

PIANO WORKSHOP CREMER STREET E2

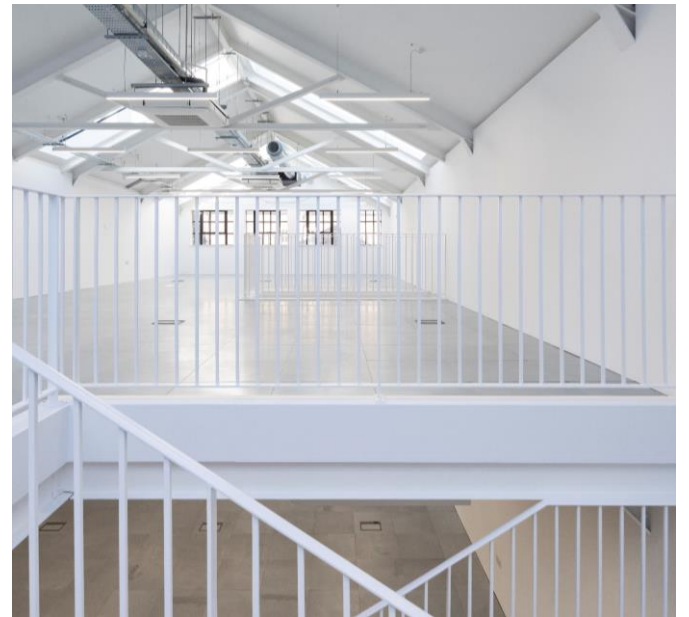
4,543 SQ FT
NEWLY REFURBISHED SELF-CONTAINED
COURTYARD HQ BUILDING
HOXTON, E2

PIANO WORKSHOP









DESCRIPTION

Piano Workshop comprises 4,535 sq ft of newly refurbished CAT A office space arranged over ground and first floors. The interconnected floors provide regular, flexible floor plates suitable for a range of layouts and uses. The property benefits from striking glazed frontage, Crittall-style windows, excellent natural light and a private rear patio of approximately 300 sq ft. Occupiers also benefit from on-site bike storage and a storage shed.

AMENITIES



AIR
CONDITIONING



GREAT CEILING
HEIGHTS



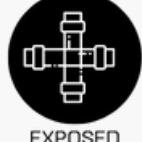
FLOOR TO
CEILING GLAZING



EXCELLENT
NATURAL LIGHT



BIKE RACKS



EXPOSED
SERVICES



GREAT CEILING
HEIGHTS



SELF-CONTAINED



E CLASS USE

NEWLY REFURBISHED COURTYARD HQ BUILDING



TRANSPORT

Hoxton- 2 mins



Old Street- 13 mins



Liverpool Street- 20mins

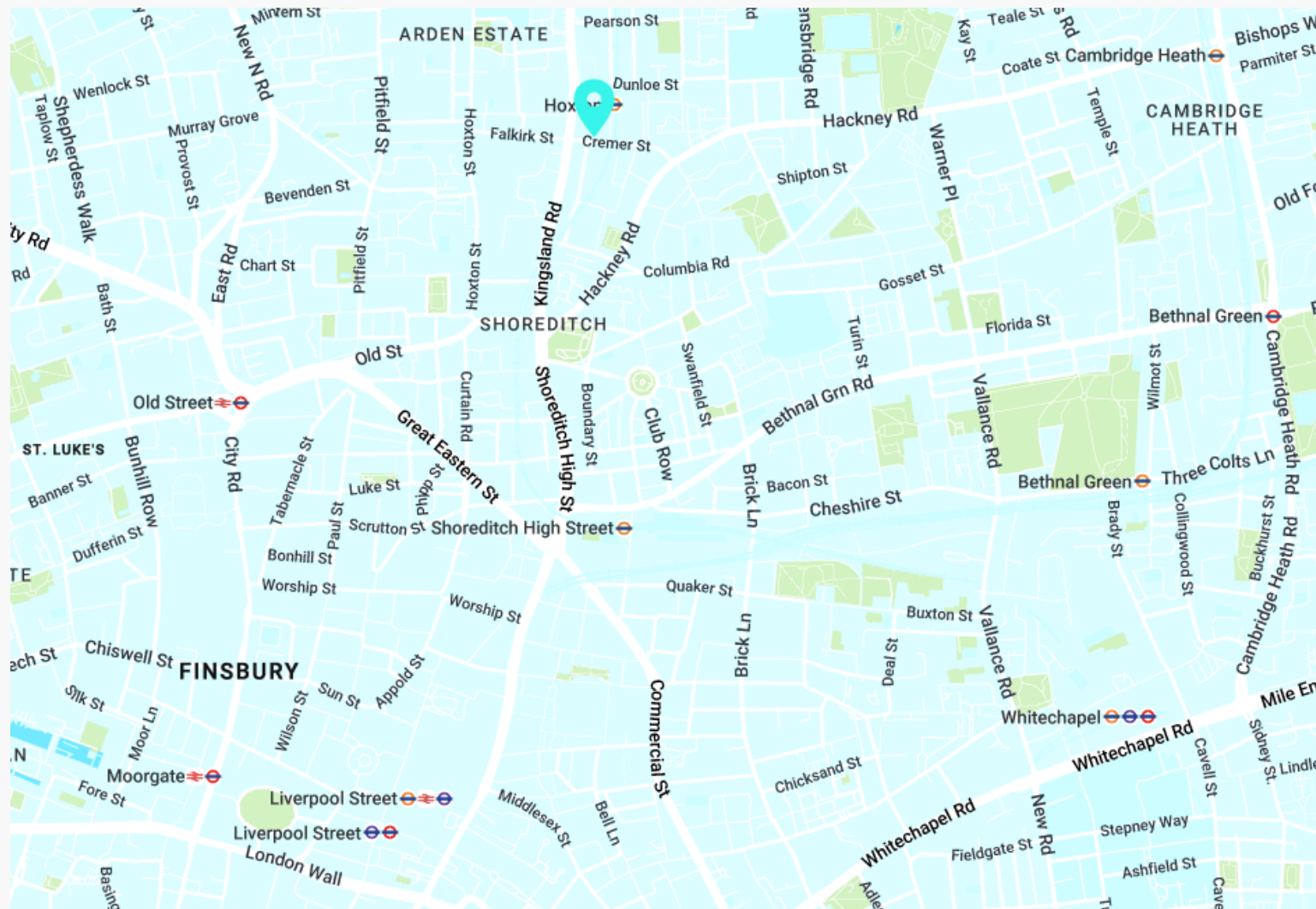


AREA

Piano Workshop is conveniently located just a two-minute walk from Hoxton Overground Station, providing easy access to Old Street and Liverpool Street.

Hoxton is a vibrant and fashionable commercial district, known for its mix of Victorian warehouses, modern developments and diverse leisure and amenity offerings, with strong appeal to the creative and fashion industries.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CH. (PSF)	TOTAL (PCM)
Ground & First Floors	4,543	Available	£35.00	£20.00	£1.00	£21,200

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Available Immediately.

CONTENT

View on our website



RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable

MANAGED

The office is also offered on a fully managed basis. Please get in touch for more details.

VIEWINGS VIA SOLE AGENTS

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