

TEA



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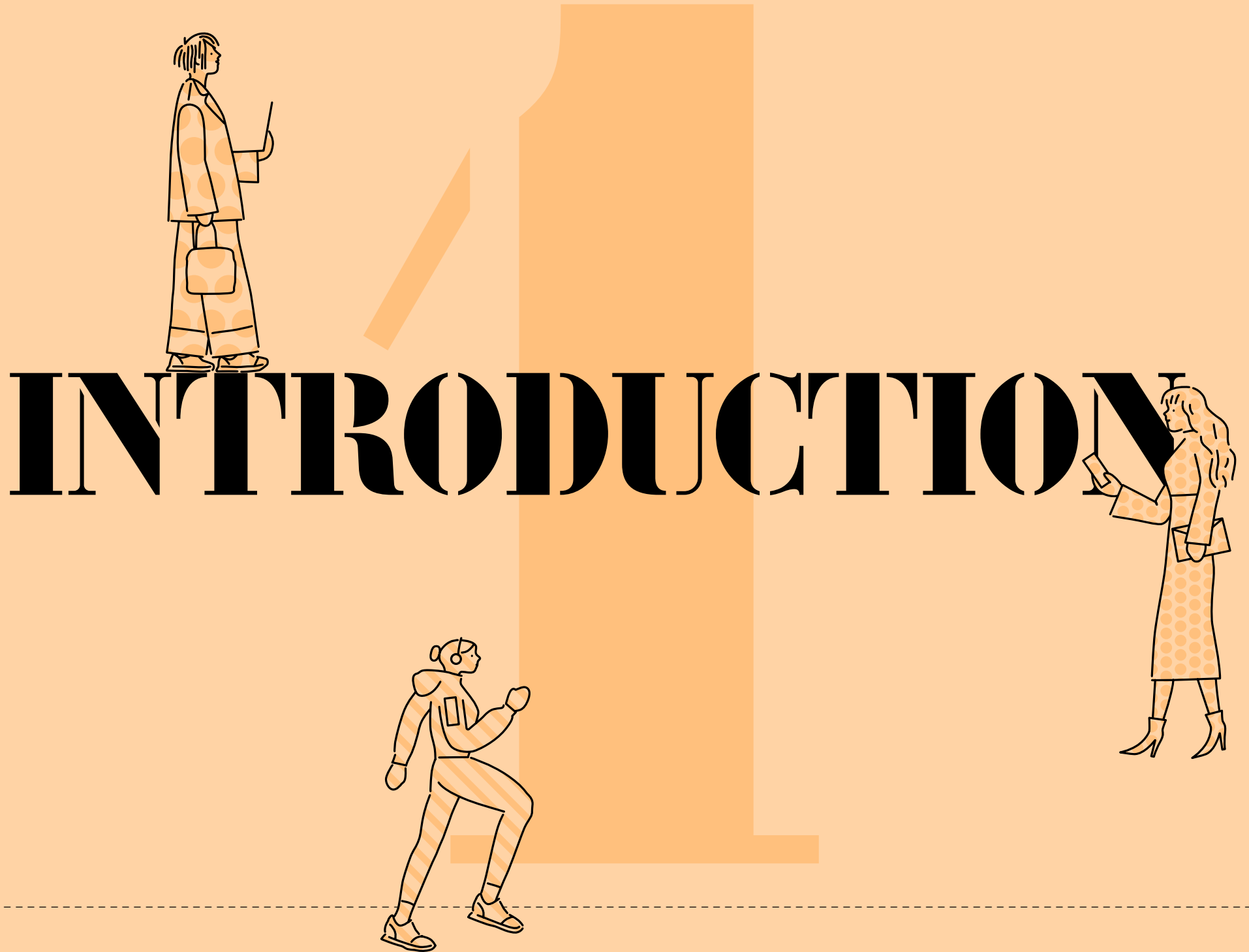
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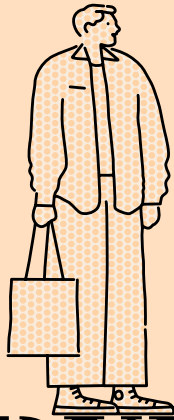
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A BUILDING THAT NEEDS NO INTRODUCTION



TEA BUILDING, 56 SHOREDITCH HIGH STREET E1

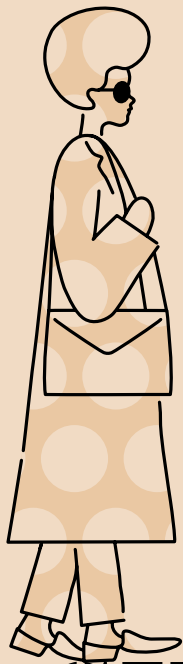


A robust and striking former warehouse in a prime location on Shoreditch High Street, the Tea Building is an iconic local landmark.

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, 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.



