

17 DEVONSHIRE



A prominent corner building, situated in a tranquil square within the bustling City, featuring a subtle blend of **HERITAGE FEATURES** & CONTEMPORARY FINISHES





Polished concrete, bronze and exposed brick combine to create a

MODERN & UNIQUE
RECEPTION SPACE

BUILDING

LOCATION



VIBRANT

A City location with easy access to the vibrant Spitalfields Market, amenities of Broadgate Circle and all that dynamic east London has to offer.

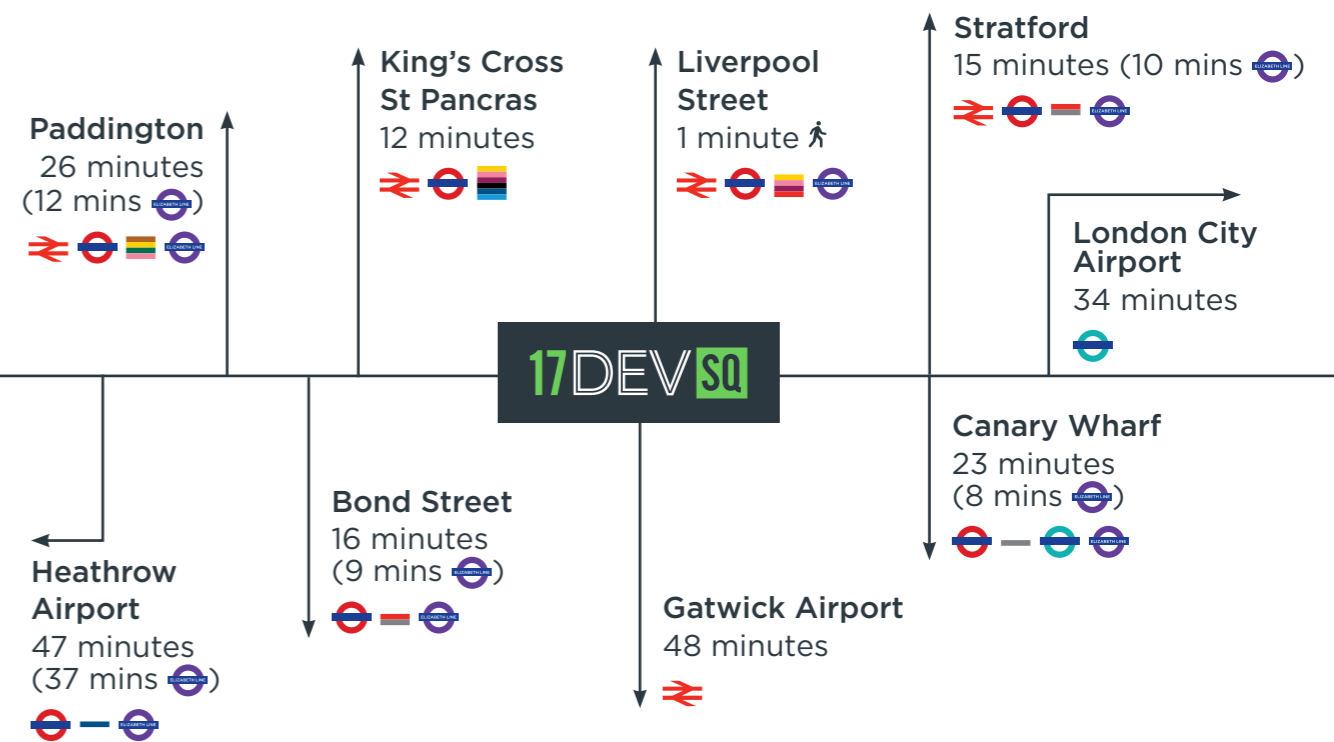


BOXPARK



CONNECTIONS

Transport connections around Devonshire Square are outstanding, with Liverpool Street Station just a one minute walk away, and the Elizabeth Line to be completed in 2018.



ELIZABETH LINE
TO COMPLETE IN
2018

HEATHROW
AIRPORT
47 MINUTES

LIVERPOOL STREET
STATION IS JUST A
SHORT 1 MINUTE
WALK AWAY

LOCAL OCCUPIERS



PERFECTLY POSITIONED

Tucked between the City and Shoreditch, Devonshire Square offers a quiet haven with a diverse community of retail, dining and entertainment on the doorstep.

