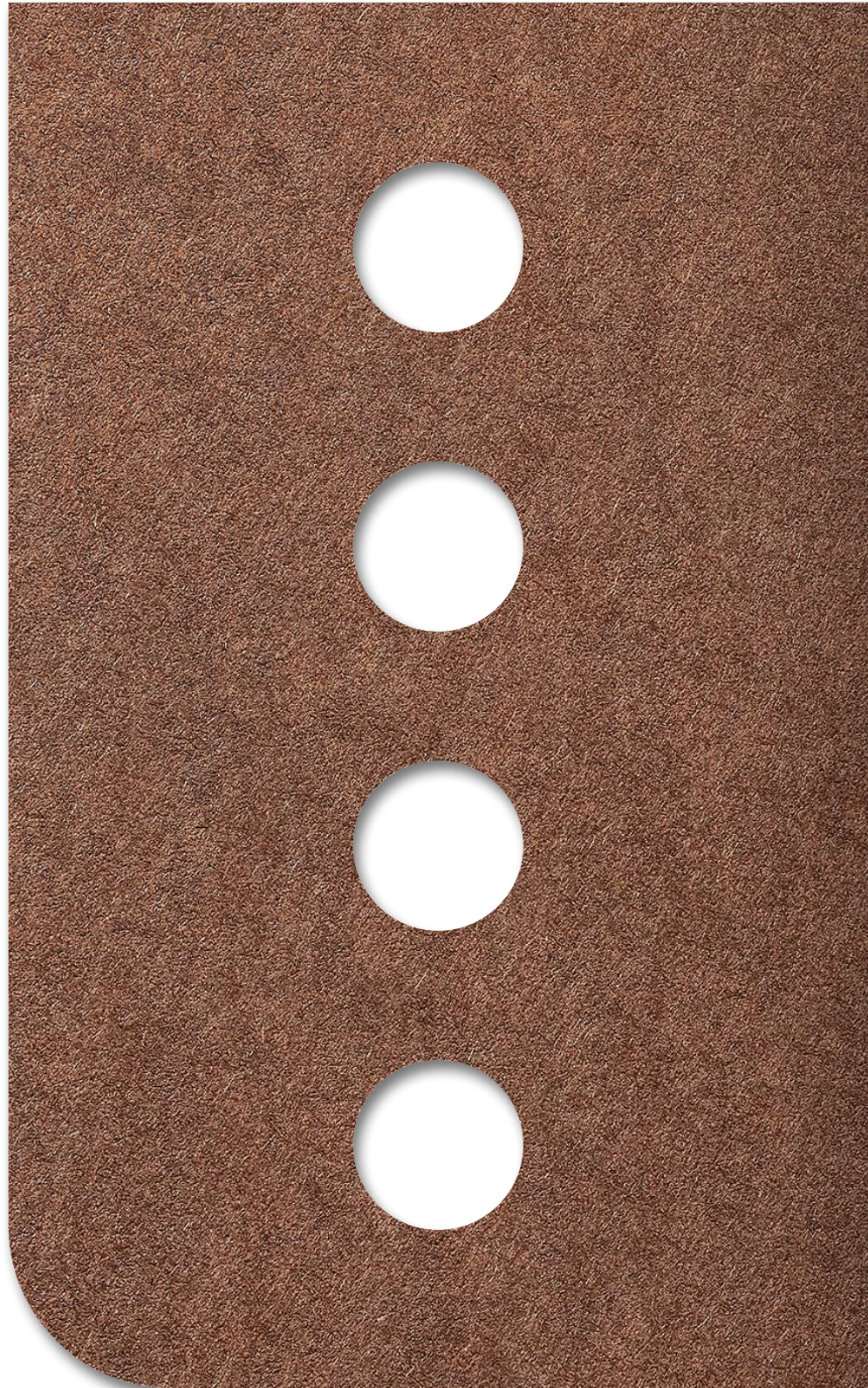


CURVE



CURVE

3 Haberdasher Street,
London N1





INTRODUCTION

Introducing *The Curve*, a new space to nurture culture, creativity and craft. A characterful warehouse building thoughtfully refurbished, offering **4,958 Sq Ft** to **12,161 Sq Ft** of office accommodation arranged over **ground and first floors**.

