

Compton

For Rent
56 Shoreditch High Street
Shoreditch E1

Two refurbished and fully-fitted office spaces available for rent in the iconic Tea Building in the heart of Shoreditch.

Size

7,677 - 14,826 Ft²

Rent

£69.50 per sq ft

Fitout

Fitted. Unit 2.5 is fully fitted and furnished to include 58 desks, 5 meeting rooms & 5 phone booths. Unit 2.1 is fully fitted and furnished to include 70 desks, 4 meeting rooms & 3 phone booths

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Derwent London's Tea Building is East London's centre for media & creative industry. After Derwent London converted it into creative workspaces and studio spaces in 2003, Tea proved an instant hit with creative and tech businesses that have since transformed the area. Today it is a flagship of East London's new economy. In a unique opportunity, a new office space has become available at Tea in the next era of the building's development. A blank canvas but retaining a strong industrial aesthetic and highly individual character.

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The Tea Building quickly filled with



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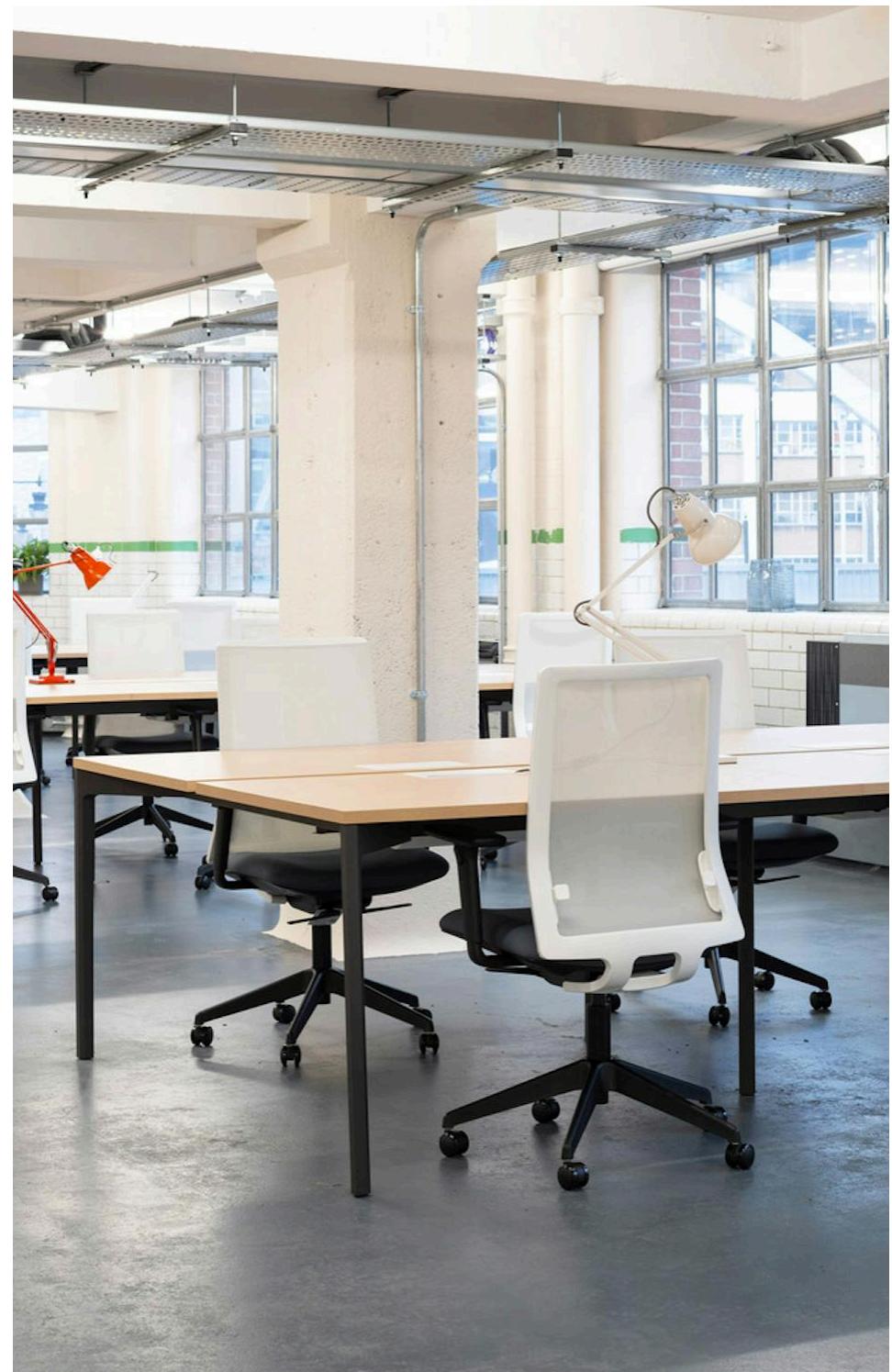
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Description

The Tea Building's atmospheric internal street, designed by leading architects, AHMM, which leads to its main reception, is a talking point and one of its most celebrated features. Now it can be accessed from either end, thanks to the new connection to Redchurch Street — its Crittall-style bespoke double doors and blackened steel finish holding true to the 1930s aesthetic. Inside, the street has been revamped to showcase more of the Tea Building's raw beauty and industrial heritage. The wonderful cobbled floor has been retained, with walls and soffits gritblasted back to their original concrete finish. Raised plinths built from recycled timber railway sleepers form relaxed new zones to meet and greet, or take a moment with a flat white from the new coffee shop. A new entrance leads directly to the Hales Gallery, encouraging an



