

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.

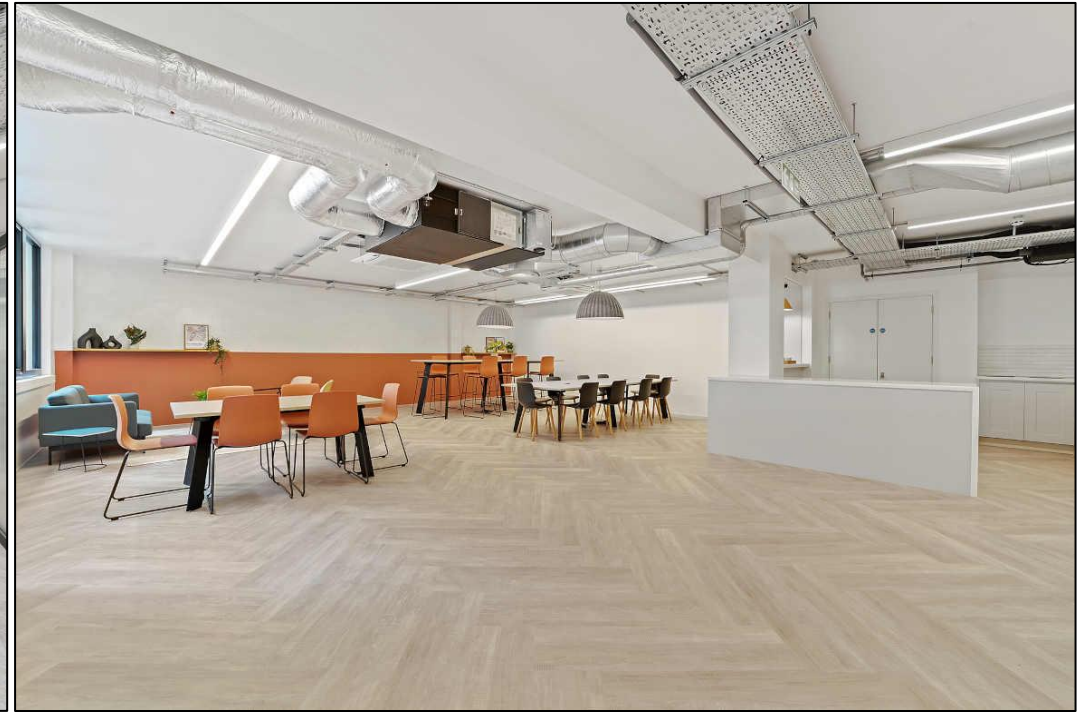
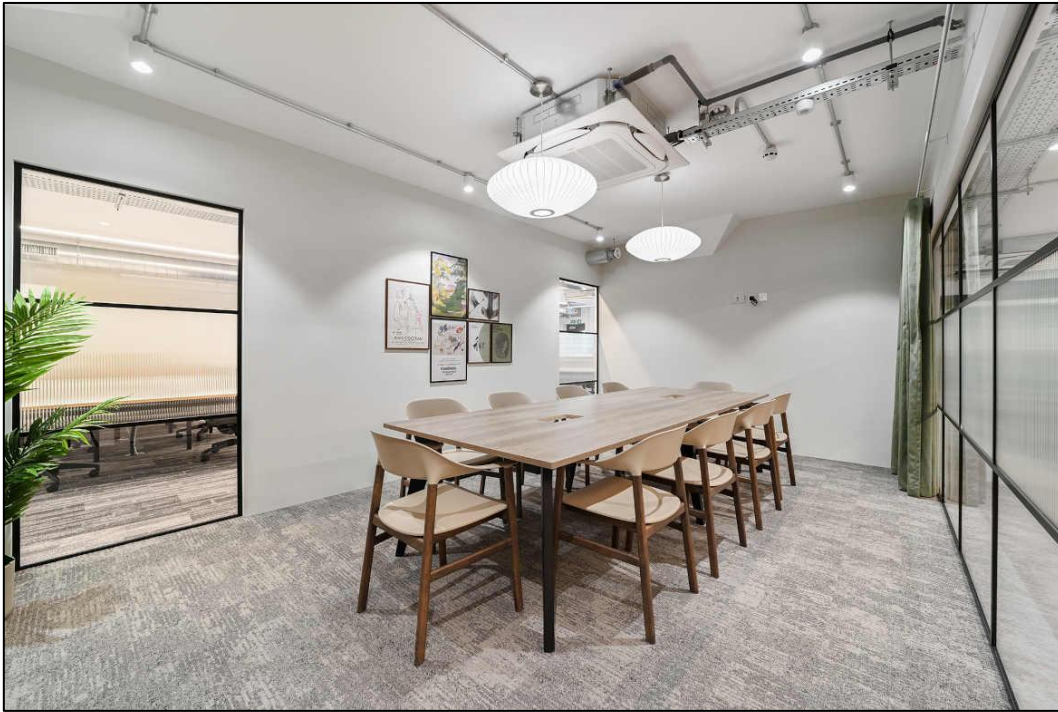
## TRANSPORT

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**

Property Misdescriptions Act 1991 / Misdescriptions Act 1967. Anton Page LLP for themselves and for the vendors of this property whose agents they are, give notice that: These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on the part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein: and the vendor does not make or give, and neither the firm nor any of their employees have any authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT.





\*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 Q1 2025.

## 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](mailto:hturner@antonpage.com)

Stephen Page  
[spage@antonpage.com](mailto:spage@antonpage.com)

BELCOR 020 7375 3444