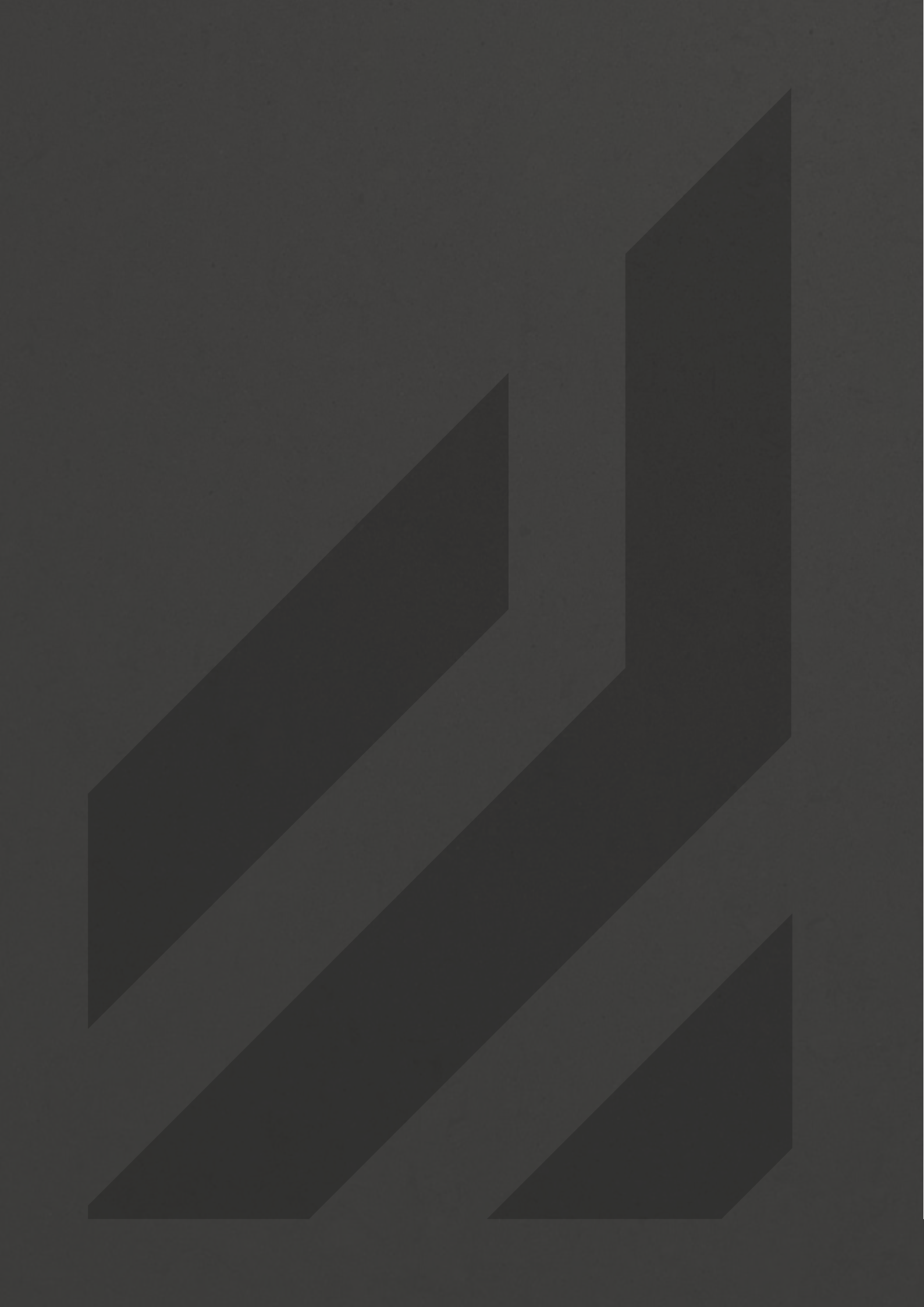


EWR

1&5 Bracklyn Street
Hoxton N1

PHASE 2





Make your move and join Hoxton's creative community.

