

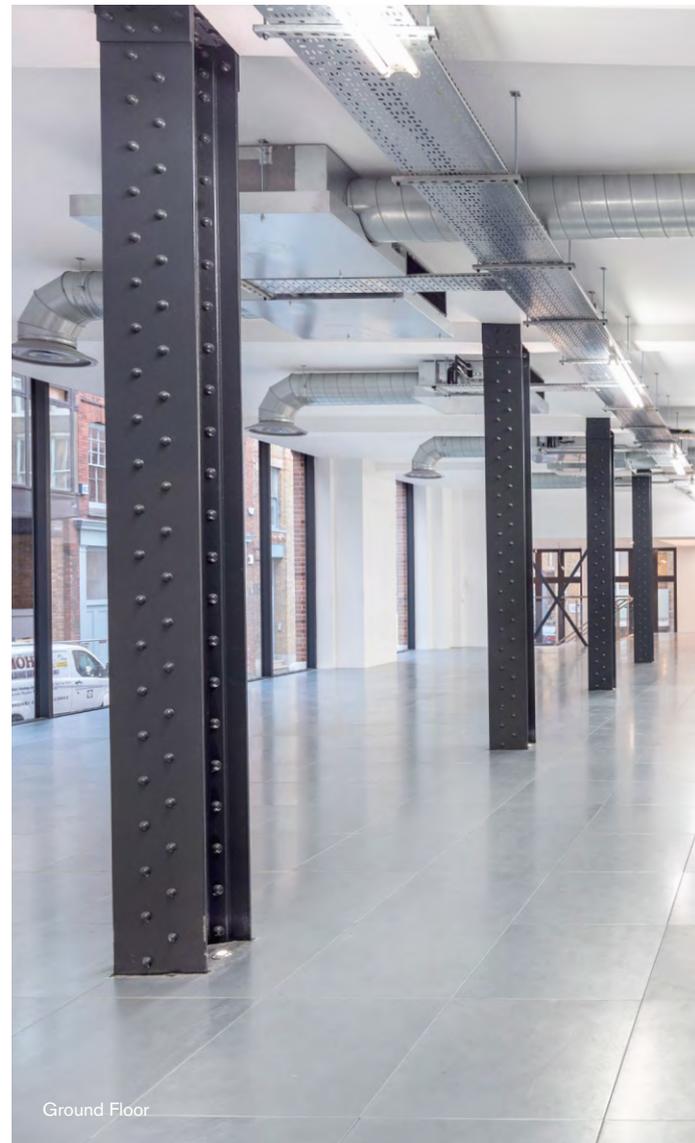
52-60 TABERNACLE STREET

SHOREDITCH EC2



23,510 SQ FT PROMINENT SHOREDITCH WAREHOUSE SPACE AVAILABLE TO LEASE AS A WHOLE.

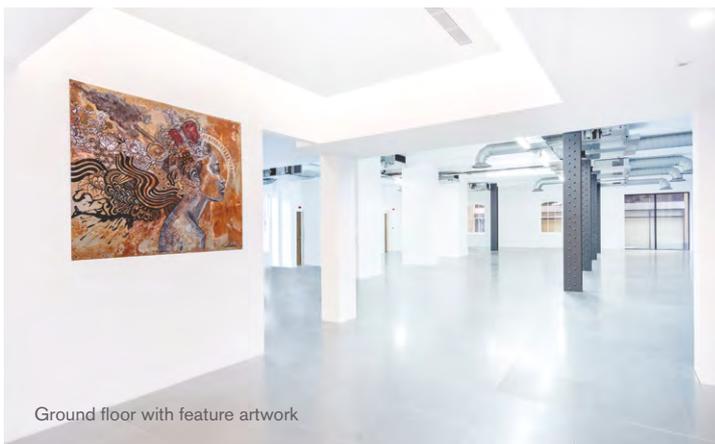
Refurbished contemporary office space designed to suit a diverse range of occupiers – whilst retaining the urban feel of a building befitting the area.



Ground Floor

SPECIFICATION

- NEW AIR CONDITIONING
- NEW SUSPENDED LED LIGHTING
- NEW METAL TILE RAISED FLOORS
- 2 x PASSENGER LIFTS
- REFURBISHED WCS
- CAPPED OFF SERVICES
- DISABLED ACCESS
- SHOWERS (LOWER GROUND)
- DELIVERY YARD
- DDA PARKING
- OUTDOOR SPACE



Ground floor with feature artwork



The newly refurbished reception with feature artwork by Luke Gray delivers a dramatic introduction to the building. There is also some outdoor space located at the rear of the property.



