

1,885 - 7,573 SQ FT

PAXTON

HOUSE

30 ARTILLERY LANE, E1



BLENDING CONTEMPORARY WITH HERITAGE

Paxton House has been extensively refurbished to provide premium office space in the sought after location between the City of London and Shoreditch, next to the iconic Spitalfields Market and moments from Liverpool Street station.

This prominent corner building was once home to England's first distiller of essences. Taking influence from this rich history, Paxton House has been re-imagined by Emrys Architects to deliver 11,878 sq ft of new and contemporary office space.



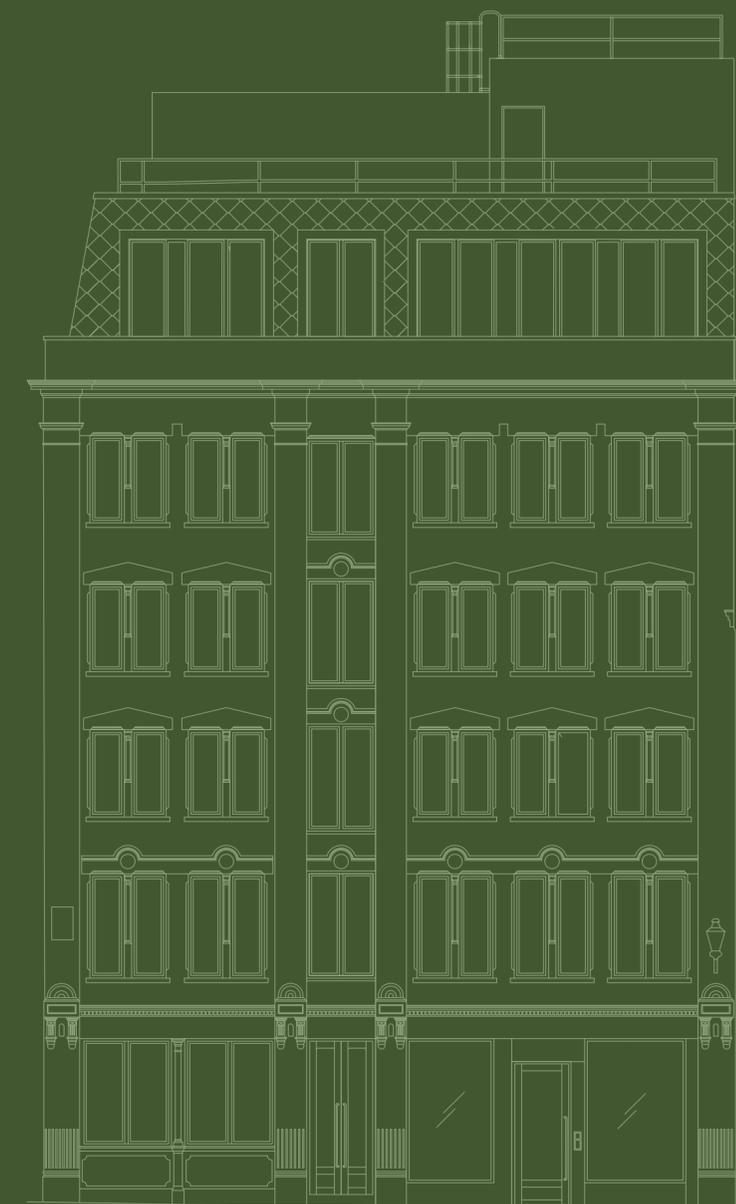
Image shows Reception

AREA SCHEDULE

Paxton House provides 11,878 sq ft of 'best-in-class' office space arranged over Lower Ground, Ground and 5 upper floors. The building offers a mix of both 'Plug & Play' as well as traditional Category A+ provisions. The Ground and Lower Ground allow for a self-contained opportunity with a dedicated entrance on Artillery Lane and an interlinking feature stair.

FLOOR	SQ FT	SQ M	CONDITION
Fifth	-	-	LET
Fourth	1,904	177	UNDER OFFER
Third	1,899	176	CAT A or Fitted
Second	1,885	175	CAT A or Fitted
First	1,885	175	Plug & Play
Ground*	-	-	LET
Lower Ground*	-	-	LET

*Ground and Lower Ground provide self-contained duplex with interlinking staircase



AVAILABLE AREA: 7,573 SQ FT



LIGHT & BRIGHT.