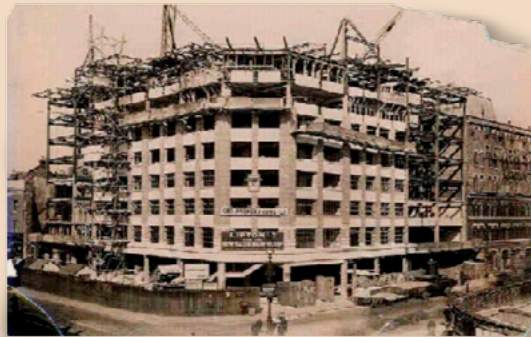
The original Lipton Tea Factory, as it was initially known, was a state-of-the art bacon curing plant - built on the site of a tea storage facility, hence the name. The bacon factory, and an adjoining warehouse for tea-packing (known today as the Biscuit Building - home to Shoreditch House and Mother),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



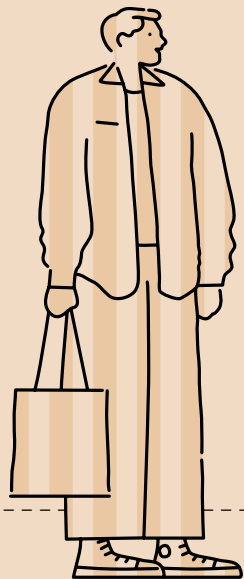
UNDER CONSTRUCTION


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

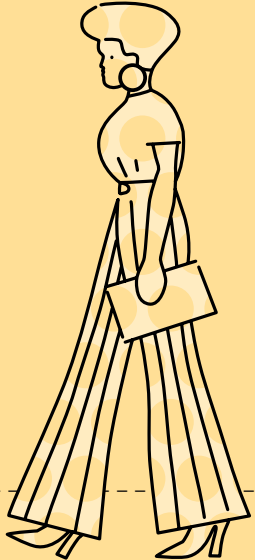
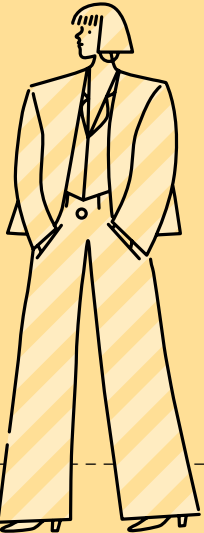


UNDER CONSTRUCTION



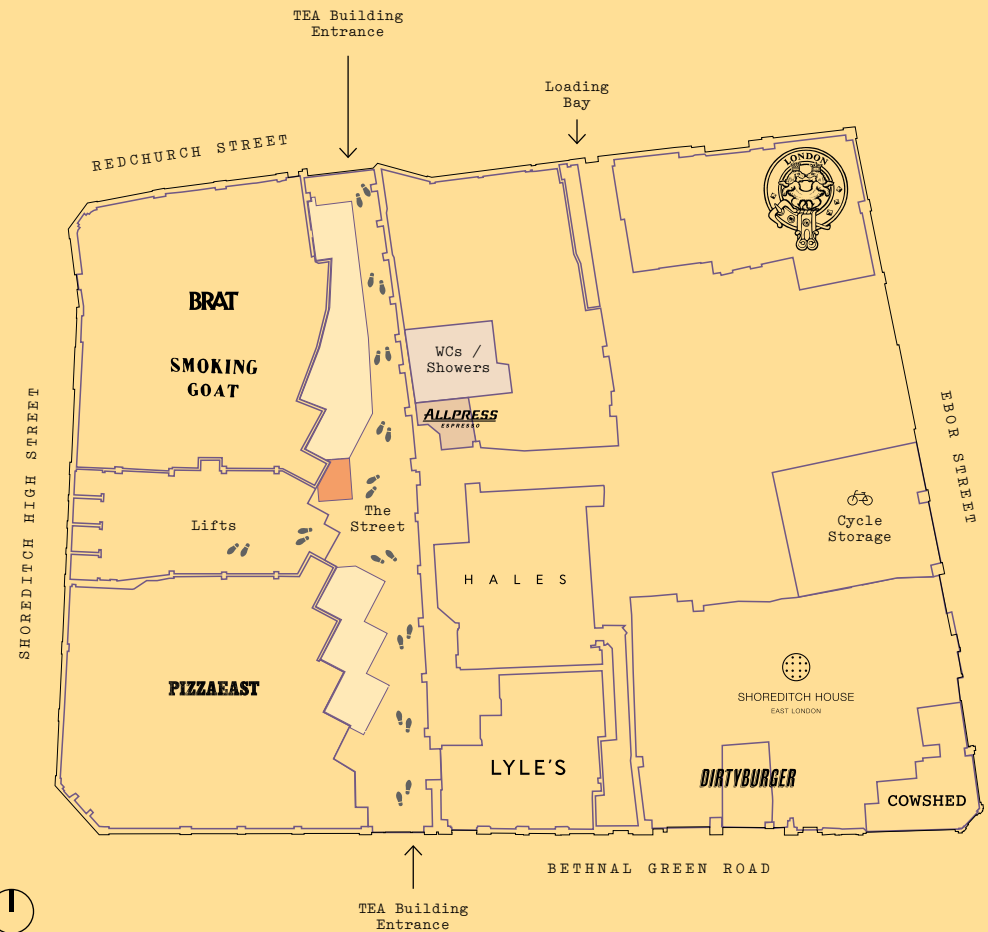
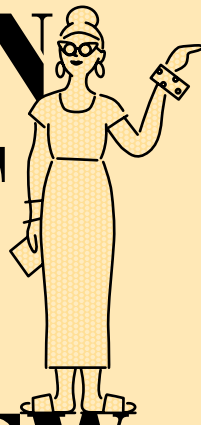


THE BUILDING



GROUND FLOOR

A HIDDEN STREET AND A BRAND NEW RECEPTION



- 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. Now it can 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



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. A new entrance leads directly to the Hales Gallery, encouraging an invigorating detour.

