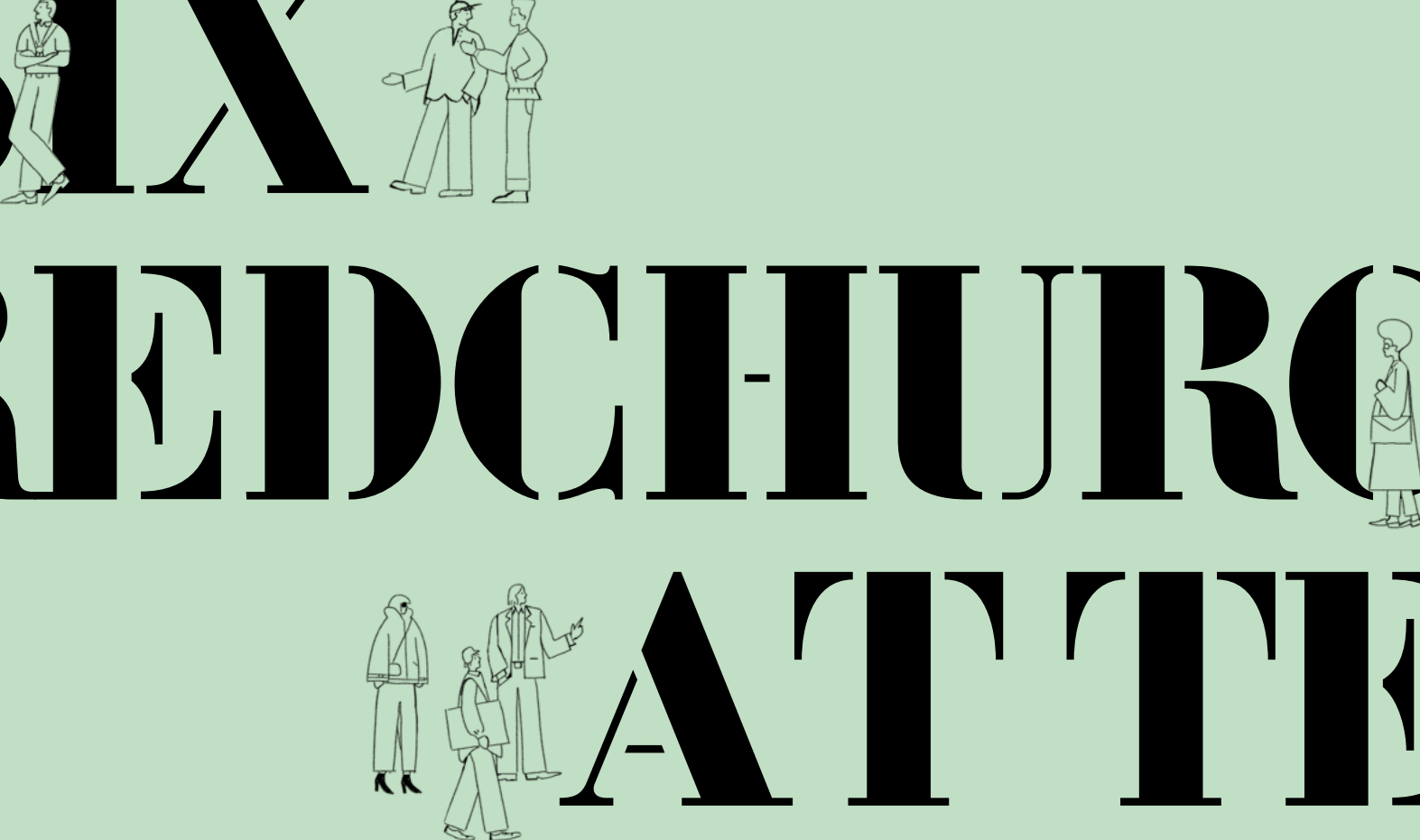
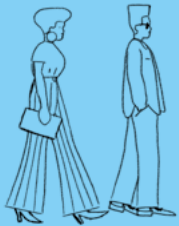

SIX RED CHURCH AT TEA

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A BUILDING THAT NEEDS NO INTRODUCTION



THE TEA BUILDING

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

After Derwent London converted it into creative workspaces and studio spaces in 2003, Tea proved an instant hit with creative and tech businesses that have since transformed the area. Today it is a flagship of east London's new economy.

In a rare opportunity, a new office space has become available at Tea in the next era of the building's development. A blank canvas but retaining a strong industrial aesthetic and highly individual character.





MADE IN SHOREDITCH

Sturdy and elegant, the Tea Building has been a lodestar of the Shoreditch community since its construction in the early 1930s.

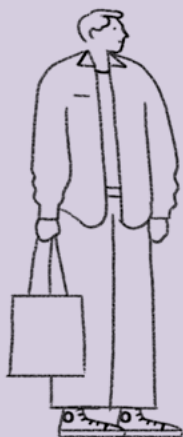
Then, as now, Shoreditch was a hub of innovation and industry. A century ago it was printing, clothing, furniture, tobacco and food processing. Today, it's the creative, media and tech industries, and a world-renowned food and drink scene.



The original Lipton Tea Factory, as it was initially known, was a state-of-the art bacon curing plant – built on the site of a tea storage facility, hence the name. The bacon factory, and an adjoining warehouse for tea-packing (known today as the Biscuit Building – home to Shoreditch House), were owned by the Lipton grocery brand, which distributed tea around the world and bacon across London.