COMMERCIAL

1. AECOM
Ince & Co
Uber
2. Allen & Overy
3. Amazon
4. Amlin Plc
5. Aon Plc
6. Avanta
WeWork
7. Aviva
8. AXA Corporate Solutions
Braemar Shipping Services
Brown Jacobson
Cardano Risk Management
Maven Investment Partners
Trireme Insurance Group
9. Barcardi
Third Bridge
10. Chubb
11. Clyde & Co
12. CMC Markets
13. General Assembly
Smart Focus
14. Hiscox
15. ION Trading
Kirkland & Ellis
Standard Life Investments
Swiss Re
16. JLT Group

FITNESS

17. Kennedys
18. Landmark PLC
McDermott Will & Emery
Partnership Assurance
Salesforce
Survey Monkey
TIBCO
19. Latham & Watkins
20. Lloyd's of London
21. Lockton
22. Parsons Brinckerhoff
23. RBB Economics
SAS
WeWork
24. SOM
25. Squire Patton Boggs
26. University of Coventry
27. Westpac Bank
28. Willis Group

RESTAURANTS / BARS

1. 1901 Restaurant
2. City Social
3. Galvin La Chapelle
4. Haz
5. Honest Burgers
6. Luc's Brasserie
7. Sushi Samba
8. Verde & Company
9. Ottolenghi

FITNESS

1. Fitness First
2. 1Rebel
3. Slim Jims
4. Virgin Active

BROADGATE CIRCLE

Restaurants

- Aubaine
- Beany Green
- Comptoir Libanais
- Crab Tavern
- Franco Manca
- José Pizarro
- Shoryu Ramen
- The Botanist
- Yauatcha City

Retail

- Hobbs
- Reiss
- Space NK

SPITALFIELDS

Restaurants

- Blixen
- Square Pie
- Taberna Do Mercado
- Wright Brothers

Retail

- Anthropologie
- Belstaff

- Camper
- Cos
- Ethos
- Hackett
- Hotel Chocolat
- Jigsaw
- Joseph Cheaney & Sons
- Rapha Cycle Club

DEVONSHIRE SQ

Restaurants

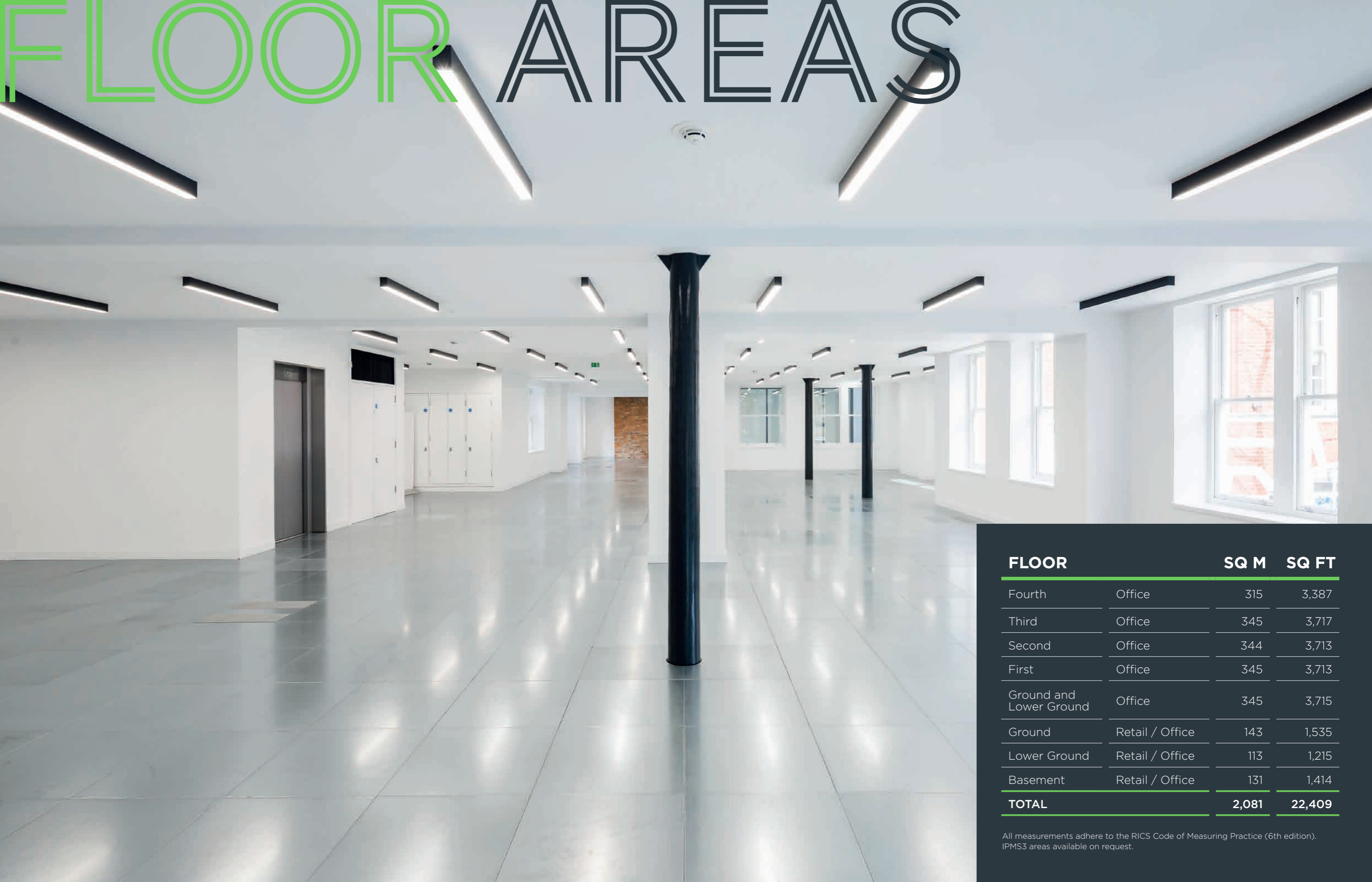
- Anise Bar
- Appennino
- Cinnamon Kitchen
- Devonshire Terrace
- Enoteca da Luca
- Fish Market
- London Steakhouse
- Kenza
- Mac & Wild City
- New Street Grill
- Old Bengal Bar
- Planet Organic

