



BONHILL^{EC2} BUILDING

13,500^{SQ FT}

NEWLY REFURNISHED AND
FULLY FITTED OFFICE SPACE FOR RENT

WELLWORKING wellbeings

Bonhill Building.
Designed for businesses
to grow, people to thrive
and nature to flourish.



13,500 SQ FT

BENEFITTING FROM PRIVATE TERRACES

13,500 sq ft of ultra-modern Grade A fully-fitted workspace.

From the living green wall along Bonhill Street, to the expansive, stylish new lobby. From the all-weather courtyard, to the pavilion events' space - Bonhill Building is bursting into life.

All communal areas have been completely refurbished. The fourth floor offers a total of 13,500 sq ft of ultra-modern, Grade A workspace.

WELCOME TO THE greener side of the street.

The new look Bonhill Building gives a great big green hug to the City. Before you've even stepped through the door, you know you've arrived somewhere just a little out of the ordinary.

BONHILL BUILDING



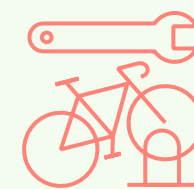
Reception area. OGI for indicative purposes only.

CLEAN AIR natural light

Clean air, natural light,
stunning indoor and outdoor
spaces... all the good stuff you
need to bring the day to life.



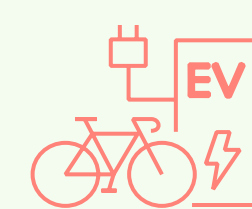
TARGETING EPC RATING
B, BREEAM EXCELLENT
AND FITWEL 2 STARS



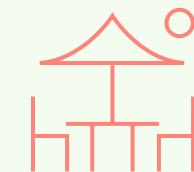
63 CYCLE PARKS AND
REPAIR STATION



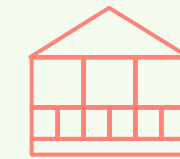
12 SHOWERS AND
CHANGING FACILITIES



8 INTEGRATED ELECTRIC
CYCLE AND 2 EV
CHARGING POINTS



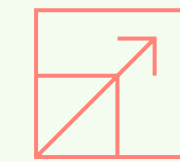
13,500 SQ FT CAT B
SPACE WITH TWO
PRIVATE TERRACES ON
THE FOURTH FLOOR



FLEXIBLE GROUND FLOOR
COMMUNAL COURTYARD AND
PAVILION EVENT SPACE



DESIGNED WITH HIGHEST
SUSTAINABILITY AND ESG
STANDARDS



13,500 SQ FT OFFICE
SPACE AVAILABLE



COMPREHENSIVELY
REFURBISHED LANDMARK
BUILDING WITHIN PRIME
LOCATION



Bonhill Building is good for people and the planet. From the living wall that covers the front of our building, to our planted roofs and edible walls – green is officially our favourite colour.

Materials have been chosen for their low environmental impact (to a minimum Green Guide A rating). We've incorporated timber ceilings, recycled terrazzo flooring and recycled fabrics. Even our toilet seats are made from recycled yoghurt pots – no, seriously.

