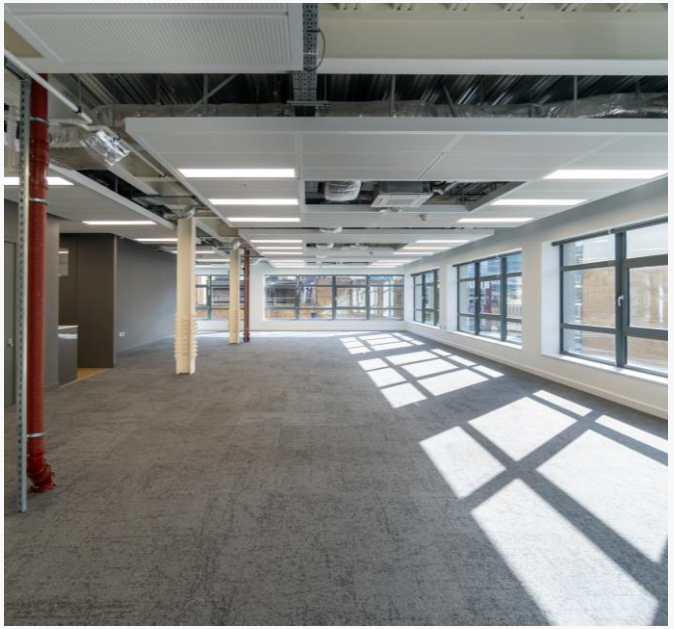
BELCOR

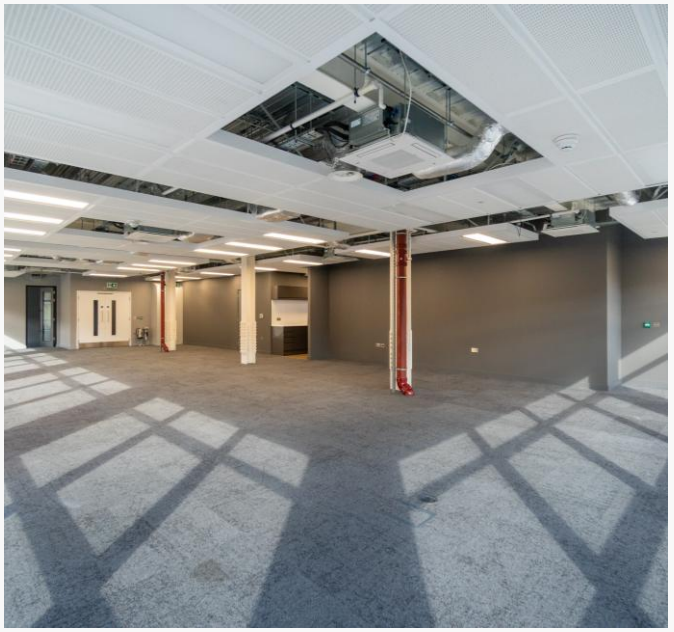
THE TRUMAN BREWERY, CONNEXTION HOUSE E1

1,918 - 3,990 SQ FT
OFFICE SPACE IN HISTORICAL TRUMAN BREWERY
SPITALFIELDS, E1


TRUMAN

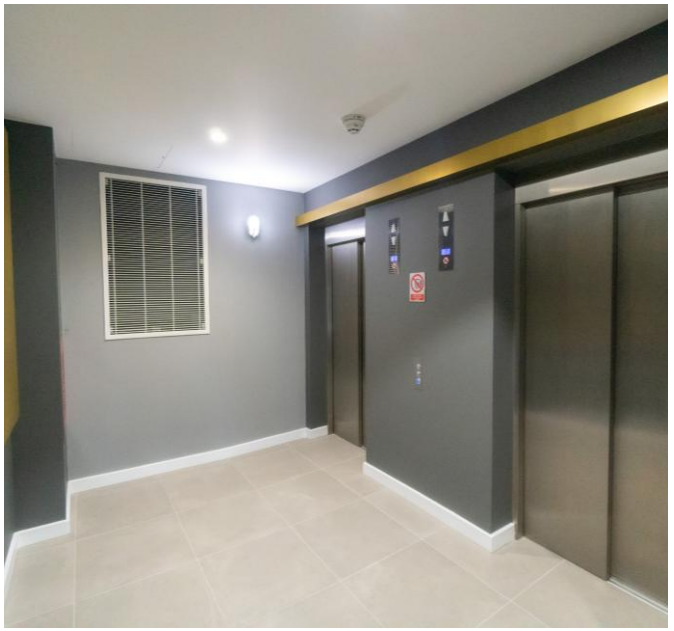












BELCOR

THE TRUMAN BREWERY
EI

DESCRIPTION

Connexion House is set within the historic Old Truman Brewery estate. A hive of creativity with independent shops, galleries, markets and much more.

