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**21 Worship Street**

Office Space Brochure



## 21 Worship Street, London, EC2A 2DU

A flexible and modern office space in a prime location on the edge of Shoreditch near Silicon Roundabout, the character of the building and culture of London provide endless creative inspiration whilst retaining the air of professionalism characteristic of the City. The stunning and warm space is flooded with natural light, with an adaptable layout and bathroom/kitchenette facilities on every floor – wellbeing at work is easy to achieve at 21 Worship Street.

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## LOCATION

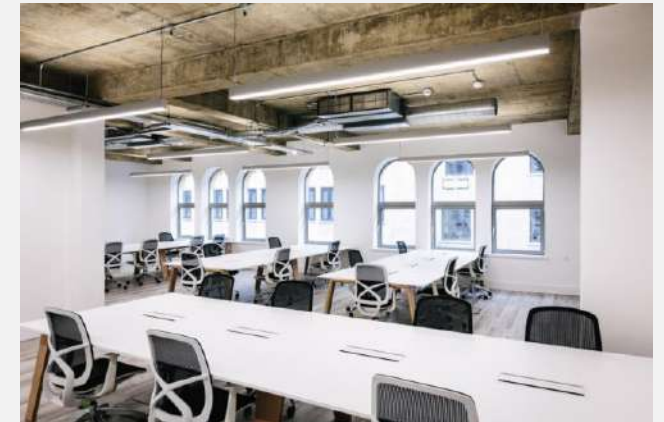
21 Worship Street is incredibly well connected, just a ten-minute walk from Old Street station, Liverpool Street, and Moorgate stations.

The building provides the perfect base with large modern floor spaces all self-contained allowing for a large open planned desk layout, internal meeting and board rooms, break-out areas and kitchenettes. This building offers all the facilities a company is looking for, including off-street bike storage, showers, bathroom facilities and a manned secure reception, providing the perfect base from which to explore, connect and forge a path for your brand.





## Inside 21 Worship Street

















## Inside 21 Worship Street





# Key features

## Facilities

- |  |   |
|--|---|
|  24 hour access         |  CCTV                |
|  Fully furnished        |  Showers             |
|  Bike storage           |  Cleaning            |
|  Manned reception       |  High speed internet |
|  Communal outside area |  Waste collection   |

