

44-46 NEW INN YARD

FRAMEWORKS

THE BUILDING

Frameworks is re-developing a warehouse building in Shoreditch, launching Summer 2024. Comprising less than 10,000 square feet, 44-46 New Inn Yard will feature four self-contained HQ units, each with capacity for between 20 and 58 desks. Each floor benefits from the classical features of a former industrial site: high ceilings, exposed brickwork, steel beams and large crittall windows flooding the units with natural light.

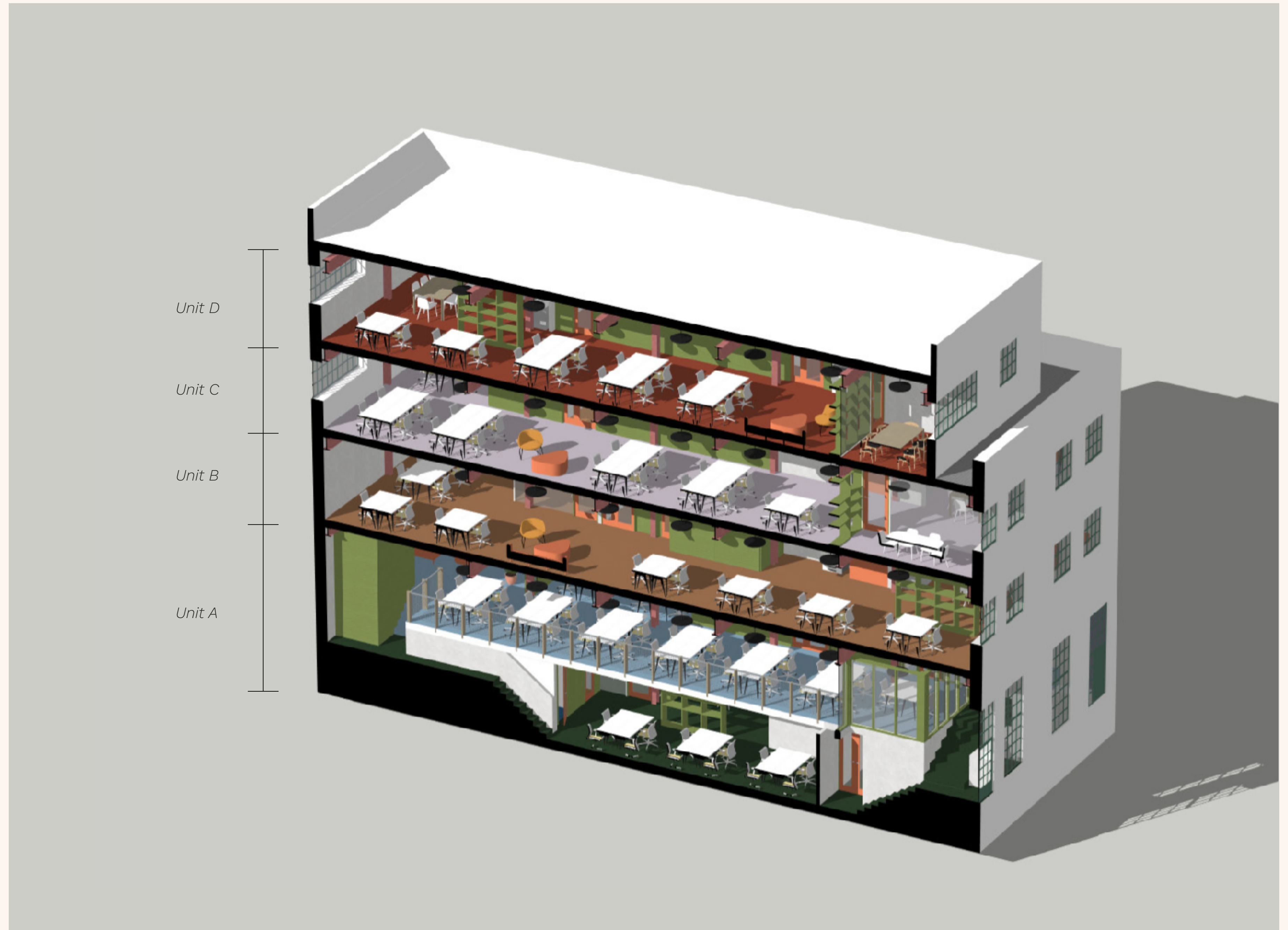
The building sits in a prime location on a pedestrian-friendly thoroughfare that connects the vibrant High Street with Curtain Road. Local landmarks such as Protein Studios, Shoreditch House and the iconic Tea building are on the doorstep, with the Overground station accessible by foot in under 5 minutes and Liverpool Street a short walk away. The finished site will deliver a remarkable blend of having a unique design aesthetic, exceptional location and best-in-



