



# 80 MIDDLESEX ST

SPITALFIELDS



Plug & play office floors of 2,700 sq ft (20 to 30 workstations per floor) ready to occupy now

80 MIDDLESEX ST SPITALFIELDS

# INDUSTRIAL CHARM

Located in lively Spitalfields, 80 Middlesex Street is an attractive warehouse office-building providing three stunning new floors, refurbished and ready to occupy immediately. Each floor benefits from new fixtures and fittings, high ceilings, original warehouse features and excellent natural light. The building boasts excellent end-of-trip facilities and a F45 gym located in the basement.



Exterior



Reception





80 MIDDLESEX ST SPITALFIELDS



Coffee point / breakout area



Boardroom



Office floor & breakout area

# AVAILABILITY

| FLOOR        | SQ FT        | SQ M         | AVAILABILITY |
|--------------|--------------|--------------|--------------|
| 3            | 2,768        | 257.2        | COMING SOON  |
| 2            | 2,662        | 247.3        | AVAILABLE    |
| 1            | 2,660        | 247.1        | AVAILABLE    |
| <b>TOTAL</b> | <b>8,090</b> | <b>751.6</b> |              |





# DETAILS



New landlord fitout



Exposed services



VRF air conditioning



Redesigned reception space with high-quality contemporary finishes



Crittall glass lift lobbies to all floors



Showers, lockers and cycle racks



Fully accessible raised floors



Fibre connectivity



F45 gym in the basement



Office floor



Breakout areas & boardroom





80 MIDDLESEX ST SPITALFIELDS



Office floor & breakout area



Showers

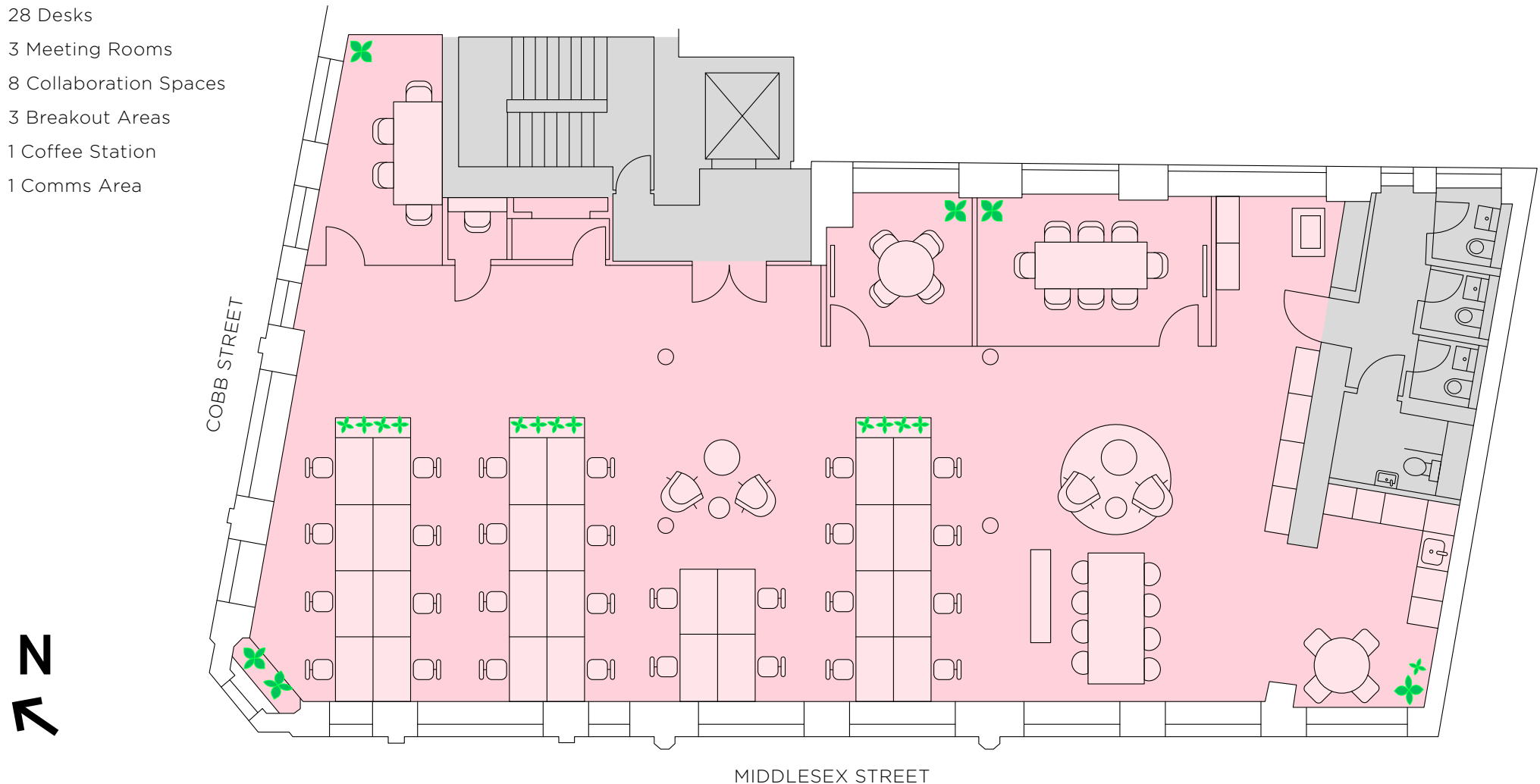


Breakout area

# 3RD FLOOR

2,768 SQ FT / 257.2 SQ M

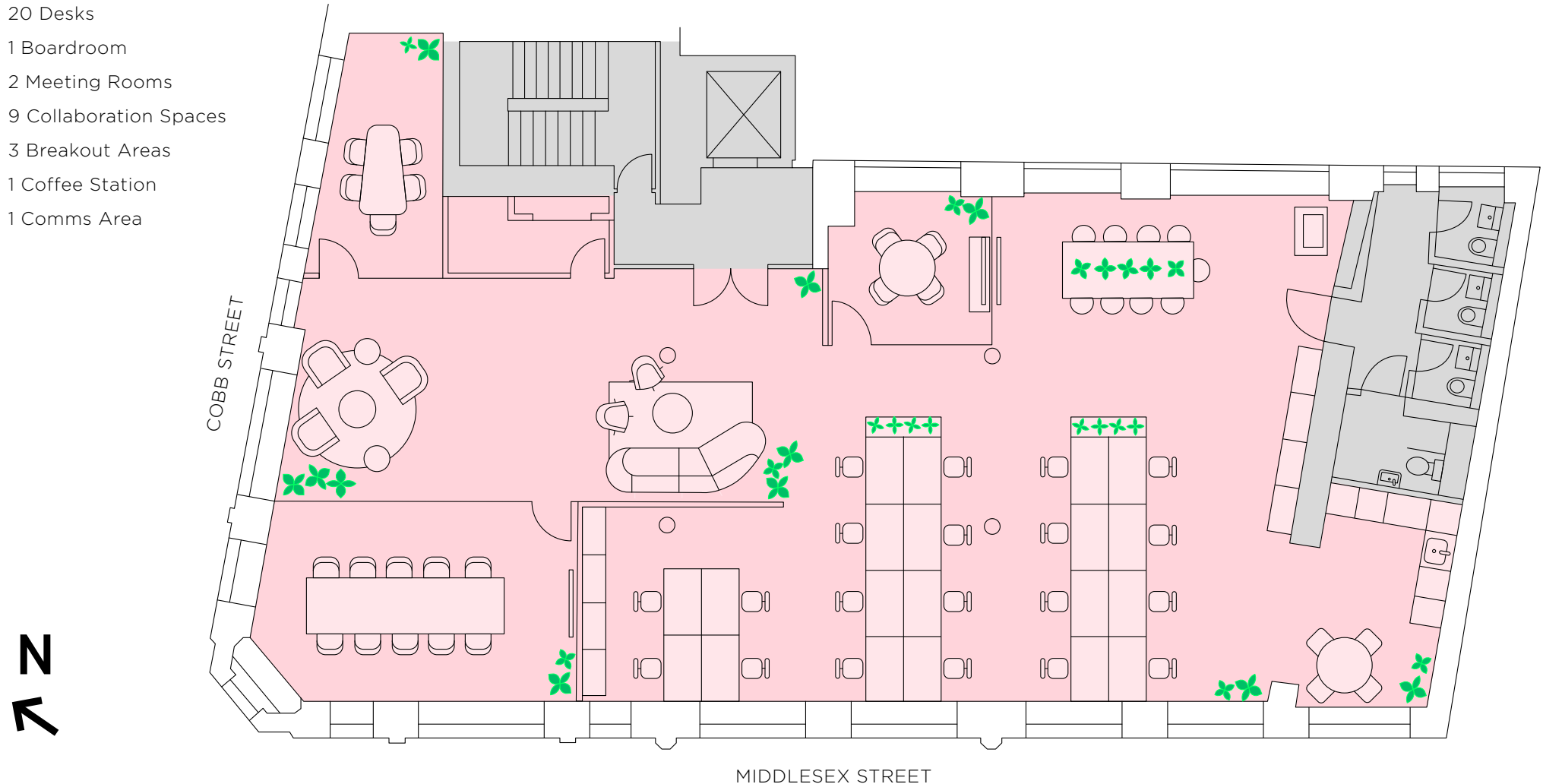
- 28 Desks
- 3 Meeting Rooms
- 8 Collaboration Spaces
- 3 Breakout Areas
- 1 Coffee Station
- 1 Comms Area



