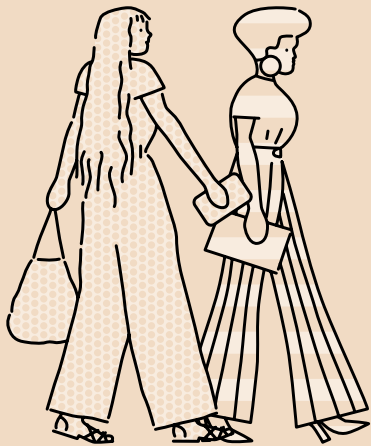


# TEA



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INTRODUCTION

HISTORY OF TEA

THE BUILDING

SUSTAINABILITY

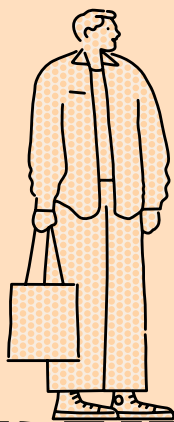
LOCATION

THE TEAM



# INTRODUCTION





# A BUILDING THAT NEEDS NO INTRODUCTION



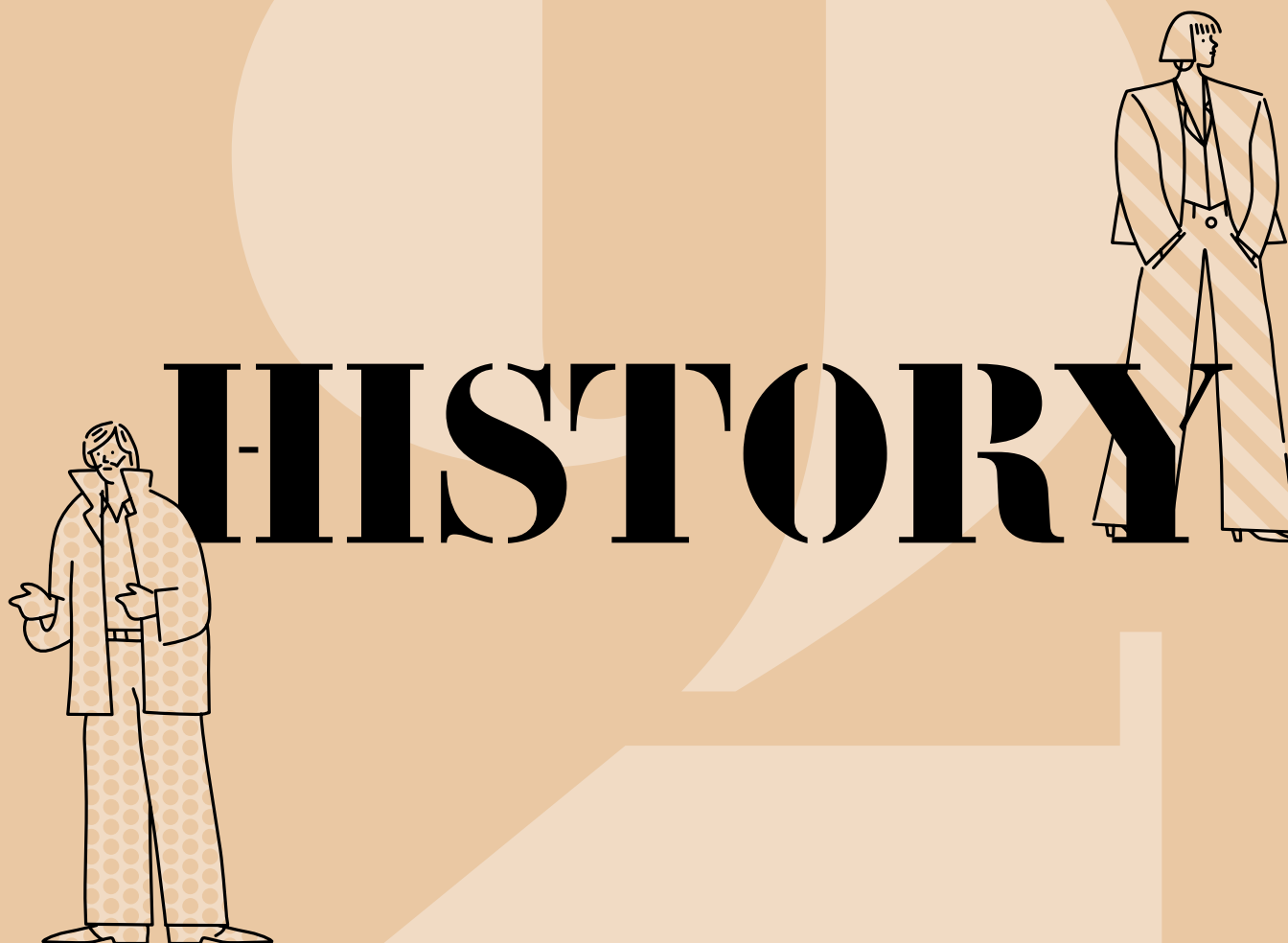
TEA BUILDING, 56 SHOREDITCH HIGH STREET E1

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

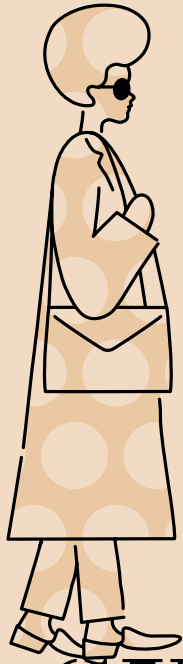
After Derwent London converted it into creative workspaces and studio spaces in 2003, Tea proved an instant hit with creative and tech businesses that have since transformed the area. Today it is a flagship of East London's new economy.

In a unique opportunity, 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.



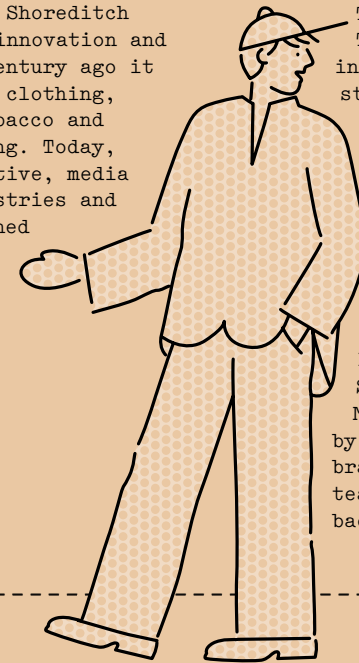


Sturdy and elegant, the Tea Building has been a lodestar of the Shoreditch community since its construction in the early 1930s.



# MADE IN SHOREDITCH

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.



