

TEA 2.05

FURNISHED * FLEXIBLE

A robust and striking former warehouse in a prime location on Shoreditch High Street, Tea Building is an iconic local landmark.

Unit 2.05 is available to move in now.



TEA BUILDING, 56 SHOREDITCH HIGH STREET E1



UNIT 2.05

A BUILDING THAT NEEDS NO INTRODUCTION

UNIT 2.05

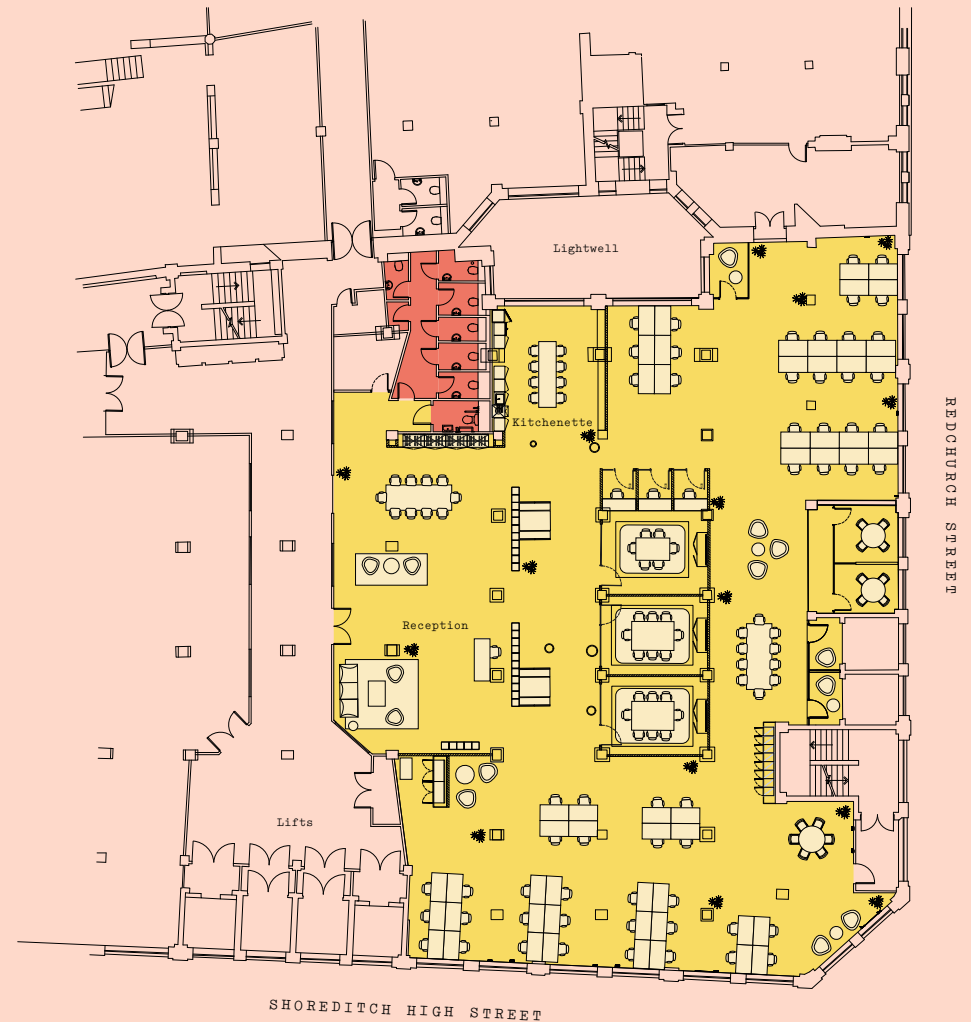
7,667 SQ FT

(712 SQ M)

FURNISHED × FLEXIBLE ×

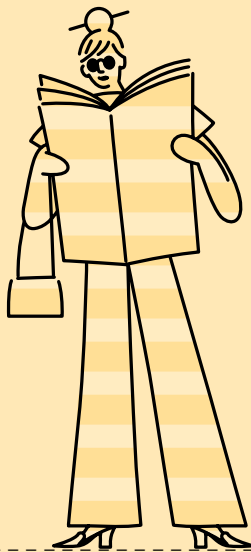
WHAT'S INCLUDED

- 58 x desks
- 5 x meeting rooms
- Kitchenette
- Selection of new and vintage-style furniture pieces
- Co-working area
- Break out areas
- 6 x Phone booths
- Lockers
- Demised WCs
- Fibre ready