FRAMEWORKS

FOUR UNIQUE UNITS

UNIT	FLOOR	SQFT
A	G + LG	2,852
B	1st	2,250
C	2nd	2,250
D	3rd	1,636



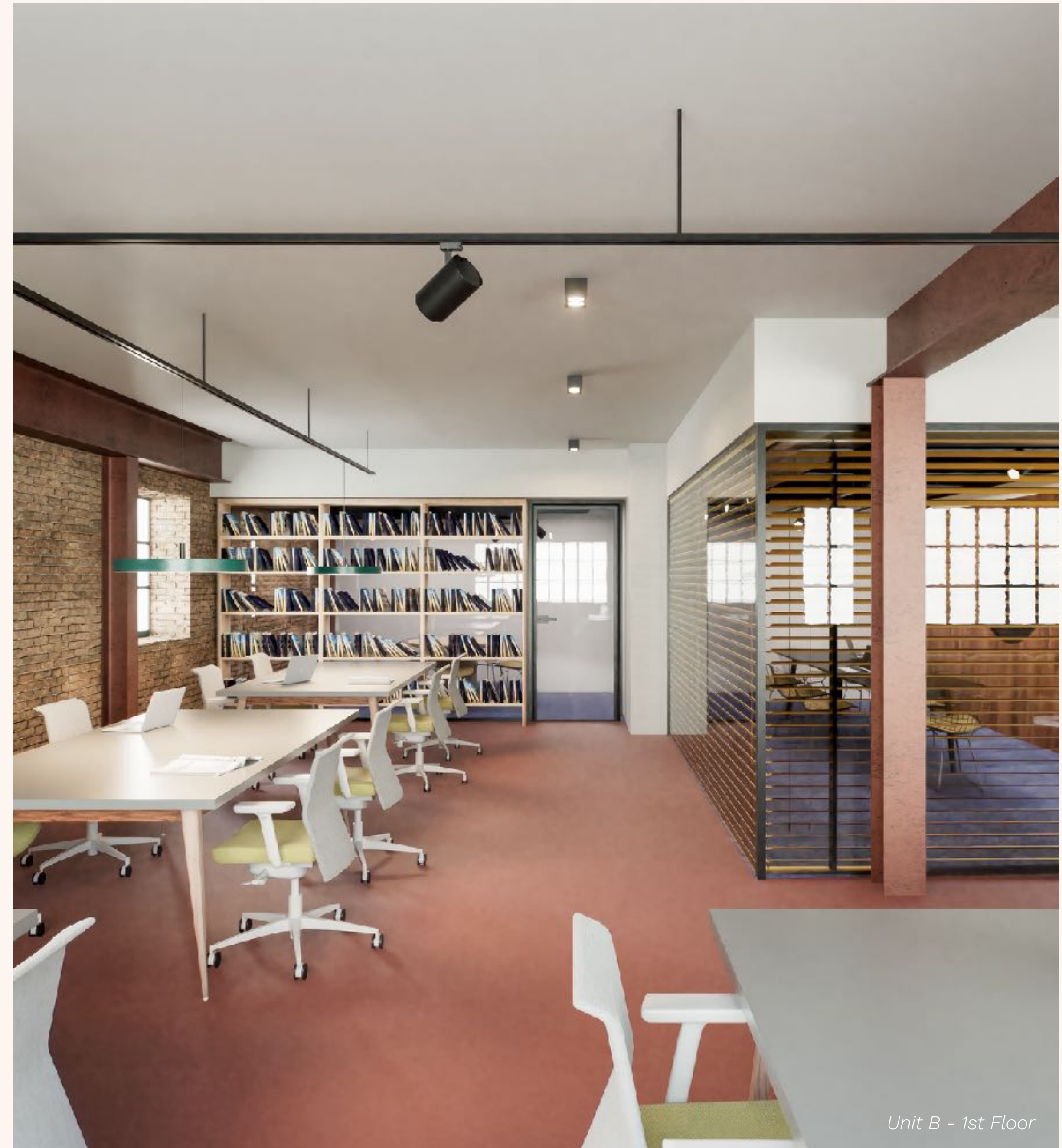
FRAMEWORKS

DESIGN INTENT

Working in collaboration with award-winning architects Studio Caro Lundin, our brief was to create a space that's bold, differentiated and aspirational. It should appeal to design-conscious clients who value the positive effect exceptional workspace can have on their business. Our approach is to be sympathetic to the "bones" of the site; restoring the its original warehouse features and combining these raw elements with an earthy yet playful palette of colour.

This blending extends to our use of materials; mixing reflective steelwork and clean linoleum surfaces with timber walls, leather and recycled natural fibres.

The space is filled with fun detailing and different areas that are designed to inspire; from peep holes and hidden nooks to block-toned rooms and surprising pops of fluorescent colour.



