

# 4-6 NEW INN BROADWAY, EC2

AVAILABLE FROM Q1 2020



Architecturally designed office building in the heart of Shoreditch offering up to 10,116 sq ft of contemporary accommodation on the upper floors with exhibition space on the ground and basement.

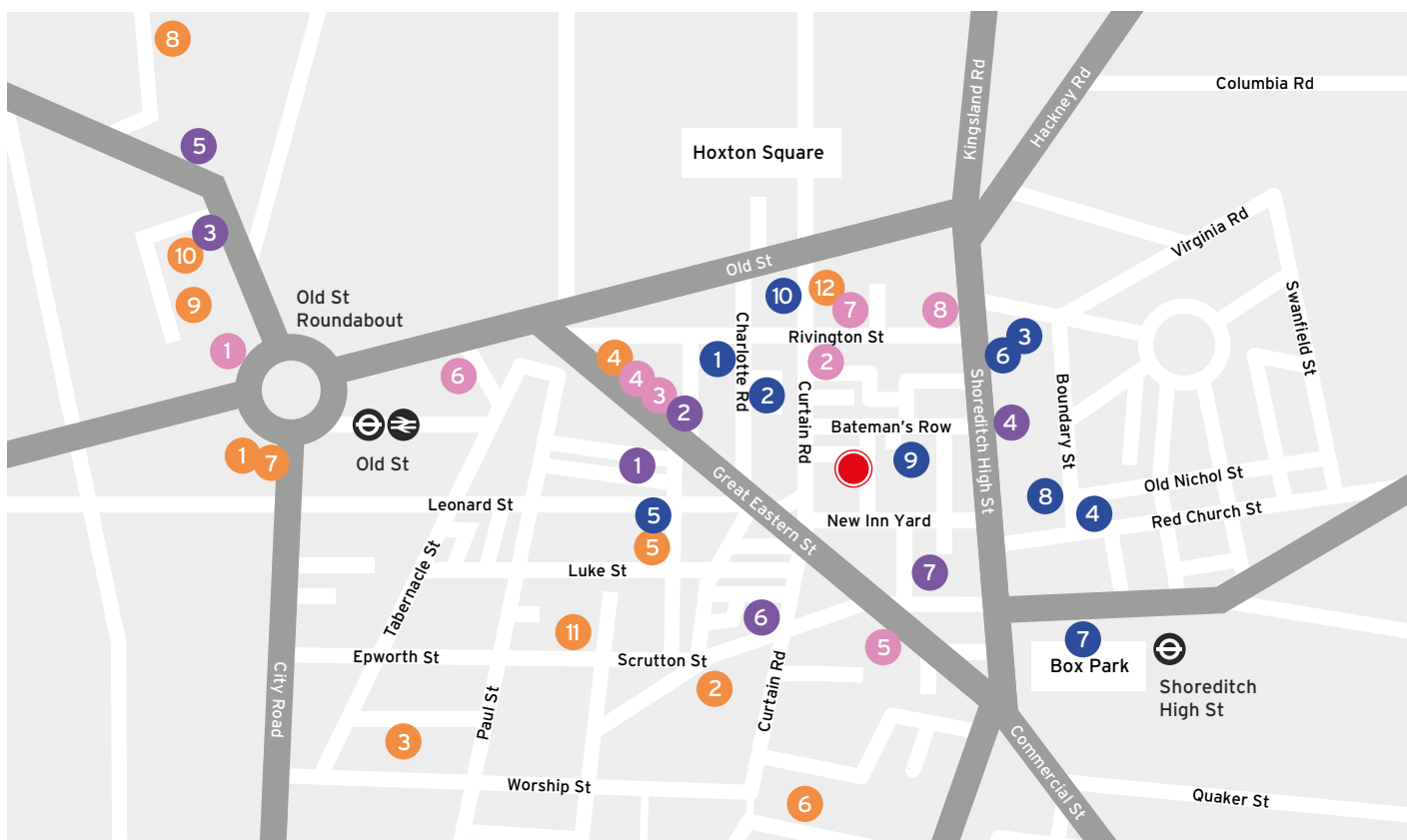
Contact the team on 0203 911 3666 for further information



# LOCATION AND TRANSPORT

Set in the heart of Shoreditch, the five storey concrete framed building is located on a site of historic importance, being the original polygonal purpose built 'Theatre' and precursor to Shakespeare's Globe.

Situated on the fringe of the city it is surrounded by a number of boutique hotels, bars restaurants and cafés. It is also within easy walking distance from Shoreditch High Street (3mins), Old Street (5mins), and Liverpool Street (7mins) Stations.



## Office Occupiers

1. Adobe Systems
2. Jaques Vert
3. Google Campus
4. LK Bennett
5. WeWork
6. Amazon
7. Inmarsat
8. Scotch and Soda
9. Farfetch
10. John Brown Media
11. Olivia Burton
12. HUT Architects

## Retail Occupiers

1. Mr. Start
2. Tommy Guns
3. Oliver Spencer
4. APC
5. Nudie Jeans
6. Sneakersnstuff
7. Boxpark
8. Whistles
9. Nike Lab
10. Good Hood

## Coffee/Restaurants/Bars

1. Shoreditch Grind
2. Fix 126The Attendant
3. Jones Family Project
4. Dinerama
5. Golden Bee
6. Collooh Callay
7. Pizza Pilgrims
8. The Tramshed
9. The Breakfast Club
10. Jamie Oliver's Fifteen
11. Albion

## Hotels

1. Nobu Hotel
2. The Hoxton Hotel
3. Z Hotel
4. Ace Hotel
5. Montcalm
6. The Curtain
7. Citizen M

# THE BUILDING

The property is to be delivered in a CAT A specification to benefit from and include:

- Open Plan Layout
- Raised Access floors
- Full floor to ceiling glazing
- Polished concrete finishes
- Heating by way of perimeter trench heaters
- Cooling by way of exposed chilled beams
- Capped services for Kitchenettes
- WC and shower facilities on each floor
- Passenger Lift
- Fully DDA compliant
- Compressive CCTV and alarm system



# FLOOR PLAN AND ACCOMMODATION



Availability	Net Internal Area (sq.ft)	Net Internal Area (sq.m)
1st Floor	2,529	235
2nd Floor	2,529	235
3rd Floor	2,529	235
4th Floor	2,529	235
<b>Total</b>	<b>10,116</b>	<b>940</b>

## Planning Use

B1 Offices

## Terms

Upon Application

## Local Authority

Hackney

## Viewings

Strictly through  
Stirling Ackroyd

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