BREEAM[®]
EXCELLENT

TARGETING BREEAM
EXCELLENT RATING



WiredScore
PLATINUM

TARGETING
PLATINUM



TARGETING
EPC RATING B



CONSIDERED
RECYCLED MATERIALS
THROUGHOUT



HIGH-EFFICIENCY
LED LIGHTING



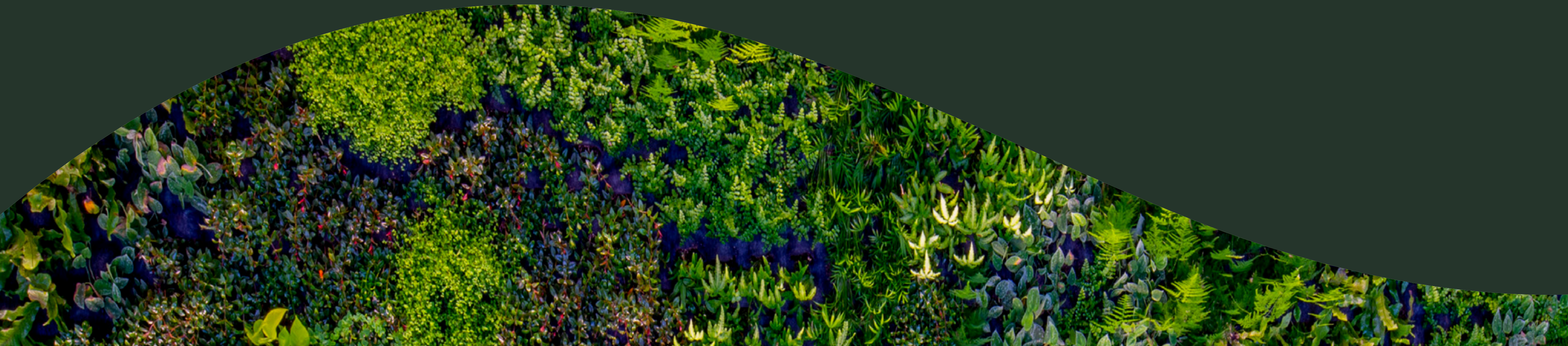
RAINWATER
HARVESTING



LOW-USE
WATER FITTINGS



URBAN GREENING
WITH BIODIVERSITY NET GAIN



Natural light, clean air and living walls.



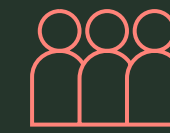
Natural light, clean air and living walls irrigated with harvested rainwater set the tone. Wellbeing classes, get-togethers and pop-up food events raise the bar.

Social connection and wellness have been considered throughout the building. Make use of breakout spaces, private meeting booths, reception soft seating areas and the flexible meeting spaces and coffee point in the courtyard and pavilion.

Smarter working is made easy with Bonhill's Smart Spaces app which combines keyless access with the ability to control aspects of your day - booking spaces, controlling lighting and temperature, through to reporting faults - it also gathers environmental data to lower energy use.