## Nearest Stations

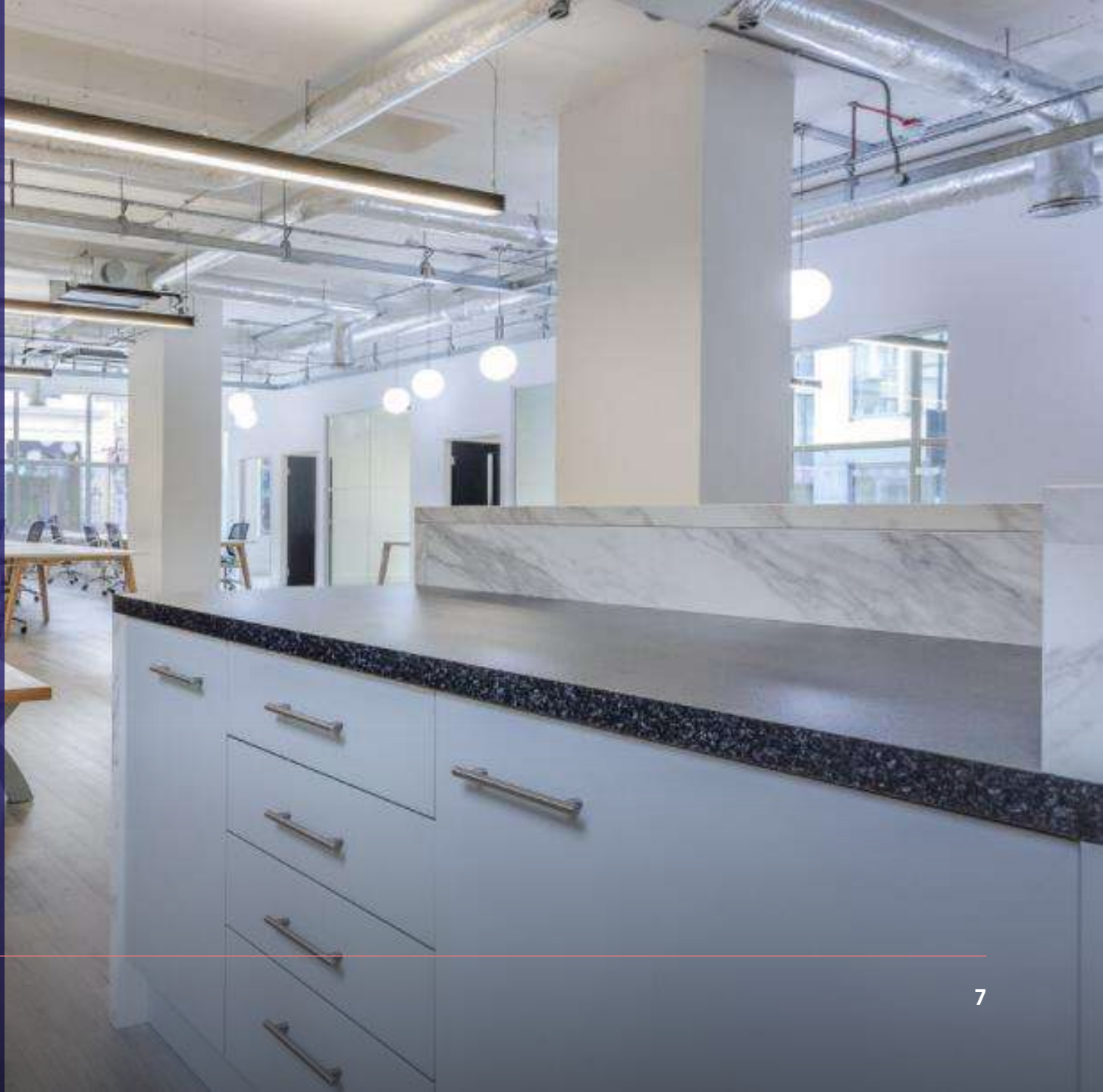
- |                  |   |   |   |   |
|------------------|---|---|---|---|
| Old Street       |  |  |  |  |
| Liverpool Street |  |  |  |  |
| Moorgate         |  |  |   |   |

The Business Centre is close to London Underground tube stations Old Street, Liverpool Street, and Moorgate.

**Nearest tube stations:** Old Street (London Overground, TFL Rail Northern Line), Liverpool Street (London Overground, TFL Rail, Central, Circle, Hammersmith and City, Metropolitan and Queen Elizabeth Line) Moorgate (London Overground, TFL Rail Northern, Hammersmith and City, Metropolitan Line)