# 2ND FLOOR

2,662 SQ FT / 247.3 SQ M

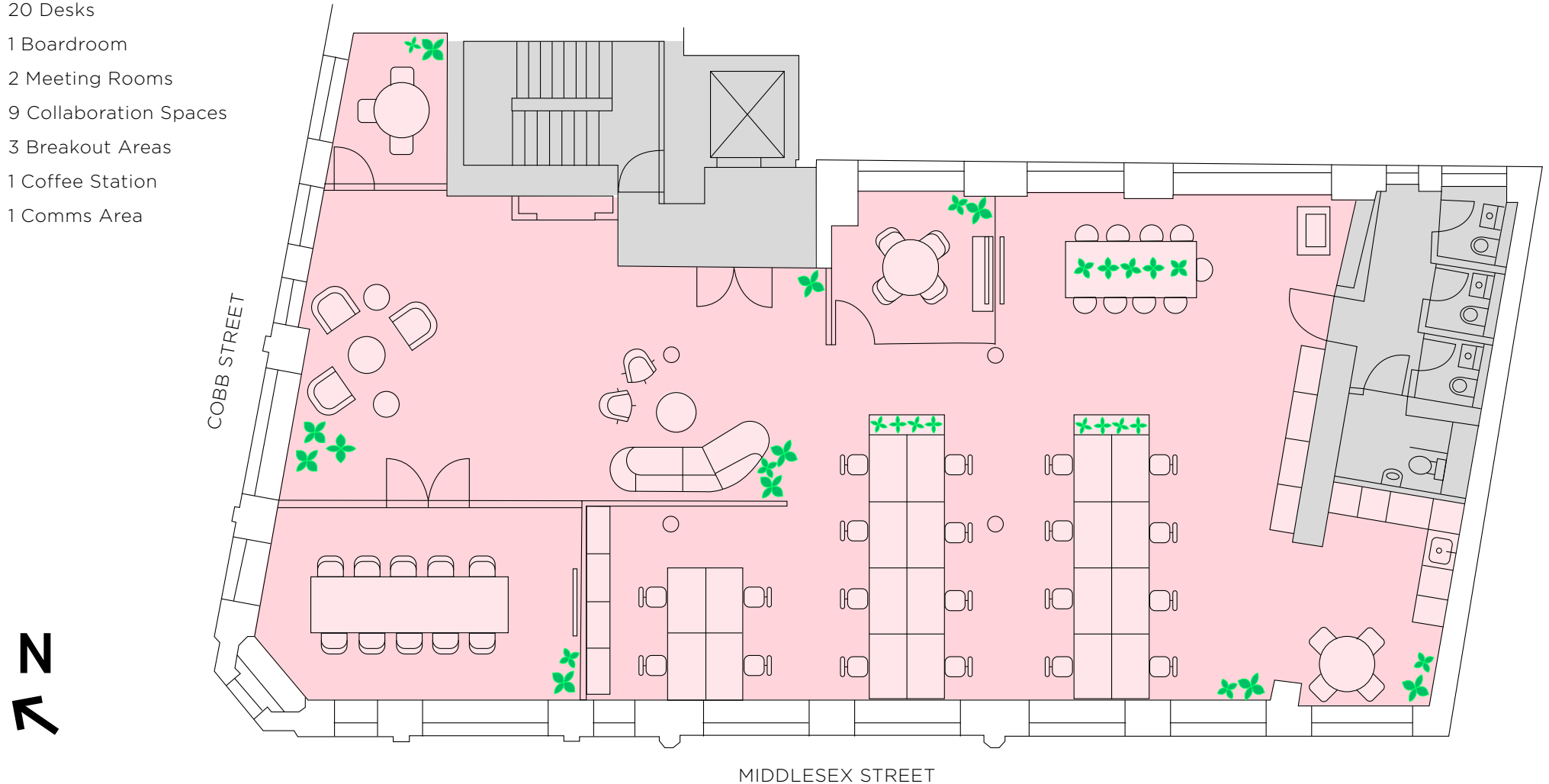
- 20 Desks
- 1 Boardroom
- 2 Meeting Rooms
- 9 Collaboration Spaces
- 3 Breakout Areas
- 1 Coffee Station
- 1 Comms Area



