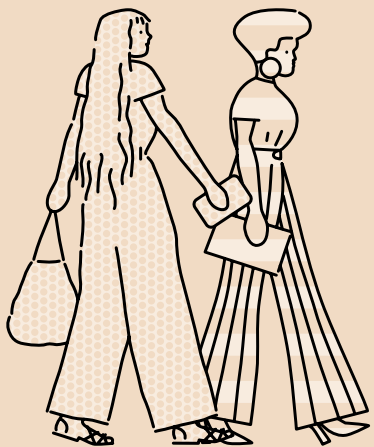


TEA



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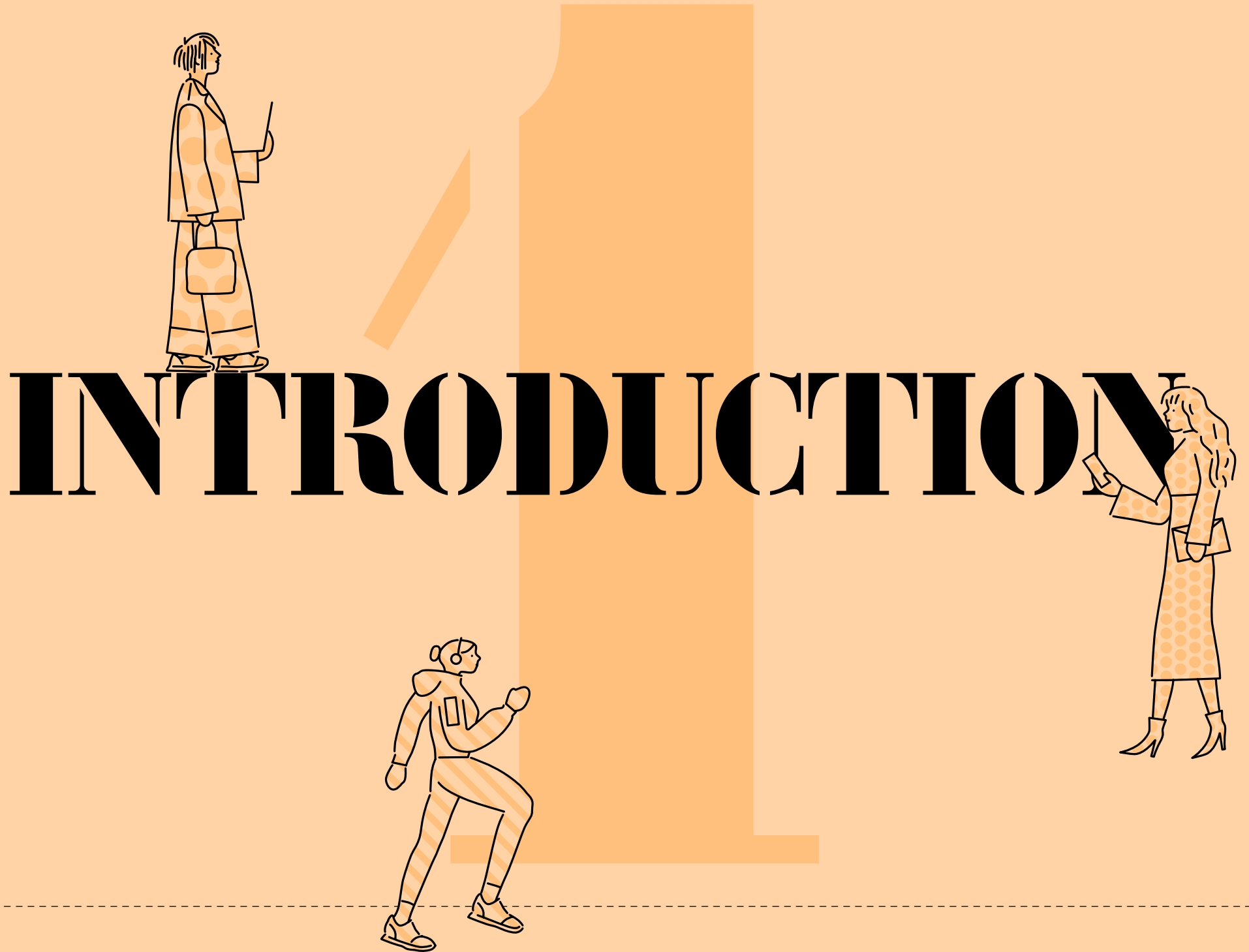
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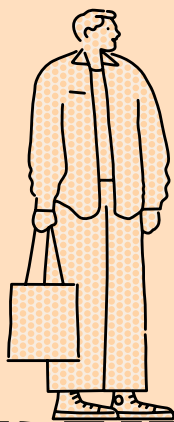
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A BUILDING THAT NEEDS NO INTRODUCTION



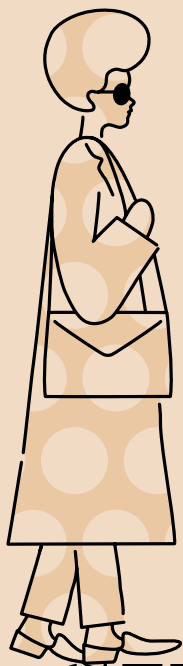
TEA BUILDING, 56 SHOREDITCH HIGH STREET E1

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

After Derwent London converted it into creative workspaces and studio spaces in 2003, Tea proved an instant hit with creative and tech businesses that have since transformed the area. Today it is a flagship of East London's new economy.

In a unique opportunity, new Furnished + Flexible office space has become available at Tea in the next era of the building's development, whilst retaining a strong industrial aesthetic and highly individual character.

