

# Compton

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## Hoxton

Shoreditch Exchange  
Senna Building  
E2 8JF

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FULLY MANAGED - Shoreditch Exchange provides over 100,000 square feet of high quality, fully fitted and flexible workspace

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## For Rent

6,458 to 15,566 ft<sup>2</sup>

020 7101 2020  
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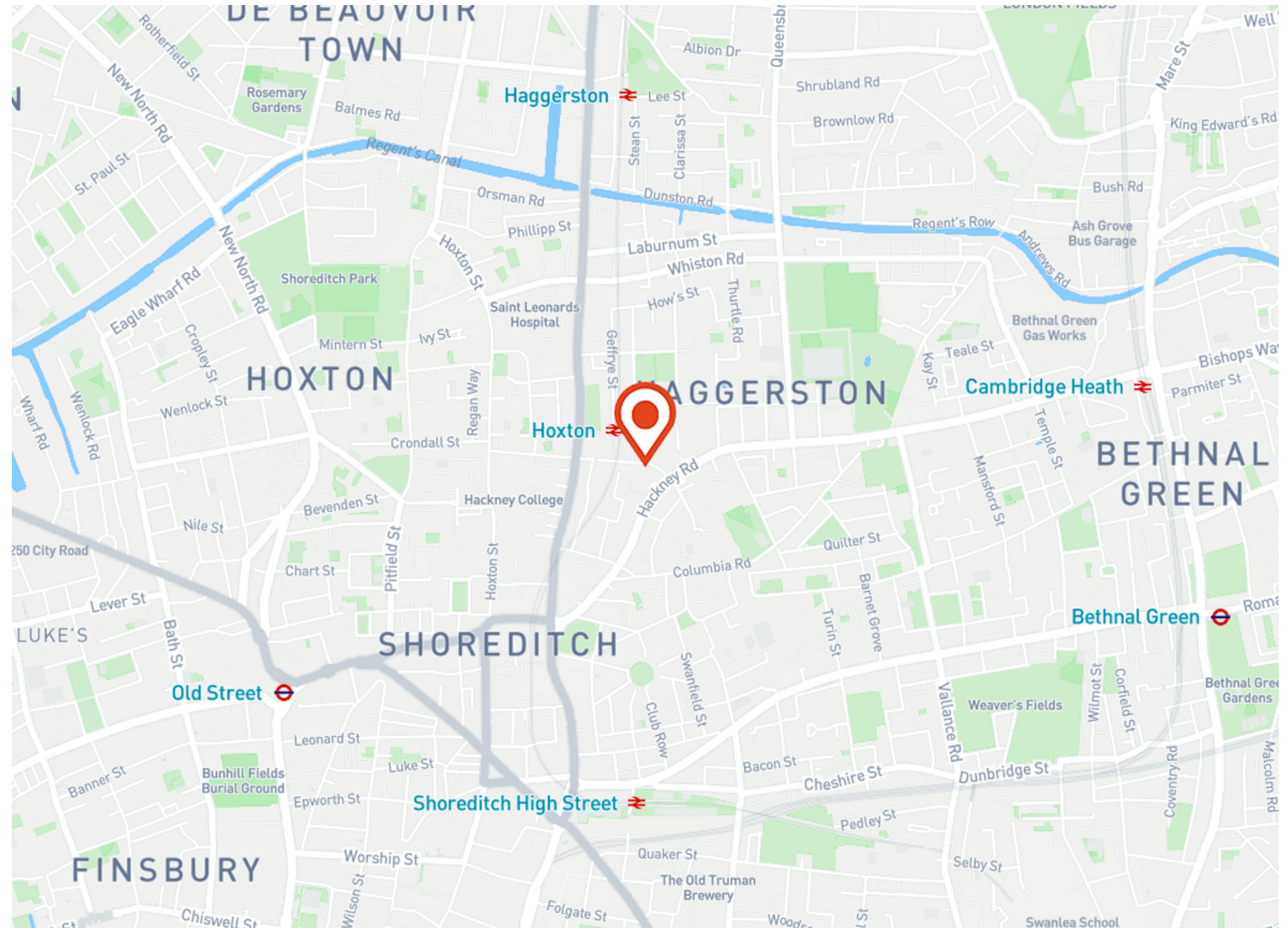
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## Location

Located in the heart of vibrant East London, Hoxton is a thriving neighborhood known for its diverse array of independent restaurants, bars, and leisure offerings.

