

44-46 NEW INN YARD

A NEW DESIGN-LED WORKSPACE IN THE HEART OF SHOREDITCH

Located in the heart of Shoreditch, 44-46 New Inn Yard is a newly refurbished warehouse building by Frameworks, offering just under 10,000 sq ft of workspace in total. The building features four expertly managed HQ studios, each floor accommodating between 20 and 58 desks. These exceptional units retain the character of their industrial heritage, showcasing high ceilings, exposed brickwork, steel beams, and expansive crittall windows that bathe the spaces in natural light. The site masterfully blends distinctive design with a prime location, offering top-tier facilities in a vibrant neighbourhood.



FOUR STUDIOS BURSTING WITH PERSONALITY

| | | |
|---|--------|------------|
| A | G + LG | 2,852 sqft |
| B | 1F | 2,250 sqft |
| C | 2F | 2,250 sqft |
| D | 3F | 1,636 sqft |



INDUSTRIAL SPACE OPTIMISED FOR THE MODERN OFFICE OCCUPIER

Designed in collaboration with award-winning architects Studio Caro Lundin, this project offers a bold and aspirational workspace, with a focus on creating spaces that will inspire. Crafted for design-conscious clients, it is tailored to those who value the transformative effect of exceptional design. The approach remains sympathetic to the original structure, preserving its industrial features while integrating a playful and earthy colour palette. The result is a harmonious blend of raw authenticity and creativity, perfect for those seeking a truly distinctive environment.

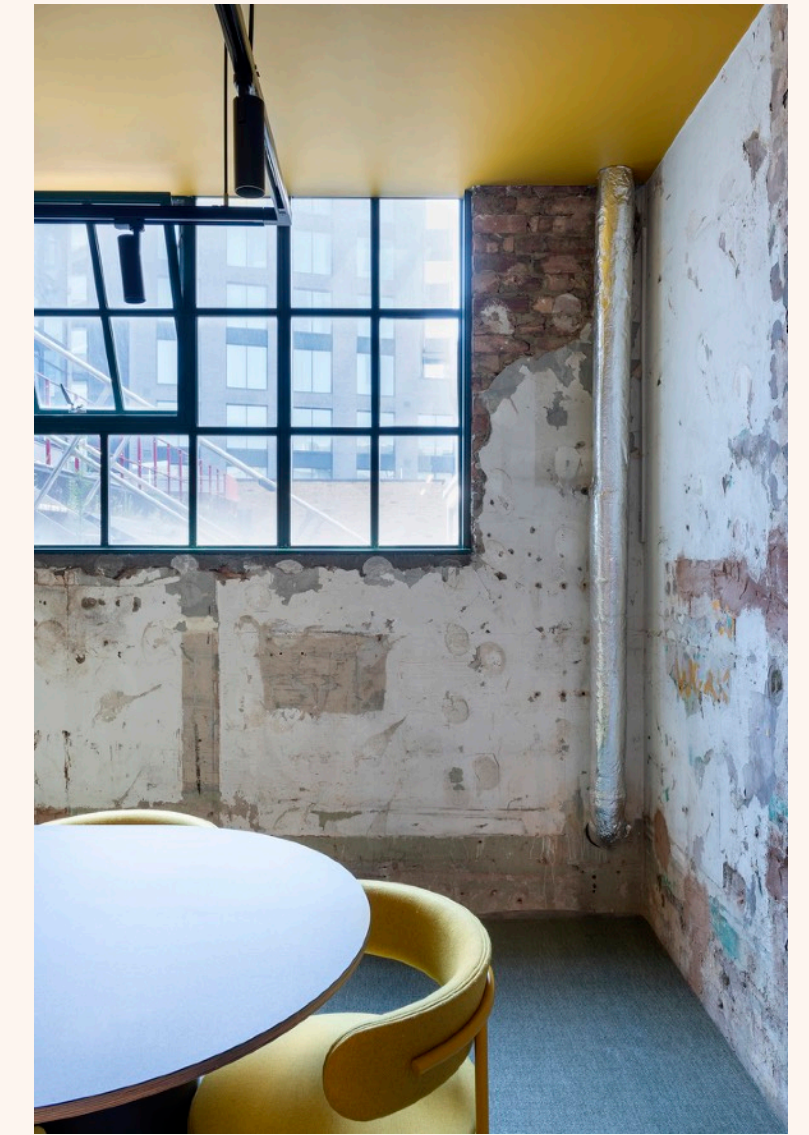




A TAPESTRY OF MATERIAL AND COLOUR INSPIRED BY INDUSTRY

The spaces feature a rich blend of materials; mixing reflective steelwork and clean linoleum surfaces with timber walls, leather and recycled natural fibres. Studios are 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.





