

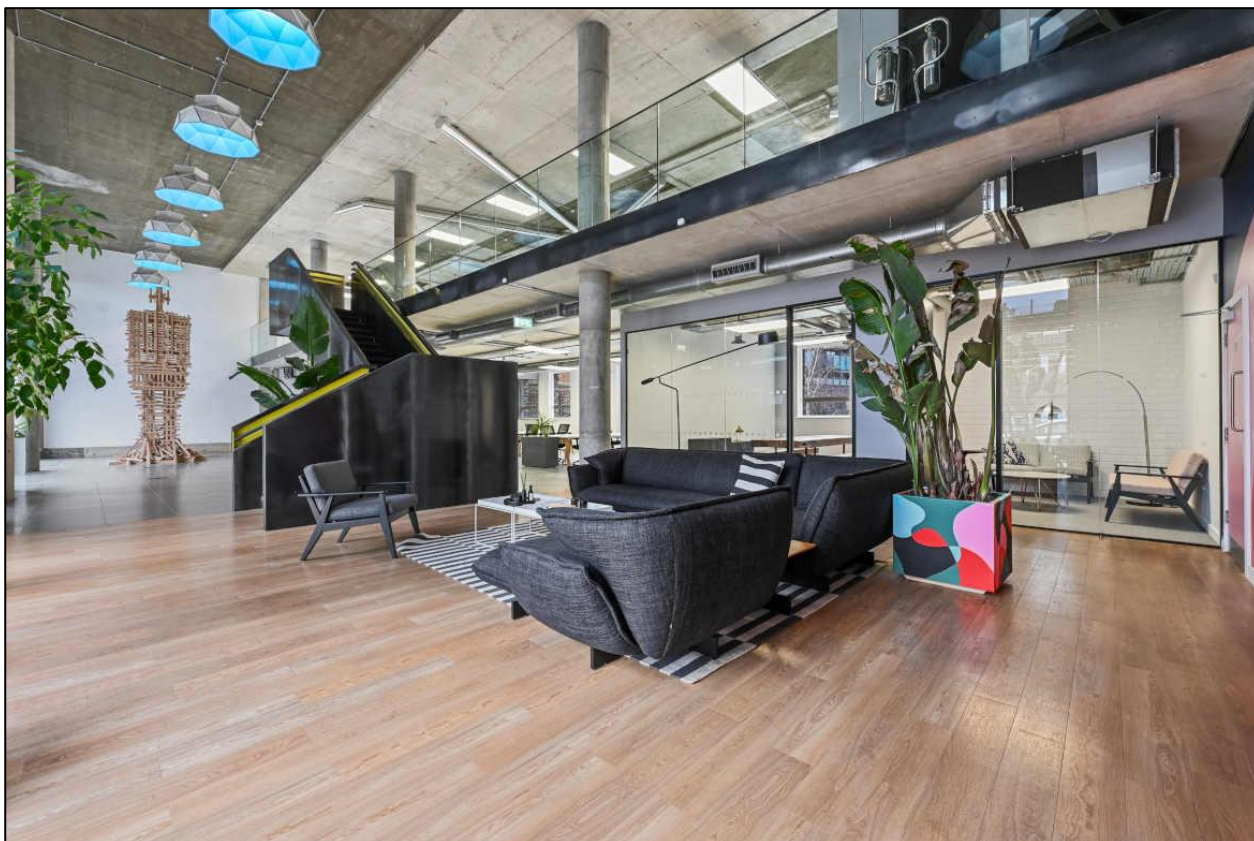
Office space

6,740 sq. ft. / 626.17 sq. m.

**Unique, self-contained space with double height in Shoreditch**

# TO LET

**HQ Shoreditch, 56 Bevenden Street, London N1 6BL**



## LOCATION

HQ is ideally located within around 5 minutes' walk of Old Street underground station and is well served by the numerous cafes, bars, restaurants and hotels of Shoreditch and the Old Street district. The area is widely recognised as a hub for those in technology, media, fashion and art.

Green spaces are readily available at Shoreditch Park, St. Johns Church, Aske Gardens and Hoxton Square.