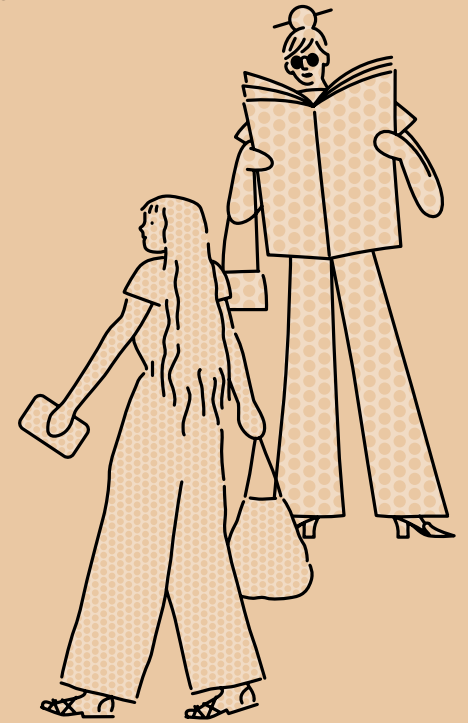
The original Lipton Tea Factory, as it was initially known, was a state-of-the art bacon curing plant - built on the site of a tea storage facility, hence the name. The bacon factory, and an adjoining warehouse for tea-packing (known today as the Biscuit Building - home to Shoreditch House and Mother),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



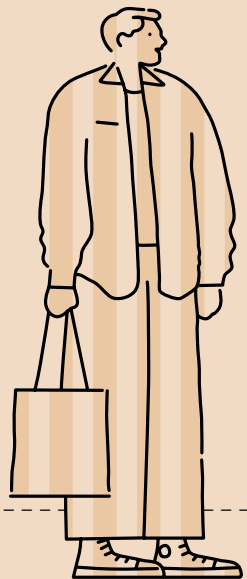
UNDER CONSTRUCTION

The Tea Building quickly filled with an intoxicating mix of digital startups and creative companies. 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.

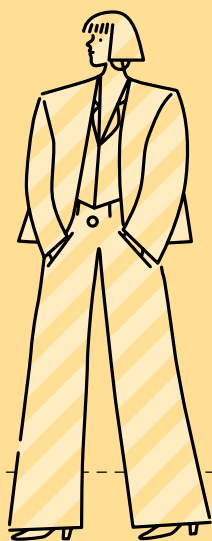
The Tea Building is one of a kind.



UNDER CONSTRUCTION



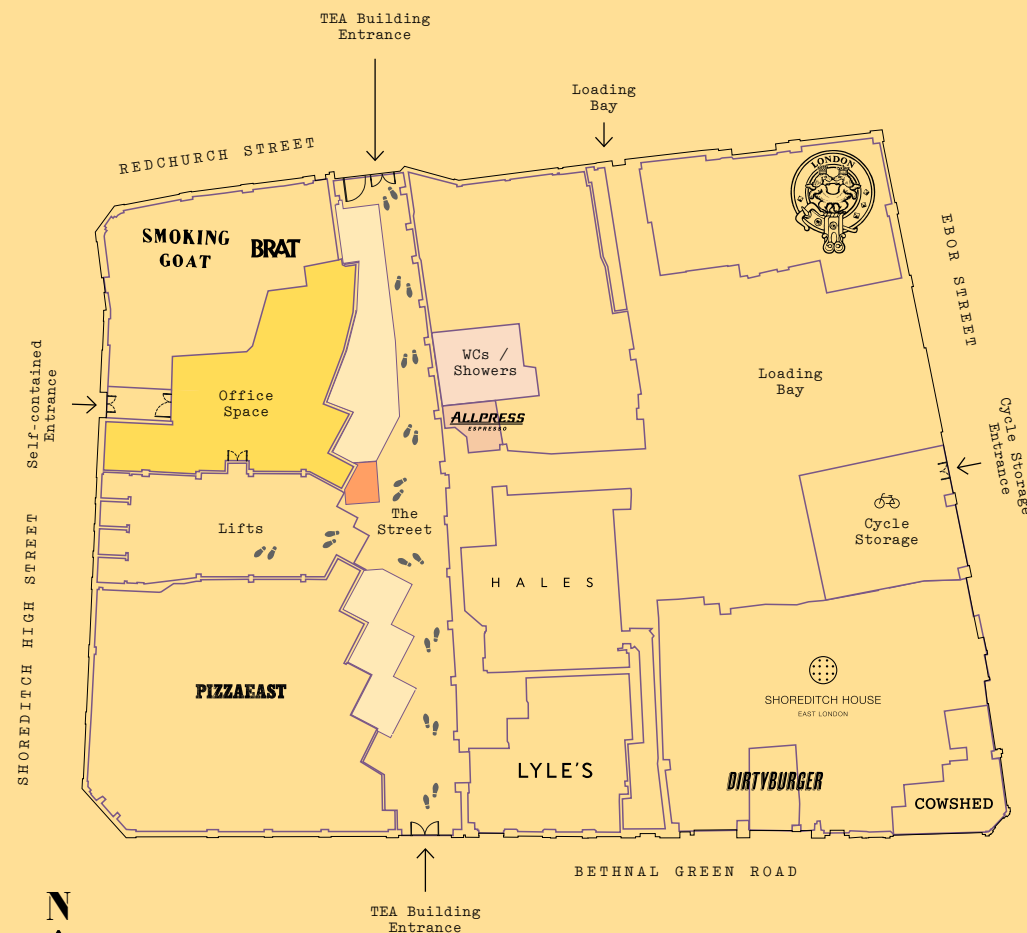
# THE BUILDING



# A HIDDEN STREET AND A RE-IMAGINED RECEPTION



## GROUND FLOOR

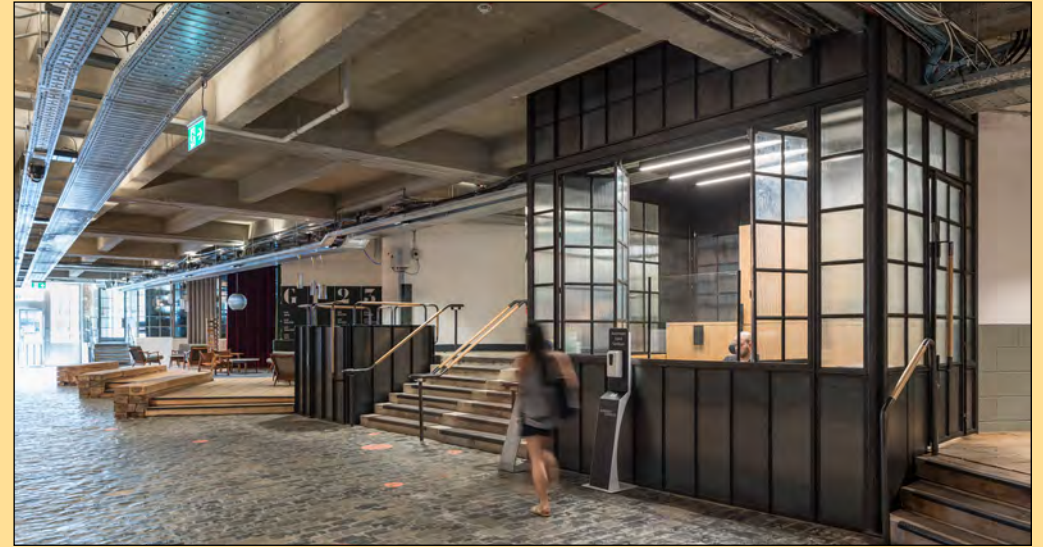


- Office space
- Allpress
- WC/Showers
- Breakout space
- Reception

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. It can now be accessed from either end, thanks to the new connection to Redchurch Street - its Crittall-style bespoke double doors and blackened steel finish holding true to the 1930s aesthetic.



