

RETAIL & LEISURE OPPORTUNITIES FOR LEASE (A1, A2, A3, A4 AND B1 & D2 USES)

A NEW VIBRANT COMMERCIAL AND RESIDENTIAL HUB IN SHOREDITCH

SHOREDITCH EXCHANGE, HACKNEY ROAD, LONDON E2

GIA: UNIT SIZES FROM 81.4M² (876 FT²)



SHOREDITCH EXCHANGE

HACKNEY ROAD, LONDON E2

Location

Shoreditch Exchange is located on Hackney Road a short distance east of the junction with Shoreditch High Street and Old Street. The scheme lies immediately adjacent to Hoxton Overground station. Transport links at Old Street, Shoreditch High Street and Liverpool Street stations are all within reach.

This is a fast emerging residential and commercial neighbourhood in a location that blurs the boundaries between Shoreditch and Hackney. Shoreditch Triangle, Hoxton Square, Columbia Road market and Broadway Market all help contribute to the vibrancy of the area.

Shoreditch Exchange

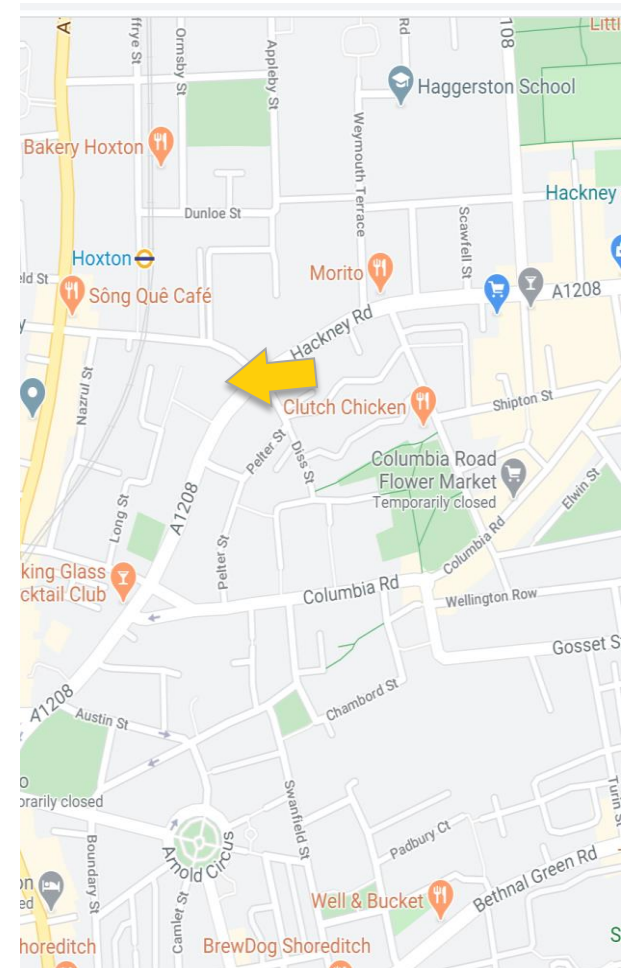
The scheme is designed by award winning architects AHHM and comprises 184 flats, 120,000 ft² of office space and 40,000 ft² of retail and leisure space spread across three blocks arranged around newly designed and landscaped public realm areas.

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.

The scheme benefits from a flexible planning permission allowing a combination of A1, A2, A3, A4, D2 & B1 uses.

Key features:

- 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 – 5.1m Ground floor
3.95m Basement
- Accessible risers for roof top plant installation
- Courtyard seating for public realm facing units