Renowned architects BuckleyGrayYeoman and developer Aitch Group continue their reputation for delivering remarkable buildings with Phase 2 of this new warehouse-style commercial space in the heart of Hoxton.

Phase 1 has been fully let to Aldridge Securities and leading fashion house, JW Anderson.

Phase 2 of EWR offers up to 13,520 sq ft of warehouse-style office / showroom space arranged over ground and lower ground floors.

The interior is meticulously designed, providing a stunning environment to work and create.

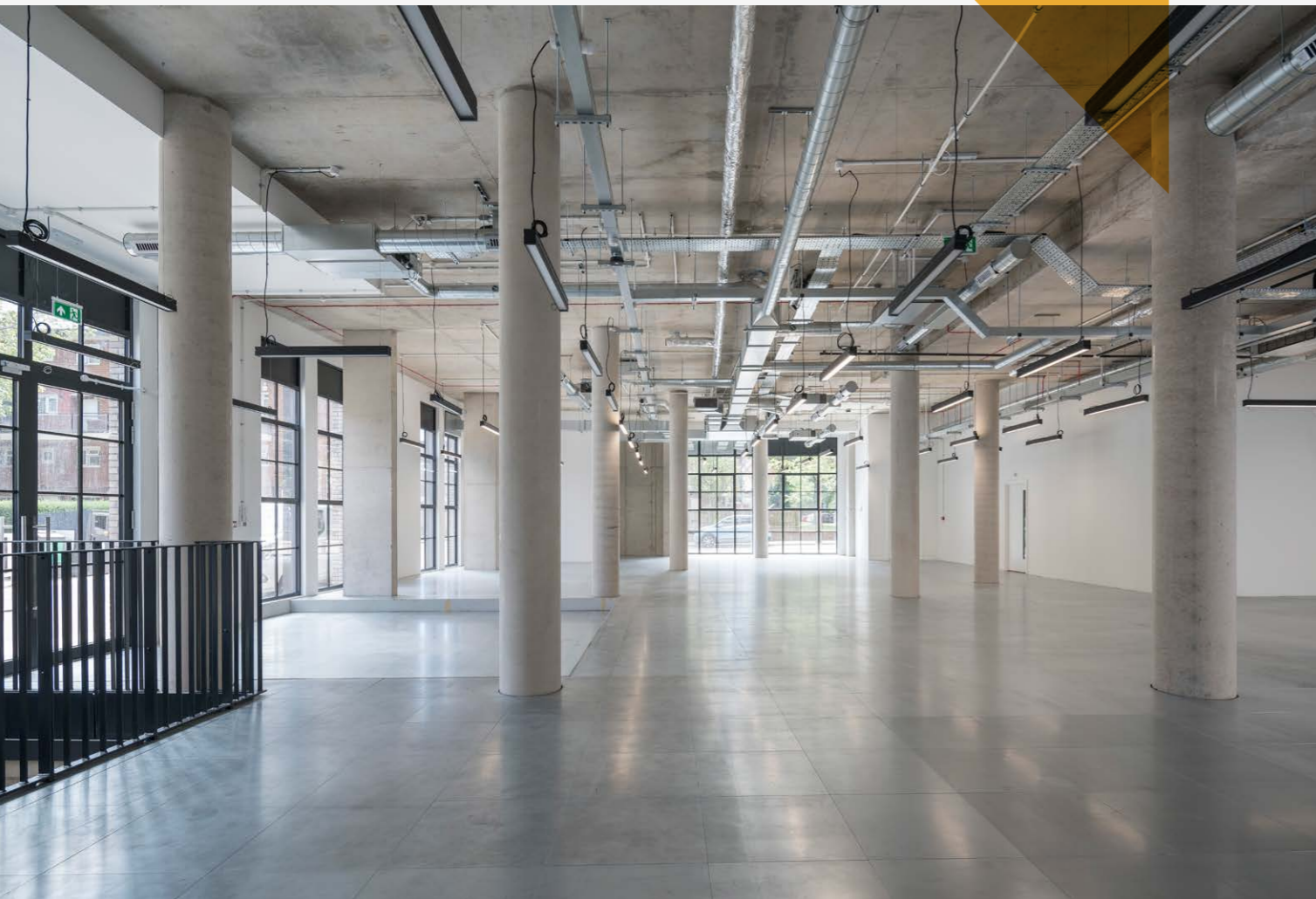
A dynamic
new building
for an occupier
to make their
mark.

