

Exceptional retail, F&B and wellness opportunity  
Pipeline site available Q3 2021  
7-day-a-week neighbourhood

DUO

SPITALFIELDS

280 BISHOPS SQUARE





John Sturrock Photography

# 7 days a week of food, culture, fashion and crafts

Spitalfields never stops! Various markets, street food offering, a community events programme, a rolling public art programme and seasonal activities, combined with the security and police partnership and stakeholders contribution have all helped to create a sense of place and made Spitalfields a destination to live, work and play 7 days a week.



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Year-round, community and cultural events programme

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Summer Sport Screen and lunchtime concerts

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18 retail units  
4 restaurants  
10 mobile street food operators  
100-stall fashion street market  
Arts market once a month

A further 10 units on Lamb Street by late 2021

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## Daily Visitors:

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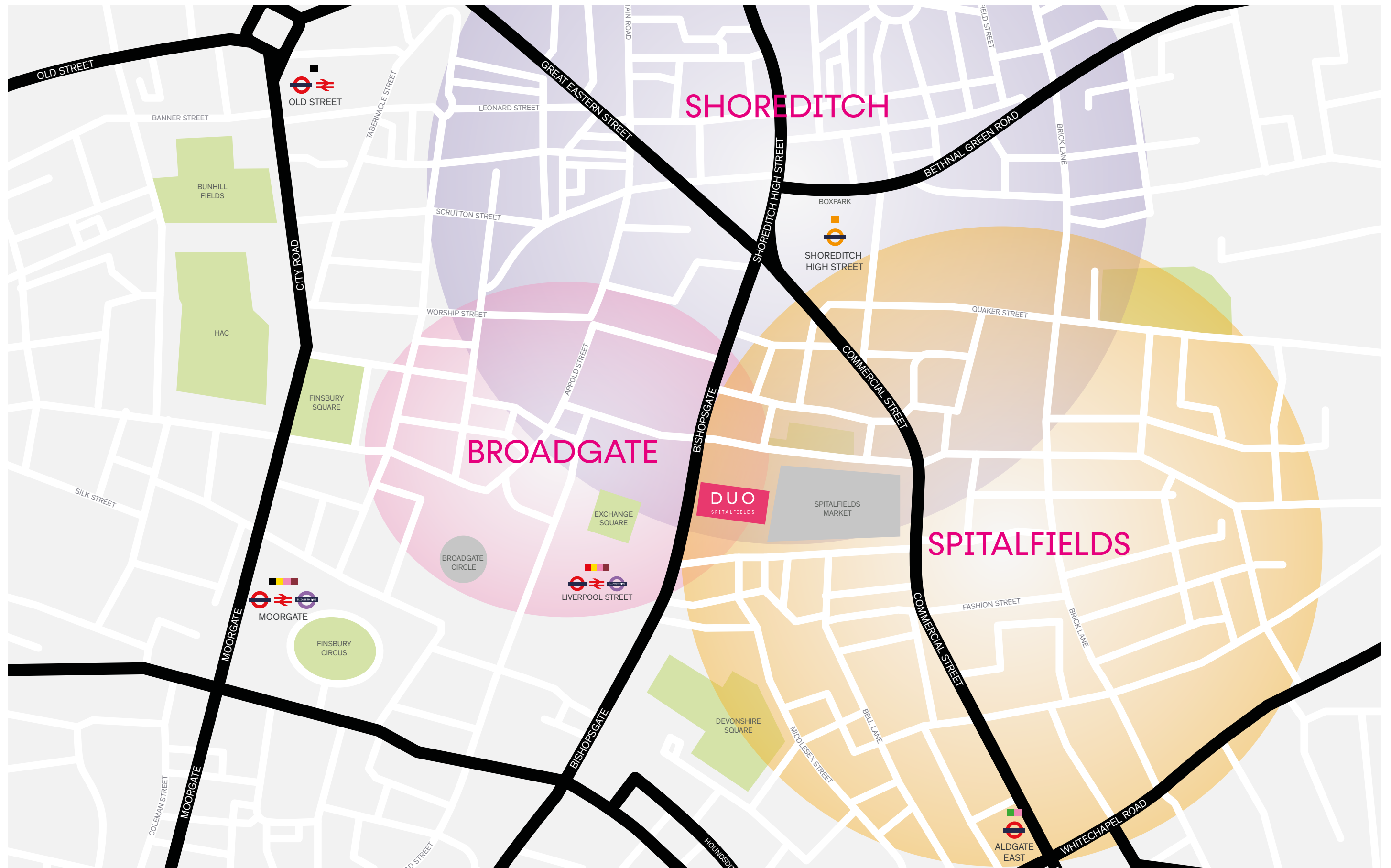
Weekdays: 20,000  
Weekends: 40,000



