

Commercial Office Space

4,277 sq. ft. / 397 sq. m.

Plug & Play office with access to communal terrace and tenants lounge

TO LET

Third floor, 14 Bonhill Street, Shoreditch, London, EC2A 4BX



*photo of second floor

LOCATION

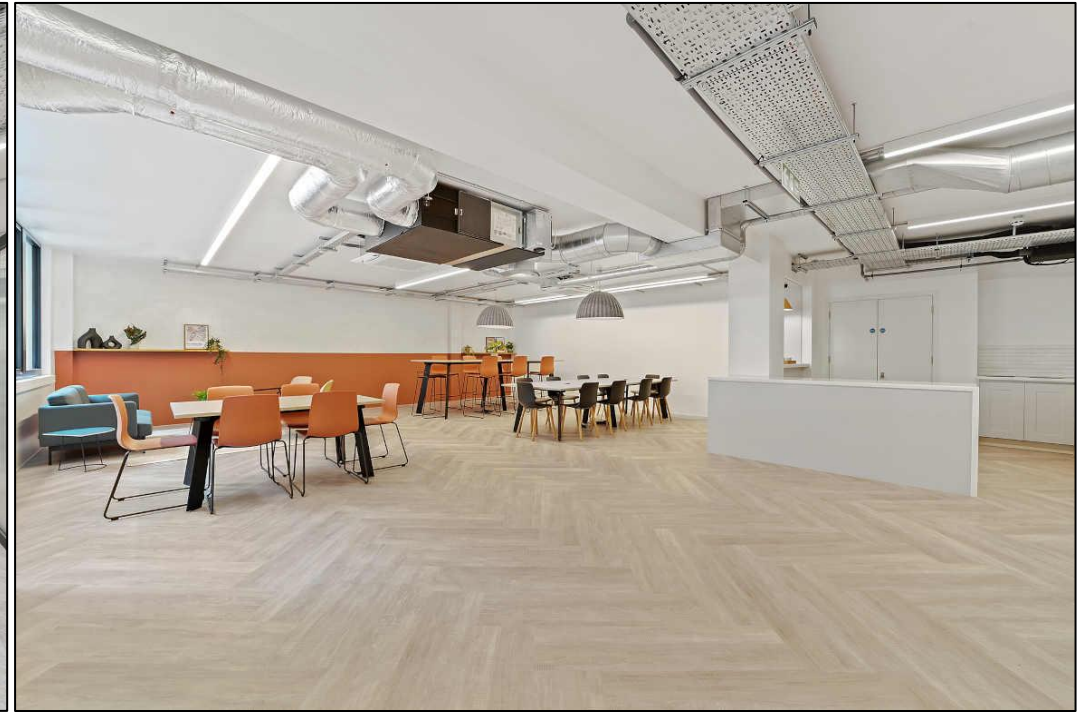
The building is located in a prominent position on Bonhill Street, close to the junction of Paul Street, in the heart of vibrant Shoreditch. The building is close to Google Campus, the Amazon UK Headquarters and the new stage Shoreditch development, home to Shakespeare's Curtain Theatre. The area benefits from a number of bars and restaurants such as Manteca, Aviary, Fight Club and Barry's Bootcamp.

TRANSPORT

Liverpool Street (Central, Circle, Elizabeth, Hammersmith & City and Metropolitan lines, Overground and National Rail)
Moorgate (Circle, Hammersmith & City, Metropolitan and Northern lines and National Rail)
Old Street (Northern line and National Rail)
Shoreditch High Street (Overground)

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

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*photos of second floor



DESCRIPTION

The office provides plug & play accommodation with open plan desking and generous kitchenette and break out areas. The office also offers 4 meeting rooms, 3 zoom rooms and a board room.

The floor also benefits from great natural light throughout with a members business lounge with a terrace at fifth floor level.

The building is fully DDA Compliant and has a manned reception, bike storage and showers.

Available from August 2024

AMENITIES

- Prime City Fringe location
- 49 desks in situ
- Plug & play
- Board room, meeting and zoom rooms
- Business lounge & terrace
- Exposed air conditioning system
- Fully accessible raised floors
- Two passenger lifts
- New W/C facilities
- Reception with commissionaire
- Great natural daylight
- Showers
- Secure cycle storage and lockers

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Third	4,277	397

LEASE

A new lease available for a term by arrangement

RENT

Per annum	Per Sq. Ft.
£278,005	£65

SERVICE CHARGE

Per annum	Per Sq. Ft.
£36,355	£8.50

RATES

Per annum	Per Sq. Ft.
£88,998	£20.80

TOTAL OCCUPATIONAL COSTS

Per annum	PCM
£403,321	£33,610

**There is the opportunity to occupy additional floors within the scheme to provide a further 4,120 sq. ft.*

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Harrison Turner
hturner@antonpage.com

Stephen Page
spage@antonpage.com

BELCOR 020 7375 3444