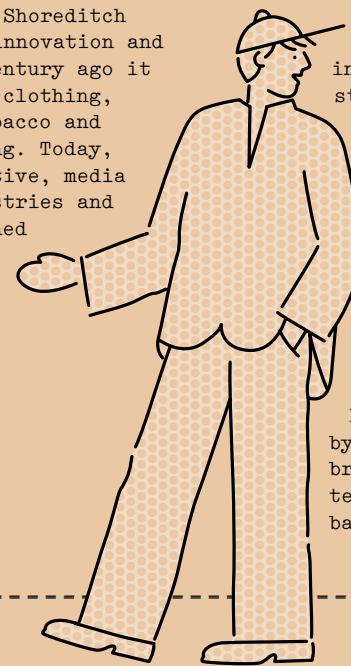




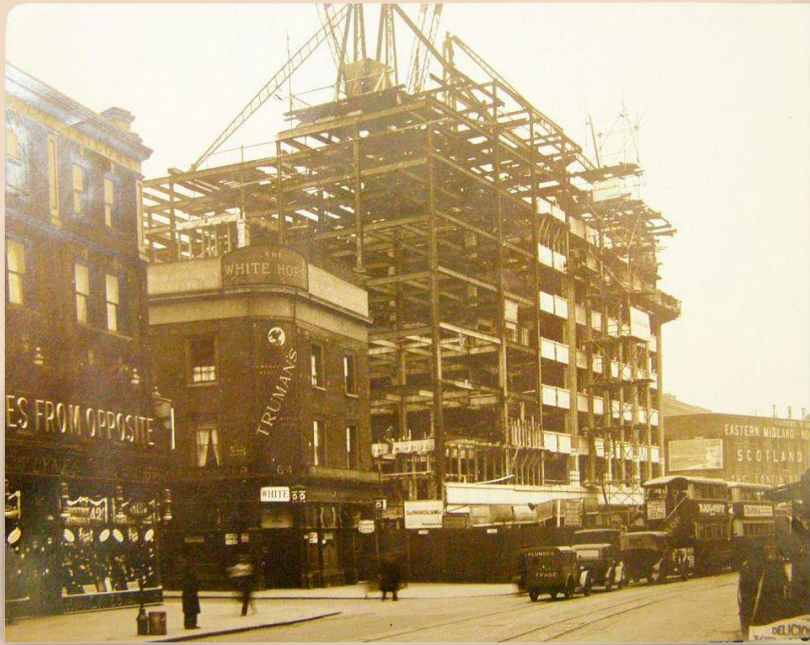
MADE IN SHOREDITCH

Sturdy and elegant, Tea Building has been a lodestar of the Shoreditch community since its construction in the early 1930s.

Then, as now, Shoreditch was a hub of innovation and industry. A century ago it was printing, clothing, furniture, tobacco and food processing. Today, it's the creative, media and tech industries and a world-renowned food and drink scene.



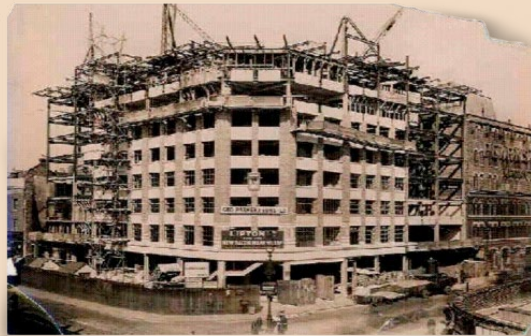
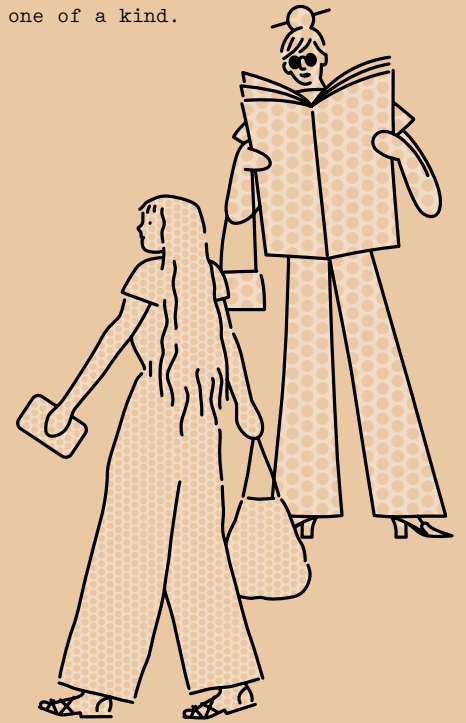
The original Lipton Tea Factory, as it was initially known, was a state-of-the-art bacon curing plant - built on the site of a tea storage facility, hence the name. The bacon factory, and an adjoining warehouse for tea-packing (known today as the Biscuit Building - home to Shoreditch House and Mother), were owned by the Lipton grocery brand, which distributed tea around the world and bacon across London.



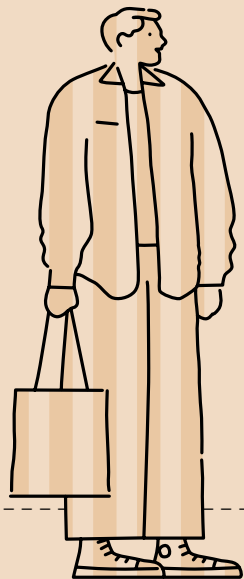
UNDER CONSTRUCTION


Tea Building quickly filled with an intoxicating mix of digital startups and creative companies. Along with its revamped neighbour, the Biscuit Building, their ever-evolving community enjoy Michelin-starred food, cocktails, co-working, Soho House members' club with its rooftop swimming pool, internationally renowned art, a boutique hotel... all in-house.

Tea Building is one of a kind.