BETHNAL GREEN ROAD ENTRANCE



BREAK OUT SPACE IN RECEPTION



PROPOSED NEW SHOREDITCH HIGH STREET ENTRANCE



ALLPRESS LOCATED IN RECEPTION

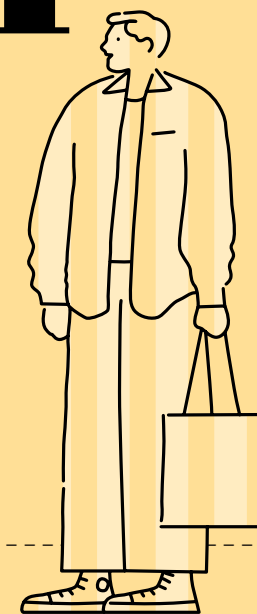
Inside, the street has been revamped to showcase more of the Tea Building's raw beauty and industrial heritage. The wonderful cobbled floor has been retained, with walls and soffits grit-blasted back to their original concrete finish. Raised plinths built from

recycled timber railway sleepers form relaxed new zones to meet and greet, or take a moment with a flat white from Allpress. An entrance leads directly to the Hales Gallery, encouraging an invigorating detour.

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.

Concrete steps with hardy Durbar treads lead up to the redecorated lift lobby.

# G.01 – 1.01, 2.01 AND 3.01





PROPOSED NEW SHOREDITCH HIGH STREET ENTRANCE



22,508 sq ft office space over ground to third floors is now available. With a self-contained entrance this is a unique and rare opportunity to claim one of London's most sought-after addresses.



G.01 - 1.01 - GROUND FLOOR WITH CONNECTIVITY TO FIRST FLOOR



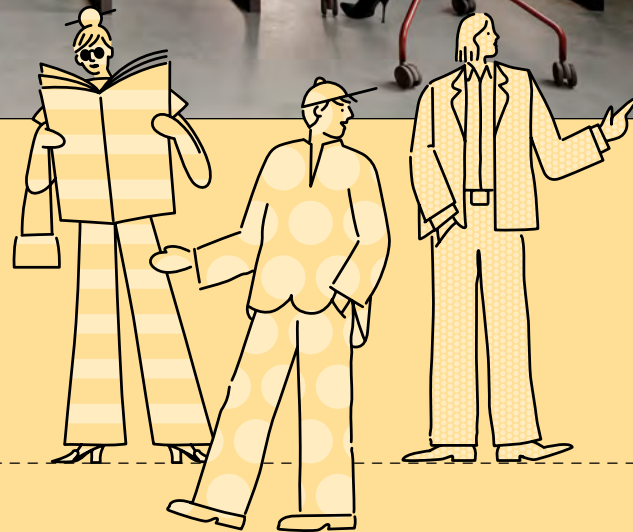
The interior stays true to the building's aesthetic - industrial yet elegant, with a simplicity of design. Original features have been retained, a sturdy concrete and iron mix.

A feature staircase connects the ground and first floors, and there is an opportunity to connect all floors.



UNIT 3.03, THIRD FLOOR OFFICE SPACE

Crittall-style openable windows flood the space with natural light, creating a calm, airy ambience, a proven aid to good mental health and wellbeing. The whitewashed brick walls add zest and energy.

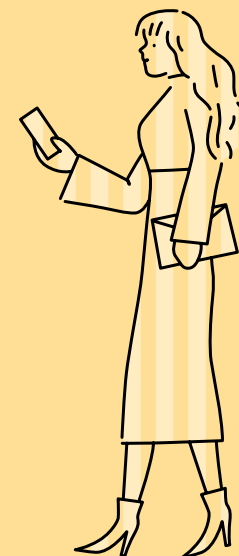


# AMAZING SPACE — GROUND TO THIRD FLOORS



## KEY FEATURES

- 7,158 sq ft - 22,508 sq ft of office space with industrial aesthetic
- Original features retained with white washed brick walls
- Crittall-style steel openable windows
- LED lighting
- Cycle storage with shower facilities
- Air conditioning
- Self-contained entrance on Shoreditch High Street
- Ground and first floor connection via bespoke staircase
- Opportunity to further connect to second and third floors





# SCHEDULE OF AREAS

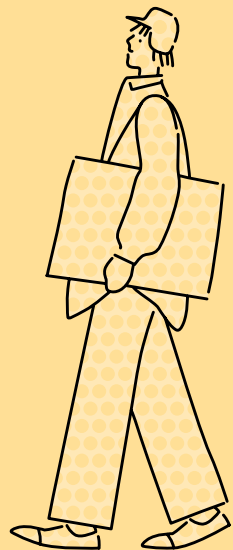
## SCHEDULE OF AREAS

UNIT	SQ FT*	SQ M*
3.01	7,320	680
2.01	7,158	665
	5,167	480
G.01 & 1.01	2,863	266
<b>TOTAL</b>	<b>22,508</b>	<b>2,091</b>

