

Assembly.

Commercial Real Estate



1-3 Bonhill
Street,
London
EC2A 4BX

TO LET

A stunning
self-contained
building
totalling
11,722 sq ft

Location

The building is located on Bonhill Street, near to the junction with Tabernacle Street, in the heart of Shoreditch. The area is well served with numerous bars, restaurants and shops nearby, as well as a large variety of serviced apartments and hotels. Leonard Street, Clifton Street and Whitecross Street food markets are a short distance away offering an excellent selection of food for lunchtime meals.

Transport links for the premises are excellent, with Old Street, Moorgate and Liverpool Street stations situated 480, 640 & 650 metres away from the property.

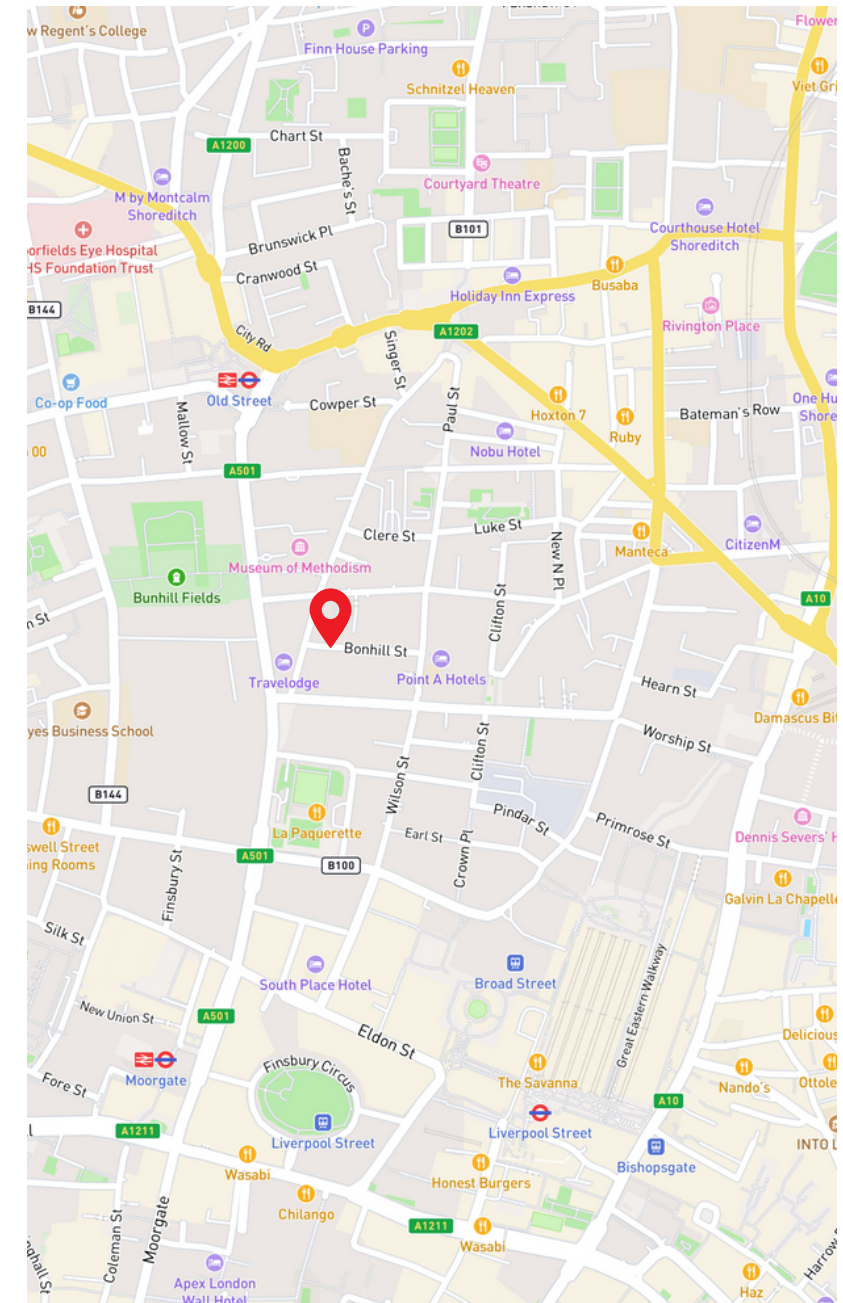
Travel times from the property via public transport (approximates)

Kings Cross St Pancras - 15 minutes

Bond Street Station - 20 minutes

Canary Wharf Station - 30 minutes

City Airport - 50 minutes



1-3 Bonhill Street, London EC2A 4BX

Description

The building is an old warehouse which is arranged over basement to third floors. The property is currently occupied by an events company, with various stud walls rooms of different sizes throughout the building. The property can however be brought back to an open plan layout once the tenant vacants in June 2024.

The building benefits from a wealth of amenities including

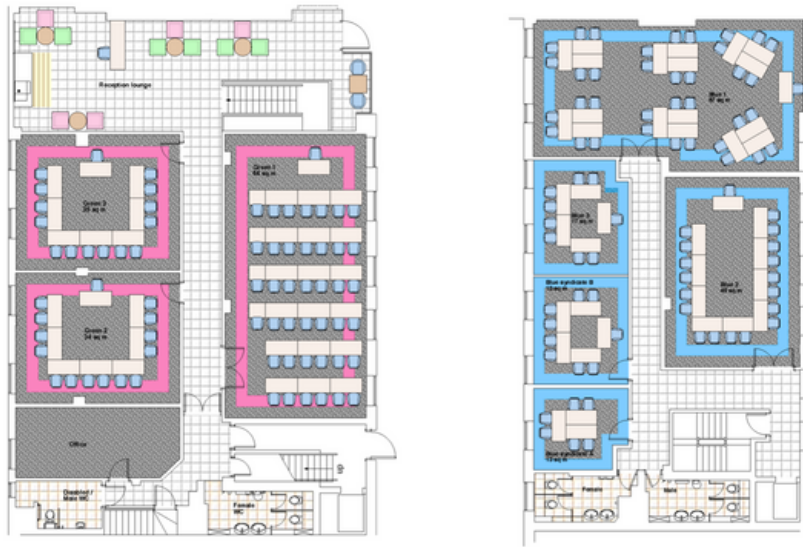
- Dual aspect
- Excellent natural light
- Air conditioning
- Self-contained with it's own entrance
- DDA complaint
- Split up into various meeting rooms, though can be open plan
- Exposed concrete ceilings and steel beams are above the suspended ceilings
- Male and female W/C's
- Basement break out area and fitted kitchen with flue extraction
- Gas central heating
- Mixture of carpets and wooden flooring

Size (all measurements are approx NIA)	Sq ft	sq m
Third	2,174 sq ft	201.9 sq m
Second	2,229 sq ft	207.15 sq m
First	2,118 sq ft	196.78 sq m
Ground	2,634 sq ft	244.67 sq m
Basement	2,567 sq ft	238.4 sq m
Total	11,722 sq ft	1,089 sq m



Plans

GROUND FLOOR & FIRST FLOOR



SECOND FLOOR & THIRD FLOOR



VAT

The building is not elected for VAT.

Terms

Available on a new FRI lease for a term to be agreed, at a rent of £40 per sq ft per annum exclusive.

EPC

An EPC is available on request.

Business Rates

Business Rates Payable - £139,520 per annum approximately

Contact details

For further information, please contact the owner's agent:

Jamie Mackenzie

Mobile: 07533 348 479

Email: jamie@assemblycre.co.uk



These particulars do not constitute an offer or 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 or letting of the property.

