

# TEA 2.01

FURNISHED \* FLEXIBLE



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

Unit 2.01 is available now.



TEA BUILDING, 56 SHOREDITCH HIGH STREET E1

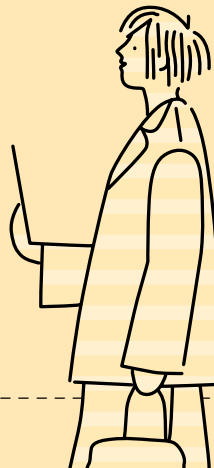


# A BUILDING THAT NEEDS NO INTRODUCTION

# THE DERWENT LONDON EXPERIENCE

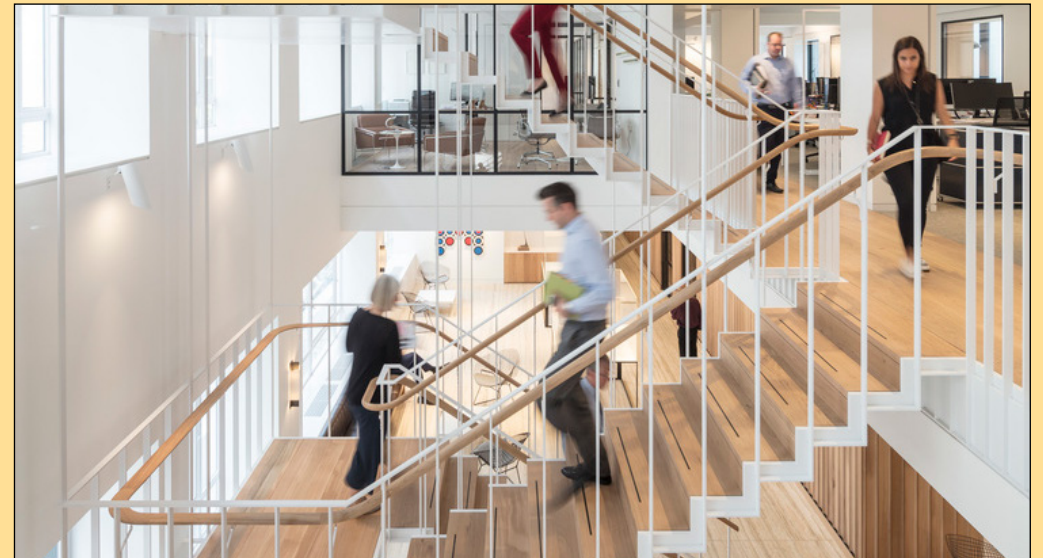
We are London's leading specialist in crafting design-led, sustainable workplaces that inspire, enhance wellbeing, and support business aspirations.

- A proven track record and expertise
- Largest central London office-focused REIT
- £5.1bn investment portfolio
- 5.3m sq ft in central London



We are a different kind of investor, developer and commercial landlord. Our strategic and considered approach focuses on the following areas, setting us apart from others:

- Innovative and inspiring architecture and design
- A personal and relationship-driven ethos
- A unique approach to service and amenity, which authentically considers the needs of the business and the individuals within our buildings
- Complimentary DL/Member benefits package for every office occupier with tangible benefits and enhanced experience for your talent
- A commitment to sustainability in everything we do



25 SAVILE ROW W1

#### VISION

We craft inspiring and distinctive space where people thrive.

#### PURPOSE

We design and curate long-life, low carbon, intelligent offices that contribute to London's position as a leading global city.

#### VALUES

We build long-term relationships. We lead by design. We act with integrity.

# DL/MEMBERS

by DERWENT LONDON

Derwent London Membership is a complimentary benefits package available to every occupier and their employees working in a Derwent London building. Membership status is automatic and as DL/Members, all employees can enjoy access to:

## DL/SERVICE

Preferential Member rates on high-quality, seasonal, food and drink at the five DL/Service cafés within our buildings and Lounges.