SHOREDITCH, LONDON EC2A 4NB



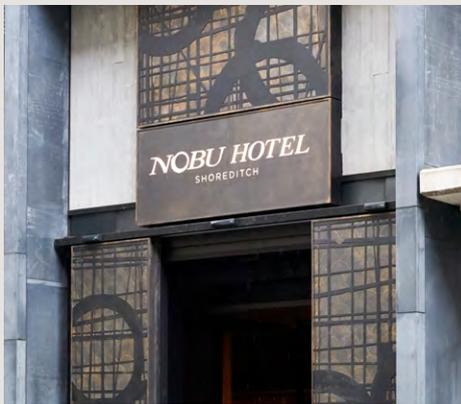
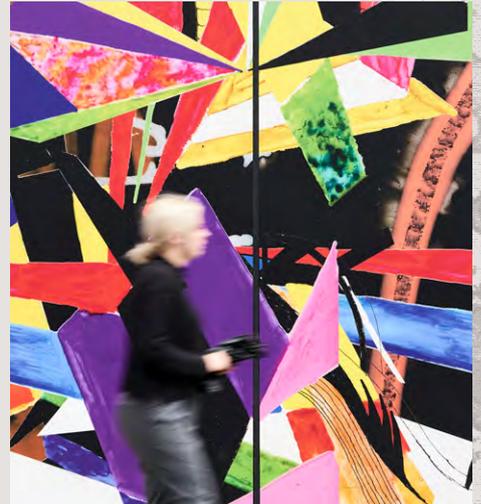
Second Floor



A DESTINATION STILL LEADING THE WAY

Shoreditch is home to some of the most celebrated and talked about bars and restaurants in London. From a thriving pop-up street food scene to Michelin starred fine dining experiences.

In recent months the immediate area surrounding the building has seen the opening of Nobu London and private members club The Curtain – both offering a diverse and exciting range of food and beverage amenities in-keeping with the colourful character of the area.



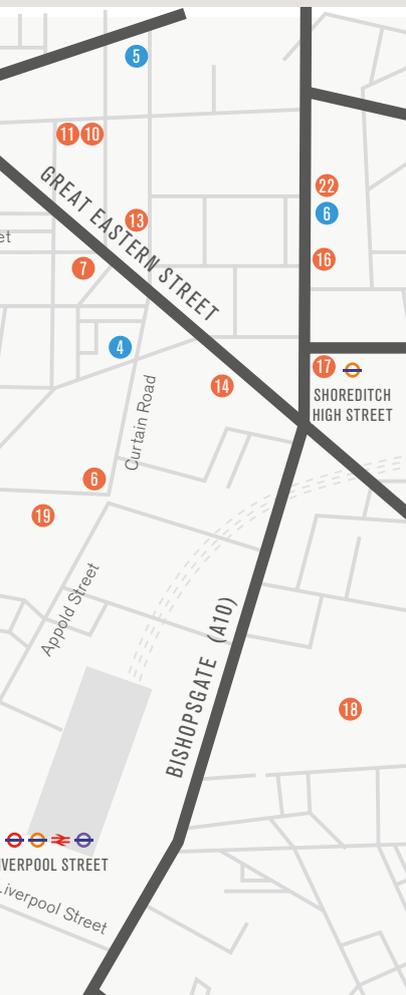
RESTAURANTS, CAFÉS & BARS

- 1 McQueen
- 2 Ozone Coffee
- 3 Lantana Café
- 4 Flight Club Darts
- 5 Modern Pantry
- 6 Queen of Hoxton
- 7 The Book Club
- 8 Bel Air
- 9 Bounce
- 10 Tramshed
- 11 Popolo
- 12 Eyre Brothers
- 13 Flat Iron
- 14 Dinerama
- 15 Eight Moorgate
- 16 Dishoom
- 17 Box Park
- 18 Old Spitalfields Market
- 19 HKK
- 20 The Jugged Hare
- 21 Shoreditch Grind
- 22 Hoi Polloi

LOCAL AMENITIES

- 1 The Hoxton
- 2 Nobu Hotel
- 3 GymBox
- 4 The Curtain
- 5 Goodhood
- 6 Ace Hotel
- 7 Tokyobike





A DESTINATION FOR BETTER CONNECTIONS

The building is a short walk from Old Street (Northern Line and National Rail Services), Shoreditch High Street (Overground line) and Liverpool Street (Circle, Metropolitan and Hammersmith & City, Central, Overground, National Rail).

From December 2018 Elizabeth Line services will run from Moorgate and Liverpool Street station – dramatically reducing travel times across the City.

