

Compton

Shoreditch

Montacute Yards
185-186 Shoreditch High
Street
E1 6HU

Seven storeys of beautifully crafted,
people-focussed workspaces.

For Rent

3,000 to 43,303 ft²

020 7101 2020
compton.london



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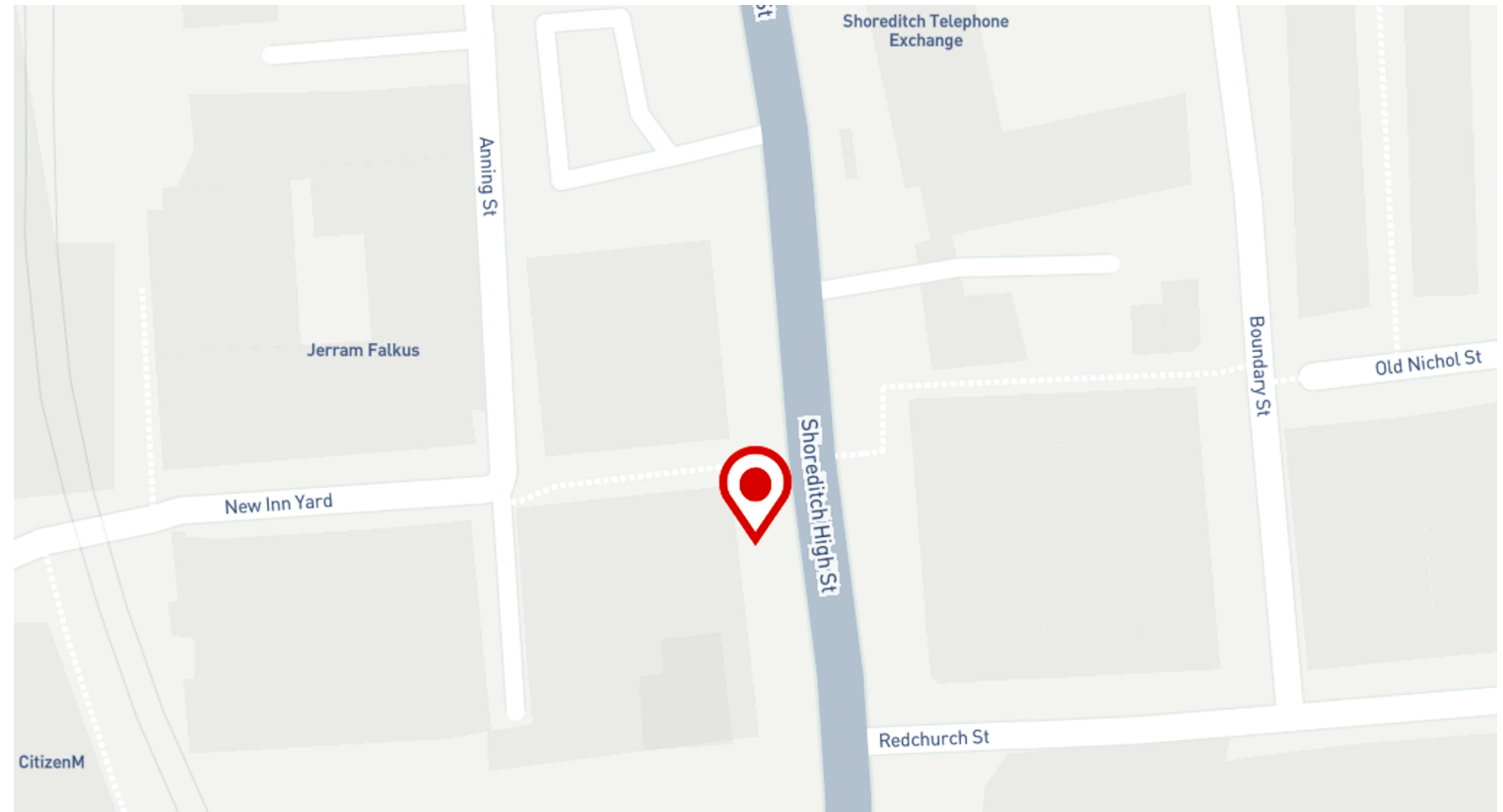
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Location

Easily connected, just a minutes' walk to Shoreditch High Street station and 12 minutes to Liverpool Street station - one of London's largest transport hubs, including the new Elizabeth line.