Unit B - 1st Floor



FRAMEWORKS

THE EPICENTRE OF SHOREDITCH

● TRANSPORT

1. Shoreditch High Street
2. Liverpool Street
3. Old Street
4. Moorgate

● FOOD AND BEVERAGE

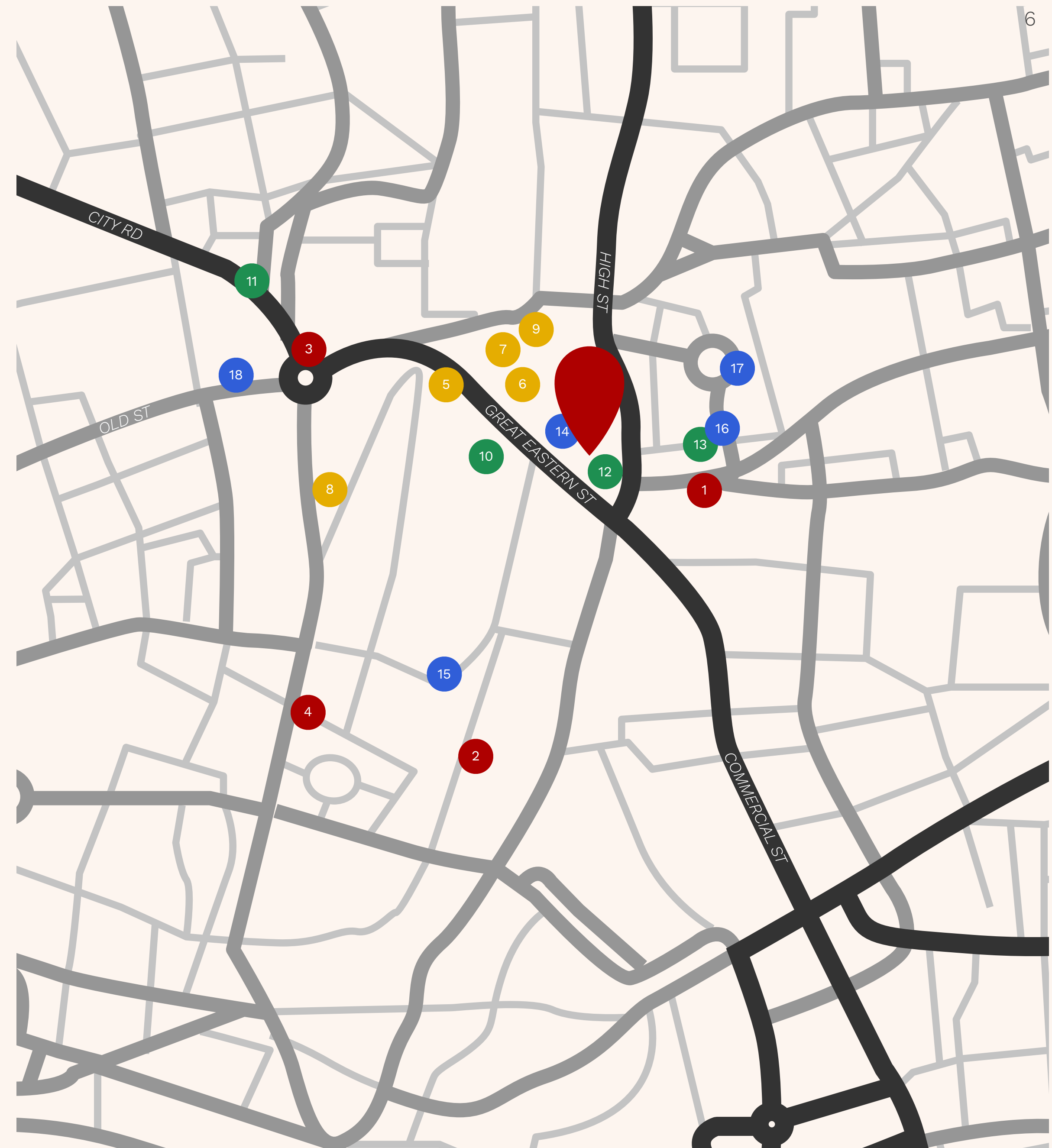
5. Pachamama
6. Flat Iron
7. Sagardi
8. Lantana Shoreditch
9. Origin Coffee