These Cat A office spaces are ideally located next door to Spitalfields market, Truman Brewery and Brick lane. The units boast excellent natural light, Lift access as well as a fitted kitchen.

AMENITIES



OFFICE SPACE TO RENT IN TRUMAN BREWERY



BELCOR

THE TRUMAN BREWERY
E1

TRANSPORT

Shoreditch High Street - 5 mins

Liverpool Street – 10 mins

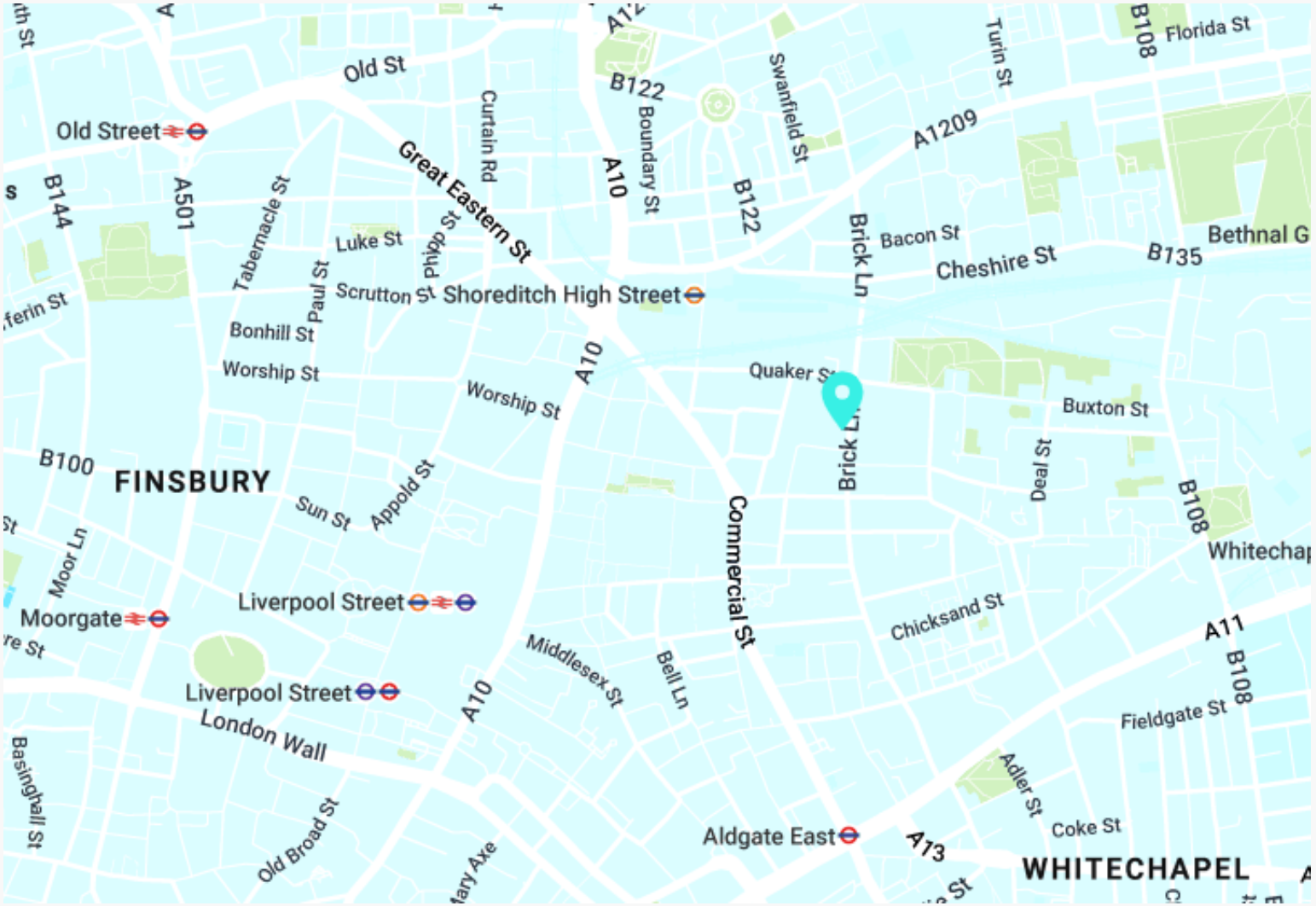
Old Street – 15 mins

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)
3rd Floor	1,918	Under Offer	£57.50	TBC	£6.50	£10,229
4th Floor	2,078	Under Offer	£57.50	TBC	£6.50	£11,082

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.

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

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VIEWINGS VIA SOLE AGENTS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

TEAM



JOE MEISEL MRICS
PARTNER
jm@belcor.london
07872 350 838



OLI COHEN
PARTNER
oc@belcor.london
07740 110 063

020 7375 3444
www.belcor.london