THE TEA BUILDING CONSTRUCTION



UNDER CONSTRUCTION

The Tea Building quickly filled with an intoxicating mix of digital startups and creative companies - more than 1,500 people now work in and visit the building every day. With its revamped neighbour, the Biscuit Building, its ever-evolving community enjoy Michelin-starred food, cocktails, co-working, Soho House members' club with its rooftop swimming pool, internationally renowned art, a boutique hotel... all in-house.

The Tea Building is one of a kind.



LOCATION



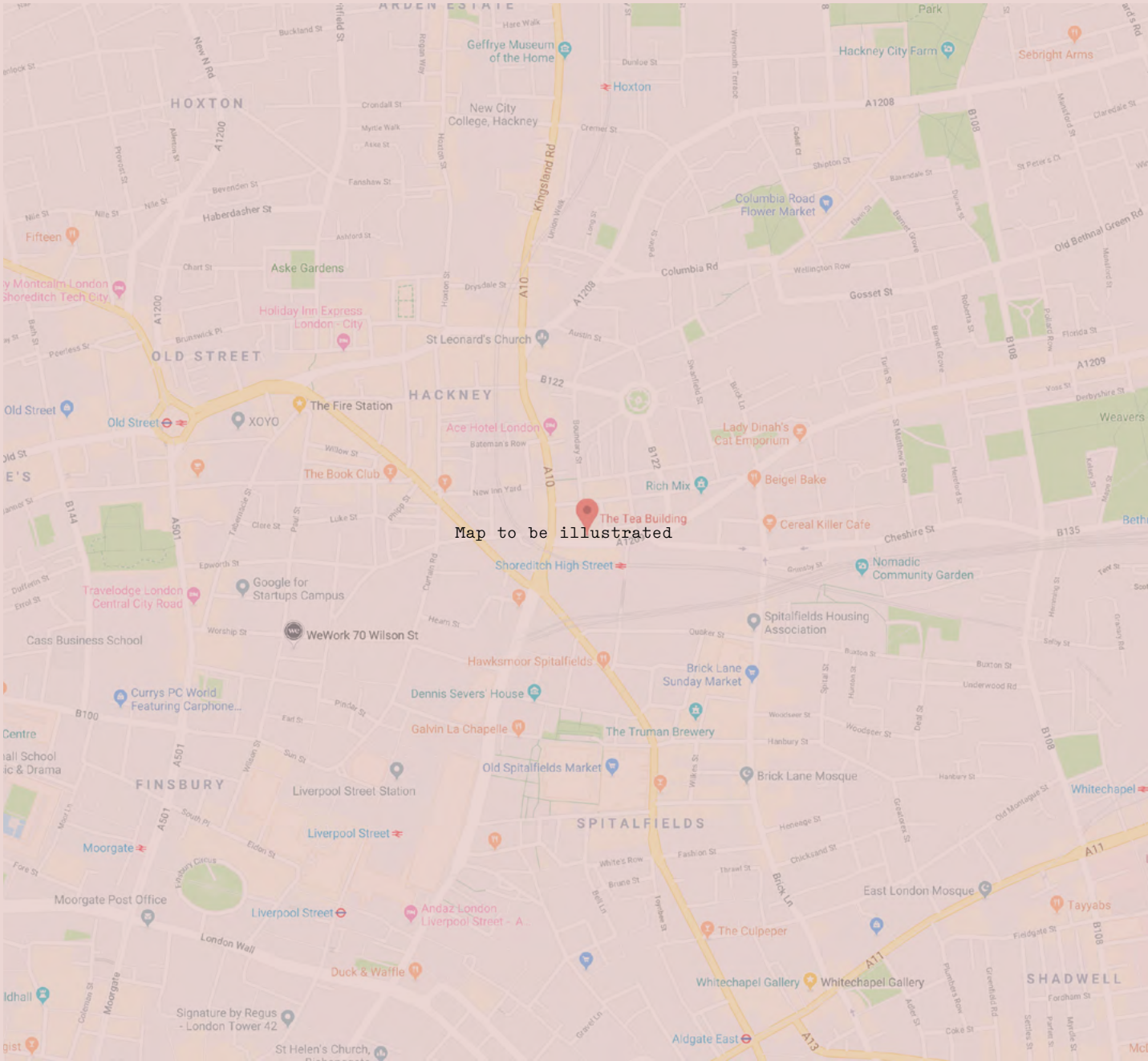


THE CAPITAL'S MOST EXCITING BUSINESS DISTRICT

Bordering the City, Clerkenwell and Bethnal Green, Shoreditch is a thriving hotspot for culture, food and drink, art, fashion and music.



The most recent Sunday Times 100 Best Places to Eat list featured five Shoreditch restaurants – Brat, St Leonards, Smokestack, Rochelle Canteen and Clove Club – all within a stone's throw. Though Tea Building residents don't have to leave the premises to find a Michelin-starred restaurant – Lyle's, says critic Marina O'Loughlin, is "like the city's hottest-ticket supperclub". For great quality, affordable Thai there's Smoking Goat. For wood-fired pizza and cocktails, there's Pizza East a few doors down – or street food at the buzzing Dinarama market on Great Eastern Street. Further along, the recently opened Gloria is the latest restaurant to win rave reviews.



Map to be illustrated

Art lovers are well catered for locally – the Hales Gallery, located inside the Tea Building, launched the career of Jake and Dinos Chapman and has an exciting roster of international artists. Nearby, there’s Pure Evil for street art – although there is plenty in the surrounding streets themselves, free of charge; Red Gallery for live music and club nights; or Cock’n’Bull, a hidden gallery under Mark Hix’s Tramshed restaurant.

