

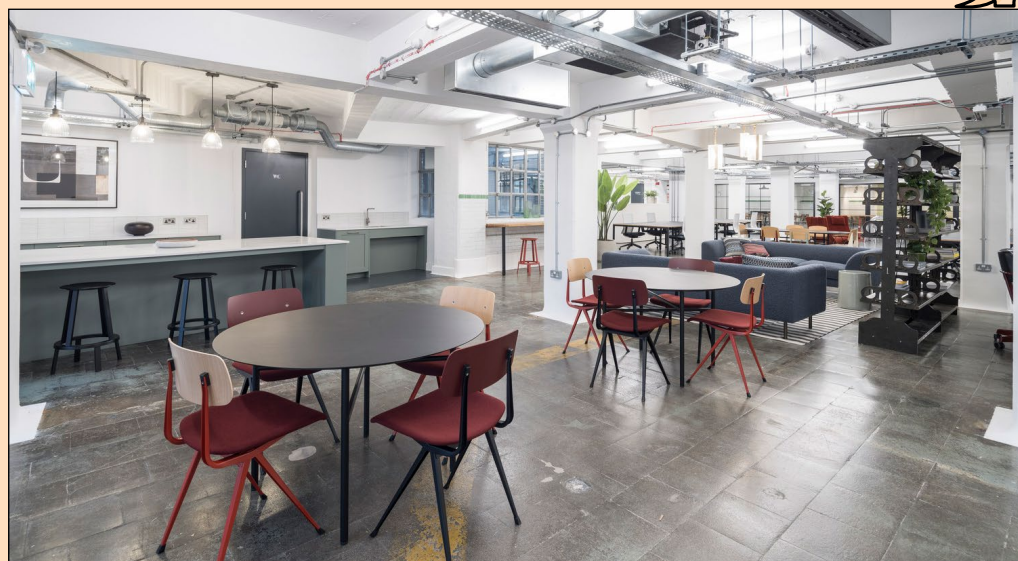
TEA 3.01

FURNISHED * FLEXIBLE

A robust and striking former warehouse in a prime location on Shoreditch High Street, Tea Building is an iconic local landmark.



TEA BUILDING, 56 SHOREDITCH HIGH STREET E1



UNIT 3.01 IS A FURNISHED + FLEXIBLE FLOOR

A BUILDING THAT NEEDS NO INTRODUCTION



FURNISHED * FLEXIBLE *
* FLEXIBLE * FURNISHED *

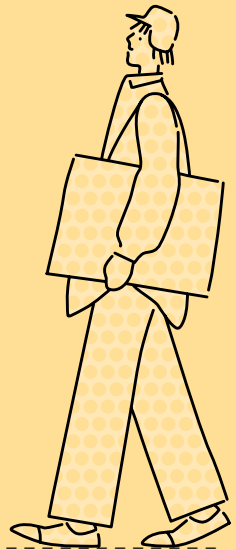
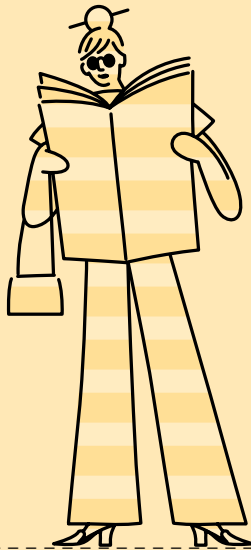
THIRD FLOOR AREAS



OPEN PLAN DESKING

KEY FEATURES

- Crittall-style steel openable windows
- LED lighting
- 188 cycle spaces
- 11 showers plus demised shower
- Air conditioning
- 24/7 security
- Building contains internal street with coffee shop and ground floor reception
- Complimentary access to Derwent London's Members Lounges, DL/28 in Old Street EC1 (a 10 minute walk from Tea Building) and DL/78 in Fitzrovia