G.01 AND 1.01 NEED TO BE TAKEN TOGETHER -  
8,030 SQ FT / 746 SQ M

### CAVEAT

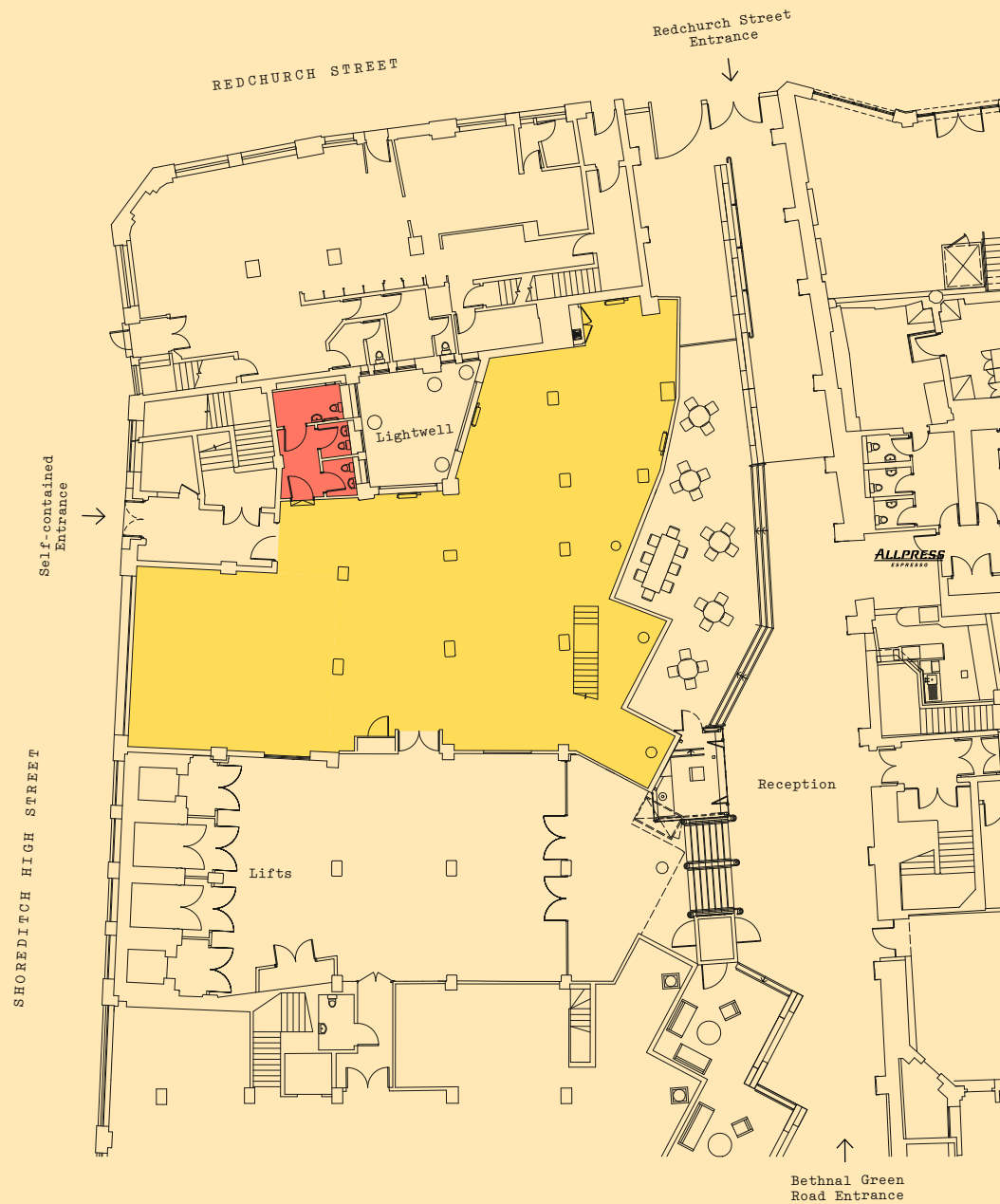
\*Subject to measurement on practical completion.  
IPMS Measurement on request.



