

PIANO WORKSHOP

Self-contained
virtual freehold
office, available with
vacant possession

HOXTON E2

EXECUTIVE SUMMARY

Virtual Freehold

Unique self-contained building in the heart of Hoxton, one of London's most dynamic mixed-use areas

Excellent connectivity, located within 100m of Hoxton Overground station

Comprises **4,543 sq ft** of office accommodation over ground & first floor

Newly built in 2019, offering a modern commercial accommodation

EPC B

Benefits from a **private courtyard** at the rear

Vacant possession

Of interest to owner occupiers and investors

Offers invited for the virtual freehold interest in excess of £2,500,000 reflecting a low capital value of £550 psf.



LOCATION

Hoxton has fast become one of London's most diverse and fashionable commercial districts. It's known for its iconic mixture of original Victorian warehouses, modern developments and unique leisure and amenity offerings, making it a sought-after destination for corporates, such as Aviva and Canva, and start-up businesses.

Hoxton, long synonymous with the fashion, creative and art sectors. It is also home to a number of independent boutiques and established museums including the popular museum of the Home.

It has a thriving café scene, including independent favourites such as Gram'n Degrees and The Grocery, while also attracting acclaimed dining venues like the Michelin-starred The Clove Club.

SITUATION

Piano Workshop is located on the northern side of Cremer Street, close to its junction with Kingsland Road. The building is set back from the main thoroughfare and can be accessed via a private gated entrance.



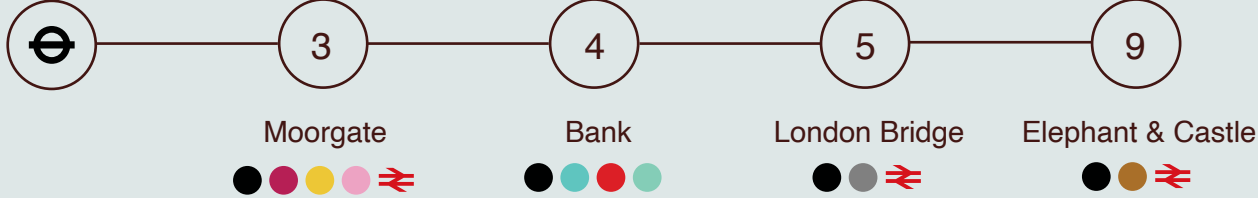
ELIZABETH LINE FROM WHITECHAPEL



OVERGROUND FROM HOXTON



NORTHERN LINE FROM OLD STREET



BUS FROM HOXTON



WALKING FROM PIANO WORKSHOP



Piano Workshop is located adjacent to Hoxton Overground Station. Hoxton Station is served by the Windrush line which provides a direct 4-minute connection to the “Elizabeth Line” at Whitechapel Interchange Station.

Old Street Station is located within a short walk, providing direct access to the Northern line and national rail services.

A comprehensive network of bus routes runs through the area, ensuring easy connections into the City of London. Key routes provide direct access to the City of London and the West End.

Cremer Street is well-integrated into London’s growing cycle network. Cycle Superhighway CS1 runs direct from Hoxton to Liverpool Street offering a direct and safer cycle route for commuters and residents.

CONNECTIVITY

THE BUILDING

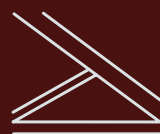
Piano Workshop comprises 4,534 sq ft over ground and first floor.

The building was developed in 2019 and has since undergone a refurbishment to deliver CAT A offices. It benefits from rectangular floor plates offering a uniform layout throughout.

The building benefits from a private rear courtyard and dedicated bike storage. A car parking space is available via separate negotiations with the freeholder.