LOW VOC MATERIALS THROUGHOUT



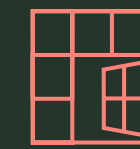
EVENTS PROGRAMME



SMART BUILDING APP



ACHIEVED FITWEL 2 STARS



OPENABLE WINDOWS



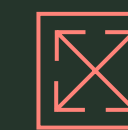
TARGETED AIRRATED



COMMUNAL ALL-SEASON COURTYARD WITH RETRACTABLE ROOF AND PAVILION EVENT SPACE



LIVING WALLS AND ENHANCED BIOPHILIA THROUGHOUT



MULTI-FUNCTIONAL RECEPTION SPACE

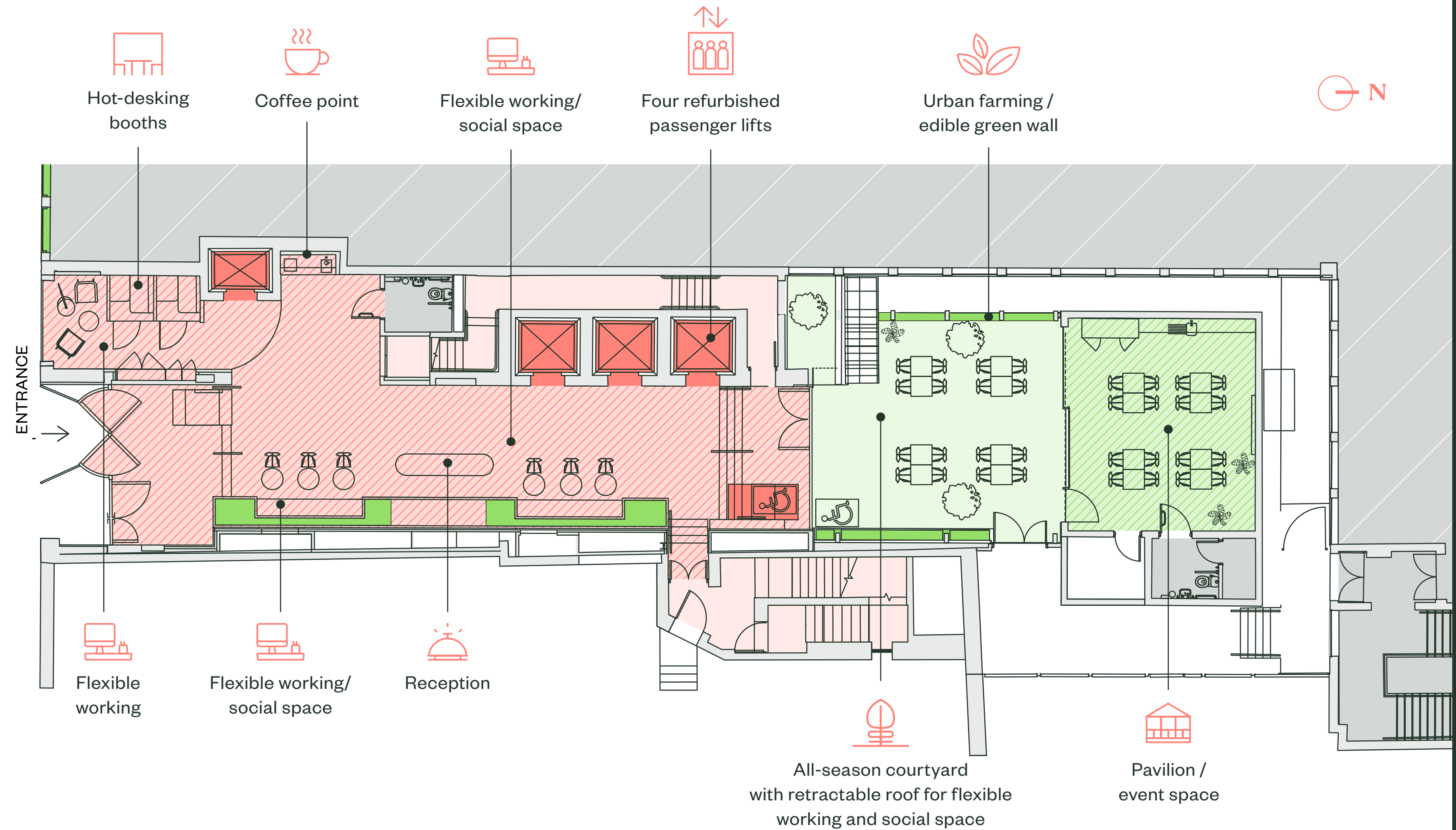
A warm welcome FROM THE GROUND UP.

Bonhill Building is a welcoming space with a positive vibe. This starts with the first “hello” in the lobby.

Then we move through to a new, landscaped courtyard, an all-season terrace with retractable roof and our stunning events’ pavilion.

It’s the sort of place you’ll want to hang out. The sort of place that’ll make work a pleasure.