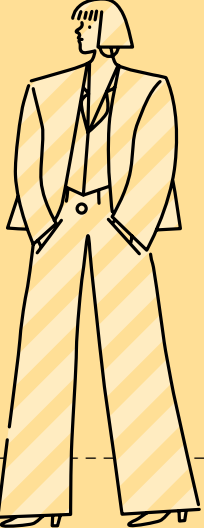


UNDER CONSTRUCTION



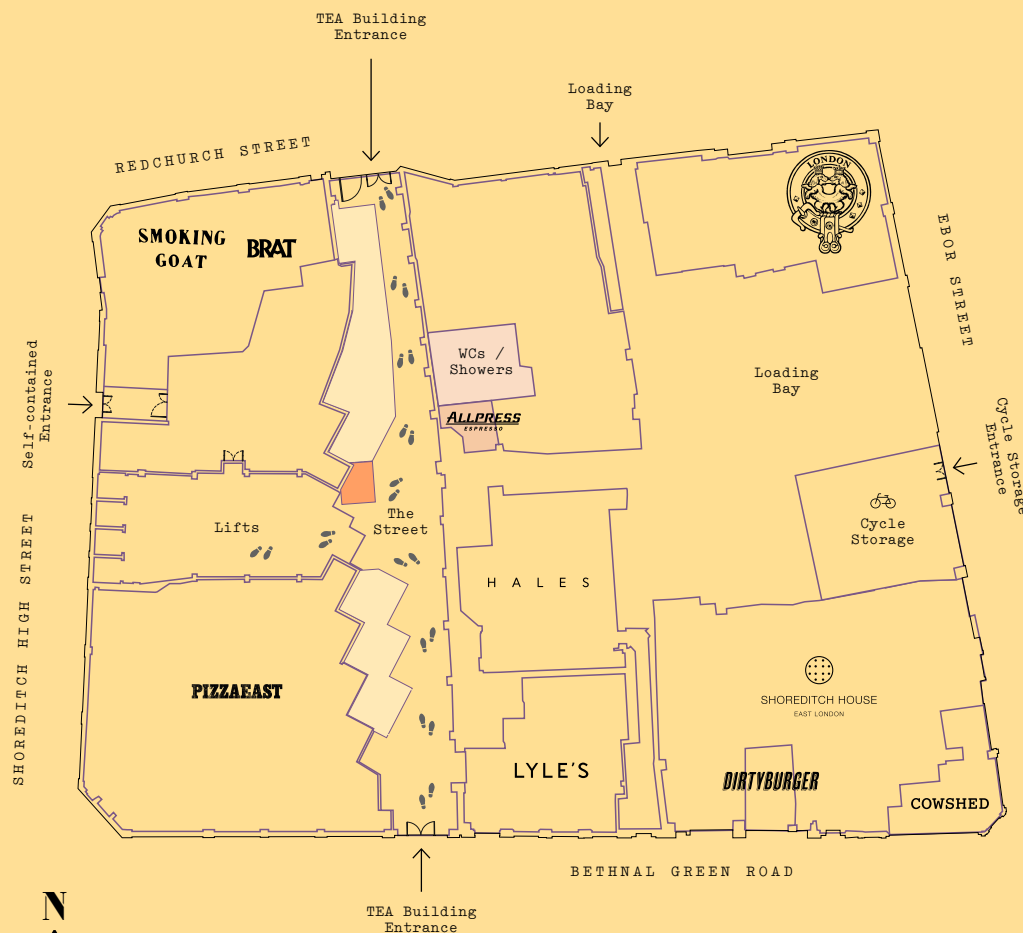
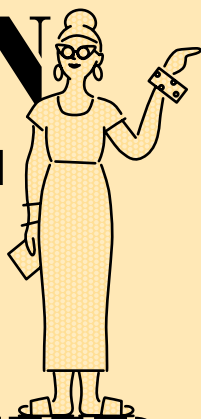


THE BUILDING



GROUND FLOOR

A HIDDEN STREET AND A RE-IMAGINED RECEPTION



- Allpress
- WC/Showers
- Breakout Space
- Reception

Tea Building's atmospheric internal street, designed by leading architects, AHMM, which leads to its main reception, is a talking point and one of its most celebrated features. It can now be accessed from either end, thanks to the new connection to Redchurch Street - its Crittall-style bespoke double doors and blackened steel finish holding true to the 1930s aesthetic.

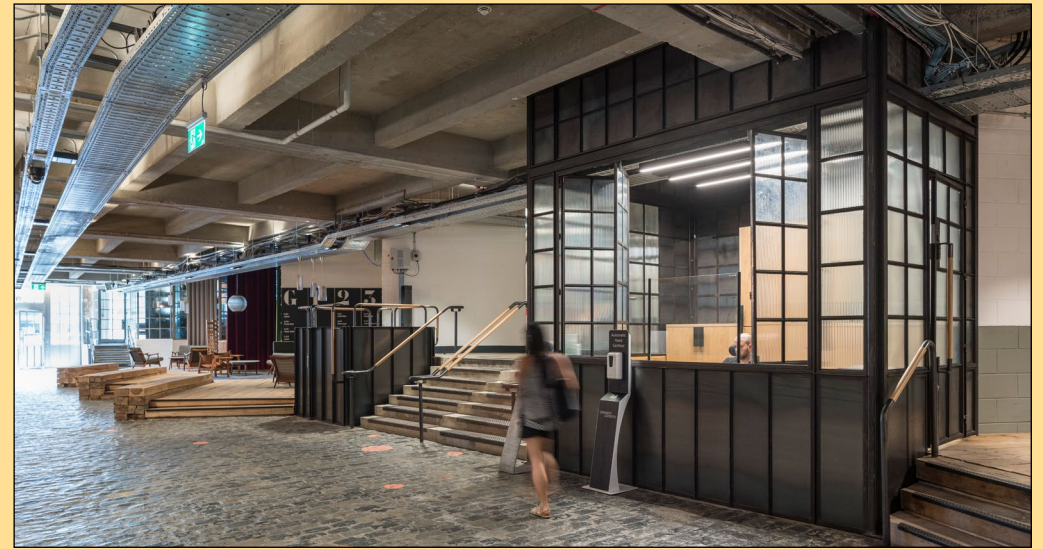


BETHNAL GREEN ROAD ENTRANCE



Inside, the street has been revamped to showcase more of Tea Building's raw beauty and industrial heritage. The wonderful cobbled floor has been retained, with walls and soffits grit-blasted back to their original concrete finish. Raised plinths built from

recycled timber railway sleepers form relaxed new zones to meet and greet, or take a moment with a flat white from Allpress. An entrance leads directly to the Hales Gallery, encouraging an invigorating detour.



RECEPTION AND BREAK OUT SPACE



ALLPRESS LOCATED IN RECEPTION

The reception itself is re-imagined, a tall open-fronted steel and glass box, the central hub of the workplace. Its dark raw steel shell has a strong industrial feel, a blend of roughness and craftsmanship, preserved in wax coating.