A new landlord 'Plug & Play' provision offers high-quality fit-out along with the added benefit of Juliet balconies on all upper floors.

Image shows Fifth floor



CLASSIC & CONTRASTING.

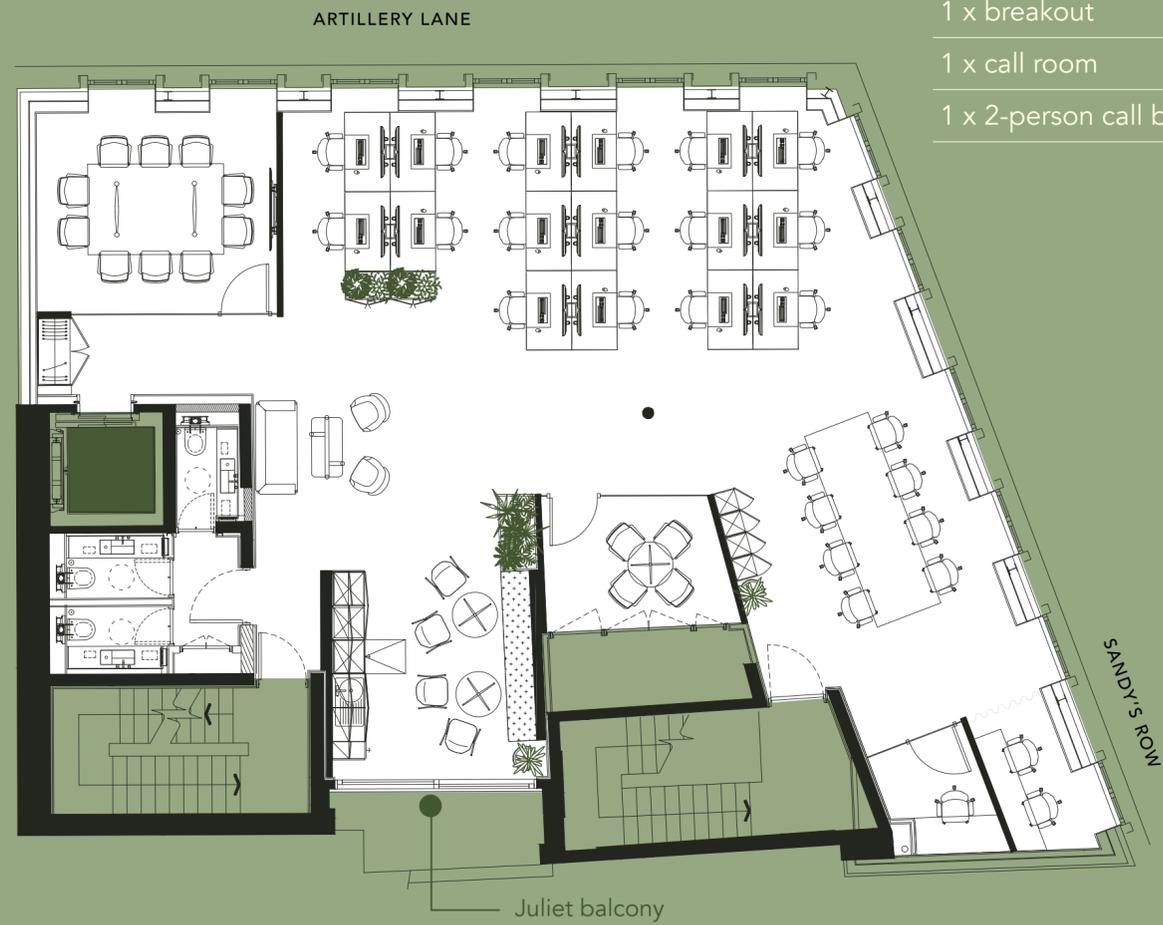
Design-led finishes to the floors provide a clean 'exposed' ceiling with sandy and wooden tones throughout, creating a bright and inviting office space.