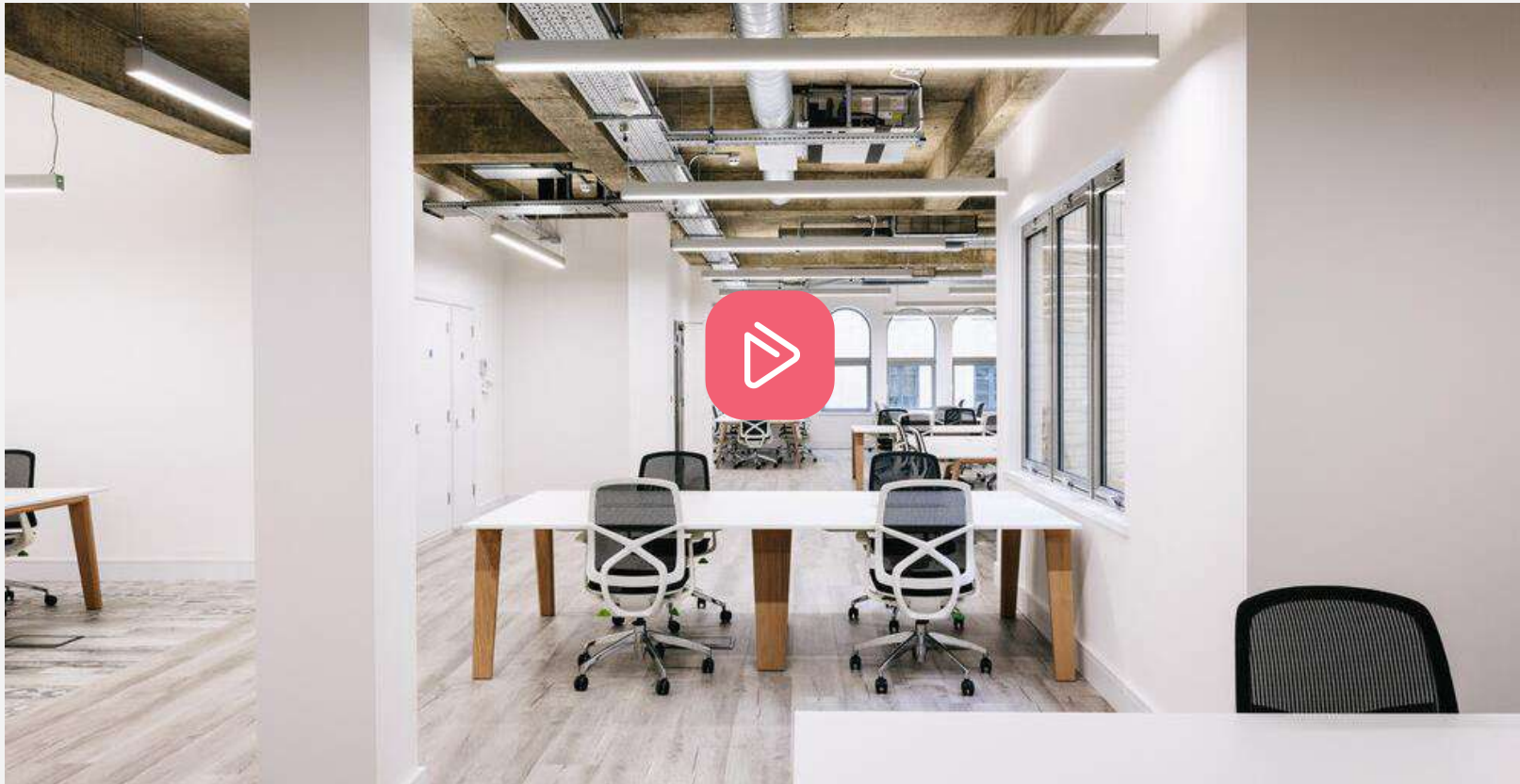
<b>DEPOSIT:</b>	2 months rent deposit + 1 months rent upfront (already paid)
<b>MINIMUM TERM:</b>	24 months
<b>INTERNET:</b>	400mb dedicated bandwidth provided to cabinet
<b>FURNISHED:</b>	Fully furnished standard desks & chairs
<b>FACILITIES:</b>	Own kitchenette
<b>RECEPTION:</b>	Manned reception with call answering service
<b>SERVICES:</b>	Cleaning twice a day