-  RECEPTION
-  STAIRWELL
-  LIFTS
-  COURTYARD
-  PAVILION
-  GREEN WALL
-  CORE

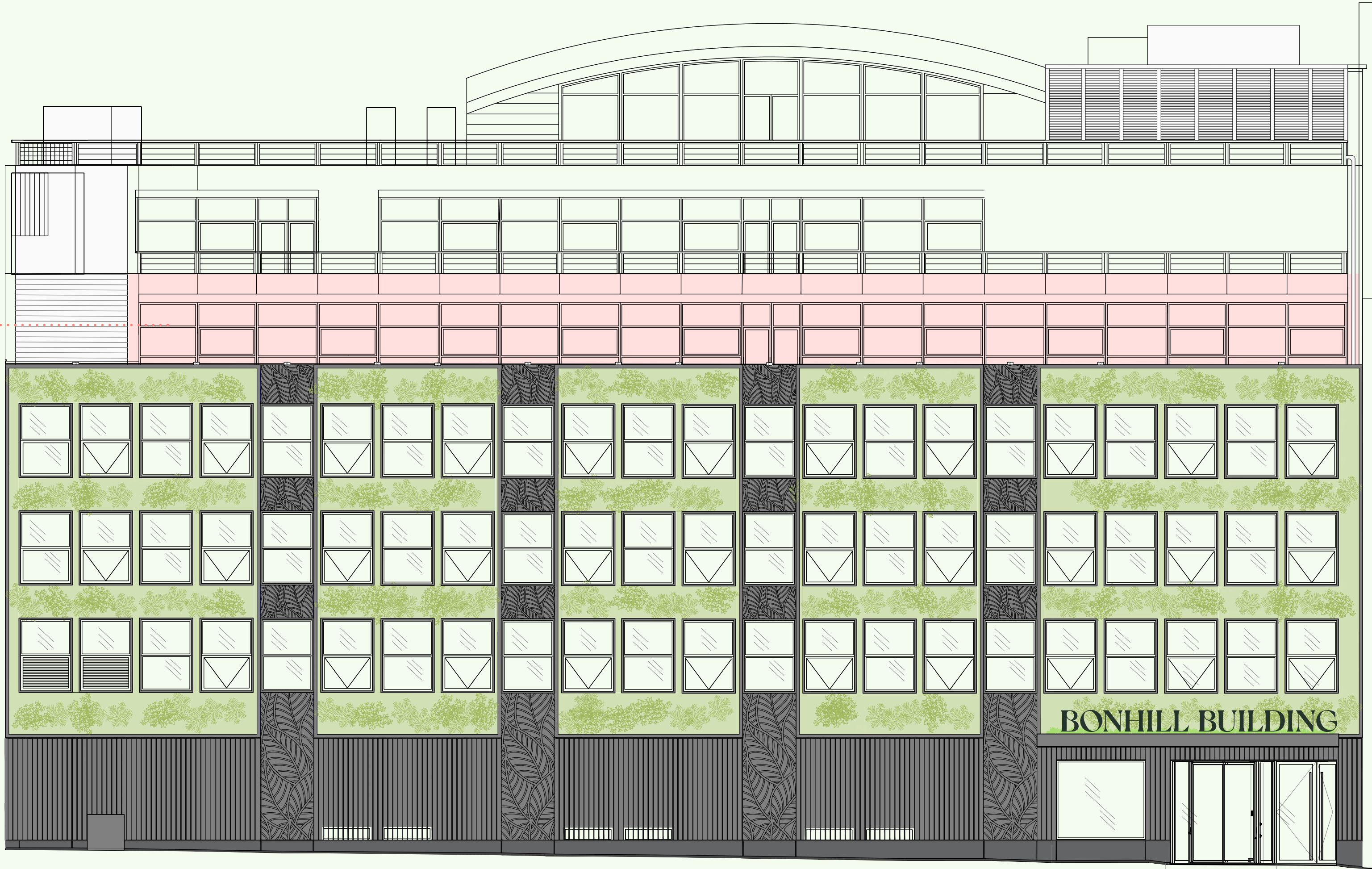


Newly refurbished fully fitted 4th floor

AVAILABLE Q2 2024

NIA (Net Internal Area)

4 13,500 sq ft / 1,254 sq m (CAT B)



4th FLOOR

13,500 sq ft of light-filled, modern workspace.

