



PLUG AND PLAY WORKSPACE

TELEPHONE HOUSE SHOREDITCH

UP TO 15,755 SQ FT OF FLEXIBLE SPACE AVAILABLE

TELEPHONE HOUSE

A total of 125,000 sq ft of creative office space on Leonard Circus, in the heart of Shoreditch.



VIDEO WALKTHROUGH



TAKE THE VIRTUAL TOUR

Matterport



← Level One breakout space and kitchen
↓ Building entrance



Hassle free, plug and play space

Up to 14,522 sq ft is available on Level One at Telephone House in a fitted condition and ready for quick and easy occupation.

- Flexible, value-for-money terms with limited capital spend and no long-term lease commitments required
- Quick and straight forward leasing process to make life easy so you can focus on your business
- Long-term, customer-focused owner operator with a broader London portfolio
- High quality customer service led by an enthusiastic and engaged on-site team



Excellent natural light and adaptable, open floorplates with kitchen, breakout areas and meeting rooms. Covid-conscious and customer focused building operations. Fully geared to the new ways of working.

TELEPHONE HOUSE COMMUNITY INCLUDES:

profusion	EPSILON	GLOBAL STREET ART	CF MØLLER ARCHITECTS
THREADS	Telia Carrier	PLUM GUIDE	

↑
Level One office space

→
Level One breakout space and kitchen



We've worked hard to make the building Covid-conscious to give our occupiers peace of mind that their workplaces are healthy, safe and productive:

- Contactless entry
- Enhanced cleaning procedures
- Signage and one-way systems designed to maintain social distancing
- Hand sanitisation stations throughout the building
- Temperature control checks available on arrival
- Openable windows
- Extensive cycle and car parking facilities