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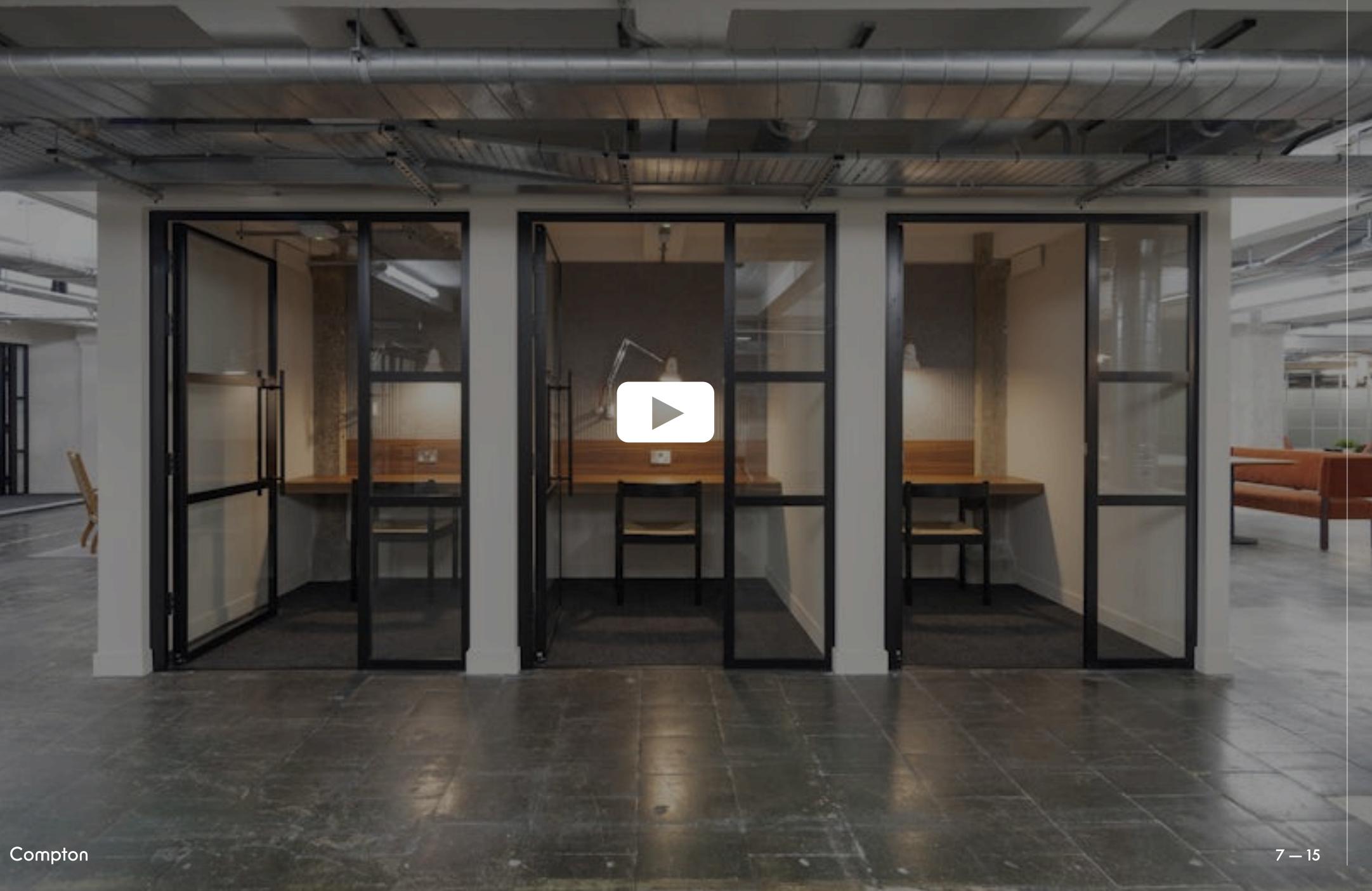
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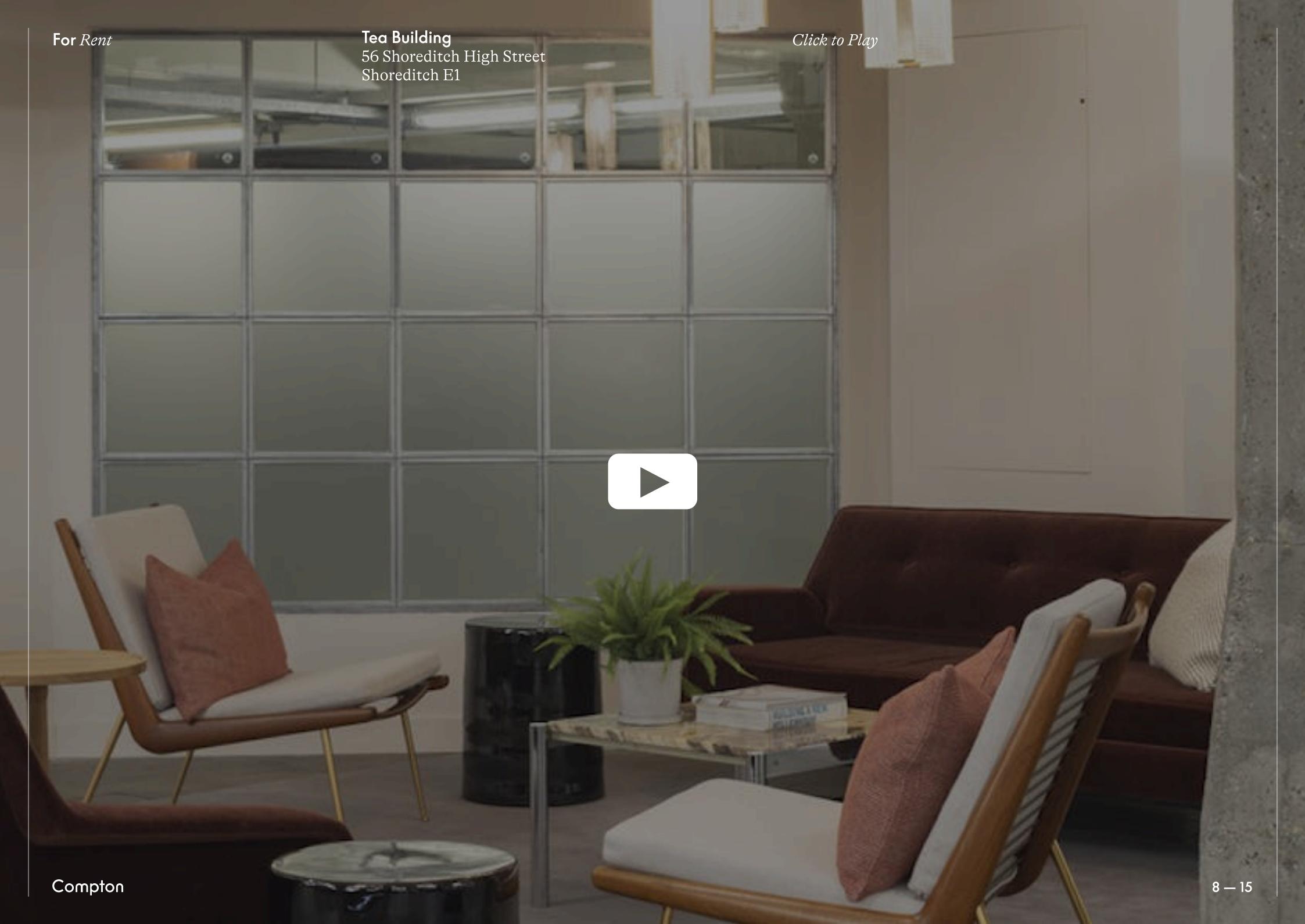


