

TEA BUILDING

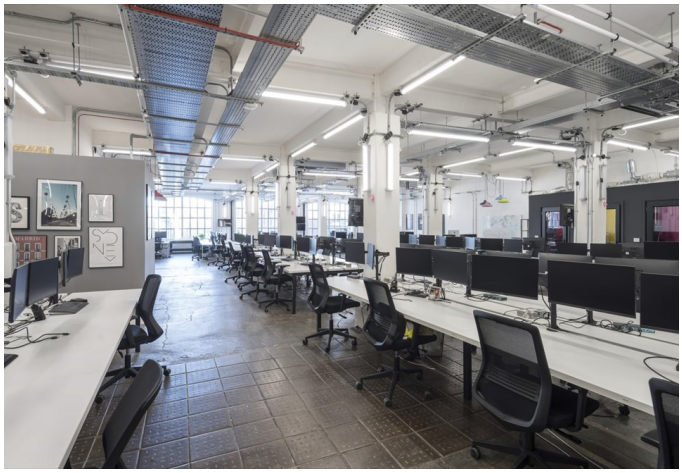
OVERVIEW

Unit 2.10 at the Tea Building provides 6,919 sq ft of stunning workspace in one of London's most iconic warehouse office buildings.

The building is located in the heart of Shoreditch, immediately opposite Shoreditch High Street Station and a short walk from Liverpool Street Station.

The space has been fitted out to a high-standard offering a mixture of open plan, collaborative and meeting room space.

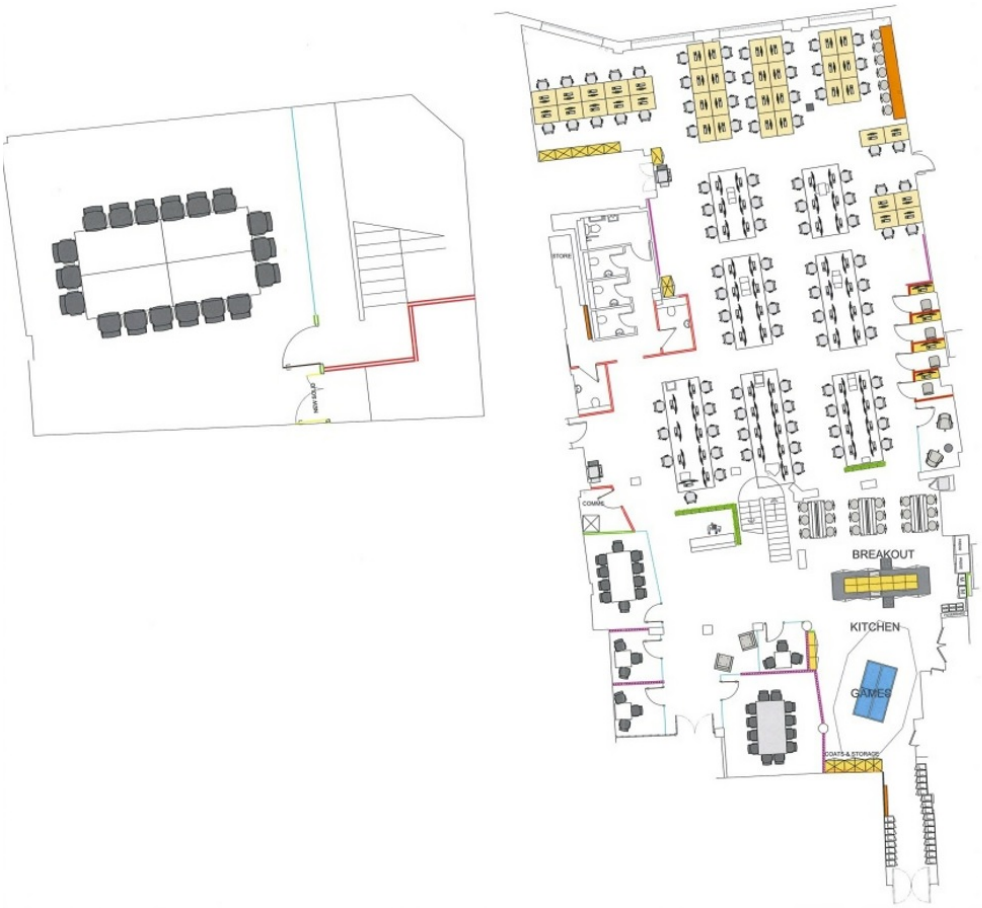
The building provides exceptional facilities including; cycle storage, showers, in-house café and 24hr onsite commissionaire.





AMENITIES

- Stunning fitted out workspace
- Original warehouse features
- Excellent natural light / generous floor to ceiling heights
- Secure cycle storage
- Shower facilities
- High-speed fibre line
- 24 hour on-site commissionaire



TERMS

Available immediately by way of an assignment or sub-lease until September 2029 with a tenant only option to break in September 2024.

Alternatively, a new lease may be available direct from the landlord.

SUMMARY

Available Size	6,919 sq ft
Price	£65.00 per sq ft (rent passing)
Business Rates	£17.50 per sq ft (2022/2023)
Service Charge	£9.76 per sq ft
VAT	Elected

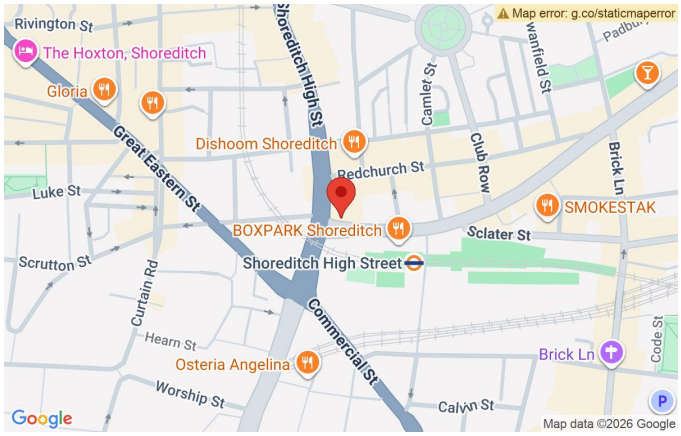
VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

STEPHEN FOSTER

stephen@bureauoffice.co.uk

+44 (0) 7917 841 891



LOCATION

The Tea Building occupies a prominent corner position, sitting in the heart of Shoreditch, at the junction of Shoreditch High St and Bethnal Green Road.

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

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