Image shows Fifth floor

FIFTH FLOOR - 1,658 SQ FT / 154 SQ M

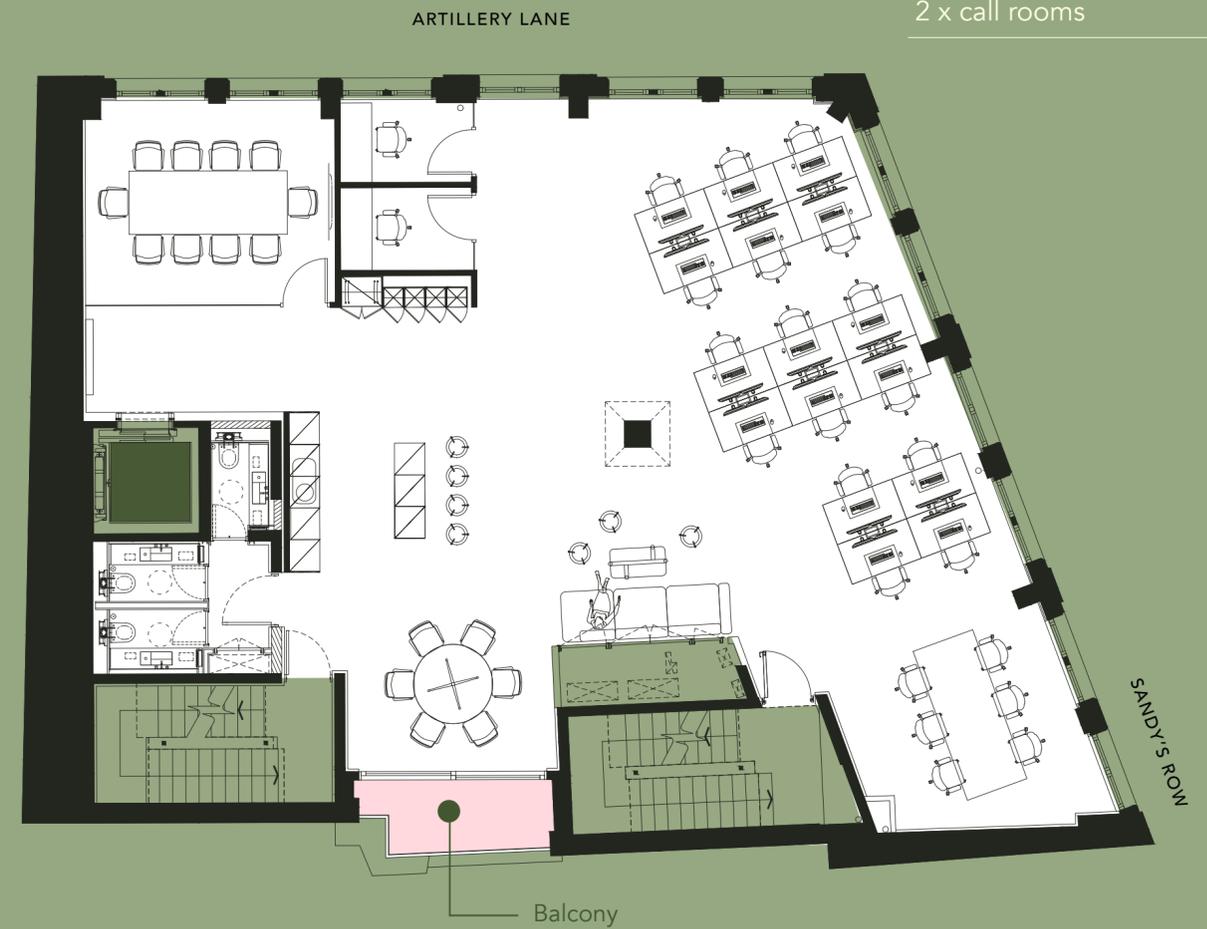
NOW LET

- 10-person meeting room
- 4-person meeting room
- 16 x desks (open plan)
- 1 x agile working area
- 1 x kitchen
- 1 x breakout
- 1 x call room
- 1 x 2-person call booth



FIRST FLOOR - 1,885 SQ FT / 175 SQ M

- 10-person meeting room
- 16 x desks (open plan)
- 1 x agile working area
- 1 x kitchen
- 1 x breakout
- 2 x call rooms



Not drawn to scale. For indicative purposes only.

● Office ○ Common parts



Concrete columns and clean ceiling finishes provide desirable features to the open-plan office space.

Image shows First floor



Contemporary finishes on the Plug & Play floors provide a sought after working environment.