● HOTELS

10. The Hoxton, Shoreditch
11. Montcalm Hotel
12. Citizen M
13. Shoreditch House

● HEALTH AND WELLNESS

14. Frame Gym
15. Virgin Active, Broadgate
16. Psycle, Shoreditch
17. Boundary Gardens
18. Gymbox, Old Street





Unit C - 2nd Floor



Unit A - Ground Floor



Unit C - 2nd Floor



Unit B - 1st Floor



Unit D - 3rd Floor

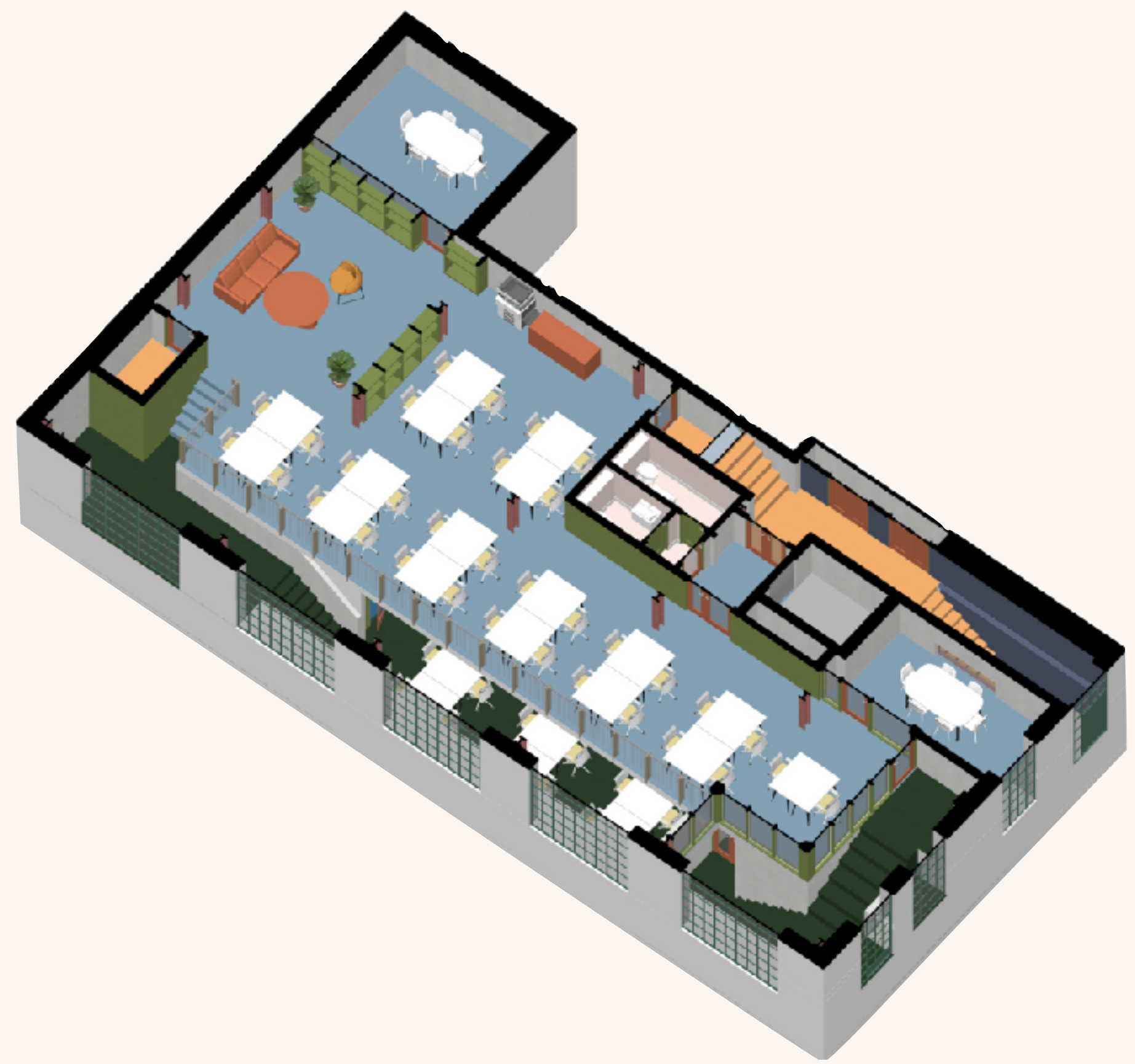
SPECIFICATION

- **Our Licence Agreements** include a recurring monthly fee that covers the following items and spec:
- Occupation of a spectacular self-contained triple-aspect unit with floor-to-ceiling height of up to 3m
- All building costs such as rent, business rates, utilities, etc.
- Design-led aesthetic with interior finishes by Studio Caro Lundin
- Comprehensive furnishing with plug-and-play task areas, meeting room furniture, breakout and dining spaces
- New exposed air conditioning and air-handling system
- Fitted kitchen with a boiling/filter water tap
- Private meeting rooms and phone booths (acoustic rated to 40dB)
- Full fibre connectivity with 100MB allocated bandwidth (adjustable), ethernet provision and a dedicated cabinet
- Ongoing facilities management and client services via our Operations team
- 24/7 access via cards/fobs using a Net2 security system
- Daily cleaning and waste management
- Communal WC, shower and bike facilities



UNIT A

GROUND FLOOR



1,797 sqft • Taken in conjunction with LG • 34 desk capacity • 2 x 8 person meeting rooms • Phone booth • Street entrance • Petrol blue flooring • Stainless steel • Orange hues • Soft wood • Army green surfaces • Brown leather

UNIT A

LOWER GROUND FLOOR



1,054 sqft • Taken in conjunction with G • 12 desk capacity • 8 person meeting room • Kitchen • 2 x phone booths • Bottle green flooring • Stainless steel • Tangerine details • Soft wood • Jute surfaces • Tinted glass

UNIT B

1ST FLOOR



2,250 sqft • 45 desk capacity • 2 x 8 person meeting rooms • 2 x phone booths • Terracotta flooring • Canary yellow • Beige tones • Denim blue surfaces • Brown leather