## Example Virtual tour – 5<sup>th</sup> Floor - 21 Worship Street







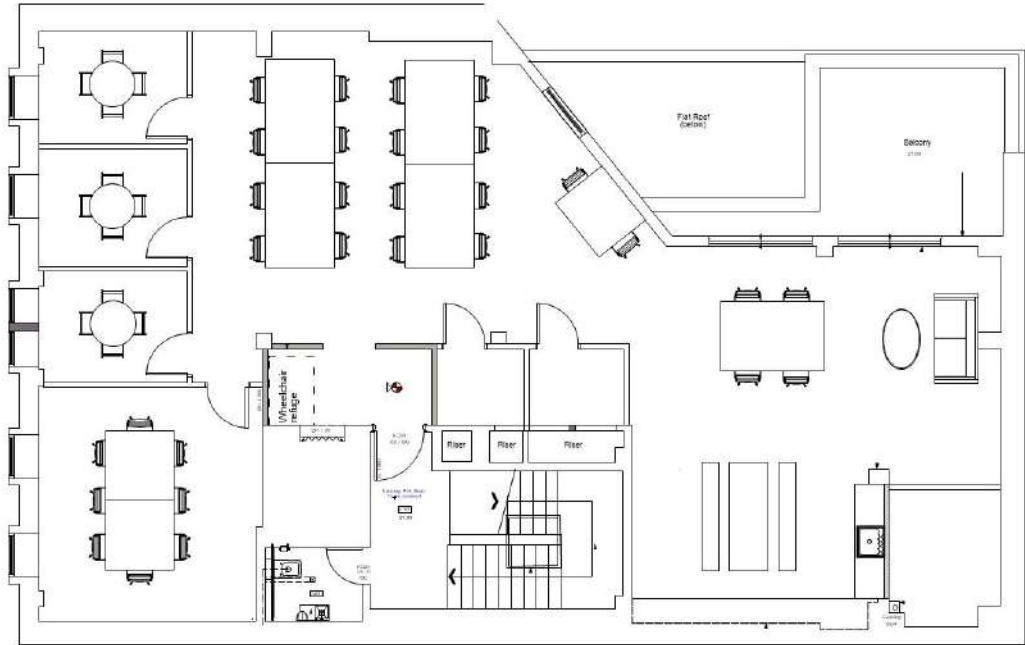
## Floor, Location, Size, Price

5 <sup>th</sup> Floor	1,880 sq ft (self-contained)	Market Rate: £22,356 + VAT pcm
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## Financials

START DATE:	Available Now
TERM:	24 months
OFFICE SET UP:	Office layout taken as it is, additional rooms or amendments will be charged on a non-profit basis, material & labour
INTERNET:	400 mb dedicated bandwidth

Current Floorplan



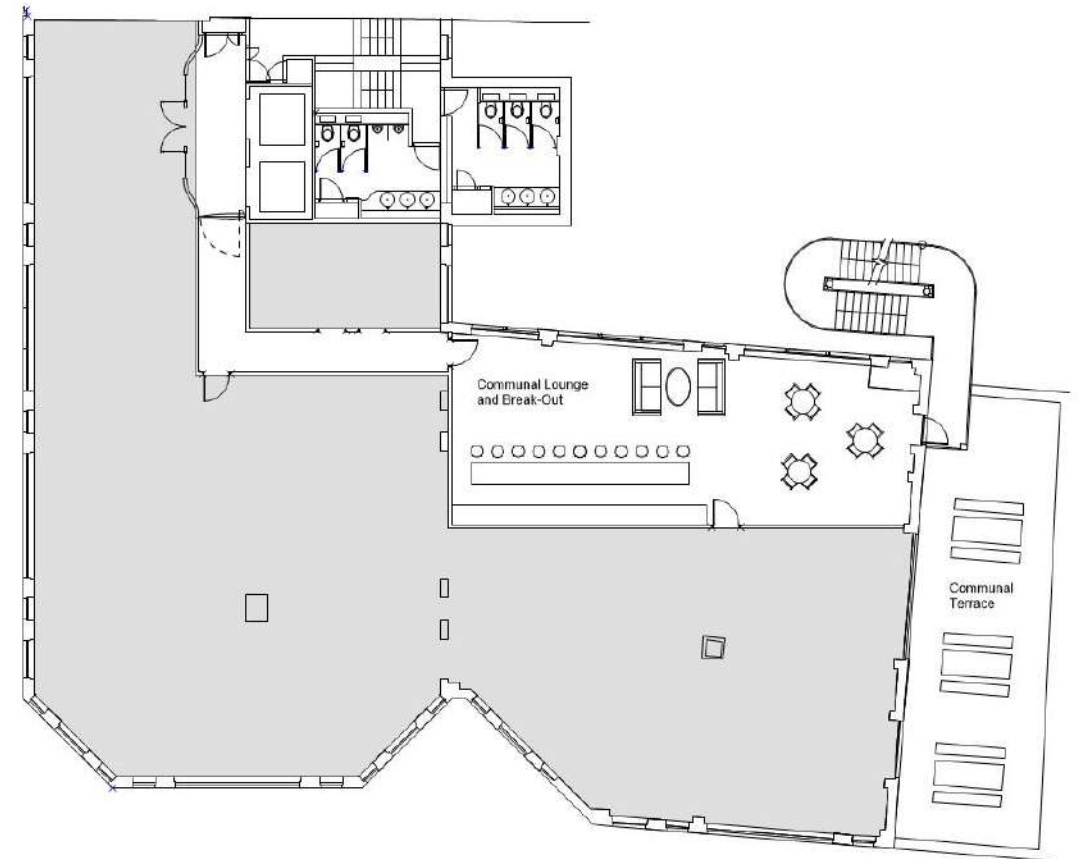


## 43 Worship Street

### Communal Lounge, Break-out and Terrace

Worship Street is designed to foster a sense of community and provide a comfortable and dynamic environment for employees to relax, collaborate, and recharge. The communal lounge serves as the heart of the workspace. Employees can gather here during breaks, engaging in casual conversations, enjoying a cup of coffee, or even participating in impromptu brainstorming sessions.

