

# THE TRUMAN BREWERY, EI

9,112 SQ. FT

FULLY FITTED OFFICE SPACE IN SPITALFIELDS  
ACROSS A SINGLE FLOOR  
SPITALFIELDS, EI





## DESCRIPTION

Forming part of the Truman Brewery, the second floor within Z Block provides a rare fully fitted lateral floor plate, equipped with 88 desks, 5 meeting rooms, 5 edit rooms, storage facilities and kitchenette.

The space would be of strong interest to a range of creative, media and tech occupiers. There is the possibility of adding an additional c. 2,800 sq ft.

## AMENITIES



BIKE RACKS



CONCIERGE



FULLY FITTED



EXCELLENT  
NATURAL LIGHT



OPEN PLAN



AIR  
CONDITIONING

## FULLY FITTED SINGLE FLOOR OFFICE IN TRUMAN BREWERY





## TRANSPORT

Shoreditch High Street - 5 mins



Liverpool Street – 10 mins



Old Street – 15 mins

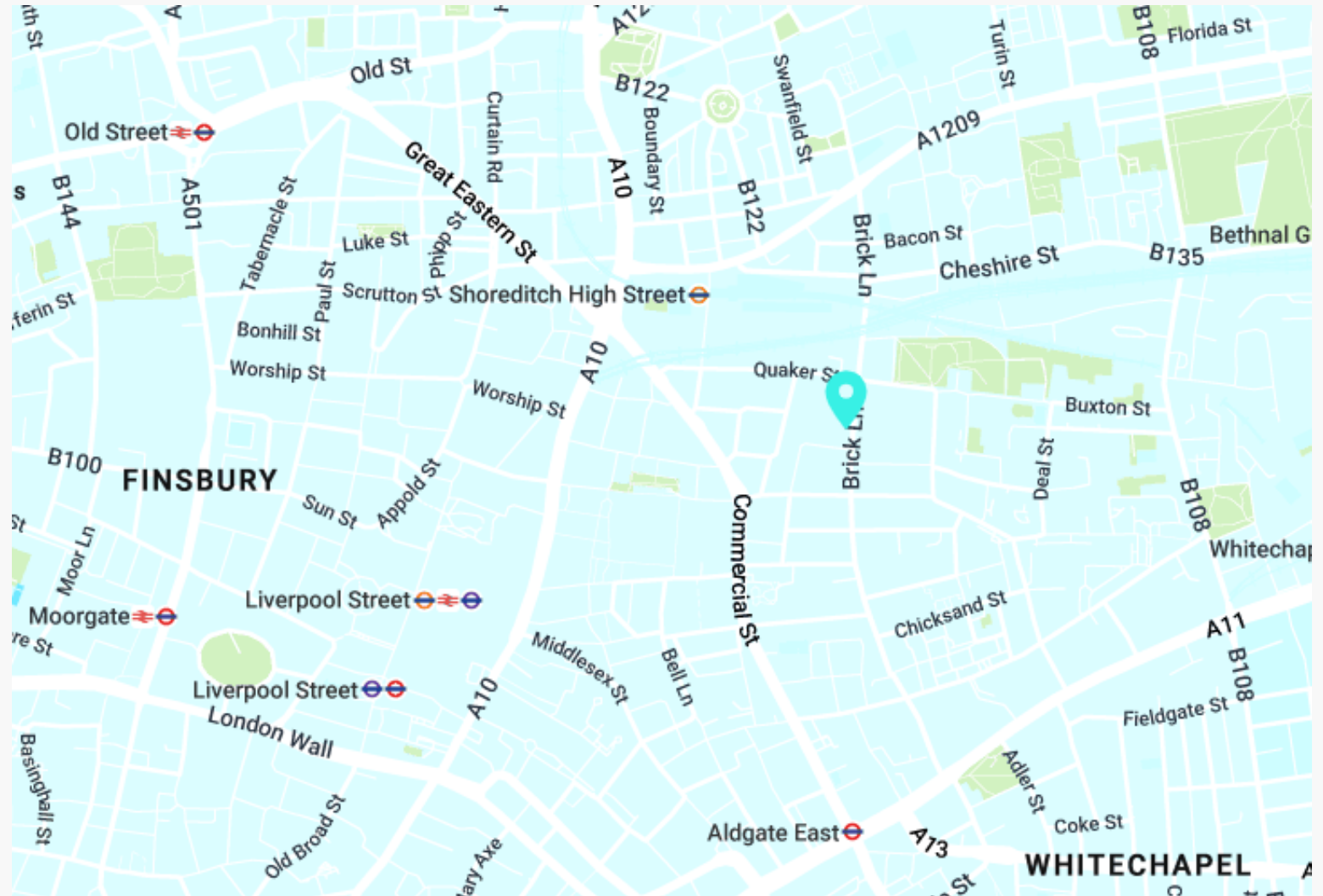


## AREA

Located in the heart of Spitalfields, the building occupies a prominent position in the centre of Brick Lane which is bustling with culture and is home to some of the world's leading tech and media companies.

The area is well served by transport links being a short walk from both Liverpool Street & Shoreditch High Street stations.

## LOCATION



## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
2 <sup>nd</sup> Floor	9,112	Available	£49.50	£17.20	£5.50	£54,672

### LEASE

A new lease for a term by arrangement.

### 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 JOINT SOLE AGENTS

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