

Commercial Office Space
4,166 / 4,277 / 8443 sq. ft.

Plug & Play offices with access to communal terrace and tenants lounge

TO LET

14 Bonhill Street, Shoreditch, London, EC2A 4BX



LOCATION

The building is located in a prominent position on Bonhill Street, close to the junction of Paul Street, in the heart of vibrant Shoreditch. The building is close to Google Campus, the Amazon UK Headquarters and the new stage Shoreditch development, home to Shakespeare's Curtain Theatre. The area benefits from a number of bars and restaurants such as Manteca, Aviary, Fight Club and Barry's Bootcamp.

TRANSPORT

Liverpool Street (Central, Circle, Elizabeth, Hammersmith & City and Metropolitan lines, Overground and National Rail)
Moorgate (Circle, Hammersmith & City, Metropolitan and Northern lines and National Rail)
Old Street (Northern line and National Rail)
Shoreditch High Street (Overground)

21 Pear Tree Street, London EC1V 3AP Tel: 020 7336 1313

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DESCRIPTION

The offices provides plug & play accommodation with open plan desking and generous kitchenette and break out areas. The offices also offers meeting rooms, zoom rooms and a board room.

The accommodation also benefits from great natural light throughout with access to the business lounge and communal terrace at fifth floor level.

The building is fully DDA Compliant and has a manned reception, bike storage and showers.

AMENITIES

- Prime City Fringe location
- 40+ desks in situ
- Plug & play
- Board room, meeting and zoom rooms
- Business lounge & terrace
- Exposed air conditioning system
- Fully accessible raised floors
- Two passenger lifts
- New W/C facilities
- Reception with commissionaire
- Great natural daylight
- Showers
- Secure cycle storage and lockers

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Third	4,277	397
First	4,166	387

LEASE

New leases available for a term by arrangement

RENT

Floor	Per annum	Per Sq. Ft.
Third	£278,005	£65.00
First	£270,790	£65.00

SERVICE CHARGE

Floor	Per annum	Per Sq. Ft.
Third	£36,355	£8.50
First	£35,411	£8.50

RATES

Floor	Per annum	Per Sq. Ft.
Third	£88,998	£20.80
First	£86,778	£20.83

TOTAL OCCUPATIONAL COSTS

Floor	Per annum	PCM
Third	£403,321	£33,610
First	£392,979	£32,748

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Harrison Turner
hturner@antonpage.com

Stephen Page
spage@antonpage.com

BELCOR 020 7375 3444