UNIT C

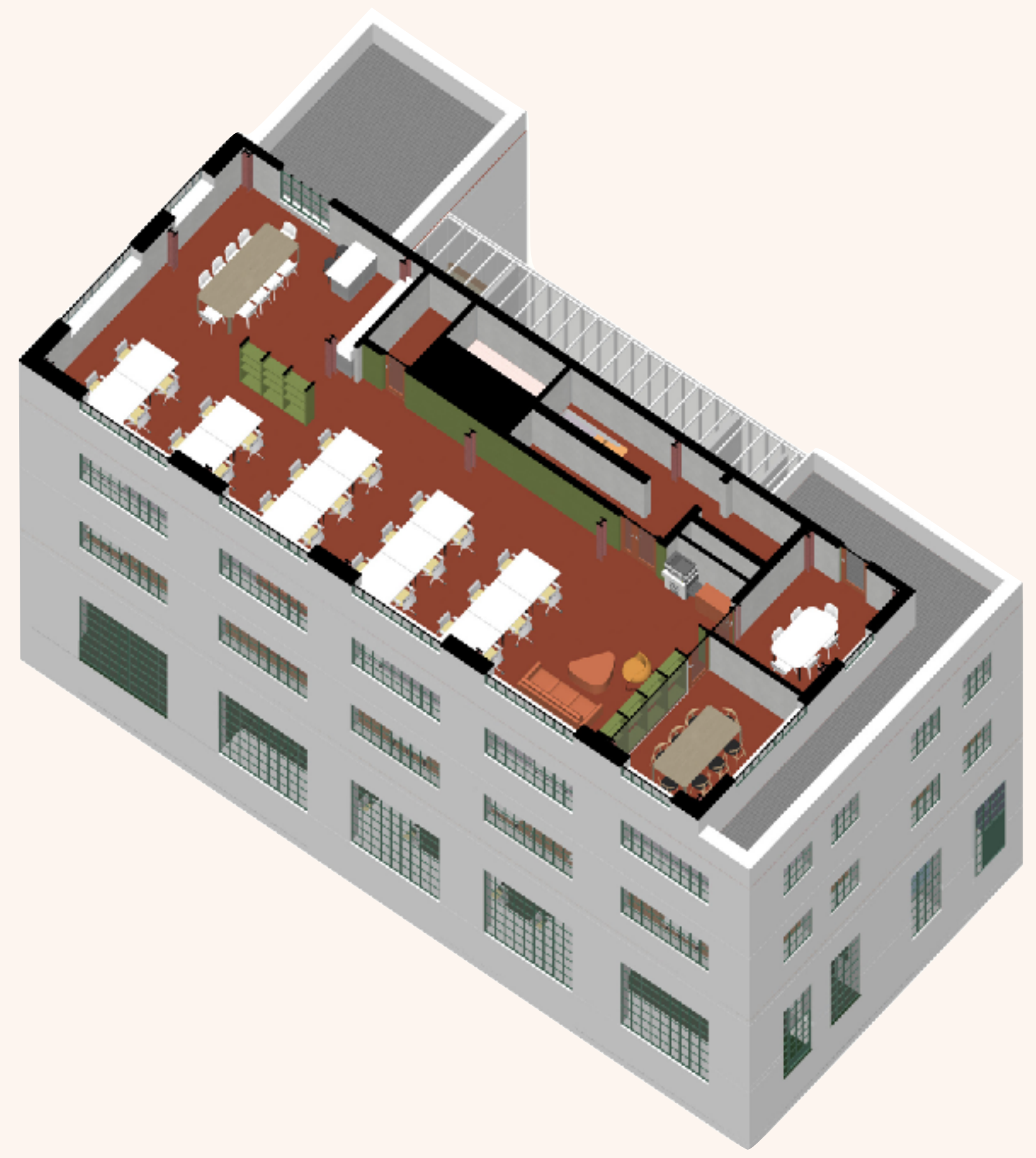
2ND FLOOR



2,250 sqft • 45 desk capacity • 2 x 8 person meeting rooms • Kitchen • 2 x phone booths • Lilac flooring • Mesh curtains • Green hues • Dark grey surfaces • Brown leather

