



28 Hanbury Street

Spitalfields, London, E1 6QR

Economical Workspace directly opposite the Truman Brewery

464 sq ft
(43.11 sq m)

- Prime Spitalfields Location
- Entry Phone System
- Gas Central Heating
- LED Lights
- Kitchenette
- Good Natural Light
- Communal WC Facilities

Summary

Available Size	464 sq ft
Rent	£15,000 per annum
Business Rates	To Be Assessed
Service Charge	£4,608 per annum Inclusive of Building Insurance and Heating
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	E

Description

The office occupies the third floor of a period commercial building in the heart of Spitalfields. The space benefits from good natural light, laminate wood flooring, gas central heating, and a secure entry phone system. Communal bathrooms and a kitchenette are also available within the building. The office is suitable for a range of occupiers and would particularly suit tech, creative, and media companies.

Location

The office is located on the south side of Hanbury Street midway between its junctions with Brick Lane & Commercial Street in the heart of Spitalfields. The property lies directly opposite the Truman Brewery and is in close proximity to the famed Spitalfields Market. The area is well served by public transport, with Liverpool Street, Shoreditch High Street, and Aldgate East stations located within a short walking distance.

Accommodation

The accommodation comprises the following areas:

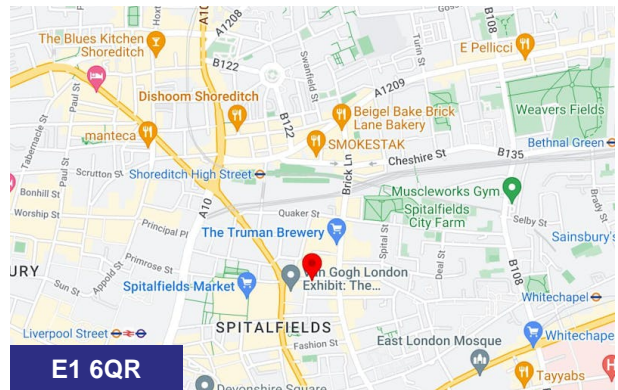
Name	sq ft	sq m
Unit - 3rd Floor	464	43.11

Viewings

Strictly by appointment only.

Terms

A new FRI lease to be contracted outside the security and provisions of the Landlord and Tenant Act 1954.



Viewing & Further Information

Arthur Nowicki

0207 377 8989 | 07792711461

arthur@tarn-tarn.co.uk

Luke Marioni

0207 377 8989 | 07734601111

luke@tarn-tarn.co.uk

Gasper Koscik

0207 377 8989 | 07802453663

gasper@tarn-tarn.co.uk