

SHOREDITCH
EXCHANGE



A NEW VIBRANT COMMERCIAL
AND RESIDENTIAL HUB IN SHOREDITCH

RETAIL & LEISURE OPPORTUNITIES FOR LEASE
SHOREDITCH EXCHANGE, HACKNEY ROAD, LONDON E2



REGAL

LONDON

LOCATION

One of London's most creatively dynamic and culturally vibrant boroughs, Shoreditch is the ultimate destination for modern city living. Within walking distance of the City, the area is also superbly connected to the rest of London and beyond.

The development is situated on the north side of Hackney Road close to the junction of Diss Street and Cremer Street.

The immediate area boasts many popular restaurants, gyms, independent shops, bars and cafes including; The Blues Kitchen, Looking Glass Cocktail Club, The Bike Shed Motorcycle Club. The famous Columbia Road Flower Market is just a 3 minute walk away and it's only a 5 minute walk to the heart of Shoreditch where there's Boxpark, Dishoom and countless more bars, shops and restaurants.

Bordering London's City district, local transport links are very strong with easy access to all the major hubs of the West End and City. Numerous bus routes pass along Hackney Road itself which also provides excellent links. Hoxton Overground station is just a 2 minute walk away.



Source: Google maps and TFL



ON YOUR DOORSTEP

RESTAURANTS & BARS

- 01 8 Hoxton Square
N1 6NU
- 02 Ace Hotel (Hoi Polloi)
E1 6JQ
- 03 Beach Blanket Babylon
E1 6LA
- 04 Beagle
E2 8HZ
- 05 Brawn
E2 7RG
- 06 Fabrique Bakery
E2 8HZ
- 07 Long White Cloud
E2 8JL
- 08 Looking Glass
E2 7NX
- 09 Lyle's
E1 6JJ
- 10 Morito
E2 8JL
- 11 Nightjar
EC1V 1JB
- 12 Sager + Wilde
E2 8JL
- 13 Shoreditch House
E1 6AW
- 14 The Clove Club
EC1V 9LT
- 15 The Marksman
E2 7SJ
- 16 Tramshed
EC2A 3LX
- 17 Well and Bucket
E2 7DG

GALLERIES & CULTURE

- 02 Bloomberg Space
EC2A 1HD
- 03 Broadgate Art Trail
Various locations around Bishopsgate
- 04 Electric Cinema
E2 7DP
- 06 Geffrye Museum
E2 8EA
- 08 Jealous Gallery
EC2A 3PT
- 09 Kemistry Gallery
EC2A 3PB
- 12 Rich Mix Centre
E1 6LA
- 14 V&A Museum of Childhood
E2 9PA

BOUTIQUES & SHOPPING

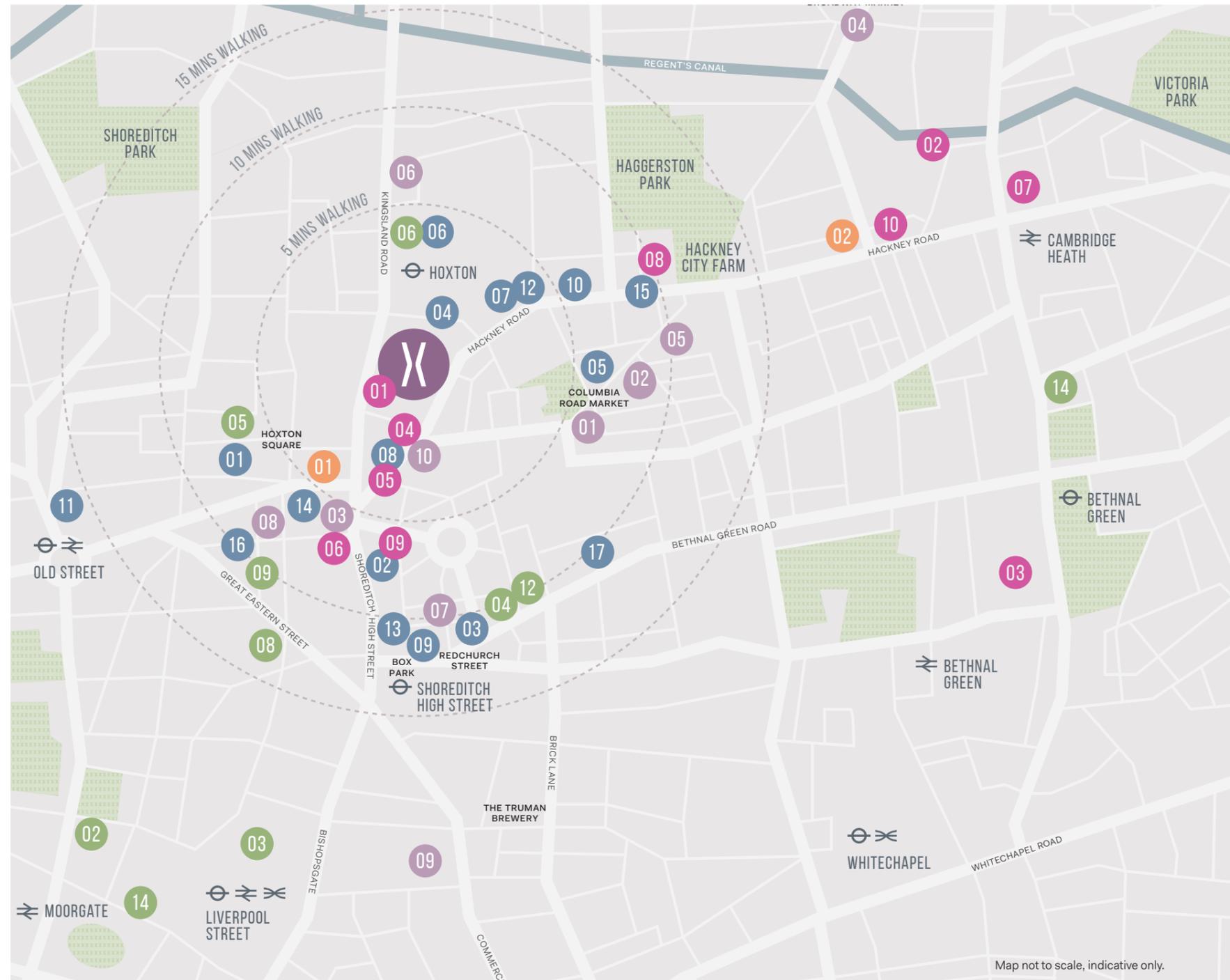
- 01 Angela Flanders
E2 7QB
- 02 Artisans + Adventurers
E2 7RG
- 03 Atomic Antiques
E1 6JE
- 04 Broadway Market
E8 4QJ
- 05 Columbia Road Flower Market
E2 7RG
- 06 Love Vinyl
E2 8JD
- 07 Redchurch Street
Featured boutiques:
Aesop, Aimé, J.Crew, Labour and Wait,
Sunspel, Versus Versace
- 08 SCP
EC2A 3BX
- 09 Spitalfields Market
E1 6EW
- 10 Two Columbia Road
E2 7PA