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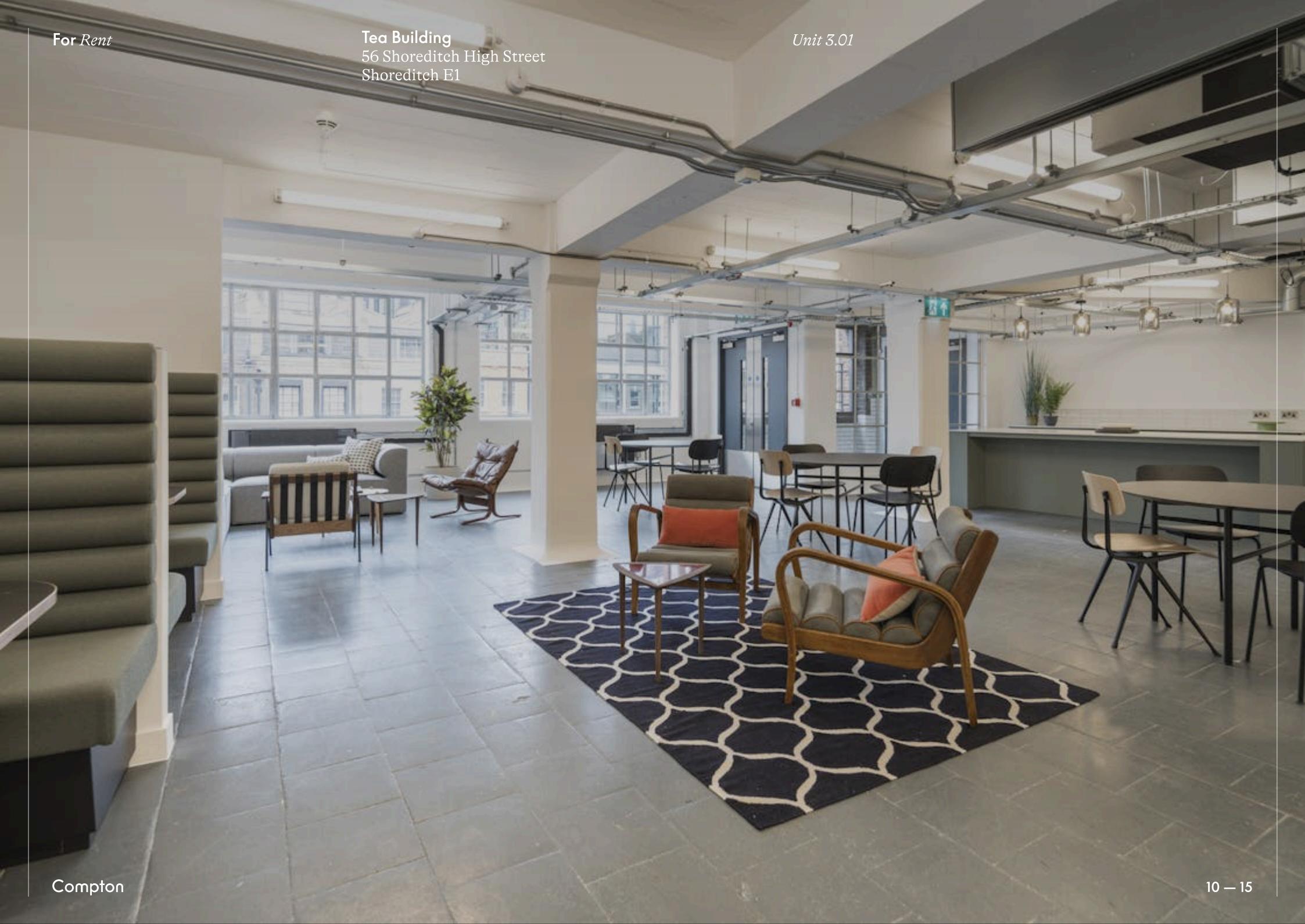
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External