Private members clubs

- Devonshire Club



FLOOR AREAS



| FLOOR | | SQ M | SQ FT |
|-------------------------|-----------------|--------------|---------------|
| Fourth | Office | 315 | 3,387 |
| Third | Office | 345 | 3,717 |
| Second | Office | 344 | 3,713 |
| First | Office | 345 | 3,713 |
| Ground and Lower Ground | Office | 345 | 3,715 |
| Ground | Retail / Office | 143 | 1,535 |
| Lower Ground | Retail / Office | 113 | 1,215 |
| Basement | Retail / Office | 131 | 1,414 |
| TOTAL | | 2,081 | 22,409 |

All measurements adhere to the RICS Code of Measuring Practice (6th edition).
IPMS3 areas available on request.



BESPOKE LINEAR LIGHT FITTINGS ON A PLASTERBOARD CEILING



4TH FLOOR TERRACE



250MM FULLY ACCESSIBLE RAISED FLOOR



VIEWS OVER DEVONSHIRE SQUARE



SELF-CONTAINED GROUND AND LOWER GROUND FLOOR UNIT



CLOSE TO LIVERPOOL STREET STATION AND NEW CROSSRAIL LINK



45 CYCLE RACKS AND LOCKERS



10 PERSON PASSENGER LIFT



VRF AIR CONDITIONING



5 SHOWERS



SPECIFICATION

S

N

A

P

R

O

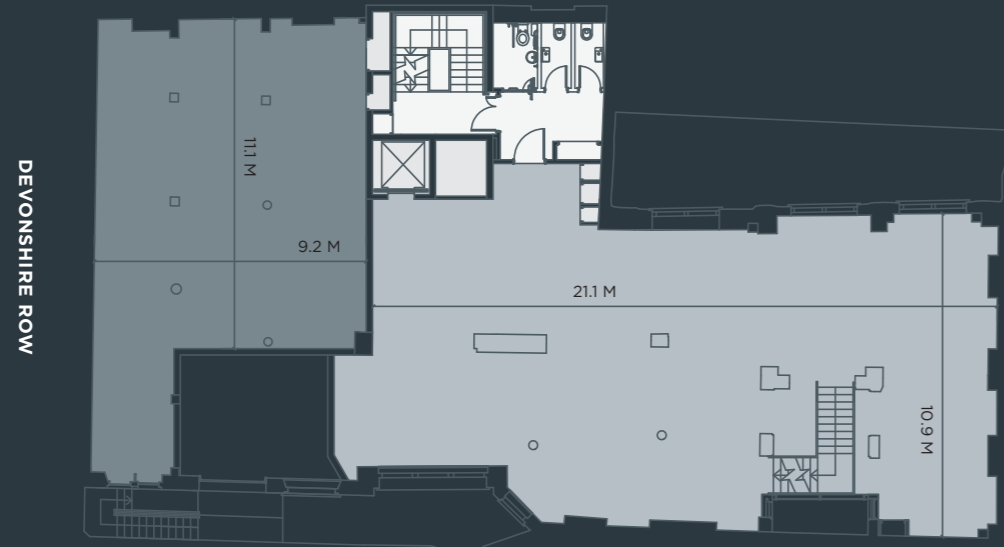
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LOWER GROUND

- Retail / Office - 1,215 sq ft (113 sq m)
- Office - 2,152 sq ft (200 sq m)

For indicative purposes only. Not to scale.