Also on your doorstep is Redchurch Street, now one of London’s trendiest shopping streets, peppered with boutiques, concept stores and pop-ups, as well as established names such as APC and J-Crew. And there’s Box Park, the world’s first pop-up shopping mall, on Bethnal Green Road.

The graffiti-covered train carriages just across Shoreditch High Street sit above the live venue Village Underground. If you fancy a movie, head for the luxury Electric Cinema on Redchurch Street, where you can sip cocktails while you watch. Or for a decadent afternoon swim, members’ club Shoreditch House is just next door and boasts an outdoor rooftop pool, as well as a spa, gym and boutique hotel.

LIST OF AMENITIES
Walking distances

On site – Lyles’ 56 Shoreditch High Street, E1	4 mins – Dinerama 19 Great Eastern Street, EC2
On site – Pizza East 56 Shoreditch High Street, E1	5 mins – Rochelle Canteen 16 Playground Gardens, E2
On site – BRAT 4 Redchurch Street, E1	6 mins – Gloria 54-56 Great Eastern Street, EC2
On site – Smoking Goat 64 Shoreditch High Street, E1	7 mins – Clove Club Shoreditch Town Hall, 380 Old Street, EC1
On site – Shoreditch House Ebor Street, E1	7 mins – Tramshed 32 Rivington Street, EC2
On site – Cowshed Ebor Street, E1	8 mins – St Leonard’s 70 Leonard Street, EC2
3 mins – SMOKESTAK 35 Sclater St, E1	



BRAT
4 Redchurch Street, E1



THE CLOVE CLUB
380 Old Street, EC1



DINERAMA
19 Great Eastern Street, EC2



SMOKING GOAT
64 Shoreditch High Street, E1



SHOREDITCH HOUSE
Ebor Street, E1



PIZZA EAST
56 Shoreditch High Street, E1



SMOKESTACK
35 Sclater Street, E1



THE TRAMSHED
Dingby Street, E2

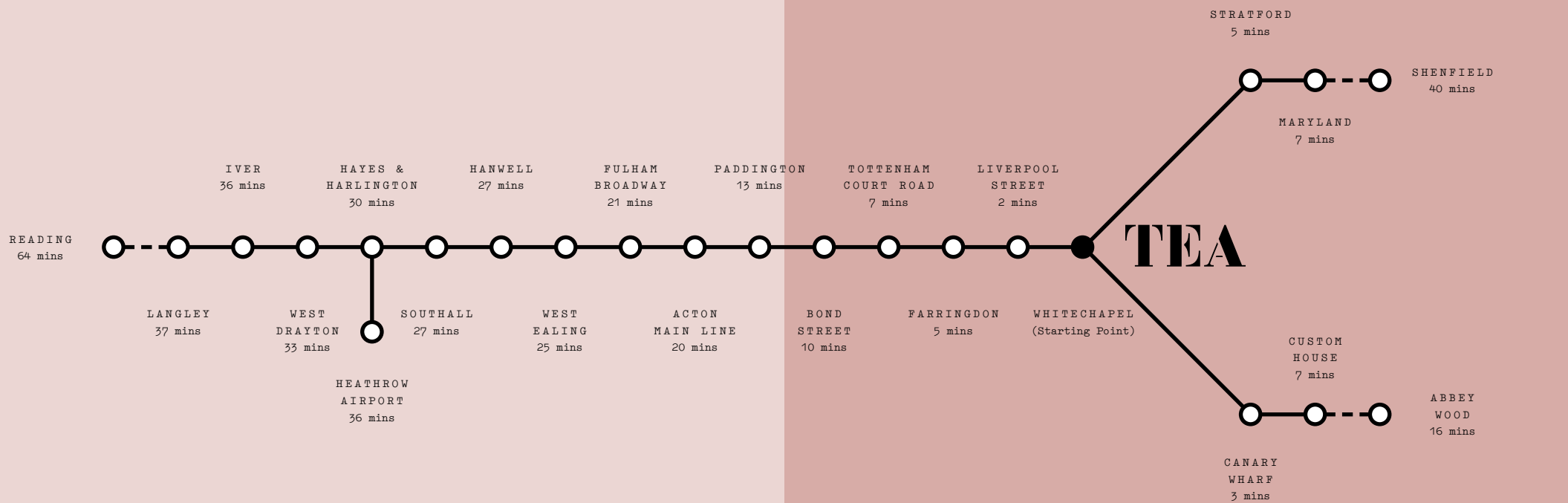


GLORIA
54-56 Great Eastern Street, E2

Journey times from Whitechapel (minutes)

Getting around is quick and easy, thanks to excellent rail, Tube and bus connections. The overground service stops at Shoreditch High Street station, right across the road from Tea. When the new Elizabeth line arrives in March 2021 journey times will be reduced dramatically. Whitechapel, on the Elizabeth line is just one stop from

Shoreditch High Street Station and with trains every two and a half minutes will take you to Liverpool St (2 mins), Canary Wharf (3 mins), Bond Street (10 mins), or Heathrow (Terminals 4 and 5, 44 mins). You can also pick up the Northern Line at nearby Old Street underground station, a ten minute walk away.