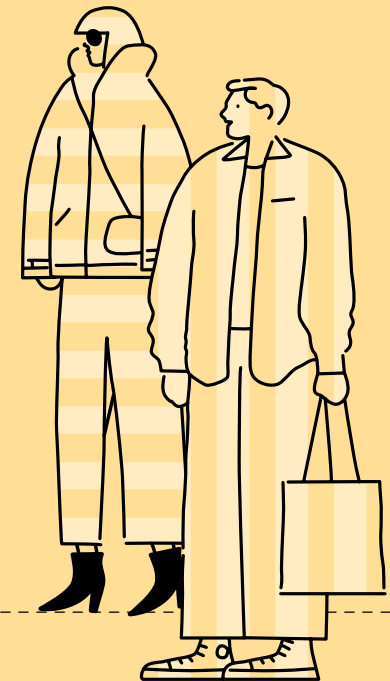
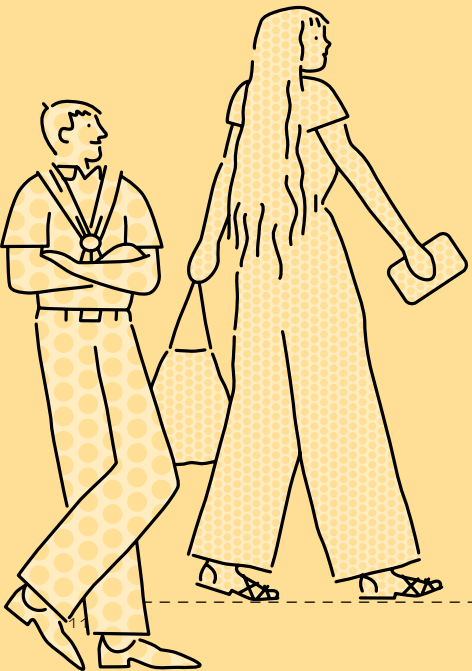


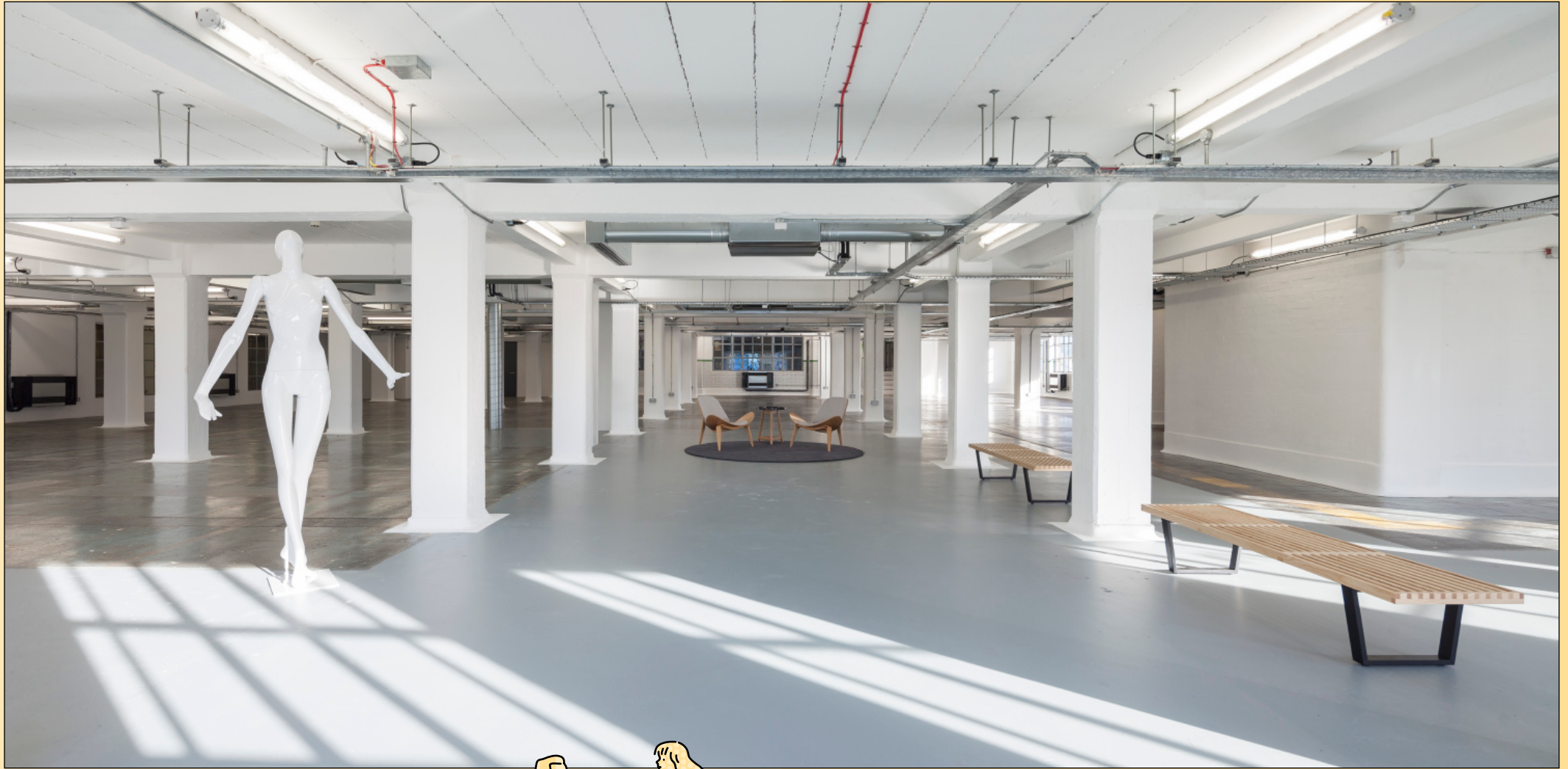
TEA BUILDING'S NEW RECEPTION

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 lift lobby.