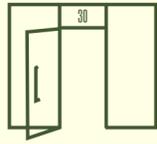


Image shows First floor

THE PAXTON SPECIFICS

Well-considered design runs throughout every floor with plenty of open plan space, large bright windows and provision of outdoor connectivity via the juliet balconies.

Using the dedicated entrance on Sandy's Row, cyclists can head down to the bike store where end-of trip facilities, ample bike spaces as well as folding bike lockers are available.



Re-modelled
statement building
reception



Raised access
floors



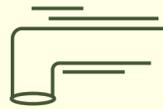
Ceiling mounted
AC Units



Double glazed
openable
windows



1st floor balcony &
Juliet balconies on
2nd – 5th floors



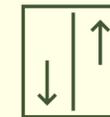
Exposed concrete
ceiling & columns



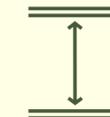
DDA compliant



Newly
refurbished,
demised WCs



New
passenger lift



Over 2.75m
floor-to-ceiling
height throughout



20 cycle
spaces



5 folding
bike lockers



2 new showers &
changing facilities



29 lockers



Dedicated
cycle entrance



SUSTAINABLY CONSCIOUS

Restoring and re-purposing building features plays an important ingredient in the refurbishment as well as minimising carbon emissions where possible.



PV Roof panels



Fully electric building



Restoration of building features



EPC Rating A



Air Source Heat Pump & Mechanical Ventilation



Efficient LED lighting



Biophilia on fitted floors



Building is Zero Carbon Enabled

● FLAVOURFUL CONCOCTIONS

- 1 Brat
- 2 Canto Corvino
- 3 Cecconi's
- 4 Dishoom
- 5 Duck & Waffle
- 6 Eataly
- 7 Galvin La Chapelle
- 8 Gunpowder
- 9 Hawksmoor
- 10 Los Mochis London City
- 11 Ottolenghi
- 12 Padella
- 13 Roti King
- 14 Shiro
- 15 SMOKESTAK
- 16 Smoko Loko
- 17 som saa
- 18 St JOHN
- 19 Sushisamba
- 20 Yauatcha

● SIP & SAVOUR

- 1 Nagare
- 2 Noxy Brothers
- 3 Store Street
- 4 Trade
- 5 WatchHouse

● BY THE MEASURE

- 1 Bishop's Vault
- 2 Davy's Wine Bar
- 3 Grapeshots
- 4 Humble Grape
- 5 The Gun
- 6 The Loft
- 7 The Market Coffee House & Bar
- 8 The Merchant & Weaver
- 9 The Pride of Spitalfields
- 10 Vagabond