AIRPORTS
From Shoreditch High Street Station

Heathrow	63 minutes
London City	30 minutes
Gatwick	60 minutes
Luton	60 minutes
Stansted	77 minutes



STATIONS
From Shoreditch High Street Station

Charing Cross	29 minutes
Kings Cross	26 minutes
Euston	28 minutes
Waterloo	21 minutes
Victoria	28 minutes
London Bridge	18 minutes
Paddington	35 minutes



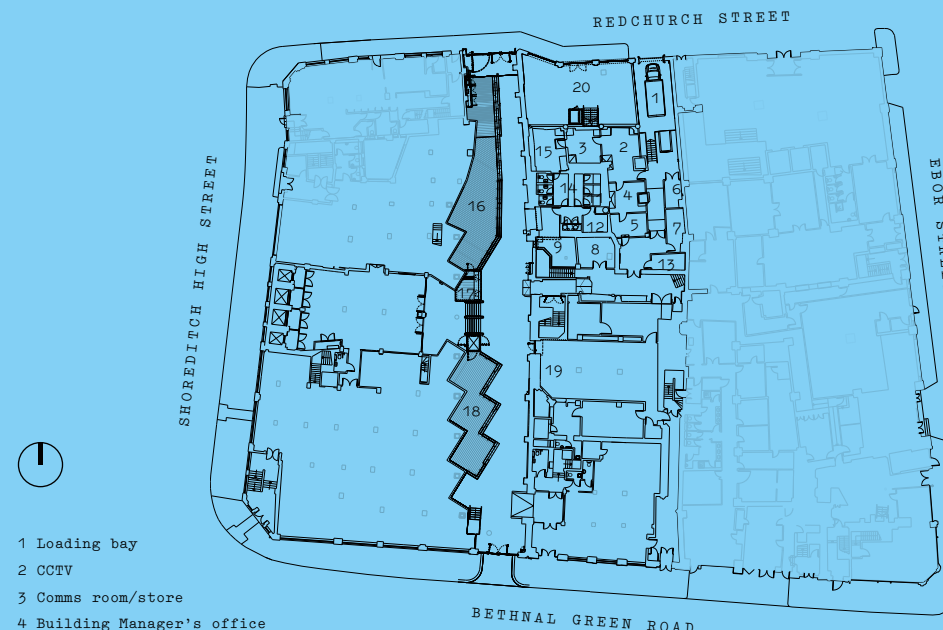
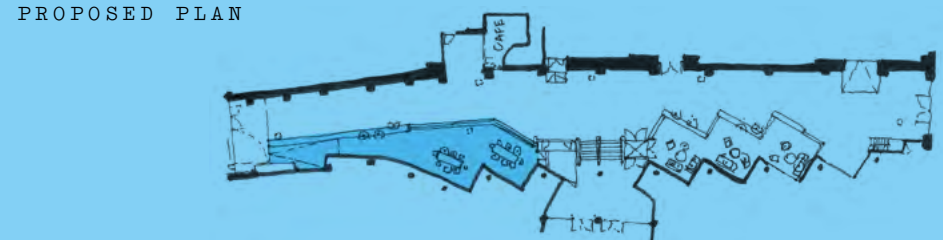
THE BUILDING