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# The centre of three vibrant neighbourhoods





# A new Retail F&B and Wellness opportunity

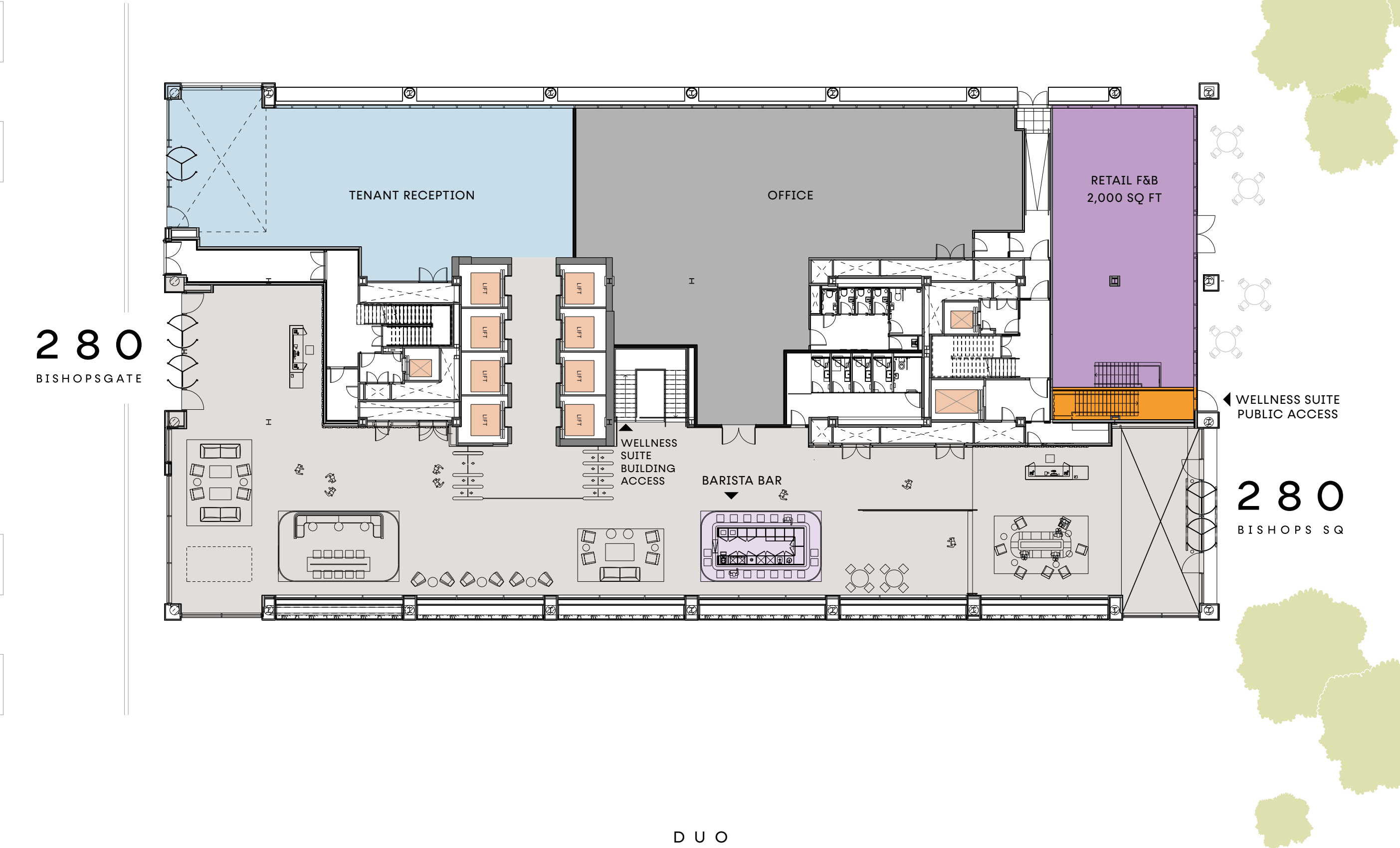
Located in an unsurpassed 7-day-a-week trading location in Spitalfields, Shoreditch



CGI for reference only.