UNIT D

3RD FLOOR



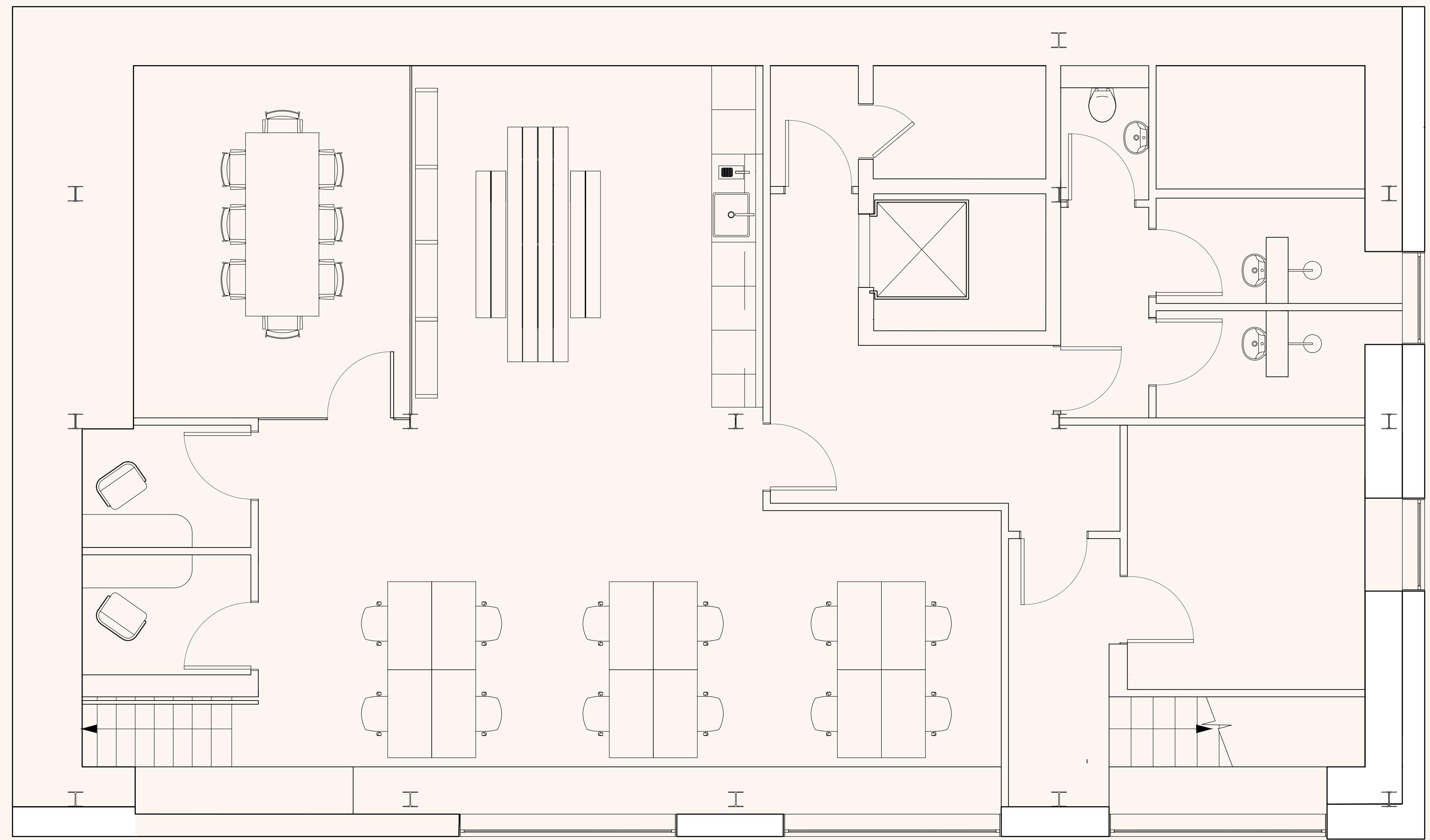
1,636 sqft • 32 desk capacity • 8 + 6 person meeting rooms • 2 private roof terraces • Phone booth • Red rust flooring • Stainless steel • Soft wood • Sheer curtains • Yellow hues • White and jute surfaces