A HIDDEN STREET, AND A BRAND NEW RECEPTION



PROPOSED PLAN

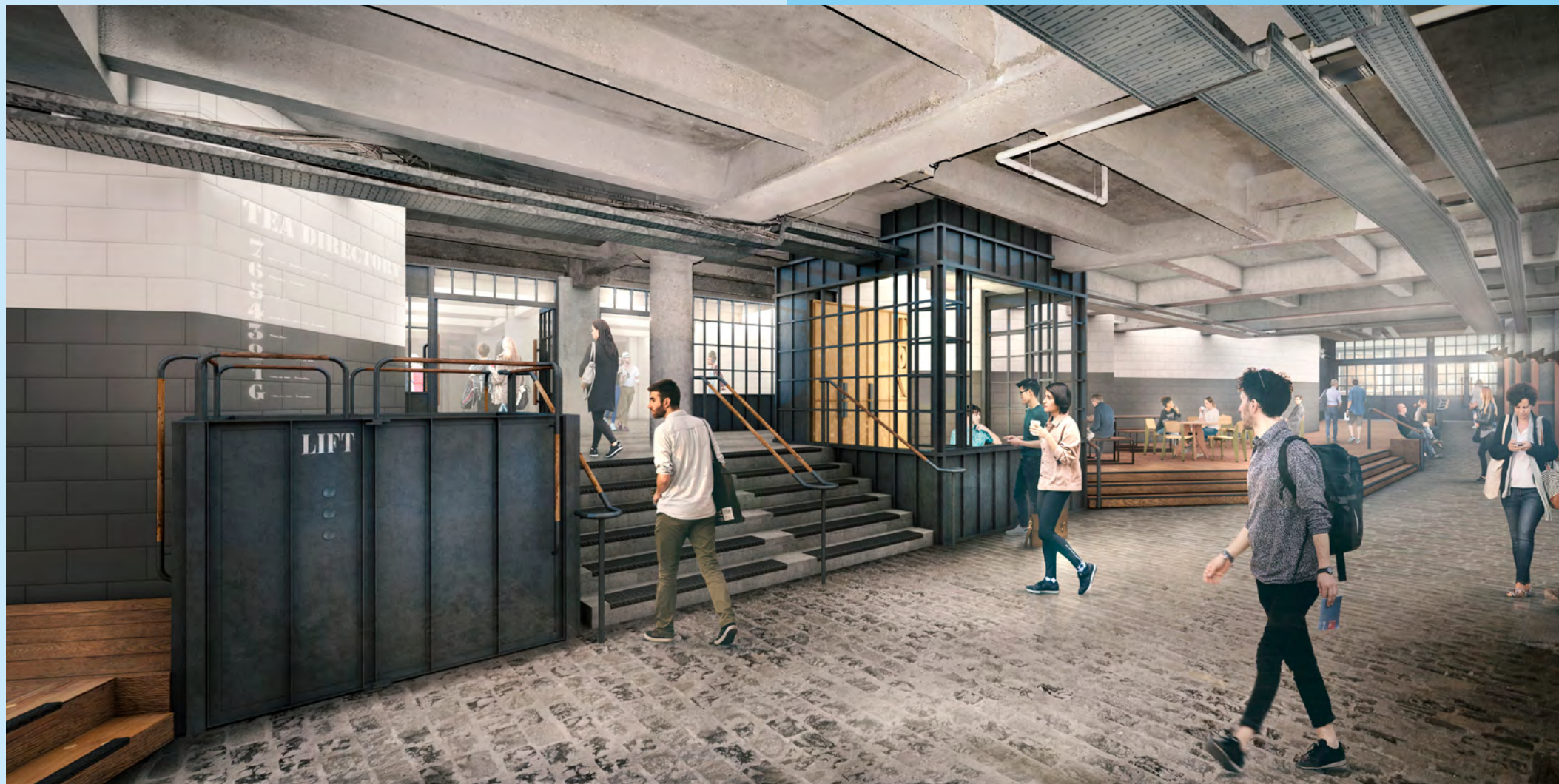


- 1 Loading bay
- 2 CCTV
- 3 Comms room/store
- 4 Building Manager's office
- 5 Assistant Manager's office
- 6 Electrical services
- 7 Post room
- 8 Hales store
- 9 Cafe
- 10 Existing cylinders
- 11 Retained pump
- 12 DDA WC/shower
- 13 DDA bike store
- 14 WC/Shower
- 15 Cleaners store
- 16 North timber deck
- 17 Reception
- 18 South timber deck
- 19 Hales Gallery entrance
- 20 Office

The Tea Building's atmospheric internal street, designed by leading architects, AHMM, which leads to its main reception, is a talking point and one of its most celebrated features. Now it can be accessed from either end, thanks to the new connection to Redchurch Street – its Crittal-style bespoke double doors and blackened steel finish holding true to the 1930s aesthetic.