# Ground floor: Retail F&B & Wellness Opportunity





# Barista bar

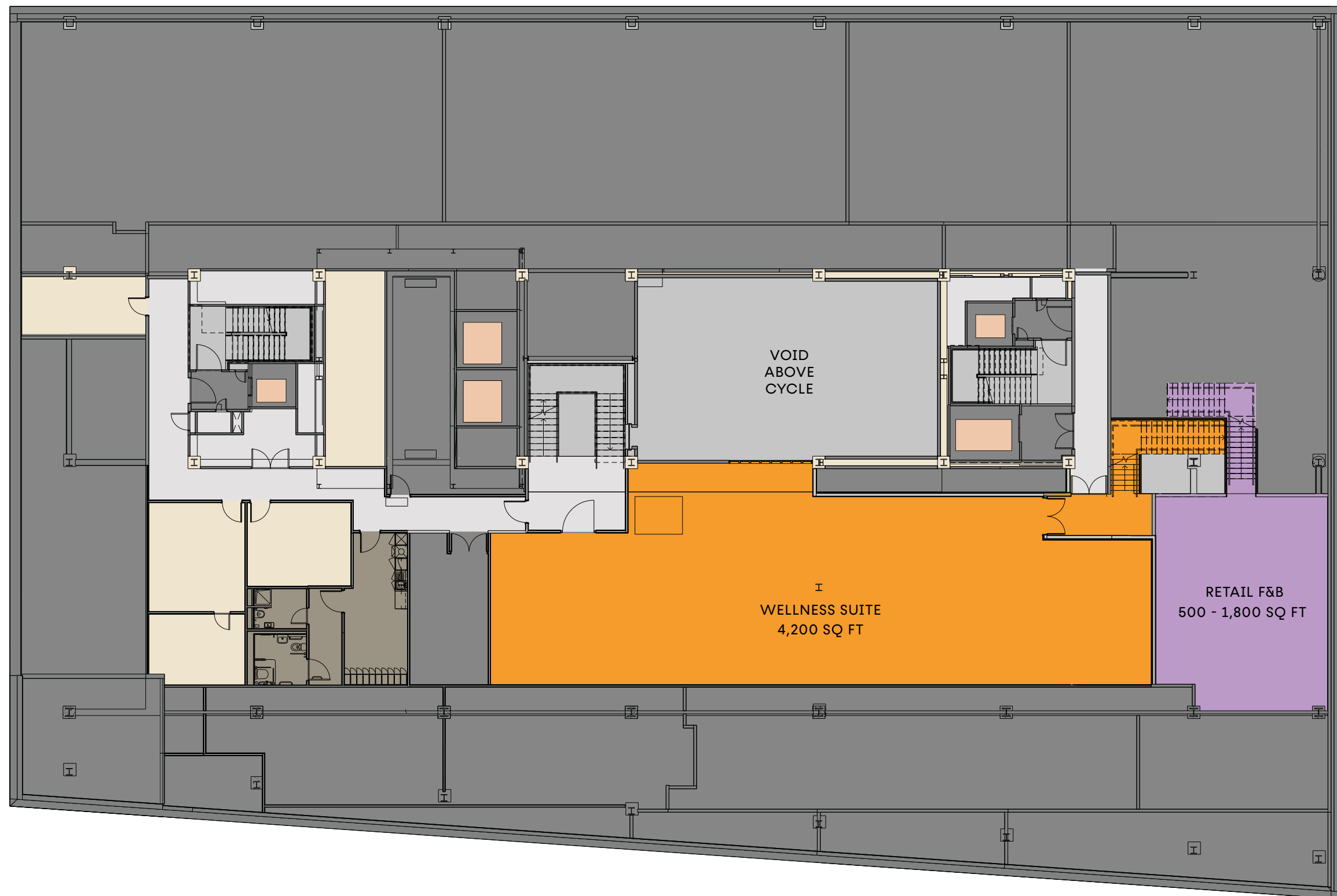
Located within the building's new 7,800 sq ft reception lounge