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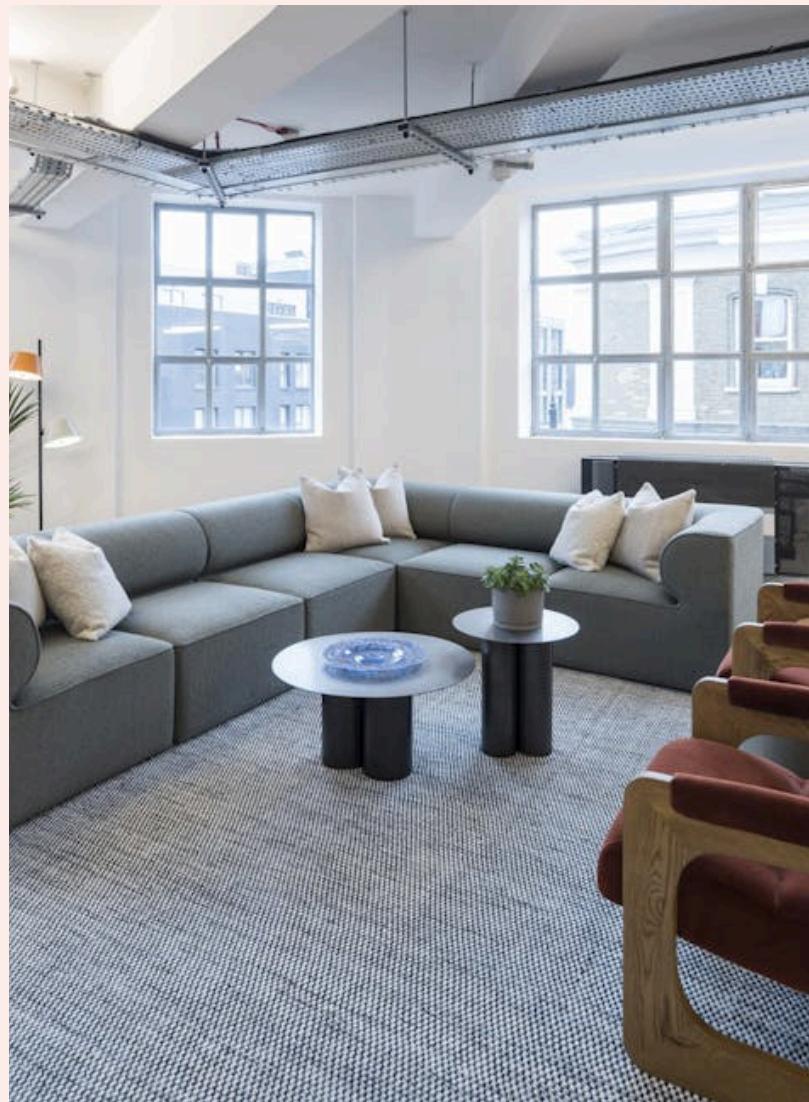
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Unit 3.01