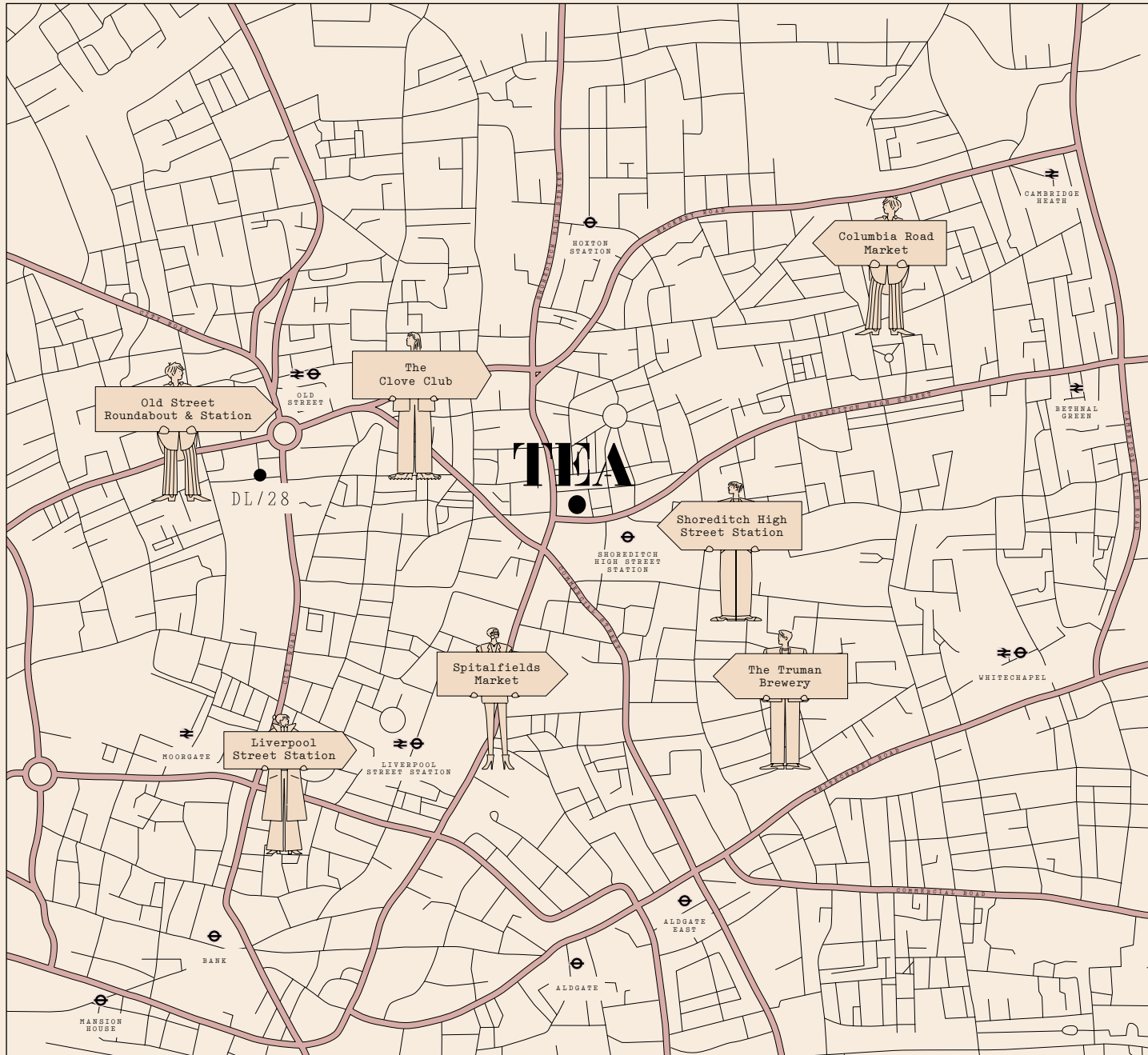
KEY FEATURES



- Crittall-style steel openable windows
- LED lighting
- 188 cycle spaces
- 11 showers
- Air conditioning
- DDA Accessible
- 24/7 security and manned reception
- Building contains internal street with coffee shop and ground floor reception
- Complimentary access to Derwent London's Members Lounges, DL/28 in Old Street EC1 (a 10-minute walk from Tea Building) and DL/78 in Fitzrovia W1



UNIT 2.05



LOCATIONS NEARBY WALKING DISTANCES

- 1 min - Dishoom
- 7 Boundary St, E1

- 1 min - Boundary
- 2-4 Boundary St, E1

- 3 mins - Smokestak
- 35 Sclater St, E1

- 5 mins - Manteca
- 49-51 Curtain Road, EC2

- 5 mins - Rochelle Canteen
- 16 Playground Gardens, E2

- 6 mins - Gloria
- 54-56 Great Eastern Street, EC2

- 7 mins - The Clove Club
- Shoreditch Town Hall,
- 380 Old Street, EC1

- 7 mins - Barboun
- 61-67 Great Eastern Street, EC2

- 8 mins - St Leonard's
- 70 Leonard Street, EC2

STATIONS WALKING DISTANCES

- | | | |
|------------------------|---------------|---------|
| Shoreditch High Street | ⊕ | 2 mins |
| Old Street | ⊕ ≠ | 10 mins |
| Hoxton | ⊕ | 11 mins |
| Liverpool Street | ⊕ ⊕ ⊕ ⊕ ⊕ ⊕ ⊕ | 12 mins |
| Moorgate | ⊕ ⊕ ⊕ ⊕ ⊕ ≠ | 15 mins |