04

minutes walk
OLD STREET



06

minutes walk
MOORGATE



07

minutes walk
LIVERPOOL STREET



08

minutes walk
SHOREDITCH HIGH STREET



13

minutes walk
BANK



14

minutes walk
BARBICAN



HOW WOULD YOU LIKE TO WORK?

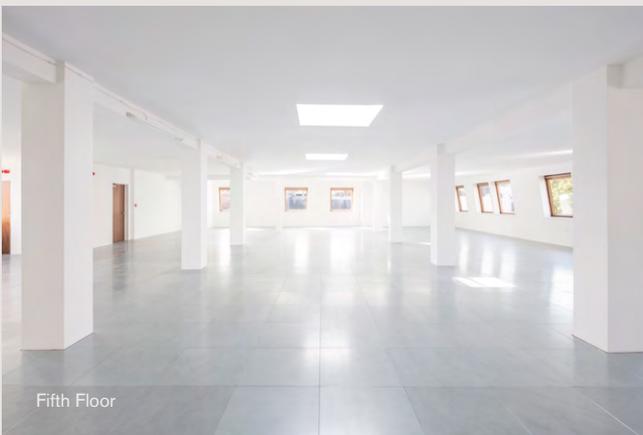
52-60 Tabernacle Street has undergone refurbishment to offer Grade A office accommodation within this exceptional warehouse property. The building has been delivered with air conditioning and suspended LED lighting.



Second Floor



Ground Floor

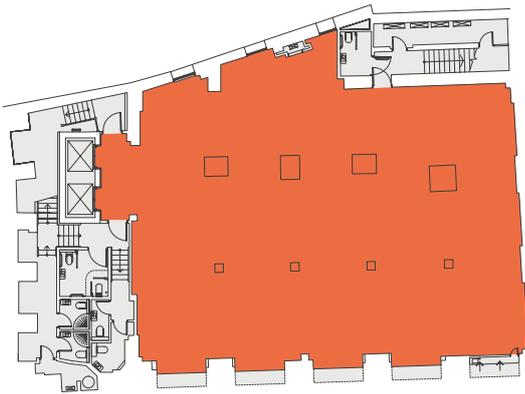


Fifth Floor

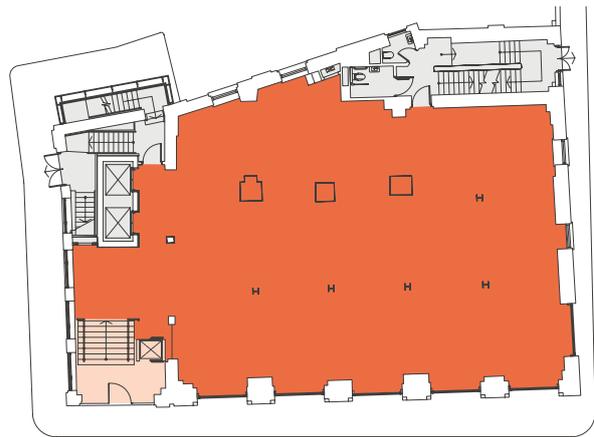
FLOOR	SQ M	SQ FT
5th	299.4	3,223
4th	324.5	3,493
3rd	326.4	3,513
2nd	321.3	3,458
1st	318.8	3,432
Ground	308.9	3,325
Lower Ground	284.8	3,066
Total	2,184.1	23,510



LOWER GROUND FLOOR 3,066 SQ FT / 284.8 SQ M



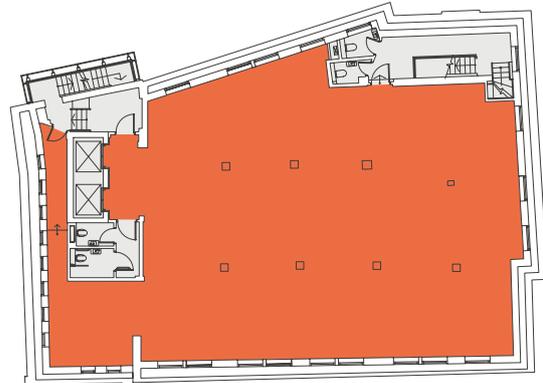
GROUND FLOOR 3,325 SQ FT / 308.9 SQ M



THIRD FLOOR 3,513 SQ FT / 326.4 SQ M



FIFTH FLOOR 3,223 SQ FT / 299.4 SQ M



- Office
- Reception
- Core



Floor plans not to scale.
For indicative purposes only.

FURTHER INFORMATION

TERMS

Property is available as a whole on a new lease direct from the landlord for a term by negotiation.

The building is elected for VAT.

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