SPECIFICATION



125,000 sq ft building with 15,755 sq ft of fitted space



On-site receptionist and security



High-speed fibre connectivity



3 X 16 person lifts



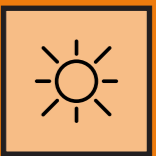
Air conditioning and openable windows



Goods loading bay



Easily divisible floor from 3,000 sq ft



Generous natural light



31 car parking spaces



67 secure cycle spaces accessed at street level



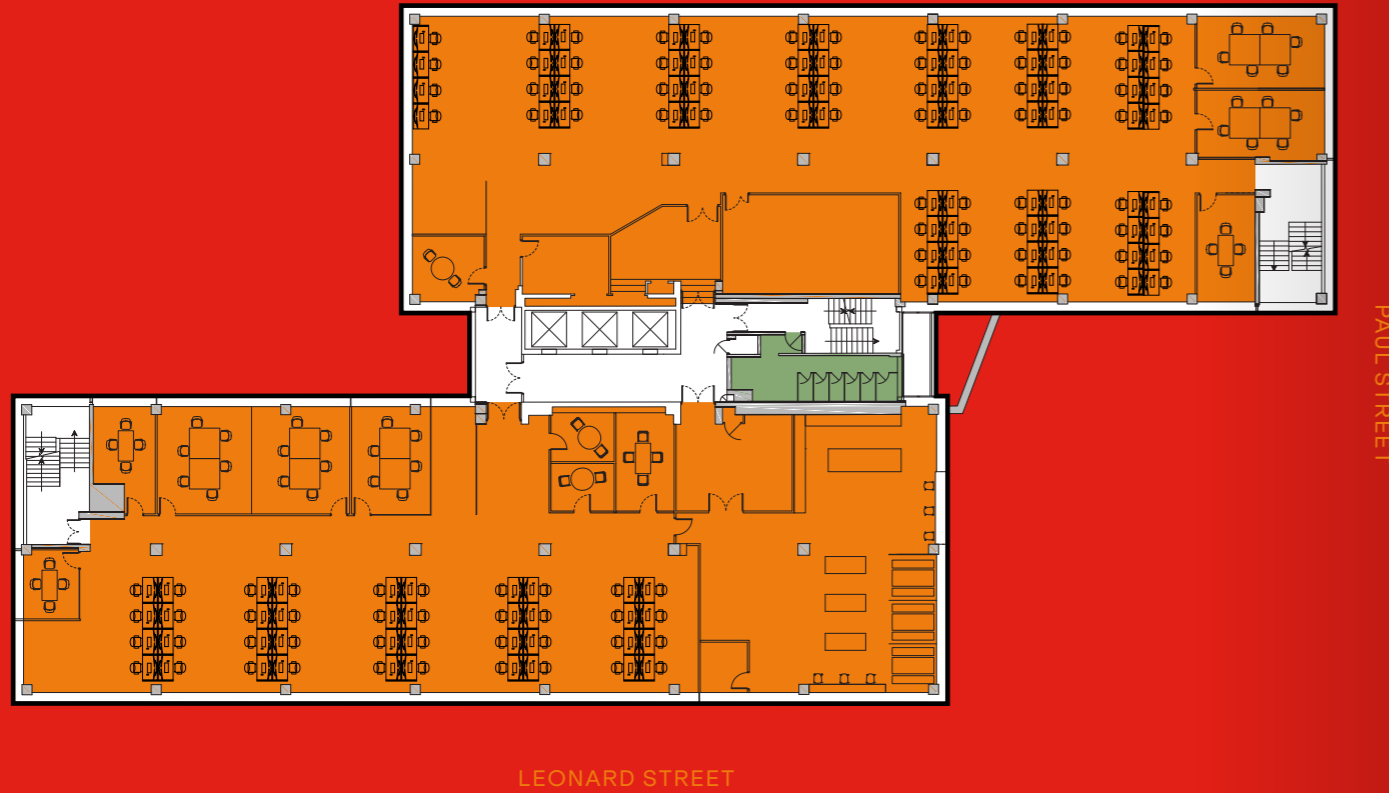
7 showers with changing facilities and lockers



Covid-conscious building

LEVEL ONE

14,522 SQ FT / 1,349 SQ M*



*Level One can be easily split from c. 3,000 sq ft
Not to scale. Indicative only.

THE DETAILS - LEVEL ONE

Level One at Telephone House provides flexible space that takes away the hassle of moving.