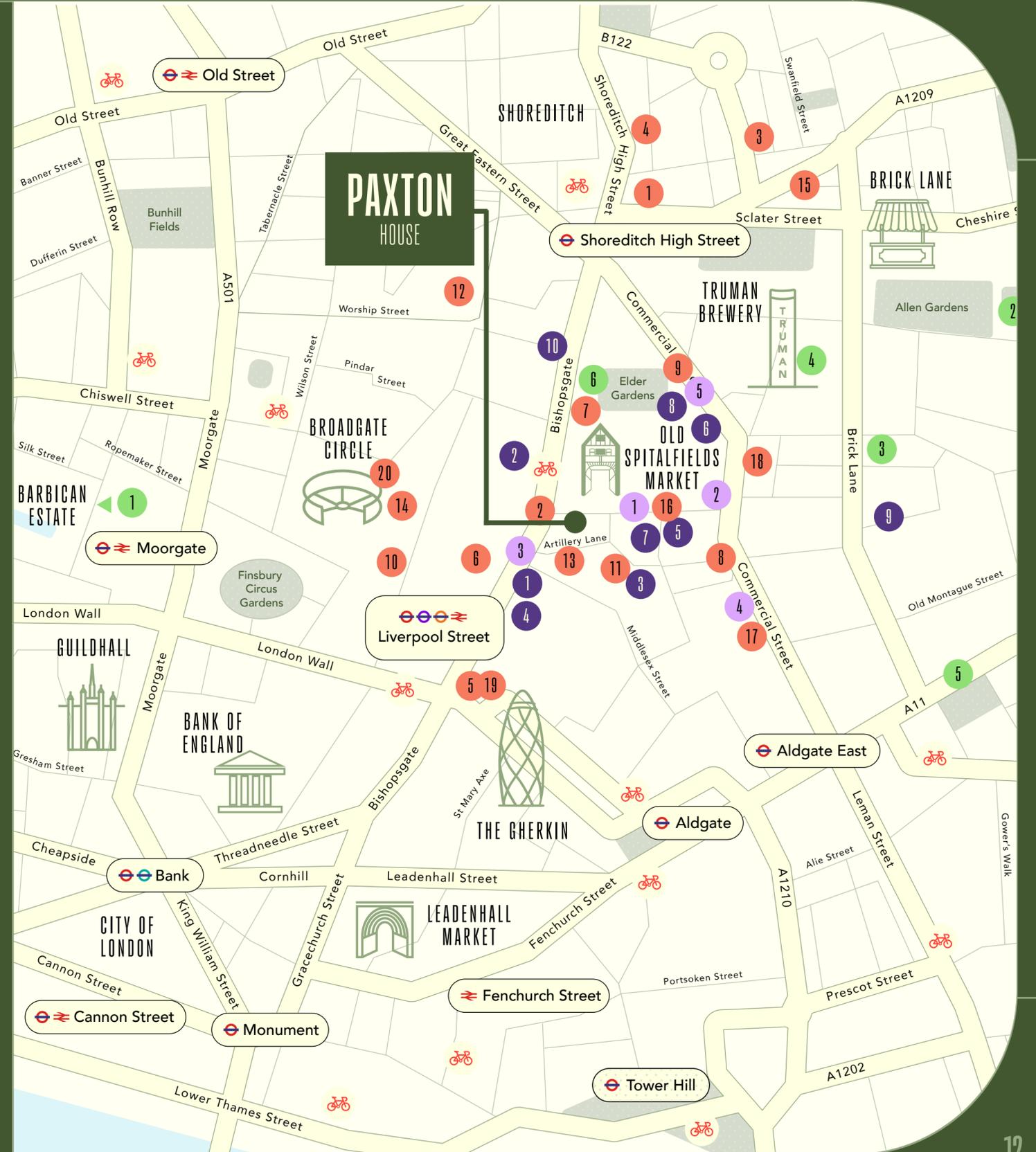


● PACKED WITH CULTURE

- 1 Barbican Conservatory
- 2 Spitalfields City Farm
- 3 The Gilbert & George Centre
- 4 The Truman Brewery Markets
- 5 Whitechapel Gallery
- 6 Dennis Severs' House



