



MAKING MOVES



EXIT



1st FLOOR,
14 BONHILL STREET,
LONDON
EC2A 4BX

4,166 SQ FT

HIGHLIGHTS:

- Plug & Play
- Creative Style Fit out
- Boardrooms, Meeting Rooms and Zoom Rooms
- Open Plan Desking Area
- Large, High Specification Kitchen & Breakout Area
- Communal Building Business Lounge
- Communal Roof Terrace
- Manned Building Reception
- Bike Storage and Shower Facilities
- Lift Access

WE ARE OFFICES

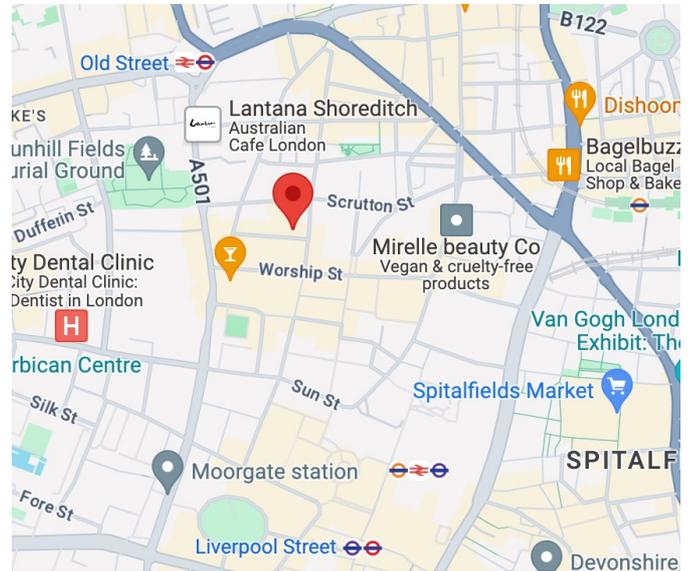
Contact us **TEL** 020 3595 3121 **E-MAIL** info@makingmoves.london **WEB** www.makingmoves.london

LOCATION:



The office is perfectly located in central Shoreditch, near to a diverse variety of restaurants, bars and cafes. Leonard Street food market and Clifton Street food market are both a short walk from the office, perfect for lunchtime!

The building offers easy access to mainline rail, underground, and overground transport links via Old Street, Moorgate and Liverpool Street station.



DESCRIPTION:



This stunning office boasts a high-quality, open-plan desking space with a generous kitchen and breakout area. The office also offers a large boardroom, meeting room and zoom room.

The Building has recently undergone a comprehensive refurbishment and provides occupiers with access to a communal business lounge with bookable boardroom and a communal roof terrace.

The building is fully DDA compliant and has a manned reception entrance, bike storage and showers.

TERMS:



Available by way of an assignment or flexible sublease until September 2027, with a tenant only break option in March 2025. Alternatively, a new lease is available directly with the Landlord

EPC:



EPC: Available on Request

FLOOR AREAS & OUTGOINGS:

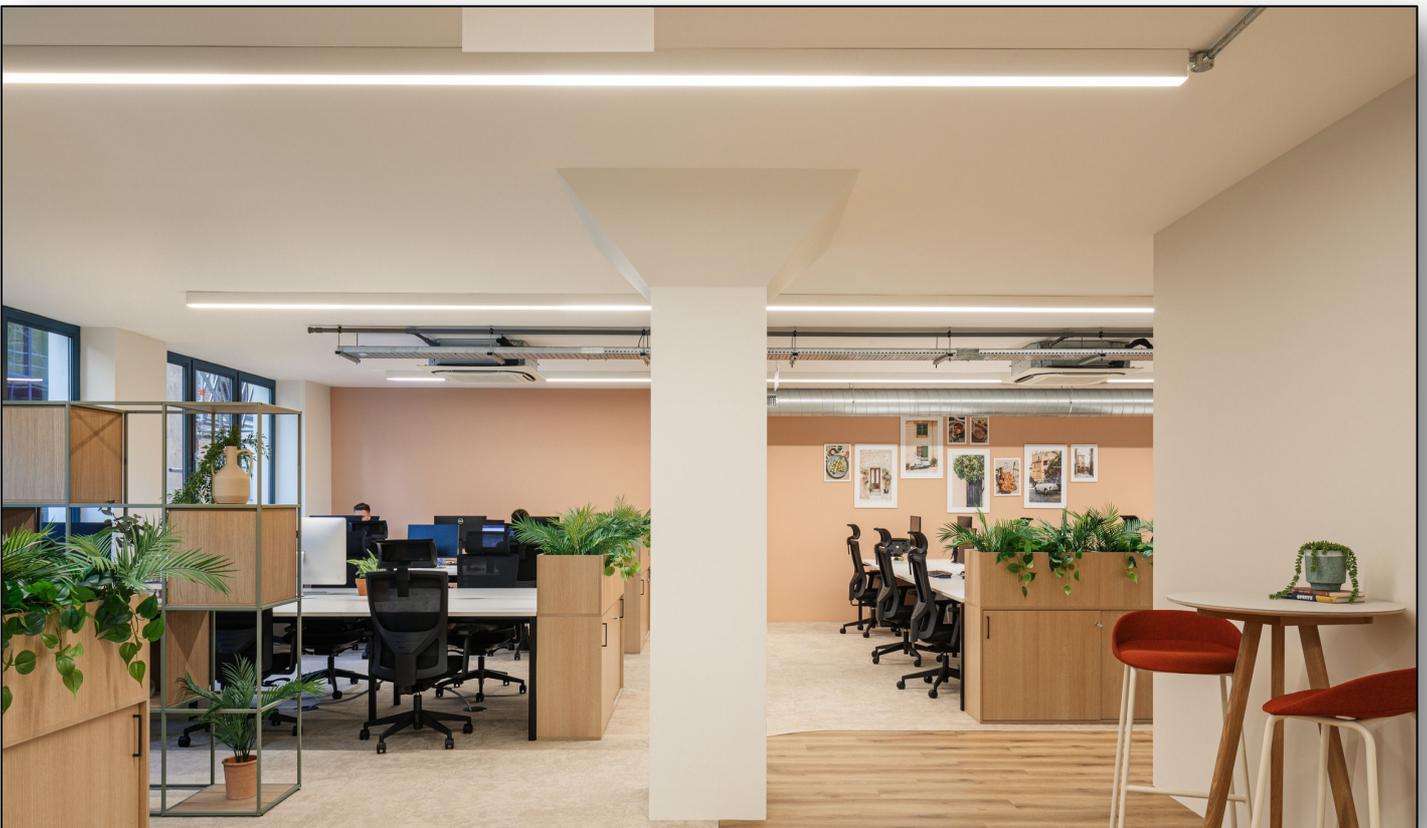
| Floor | Size (sqft) | Quoting Rent | Service Charge | Business Rates | Total (pa) | Total (pcm) |
|-----------------|-------------|--------------|----------------|----------------|------------|-------------|
| 1 st | 4,166 | £61.00 | £9.80 | £21.60 | £384,938 | £32,078 |