Concrete steps with hardy Durbar treads lead up to the redecorated lift lobby.



UNIT 3.01



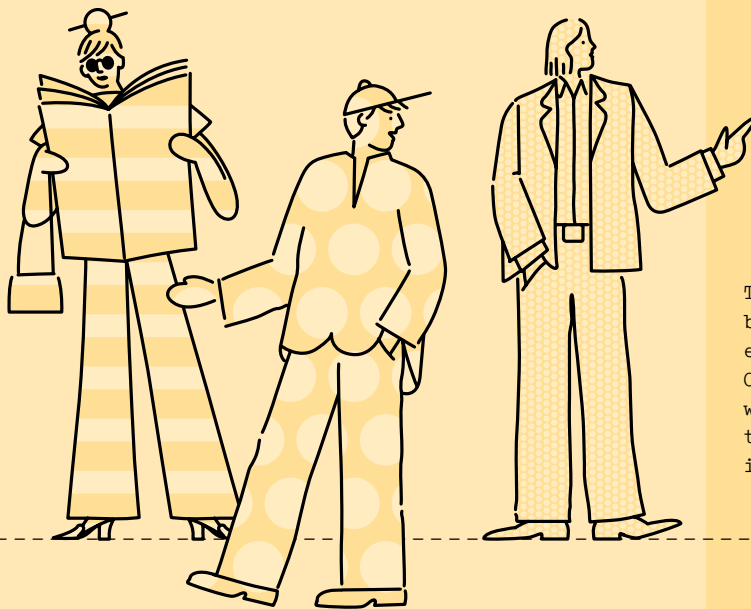
7,314 sq ft of Furnished + Flexible work space is available on the third floor. This is a unique and rare opportunity to claim one of London's most sought-after addresses.



UNIT 3.01



UNIT 3.01



The interior stays true to the building's aesthetic - industrial yet elegant, with a simplicity of design. Original features have been retained, with original white and green subway tiling and a sturdy concrete and iron mix. Crittall-style openable

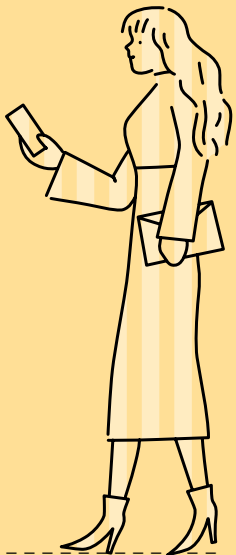
windows flood the space with natural light, creating a calm, airy ambience, a proven aid to good mental health and wellbeing. The whitewashed brick walls add zest and energy. A bespoke selection of antique-style furniture has been chosen to compliment.

AMAZING THIRD FLOOR SPACE



KEY FEATURES

- Crittall-style steel openable windows
- Air conditioning
- LED lighting
- 188 cycle spaces
- 11 showers plus demised shower



UNIT 3.01

7,314 SQ FT

(680 SQ M)

REDCHURCH STREET

SHOREDITCH HIGH STREET

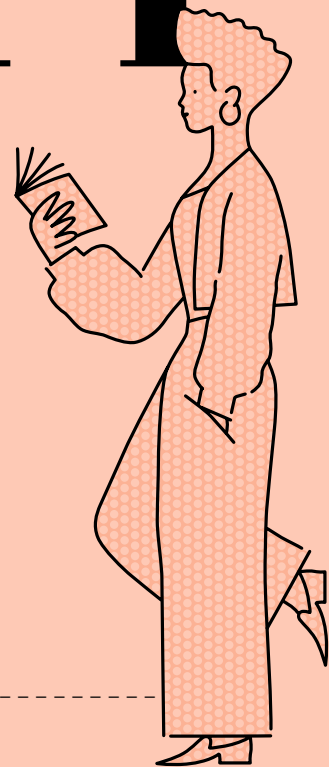


- Office Space
- WCs and Shower

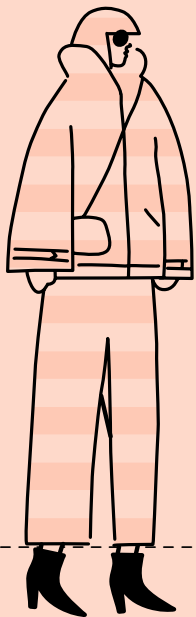
WHAT'S INCLUDED

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

SUSTAINABILITY



GREEN TEA



Unit 3.01 is a Green Tea unit. As a former warehouse with no heating infrastructure, Tea Building was not inherently equipped for sustainability. The three-part Green Tea plan was introduced in 2014 to rectify this.

Firstly, the single panes in the 1930s windows were replaced with new, openable double-glazed units in keeping with the building's aesthetic and heritage. These help to retain heat in cold weather, and are an instant source of cool fresh air during warm spells.

