

# THE SHOREDITCH

Vitcorp Ltd

## COLLECTION



### 26 CURTAIN ROAD, EC2

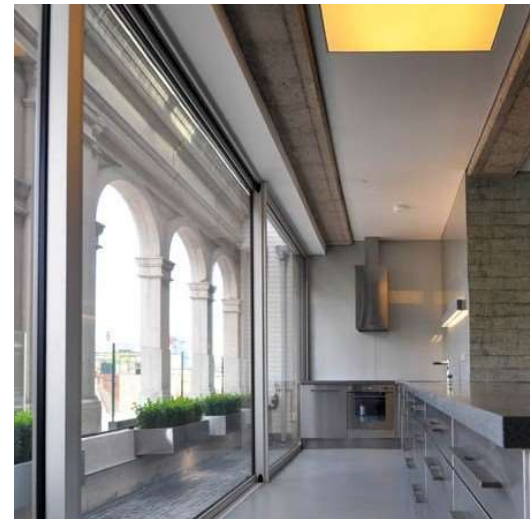
**This Grade II listed property was previously let to a single occupier operating a café on the ground floor.**

We negotiated a surrender of the tenant's lease at nil cost, and carried out an extensive refurbishment of the premises, creating contemporary loft offices and revealing characterful exposed nineteenth century brickwork. The ground and basement were let separately to the upper floors, and is now home to Rok restaurant, offering Nordic cuisine in a sleek Shoreditch setting. Following refurbishment, we enjoyed a 143% increase in total revenue per annum.

### 131 SHOREDITCH HIGH STREET, E1

**Purchased in 2011 as tired 1980s refurbished offices, this building was restored to its former glory with sensitivity and attention to detail, whilst at the same time providing modern relevance with details such as exposed concrete finishes, raised floors and direct wheelchair access to all areas.**

We created a new retail frontage to the property, letting a double volume unit to local east London lifestyle brand, House of Hackney. The upper floors contain high specification offices, with a spectacular penthouse on top. The penthouse enjoys a landscaped roof terrace benefitting from panoramic views of London's skyline.



### 141 CURTAIN ROAD, EC2

**We applied several decades of industry experience when developing this iconic building. Designed by award winning architects Duggan Morris, 141 Curtain Road offers circa 15,253 sq ft of commercial development space in the heart of Shoreditch.**

The building is set within a conservation area defined by Georgian grain of brick warehouses. The original building was fully remodelled behind a retained brick façade to create a modern, Grade A office, which provides a thoughtful and sensitive contribution to the general aesthetic of the local area.

In addition to remodelling the building, we were able to add on three new floors of contemporary office space extending from the front into the back of the site. The rear of the site is sculpted to form a series of terraces to respond to maximise the rental opportunity within this densely inhabited block.

In undertaking this development, we were able to achieve a 166% increase in the building's ERV.



**For more information on our Shoreditch Collection, please contact Harry Iles on:**

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