LOCATION

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.



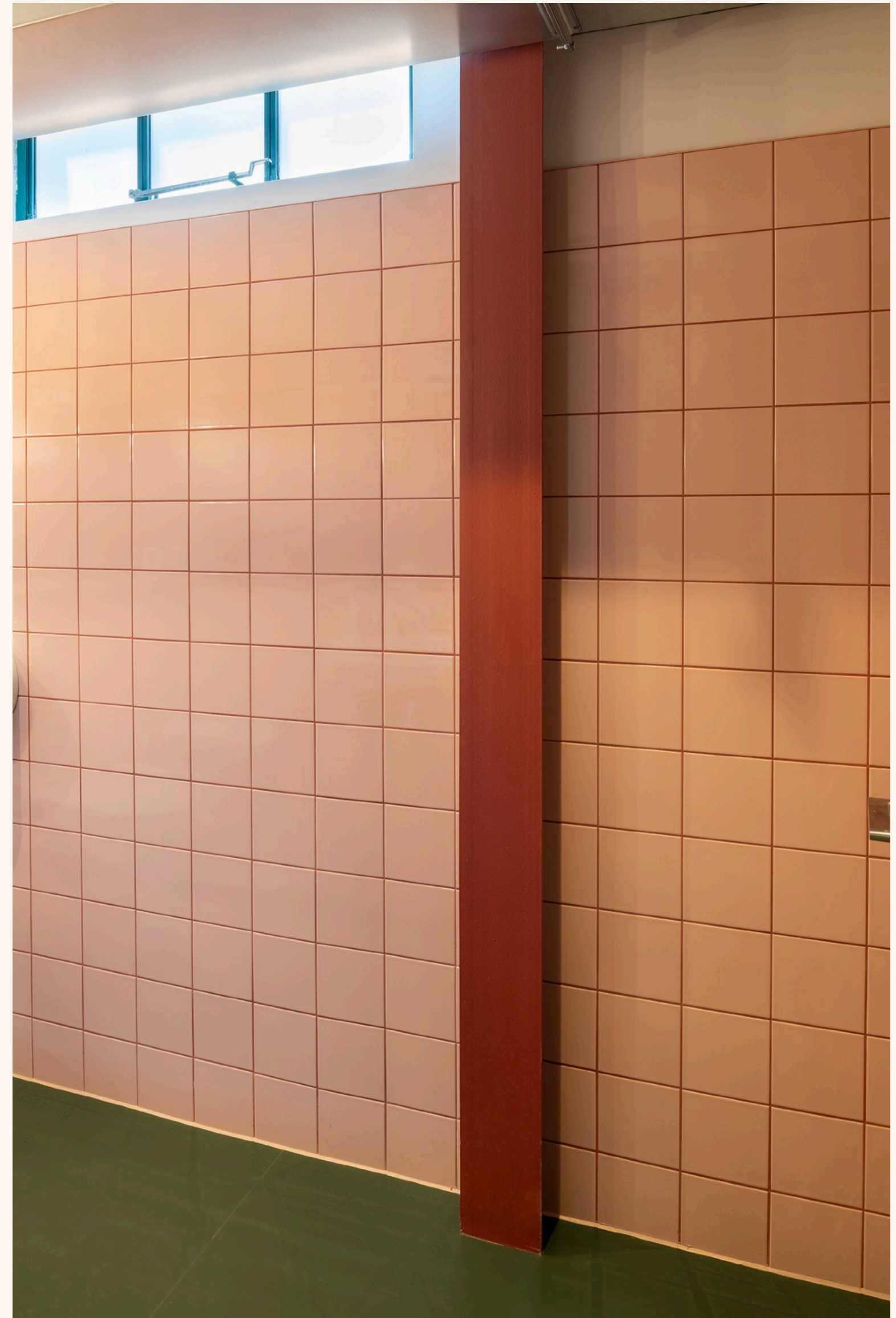
- TRANSPORT**
 1. Shoreditch High Street
 2. Liverpool Street
 3. Old Street
 4. Moorgate
- FOOD AND BEVERAGE**
 5. Pachamama
 6. Flat Iron
 7. Sagardi
 8. Lantana Shoreditch
 9. Origin Coffee
- HOTELS**
 10. The Hoxton, Shoreditch
 11. Montcalm Hotel
 12. Citizen M
 13. Shoreditch House
- HEALTH AND WELLNESS**
 14. Frame Gym
 15. Virgin Active, Broadgate
 16. Psyche, Shoreditch
 17. Boundary Gardens
 18. Gymbox, Old Street