# UNIT G.01

## 2,863 SQ FT

### (266 SQ M)



- Office space
- W/C

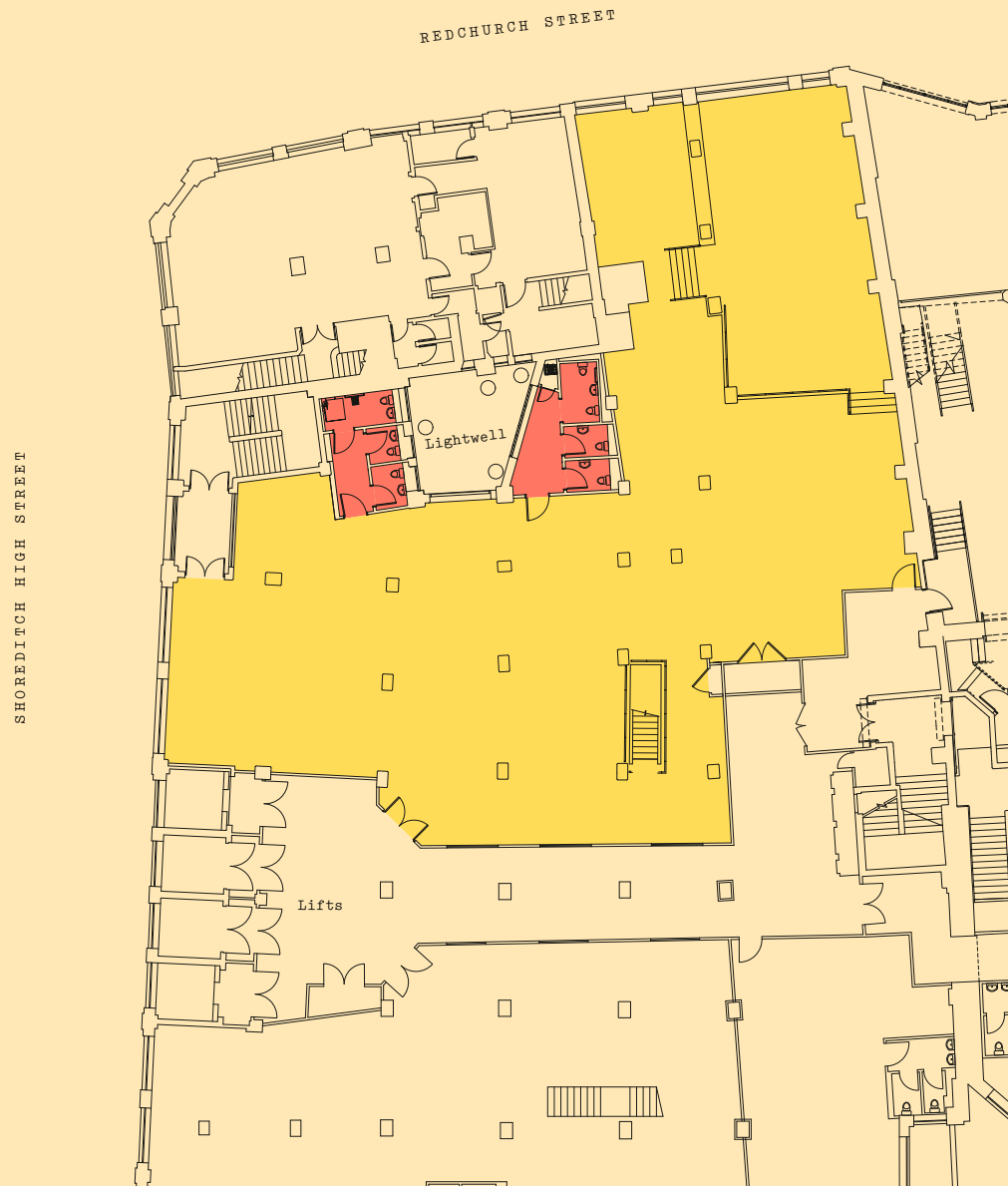
# UNIT 1.01

## 5,167 SQ FT

### (480 SQ M)



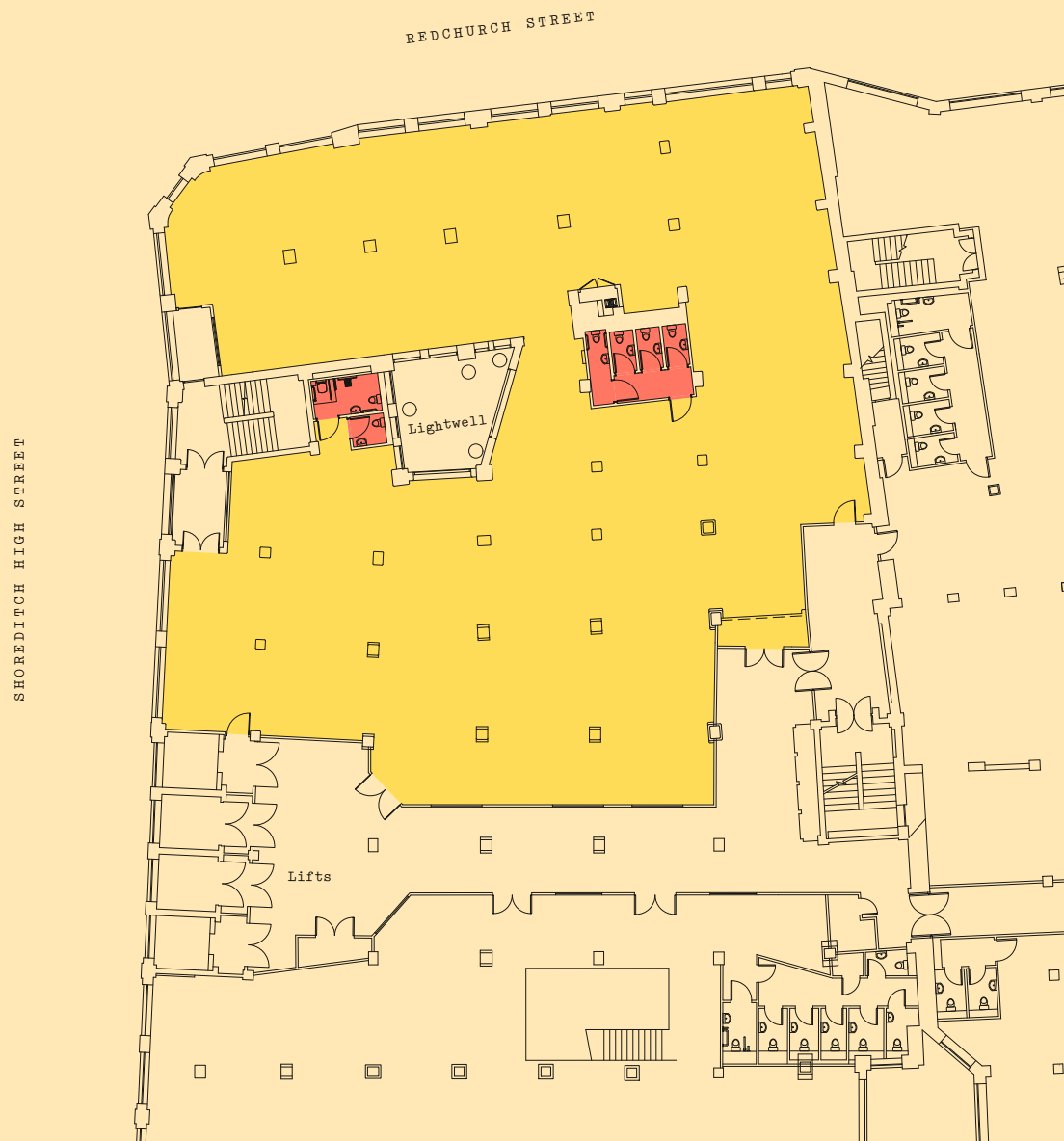
- Office space
- W/C



# UNIT 2.01

## 7,158 SQ FT

### (665 SQ M)

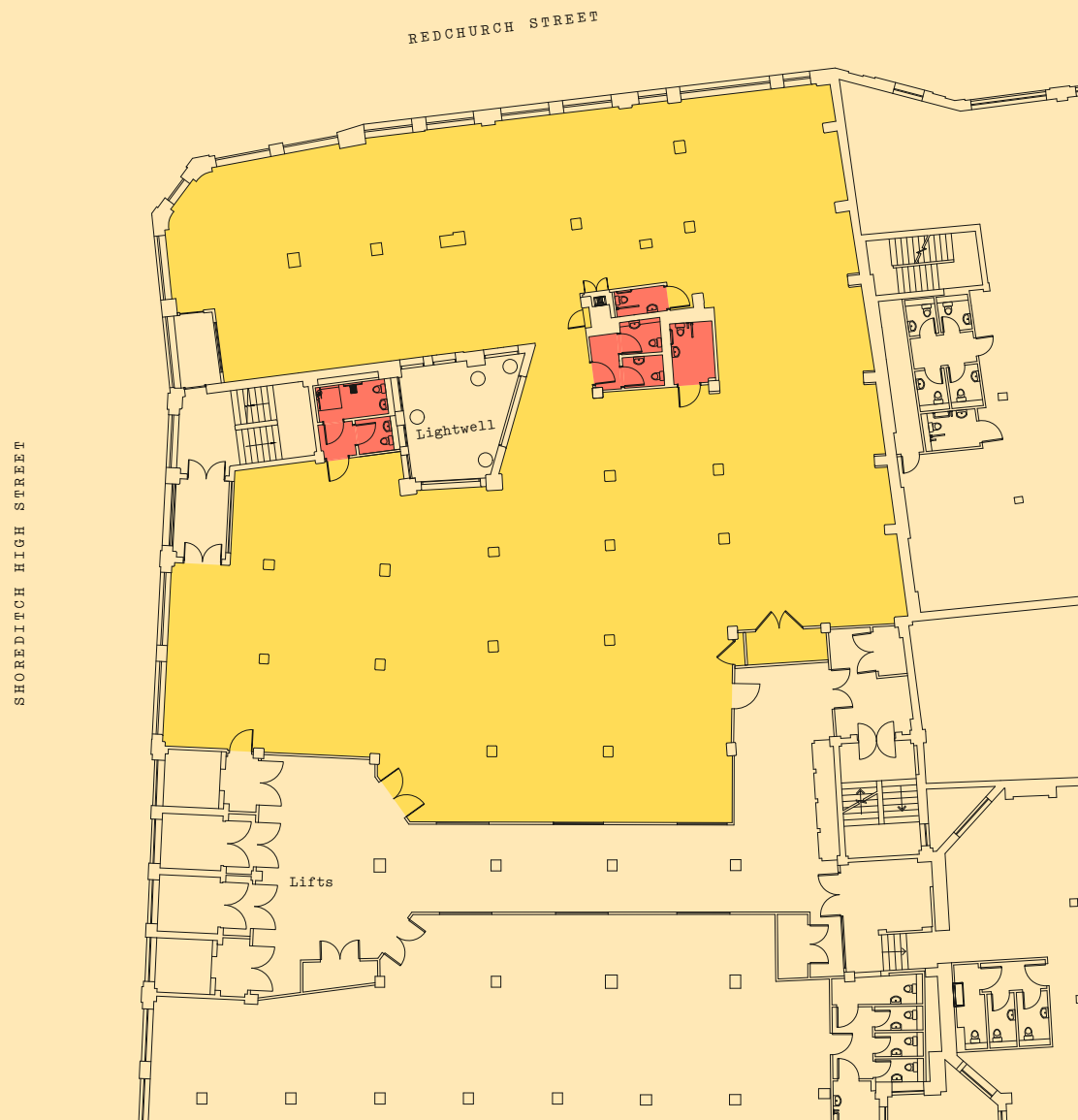


- Office space
- W/C

# UNIT 3.01

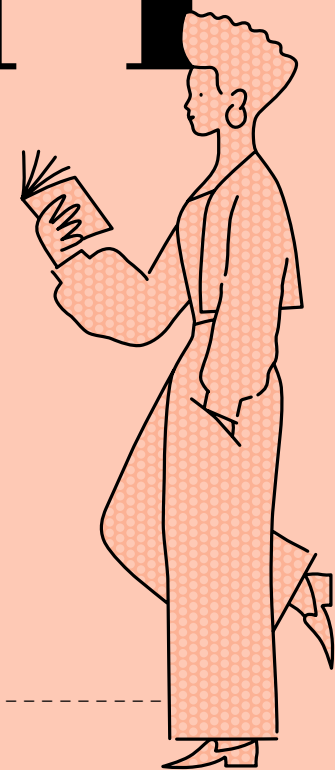
## 7,320 SQ FT

### (680 SQ M)

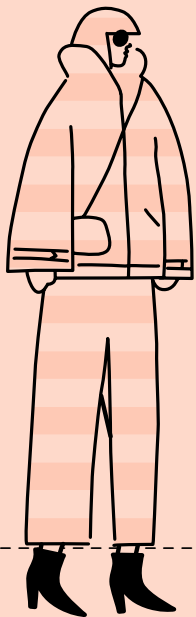


- Office space
- W/C / DDA WC

# SUSTAINABILITY



# GREEN TEA



Units G.01, 1.01, 2.01 & 3.01 are Green Tea units. 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, openable 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.

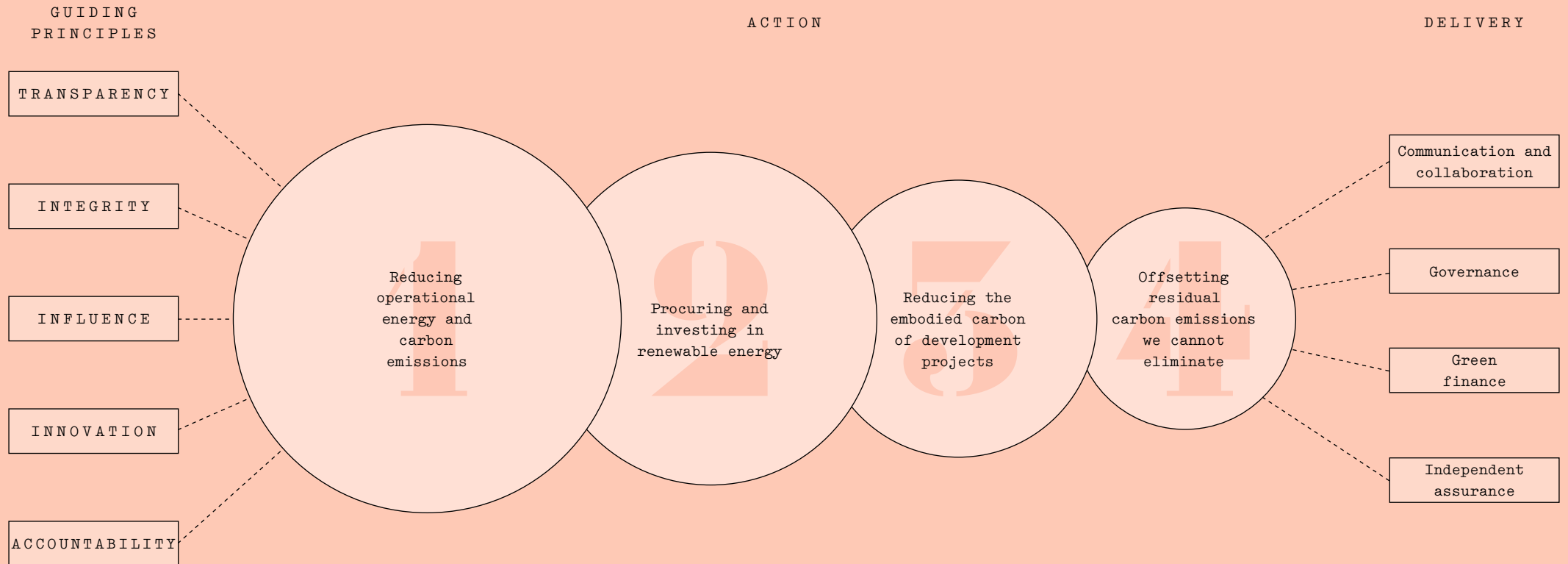
Second, a movement-sensitive LED lighting system helps to conserve power and minimise wasting energy.

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.