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Unit 3.01

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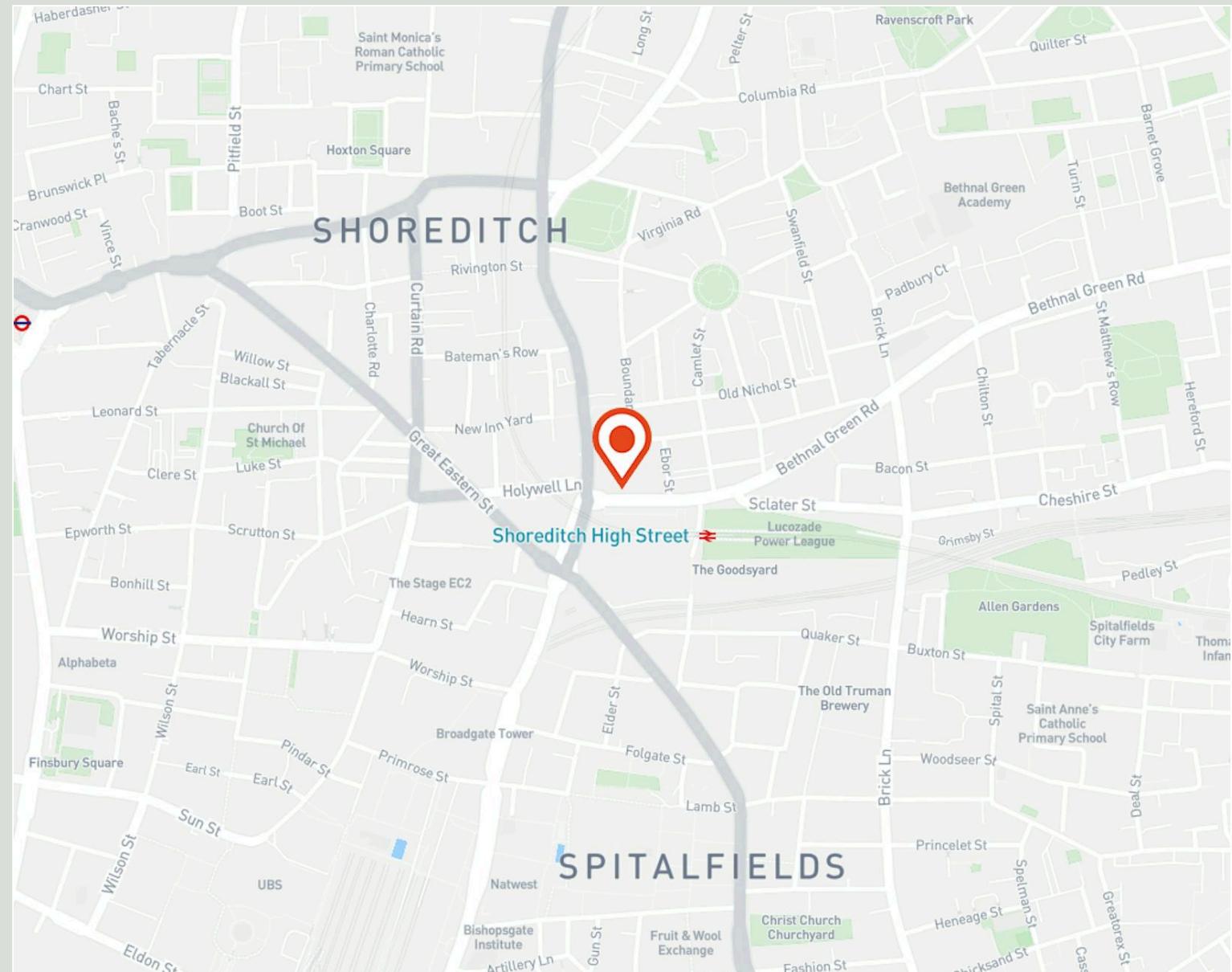
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Location

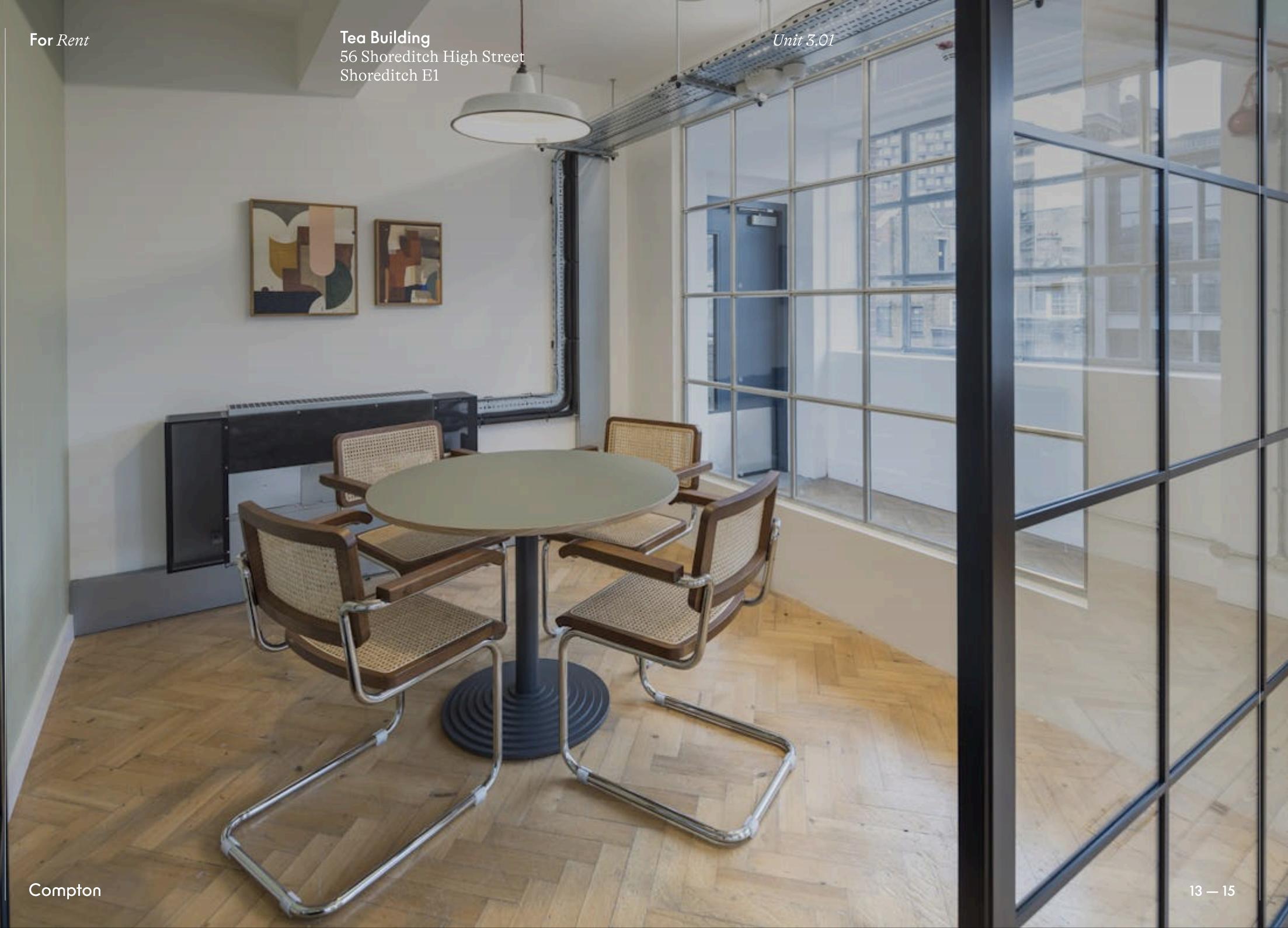
Bordering the City, Clerkenwell and Bethnal Green, Shoreditch is a thriving hotspot for culture, food and drink, art, fashion and music. The most recent Sunday Times 100 Best Places to Eat list featured five Shoreditch restaurants — Brat, St Leonards, Smokestak, Rochelle Canteen and Clove Club — all within a stone's throw. Though Tea Building residents don't have to leave the premises to find a Michelin-starred restaurant — Lyle's, says critic Marina O'Loughlin, is "like the city's hottest ticket supperclub". For great quality, affordable Thai there's Smoking Goat. For wood-fired pizza and cocktails, there's Pizza East a few doors down — or street food at the buzzing Dinerama market on Great Eastern Street. Further along, the recently opened Gloria is the latest restaurant to win rave reviews.