## MEMBER EVENTS

A packed calendar of exciting events curated by our dedicated DL/Member Experience team.

## DL/APP

An ever-growing package of exclusive benefits on the DL/App, including specially negotiated discounts from a diverse collection of businesses, local coffee shops, restaurants and wellness brands.



DISCOVER WHAT IT MEANS  
TO BE A DL/ MEMBER



DL/78 IN FITZROVIA W1



DL/28 IN OLD STREET EC1

## DL/LOUNGES

Our two Lounges, DL/78 in Fitzrovia W1 and DL/28 in Old Street EC1 for work, meetings and informal catch ups. They include:

- Communal collaboration and working areas
- Bookable meeting rooms configured to your needs
- Phone booths and library for quiet working (DL/28)
- Outdoor terrace (DL/28)
- Event / town hall space available for exclusive hire
- DL/ Service café serving delicious food and drink
- All connected via the DL/ App

### DL/78

78 Charlotte Street, Fitzrovia W1

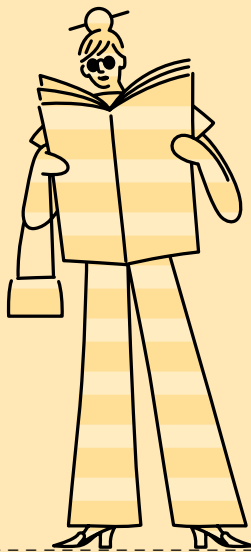
### DL/28

28 Featherstone Street, Old Street EC1

DL/28 is just a 10-minute walk from Tea Building



# KEY FEATURES



- Crittall-style steel openable windows
- LED lighting
- 188 cycle spaces
- 11 showers
- Air conditioning
- DDA Accessible
- 24/7 security and manned reception
- Building contains internal street with coffee shop and ground floor reception
- Complimentary access to Derwent London's Members Lounges, DL/28 in Old Street EC1 (a 10-minute walk from Tea Building) and DL/78 in Fitzrovia W1