Exterior view of EWR.





Ground Floor.















Bright, open inspirational space designed for big ideas.

- Clockwise from far left:
- Ground Floor
 - Eagle Wharf Road Exterior
 - Ground Floor
 - Lower Ground Floor



SPECIFICATION

 Brand new building	 BREEM Excellent	 Exposed services	 Fan-coil air conditioning
 Suspended LED lighting	 Raised access flooring	 Superloos	 Shower to each floor
 3.5m - 3.9m floor to soffit heights	 Floor to ceiling glazing	 Changing room facilities	 36 x cycle spaces



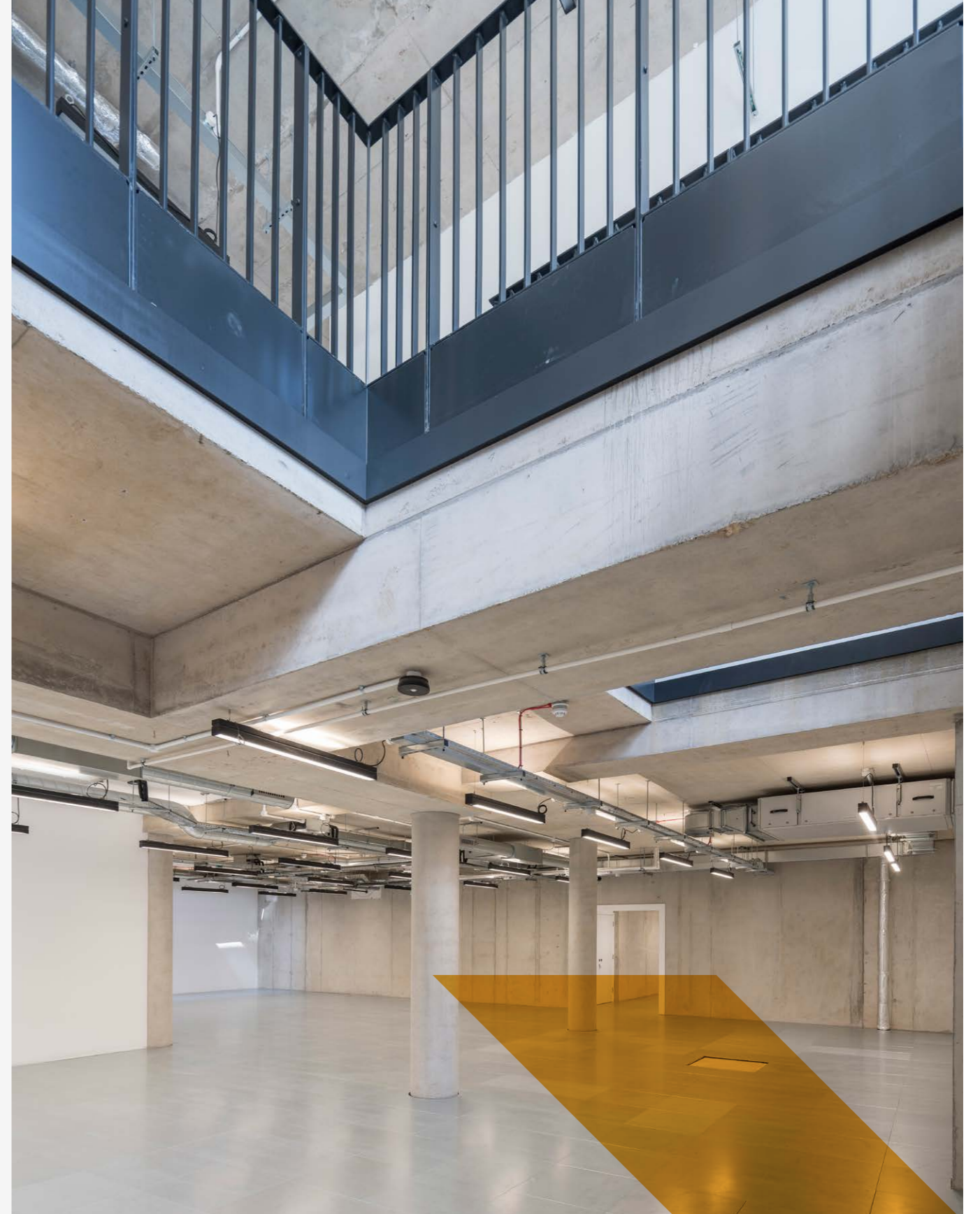
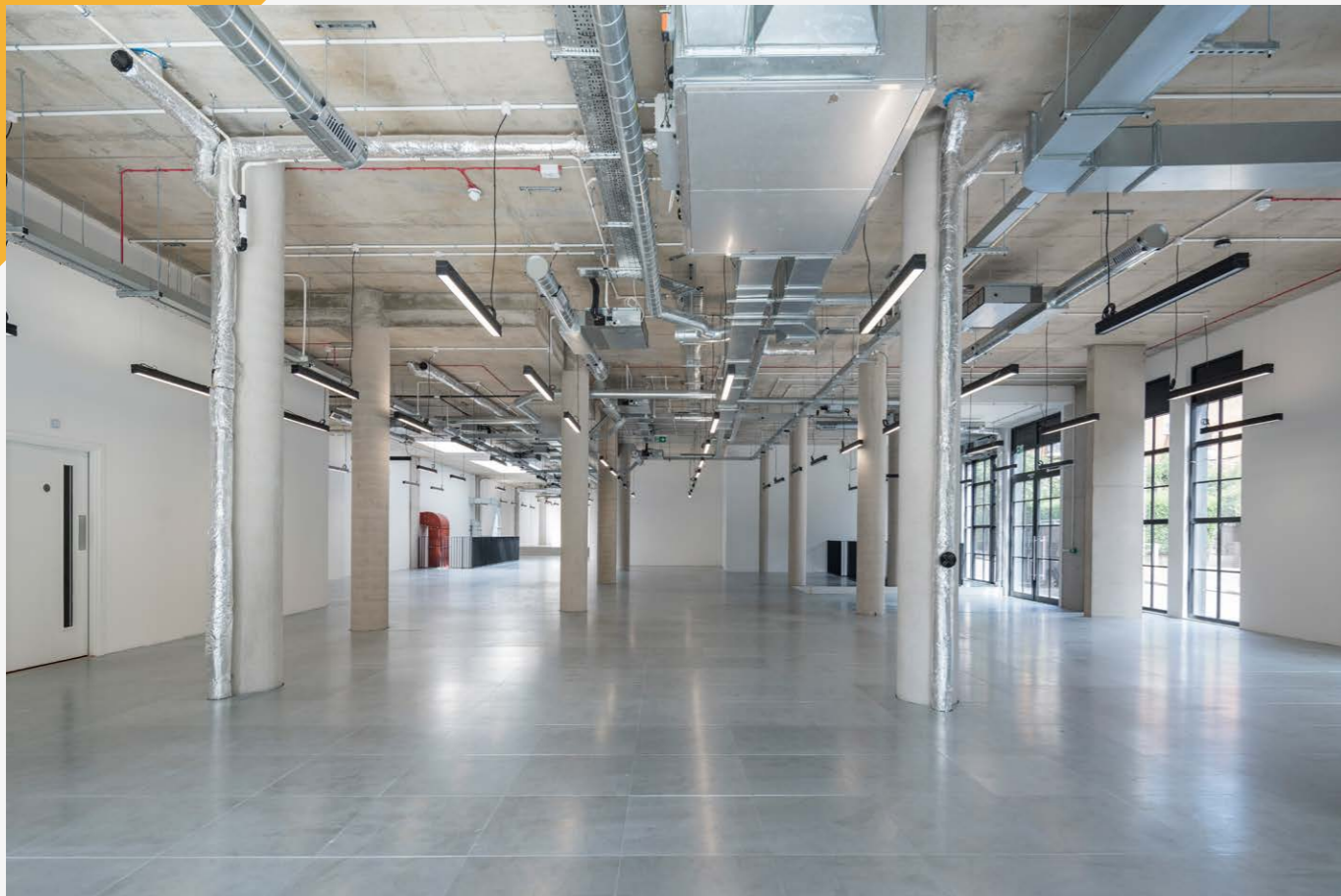