The terrace, an extension of the communal area, provides a breath of fresh air and a change of scenery. With comfortable seating, and panoramic views, it offers a serene outdoor retreat for employees to relax, socialize, and rejuvenate, enhancing their overall well-being.



**3<sup>rd</sup> Floor communal lounge, Break-out & Terrace**



## Communal Spaces at 43 Worship St





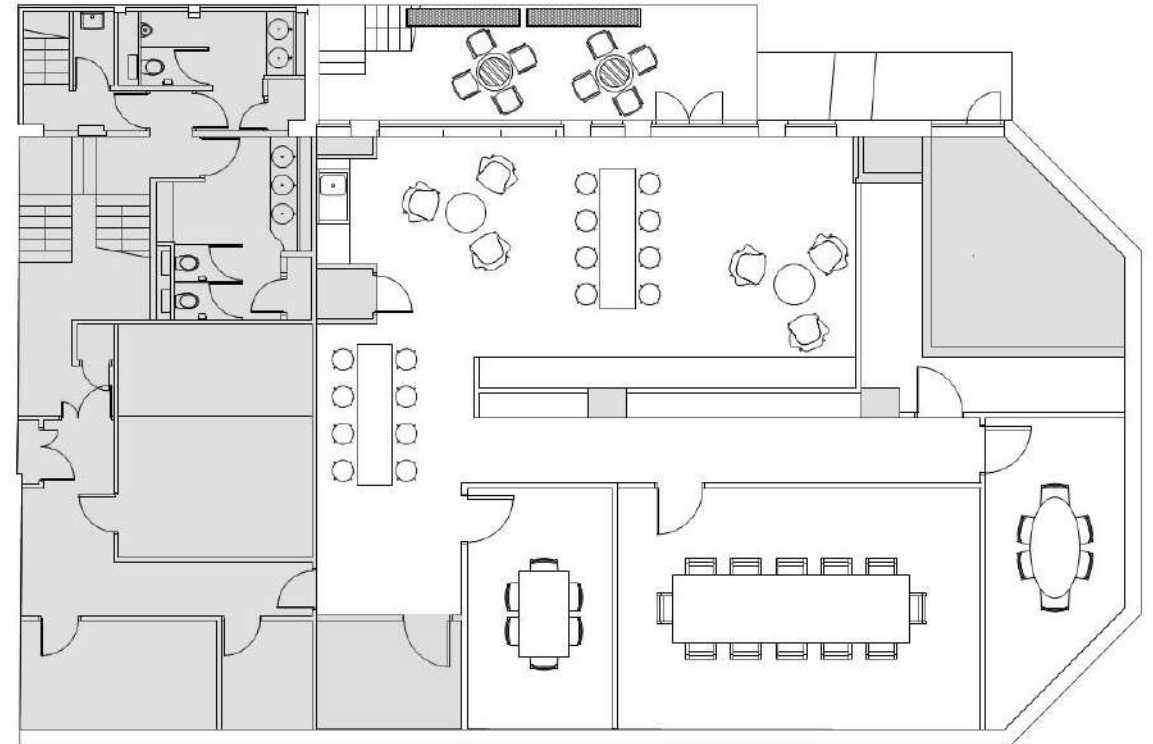


## 43 Worship Street Lower Ground All hands area

Communal meeting rooms and shared spaces play a vital role in fostering collaboration and productivity within a company. These versatile areas within Worship Street serve as hubs for brainstorming sessions, team meetings, and presentations, accommodating various group sizes and purposes.

Worship Street's Communal spaces such as the lounge, breakout areas, and open-plan collaboration zones encourage spontaneous interactions, enabling employees from different departments to connect, network, and share knowledge.

The space will be available for tenants to rent out for any occasion / event.



**Lower Ground Meeting Rooms & Communal  
Space**



## Lower Ground Meeting Rooms & Communal Space





**Get in touch and we can discuss your requirements or arrange a viewing to show you around your dream office space**

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