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Unit 3.01

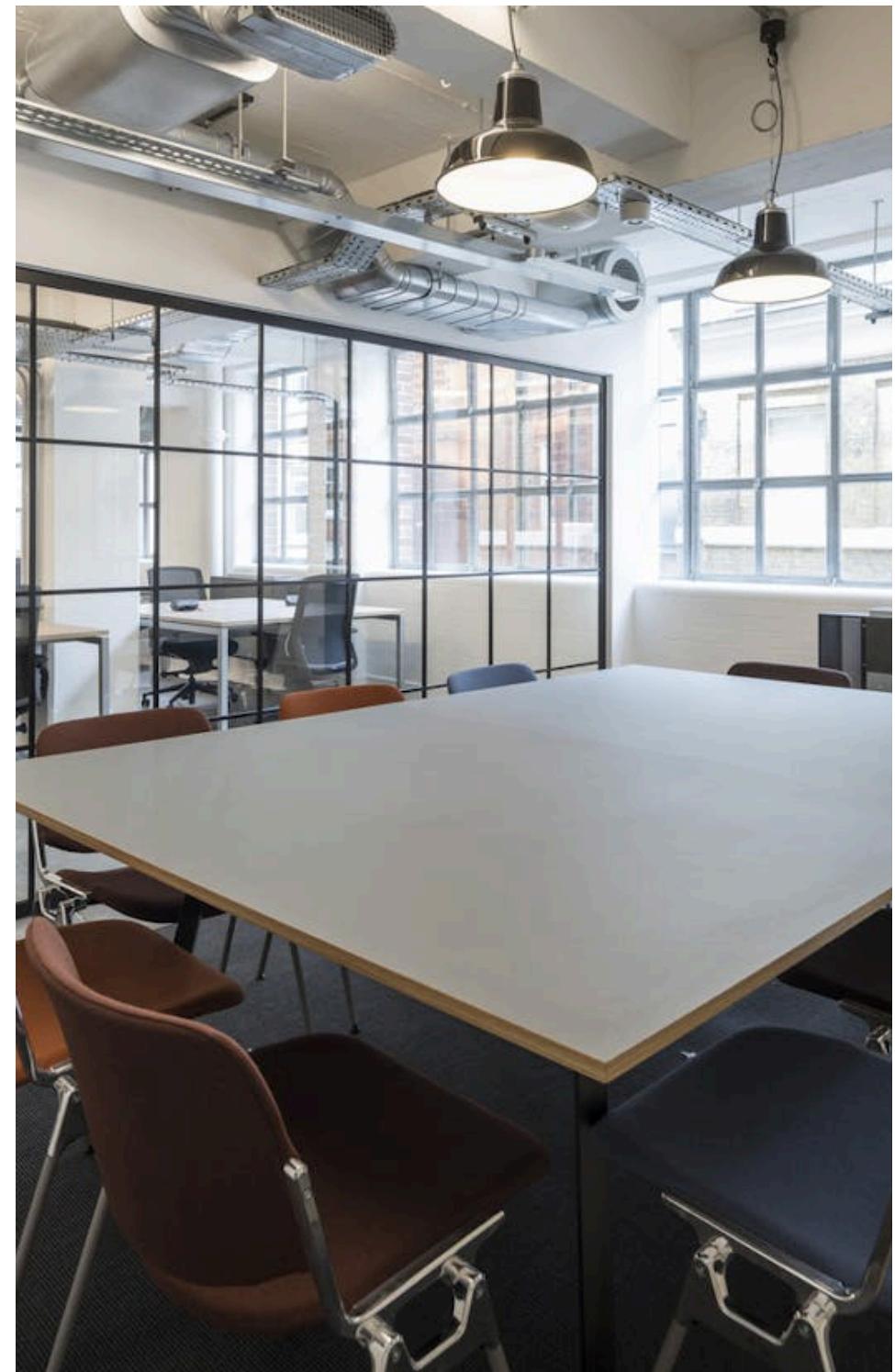


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Amenities

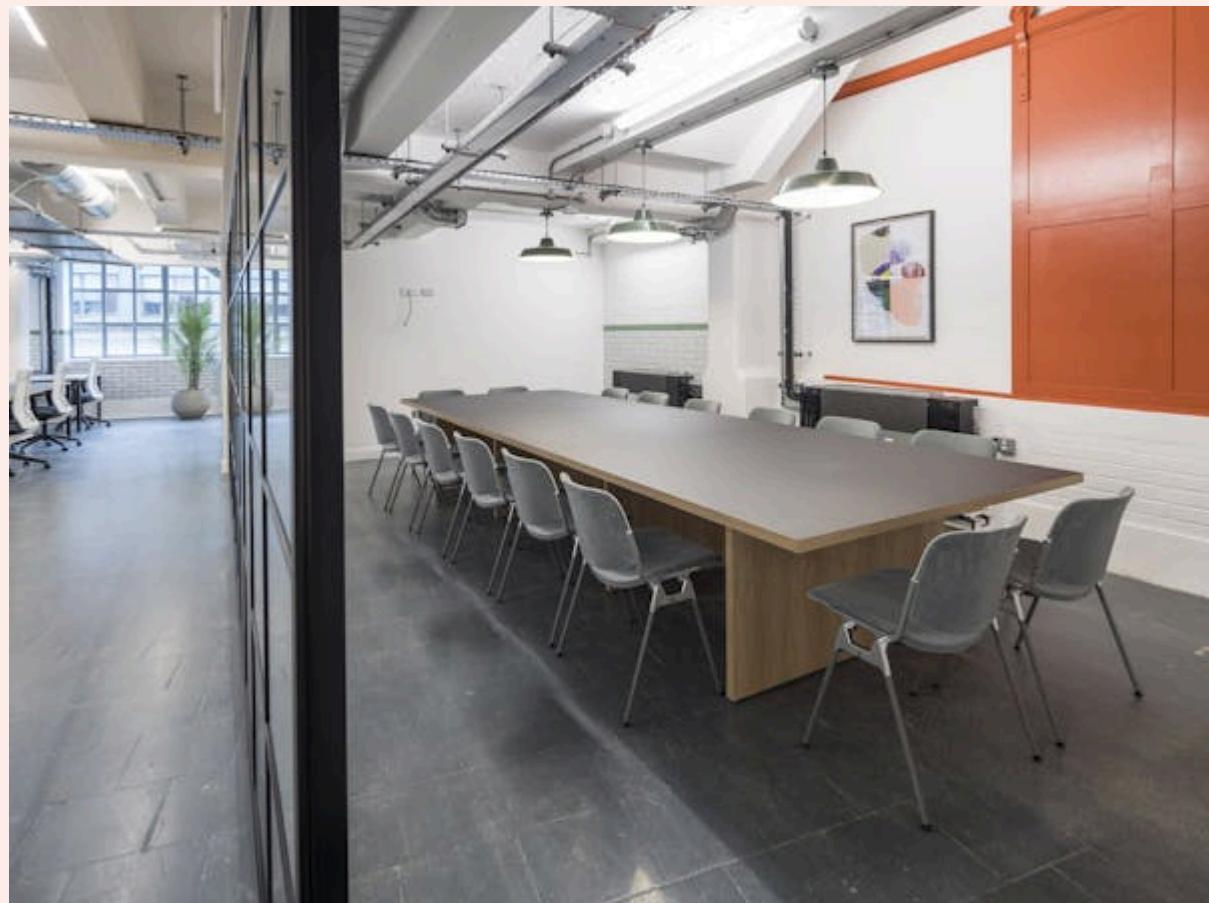
- Unit 2.5 is fully fitted and furnished to include 58 desks, 5 meeting rooms & 5 phone booths
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- Access to external bookable meeting rooms and event hire space at DL/28 (Old Street) and DL/78 (West End)
- Original industrial features retained with white washed brick walls
- Crittall-style steel openable windows
- LED Lighting
- Exposed air-conditioning system
- Cycle storage and shower facilities
- Newly remodeled entrance lobby connecting Bethnal Green Road with Redchurch Street
- Bike storage
- Shower facilities
- 4 x passenger lifts
- Loading bay