UNIT 3.03





UNIT 3.03, THIRD FLOOR OFFICE SPACE



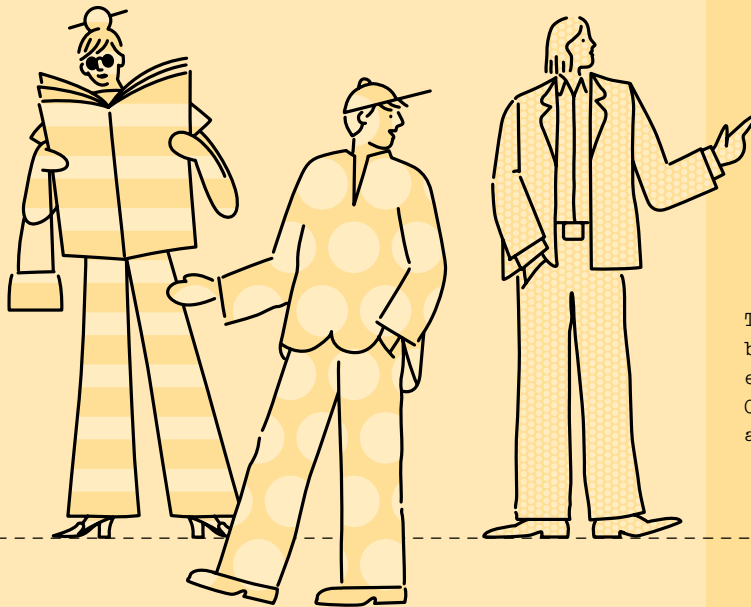
In the latest chapter in Tea Building's evolution, a 7,686 sq ft office space on the third floor is now available. This is a unique and rare opportunity to claim one of London's most sought-after addresses.



UNIT 3.03, THIRD FLOOR OFFICE SPACE



UNIT 3.03, THIRD FLOOR OFFICE SPACE

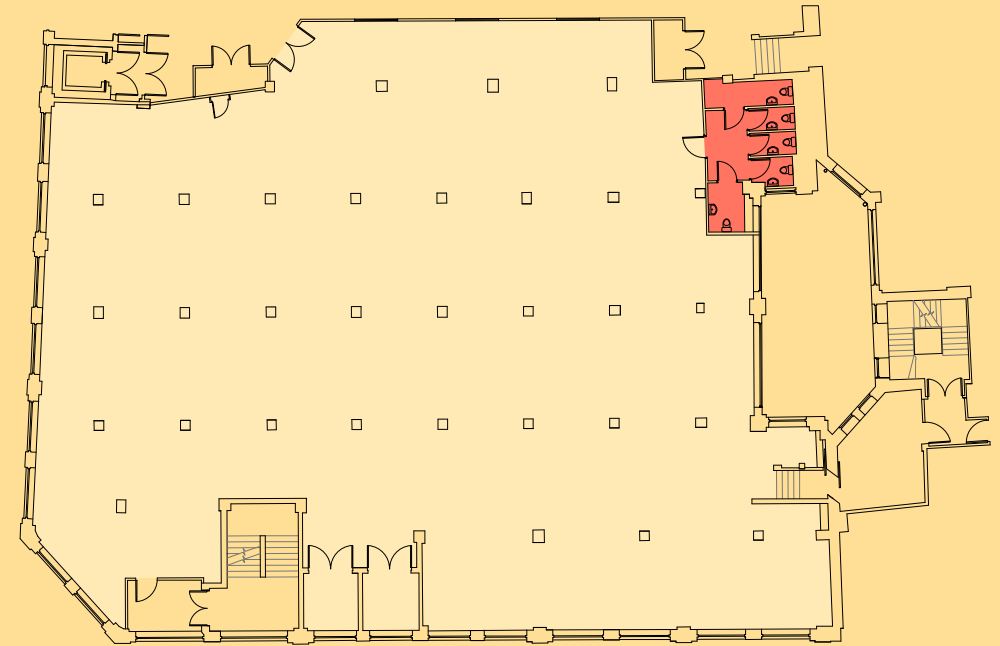
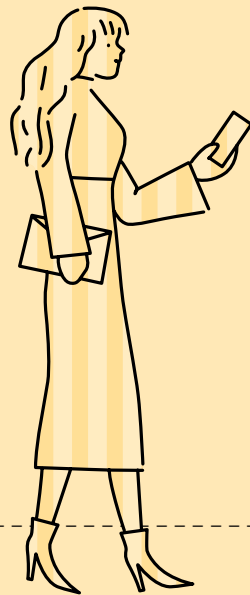


The interior stays true to the building's aesthetic - industrial yet elegant, with a simplicity of design. Original features have been retained, a sturdy concrete and iron mix.

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.