# 1ST FLOOR

2,660 SQ FT / 247.1 SQ M

- 20 Desks
- 1 Boardroom
- 2 Meeting Rooms
- 9 Collaboration Spaces
- 3 Breakout Areas
- 1 Coffee Station
- 1 Comms Area





80 MIDDLESEX ST SPITALFIELDS

# COOL AND CONNECTED

80 Middlesex Street is on the doorstep of bustling Spitalfields with an abundance of restaurants, cafes and shops just moments away, including Eataly, Ottolenghi and Duck & Waffle. Occupiers have an easy commute, with Liverpool Street, Aldgate and Aldgate East, all within a five minute walk, providing easy access to many transport lines, including Elizabeth Line and National Rail.



Bishops Square



Spitalfields Market



Spitalfields Market





## RESTAURANTS / CAFES

- |                             |  |
|-----------------------------|--|
| 1 Yauatcha City             | 23 Barcelona Tapas Bar & Restaurant    |
| 2 The Botanist              | 24 Cinnamon Kitchen                    |
| 3 José Pizarro              | 25 New Street Grill                    |
| 4 Shoryu Ramen              | 26 KÖD London                          |
| 5 Beany Green               | 27 Kenza                               |
| 6 Grind                     | 28 Enoteca da Luca                     |
| 7 Mrs Fogg's                | 29 Cafe Luca                           |
| 8 Eatly                     | 30 Duck & Waffle                       |
| 9 Breakfast Club            | 31 The Ivy City Garden                 |
| 10 Spitalfields Market      | 32 Rosslyn Coffee/City Social/Tower 42 |
| 11 Ottolenghi               | 33 Eastway Brasserie                   |
| 12 Gunpowder                | 34 Watchhouse                          |
| 13 Bubala                   | 35 Searcys at The Gherkin              |
| 14 som saa                  | 36 Leadenhall Market                   |
| 15 Vegan Yes                | 37 Omnino                              |
| 16 Salad Box                | 38 14 Hills                            |
| 17 Brick Lane               | 39 Crispin                             |
| 18 The Buxton               | 40 Pizza Union                         |
| 19 Apples & Pears           | 41 Potter & Reid                       |
| 20 Xi'an BiangBiang Noodles | 42 Fazenda                             |
| 21 Unity Diner              | 43 The Star by Liverpool Street        |
| 22 Petticoat Lane Market    |  |

## SHOPPING

- |                       |                     |
|-----------------------|---------------------|
| 1 Spitalfields Market | 3 Leadenhall Market |
| 2 Brick Lane          |                     |