SPECIFICATION

- **Licence Agreements** include a recurring monthly fee that covers the following items and spec:
- Occupation of a spectacular self-contained triple-aspect unit
- 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
- 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



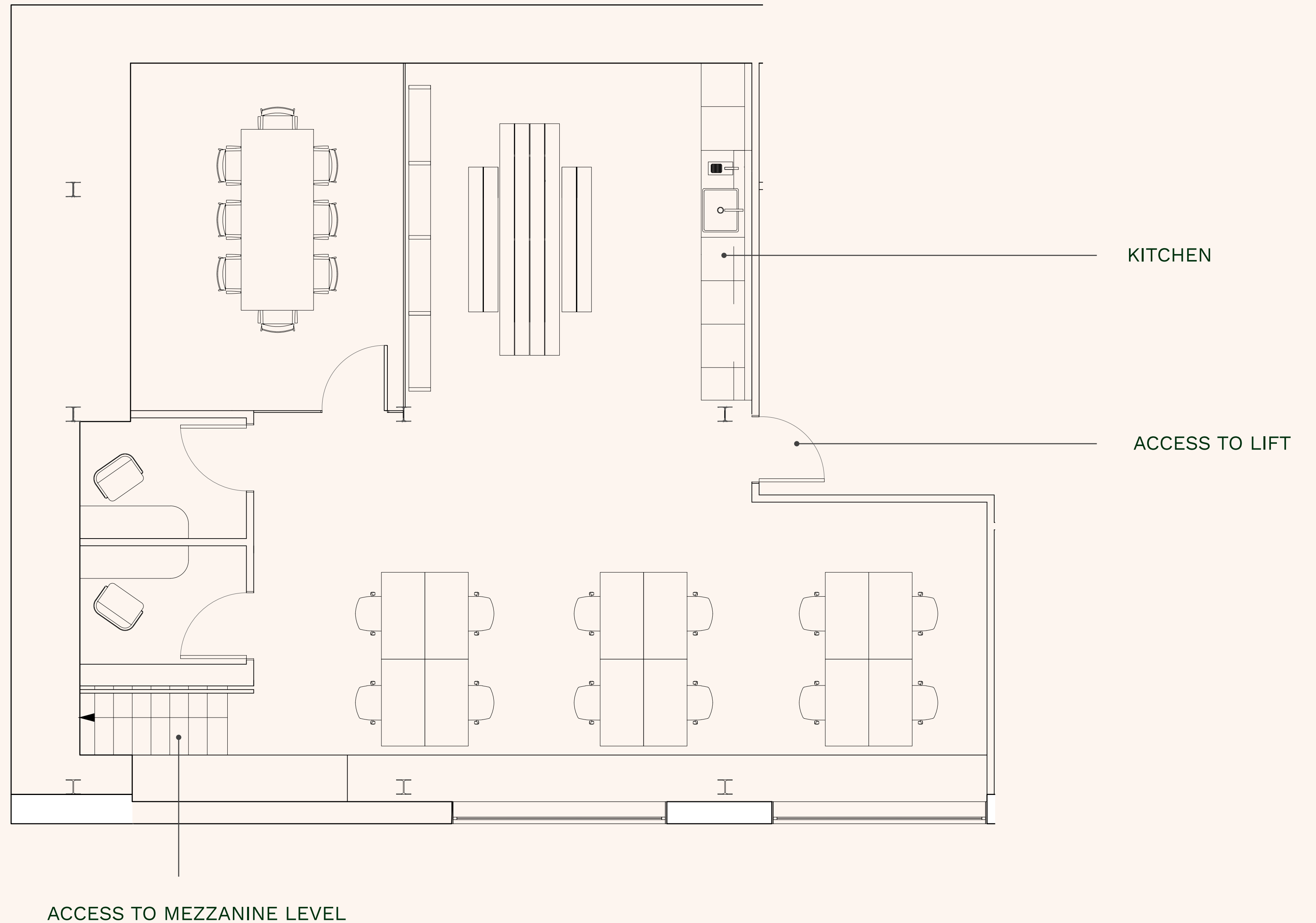
| UNIT | A |
|----------------|----------|
| Floor | LG |
| Size | 1,054 ft |
| Capacity (max) | 12 desks |
| Meeting | 1 room |