UNIT 3.03

ONE AMAZING SPACE

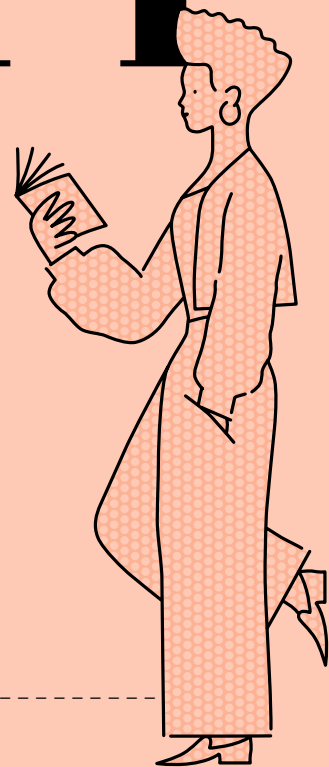


- Office space
- W/C

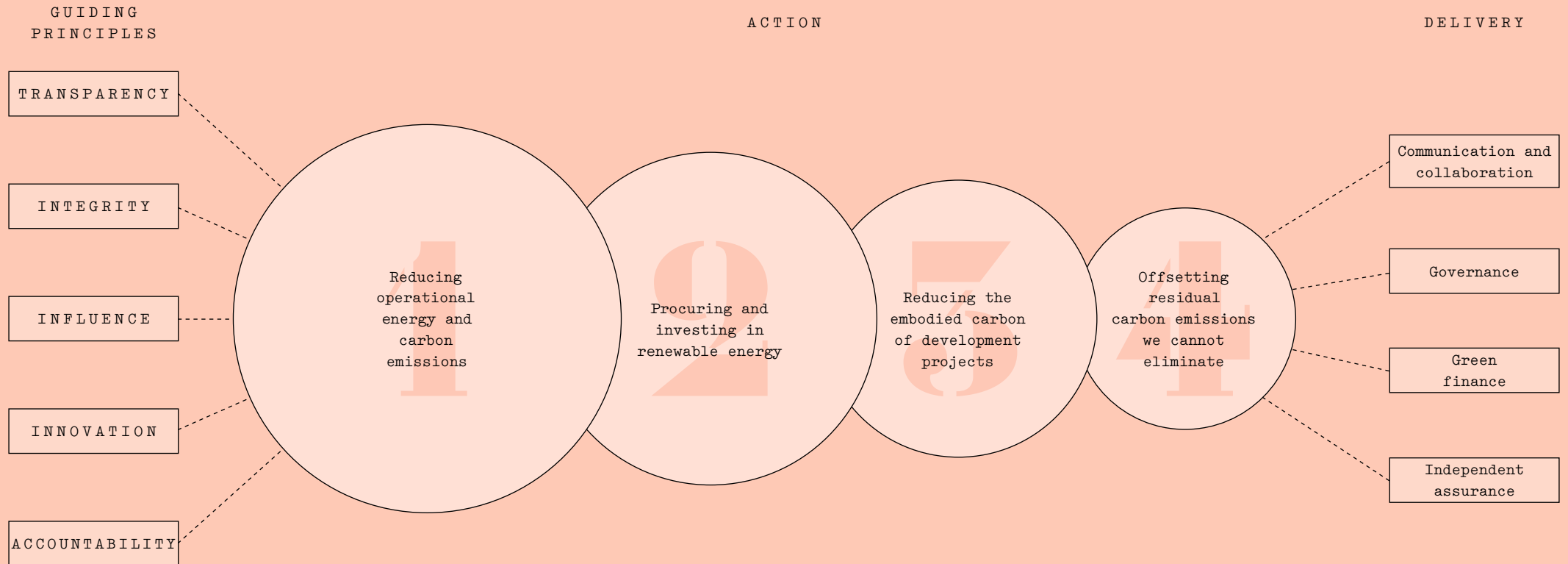
KEY FEATURES

- 7,986 sq ft office space with industrial aesthetic
- Original industrial features retained with white washed brick walls
- Crittall-style steel openable windows
- LED lighting
- Cycle storage with shower facilities
- Air conditioning

SUSTAINABILITY



OUR JOURNEY TO NET ZERO 2030



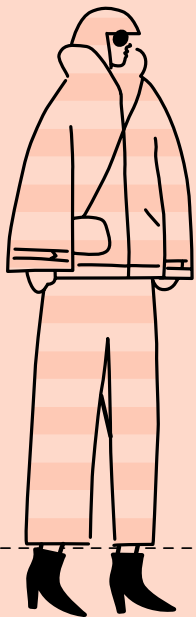
In February 2020 we announced our commitment to become a net zero carbon business by 2030. We plan to do this through driving down energy demand across our portfolio, investing in renewable energy and offsetting the residual carbon emissions we cannot eliminate.

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. We procure electricity from renewable supplies and are working to do the same for the gas our buildings use.

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.

GREEN TEA



Unit 3.03 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.

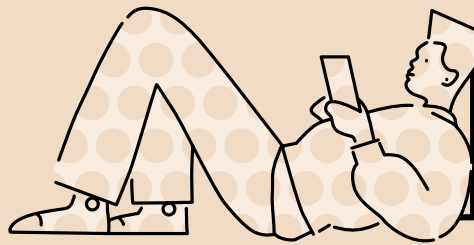
First, the single panes in the 1930s windows were replaced with new, openable double-glazed units in keeping with the building's aesthetic and heritage. These help to retain heat in cold weather, and are an instant source of cool fresh air during warm spells.