Lower Ground Floor.



Thoughtfully considered with industrial finishes and exposed services throughout.

Clockwise from right:
- Ground Floor
- Lower Ground Floor
- Ground Floor



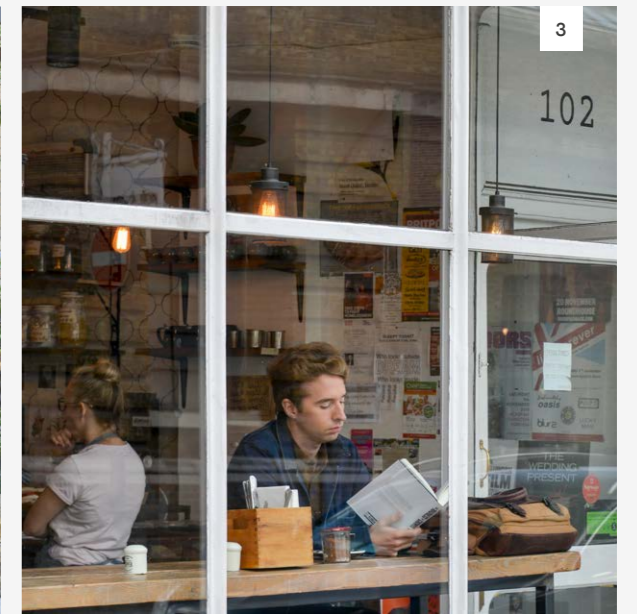
Surrounded by buzzing new destinations along with old favourites.



1



2



3



4



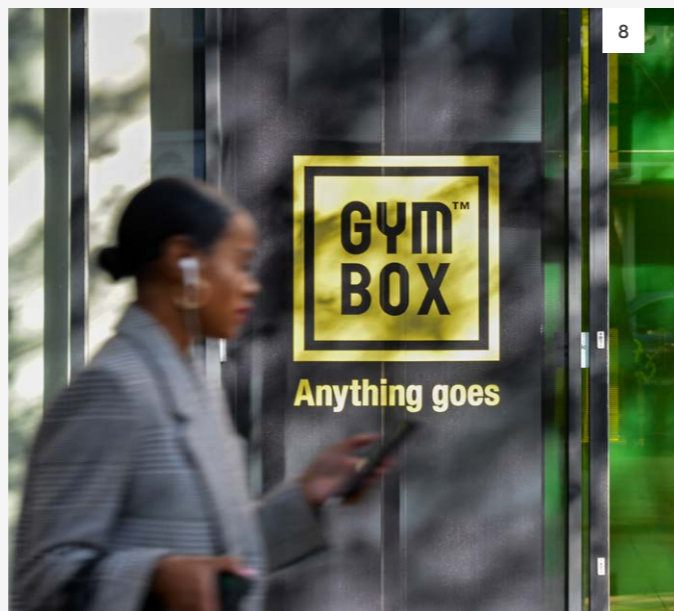
5



6



7



8



9

Located between Old Street and Islington, the area boasts a wide array of bars, restaurants, cafés and retail spots all within walking distance – there’s always something new to discover.