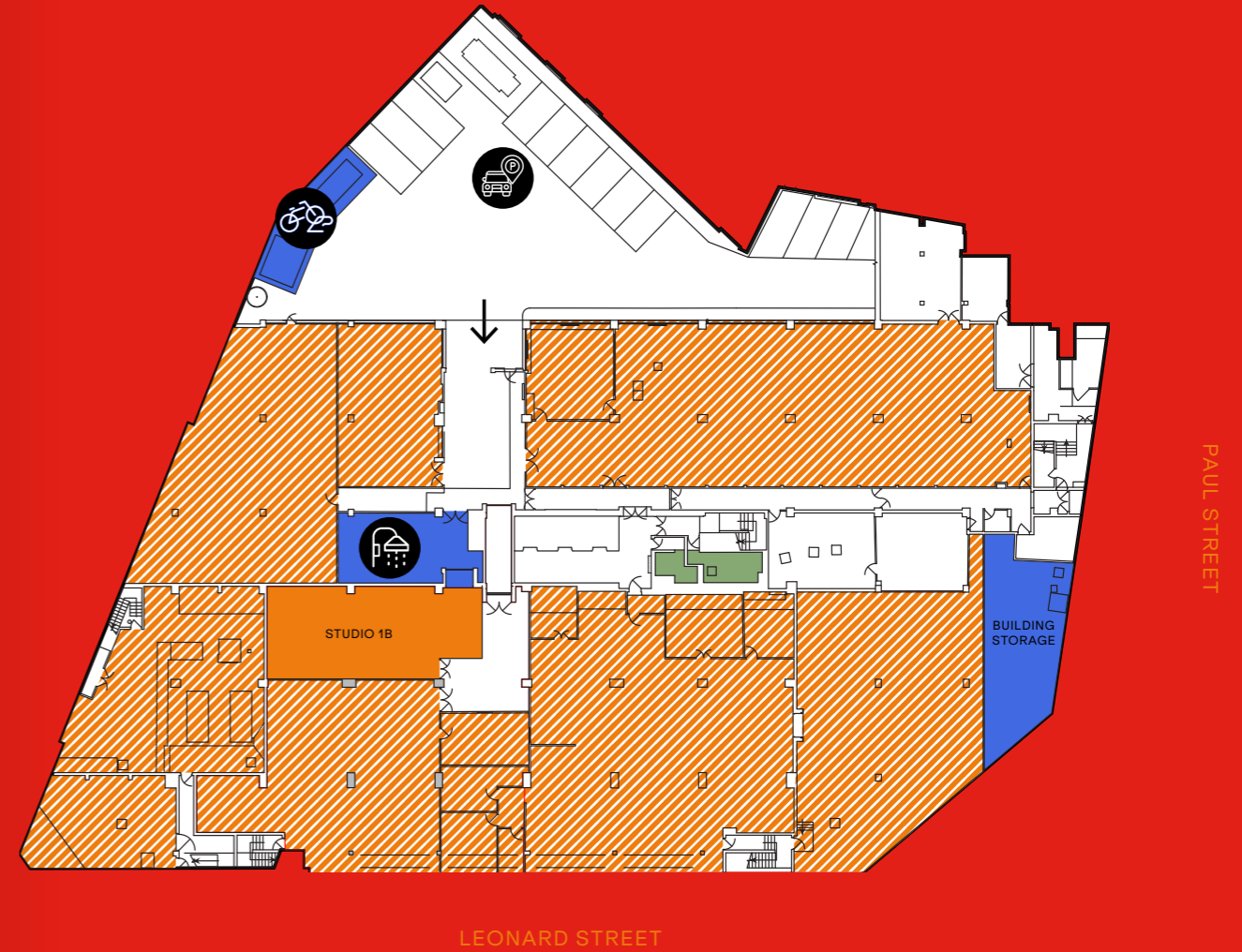
Fitted space including desks, kitchen, break out areas, meeting rooms and fibre connectivity.

Total occupancy (@ 1 : 12 sq m)	116
Meeting Rooms / Offices	13
Breakout Areas	1
Kitchen	1
Reception Areas	2
Comms Room	1
Workstations (South wing)	40
Workstations (North wing)	76
Total Workstations	116

Note: The configuration of the floorplate and underlying services capacity can cater for a significantly greater density of occupation than the current layout plan.

LOWER GROUND FLOOR

1,233 SQ FT / 115 SQ M



AVAILABLE SPACE	LET SPACE	CHANGING FACILITIES / WC'S	BUILDING FACILITIES
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THE DETAILS - LOWER GROUND

The 1,233 sq ft Lower Ground space at Telephone House represents a multi-functional blank canvas for a range of business uses.

- 3.6m ceiling heights (finished floor to underside of soffit)
- Direct access to the central core and lifts plus level access from the large loading bay immediately opposite
- Fibre connectivity