Our Green Tea strategy provides a comfortable, controllable, naturally ventilated office environment that requires less energy to maintain by using the building's inherent attributes. Reducing energy consumption and its associated carbon emissions are part of our journey to net zero carbon in 2030.

Targeting EPC 'B'.

## OUR JOURNEY TO NET ZERO 2030



In February 2020 we announced our commitment to become a net zero carbon business by 2030. We plan to do this through driving down energy demand across our portfolio, investing in renewable energy and offsetting the residual carbon emissions we cannot eliminate.

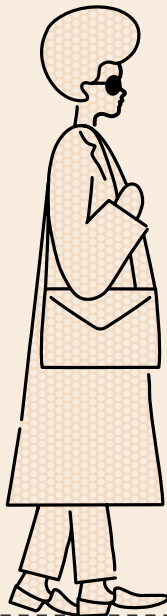
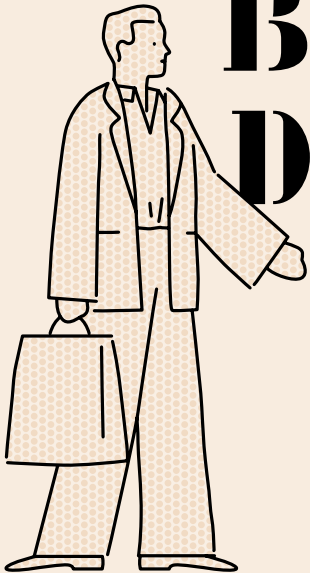
Regeneration is at the core of our business model, through the refurbishment of our existing portfolio like Tea Building and the development of new ones. As part of this process we have a responsibility to ensure our buildings operate efficiently and are resilient to climate change. The Tea Building is on a renewable electricity tariff and, as of September 2021 a renewable gas tariff as well, reducing the carbon footprint of the building.