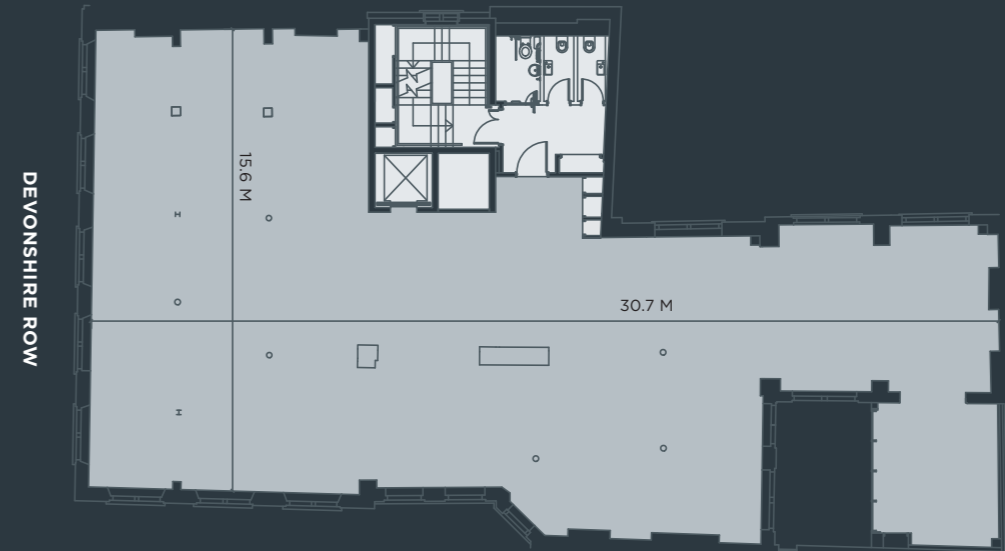


DEVONSHIRE SQUARE

TYPICAL UPPER (FIRST - THIRD)

- Office - c.3,713 sq ft (345 sq m)

Areas are subject to final verification.

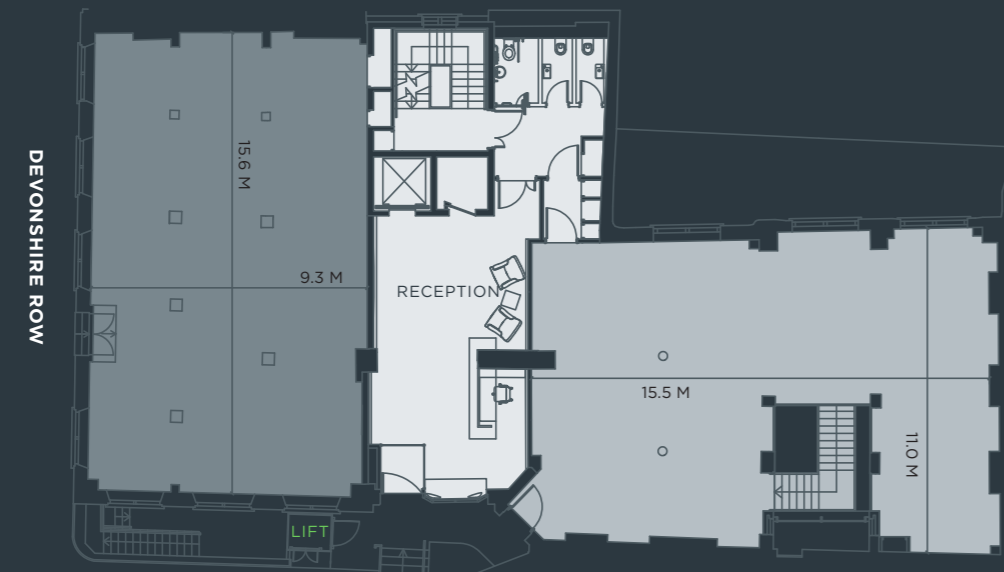


DEVONSHIRE SQUARE

GROUND

- Retail / Office - 1,535 sq ft (143 sq m)
- Office - 1,563 sq ft (145 sq m)