VIDEO WALKTHROUGH

TAKE THE VIRTUAL TOUR



→ Lower Ground space
↓ Level One breakout space and kitchen

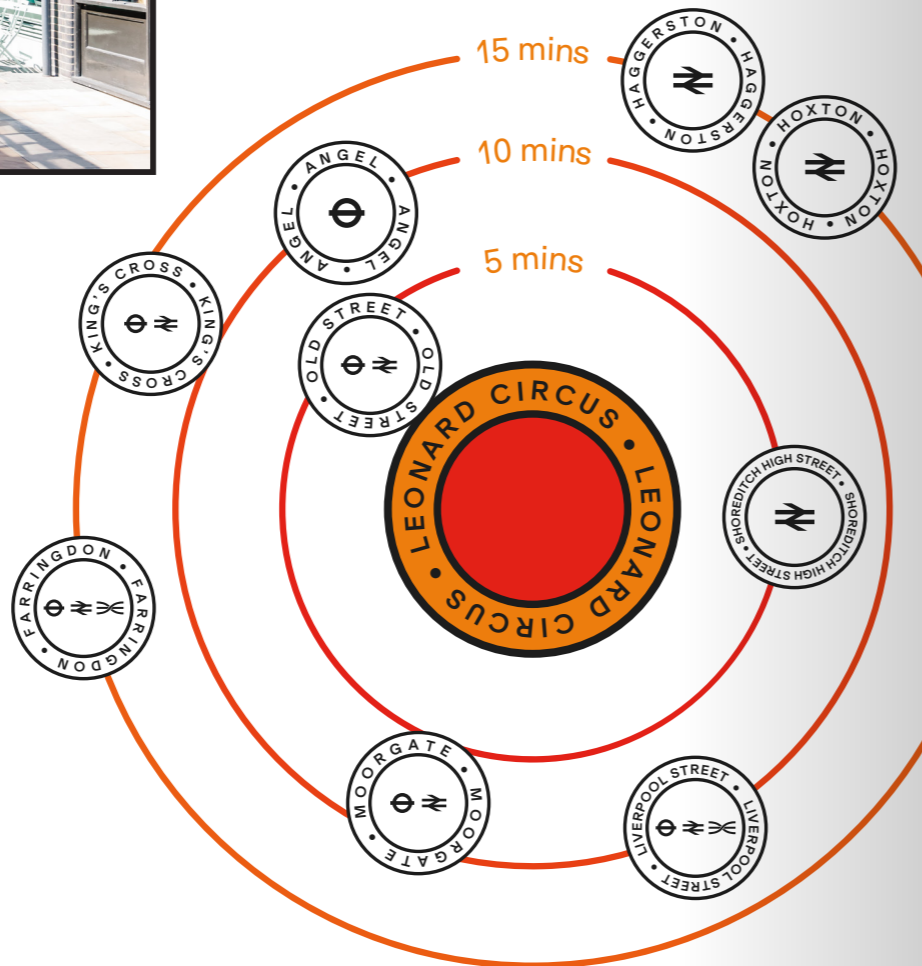
↑ Level One office space
↓ Changing facilities / WC's
→ Level One fitted meeting rooms / offices



THE AREA

Shoreditch is a melting pot of creativity, entrepreneurship, heritage, culture, contradictions & community

← Old Spitalfields Market
↓ Shoreditch Grind, Old Street



On your doorstep.