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

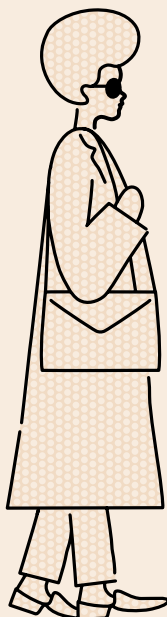
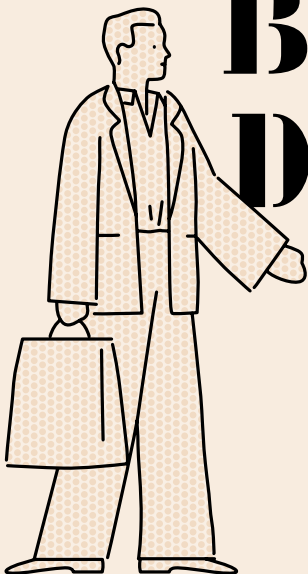
Third, the thermal loop harvests and redistributes warmth to cooler parts of the building and vice versa. Smart meters mean each unit's power and gas consumption can be monitored and improved.

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

LOCATION



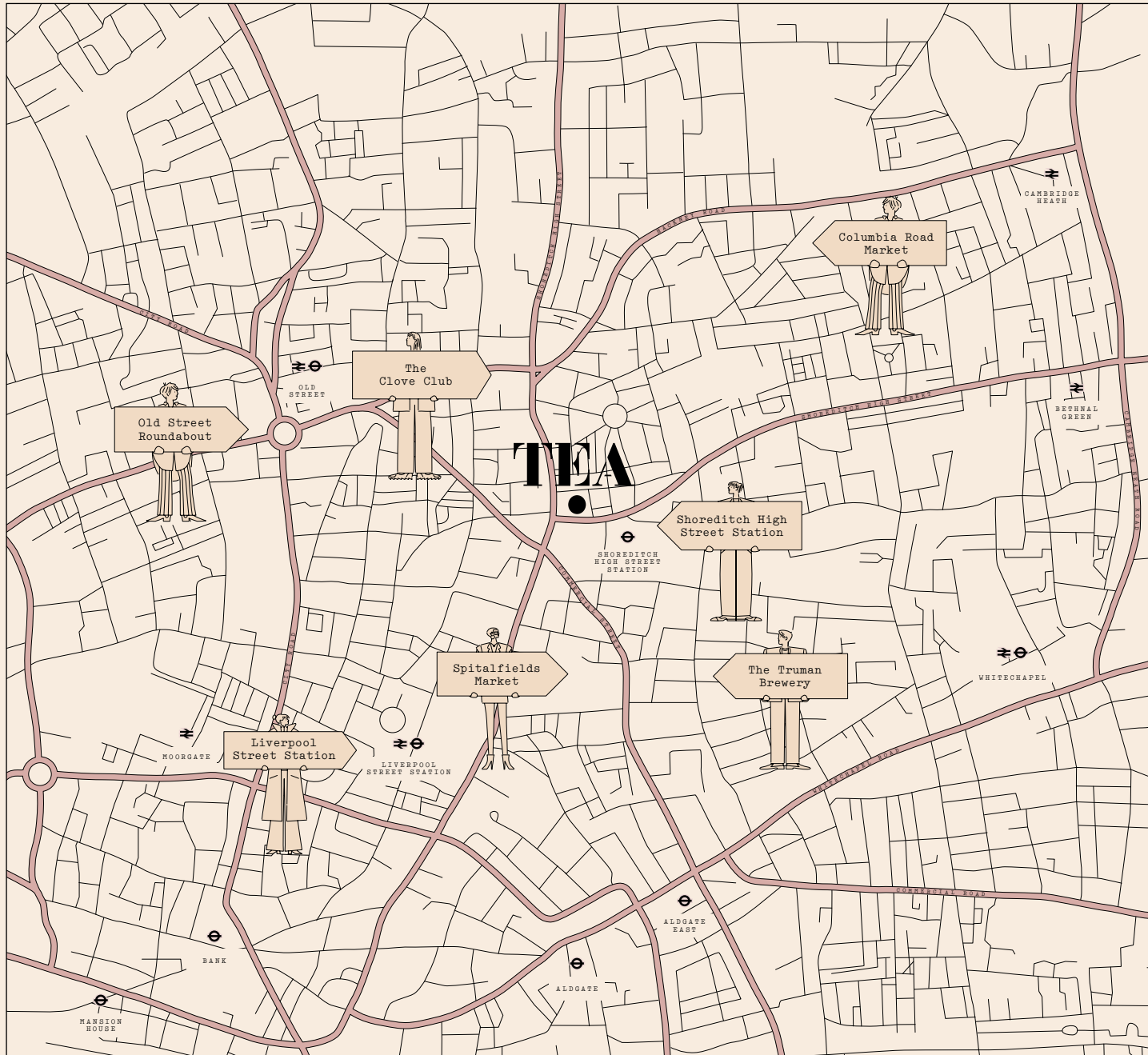
THE CAPITAL'S MOST EXCITING BUSINESS DISTRICT



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 Dinerama market on Great Eastern Street. Further along, the recently opened 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, 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.