1 minute to Shoreditch High Street
12 minutes to Liverpool Street (and the new Elizabeth line)

Journey times from Liverpool Street
(platform to platform)

1 minute – Bank *
2 minutes – Farringdon *
4 minutes – Tottenham Court Road *
6 minutes – Canary Wharf *
10 minutes – Paddington *
33 minutes – Heathrow *

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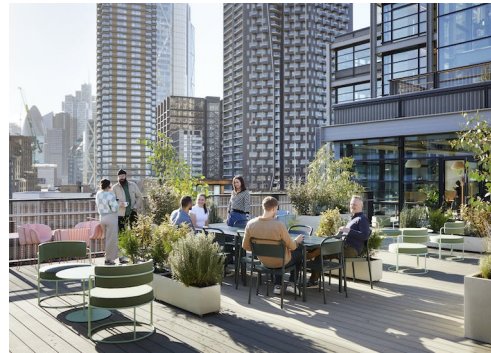
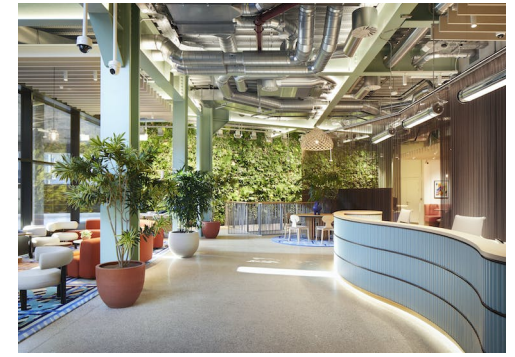
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Amenities

- A warm welcome and five star concierge service
- Plenty of shared space for agile working, including tech-enabled meeting rooms, breakout spaces and phone booths
- A fully stocked kitchen and print hubs on every floor
- 3GB superfast fibre-optic broadband
- Custom data networks and Wi-Fi infrastructure
- Arrive by bicycle, with ample end of journey facilities and a dedicated cycle entrance
- Gym
- Open 24/7
- 58,000 sq ft workspace
- Floorplates 2,400 sq ft – 10,000 sq ft
- Typical floorplate 4,950 sq ft
- Floor to ceiling heights 2.7m – 3.6m

Description

Montacute Yards is set to become a coveted pocket of Shoreditch.

Generous glazing and generous floor-to-ceiling heights means that the workspaces are flooded with natural light. 85% of desks are within 6m of a window.

Alfresco terraces showcase unique views out to the City and offer calm respite away from the bustle of Shoreditch. They're the perfect place to enjoy your lunchbreak, entertain clients, socialise after work or simply enjoy the sunshine. Terraces are found at floors two, four and five.

Stylish, open lounge spaces bring a calm environment to relax and collaborate. Beautifully-designed, tech-enabled meeting rooms offer a memorable setting to host clients and guests.

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Content

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BREEAM

Targeting Excellent

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Floor Areas & Outgoings

Name	sq ft	sq m	Availability
7th	4,801	446.03	Available
6th	4,833	449	Let
5th - Includes Roof Terrace	2,898	269.23	Available
4th - Includes Roof Terrace	4,141	384.71	Available
3rd	8,094	751.96	Available
2nd - 2.04 & Mezz	4,348	403.94	Available
2nd - 2.01, 2.02 & 2.03	3,329	309.27	Let
1st - 1.04 & Mezz	5,511	511.99	Available
1st - 1.03 & Mezz	3,444	319.96	Let
1st - 1.01 & 1.02	1,904	176.89	Let
Total	43,303	4,022.98	

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Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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