Industrial,



Art Deco

THE CURVE

This former clothing factory was part of London's bustling garment trade, architecturally influenced by the modernism of the 30s. With sweeping aesthetic forms, vast windows and plentiful natural light, this is a building crafted for productivity.

inspired.



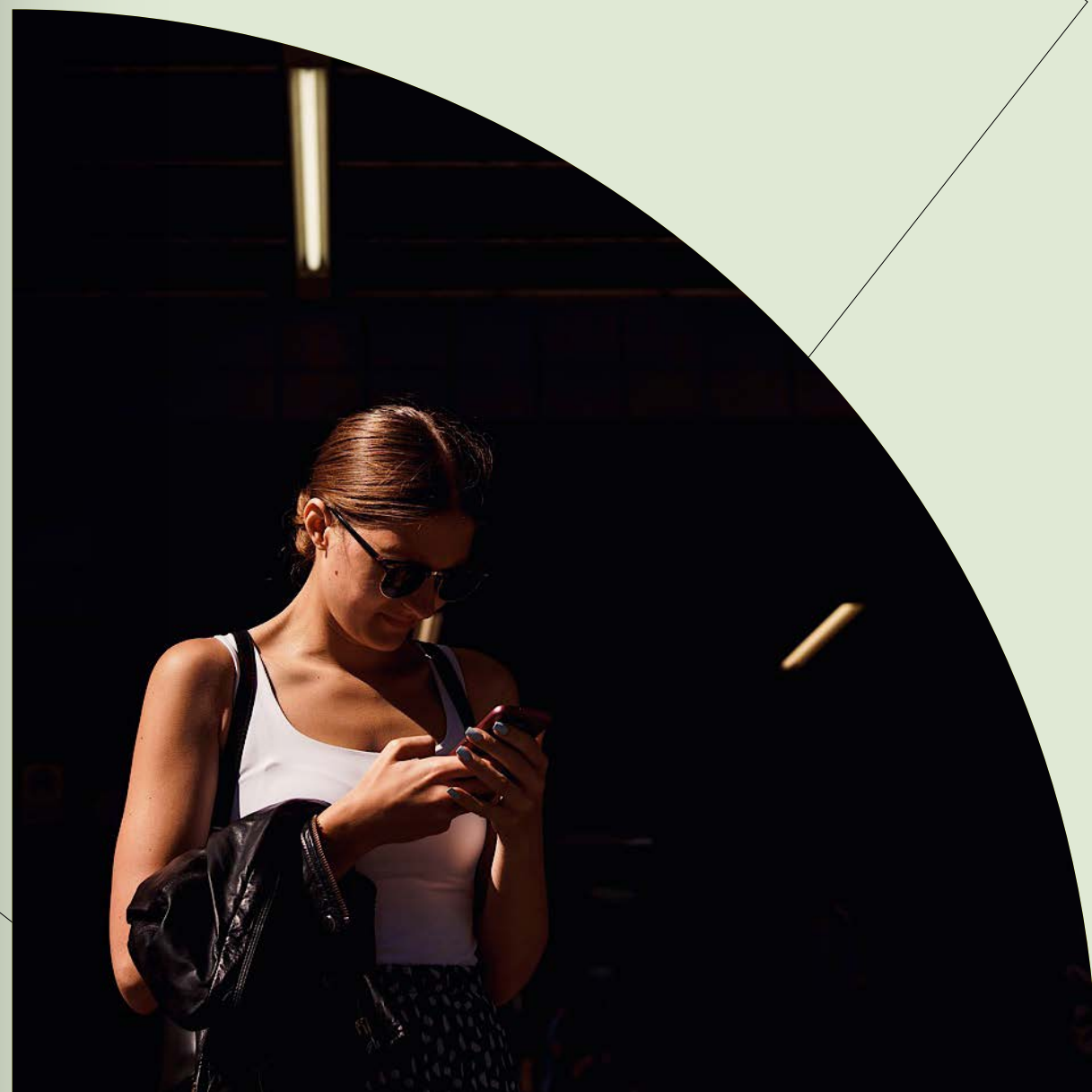
Bend the rules

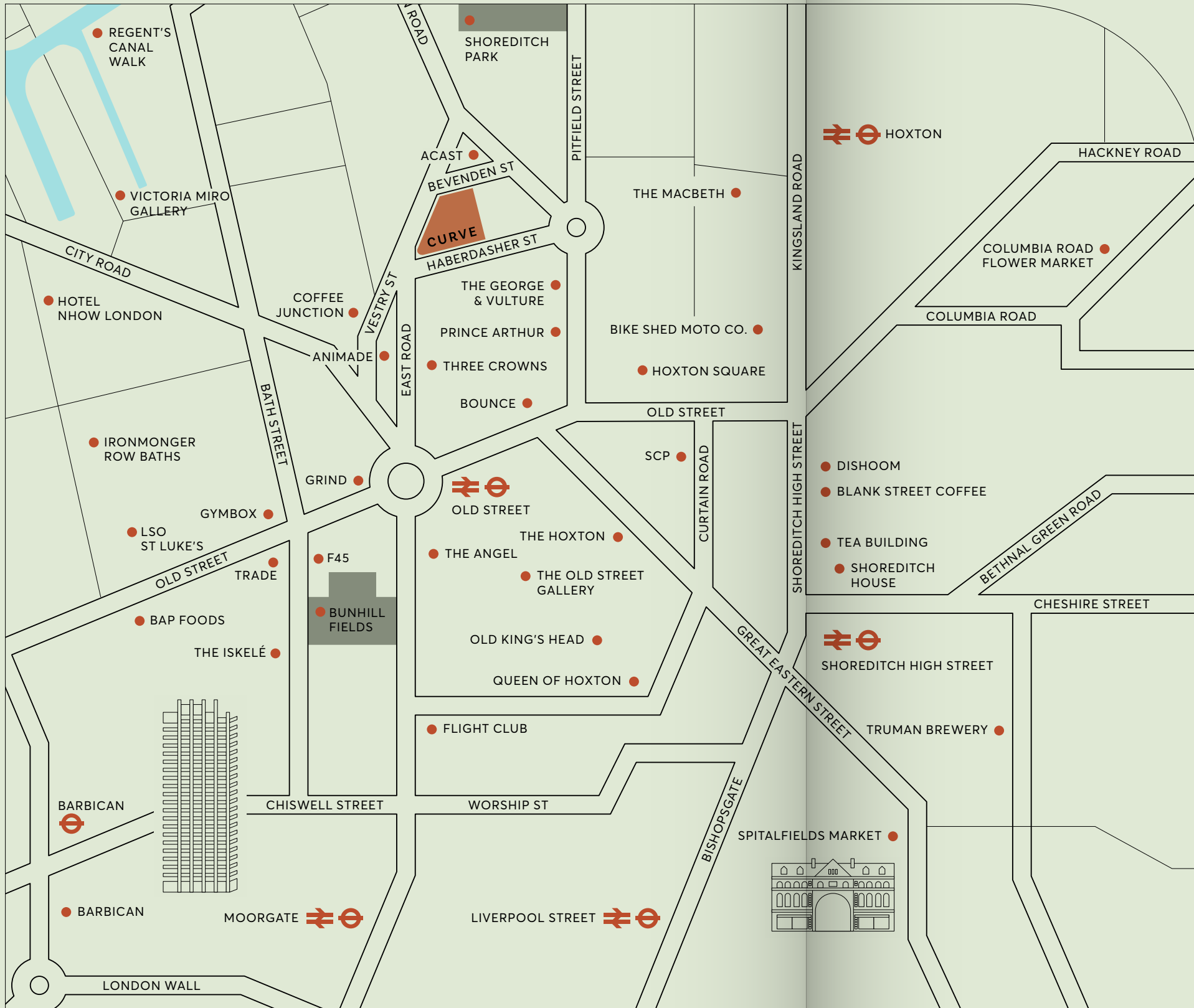


Located within walking distance of Old Street, the capital's tech and creative cluster, *The Curve* is the ideal home for those looking to innovate, push boundaries and think outside the rulebook.

