

SUBJECT TO CONTRACT

Building

Tea Building comprises approximately 117,000 sq ft of offices arranged over ground and seven upper floors, with retail accommodation at the ground and basement levels.

Location

The property occupies a prominent corner position at the junction of Shoreditch High Street and Bethnal Green Road.

Shoreditch is home to diverse range of businesses, with many trendy restaurants and bars nearby such as Boxpark, Shoreditch House and the Hoxton Hotel.

Communications are excellent with Shoreditch High Street station (Overground) situated opposite. Both Liverpool Street station (National Rail, Central, Circle, Hammersmith & City and Metropolitan) and Old Street station (National Rail and Northern) are within a short walk.

Office Specification

- Fully fitted and furnished media style office
- 82 open plan desks, 16 hot desks, 8 meeting rooms, 2 quiet rooms, 1 kitchen/break out area
- Iconic building
- Concrete floors & exposed brick walls
- Commissionaire
- Passenger lifts
- 24 hour access & security
- Communal bicycle storage & shower facilities
- EPC C

Tenure & Availability

Available now by way of assignment or sublease until 24th December 2023.



Costs	Per sq ft exclusive
Guiding Rent	£57.50
Rates (estimated)	£16.80
Service charge (2021/22)	£9.76

Floor	Area (sq ft)	Area (sq m)
2 nd floor (2.03-2.06)	7,946	738

For more information please contact:

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Location Map



Floor Plan



Floor plan indicative only – not to scale