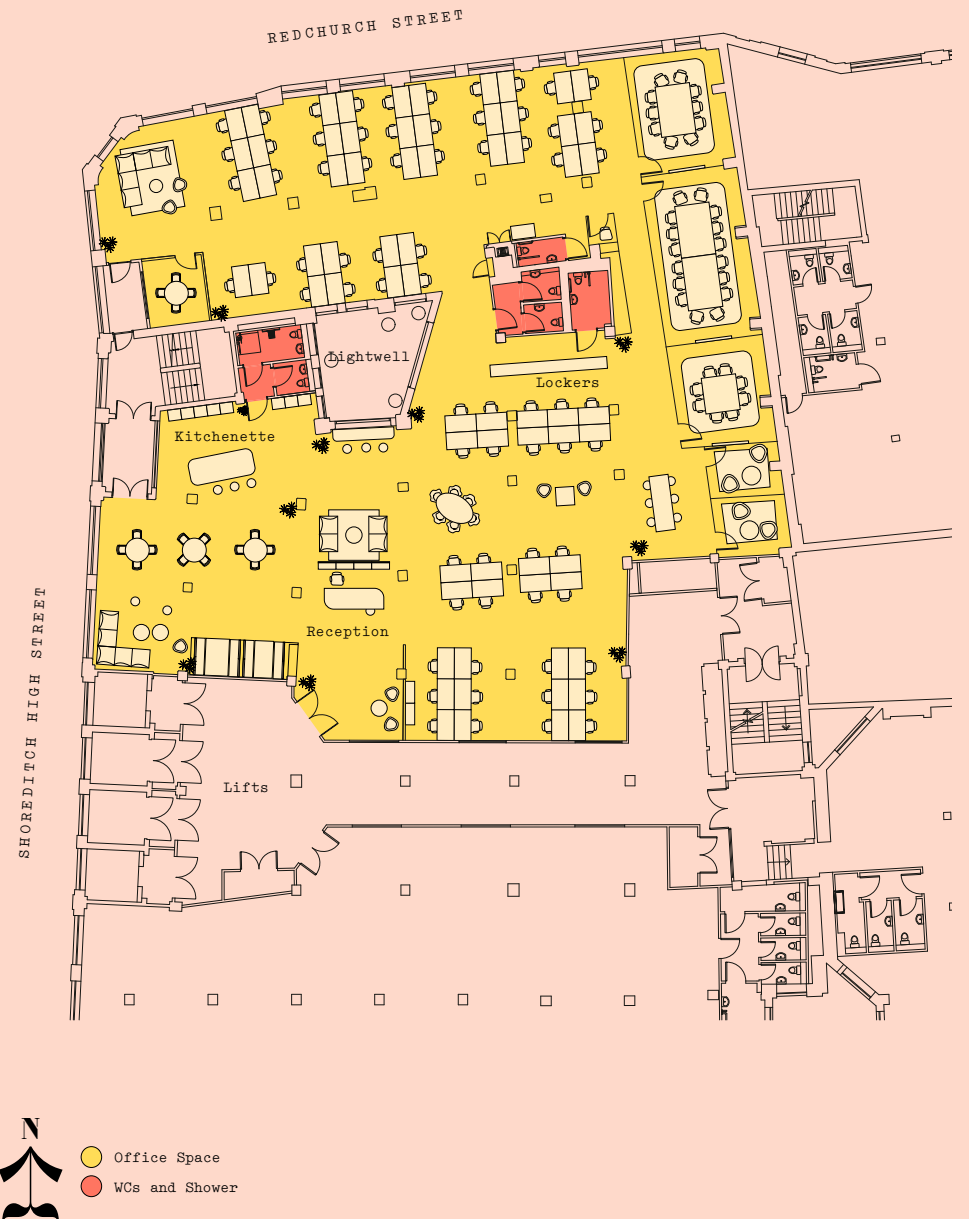
UNIT 3.01

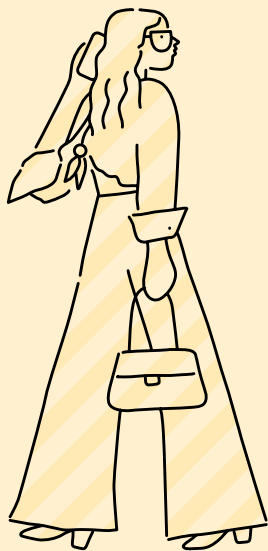
7,314 SQ FT

(680 SQ M)

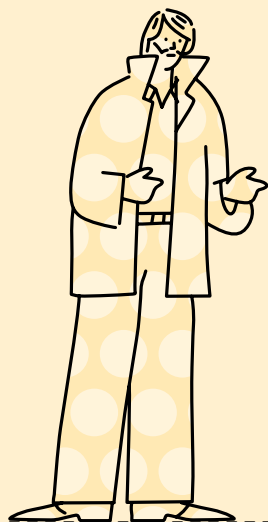
WHAT'S INCLUDED

- 68 x desks
- 4 x meeting rooms
- Kitchen and breakfast bar
- Selection of new and vintage furniture pieces
- Co-working area
- Breakout areas
- Phone booths
- Lockers
- 1 x demised shower





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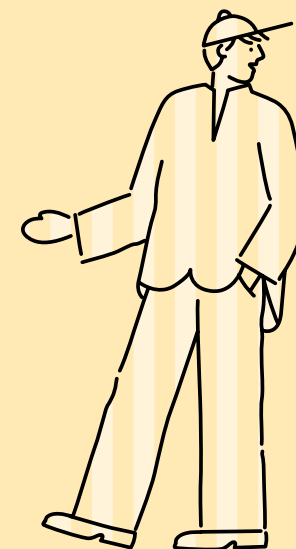
teabuilding.co.uk

DESIGN
Everything In Between
e-i-b.com

MISREPRESENTATION ACT

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or misstatement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents Messrs Pilcher London & Compton. All figures are exclusive of rates, service charge, VAT and all other outgoings. All floor areas are approximate. The agents have not tested the services. Date of preparation February 2024.

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