



PIANO WORKSHOP

34 CREMER STREET, LONDON E2 8HD

FOR SALE | NEWLY REFURBISHED SELF-CONTAINED HQ BUILDING IN THE HEART OF HOXTON



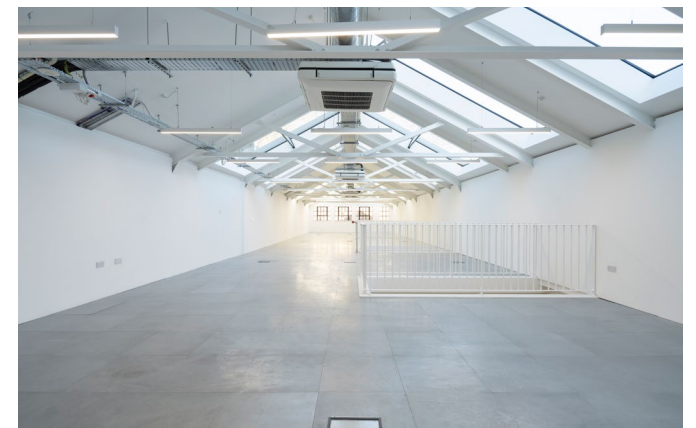
**Newly refurbished self-contained HQ
building in the heart of Hoxton.
Suitable for owner occupiers &
investors.**

Piano workshop comprises 4,534 sqft of newly refurbished CAT A office space over ground and first floors. The interior space is thoughtfully arranged over two interconnected floors, each featuring regular, uniform floor plates that offer flexibility for various layouts and uses.

The building's exterior boasts a striking glazed frontage, which enhances its aesthetic appeal while allowing natural light to flood the interior spaces. The crittall-style windows add a touch of industrial elegance, complementing the overall modern design.

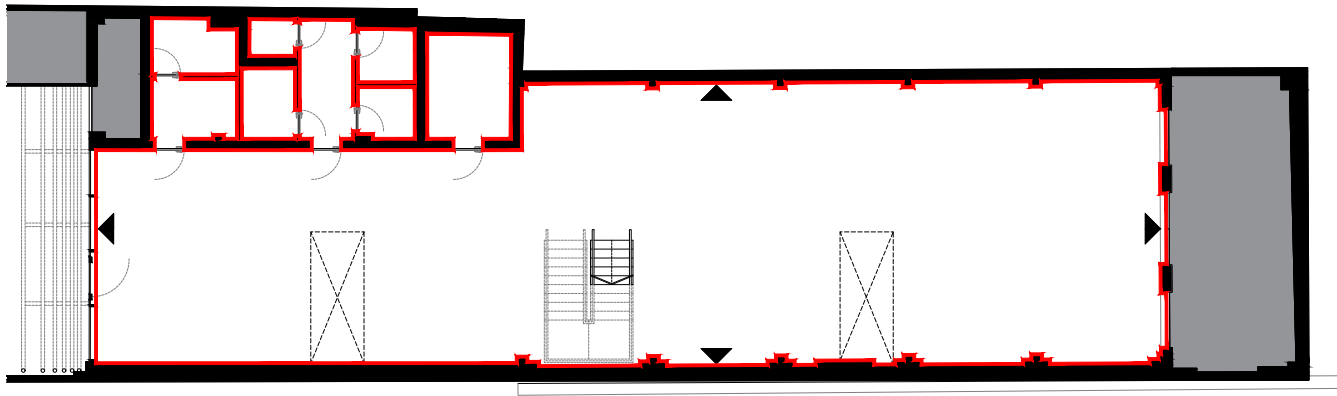
To the rear of the building, double doors open onto a private patio area that spans approximately 300sqft. This outdoor space provides a perfect setting for relaxation, informal meetings, or social gatherings, offering a tranquil retreat from the hustle and bustle of the work environment. Additionally, there is bike storage/a storage shed on site.