## ACTIVITIES / CULTURE / GYMS

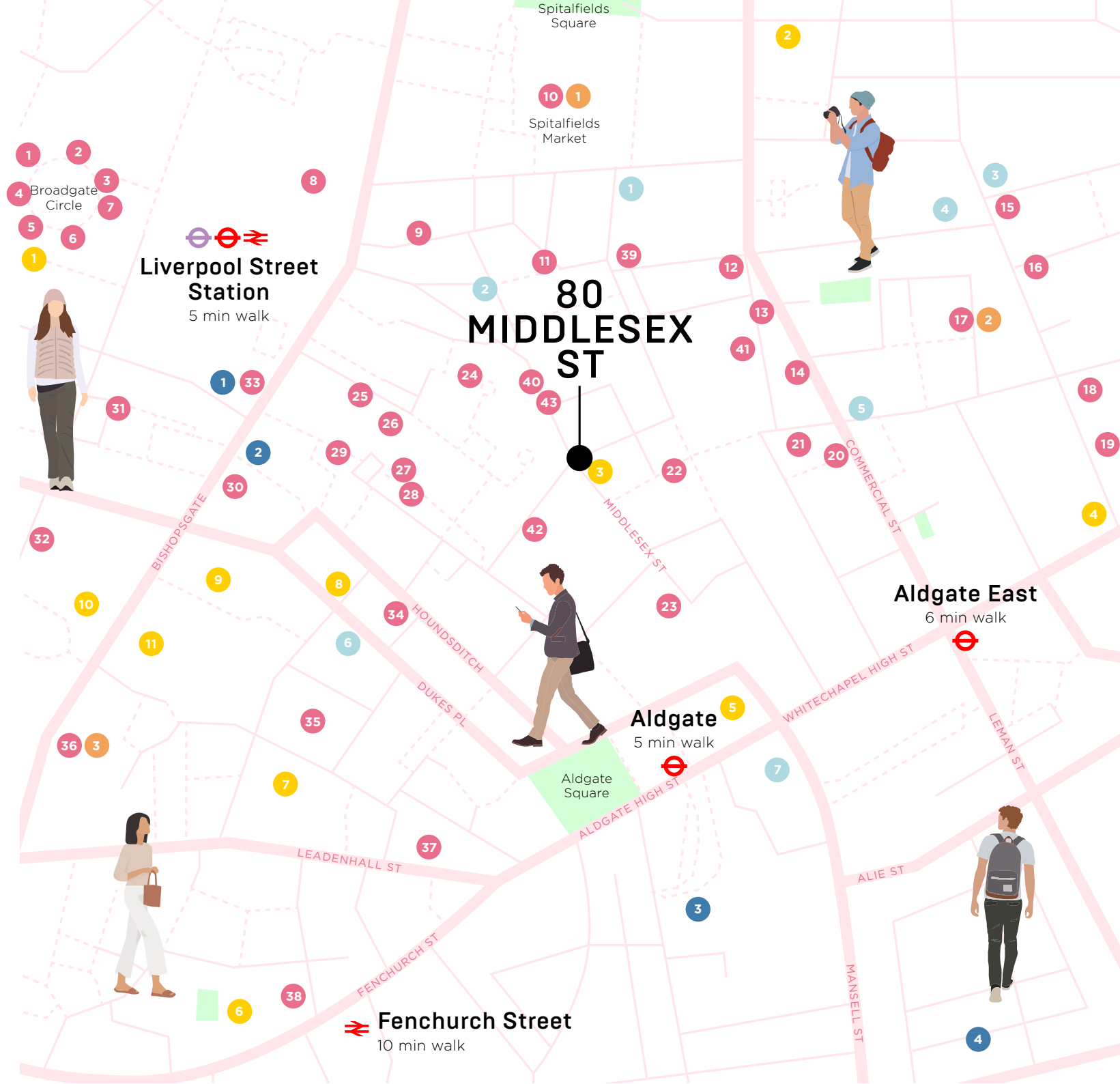
- |                       |                       |
|-----------------------|-----------------------|
| 1 1 Rebel             | 6 The Garden at 120   |
| 2 Van Gogh Exhibition | 7 Swingers Crazy Golf |
| 3 F45 Training        | 8 1 Rebel Gym         |
| 4 Whitechapel Gallery | 9 Equinox Gym         |
| 5 City Bouldering     | 10 Fitness First      |
|                       | 11 Pitch City         |

## BARS

- |                             |                       |
|-----------------------------|-----------------------|
| 1 The Gun                   | 5 The Culpeper        |
| 2 Kings Stores              | 6 The Alchemist       |
| 3 The Pride of Spitalfields | 7 The Hoop and Grapes |
| 4 Kill the Cat              |                       |

## HOTELS

- |                |                        |
|----------------|------------------------|
| 1 Andaz London | 3 Canopy by Hilton     |
| 2 Pan Pacific  | 4 Leonardo Royal Hotel |





# CONTACT



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