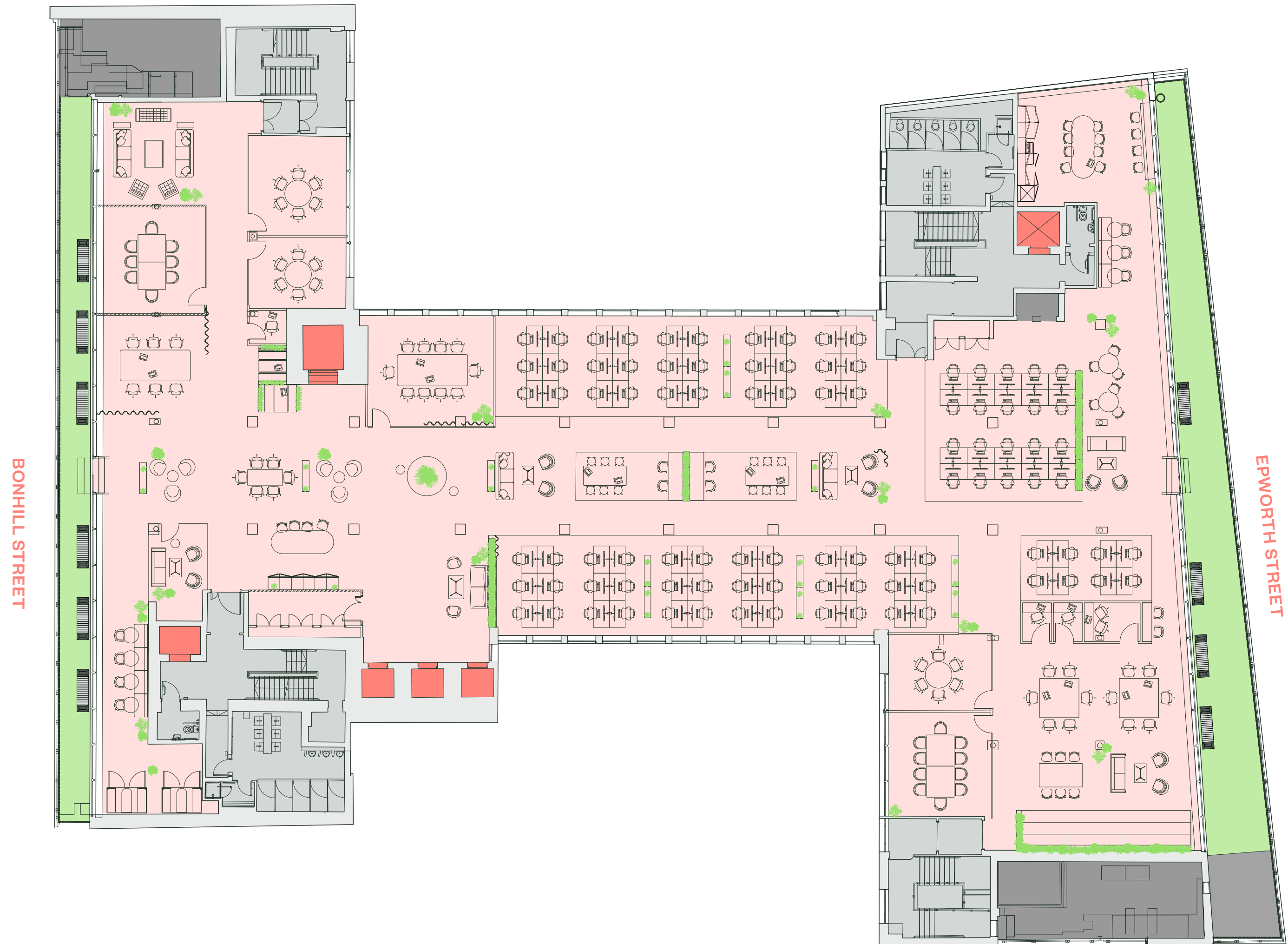
~ CAT B refurbishment available now.

Office 13,500 SQ FT 1,254 SQ M

Terraces 1,625 SQ FT 151 SQ M

OPEN PLAN DESKS	94
COLLABORATION / BREAK OUT AREAS	18
MEETING ROOM (10 PEOPLE)	2
MEETING ROOM (8 PEOPLE)	2
MEETING ROOM (6 PEOPLE)	2
INFORMAL MEETING ROOMS	1
EVENT SPACE	1
TIERED SEATING AREA	1

OFFICE
 TERRACE
 LIFTS
 PLANT + RISERS



13,500 sq ft of
workspace and
1,625 sq ft across
two private terraces.