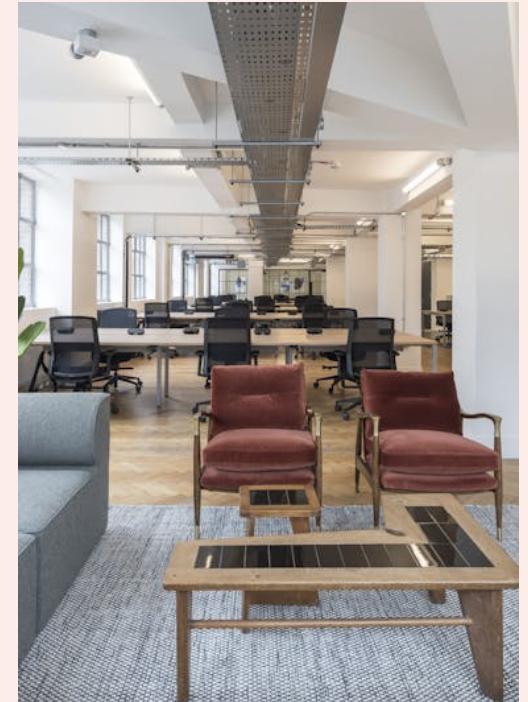
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Unit 3.01



Unit 3.01



15 — 15

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
2nd - Unit 2.1 (Fully Fitted & Furnished)	7,149	£69.50	£19	£11.87	£100.37	£59,795.43	£717,545.13	Available
2nd - Unit 2.5 (Fully Fitted & Furnished)	7,677	£69.50	£19	£11.87	£100.37	£64,211.71	£770,540.49	Available
Total	14,826	£69.50	£19	£11.87	£100.37	£124,007.14	£1,488,085.62	

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Terms

New full repairing and insuring lease(s) available for a term by arrangement directly from the freeholder.

Tenure

New Lease

Availability

Available Immediately

VAT

Applicable

Compton Concierge

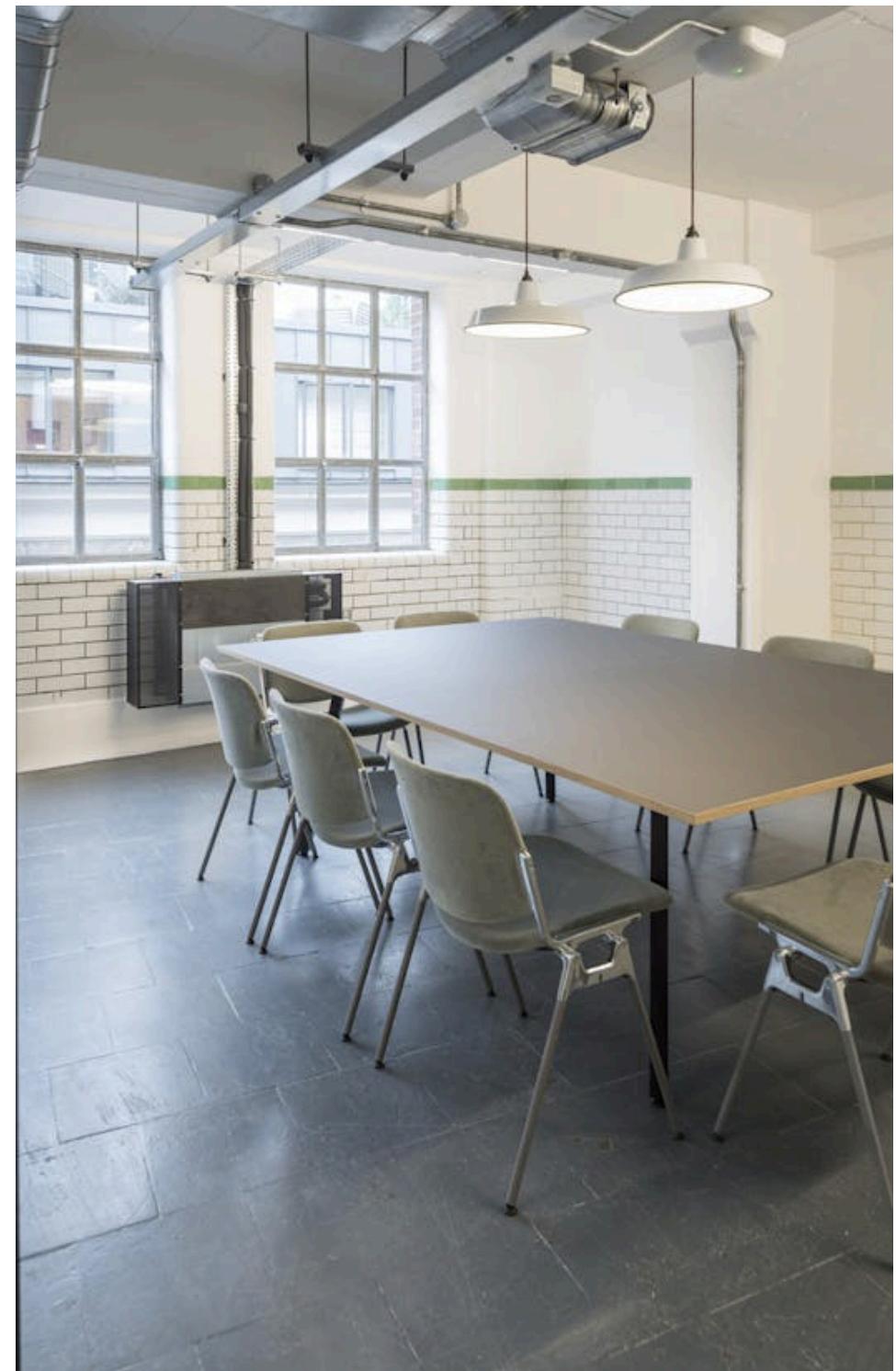
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