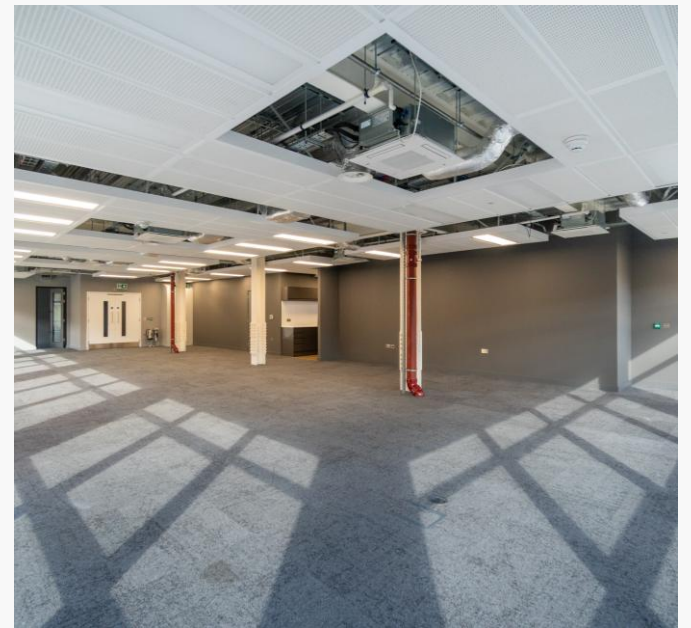


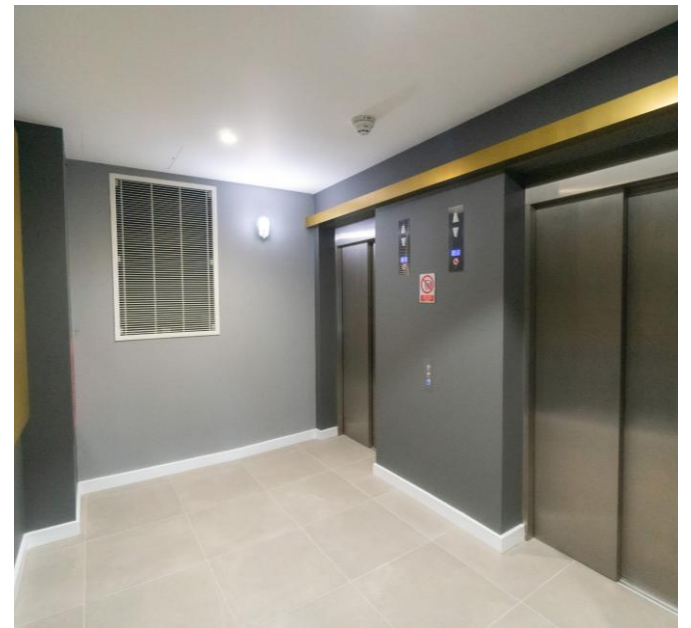
THE TRUMAN  
BREWERY,  
CONNECTION  
HOUSE EI

1,918 - 3,990 SQ FT

OFFICE SPACE IN HISTORICAL TRUMAN BREWERY  
SPITALFIELDS, 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



BIKE RACKS



CONCIERGE



KITCHENETTE



EXCELLENT  
NATURAL LIGHT



OPEN PLAN



AIR  
CONDITIONING

## OFFICE SPACE TO RENT IN TRUMAN BREWERY



## TRANSPORT

Shoreditch High Street - 5 mins



Liverpool Street – 10 mins



Old Street – 15 mins

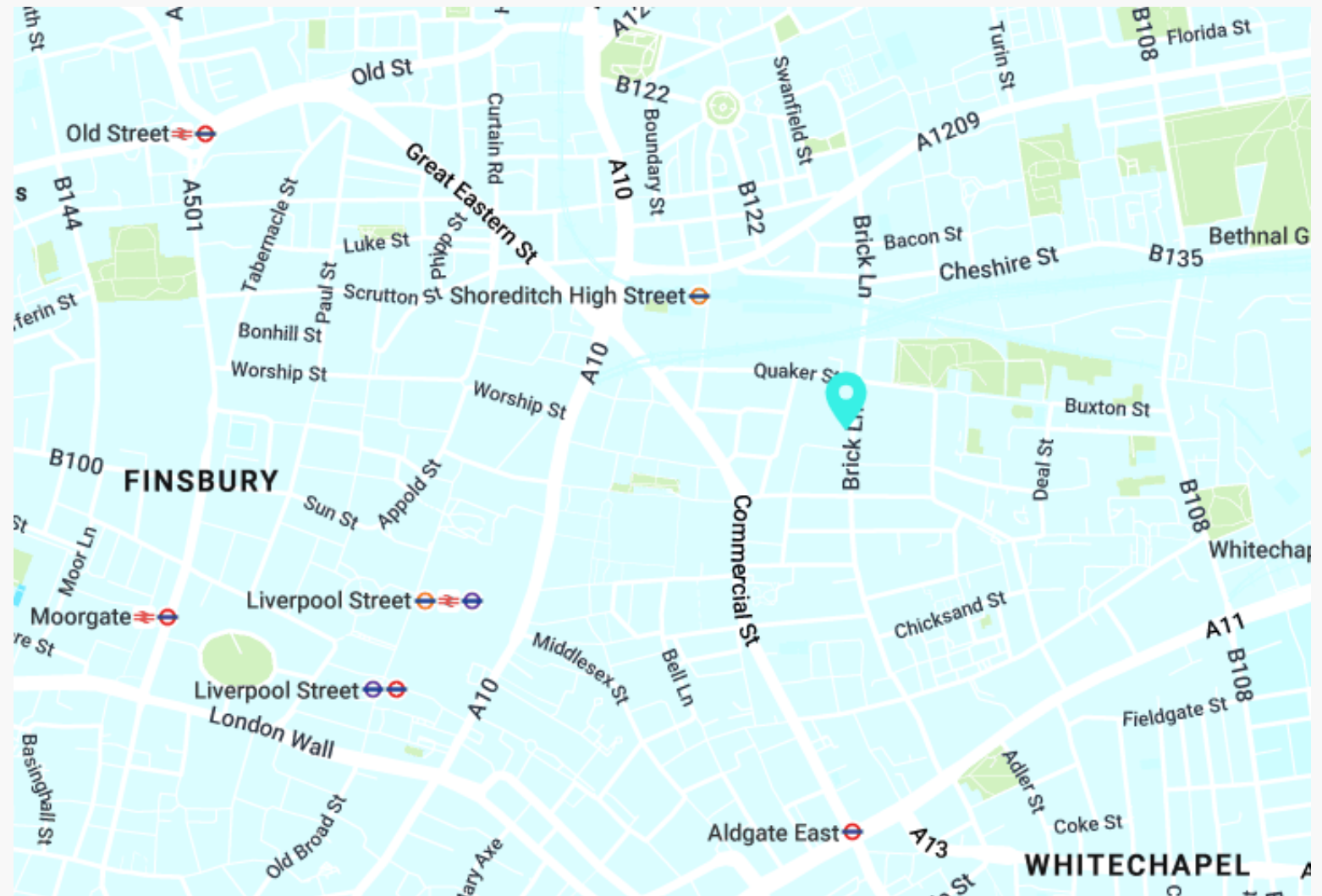


## AREA

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)
3 <sup>rd</sup> Floor	1,918	Available	£57.50	TBC	£6.50	£10,229
4 <sup>th</sup> Floor	2,078	Available	£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.

# 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