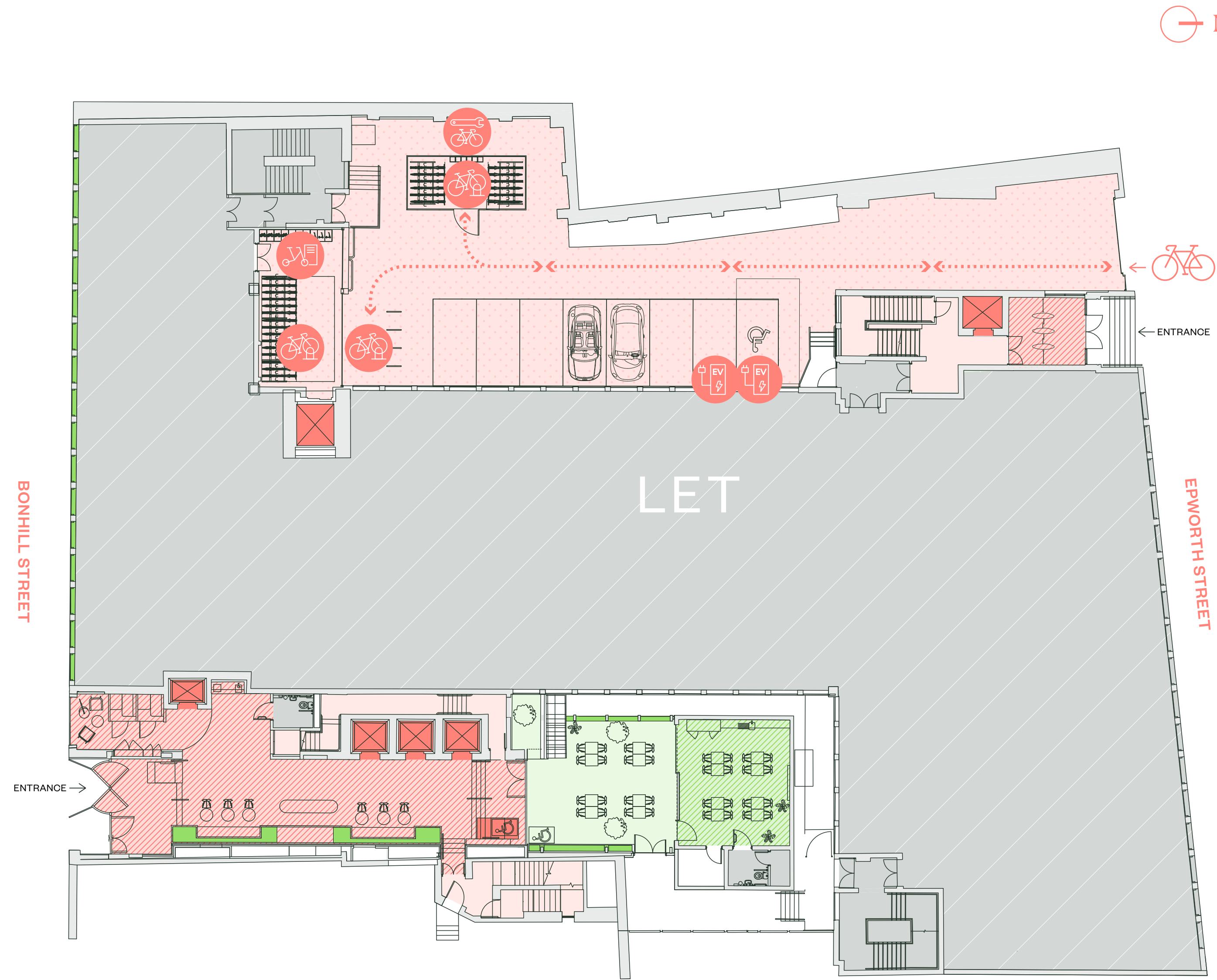


Ground FLOOR

Arrival experience

-  CYCLE PARKS
-  FOLDING CYCLE LOCKERS
-  CYCLE REPAIR STATION
-  EV CHARGING POINTS

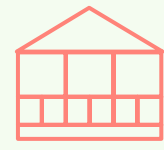
-  RECEPTION
-  STAIRWELL
-  LIFTS
-  COURTYARD
-  PAVILION
-  LIVING WALL
-  CORE
-  CYCLE/CAR PARKING