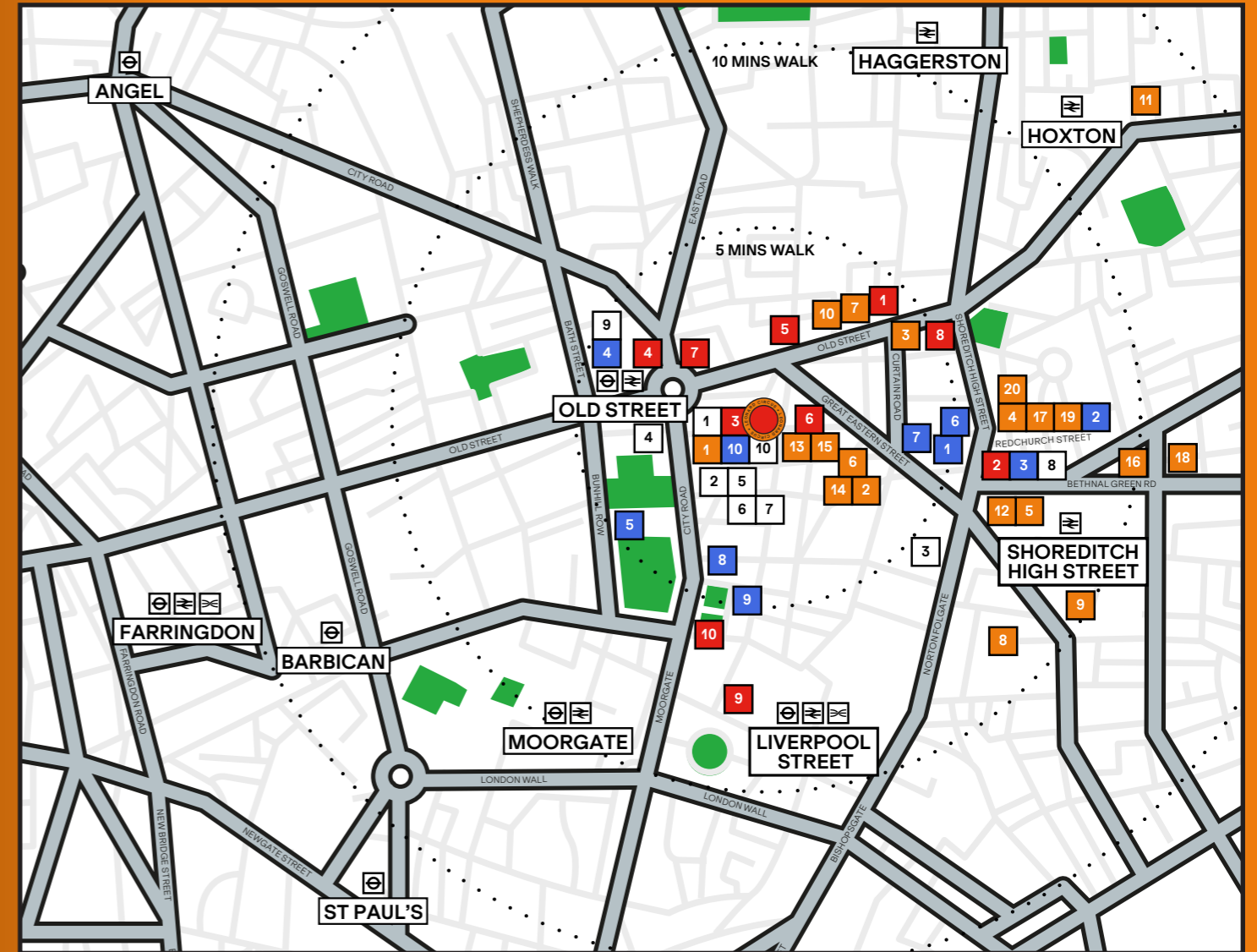
This dynamic neighbourhood offers great connectivity, endless amenities and experiences, green spaces, fitness options, food choices and better coffee than you could imagine.

The area is already home to some of London's most innovative and forward-thinking companies, including; Amazon, Google, Monzo, Farfetch, box.com, Mother London and Aēsop.

An inspiring environment in which to flourish.

LOCAL OCCUPIERS

- 1 Adobe
- 2 Aēsop.
- 3 amazon
- 4 box
- 5 croud
- 6 Google
- 7 Mind Candy
- 8 Mother
- 9 FARFETCH
- 10 inmarsat



EAT

- 1 Lantana Shoreditch
- 2 The Curtain
- 3 Homeslice
- 4 The Smoking Goat
- 5 BOXPARK
- 6 Oklava
- 7 On The Bab
- 8 Spitalfields Market
- 9 Voodoo Rays
- 10 Cáy Tre

- 11 Morito
- 12 Lyle's
- 13 The Princess of Shoreditch
- 14 Padella
- 15 Barboun
- 16 Dirty Bones
- 17 Brat
- 18 Smokestak
- 19 Andina
- 20 Dishoom

DRINK

- 1 Troy Bar
- 2 Owl & Pussycat
- 3 Ozone Coffee Roasters
- 4 Shoreditch Grind
- 5 Bounce
- 6 The Book Club
- 7 Nightjar
- 8 The Clove Club
- 9 Bar Duoro City
- 10 Flight Club Darts

UNWIND

- 1 Village Underground
- 2 Shoreditch House
- 3 Psyche
- 4 GymBox
- 5 Virgin Active
- 6 FRAME
- 7 New Inn Yard
- 8 Barry's Bootcamp
- 9 Fight City Gym
- 10 Huckle The Barber

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