Also included:

Kitchen and dining space

2 phone booths

*adjoined to G floor



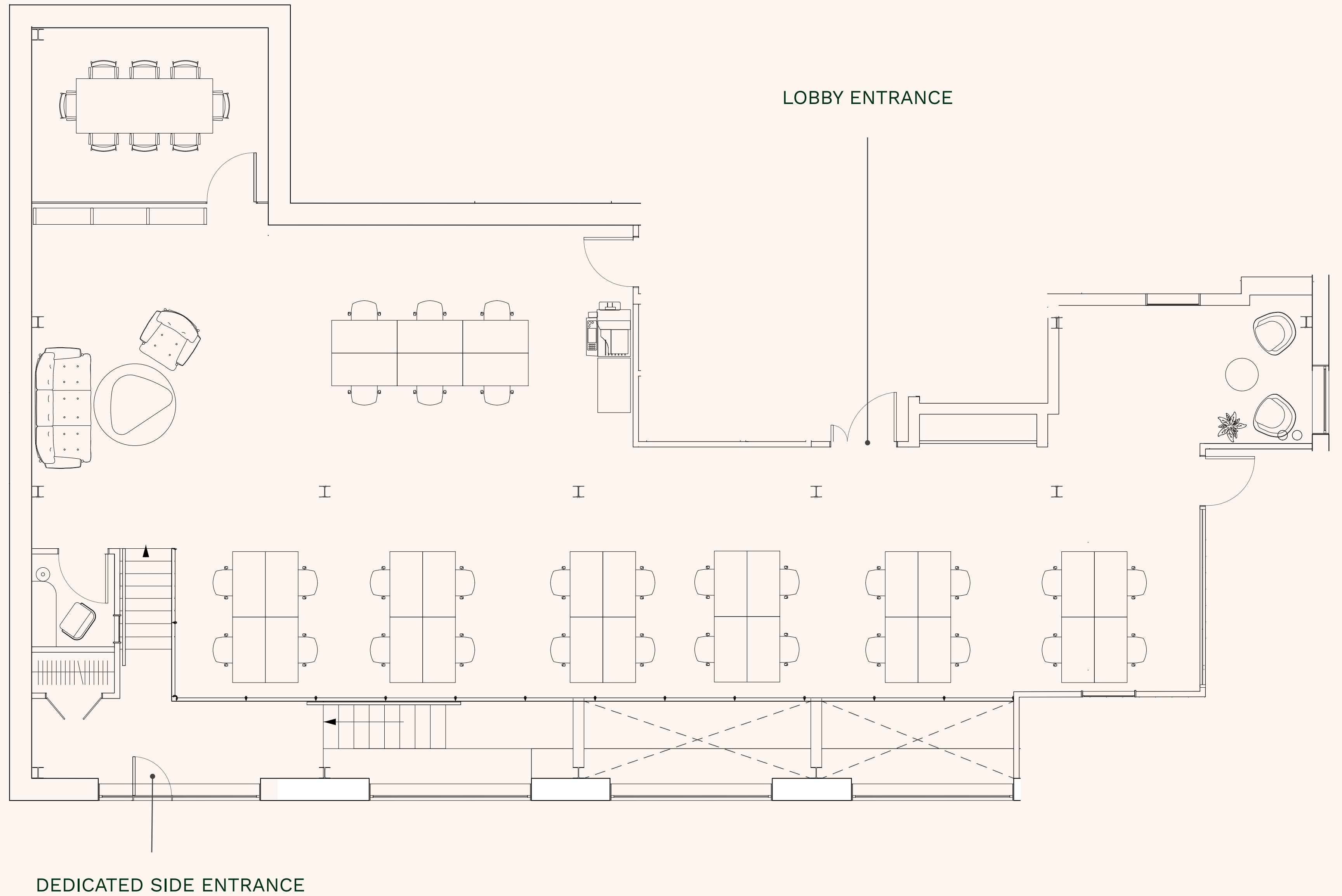
| UNIT | A |
|----------------|----------|
| Floor | G |
| Size | 1,797 ft |
| Capacity (max) | 34 desks |
| Meeting | 1 room |