Glazed Frontage



Exposed Eaves



Rear Private Courtyard



Excellent Natural Daylight



End of Trip Facilities



Kitchenette





REAR PRIVATE COURTYARD



GLAZED FRONTAGE

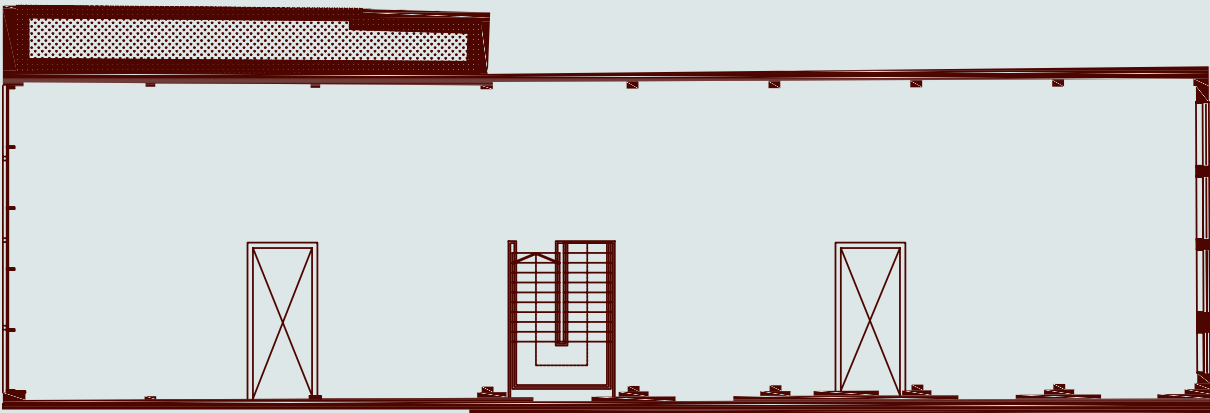


KITCHENETTE

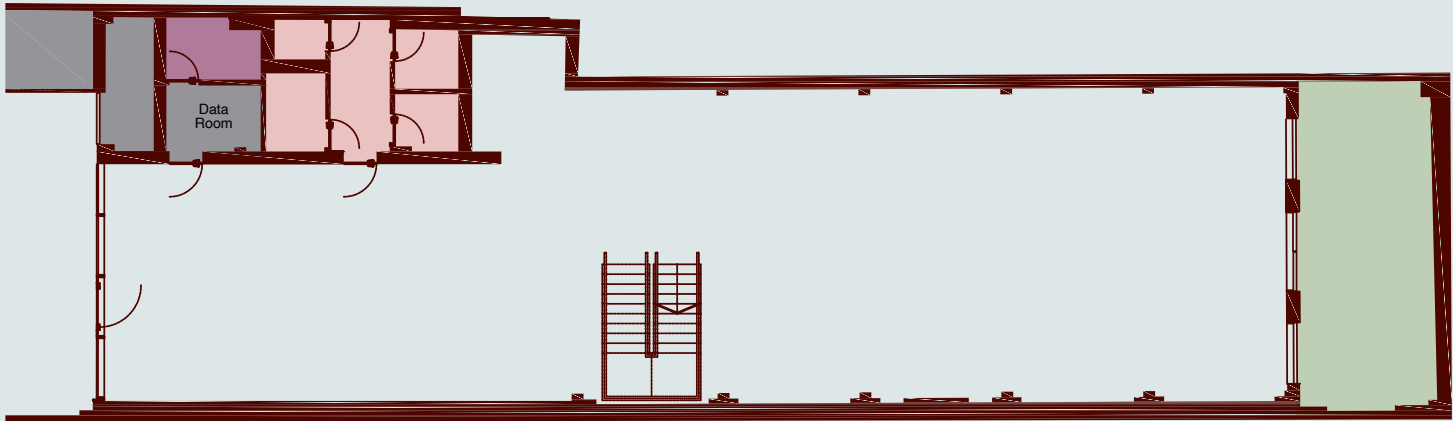
FLOOR PLANS

UNIT	SQ FT	SQ M
Ground & First Floor	4,543	422

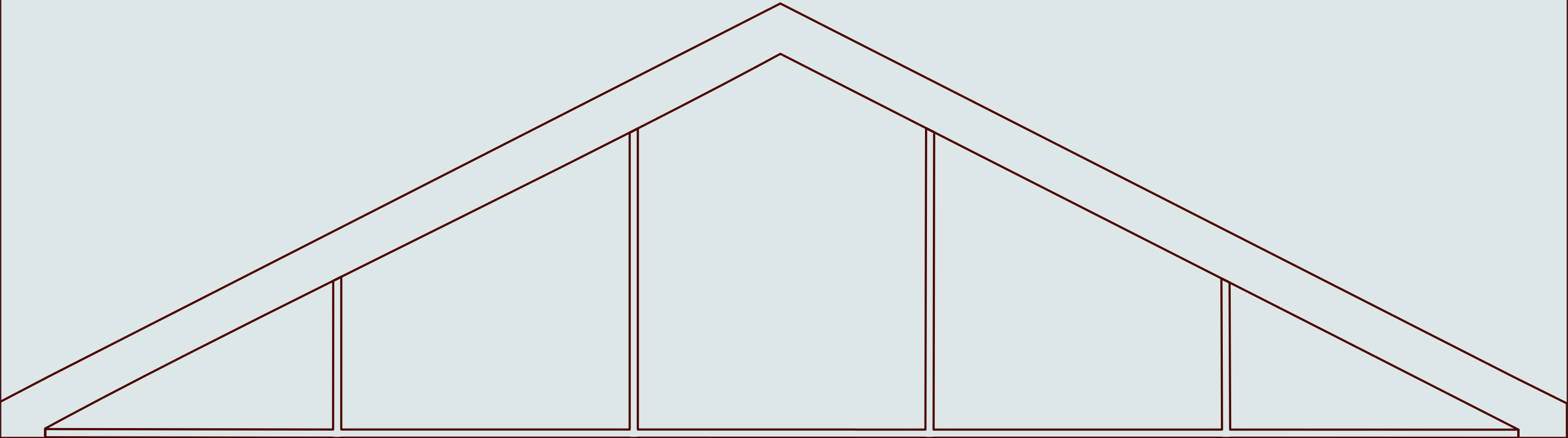
- Office
- Terrace
- WC
- Shower



First Floor



Ground Floor





COURTYARD DOUBLE DOORS TO GROUND FLOOR



CAT A FIRST FLOOR

ADDITIONAL INFO



VAT

The property is elected for VAT.

TENURE

A new 999 year long leasehold will be granted at a peppercorn ground rent.

PLANNING

The property is located in the London Borough of Hackney. It is located in the Kingsland conservation area.

PROPOSAL

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CONTACT



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