## TRANSPORT

Old Street (Northern Line and National Rail)

Hoxton (Overground)

Shoreditch High Street (Overground)

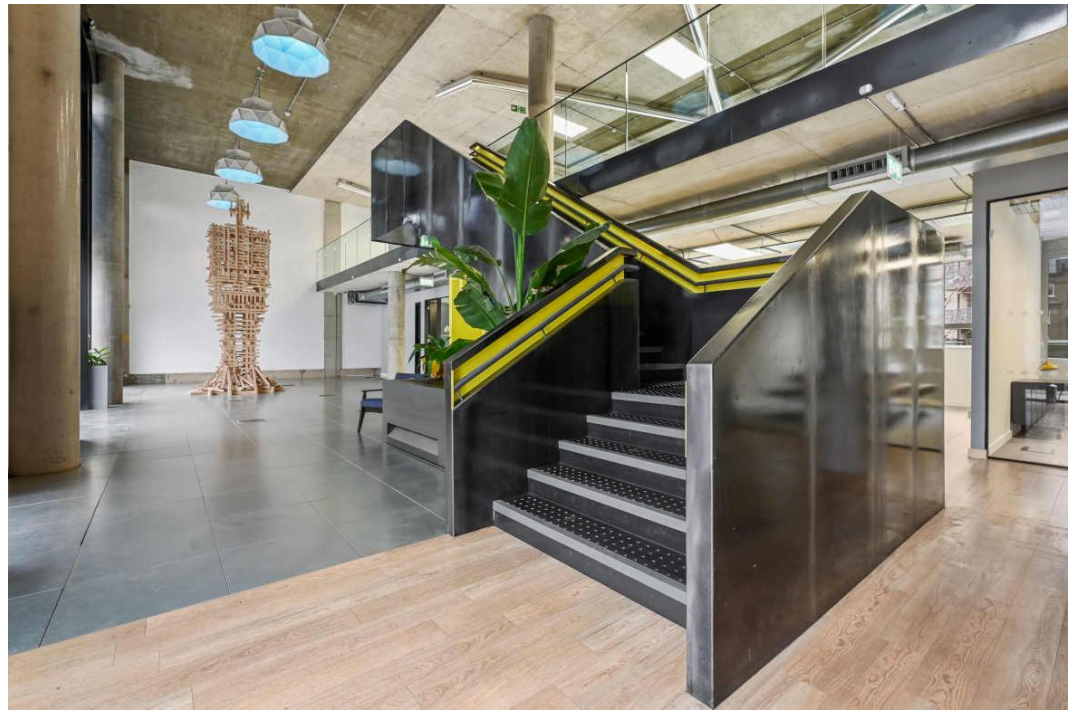
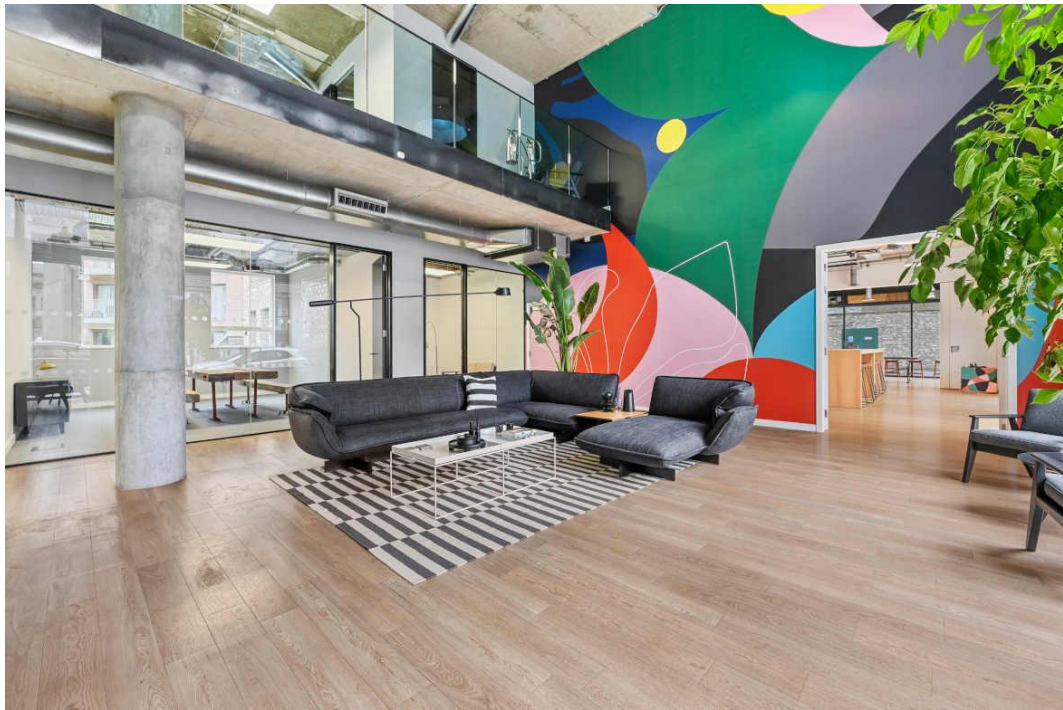
Liverpool Street (Metropolitan, Hammersmith & City, Central, Elizabeth and National Rail)