A canal-side position ensures plenty of spaces to relax and unwind.

1. Towpath
2. Radio Alice
3. Appestat
4. Sardine
5. Shoreditch Grind
6. Crêpeaffaire
7. Cocotte
8. GymBox
9. Regent’s Canal

Surrounded by fast connections to the rest of London.

Whether it's access to National Rail, Overground or Underground networks required, the area is well served by a host of stations and travel options.

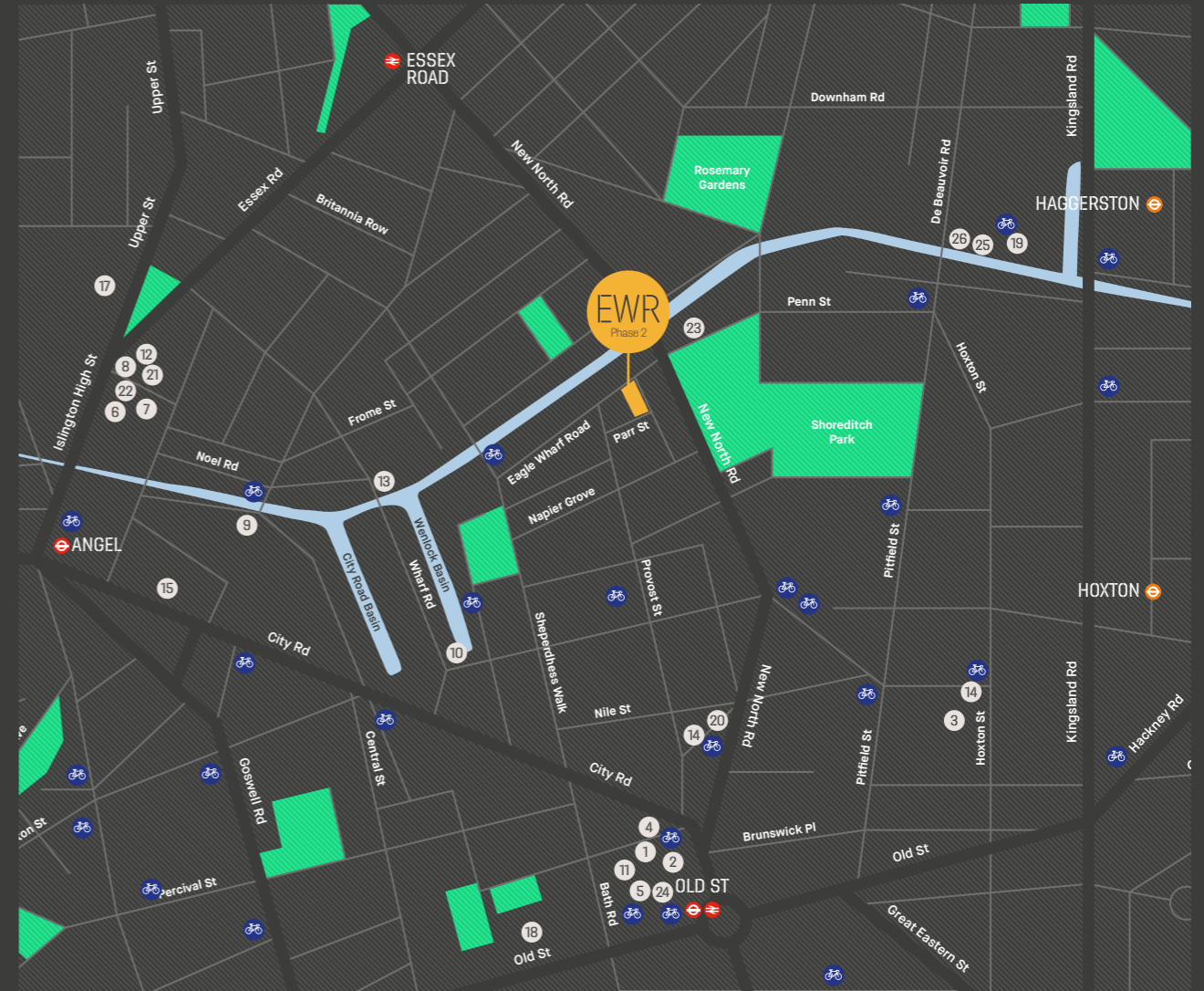
Canal-side cycleways and docking stations allow greater freedom for occupiers to access their new workspace, and an opportunity to reduce the time of their daily commute.