BETHNAL GREEN ROAD
Entrance

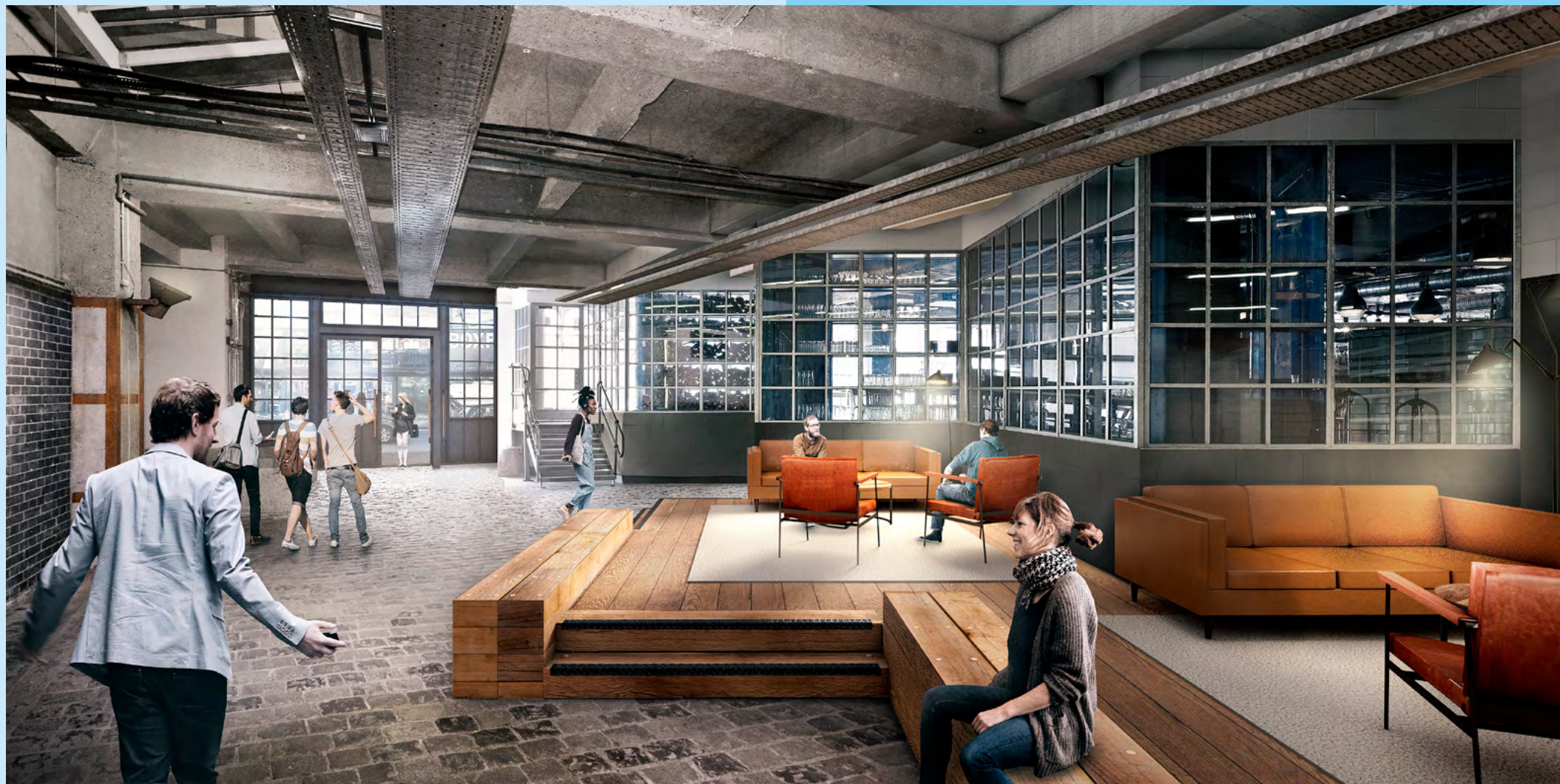


INTERNAL STREET
Reception



Inside, the street has been revamped to showcase more of the Tea Building's raw beauty and industrial heritage. The wonderful cobbled floor has been retained, with walls and soffits grit-blasted back to their original concrete finish. Raised plinths built from

recycled timber railway sleepers form relaxed new zones to meet and greet, or take a moment with a flat white from the new coffee shop – having ordered at the window opposite. A new entrance leads directly to the Hales Gallery, encouraging an invigorating detour.



SOUTH TIMBER DECK

The reception itself is re-imagined, a tall open-fronted steel and glass box, the central hub of the workplace. Its dark raw steel shell has a strong industrial feel, a blend of roughness and craftsmanship, preserved in wax coating.

New concrete steps with hardy Durbar treads lead up to the redecorated, relit lift lobby.



INTERNAL STREET
Reception and lifts



NEW RECEPTION
Leading to Lifts



There is precision, detail and craftsmanship throughout, giving a more mature feel, but, like Shoreditch itself, it remains a liberating environment where character trumps strait-jacketed perfectionism every time.



WEST ELEVATION
Six Redchurch Entrance

TEA BUILDING RECEPTION ENTRANCE

A VACANCY ON REDCHURCH STREET





REDCHURCH STREET ENTRANCE

Formerly an under-used loading bay, this 5,300 sq ft space has been repurposed, the latest chapter in the Tea Building's evolution – and a rare opportunity to claim one of London's most sought-after addresses.



Through the bespoke, steel-framed, Crittal-style front door and into the first part of the space – a 915 sq ft communal area for presentations, gatherings, or a reception flanked by meeting rooms; it can be adapted to suit.

The interior stays true to the building's aesthetic – industrial yet elegant, with a simplicity of design. Original features have been retained, a painted arrow that once guided visitors is now sealed into the composite tiled floor, a sturdy concrete and iron mix. A symbol from the past that points the way ahead.



REDCHURCH STREET ENTRANCE



OFFICE INTERIOR



REDCHURCH STREET OFFICE INTERIOR



Triple-height ceilings create a calm, airy ambience, with invigorating natural light – a proven aid to good mental health and wellbeing – from the Crittall steel windows. Whitewashed brick walls and ceiling soffits add zest and energy.

Follow the arrow up a small flight of stairs and into the larger open-plan, double-height workspace behind. Flexibility is the key here, in an environment purposely free from over-prescriptive design. A simple track lighting system can be easily customised with spotlights, plug and play, or something more industrial. Services are discretely tucked away. The focus has been on retaining the robust frame of the building, and to otherwise intervene as little as possible. In here the best ideas are yet to come...