Also included:

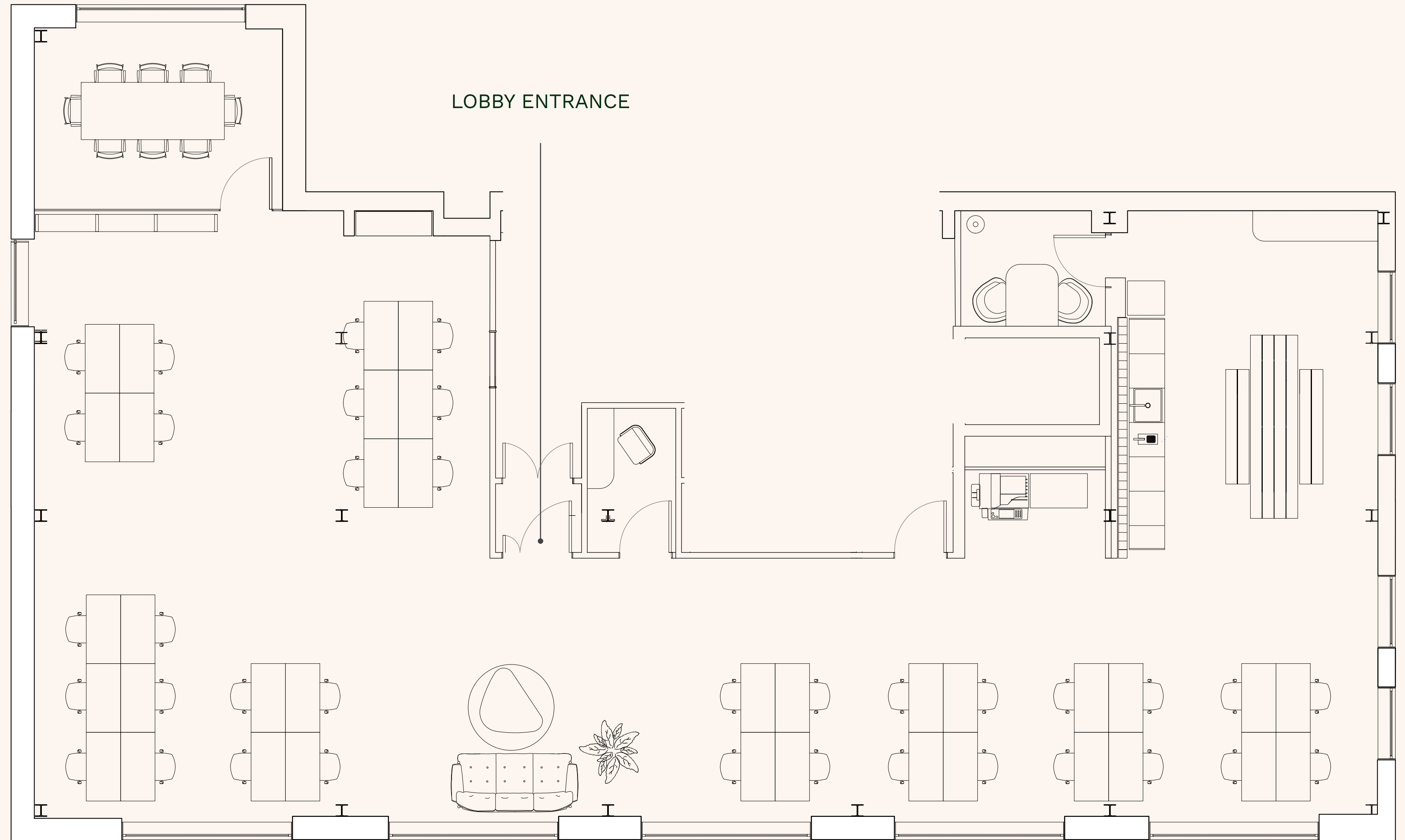
Dedicated side entrance

1 phone booth

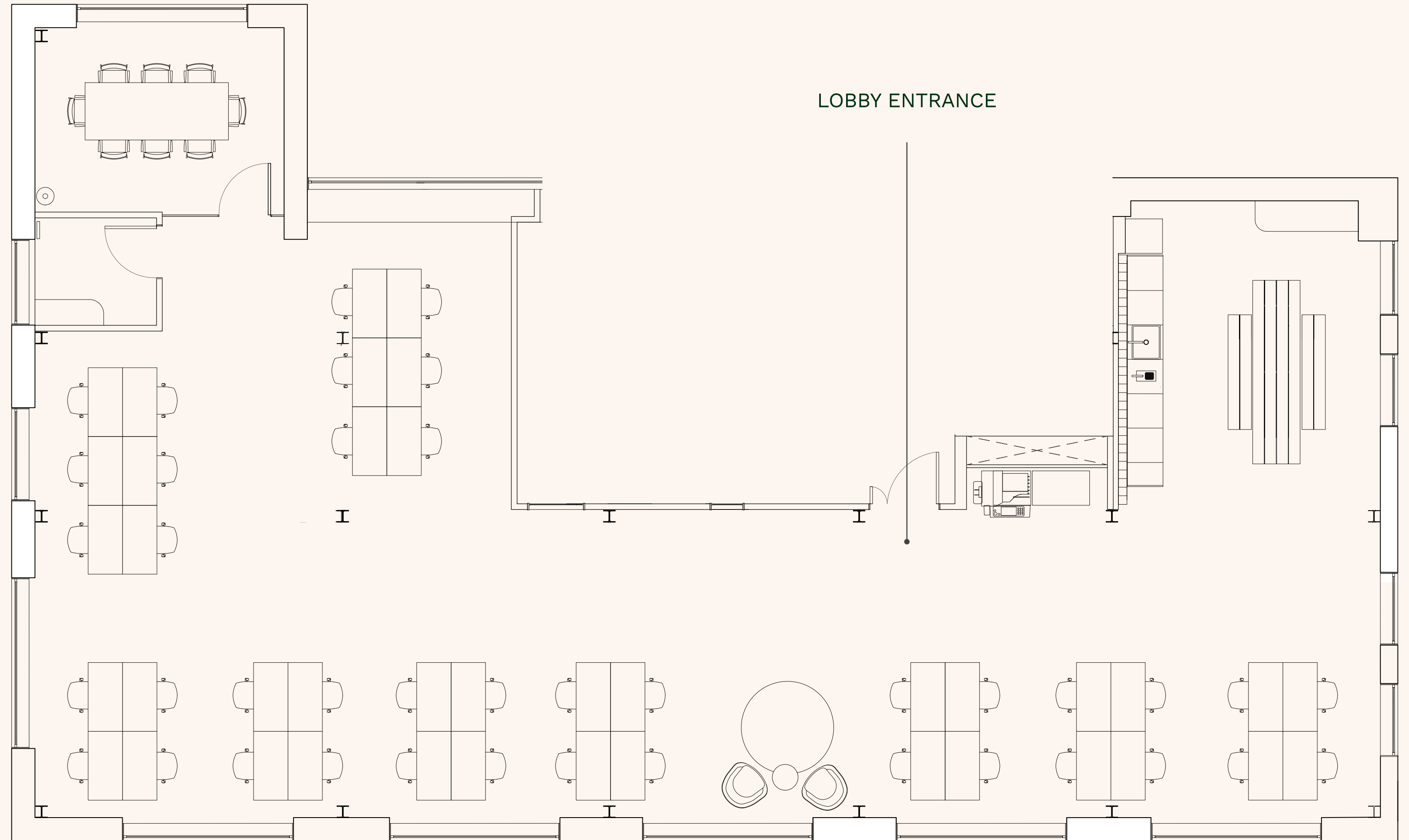
*adjoined to LG floor



| UNIT | B |
|-----------------|----------|
| Floor | 1 |
| Size | 2,250 ft |
| Capacity (max) | 45 desks |
| Meeting | 1 room |
| Also included: | |
| 2P meeting room | |
| 1 phone booth | |



| UNIT | C |
|----------------|----------|
| Floor | 2 |
| Size | 2,250 ft |
| Capacity (max) | 45 desks |
| Meeting | 1 room |
| Also included: | |
| 1 phone booth | |



UNIT

D

| | |
|----------------|----------|
| Floor | 3 |
| Size | 1,636 ft |
| Capacity (max) | 32 desks |
| Meeting | 1 room |

Also included:

- 1 phone booth
- 2 private roof terraces