UNIT 2.01

# UNIT 2.01

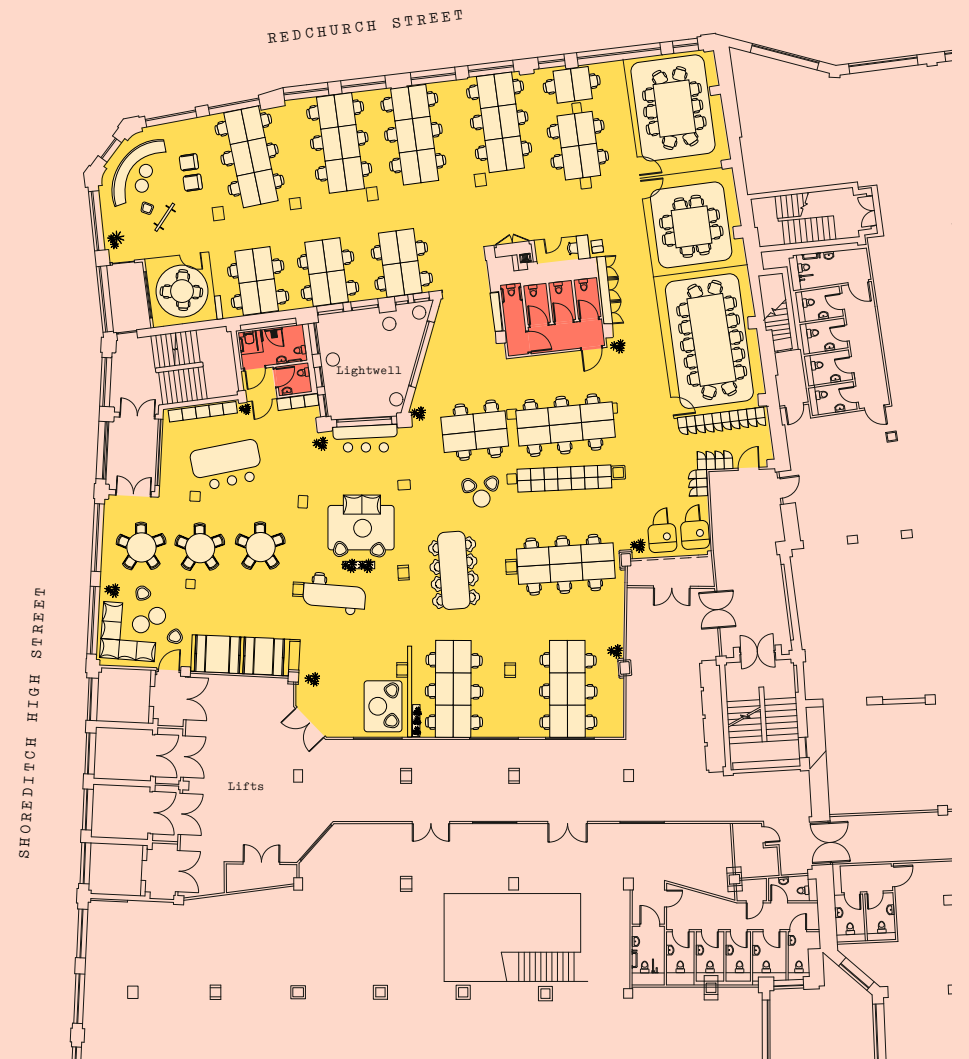
## 7,170 SQ FT

### (666 SQ M)

FURNISHED × FLEXIBLE ×

#### WHAT'S INCLUDED

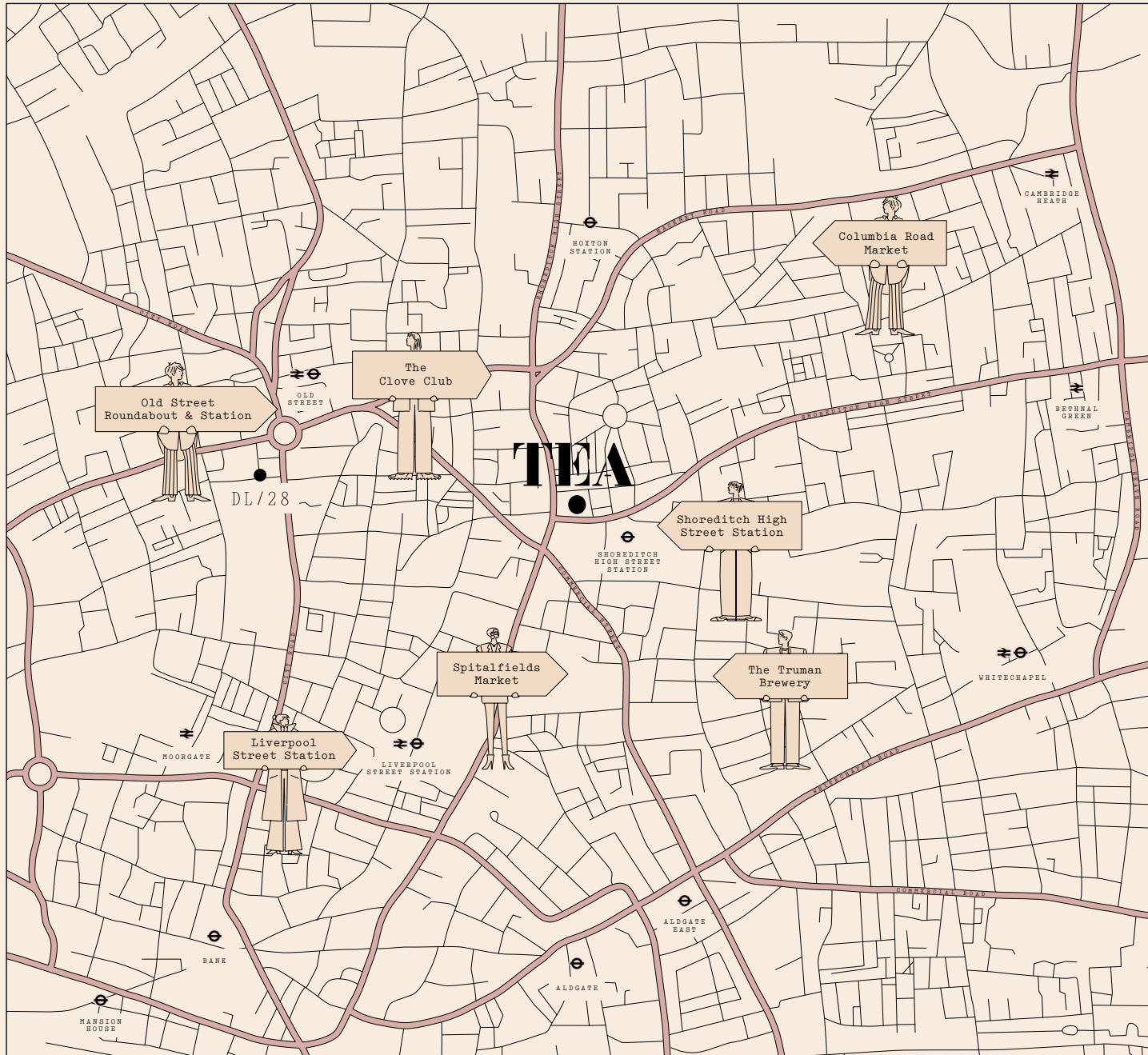
- 70 x desks
- 4 x meeting rooms
- Kitchen and breakfast bar
- Selection of both new and vintage-style furniture pieces
- Co-working area
- AV/ fibre enabled
- Break out areas
- 3 x phone booths
- Lockers
- Demised WCs