HOTELS

- 01 Courthouse Hotel
EC1V 9LL
- 02 Mama Shelter
E2 8PP

LOCAL WORKSPACE

- 01 Shoreditch Exchange - WeWork
E2 7QX
- 02 Containerville
E2 9TD
- 03 The PillBox
E1 6GG
- 04 Persistence Works
E2 8DD
- 05 Printing House Yard
E2 7PR
- 06 Black & White (The Office Group)
EC2A 3AY
- 07 The Green House
E2 9DA
- 08 Salty Commune
E2 8NH
- 09 Gainsbury & Whiting
E2 7JP
- 10 Mixcloud
E2 9DY



Map not to scale, indicative only.



THE SCHEME

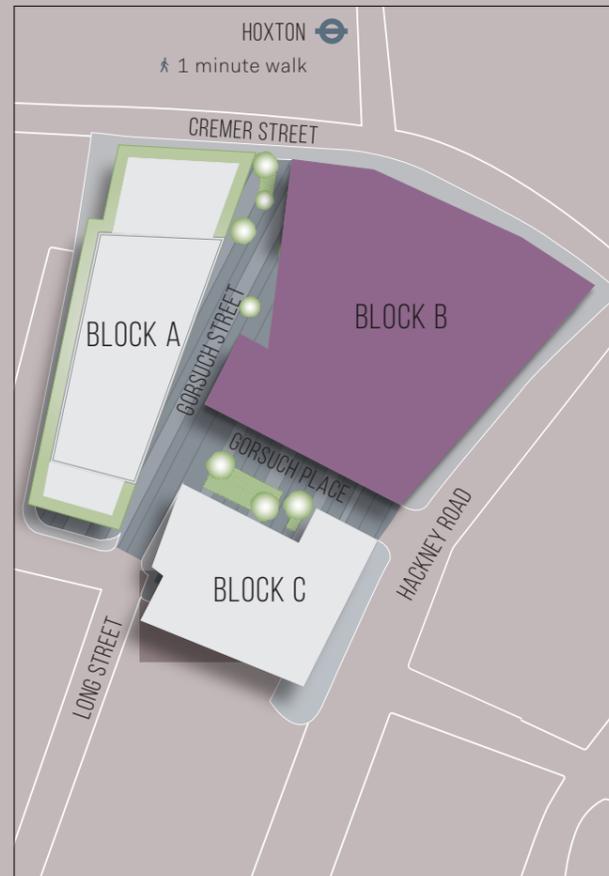
A development of exemplary design and quality in a re-imagined urban setting.

Shoreditch Exchange is a landmark development by Regal London, a leading developer specialising in the delivery of innovative and high-quality mixed use schemes in Greater London.

The scheme is designed by award-winning architects AHMM and comprises 184 flats, 120,000 ft² of office space and 40,000 ft² of retail and leisure space spread across three blocks arranged around newly designed and landscaped public realm areas.

All of the retail and leisure content of the scheme is located on the ground and lower ground floors of Block B, with frontages to Hackney Road, Cremer Street and the newly formed pedestrianised routes through the scheme.