Despite targeting energy reduction initiatives and using renewable energy, there will be carbon emissions we cannot avoid. These will be offset using certified carbon offsetting schemes which will only be used as a last resort.

We know our net zero carbon commitment cannot be achieved alone and we are keen to work with our occupiers to promote sustainable working and support them in achieving their own ambitions.



# 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 The 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 for hearty dining try Manteca on Great Eastern Street. Further along, Gloria is the latest restaurant to win rave reviews.



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 and the contemporary Emalin Gallery in Holywell Lane.

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 Sunspel. 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.

#### LOCATIONS NEARBY WALKING DISTANCES

3 mins - SMOKESTAK  
35 Sclater St, E1

5 mins - Manteca  
49-51 Curtain Road, EC2

5 mins - Rochelle Canteen  
16 Playground Gardens, E2

6 mins - Gloria  
54-56 Great Eastern Street, EC2

7 mins - The Clove Club  
Shoreditch Town Hall, 380 Old Street, EC1

7 mins - Barboun  
61-67 Great Eastern Street London, EC2

8 mins - St Leonard's  
70 Leonard Street, EC2



## INSIDE TEA:



BRAT



SMOKING GOAT



PIZZA EAST



LYLE'S



SHOREDITCH HOUSE

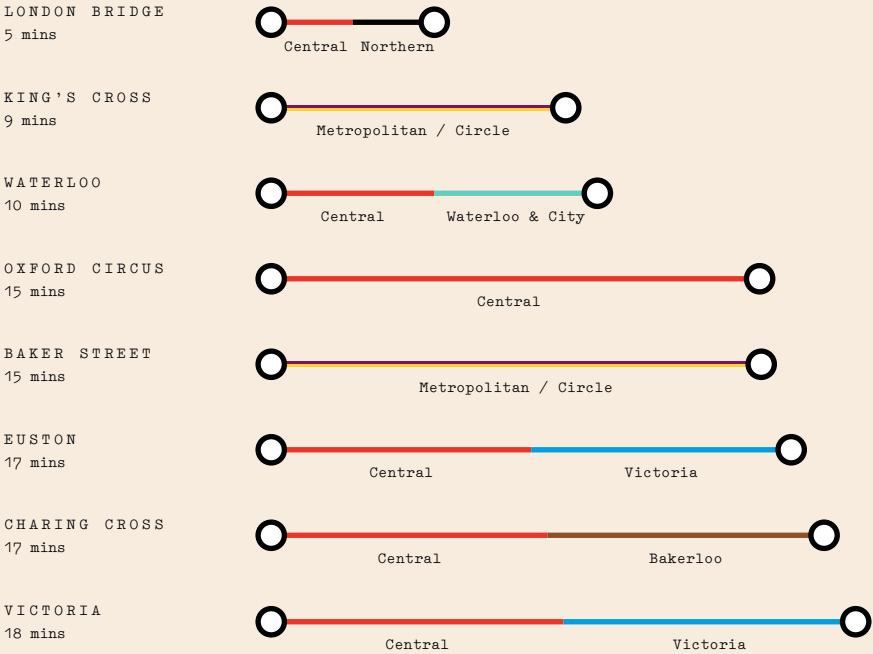


COWSHED

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. You can also pick up the Northern  
Line at nearby Old Street, a ten minute  
walk away.

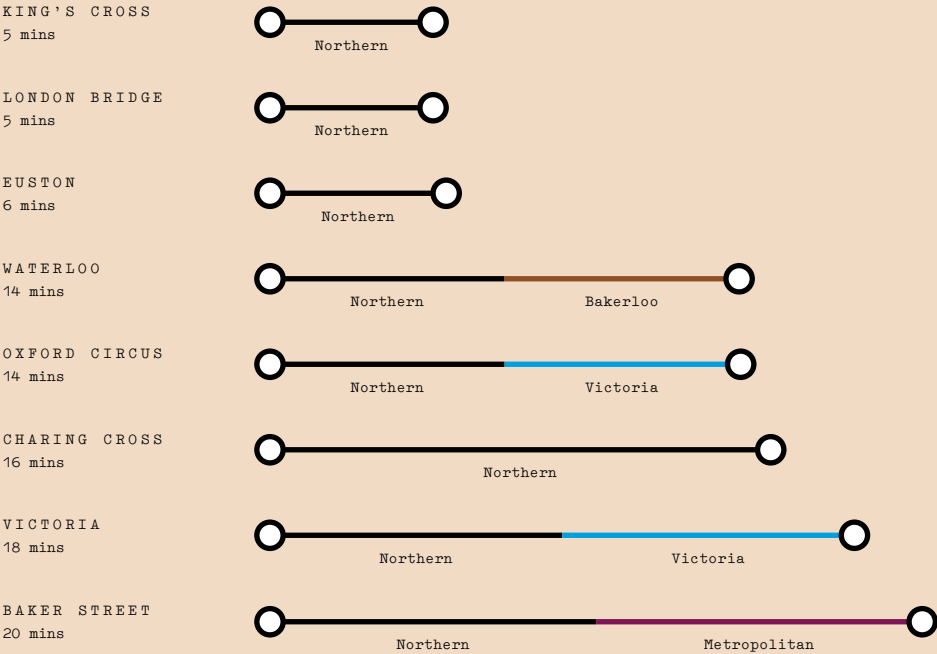
### From Liverpool Street Underground Station (10 mins walk)