ONE AMAZING
OPPORTUNITY
AVAILABLE
OVER THREE
LEVELS

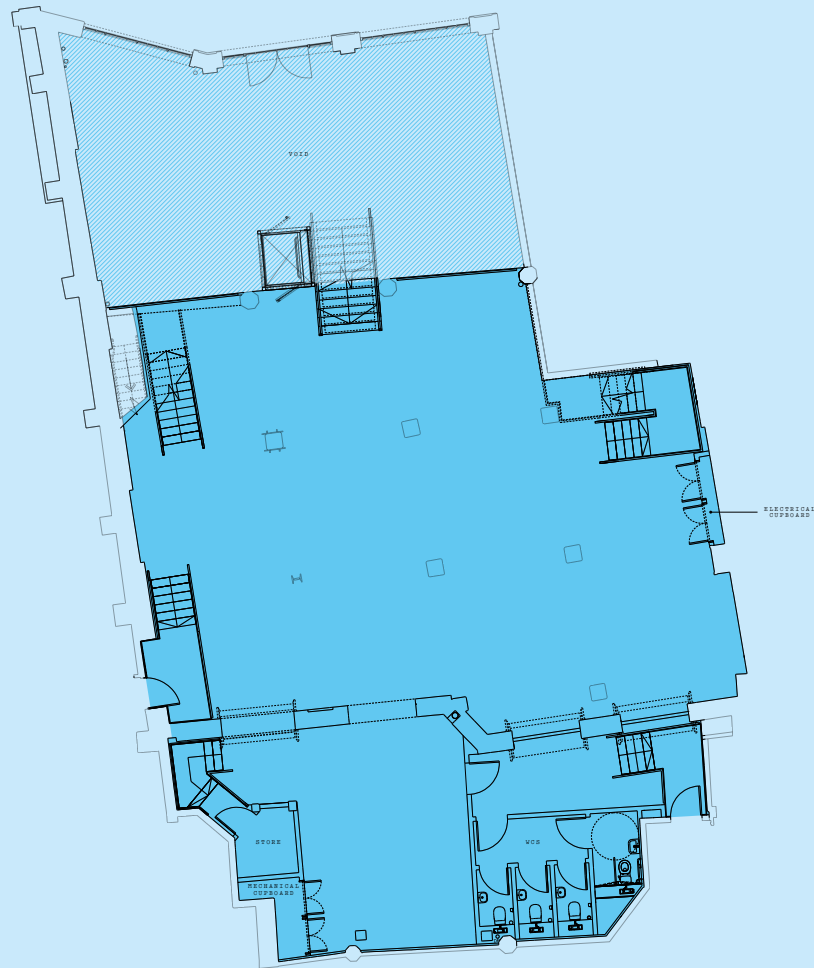


SCHEDULE OF AREAS

FLOOR	SQ FT*	SQ M*
Mezzanine	915	85
First Floor	3,228	300
Ground	1,119	104
TOTAL	5,262	489

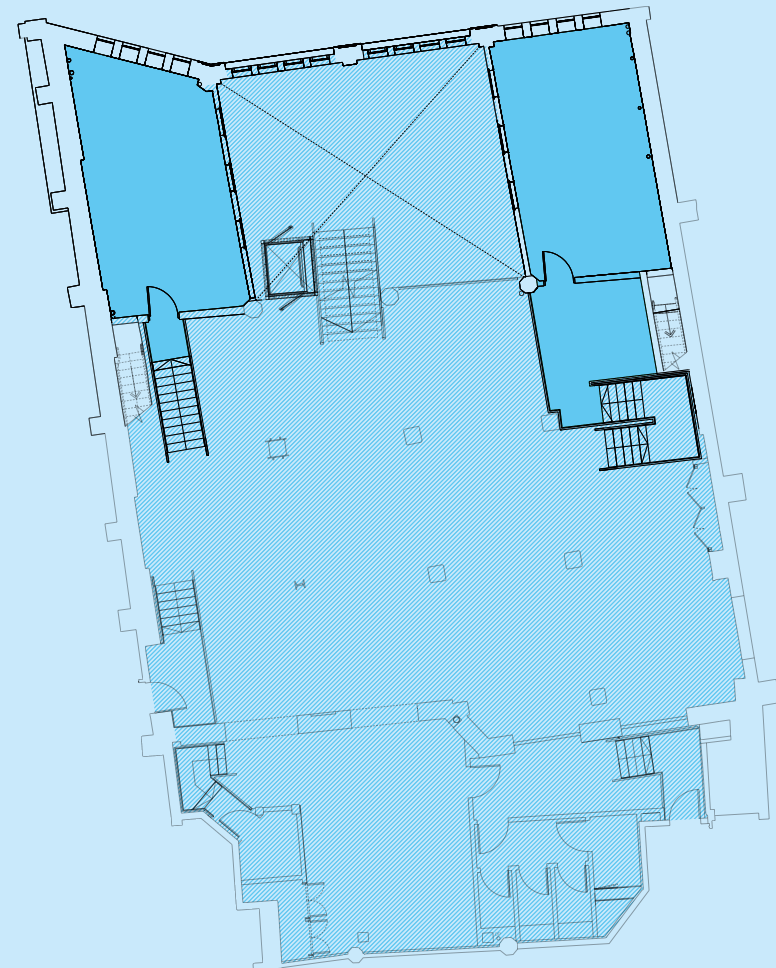
*Subject to measurement on practical completion.
IPMS measurement on request.

GROUND AND FIRST FLOOR



- Office
- ▨ Ground floor entrance

MEZZANINE



- Office
- ▨ Ground floor & first floor

KEY FEATURES



Stunning 5,300 sq ft office space
with industrial aesthetic

Self-contained entrance
with Crittal-style doors

Connection to the Tea Building
at first floor

Original industrial features retained
with white washed brick walls

Raised access floor

DDA Lift

Triple height ceilings
x metres



Crittall-style steel openable windows

New Feature LED Lighting



Exposed aggregate polished concrete
floors

Bespoke designed connecting
internal street staircase

Cycle storage with shower facilities



SUSTAINABILITY





GREEN TEA



2.10 is a Green Tea unit. As a former warehouse with no heating infrastructure, the Tea Building was not inherently equipped for sustainability. The three-part Green Tea plan was introduced in 2014 to rectify this.

First, the single panes in the 1930s windows were replaced with new, open-able double-glazed units in keeping with the building's aesthetic and heritage. These help to retain heat in cold weather, and are an instant source of cool fresh air during warm spells.

Second, a movement-sensitive LED lighting system helps to conserve power and minimise waste.

Third, the thermal loop harvests and redistributes warmth to cooler parts of the building and vice versa. Smart meters mean each unit's power and gas consumption can be monitored and improved.

THE TEAM

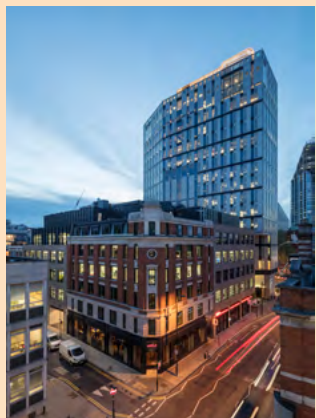


DERWENT LONDON



Derwent London is a different kind of developer - a design-led creative office specialist providing unique workplaces where occupiers become long-term partners. We look for prime sites with hidden potential where we can develop best-in-class buildings with generous volume and excellent natural light. Good transport links are vital. We are known for our flexible approach to changing workspace requirements.