Situated just a stone's throw away from Hoxton Station, tenants enjoy seamless connectivity with the rest of the city. With Shoreditch High Street station a mere 10 minute walk and Old Street Station a convenient 12 minute stroll away, commuting is a breeze.

This bustling area is not only a hub for creativity and innovation but also offers unparalleled convenience, making it an ideal location for businesses seeking a dynamic and accessible workspace.

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Kitchen / Breakout



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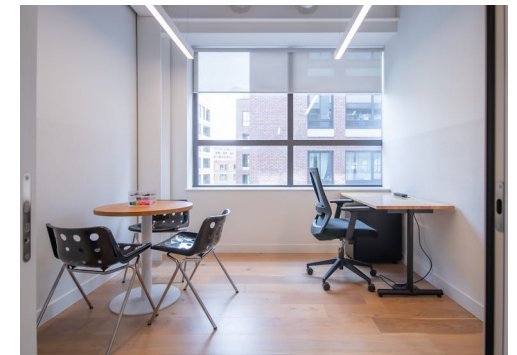
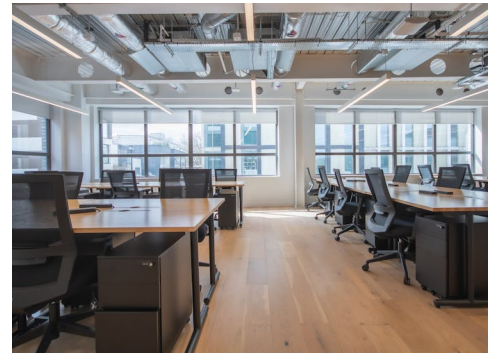
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## Amenities

- Fully furnished office space
- Open 24/7
- Breakout & event spaces
- Hot desking
- Over 90 meetings rooms
- Over 50 phone booths available to use
- Communal 6th floor roof terrace spanning 3,500 sqft
- Community team
- Free barista coffee
- Beer taps
- Secure bike store
- Shower facilities

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## Description

Shoreditch Exchange stands as a premier destination for flexible workspace in the heart of Shoreditch, boasting over 100,000 square feet of high-quality offices.

Located less than a minute's walk from Hoxton station, accessibility is unparalleled. Catering to diverse business needs, the space offers private lockable offices accommodating companies ranging from 1 to 500 people across eight floors.

Beyond workspace, the amenities are unbeatable, with over 90 meeting rooms, 50 phone booths, and a sprawling rooftop terrace offering panoramic views of the city skyline. Additional perks include secure bike storage, on-site showers, and the convenience of an on-site barista and beer taps, ensuring both productivity and comfort for tenants.

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## Content

View in Virtual Reality



Watch the film



View on Website



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## What's included?

The rent is fully inclusive of; service charge, business rates, high speed plug & play internet, cleaning, water, electricity, all utilities, free teas, premium coffees and filtered water and a fully stocked communal kitchen AND BEER!

## Lease Term

From 12 months upwards

## 3rd Floor - West

146 desks  
11 private meeting rooms  
6 private phone booths  
Private kitchen

## 3rd Floor - East

108 desks  
8 private meeting rooms  
3 private phone booths  
Private kitchen



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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	Building Type	sq ft	Rent (sq ft) Total	/sq ft Total month	Total year	Availability	
3rd - West	Serviced Office	9,108	£120	£120	£91,080	£1,092,960	Available
3rd - East	Serviced Office	6,458	£120	£120	£64,580	£774,960	Available
Total		15,566	£120	£120	£155,660	£1,867,920	

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## Contact Us

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

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