LOCATION

Step out of Old Street Station and find yourself amongst some of the city's best-loved coffee roasteries, bars and restaurants, whether you're looking for a quick bite or a tasting menu recommended by the Michelin Guide. Stroll up East Road past hot yoga studios and gyms towards the greenery of Shoreditch Park, passing *The Curve* on your way.



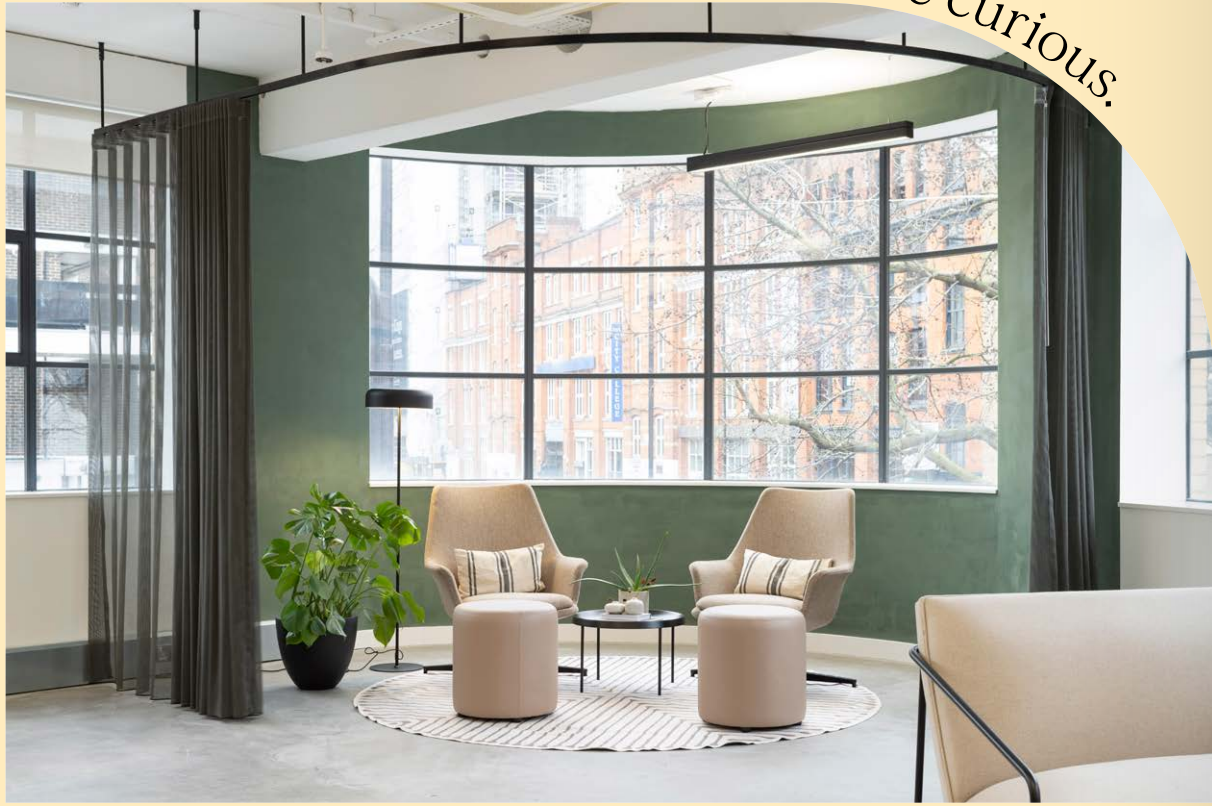


LOCAL AREA

The Curve is ideally located within a 4-minute walk of Old Street, at the apex of East Road and Haberdasher Street giving the perfect balance of quick commute times whilst being in the quieter environments that Shoreditch offers. Enjoy the connectivity and endless list of eateries and bars that Shoreditch has to offer, but step into an office where the local ambience feels settled and at ease, providing headspace to think and create. This is truly the best of both worlds.