TRAVEL TIMES FROM EWR

STATIONS	ESSEX ROAD	OLD STREET	HOXTON	ANGEL	HAGGERSTON
 WALKING	07	10	14	14	15
 CYCLING	02	04	05	07	05

Journey times taken from EWR. Source: Google Maps.



RESTAURANTS AND BARS

1. Bone Daddies
2. Ceviche
3. Cocotte
4. Brewdog
5. Enoteca da Luca
6. Fredericks
7. Katsute
8. Oldroyd
9. Plaquemine Lock
10. Sardine

FITNESS

15. DW Fitness First
16. Fierce Grace
17. F45 Islington
18. GymBox

CAFÉS

19. Arepa & Co
20. Coffee Junction
21. Coffee Works Project
22. Crêpeaffaire
23. Gainsbrough Café
24. Shoreditch Grind
25. The Barge House
26. Towpath Café

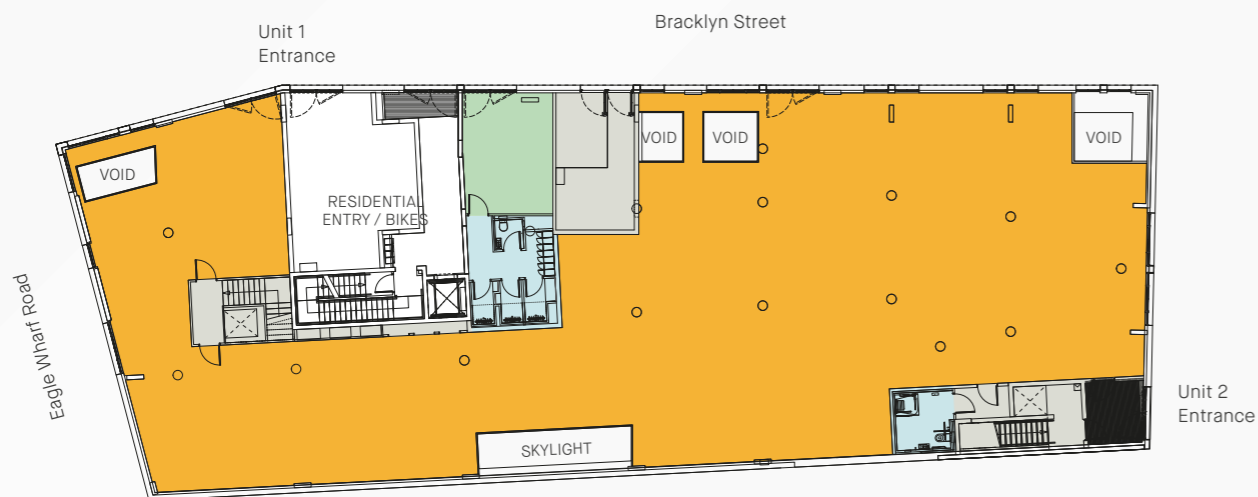


Lower Ground Floor Indicative Fit Out CGI.

Light-filled spaces designed for flexibility and productivity.

