

## 10 Bonhill Street, EC2

**\*Preliminary Details\***

**\*Stylish 1930's self-contained offices to let\***

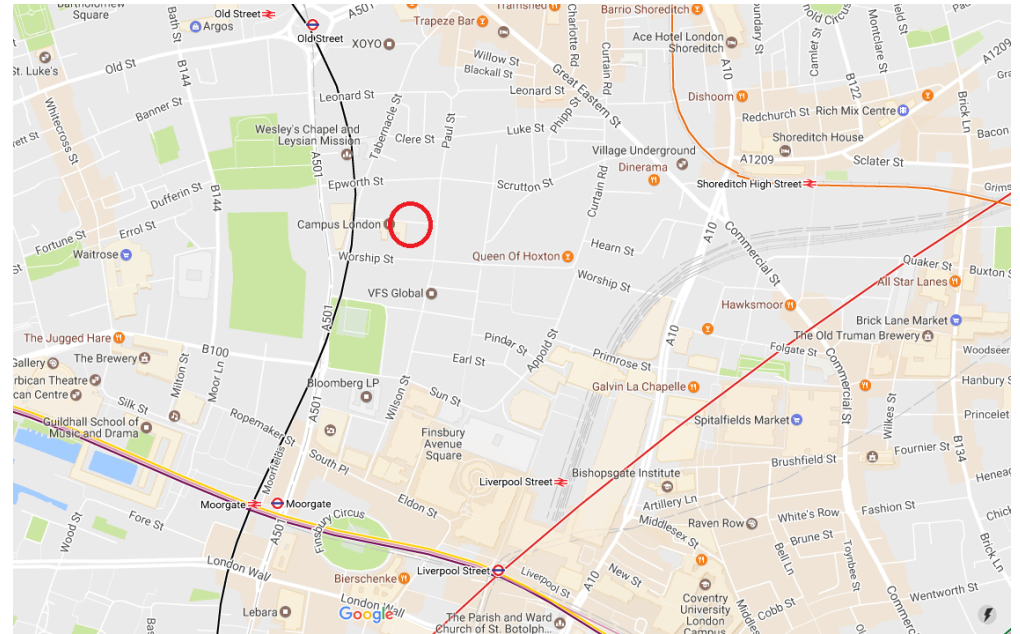


### LOCATION

10 Bonhill Street is prominently located at the eastern end of Bonhill Street close to the junction of Paul Street. The attractive building is in a vibrant area, where the City meets Shoreditch with a variety of creative and TMT local occupiers in the vicinity.

The property benefits from excellent transport links with Old Street (Northern line), Moorgate (Northern & Circle lines) and Liverpool Street (Network Rail and Underground - Northern, Circle, District and Hammersmith & City, Central Lines) all within easy walking distance. Transport links will see further improvement with the opening of the Elizabeth Line (Crossrail) at Moorgate and Liverpool Street.

### MAP



### CONTACT US

By appointment through sole agents:

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## DESCRIPTION

10 Bonhill Street is an attractive 1930's former warehouse building constructed over lower ground, ground and 1<sup>st</sup> to 3<sup>rd</sup> floors. The property provides stylish, regularly shaped column free, rectangular open plan offices on the upper floors, each floor with one office/meeting room.

The ground and lower ground floors are designed to interlink in a "duplex" style and provide a mixture of reception/break out and meeting room space that would appeal to a wide variety of media, tech, or creative companies.

A new lift is being installed and the accommodation will be redecorated. The accommodation is otherwise "plug and play" and offers highly stylish "cool" space.

## AMENITIES

- Redecorated offices
- Plug and play space
- Raised floors
- Exposed slab with pendant lighting
- Air conditioning in part
- Central heating
- Feature staircase linking ground floor and lower ground floor
- Tea points in situ
- Excellent natural light

**TERMS:** The building is available as a whole from the freeholder for a term by arrangement, subject to a mutual option to determine in 2022. Other terms on application.

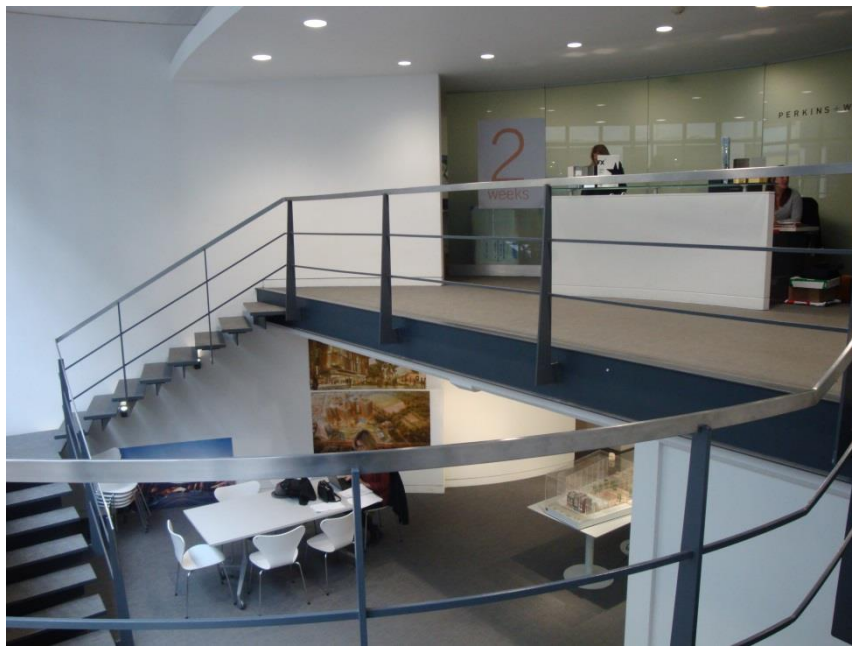
**VAT:** The property is elected for VAT purposes.

**EPC:** EPC rating C "64" – issued 14/05/15

## FLOOR AREAS

| FLOOR        | SQ FT         | SQ M         | STATUS    |
|--------------|---------------|--------------|-----------|
| Third        | 2,367         | 219.9        | Available |
| Second       | 2,301         | 213.7        | Available |
| First        | 2,234         | 207.5        | Available |
| Ground       | 1,809         | 168.0        | Available |
| Lower Ground | 1,863         | 173.0        | Available |
| <b>TOTAL</b> | <b>10,574</b> | <b>982.1</b> |           |





+44 (0) 20 3713 1950

**Misrepresentation Act:** These particulars are intended to give a fair description of the property and any intending lessees/purchasers must satisfy themselves as to their accuracy. They do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. The Code for Leasing Business Premises in England and Wales 2007 strongly recommends that you seek advice from a qualified property professional before agreeing or signing a business tenancy agreement. The code is available through the institutions and trade associations or on [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

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