	
Stations	
OLD STREET	4 MINS
HOXTON	13 MINS
SHOREDITCH HIGH STREET	17 MINS
MOORGATE	18 MINS
LIVERPOOL STREET	21 MINS
BARBICAN	22 MINS
Businesses and Buildings	
ACAST	2 MINS
ANIMADE	3 MINS
TEA BUILDING	18 MINS
SHOREDITCH HOUSE	19 MINS
Food and Drink	
COFFEE JUNCTION	2 MINS
THE GEORGE & VULTURE	3 MINS
THREE CROWNS	4 MINS
GRIND	4 MINS
TRADE	5 MINS
THE MACBETH	8 MINS
BIKE SHED MOTO CO.	13 MINS
DISHOOM	18 MINS
Leisure	
CURZON	5 MINS
SHOREDITCH PARK	8 MINS
BOUNCE	8 MINS
IRONMONGER ROW BATHS	8 MINS
F45	10 MINS

Adaptable office space for the curious.



Images top and bottom: First floor

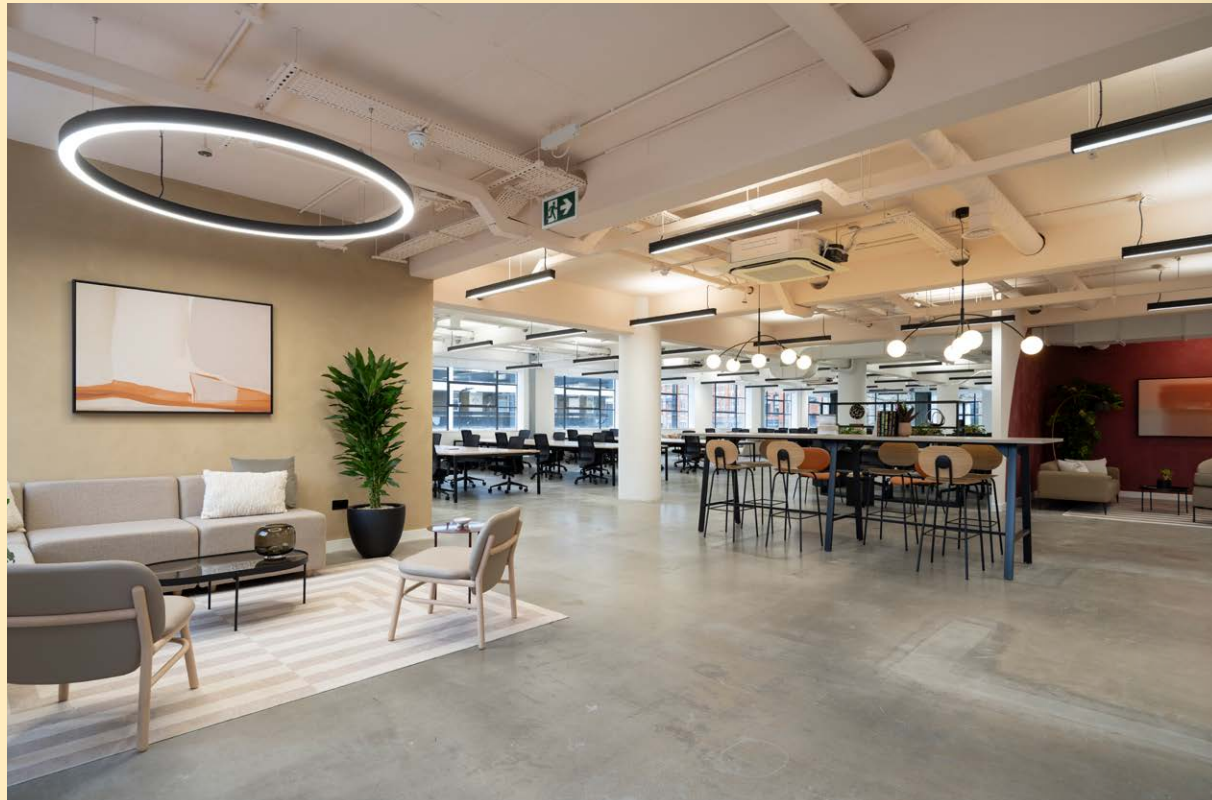


Image: Breakout area

The Curve's floorplates have been carefully reimagined for the next generation of thinkers and creatives. There's the option of a fully fitted and furnished space (CAT A+), or CAT A for those who want the freedom to make their space tailormade.

SCHEDULE OF AREAS

Floor	Size	Condition	Rent (PSF)	Business Rates* (PSF)	Service Charge (PSF)
1st	7,203 Sq Ft	Fully fitted	£57.50	£8.02	£7.50
Ground	4,958 Sq Ft	CAT A	£52.50	£8.02	£7.50
Total	12,161 Sq Ft	The floors can be combined by an internal staircase			

