

## FLEXIBLE PLUG AND PLAY ACCOMMODATION - LARGE TERRACE 15 BONHILL STREET, SHOREDITCH, EC2 7,446 - 23,817 SQ FT (692 - 2,213 SQ M) TO LET



### LOCATION

This exceptional building, recently redeveloped to Grade A specification, is equidistant between Old Street Station (Northern Line) and Liverpool Street Station (Overground, Central, Metropolitan, Circle, Hammersmith & City underground Lines) at the junction with Paul Street in the heart of London's TMT community.

### DESCRIPTION

These rarely available plug & play suites have tremendous character and benefit from being fully fitted with a variety of meeting rooms and large open plan working areas, The part 4<sup>th</sup> floor benefits from a large terrace overlooking Shoreditch. The available areas are as follows:

Part 4th floor (approx.)	7,446 sq ft	(692 sq m)
3 <sup>rd</sup> floor (approx.)	16,371 sq ft	(1,521 sq m)
<b>Total (approx.)</b>	<b>23,817 sq ft</b>	<b>(2,213 sq m)</b>

### AMENITIES

- Air conditioned
- Fully accessible raised floor
- Shared meeting rooms
- Fully fitted and cabled
- High ceilings
- Large Roof Terrace (4<sup>th</sup> floor)

### TERMS

<b>Lease</b>	A new flexible sublease for up to 6 years, subject to a rent review in September 2017.
<b>Rent</b>	Offers in the region of £60.00 psf pax, subject to term.
<b>Rates</b>	Approx. £11.00 psf (part 4 <sup>th</sup> floor) £11.16 (3 <sup>rd</sup> floor)
<b>Service Charge</b>	Approx. £10.30 psf pax

### VIEWINGS

Strictly by appointment with the sole letting agents:-

#### monmouthdean

Jason Hanley

t: 020 7025 1391

e: [jhanley@monmouthdean.com](mailto:jhanley@monmouthdean.com)

James Hendry

t: 020 7025 1395

e: [jhendry@monmouthdean.com](mailto:jhendry@monmouthdean.com)

Suzy Link

t: 0207025 8940

e: [slink@monmouthdean.com](mailto:slink@monmouthdean.com)

Subject to Contract July 2016