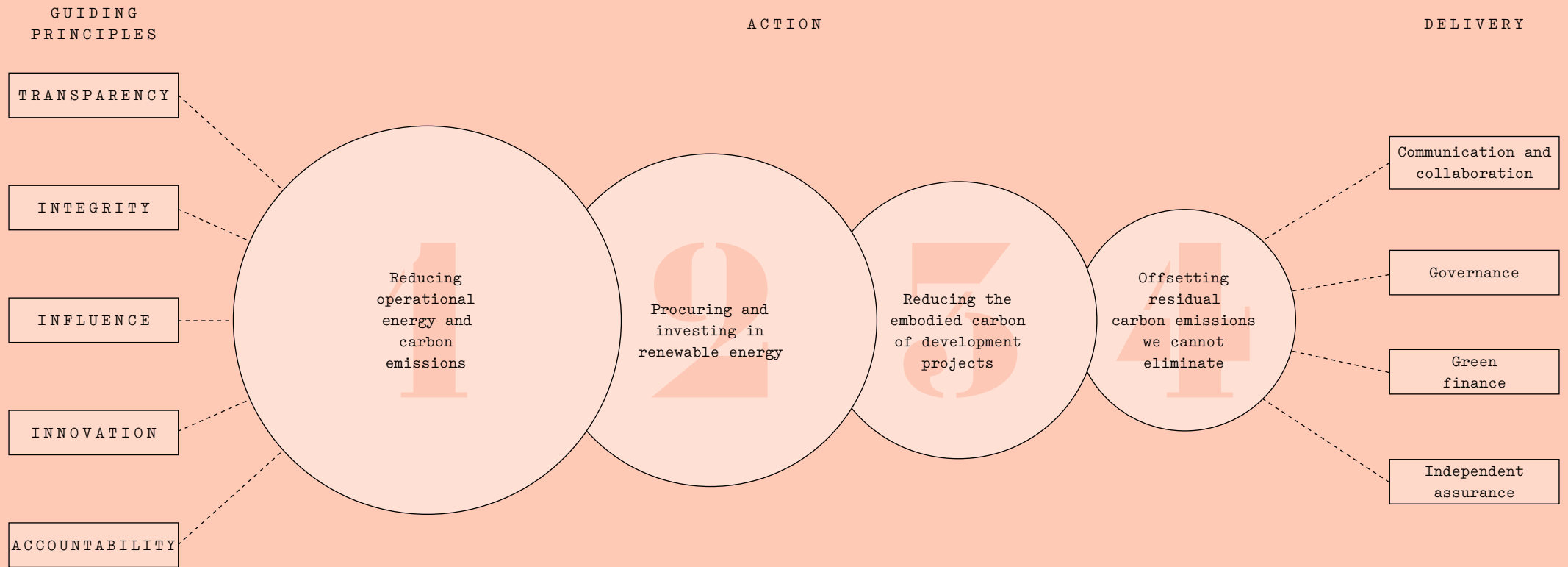
Secondly, a movement-sensitive LED lighting system helps to conserve power and minimise wasting energy.

Thirdly, the thermal loop harvests and redistributes warmth to cooler parts of the building and vice versa. Smart meters mean each unit's power and gas consumption can be monitored and improved.

Our Green Tea strategy provides a comfortable, controllable, naturally ventilated office environment that requires less energy to maintain by using the building's inherent attributes. Reducing energy consumption and its associated carbon emissions are part of our journey to net zero carbon in 2030.

EPC 'B'.

OUR JOURNEY TO NET ZERO 2030



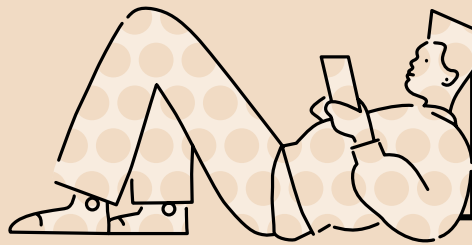
In February 2020 we announced our commitment to become a net zero carbon business by 2030. We plan to do this through driving down energy demand across our portfolio, investing in renewable energy and offsetting the residual carbon emissions we cannot eliminate.

Regeneration is at the core of our business model, through the refurbishment of our existing portfolio like Tea Building and the development of new ones. As part of this process we have a responsibility to ensure our buildings operate efficiently and are resilient to climate change. Tea Building is on a renewable electricity tariff and, as of September 2021 a renewable gas tariff as well, reducing the carbon footprint of the building.

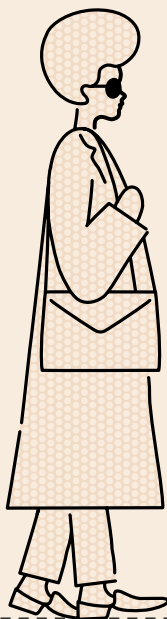
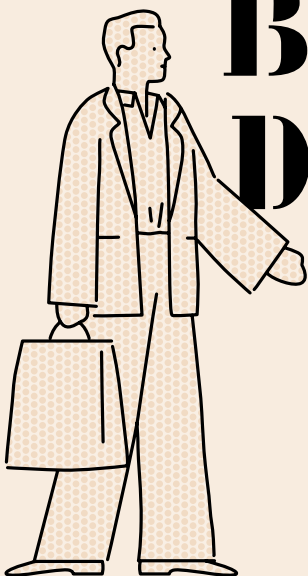
Despite targeting energy reduction initiatives and using renewable energy, there will be carbon emissions we cannot avoid. These will be offset using certified carbon offsetting schemes which will only be used as a last resort.

We know our net zero carbon commitment cannot be achieved alone and we are keen to work with our occupiers to promote sustainable working and support them in achieving their own ambitions.

LOCATION



THE CAPITAL'S MOST EXCITING BUSINESS DISTRICT



Bordering the City, Clerkenwell and Bethnal Green, Shoreditch is a thriving hotspot for culture, food and drink, art, fashion and music.

The most recent Sunday Times 100 Best Places to Eat list featured five Shoreditch restaurants - Brat, St Leonards, Smokestack, Rochelle Canteen and The Clove Club - all within a stone's throw from the building. Though Tea Building residents don't have to leave the premises to find a Michelin-starred restaurant - Lyle's, says critic Marina O'Loughlin, is "like the city's hottest-ticket supperclub". For great quality, affordable Thai there's Smoking Goat. For wood-fired pizza and cocktails, there's Pizza East a few doors down - or for hearty dining try Manteca on Great Eastern Street. Further along, Gloria is the latest restaurant to win rave reviews.



Art lovers are well catered for locally – the Hales Gallery, located inside the Tea Building, launched the career of Jake and Dinos Chapman and has an exciting roster of international artists. Nearby, there's Pure Evil for street art – although there is plenty in the surrounding streets themselves, free of charge; Red Gallery for live music and club nights; or Cock'n'Bull and the contemporary Emalin Gallery in Holywell Lane.

Also on your doorstep is Redchurch Street, now one of London's trendiest shopping streets, peppered with boutiques, concept stores and pop-ups, as well as established names such as APC and Sunspel. And there's Box Park, the world's first pop-up shopping mall, on Bethnal Green Road.