*Tenants are advised to make their own enquiries

SPECIFICATIONS

Newly refurbished fully fitted and CAT A offices by Thirdway



NEWLY REFURBISHED CAT A+ AND CAT A OFFICES



SELF-CONTAINED ENTRANCE



POLISHED CONCRETE FLOORS



AIR CONDITIONING THROUGHOUT



FULL PERIMETER MODERN CRITTALL-STYLE WINDOWS



PRIVATE LANDSCAPED GROUND FLOOR TERRACE



ENERGY EFFICIENT SUSPENDED LED UP/DOWN LIGHTING



2 X PASSENGER LIFTS ACCESSING ALL FLOORS



MALE AND FEMALE WC



SHOWER FACILITIES WITH LOCKER SPACE



BIKE STORAGE



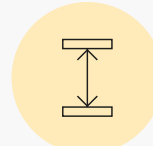
LARGE PRIVATE ENTRANCE COURTYARD, LANDSCAPING, CANOPY AND SEATING



EFFICIENT OPEN PLAN FLOOR PLATE



LARGE NEW ENTRANCE LOBBY WITH SEATING



EXCELLENT FLOOR-TO-CEILING HEIGHTS THROUGHOUT



ENERGY EFFICIENT DAIKIN VRV 3-PIPE AIR SOURCE HEAT PUMP HEATING AND COOLING



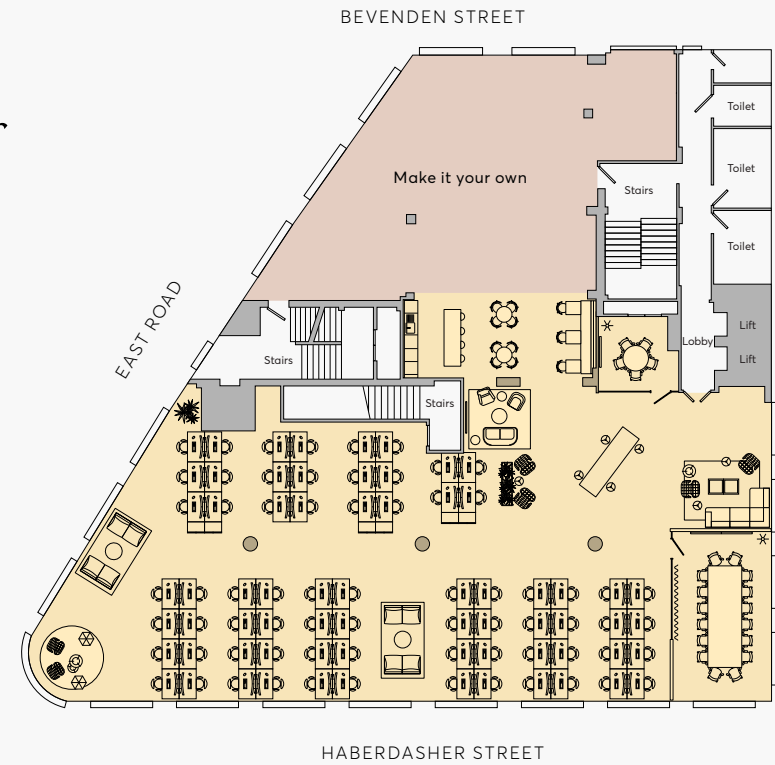
ACCESS CONTROL

FLOORPLAN