### AIRPORTS From Shoreditch High Street Overground Station

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

### From Old Street Underground Station (10 mins walk)



### STATIONS From Shoreditch High Street Overground Station

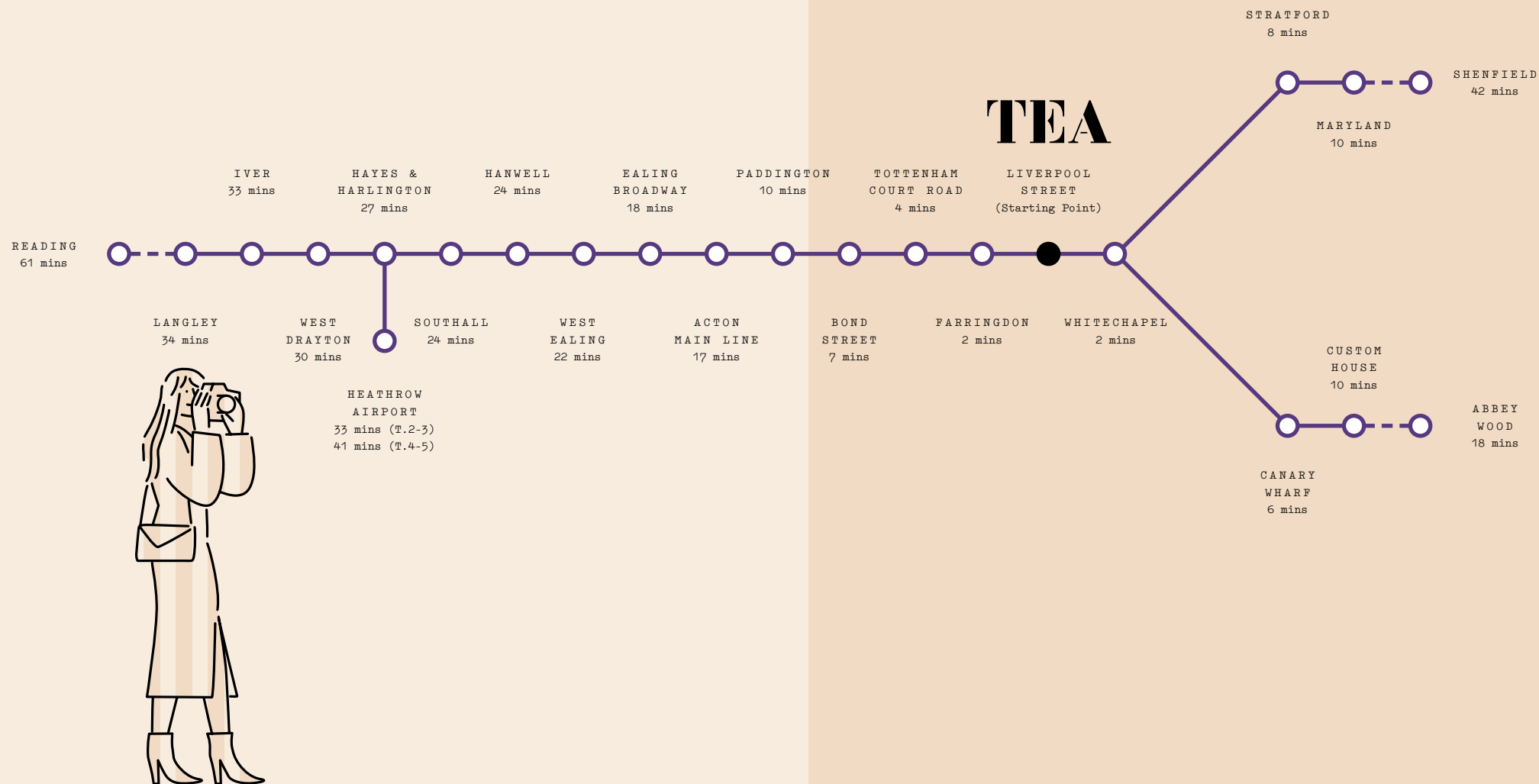
London Bridge	18 minutes
Waterloo	21 minutes
King's Cross	26 minutes
Euston	28 minutes
Victoria	28 minutes
Charing Cross	29 minutes
Paddington	35 minutes

## Elizabeth line journey times from Liverpool Street Underground Station

10 minute walk from Tea Building

When the new Elizabeth line arrives journey times will be reduced dramatically. Liverpool Street is just a 10 minute walk and with trains every two and a half minutes it will take you

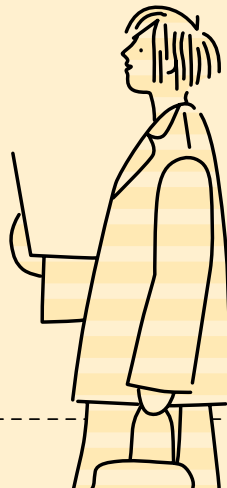
to Whitechapel (2 mins), Canary Wharf (6 mins), Bond Street (7 mins), or Heathrow (Terminals 2 and 3, 33 mins).





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.

# DERWENT LONDON



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.



Soho Place

W1

SOHO W1  
 Size: 285,000 sq ft  
 Completed: 2022  
 Architects: AHMM  
 Tenants: G-Research, Apollo Global Management



BRUNEL BUILDING

PADDINGTON W2  
 Size: 243,200 sq ft  
 Completed: 2019  
 Architects: Fletcher Priest  
 Tenants: Alpha FX, Coach, Hellman & Friedman, Paymentsense, Premier League, Sony Pictures, Splunk

THE  
WHITE CHAPEL  
BUILDING

WHITECHAPEL E1  
 Size: 272,900 sq ft  
 Completed: 2016, 2018 & 2022  
 Architects: Fletcher Priest  
 Tenants: Emperor Design, OFX, Perkins+Will, Reddie & Grose, Shipowners' Club, Wilmington



morelands

CLERKENWELL EC1  
 Size: 89,000 sq ft  
 Completed: 2003  
 Architects: AHMM  
 Tenants: AHMM, 3D Network, Jackson Coles, Krow Communications, Next Management, Stink, Thirdway Interiors

THE  
FEATHERSTONE  
BUILDING

OLD STREET EC1  
 Size: 126,500 sq ft  
 Completion: 2022  
 Architects: Morris+Company

WHITE  
COLLAR  
FACTORY

OLD STREET EC1  
 Size: 291,400 sq ft  
 Completed: 2017  
 Architects: AHMM  
 Tenants: Adobe, AKT II, BGL, Box.com, Capital One, Egress, The Office Group, Spark44



78 CHARLOTTE STREET, FITZROVIA W1

## ENHANCED AMENITY: DL/78

DL/78 is an inspiring hybrid space for the exclusive use of our diverse and creative office community.

Drop in, find a seat in the Club Lounge or book a conference room configured to your needs. The space is also available for exclusive hire for townhalls or other large gatherings. It hosts cultural events, talks and lectures, and film and sports screenings. The street-level café offers a diverse all-day menu. The Wellness Room offers a range of treatments created to relax and reinvigorate.

It's a place for the Derwent community to gather, socialise, learn and share experiences and inspiration.

[Discover more](#)

## DL / 78

## ENHANCED AMENITY: DERWENT LONDON APP

DL/

The Derwent London app offers a curated collection of features and benefits.

Get discounted rates on DL/78 meeting rooms, select and configure your space, book food and drink with a click. Browse our calendar of cultural events, lectures and screenings and secure a place for yourself and colleagues.

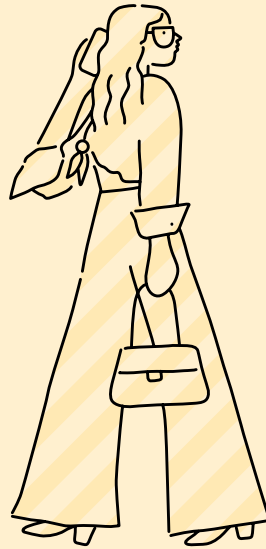
Access discounts on products and services, the best of local businesses and global brands.

Delve into thought-provoking articles on our blog and browse our available Furnished + Flexible workspace across central London.

[Discover more](#)



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## MISREPRESENTATION ACT

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or misstatement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents Messrs Pilcher London & Compton. All figures are exclusive of rates, service charge, VAT and all other outgoings. All floor areas are approximate. The agents have not tested the services. Date of preparation April 2022.

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NES NATIONAL  
EQUALITY  
STANDARD



@derwentlondon

# TEA