The graffiti-covered train carriages just across Shoreditch High Street sit above the live venue Village Underground. If you fancy a movie, head for the luxury Electric Cinema on Redchurch Street, where you can sip cocktails while you watch. Or for a decadent afternoon swim, members' club Shoreditch House is just next door and boasts an outdoor rooftop pool, as well as a spa, gym and boutique hotel.

LOCATIONS NEARBY WALKING DISTANCES

| | |
|-------------------------|--|
| 1 min – Dishoom | 6 mins – Gloria |
| 7 Boundary St, E1 | 54-56 Great Eastern Street, EC2 |
| 1 min – Boundary | 7 mins – The Clove Club |
| 2-4 Boundary St, E1 | Shoreditch Town Hall, 380 Old Street, EC1 |
| 3 mins – Smokestack | 7 mins – Barboun |
| 35 Sclater St, E1 | 61-67 Great Eastern Street London, EC2 |
| 5 mins – Manteca | 8 mins – St Leonard's |
| 49-51 Curtain Road, EC2 | Canteen |
| 5 mins – Rochelle | 16 Playground Gardens, |
| Canteen | E2 |

INSIDE TEA :



BRAT



SMOKING GOAT



PIZZA EAST



LYLE'S



SHOREDITCH HOUSE



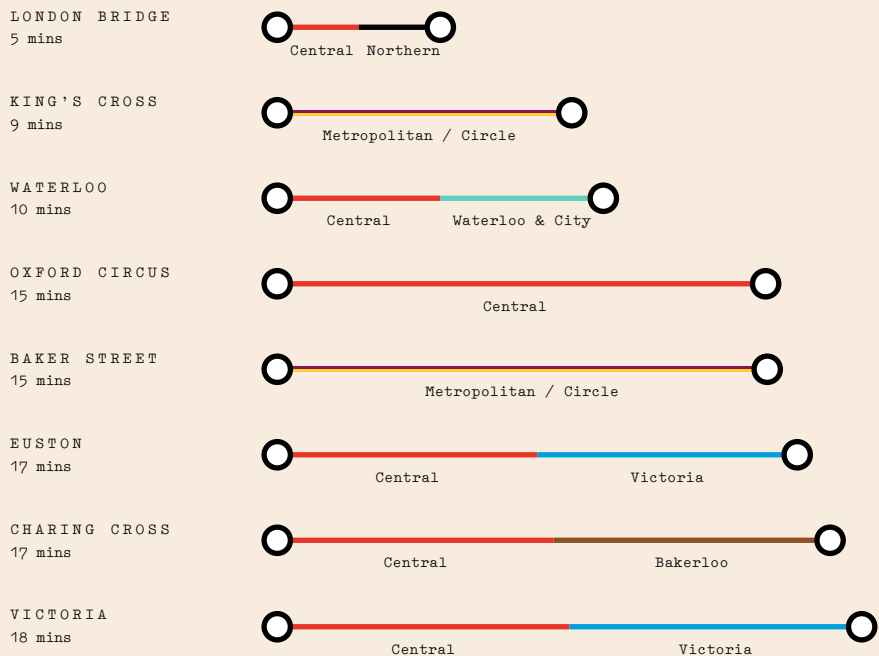
COWSHED

Getting around is quick and easy, thanks to excellent rail, tube and bus connections. The overground service stops at Shoreditch High Street

station, right across the road from Tea. You can also pick up the Northern Line at nearby Old Street, a ten minute walk away.

From Liverpool Street Underground Station

(10 mins walk)



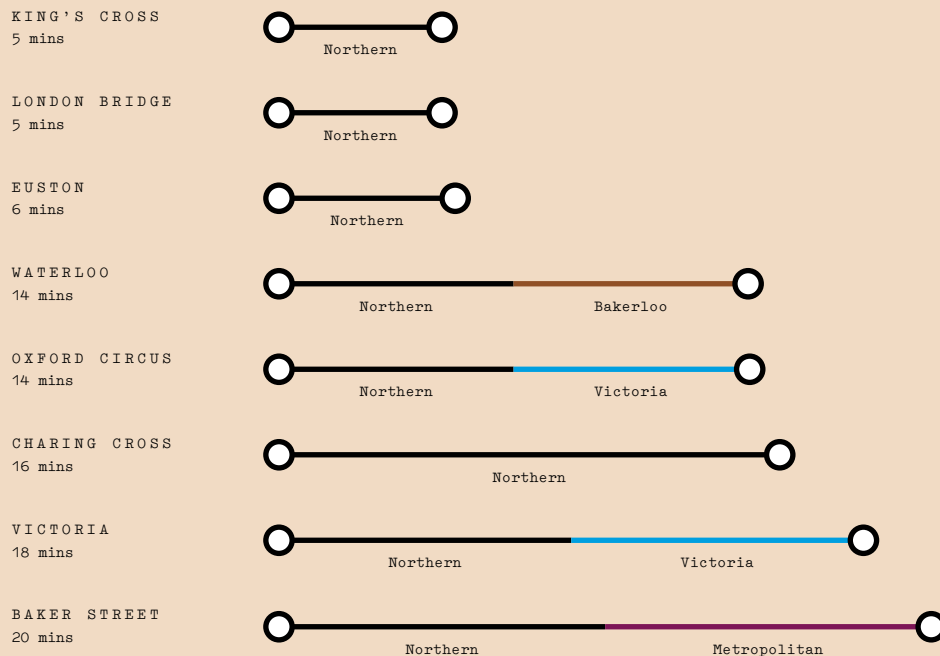
AIRPORTS

From Shoreditch High Street Overground Station

| | |
|-------------|------------|
| London City | 30 minutes |
| Gatwick | 60 minutes |
| Luton | 60 minutes |
| Heathrow | 63 minutes |
| Stansted | 77 minutes |

From Old Street Underground Station

(10 mins walk)



