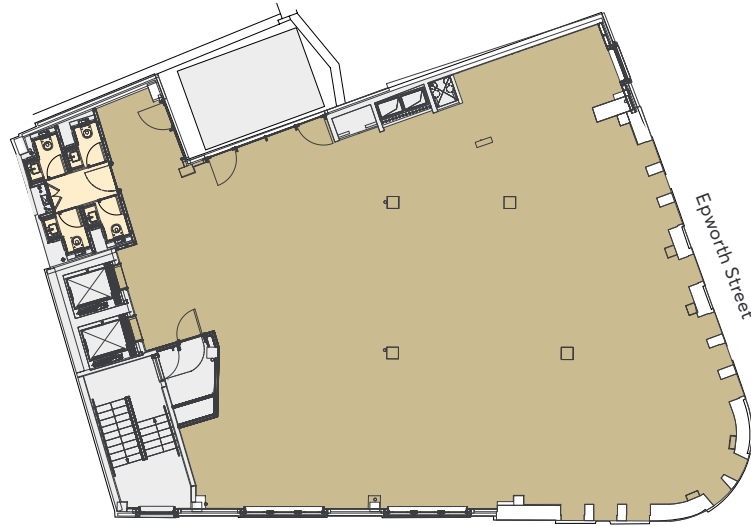
1,539 sq ft / 143 sq m



Not to scale.  
For indicative purposes only.