A key part of our business model has been an industry-leading commitment to architecture, research and responsibility. We believe this approach helps us to deliver inherently sustainable spaces which are attractive to occupy and efficient to operate. We are keenly committed to making better places and contribute to local communities.



WHITE COLLAR FACTORY

OLD STREET EC1

Size: 291,400 sq ft

Completed: 2017

Architects: AHMM

Tenants include: Adobe, AKT II, BGL, Box.com, Egress, The Office Group, Capital One, Runpath & Spark44



morelands

CLERKENWELL EC1

Size: 89,000 sq ft

Completed: 2003

Architects: AHMM

Tenants include: AHMM, Fare Bar & Canteen, Krow Communications, Next Management, Stink, Thirdway Interiors



THE FEATHERSTONE BUILDING

OLD STREET EC1

Size: 125,000 sq ft

Completion: 2021

Architects: Morris+Company



BRUNEL • BUILDING

PADDINGTON W2

Size: 243,000 sq ft

Completed: 2019

Architects: Fletcher Priest

Tenants include: Alpha FX, Coach, Hellman & Friedman, Paymentsense, Premier League, Sony Pictures Entertainment, Splunk

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MISREPRESENTATION ACT

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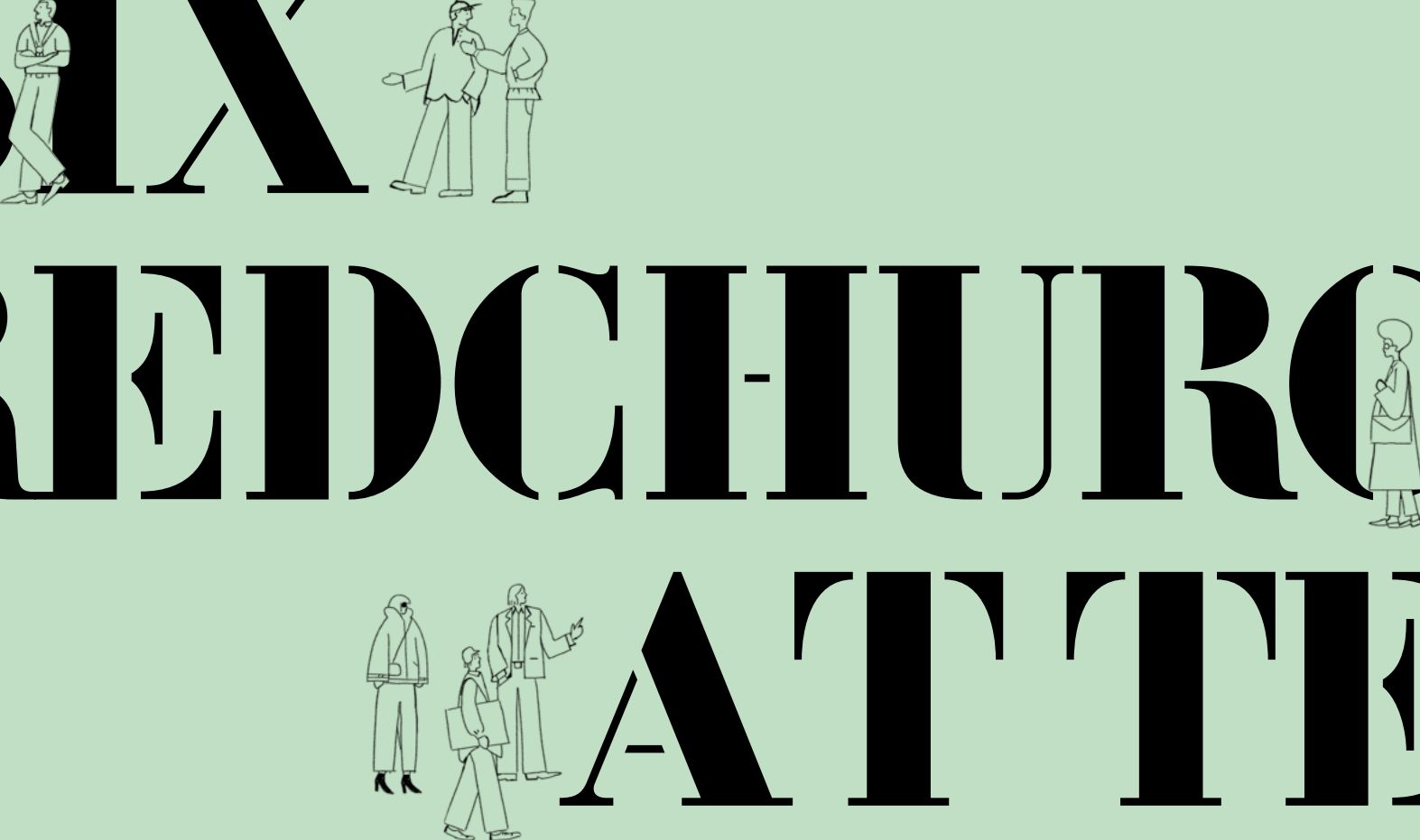


DERWENT
LONDON

derwentlondon.com



SIX RED CHURCH AT TEA

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SIX RED CHURCH AT TEA