STATIONS

From Shoreditch High Street Overground Station

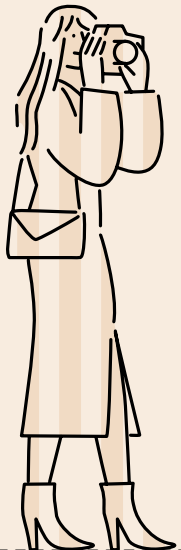
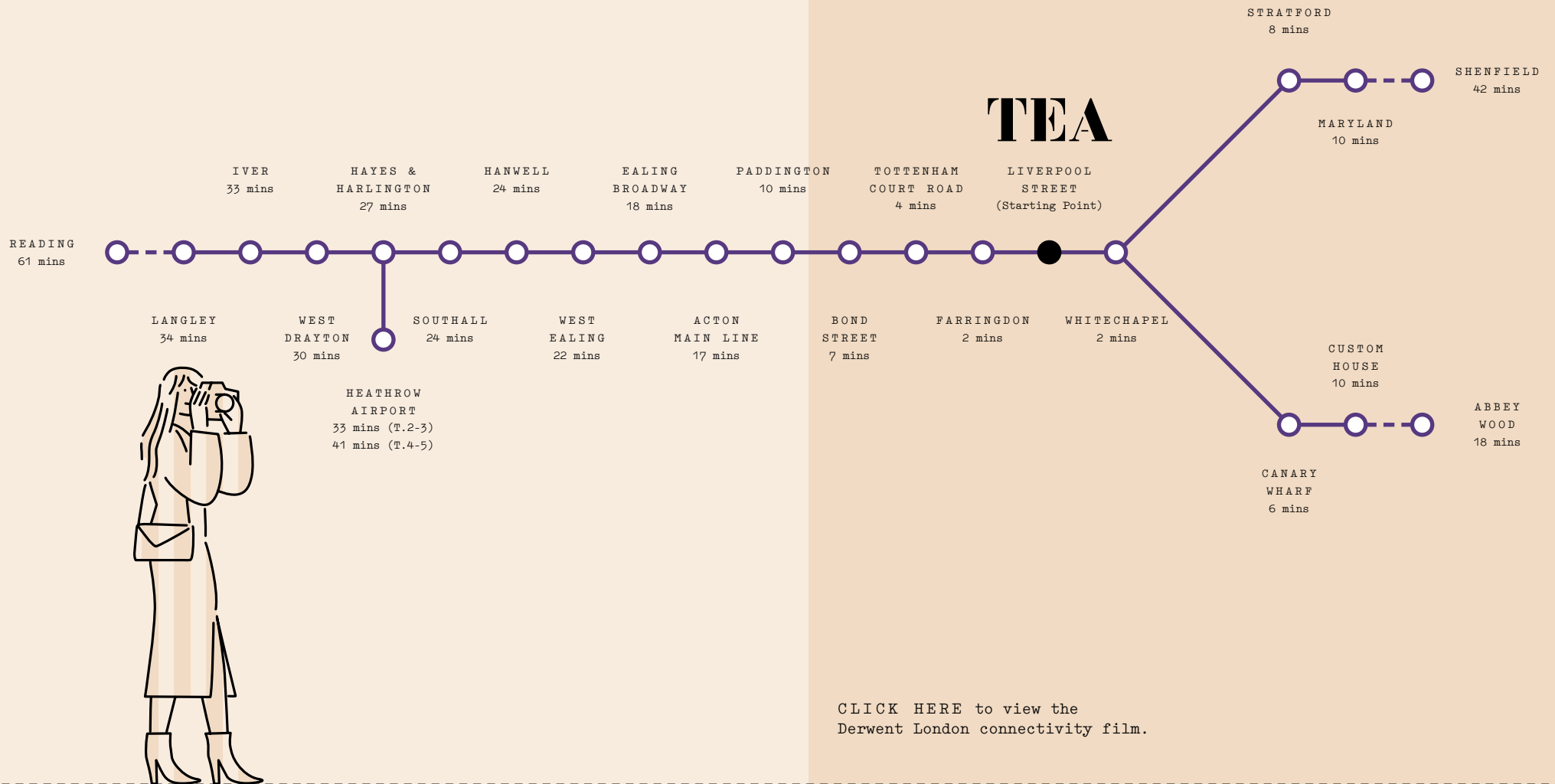
| | |
|---------------|------------|
| London Bridge | 18 minutes |
| Waterloo | 21 minutes |
| King's Cross | 26 minutes |
| Euston | 28 minutes |
| Victoria | 28 minutes |
| Charing Cross | 29 minutes |
| Paddington | 35 minutes |

Elizabeth line journey times from Liverpool Street Underground Station

10 minute walk from Tea Building

The Elizabeth line has dramatically reduced travel times across London. Liverpool Street Underground station is just a 10 minute walk and with trains every two and a half minutes

it will take you quickly to Whitechapel (2 mins), Canary Wharf (6 mins), Bond Street (7 mins), or Heathrow (Terminals 2 and 3, 33 mins).



[CLICK HERE](#) to view the Derwent London connectivity film.



DERWENT LONDON

WE DESIGN AND INNOVATE...

Our vision is to craft inspiring space where people thrive. Our design-led philosophy is our legacy and integral in all that we do.

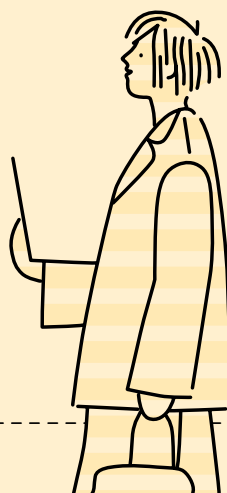
...TO BUILD AND CONNECT OUR COMMUNITIES

We provide our office tenants with complimentary DL/ Member status, offering enhanced amenity, service and experience with tangible benefits. We invest in the relationships we have with our tenants and communities alike.

...WITH AN UNRIVALLED BRAND AND EXPERTISE.

We design and curate long-life, low carbon intelligent offices that contribute to London's position as a leading global city. We have a proven track-record, always looking ahead, delivering best-in-class office buildings.

From our brand to our design-led spaces, the Derwent London experience is distinctive, inspiring and user-focused.



- London's leading creative office specialist with 40 years' experience
- Inspiring and innovative architecture and design
- Largest central London office-focused REIT
- £5.2bn investment portfolio
- 5.4m sq ft in central London
- Net zero carbon business by 2030



DL/28 IN OLD STREET EC1

DL/ MEMBERS

As valued tenants of a Derwent London building, you and your employees will automatically enjoy complimentary DL/ Membership status.