## First

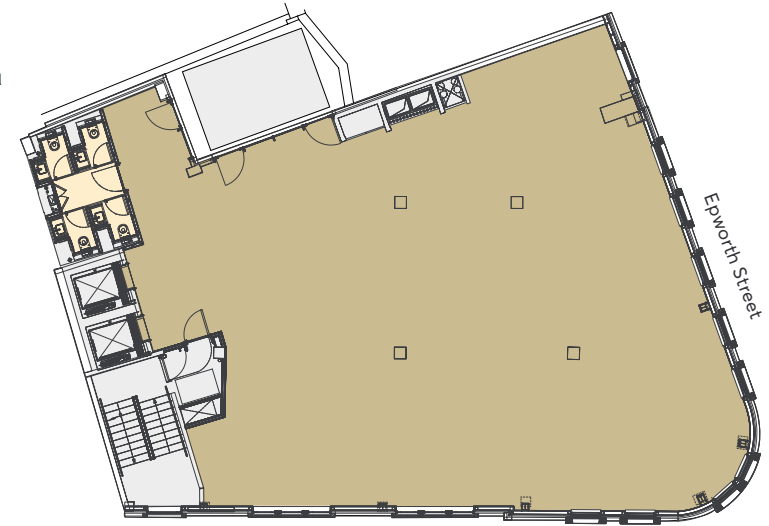
OFFICE  
2,948 sq ft / 274 sq m



Tabernacle Street

## Typical (3rd floor)

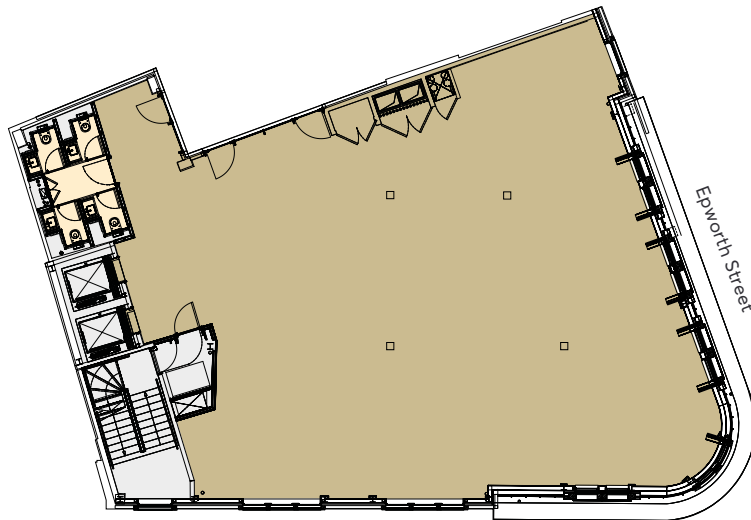
OFFICE  
3,010 sq ft / 280 sq m



Tabernacle Street

## Fourth

OFFICE  
2,866 sq ft / 266 sq m

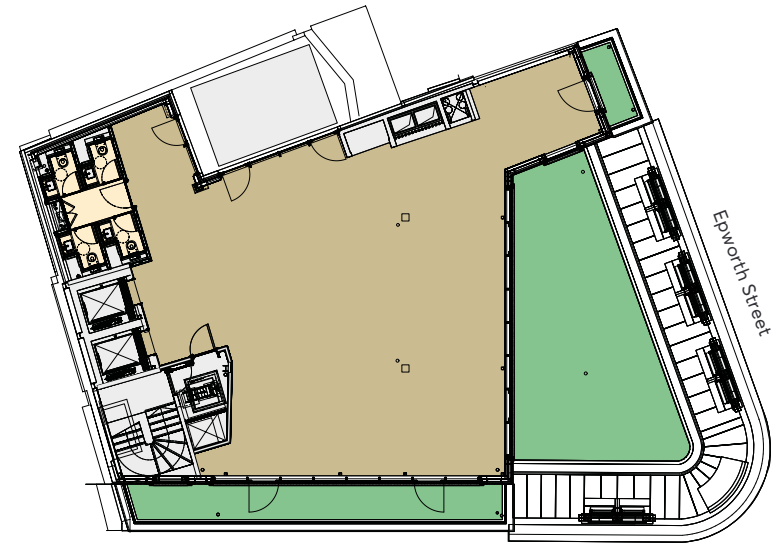


Tabernacle Street

## Fifth

OFFICE  
1,711 sq ft / 159 sq m

TERRACE  
752 sq ft / 70 sq m



Tabernacle Street

- Office
- Terrace
- WCs
- Core

Not to scale.   
For indicative purposes only.





*The* HOPPER  
BUILDING

## BEST IN CLASS

Contemporary boutique  
design features throughout  
the communal end of  
journey facilities.





# THE LOCATION

# THE MOVERS & SHAKERS...

An area always ahead of the game.

With its constantly evolving amenity offering, leading cultural scene and creative community, the area continues to attract forward-thinking businesses from a wide range of sectors.



THE HOPPER BUILDING



# MORNING, NOON & NIGHT...

The surrounding area offers the perfect mix of amenities, whatever the time of day.



THE HOPPER  
BUILDING

## AMENITIES

### Restaurants

- |                       |                    |
|-----------------------|--------------------|
| 1_ Bone Daddies       | 10_ Gloria         |
| 2_ Serata Hall        | 11_ Blacklock      |
| 3_ Yauatcha City      | 12_ Oklava         |
| 4_ The Fox            | 13_ Popolo         |
| 5_ Crudo Cevicheria   | 14_ Pachamama East |
| 6_ Daffodil Mulligan  | 15_ Lantana        |
| 7_ Padella            | 16_ Leroy          |
| 8_ Nobu               | 17_ Manteca        |
| 9_ The Breakfast Club |                    |

### Bars & Cafés

- 1\_ Black Rock
- 2\_ BrewDog
- 3\_ Shoreditch Grind
- 4\_ Black Sheep Coffee
- 5\_ Ozone Coffee
- 6\_ Flight Club
- 7\_ Singer Tavern
- 8\_ Gibney's London
- 9\_ Mrs Fogg's

### Leisure

- 1\_ Gymbox
- 2\_ XOYO
- 3\_ Mondrian
- 4\_ Montcalm  
East Hotel
- 5\_ The Vault
- 6\_ Set LDN
- 7\_ Barbican
- 8\_ Citizen M Hotel



# ON THE MOVE...

Move around the City and beyond with easy transport connections.

Old Street station is just a four minute walk away offering Northern line underground and National rail connections – the roundabout improvements to make it a more pedestrian and cycle friendly area, are expected to be complete by early 2024.

The arrival of the Elizabeth line at Liverpool Street station has reduced travel times across London with high capacity trains, and a high frequency timetable. The Elizabeth line can also be accessed via Moorgate station.



## JOURNEY TIMES (TIMES IN MINUTES FROM THE BUILDING)



## ELIZABETH LINE (TIMES IN MINUTES FROM LIVERPOOL STREET)



Travel times sources tfl.gov.uk and crossrail.co.uk



# FOR FURTHER INFORMATION

## Viewings

Strictly through the sole letting agents.

## Terms

Upon application.

# Farebrother

### MATTHEW CAUSER

+44 (0) 7990 975 969

mcauser@farebrother.com

### MILLY MITCHELL

+44 (0) 7701 287 084

mmitchell@farebrother.com

## THEHOPPERBUILDING.COM

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