Building amenities



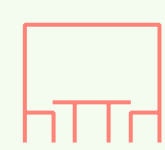
COURTYARD AND GREEN LIVING SPACE



PAVILION EVENT SPACE



RECEPTION/ COFFEE POINT



PRIVATE HOT-DESKING BOOTHS



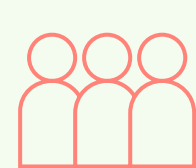
SMART SPACES BUILDING APP



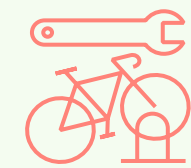
CONCIERGE-STYLE RECEPTION



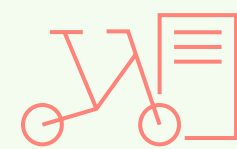
SMART PARCEL LOCKERS



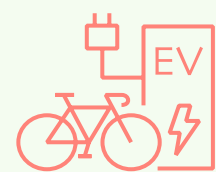
COLLABORATION AREAS



63 CYCLE PARKS AND REPAIR STATION



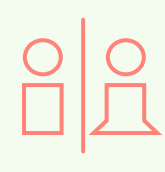
15 FOLDING CYCLE LOCKERS



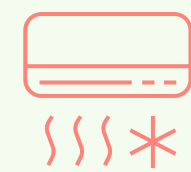
8 INTEGRATED ELECTRIC CYCLE AND 2 EV CHARGING POINTS



12 SHOWERS AND CHANGING FACILITIES



UNISEX SUPERLOOS (AT 1:8 PROVISION)



NEWLY INSTALLED AIR CONDITIONING SYSTEM



Bonhill Building is planted right in the heart of Shoreditch – just south of Old Street Station and north of Finsbury Square. And with the City a stroll around the corner, it really is the best of both worlds.



Shoreditch High Street station and Boxpark



One Hundred Shoreditch

4 mins
WALK FROM OLD STREET



Gloria, Great Eastern Street

CITY SMARTS meets creative kicks

Connected
4 LOCAL STATIONS



Hoxton Bar & Grill



Photobook Cafe, Leonard Circus

Tech, creative and professional services giants have all made their home here. Today's biggest names and the new names of tomorrow are all squeezing the most out of this exciting business melting pot.