GROUND

UNIT 1: 6,215 SQ FT / 577.4 SQ M



- Key**
- Unit 1 Demise
 - Unit 2 Demise
 - Core
 - Cycle Spaces
 - Showers / Lockers

AVAILABLE ACCOMMODATION

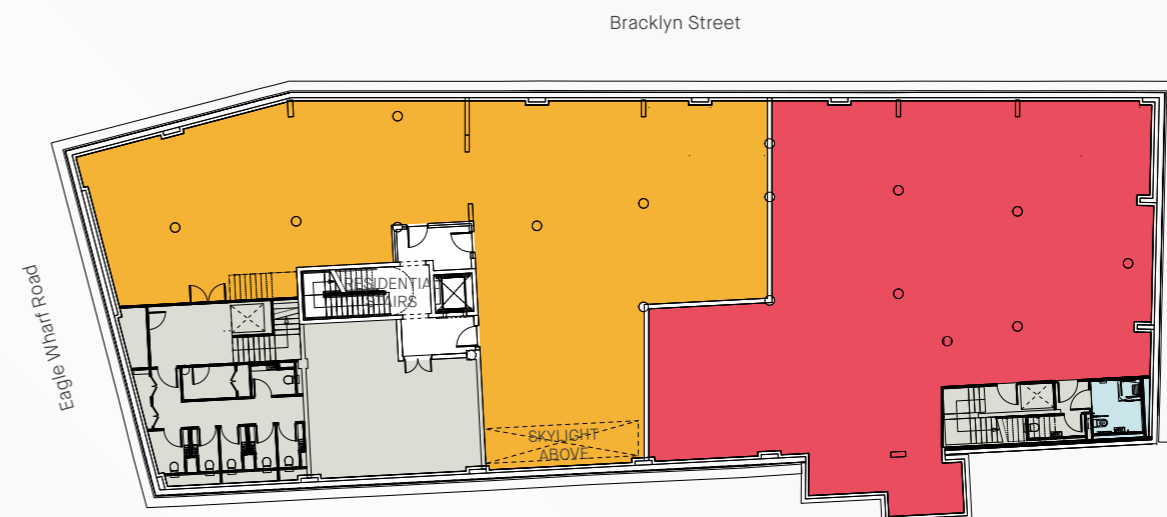
Floor/Unit	Sq Ft (Approx.)	Sq M (Approx.)
Unit 1		
Ground	6,215	577.4
Lower Ground	3,865	359.1
Total	10,080	936.5
Unit 2		
Lower Ground	3,439	319.5
Total	3,439	319.5
Available total	13,520	1,256.0

*Unit 1 & Unit 2 can be leased either separately or combined.

LOWER GROUND

UNIT 1: 3,865 SQ FT / 359.1 SQ M

UNIT 2: 3,439 SQ FT / 319.5 SQ M



Plans for indicative purposes only. Not to scale.



Ground Floor Indicative Fit Out CGI.

ARCHITECT

BuckleyGrayYeoman

BuckleyGrayYeoman is an award-winning architecture and design practice based in Shoreditch, creating pragmatic and deliverable solutions to complex design issues.

Completed projects include the Buckley Building in Clerkenwell, the C-Space refurbishment of an Old Street carpet factory, and the Fred Perry HQ in Clerkenwell.

With multiple awards from RIBA, Architects' Journal, Shueco, Surface Design and others, the practice is listed 48 in the AJ100 group of the largest architecture practices in the UK.

DEVELOPER



Aitch Group is a dynamic commercial and residential developer with a diverse property portfolio.

Established in 1995, they specialise in high quality, innovative developments, drawing on extensive experience in site acquisition to deliver desirable properties in a variety of locations.

Their development portfolio includes offices, warehouses and residential properties, currently including more than 2,000 homes and over 350,000 sq ft of commercial space across London and the South East.

FURTHER INFORMATION

VIEWINGS

Through joint sole letting agents.

TERMS

Upon application.



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