INSIDE TEA :



BRAT



SMOKING GOAT



PIZZA EAST



LYLE'S

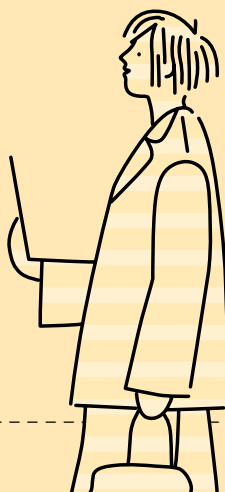


SHOREDITCH HOUSE



COWSHED

THE DERWENT LONDON EXPERIENCE



WE DESIGN & INNOVATE...

We are experts in our industry, delivering transformative, design-led spaces that become thriving places.

...TO BUILD & CONNECT COMMUNITIES...

We invest in our communities and provide best-in-class service, offering all office tenants complimentary DL/ Membership with exceptional amenity, service and benefits.

...WITH AN UNRIVALLED BRAND & EXPERTISE

We take pride in our track-record as London's leading design-led developer of world-class commercial buildings. Our buildings are, and always will be, our brand.

From our brand to our design-led spaces, the Derwent London experience is distinctive, inspiring and user-focused.



DL/28 IN OLD STREET EC1


DL/ MEMBERS

As a valued tenant of Derwent London, you will automatically enjoy complimentary DL/ Membership status.

DL/ Members have access to an ever-growing package of exclusive benefits.

You can use our Lounges, DL/78 in Fitzrovia and DL/28 in Old Street for touch-down workspace, meeting rooms, private hire event space and somewhere to connect and collaborate. You'll receive specially negotiated discounts from a diverse collection of businesses, including local coffee shops, restaurants and wellness brands.

Members also have access to a packed calendar of experience-led events curated by our dedicated team. And the DL/ App is your effortless personal portal to all of it.

 DISCOVER WHAT IT MEANS TO BE A DL/ MEMBER



DL/28 IN OLD STREET EC1



DL/78 IN FITZROVIA W1

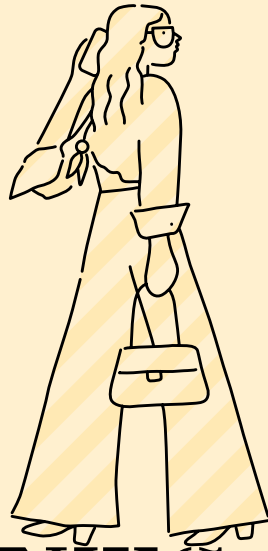
Our DL/ Lounges include:

- Communal collaboration and working areas
- Bookable meeting rooms configured to your needs
- Library for quiet working (DL/28)
- Outdoor terrace (DL/28)
- Event / town hall space available for exclusive hire
- On-site café operated by DL/ Service
- Curated events programme
- All connected via the DL/ App

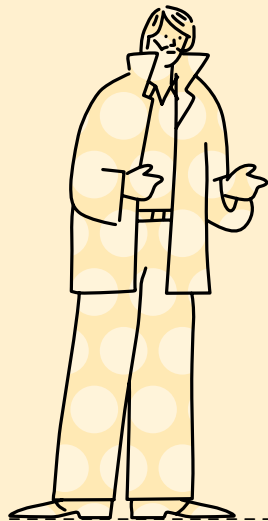
DL/78
78 Charlotte Street, Fitzrovia W1

DL/28
28 Featherstone Street, Old Street EC1

DL/28 IS JUST A 10-MINUTE
WALK FROM TEA BUILDING.



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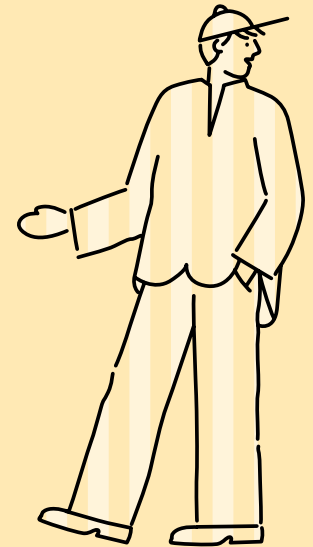
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DESIGN
Everything In Between
e-i-b.com

MISREPRESENTATION ACT

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DERWENT
LONDON



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