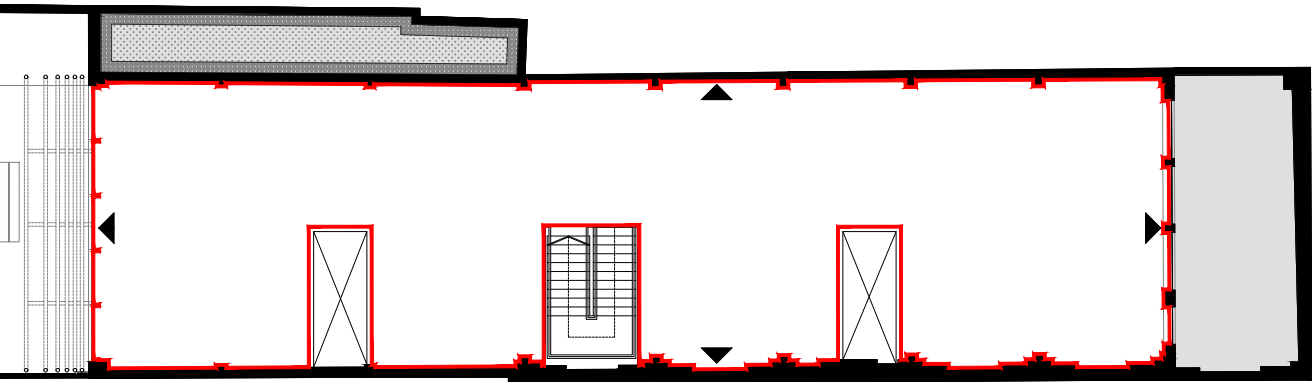


Schedule of Accommodation

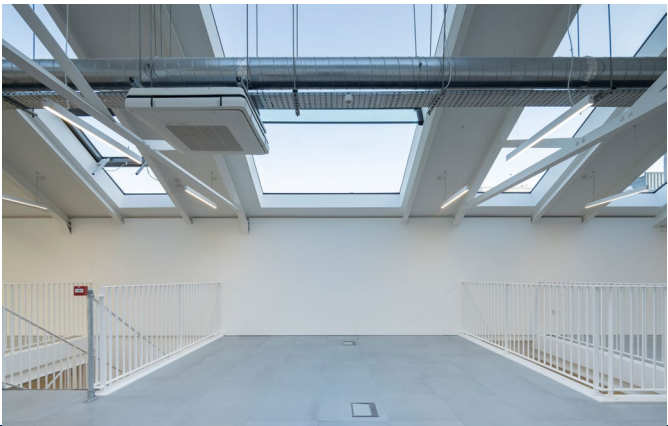
Floor	Sqft	Sqm
Ground & First Floors	4,543	422



Ground Floor Plan



First Floor Plan



Location

Piano Workshop is conveniently located just a two minute walk from Hoxton Overground Station. This prime location offers easy access to both Old Street and Liverpool Street station.

Hoxton has fast become one of London's most diverse and fashionable commercial districts. Known for its iconic mixture of original Victorian warehouses, modern developments and unique leisure and amenity offerings, this vibrant area is particularly popular among individuals in the fashion industry and other creative professions. It boasts an abundance of independent coffee shops, and restaurants, catering to a diverse and discerning clientele.

Conveniently located within easy reach of a number of Overground lines.



