



Susskind.

The Piano Workshop, 34 Cremer Street, E2

The Piano Workshop is a highly attractive self-contained building bursting with contemporary features and modern flare, situated within a private courtyard.

Offering a special HQ opportunity, this 4,543 sq ft building features a private terrace, large open plan floorplates with a striking interconnecting staircase, exposed beams and a striking glass pitched roof.

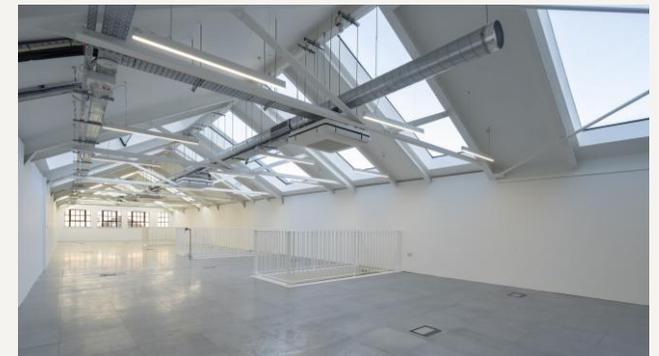
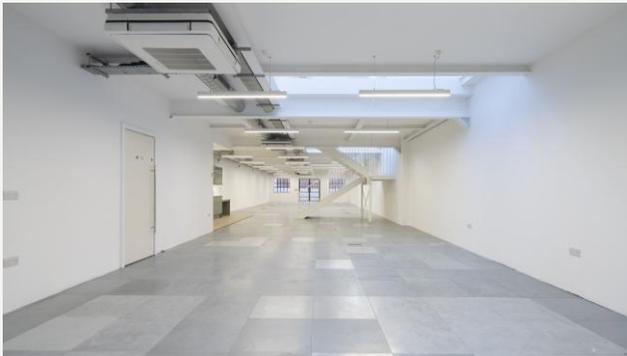


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Situated within less than a 1 minute's walk from Hoxton Overground Station, this unique offering is well connected.

Being located in the heart of the creative north-eastern fringe district of The City, Old Street & Shoreditch, it boasts a desirable location with lots of nearby amenities on the doorstep.



The Piano Workshop, 34 Cremer Street, E2

Summary

Unique self-contained HQ style building with open floorplates and a private terrace, set within a subtle courtyard scheme.

Features

- Self-contained building
- Courtyard development
- Unique HQ style building
- Exposed beams
- Shower facilities
- WC facilities
- Kitchenette
- Striking interconnecting staircase
- Great ceiling height
- Impressive natural light
- Air conditioning
- Bicycle storage

Transport

- Hoxton
- Old Street

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

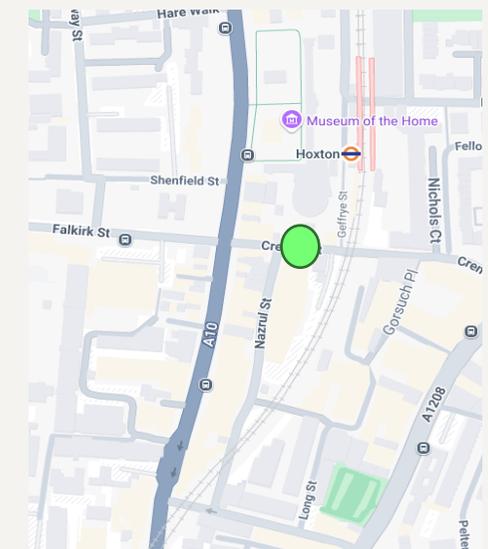
An EPC has been commissioned and will be available on request.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Ground & 1st	4,543	£39.50	£1.28	£20.38	£23,154.16	Available
Total	4,543	£39.50	£1.28	£20.38	£23,154.16	

*Interested parties should make enquiries with the local authority.

Map



The Piano Workshop, 34 Cremer Street, E2

Viewings via sole agents

For further information and inspections please contact sole agents:

Susskind

Adam Noble
07980 991 217
Adam@susskind.london

Elle Whayman
07791 785 253
Elle@susskind.london

Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

**PIANO
WORKSHOP**

Colonial Buildings
59-61 Hatton Garden
London, EC1N 8LS

T +44 (0) 207 831 8311
E hello@susskind.london
W susskind.london

Susskind.