VIEWINGS:

Strictly through appointment by sole agent:

George Marment
Email: gpm@makingmoves.london
Tel: 07551 158799 or 020 3595 3121

Rachel Stead
Email: Rachel.stead@makingmoves.london
Tel: 07471 998 225 or 020 3595 3121





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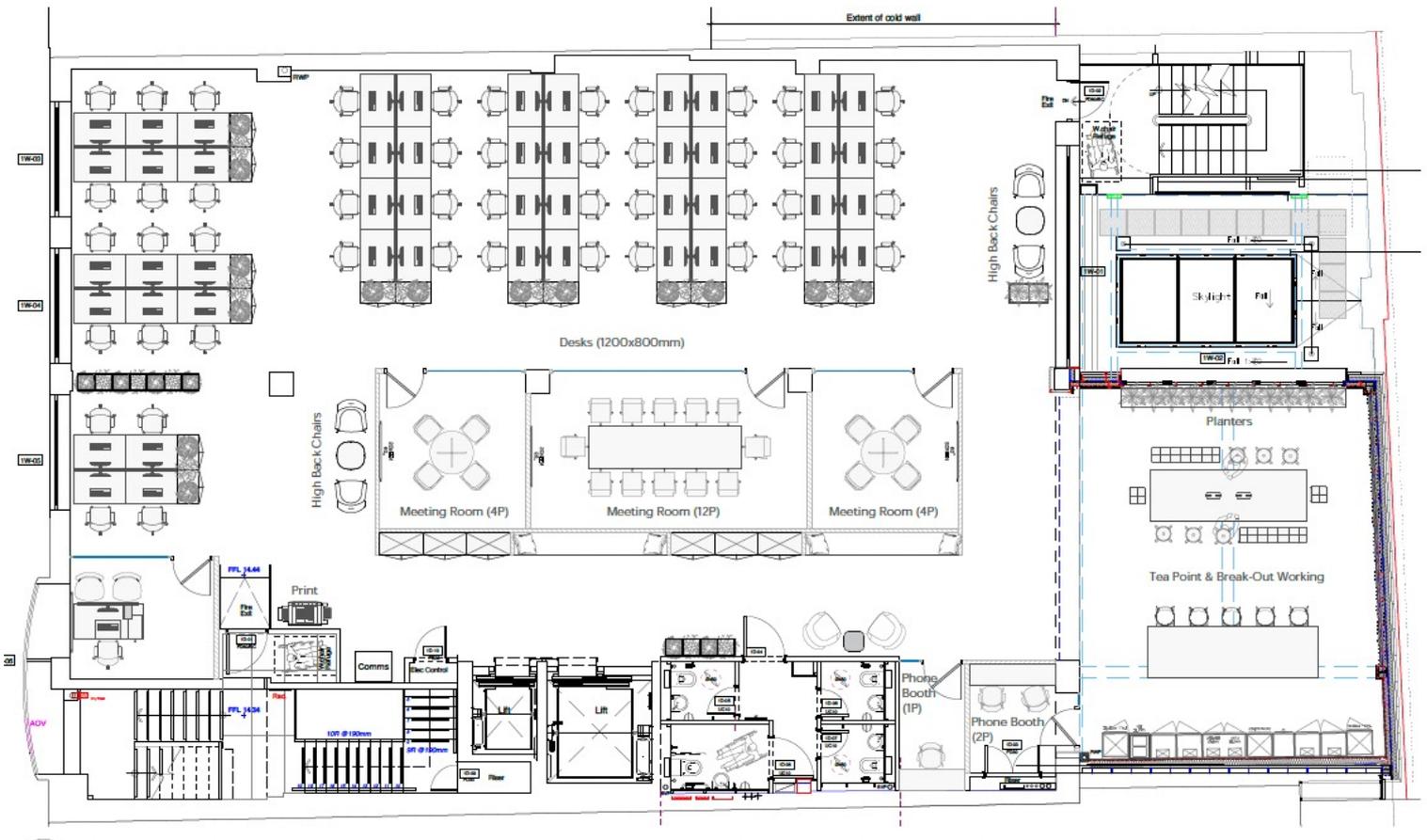


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