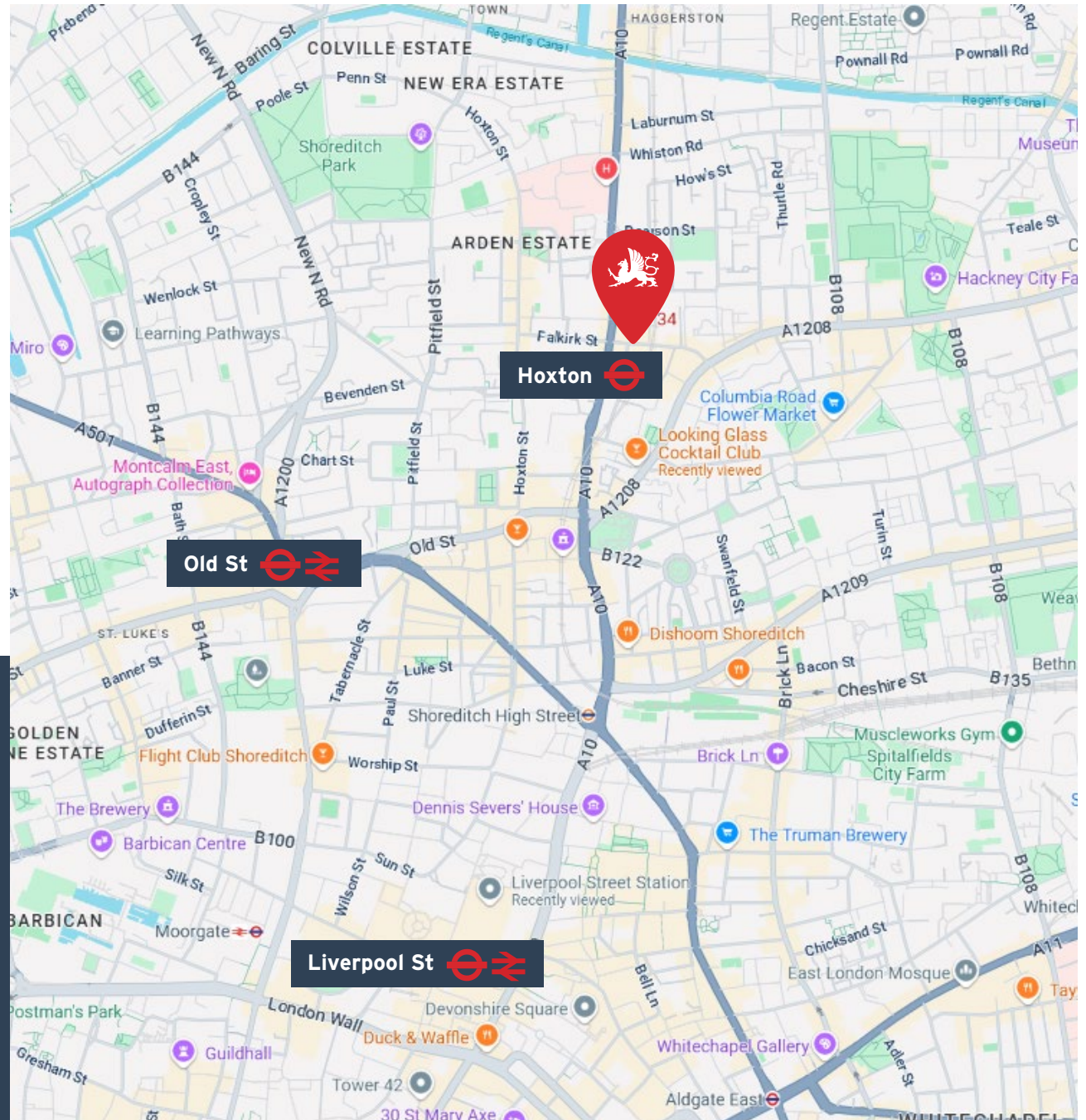
Hoxton
0.1 miles



Old Street
0.6 miles



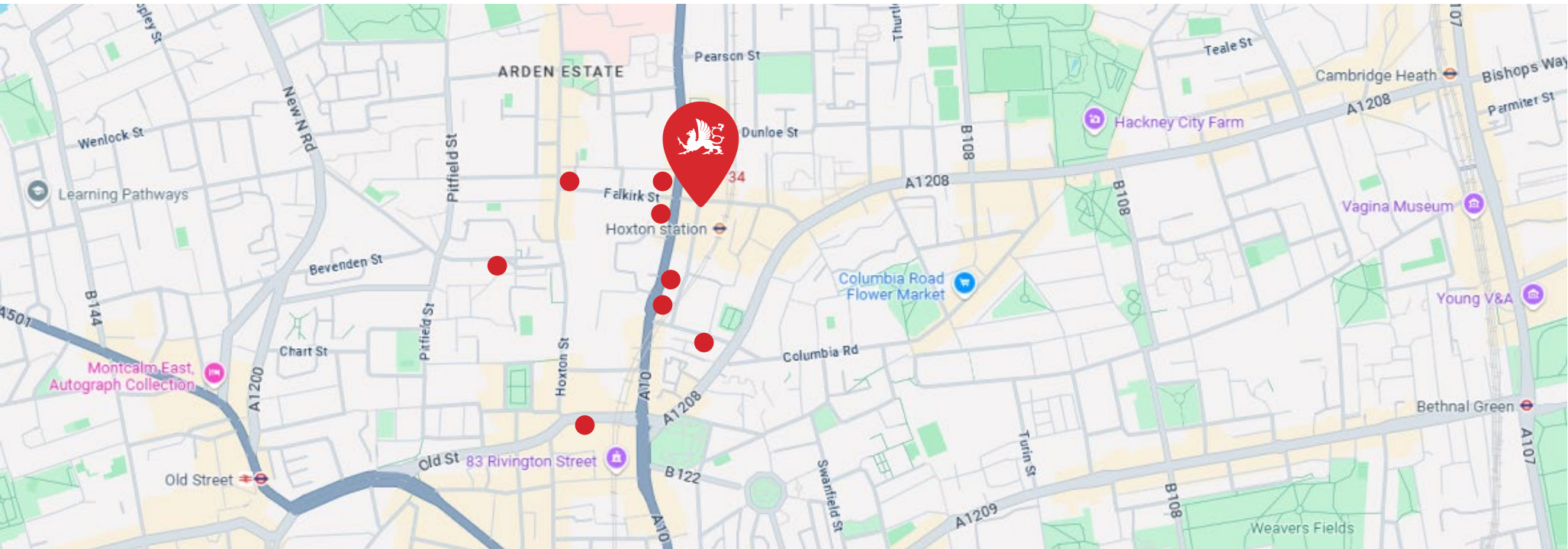
Liverpool Street
1 mile



Local Amenities

Your team will be perfectly placed in the heart of East London’s vibrant culinary and nightlife hub. Just a short walk from our distinctive space at 34 Cremer Street lies a thriving mix of buzzing bars, artisanal cafés, and independent restaurants. Whether you’re planning lively Thirsty Thursday outings in Shoreditch, memorable team socials, or hosting clients in some of the city’s trendiest spots, Hoxton and Shoreditch offer an unbeatable atmosphere with something to suit every occasion.

Venue	Walking Distance	Venue Type
Looking Glass Cocktail Club	5 minutes	Bar
A Bar With Shapes For A Name	7 minutes	Bar
The Lion & Lamb	6 minutes	Bar
Pomme Bakery	3 minutes	Coffee Shop
Gram' n Degrees	2 minutes	Coffee Shop
The Grocery	3 minutes	Coffee Shop
Song Que Cafe	1 minute	Restaurant
Raspa @ 100 Hoxton	3 minutes	Restaurant
The Clove Club	7 minutes	Restaurant







Further Information

Price	Offers invited in excess of £3,000,000 reflecting a capital value of £660 psf, subject to contract and exclusive of VAT.
VAT	The property is elected for VAT.
Tenure	Long leasehold at a peppercorn ground rent.
Planning	The property is located in the London Borough of Hackney in the Kingsland conservation area.
EPC	B (36).
Vacant Possession	Offered with full vacant possession.
Car Parking	Spaces are available to lease from the Freeholder.
Construction	Constructed in 2019.
Fitout	Not fitted.

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Contact & Viewings



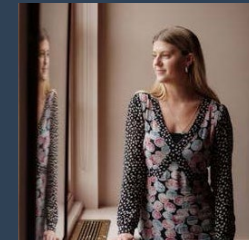
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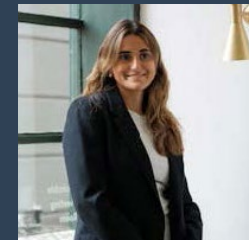
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