

PROMINENT RESTAURANT/LEISURE OPPORTUNITY



Bringing value to evolving and dynamic communities



Location & Area Information

An exclusive opportunity for an A1, A3, A4 & D2 (STP) user to take on one of 4 units perfectly positioned between the City and Shoreditch.

Broadgate Quarter is a landmark building located in a prime spot on Appold Street/Snowden, EC2A.

The units sit in a prominent position, on the ground floor of Nine Appold Street and One Snowden Street which forms part of the Broadgate Quarter, which is home to 4,000 office workers. Broadgate Quarter neighbours Principle Place, which is home to Amazon's HQ alongside a number of corporate city tenants and Shoreditch's coolest creative companies, with over half a million daytime workers in the immediate vicinity.

Current local occupiers include Equinox, Queen of Hoxton, Flight club, Camino, Oklava, Long Arm Brewery, The Curtain, Citizen M Hotel, Ace Hotel, Hoxton Hotel and Ozone Coffee Roaster.

Transport

Broadgate Quarter is excellently located within easy walking distance of the following:

- Liverpool Street Station (Central, Metropolitan, Circle and Hammersmith & City lines, along with National Rail services) – 3 min walk
- Moorgate Tube Station (Northern Line) – 7 min walk
- Old Street Tube Station (Northern Line) – 11 min walk

Alphabeta Building
2 Worship Street
Shoreditch
London EC2A 2AH

Broadgate Quarter, EC2A

Planning

A1, A3, A4 & D2 subject to planning consent.

Quoting Rent

£55 psf.

Accommodation

The properties have the following approximate dimensions and floor area (GIA):

Unit 2B	197 sq m	2,120 sq ft
Unit 2C	247 sq m	2,658 sq ft
Unit 2D	220 sq m	2,368 sq ft
Unit 2E	267 sq m	2,873 sq ft

Please note that units can be combined or let individually.

Timing

Available now.

Tenure

The property is available by way of a new lease for a term to be agreed.

Rates

To be assessed.

Service Charge

Available on request.

Costs

Each party is to be responsible for their own legal and all other professional costs incurred in the transaction.

Energy

Available upon request.

Contact Details

For further information or to arrange a viewing please contact sole agents CF Commercial:



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Places of Interest

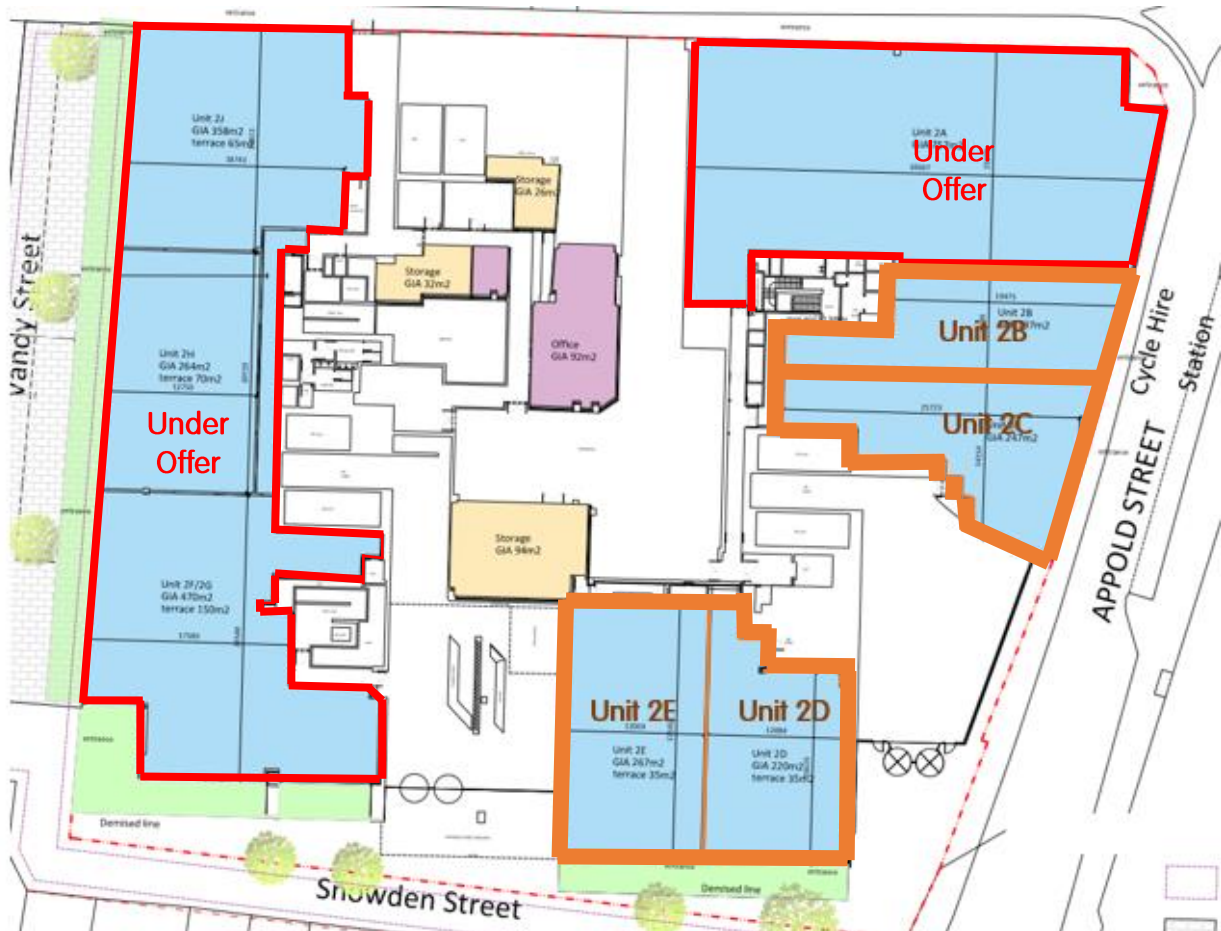
★ Broadgate Quarter

Transport

1. Liverpool Street Station (5 mins)
2. Moorgate Station (11 mins)
3. Old Street Station (11 mins)

Notable Leisure Operators Nearby

4. Queen of Hoxton
5. Flight club
6. Camino
7. Oklava
8. Long Arm Brewery
9. The Curtain
10. Citizen M Hotel
11. Ace Hotel
12. Hoxton Hotel
13. Ozone Coffee Roaster
14. Barry's Bootcamp
15. BLOK



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