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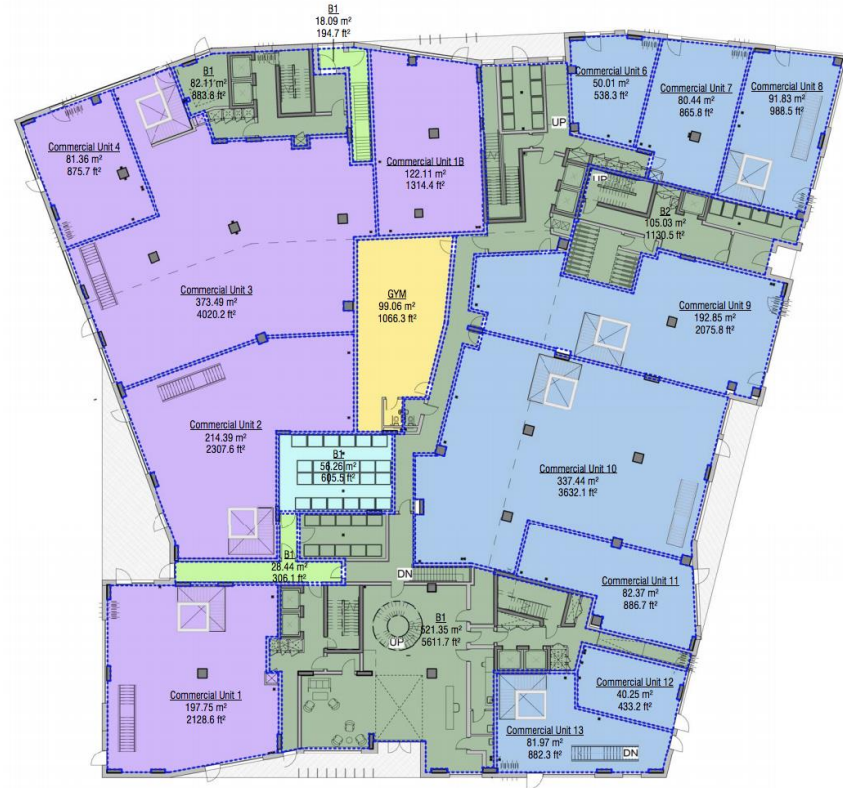
Floor Plans

A wide variety of unit sizes configuration, and permitted use arranged along four active street and public realm frontages.

G & LG Floor plans and unit allocations in Block B.



Block B - Basement



Block B - Ground floor

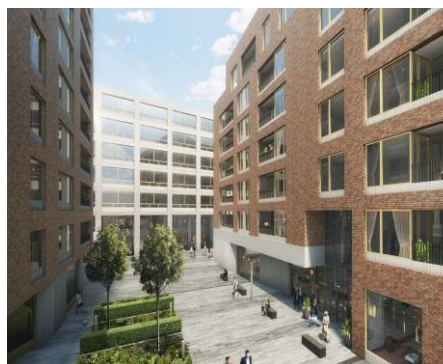
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Accommodation & Availability

Schedule of availability listing all units and sq.m / sq.ft floor areas, with those units under offer marked as such.

Unit	Level	Street Frontage	Gross Internal Area		Status	Use
			M ²	FT ²		
1	G	Gorsuch Pl	197.1	2,128	Under Offer	
1b	G	Cremer St	122.1	1,315	Available	A1, A3, B1
2	G	Gorsuch Pl	214.4	2,307	Available	A1, A3, B1
3	G	Gorsuch Pl	373.5	4,020	Available	A1, A4, B1
4	G	Cremer St/ Gorsuch Pl	81.4	876	Available	A1, A3, A4
6	G	Cremer St	50.0	538	Under Offer	
7	G	Cremer St	80.4	866	Under Offer	
8 & 5	G B	Hackney Rd/ Cremer St	91.8 219.8	988 2,366	Available	A1, A3, A4
9	G B	Hackney Rd	192.8 300.5	2,075 3,235	Under Offer	
10	G B	Hackney Rd	337.4 202.0	3,632 2,175	Under Offer	
11	G	Hackney Rd	82.4	887	Under Offer	
12	G	Hackney Rd	40.2	433	Under Offer	
13	G B	Hackney Rd/ Gorsuch Pl	82.0 284	882 3,056	Available	A1, A3, A4
14	G B	Cremer St	9.0 985	99 10,606	Under Offer	



These particulars do not constitute an offer or a contract. Applicants should satisfy themselves as to the correctness of the details. Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.

QUOTING TERMS

New leases available.

Quoting Rents Upon Application

BUSINESS RATES – To be confirmed

EPC – EPCs have been commissioned

VAT – VAT will be applicable

Viewing & Further Information

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