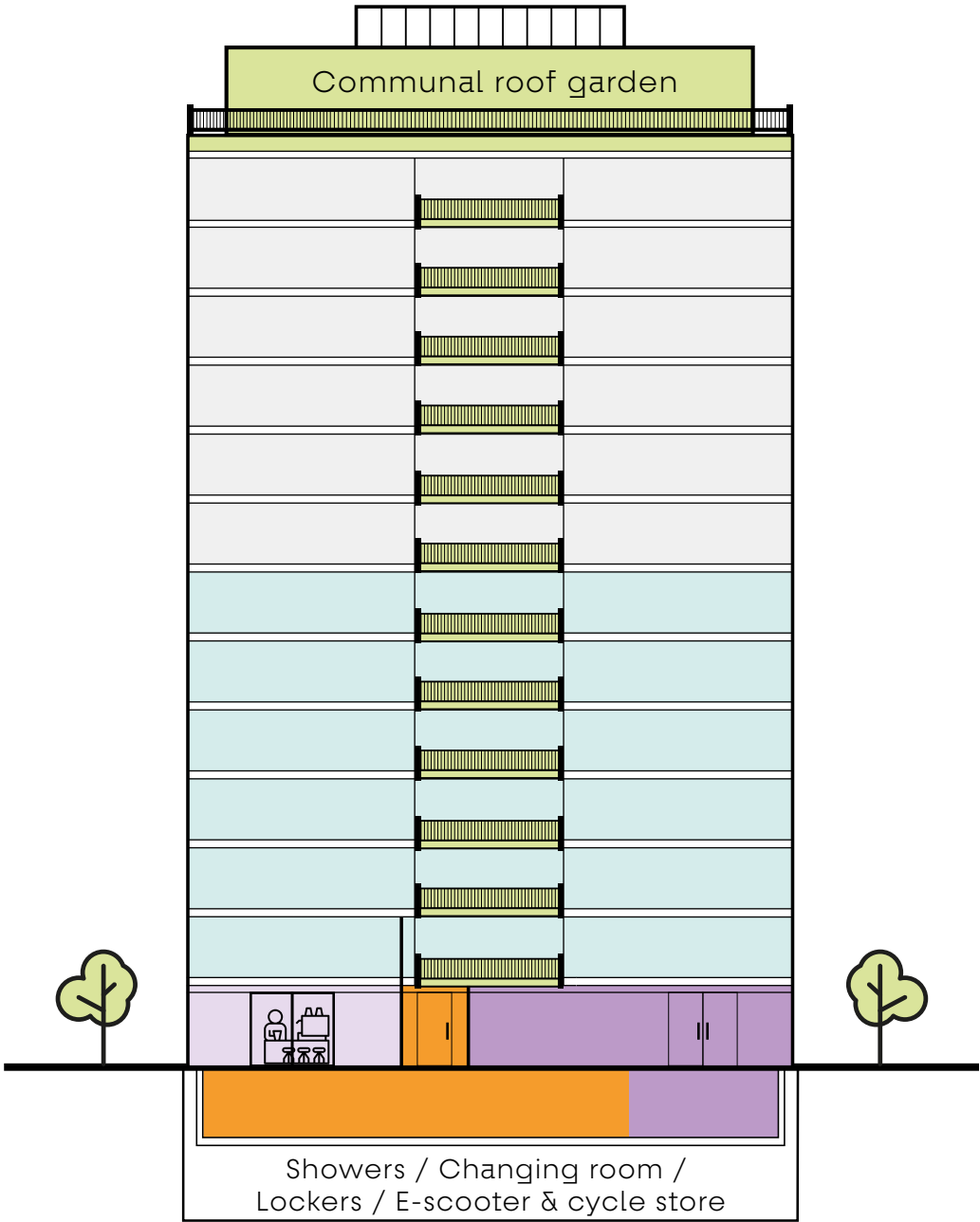
CGI for reference only.



# Lower Ground: Wellness Suite and back of house for the Retail F&B



# Building cross section



280  
BISHOPS SQ

Level	NIA (SQ FT)	Availability
Roof Garden	6,000	
L12	18,000	Baker McKenzie
L11	21,200	Baker McKenzie
L10	21,200	Baker McKenzie
L9	21,200	Baker McKenzie
L8	21,200	Baker McKenzie
L7	21,200	Baker McKenzie
L6	21,202	Available Offices
L5	21,202	Available Offices
L4	21,202	Available Offices
L3	21,205	Available Offices
L2	21,203	Available Offices
L1	19,314	Available Offices
Ground Floor:		
Retail opportunity	2,000	To Let
Dual building reception	7,800	-
Barista bar	500	To Let
Wellness Suite entrance	150	To Let
Lower Ground Floor:		
Wellness Suite	4,200	To Let
Retail / F&B	500 - 1,800	To Let
Building total	257,926	

The above net internal floor areas under the 6th edition of the RICS Code are estimations only, to be verified on Practical Completion.

