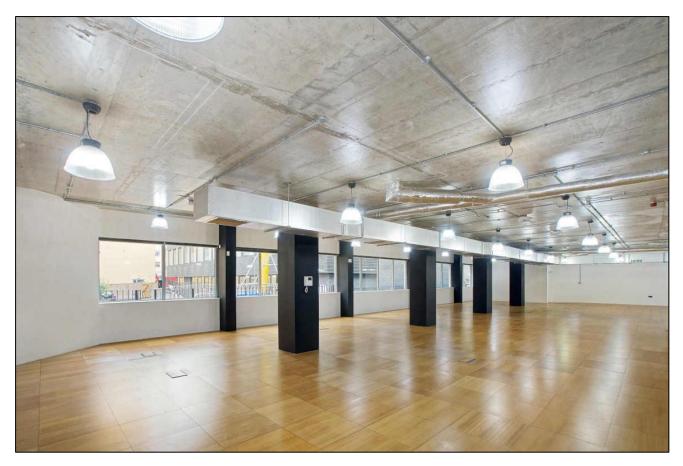


Office / Showroom Space 4,020 sq. ft. / 373.40 sq. m. Self-contained ground floor space in the heart of Shoreditch

TO LET

The Foundry, 8-15 Dereham Place, Shoreditch EC2A 3HJ



LOCATION

Located on Dereham Place, a quiet street between Curtain Road and Shoreditch High Street. The property is located in the heart of Shoreditch and boasts a wealth of cafes, restaurants and bars on the doorstep.

TRANSPORT

Shoreditch High Street (Overground) Liverpool Street (Central, Circle, Hammersmith & City and Metropolitan lines, Overground and National Rail) Old Street (Northern line and National Rail) Various bus routes available Santander Cycles

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.





DESCRIPTION

RENT

Per annum	Per Sq. Ft.
£118,590	£29.50

The Foundry is a mixed-use building with frontage onto Dereham Place in the heart of Shoreditch.

This newly refurbished, self-contained ground floor unit provides open plan workspace with excellent natural light.

The space is fitted with a private office and has power and data cabling already in situ. The space also benefits from air conditioning throughout and also has private shower facilities.

AMENITIES

- Self-contained space
- Reception area
- Fitted accommodation
- Fitted kitchen
- 1 private office
- Power & data cabling in situ
- Air conditioning
- Car parking available £260 pcm

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Ground	4,020	373.40

LEASE

A new lease available for a term by arrangement.

SERVICE CHARGE / BUILDING INSURANCE

Per annum	Per Sq. Ft.
£1,650	£0.41

BUSINESS RATES

We understand that business rates payable for 2023/24 equate to approximately:

Per annum	Per Sq. Ft.
£62,708	£15.60

Interested parties are expected to satisfy themselves on the accuracy of these figures, either via London Borough of Hackney or VOA.

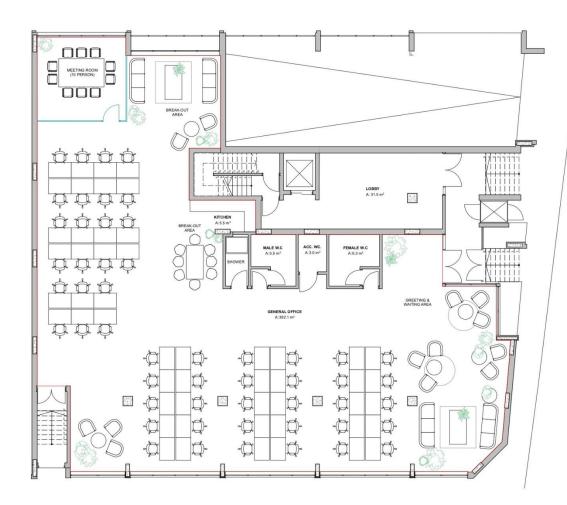
TOTAL OCCUPATIONAL COSTS

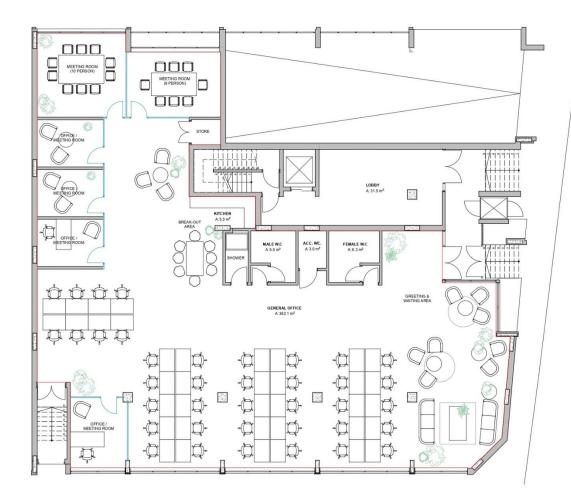
Per Annum	РСМ
£182,948	£15,245

PLEASE CONTACT

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Harrison Turner <u>hturner@antonpage.com</u> Alfie Newton <u>anewton@antonpage.com</u>





Higher Density

52 fixed desks 1 large meeting room Kitchen & breakout area 4 touchdown areas 2 soft seating meeting areas

Lower Density

38 fixed desks 2 large meeting rooms 4 private offices / meeting rooms Kitchen & breakout area 4 touchdown areas Soft seating & meeting areas