Block A, comprising 100,000 ft² of offices has been leased by WeWork in its entirety, with a further 20,000 ft² of affordable office space allocated on the lower levels of Block C.



AVAILABILITY

A wide variety of unit size configurations and permitted uses arranged along four active street and public realm frontages.

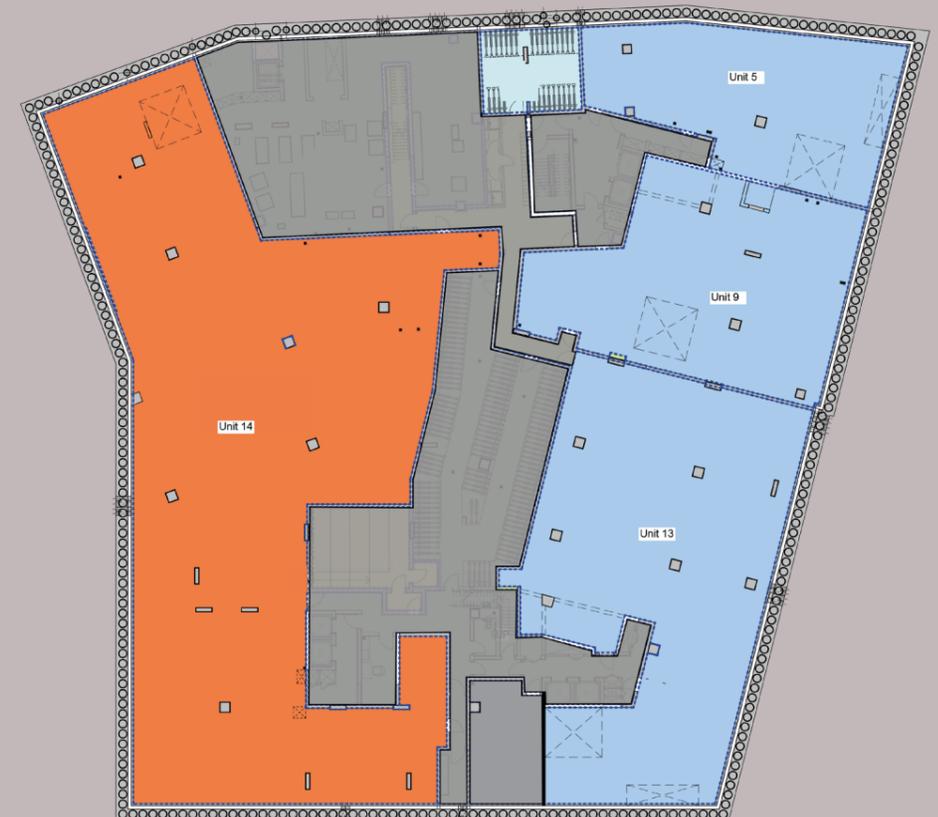
UNIT	LEVEL	STREET FRONTAGE	GROSS INTERNAL AREA		STATUS
			M ²	FT ²	
1.1	G	Gorsuch Pl	68.5	737	Under Offer
1.2	G B	Gorsuch Pl	120.8	1,300	Under Offer
1B	G	Cremer St	122	1,314	Available
2	G	Gorsuch Pl	214	2,308	Available
3	G	Gorsuch Pl	347.6	3,742	Available
4	G	Cremer St / Gorsuch Pl	81.4	876	Available
6	G	Cremer St	50.0	538	Under Offer
7	G	Cremer St	79.5	856	Under Offer
8 & 5	G B	Hackney Rd/ Cremer St	69.7 220	750 2,366	Available
9	G B	Hackney Rd	605 300.5	6,515 3,235	Under Offer
12	G	Hackney Rd	40.2	433	Under Offer
13	G B	Hackney Rd/ Gorsuch Pl	58.1 492	625 5,292	Available
14	G B	Cremer St	9.0 985	99 10,606	Under Offer

FLOOR PLANS

Block B Ground Level 00



Block B - Level B1



SPECIFICATION

- Shell finish (structural slab and soffit, fire rated party walls)
- Capped off services & utilities
- Powder coated aluminium framed shop fronts with toughened glass
- Floor to ceiling heights (max.) - 4.2m ground floor
- 3.48m basement
- Accessible risers for roof top plant installation
- Courtyard seating for public realm facing units

Full landlord technical pack available upon request

USER

The scheme benefits from a flexible range of uses across Classes A1, A2, A3 & A4, and D2 & B1 (on part)

HOURS OF OPERATION

A3/A4 uses: 08.00-23.00 Mon-Sun/public holidays

A1 uses: 08.00-22.00 Mon-Sat & 08.00-21.00 Sun/public holidays

EPC RATING

Predictive EPC rating: Band [tbc]

QUOTING TERMS

Upon application

FURTHER INFORMATION

Please contact us:

Joe Tallis Chisnall

020 7614 0903

joe.tallischisnall@strettons.co.uk

Sean Crowhurst

020 8509 4436

sean.crowhurst@strettons.co.uk

Mark Bolton

020 7614 0900

mark.bolton@strettons.co.uk



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