As a DL/ Member, you'll have access to an ever-growing package of exclusive benefits.

[CLICK HERE](#) for more information on your DL/Member benefits.

You can use our Lounges, DL/78 in Fitzrovia and DL/28 in Old Street for meetings, connecting and collaboration. You'll receive specially negotiated discounts from a diverse collection of businesses, including local coffee shops, restaurants and wellness brands. You'll have access to a packed calendar of experience-led events curated by our dedicated team. And the DL/ App is your effortless, personal portal to all of it.

We see our role going beyond the responsibilities of a traditional Landlord. We want to create a positive sense of community among all of us in the Derwent London family.

DL/ Lounges

Created for connection and collaboration, DL/78 and DL/28 are inspiring spaces where Members can work, meet, eat and socialise.

We designed these multi-purpose environments as destinations for our community to gather, learn and share meaningful and productive experiences together.

Members can drop in and work or network in these complimentary and private Lounges, each with their own on-site café. High-spec meeting rooms and private event spaces are available to book. These spaces are yours to enjoy and are easy to access via the DL/ App.

Our DL/ Lounges include:

- Communal collaboration and working areas in the Lounge
- Bookable meeting rooms configured to your needs
- Library for quiet working (DL/28)
- Event / town hall space available for exclusive hire
- On-site café operated by Lantana at DL/78 and DL/ Service at DL/28
- Curated events programme
- All connected via the DL/ App

DL/78

78 Charlotte Street, Fitzrovia W1

DL/28

28 Featherstone Street, Old Street EC1

DL/28 is just a 10 minute walk from Tea Building



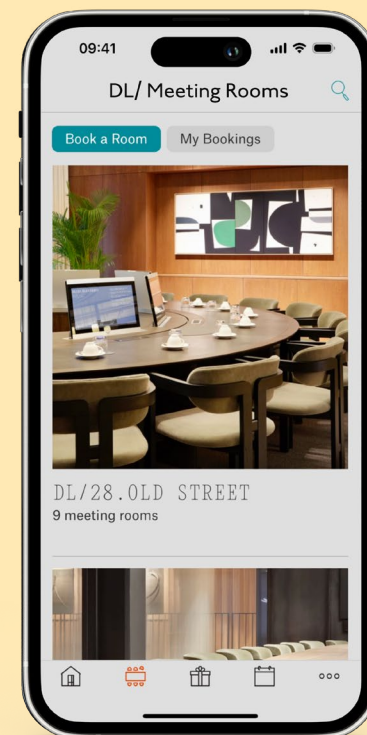
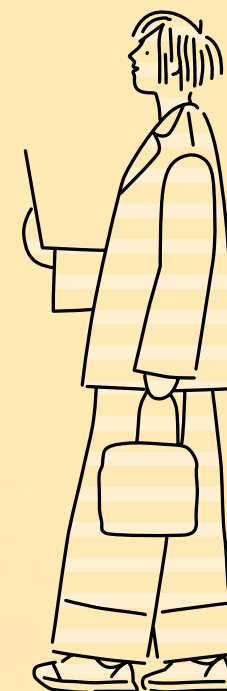
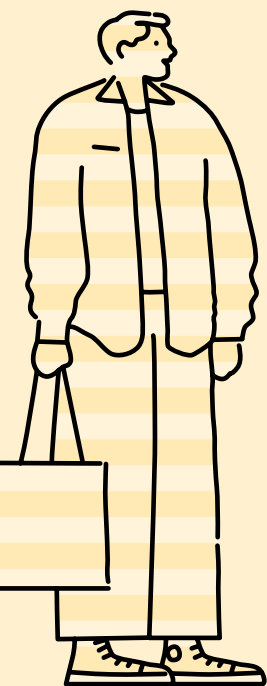
DL/28 IN OLD STREET EC1

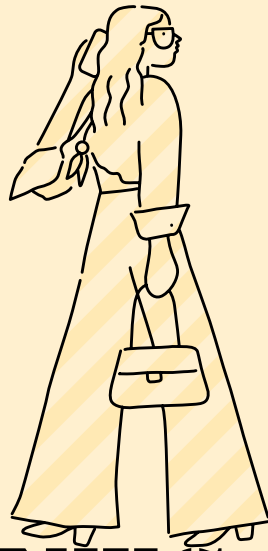
Put the world of Derwent London in your pocket with the DL/ App, with a curated collection of features and Member benefits.

Stay on the pulse with relevant news stories and get exclusive discounts and offers from a range of local restaurants, cafés and wellness brands.

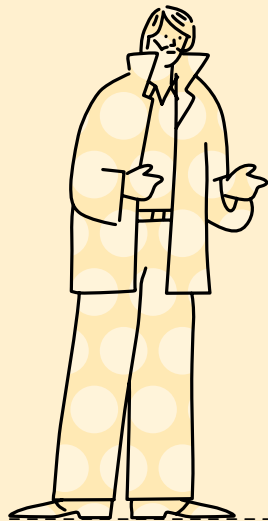
Book meeting rooms in our DL/ Lounges, bespoke to your needs and reserve your place at events. Browse available Furnished + Flexible workspaces across central London. It's all there in your hand. Access everything in just a few clicks, and helpful notifications mean you never miss a thing.

DERWENT LONDON APP





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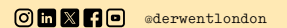
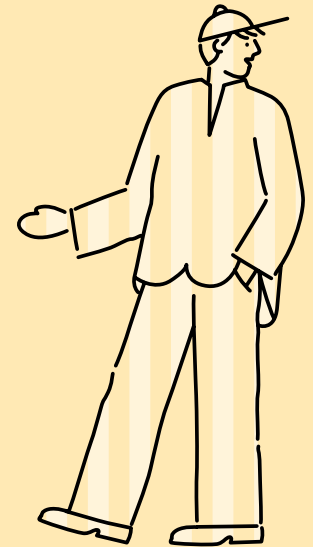
teabuilding.co.uk

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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LONDON
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TEA