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FURNISHED × FLEXIBLE ×





## LOCATIONS NEARBY WALKING DISTANCES

- 1 min - Dishoom
- 7 Boundary St, E1
  
- 1 min - Boundary
- 2-4 Boundary St, E1
  
- 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, EC2
  
- 8 mins - St Leonard's
- 70 Leonard Street, EC2

## STATIONS WALKING DISTANCES

- |                        |   |         |
|------------------------|---|---------|
| Shoreditch High Street |    | 2 mins  |
| Old Street             |    | 10 mins |
| Hoxton                 |    | 11 mins |
| Liverpool Street       |        | 12 mins |
| Moorgate               |         | 15 mins |

INSIDE TEA :



SMOKING GOAT



COWSHED



HOPPERS



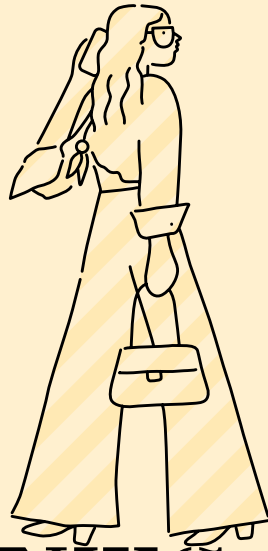
BRAT



SHOREDITCH HOUSE



PIZZA EAST



# AGENTS



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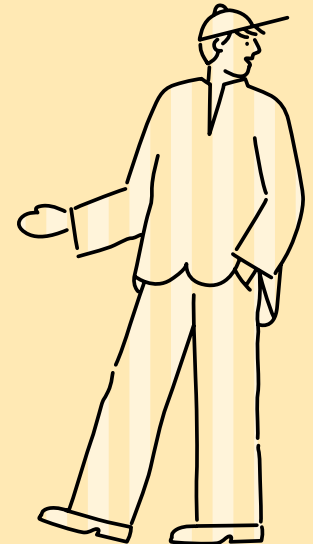
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DESIGN  
Everything In Between  
e-i-b.com

### 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 February 2026.



DERWENT  
LONDON

