



**TO LET**

**Ground Floor, The Foundry, 8-15 Dereham Place, London, EC2A 3HJ**

4,020 sq ft

**\*\*RENT REDUCTION\*\***



**VIDEO TOUR**

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## Description

The Foundry is a mixed-use building with frontage onto Dereham Place in the heart of Shoreditch. This self-contained ground floor unit provides open plan workspace with excellent natural light.

Fully cabled and fitted with a boardroom, meeting room and directors office, the space offers an opportunity for an occupier to move straight in.

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## Location

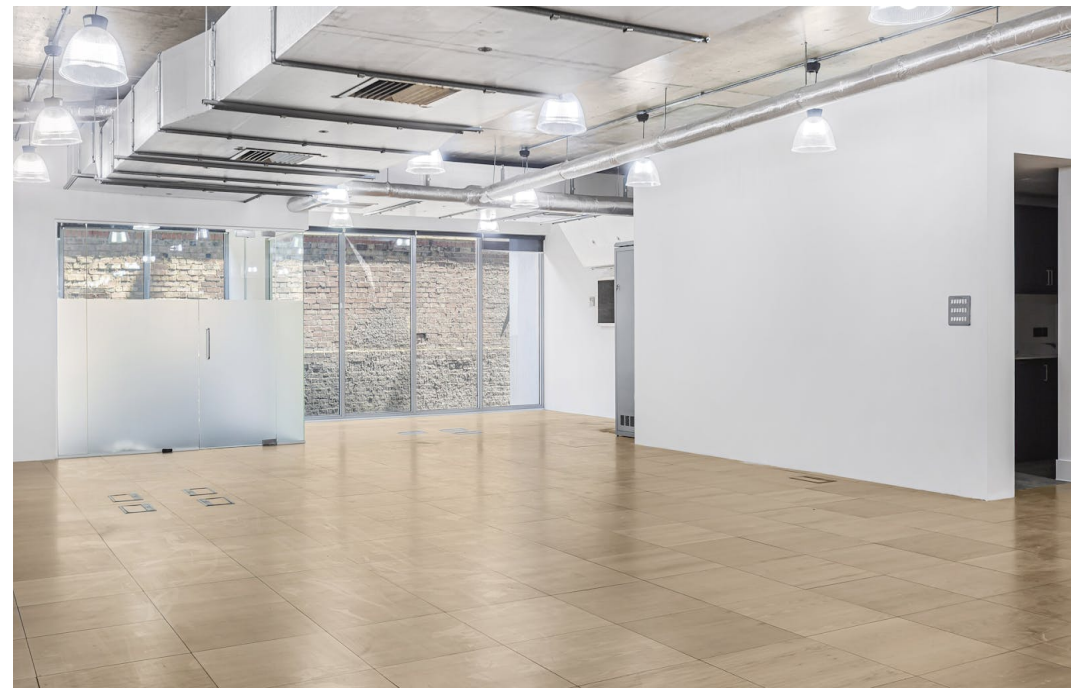
Located on Dereham Place, a peaceful street between Curtain Road and Shoreditch High Street. The property is situated in the heart of Shoreditch and boasts a wealth of cafes such as FWD and The Attendant, as well as restaurants such as Pizza Pilgrims, Black Lock and Flat Iron, and not forgetting a diverse mix of bars including The Old Blue Last, Shoreditch House, Strong rooms and Brick Layers.

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## Key points

- Ground floor area - 4,020 square feet
- Underground Parking
- Multiple meeting rooms
- Self-contained with security gate
- Glazed directors offices
- Air conditioning, kitchen and shower
- Raised access flooring fully cabled
- Competitive rental terms





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## Accommodation

Name	sq ft	sq m	Availability
Ground - Office	4,020	373.47	Available

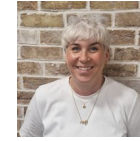
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## Rents, Rates & Charges

Lease	New Lease
Rent	£29.50 per sq ft
Rates	£16.56 per sq ft
Service Charge	£0.50 per sq ft
VAT	To be confirmed
EPC	B (40)

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## Viewing & Further Information



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