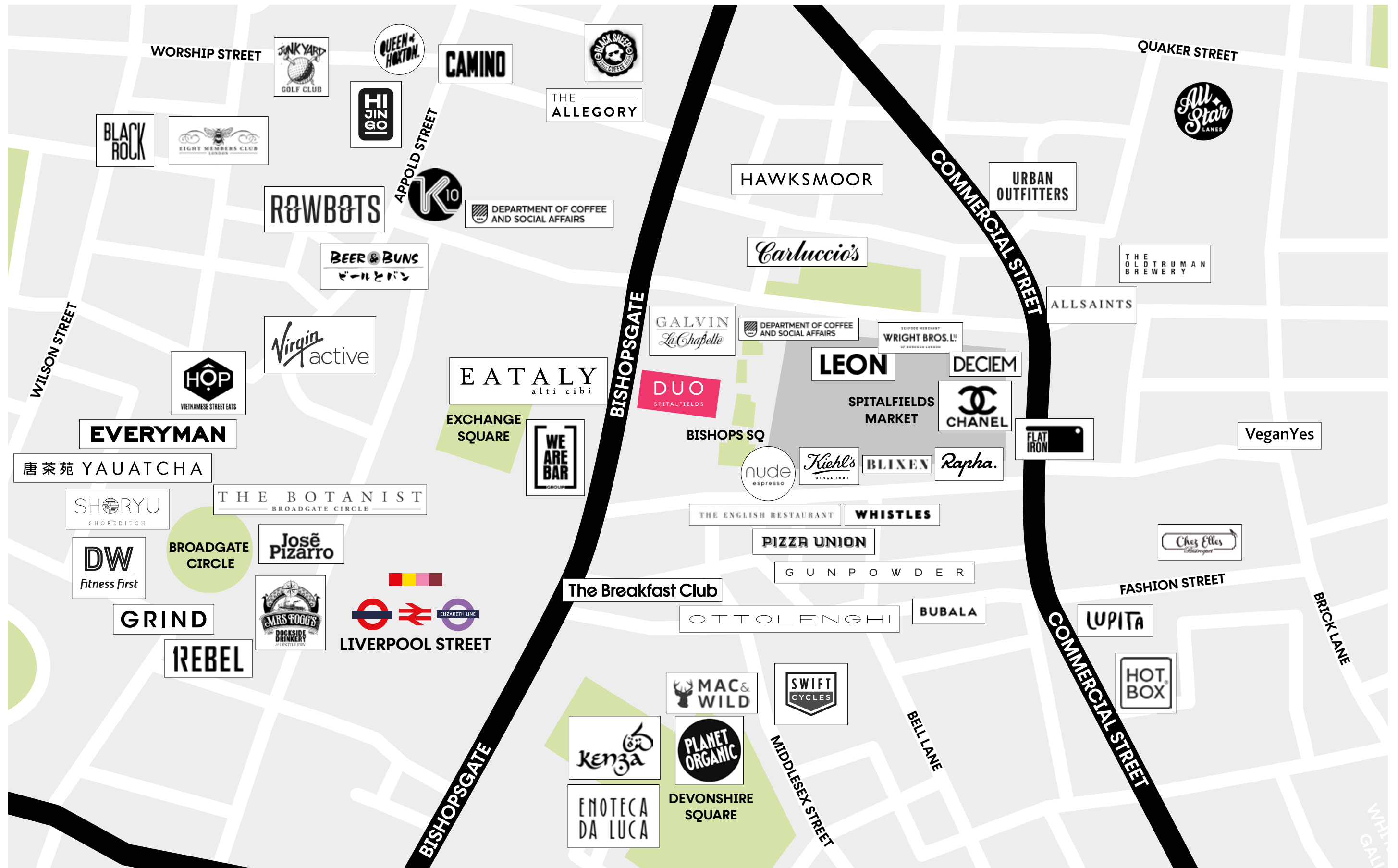


# Local office occupiers





# Local occupiers





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Architects:

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**THIRDWAY**ARCHITECTURE

THE TEAM



# DUO

## SPITALFIELDS

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