THE SPIRIT OF SPITALFIELDS

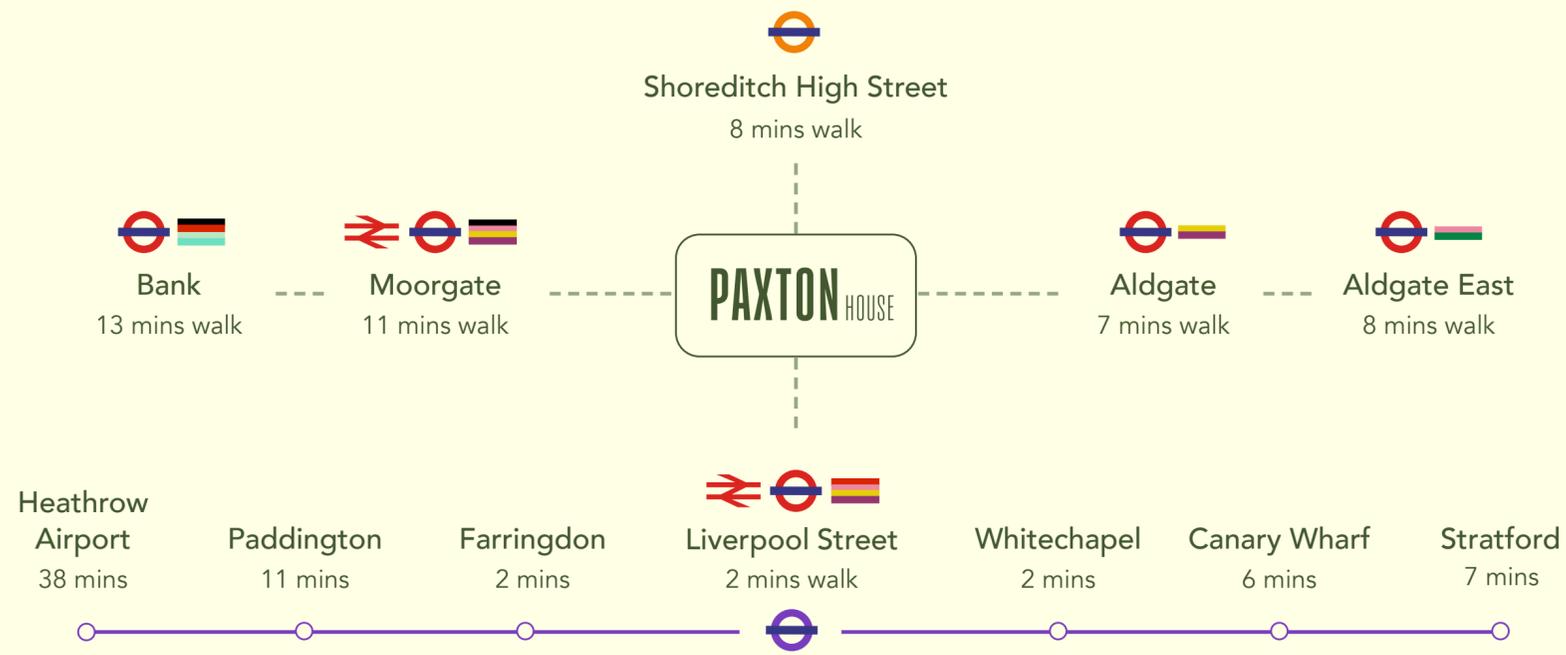
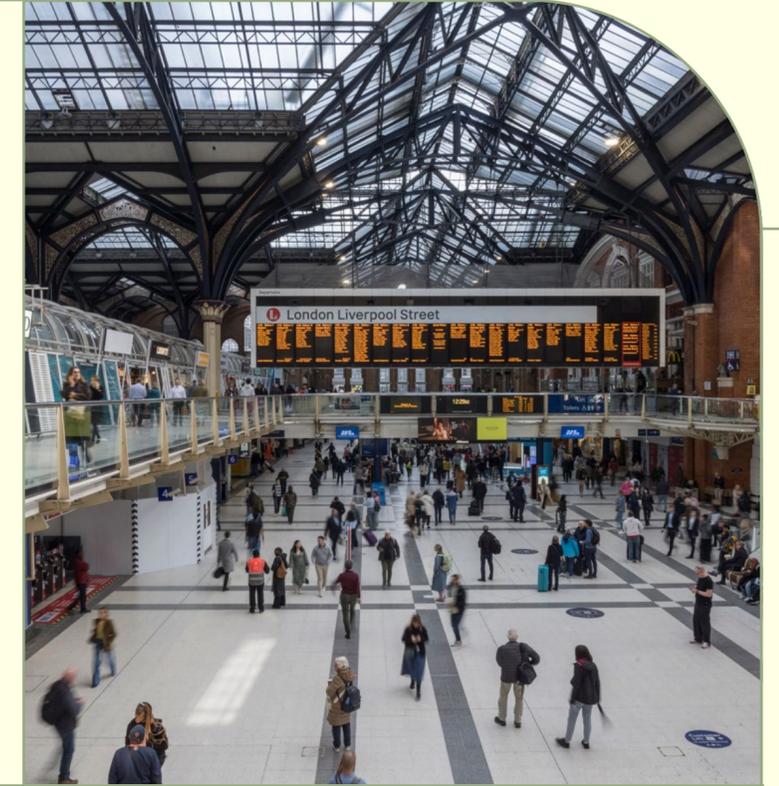


A SENSE OF PLACE



TRAVEL MADE EFFORTLESS.

With Liverpool Street a mere 2 minute walk away, travelling to any corner of London could not be easier. The fifth busiest station in London, it includes four different Underground lines, the Overground, National Rail and the convenient Elizabeth Line.