LOCATIONS NEARBY
WALKING DISTANCES

- 3 mins - SMOKESTAK
35 Sclater St, E1
- 4 mins - Dinerama
19 Great Eastern Street, 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 - Tramshed
32 Rivington Street, EC2
- 8 mins - St Leonard's
70 Leonard Street, EC2



INSIDE TEA :



BRAT



SMOKING GOAT



PIZZA EAST



LYLE'S



SHOREDITCH HOUSE

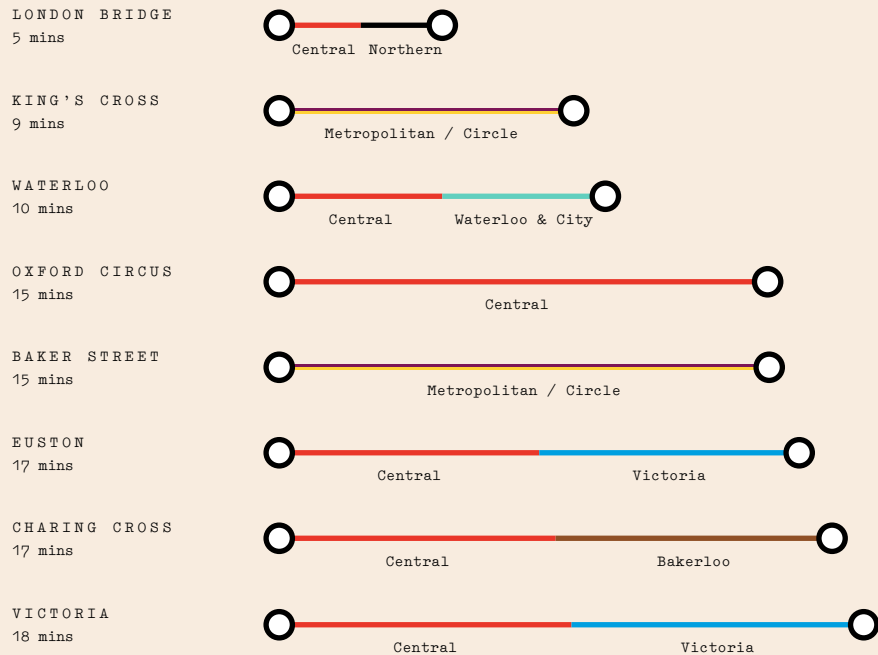


COWSHED

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)

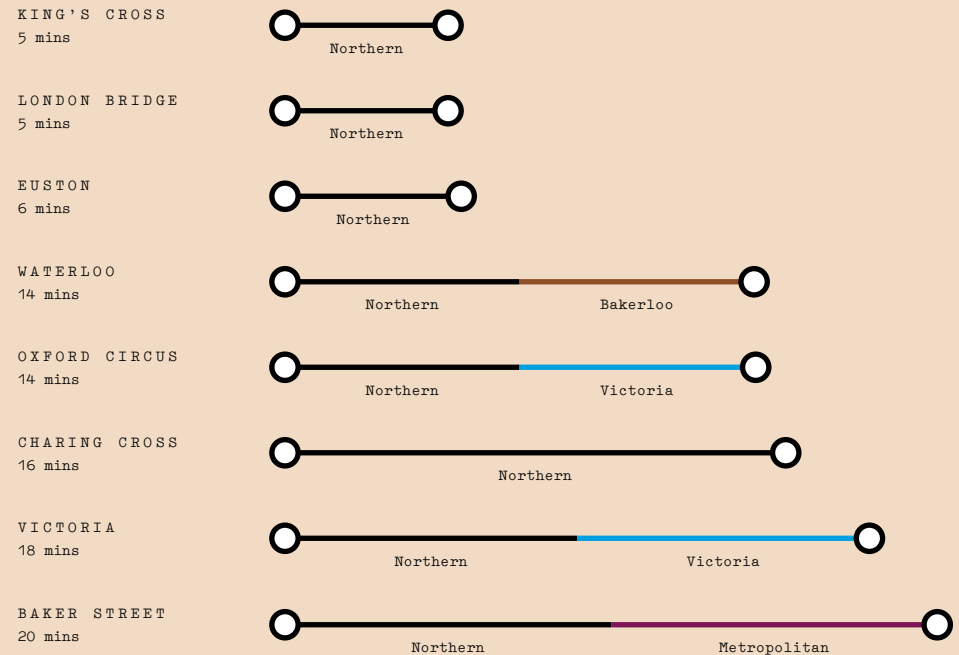


AIRPORTS

From Shoreditch High Street 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 Station

