



**STIRLING  
ACKROYD**

**TO LET**

**1-3 Bonhill Street,  
London, EC2A 4BX**

11,722 sq ft

Prime HQ building within  
a short walk from  
Liverpool Street & Old  
Street.

[stirlingackroyd.com](http://stirlingackroyd.com)



---

## Description

A rare and characterful building, available as a whole under a new lease to be agreed. 1-3 Bonhill Street has been occupied by etc. venues for over 20 years and has proven to be an exceptional, landmark location for the venue providers. With a gross internal area of 11,722 square feet (1,089.4 sq m), the property has vast proportions and provides a unique opportunity to acquire a highly versatile space.

The property benefits from a full commercial kitchen with extraction at basement level, which also includes a canteen area for the use of staff/attendees. Each of the upper floors are set up as meeting spaces of various sizes, these floors each benefit from kitchenette facilities and breakout spaces suitable for differing group sizes. In addition, there is a well-fitted and welcoming reception area at ground level.

---

## Location

Situated on Bonhill Street, close to the intersection with Tabernacle Street, this building is perfectly positioned in the vibrant heart of Shoreditch. The surrounding area is rich with an array of bars, restaurants and shops, providing ample options for dining and entertainment. Additionally, a wide range of serviced apartments and hotels are nearby, offering convenient accommodation for visitors.

For those who enjoy exploring local cuisine, the renowned food markets on Leonard Street, Clifton Street, and Whitecross Street are just a short stroll away, providing an excellent selection of lunchtime options. Transport connections are exceptional, with Old Street, Moorgate, and Liverpool Street Stations all within a 5 minute walk.

---

## Key points

- Gross internal area of 11,722 square feet
- Self contained building near Moorgate
- Close to Old Street Station
- Reception area
- Fantastic natural light and high ceilings
- Prominent position
- Full commercial kitchen with extraction at basement level
- Each floor benefits from kitchenette facilities





## Accommodation

Name	sq ft	sq m	Availability
Basement	2,567	238.48	Available
Ground	2,634	244.71	Available
1st	2,118	196.77	Available
2nd	2,229	207.08	Available
3rd	2,174	201.97	Available

## Rents, Rates & Charges

Lease	New Lease
Rent	£25.60 per sq ft £300,000 per annum
Rates	£13.14 per sq ft Business Rates Estimated
Service Charge	On application
VAT	On application
EPC	D (87)

## Viewing & Further Information



**Harry Mann**  
020 3967 0103  
hmann@stirlingackroyd.com



**Brett Sullings**  
020 3967 0103  
07826547772  
bretts@stirlingackroyd.com



**Theo Beckford**  
0203 911 3666  
07584253887  
Tbeckford@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition; and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 06/11/2025