

Est.1955

Tarn &Tarn

**2ND FLOOR OFFICE,
THE TRUMAN
BREWERY,
91 BRICK LANE,
SPITALFIELDS,
E1 6QL**

**FULLY FITTED
SINGLE-FLOOR
WORKSPACE
9,112 FT²**



DESCRIPTION

Located within the renowned Truman Brewery estate, the second floor of Z Block offers a rare opportunity to occupy a fully fitted, open-plan workspace. The floor is configured with 88 desks, five meeting rooms, five edit suites, dedicated storage areas, and a kitchenette. Ideal for creative, media, and tech companies, the space is ready to accommodate teams seeking a plug-and-play solution in a vibrant East London setting.

SUMMARY

- Fully Fitted
- 88 Desks
- Multiple Meeting Rooms
- Great Natural Light
- A/C
- Large Breakout Area
- Bike Racks
- 24 Hour Reception
- 3x Passenger Lifts
- Excellent Transport Connectivity
- Iconic Shoreditch Building





LOCATION

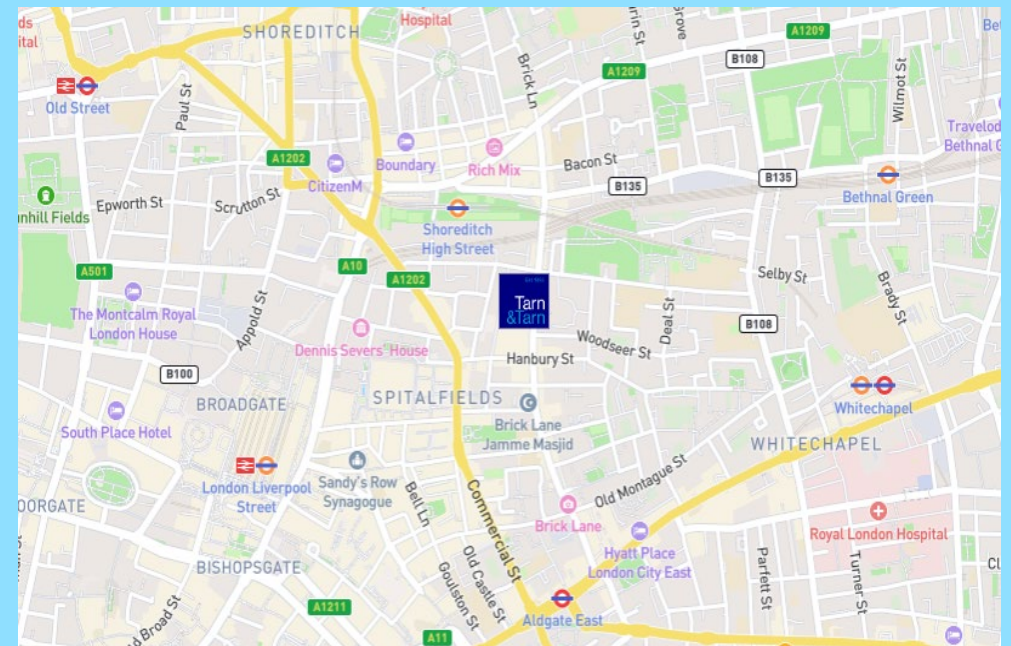
THE AREA

The Truman Brewery at 91 Brick Lane is a renowned creative and commercial hub in the heart of East London, surrounded by a thriving mix of independent retailers, food markets, and cultural venues. Positioned within walking distance of Shoreditch High Street (5 minutes), Liverpool Street (10 minutes), Aldgate East (10 minutes), and Old Street (15 minutes), it offers excellent transport connectivity. The area is a magnet for creative, media, and tech occupiers, with nearby attractions including Spitalfields Market and the Whitechapel Gallery.



TRANSPORT

-  Shoreditch High Street (6-minute walk) – **Overground Line**
-  Liverpool Street (10-minute walk) – **Hammersmith & City, Circle, Elizabeth Line, Metropolitan, Central, Overground** and National Rail Services
-  Old Street (15-minute walk) – **Northern Line** and National Rail



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PSF)	SERVICE CHARGE (£ PSF)	BUSINESS RATES (£ PSF)	TOTAL MONTH	TOTAL YEAR
2 ND FLOOR	9,112	£45	£5.50	£17.20	£51,406.87	£616,882.40
TOTAL	9,112					

TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

BUILDING INSURANCE

TBC

VAT

Applicable

LOCAL AUTHORITY

London Borough of Tower Hamlets



VIEWINGS VIA JOINT AGENTS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.