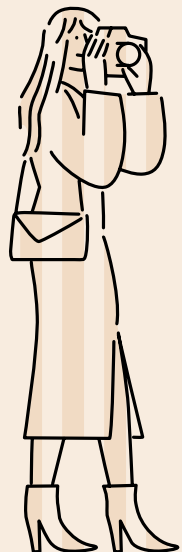
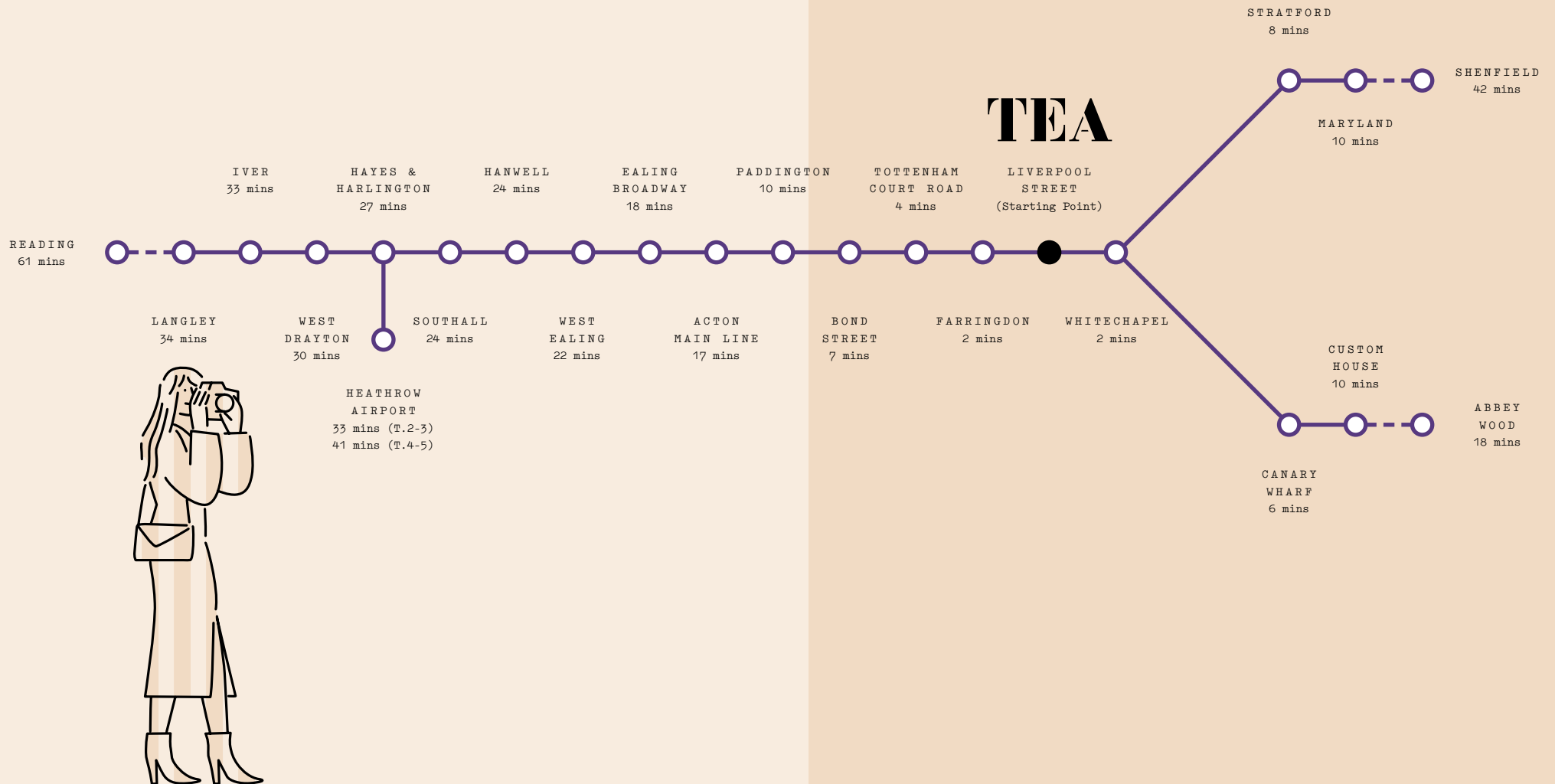
London Bridge	18 minutes
Waterloo	21 minutes
King's Cross	26 minutes
Euston	28 minutes
Victoria	28 minutes
Charing Cross	29 minutes
Paddington	35 minutes

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

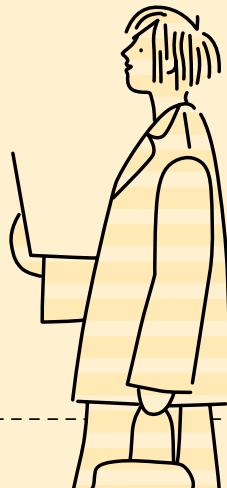
to Whitechapel (2 mins), Canary Wharf (6 mins), Bond Street (7 mins), or Heathrow (Terminals 2 and 3, 33 mins).





DERWENT LONDON

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.



Soho Place
W1

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



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
Completion: 2016 & 2018
Architects: Fletcher Priest
Tenants: ComeOn, Fotografiska, GDS, OFX, Perkins+Will, Reddie & Grose, Shipowners' Club, Unruly, 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**

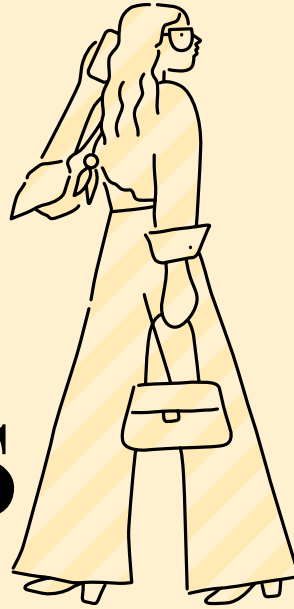
OLD STREET EC1
Size: 126,500 sq ft
Completion: 2021
Architects: Morris+Company



**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, Runpath & Spark44

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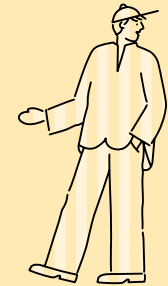
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MISREPRESENTATION ACT

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TEA