Unit A - Lower Ground Floor

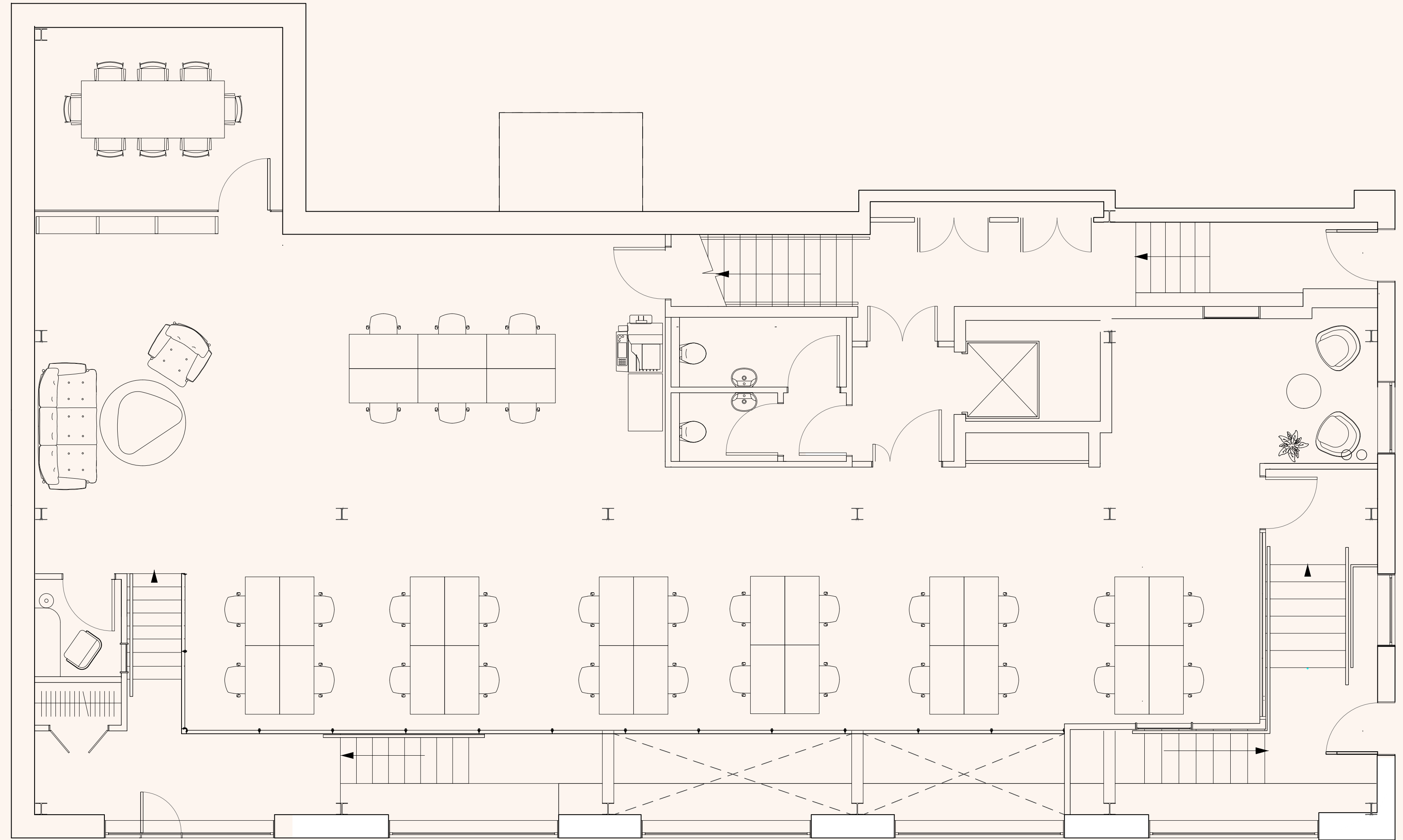
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UNIT A
FLOORPLAN - LG