Angel (Northern line)

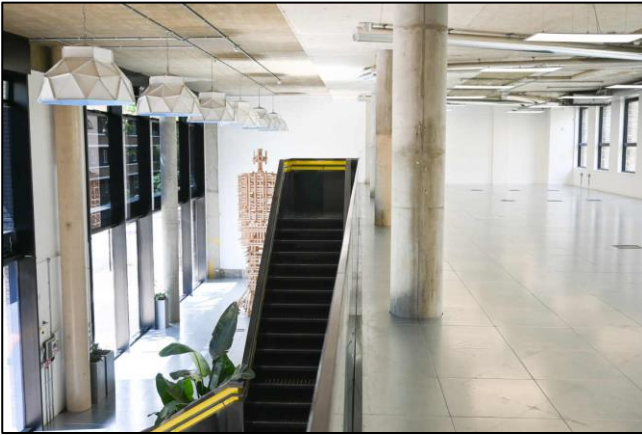
**21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313**

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## DESCRIPTION

HQ Shoreditch is a unique, flexible, open plan space with double height (6.8m) in part.

The space is completely self-contained with excellent natural daylight and a private courtyard outlook to the rear.

There is a cut back first floor overlooking the stunning double height space accessed via a feature staircase. Walls & ceilings have a concrete finish and there are raised access floors throughout.

The building itself has been designed with highly efficient fabric, helping it to achieve high levels of thermal insulation and earning it a 'Very Good' BREEAM rating and an EPC rating of A.

## HIGHLIGHTS

- Completely self-contained
- Flexible, open plan space
- Bespoke kitchen
- Generous lounge area & break out space
- Multiple meeting rooms / private offices
- Double height (6.8m) in part
- Feature staircase connecting to first floor
- Feature wall by Lois O'Hara
- Timber art installation by Simon Linington
- Plants & painted pots by Repot
- Concrete walls and ceilings
- Raised access floors
- Modern, industrial LED light fittings
- Air source heat pump air conditioning
- Shower and WCs
- External bike racks
- Rear windows facing private courtyard

## APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
First	2,070	192.31
Ground	4,670	433.86
<b>Total</b>	<b>6,740</b>	<b>626.17</b>

## LEASE

New lease for a term by arrangement.

## RENT

Per Annum	Per sq. ft.
£333,630	£49.50

## RATES

Rates payable for 2023/24 are approximately:

Per Annum	Per sq. ft.
£131,404	£19.50

## SERVICE CHARGE

Per Annum	Per sq. ft.
£25,275	£3.75

## TOTAL OCCUPATIONAL COSTS

Per Annum	Per Month	Per Sq. Ft.
£490,335	£40,861.25	£72.75

## VAT

The property is elected for VAT.

## WEBSITE

[www.shoreditchhq.com](http://www.shoreditchhq.com)

## PLEASE CONTACT

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