KEY TIMINGS FROM LIVERPOOL STREET

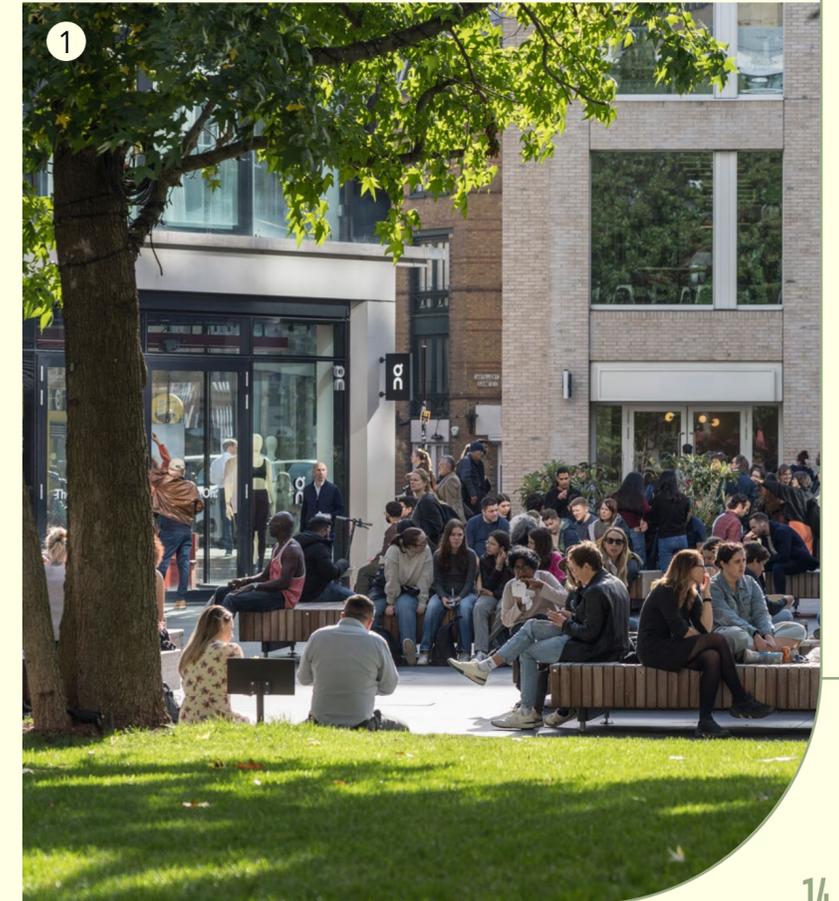
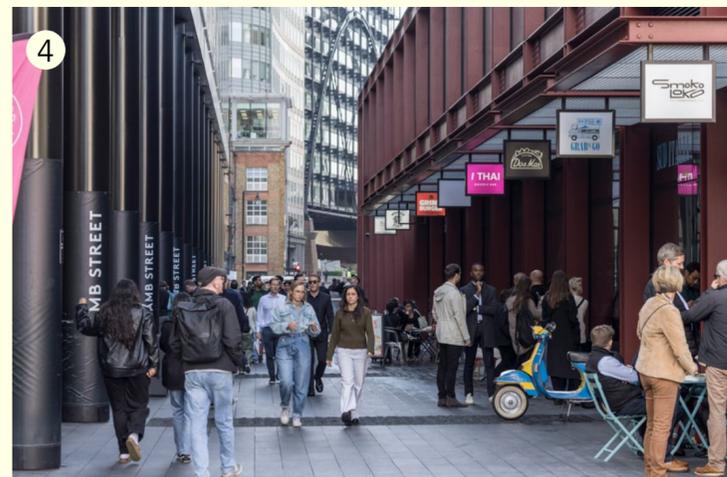
- Bank - 2 mins
- Barbican - 2 mins
- Cambridge Heath - 5 mins
- King's Cross St Pancras - 7 mins
- Holborn - 7 mins
- London Waterloo - 11 mins
- Baker Street - 11 mins
- Paddington - 11 mins
- Bond Street - 12 mins
- Heathrow Airport - 38 mins



- 1 Bishop's Square - 1 min walk
- 2 Spitalfields Market - 2 mins walk
- 3 Eataly London - 2 mins walk
- 4 Lamb Street - 4 mins walk
- 5 Truman Brewery - 5 mins walk
- 6 Broadgate Circle - 6 mins walk
- 7 Brick Lane - 8 mins walk
- 8 Shoreditch High Street - 8 mins walk
- 9 Whitechapel Gallery - 9 mins walk



IMMERSE YOURSELF



PAXTON HOUSE

GET IN TOUCH

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