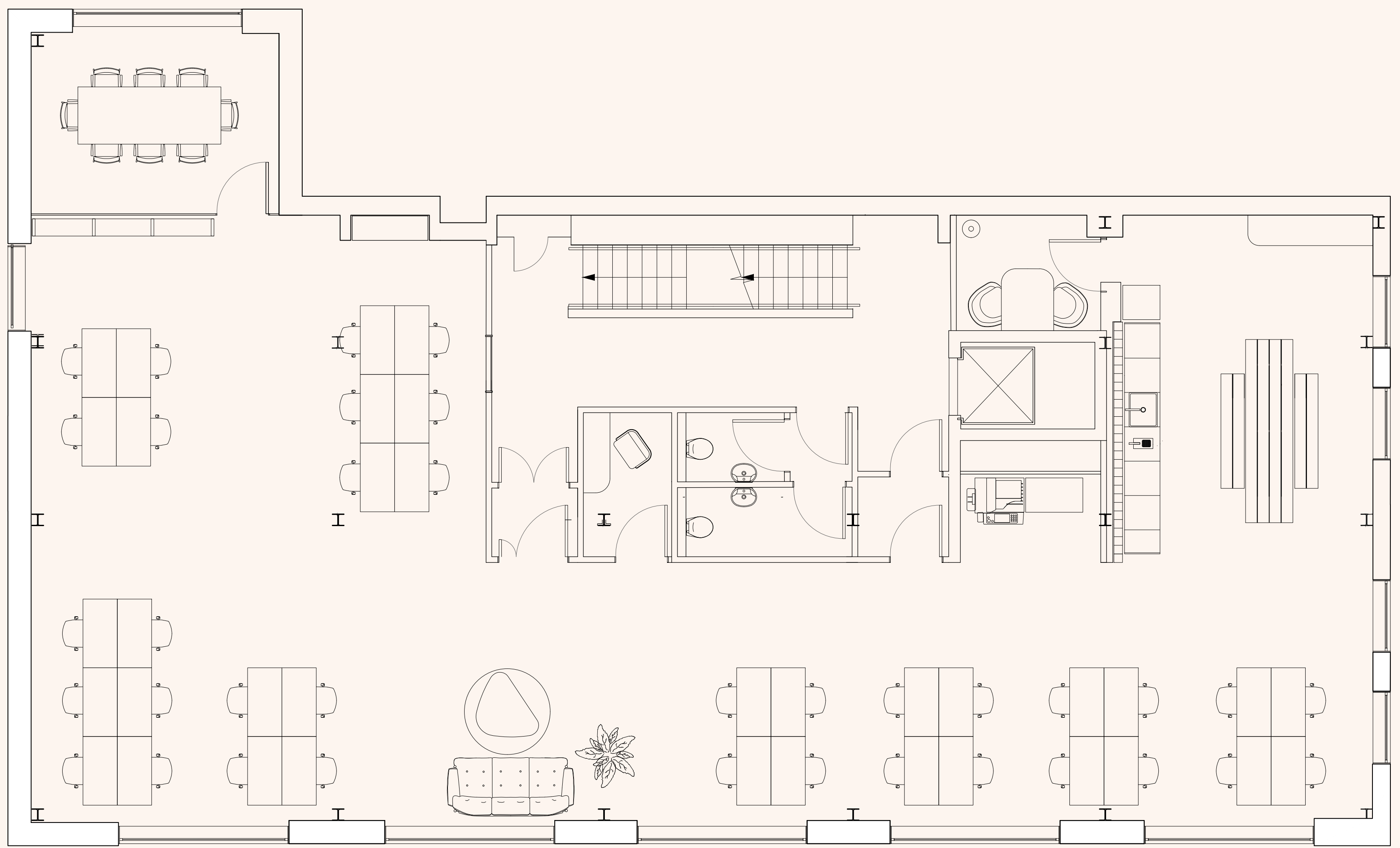
FRAMEWORKS

UNIT A
FLOORPLAN - G



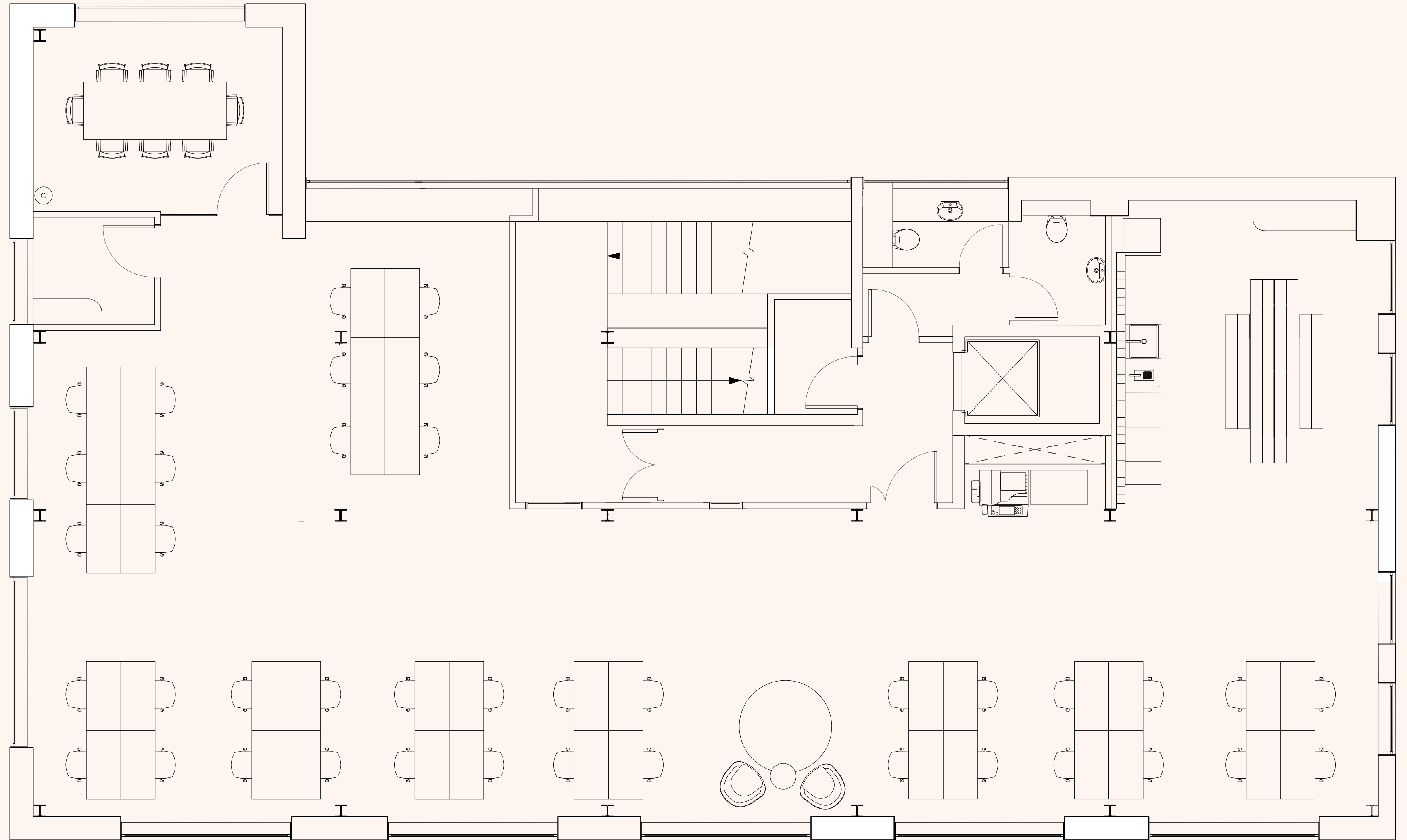
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UNIT B
FLOORPLAN - 1ST



FRAMEWORKS

UNIT C
FLOORPLAN - 2ND



FRAMEWORKS

UNIT D
FLOORPLAN - 3RD