Hart Shoreditch, Leonard Street



Spitalfields Market



Spitalfields Market



The Griffin, Leonard Street

Tabernaocle Street, Street



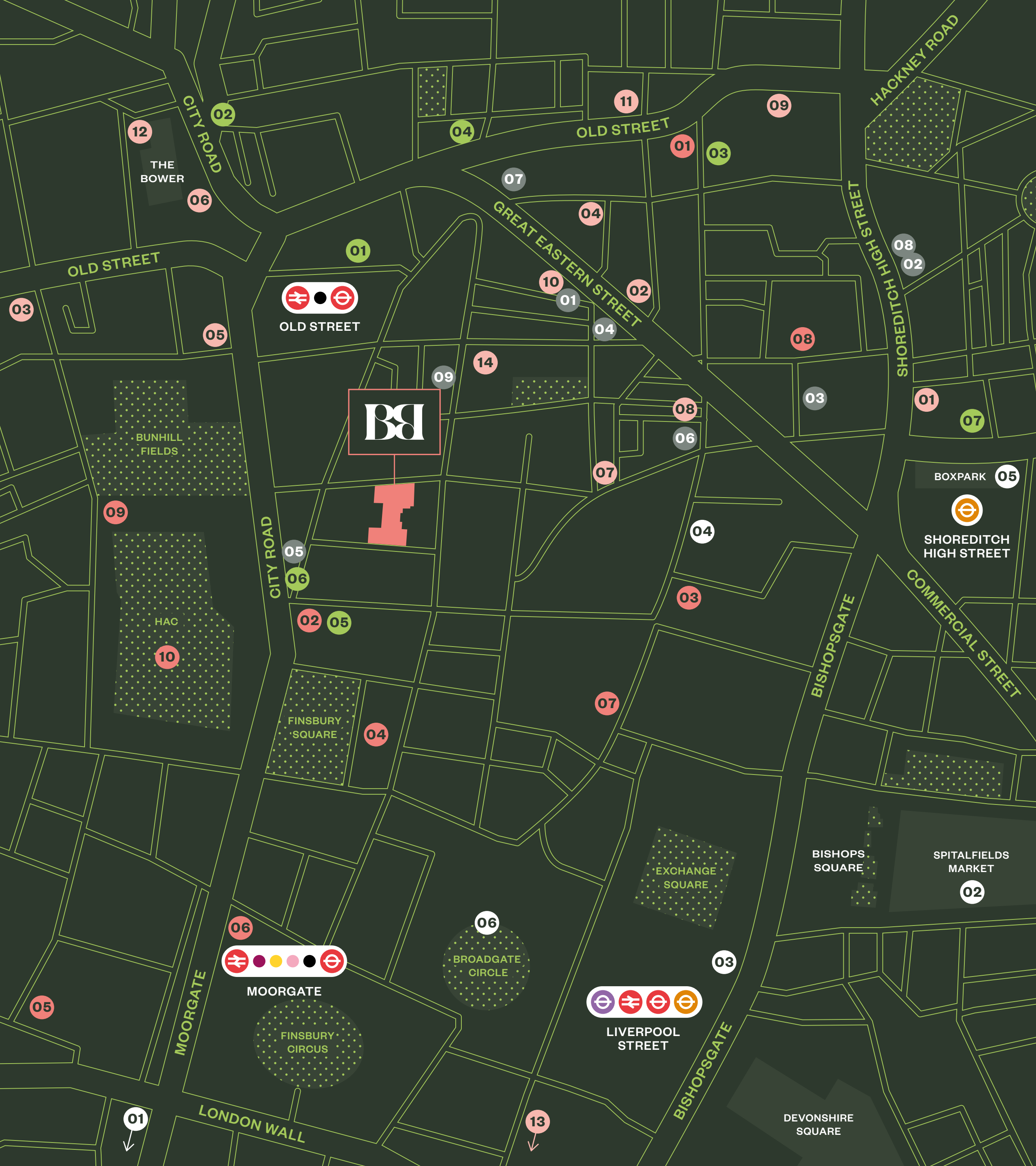
7 mins
WALK FROM MOORGATE

Citizen M Hotel



SHOREDITCH OR THE CITY? Go on, have it all.

This is a great place to work, but it's just as good a place to play. Arts, culture, shopping, high-end dining, amazing street food scene... Bonhill Building puts you in touch with it all.



WELLNESS

- 01 Float Hub
- 02 Barry's Moorgate
- 03 BLOK Shoreditch
- 04 Finsbury Square
- 05 Digma Moorgate
- 06 Third Space Moorgate
- 07 ROWBOTS City
- 08 FRAME Shoreditch
- 09 Virgin Active
- 10 HAC Ground

BARS

- 01 XOYO
- 02 Nightjar
- 03 The Blues Kitchen
- 04 Bounce
- 05 Flight Club Shoreditch
- 06 Singer Tavern
- 07 Shoreditch House

CULTURE & SHOPPING

- 01 Guildhall
- 02 Spitalfields Market
- 03 Eataly London
- 04 The Stage
- 05 Boxpark
- 06 Broadgate Circle

HOTELS

- 01 The Hoxton
- 02 The Ace Hotel
- 03 Citizen M
- 04 Hart Shoreditch
- 05 Travelodge London Central City Road
- 06 The Mondrian
- 07 art'otel
- 08 100 Shoreditch
- 09 Maldron Hotel (Coming Soon)

RESTAURANTS

- 01 Smoking Goat
- 02 Gloria
- 03 Officina OO
- 04 Blacklock Shoreditch
- 05 Daffodil Mulligan
- 06 Shoreditch Grind
- 07 Padella
- 08 Manteca
- 09 The Clove Club
- 10 Pachamama East
- 11 On The Bab
- 12 Bone Daddies
- 13 Nusa Kitchen
- 14 Photobook Cafe

It's not just where you're at, IT'S HOW YOU GET THERE



Work's so much better with an easy commute. And Bonhill Building has it easier than most.

We're a four-minute saunter from Old Street station, a seven-minute meander from Moorgate or an 11-minute dawdle from Liverpool Street. There are loads of bus routes, everyone in Shoreditch is cycling nuts, and the area has a Walk Score of 100 (that's as good as it gets, by the way).

BY FOOT:

Old Street station	4 minutes
Moorgate station	7 minutes
Liverpool Street station	11 minutes
Shoreditch High Street	11 minutes
Crossrail	9 minutes

KEY

- Underground
- Elizabeth Line
- Overground
- Trainline

TUBE LINES

- Central
- Circle
- Elizabeth
- Hammersmith & City
- Metropolitan
- Northern
- Piccadilly
- Victoria



A special building in an equally special place.

Design, community and sustainability, all beautifully balanced.

bonhillbuilding.com

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