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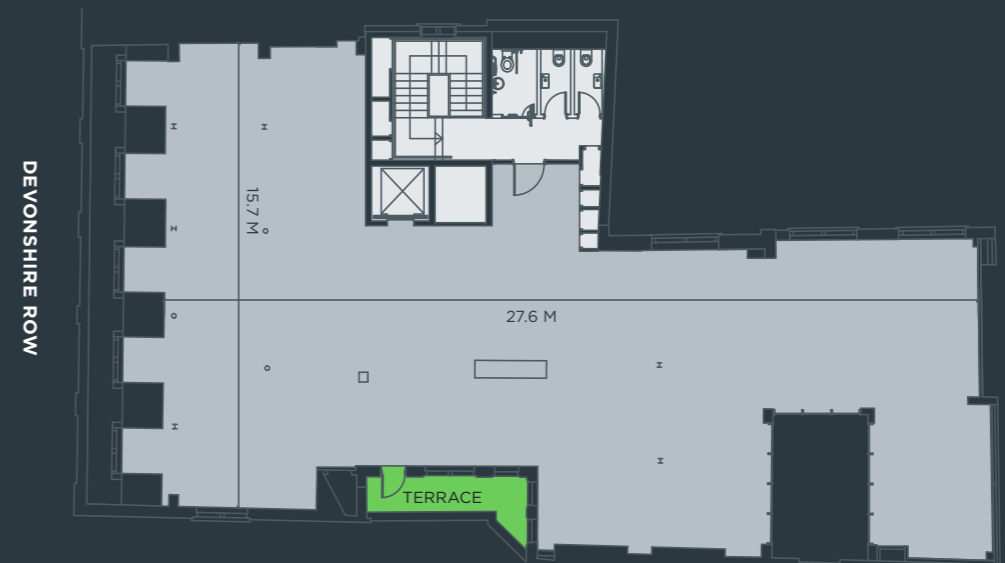


DEVONSHIRE SQUARE

TYPICAL UPPER (FOURTH)

- Office - 3,387 sq ft (315 sq m)

For indicative purposes only. Not to scale.



DEVONSHIRE SQUARE



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DEVONSHIRE ROW

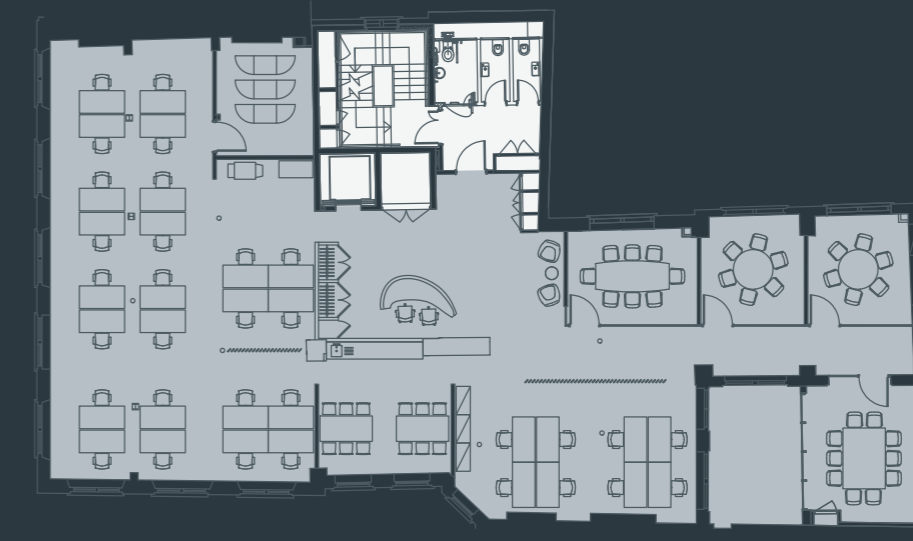
DEVONSHIRE SQUARE

| | |
|---------------------------|----------------------|
| Open desks | 34 |
| Six person meeting room | 2 |
| Eight person meeting room | 1 |
| Ten person meeting room | 1 |
| TOTAL OCCUPANCY | 34 |
| Occupancy ratio | 1 person per 10 sq m |

TYPICAL UPPER (FIRST - THIRD)

- Office - c.3,713 sq ft (c.345 sq m)

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DEVONSHIRE ROW

DEVONSHIRE SQUARE

| | |
|-------------------------|---------------------|
| Open desks | 40 |
| One person office | 3 |
| Ten person meeting room | 1 |
| TOTAL OCCUPANCY | 43 |
| Occupancy ratio | 1 person per 8 sq m |

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CONTACTS

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MISREPRESENTATION ACT 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. February 2017.

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