1st floor

7,203 Sq Ft
669 Sq M

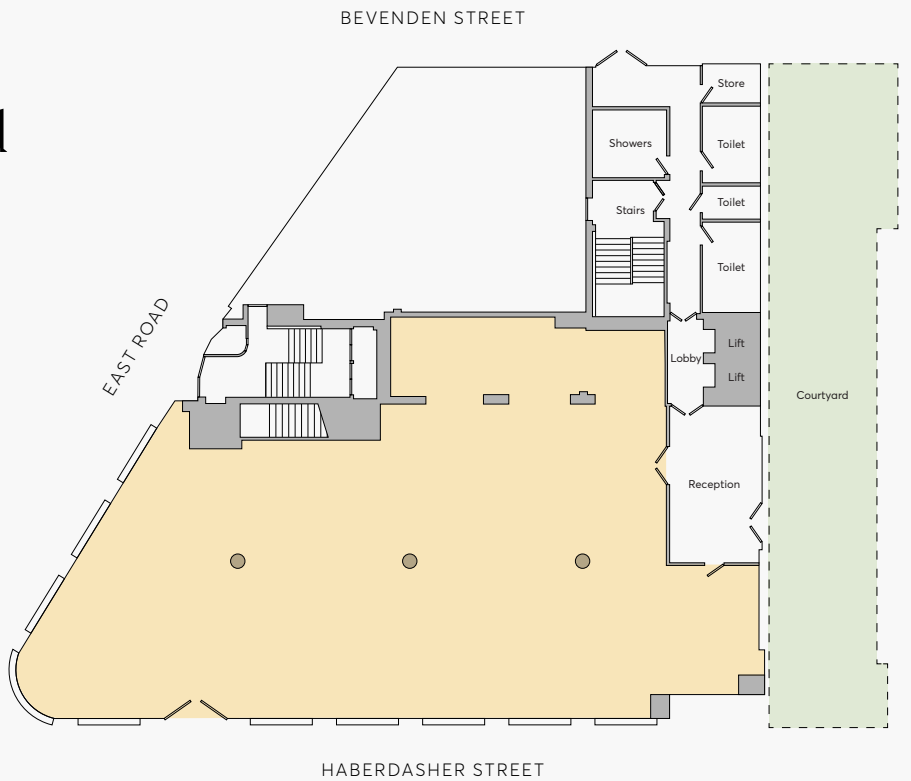
- Make it your own
- Fully fitted



FLOORPLAN

Ground

4,958 Sq Ft
461 Sq M



Floorplans are not to scale. For indicative purposes only.



Expect rich textures and bold geometric patterns throughout the décor, with sleek metallic finishes and intricate inlays adding a touch of sophistication. To celebrate rather than hide the industrial character of the building, the ceiling duct work will be sprayed in a warm tonal palette.

Each space at *The Curve* masterfully blends modern industrial elements with the elegance of Art Deco design.

COURTYARD AREA



Designed by award winning agency John Davies Landscape.



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A development by



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THE
CURVE

LONDON N1



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