

28 Hanbury Street

Spitalfields, London, E1 6QR

Unique Period Office Suite in the Heart of Spitalfields

1,100 sq ft
(102.19 sq m)

- Entry Phone system
- WC & Kitchenette
- Good Ceiling Height
- Alarm
- AC
- G.C.H
- LED Lights

28 Hanbury Street, Spitalfields, London, E1 6QR

Summary

Available Size	1,100 sq ft
Rent	£38 per sq ft
Rates Payable	£14,040 per annum
Rateable Value	£32,500
Service Charge	TBC
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D

Description

Situated at the rear of a period building, this self-contained office premises offers a striking blend of original character and contemporary workspace design across ground and first floor open-plan accommodation, where wood-laminate and carpeted flooring sits beneath exposed wooden beams and alongside warm brick walls — creating an inspiring environment that feels both distinctive and genuinely practical, making it ideally suited to a wide range of occupiers, from technology companies and creative agencies to design studios and professional services firms.

Location

The property occupies a prominent position on the south side of Hanbury Street, midway between Brick Lane and Commercial Street in the heart of Spitalfields — one of London's most vibrant and sought-after destinations for creative and technology occupiers. Situated directly opposite the iconic Truman Brewery complex and moments from the renowned Old Spitalfields Market, the location places occupiers at the centre of a thriving neighbourhood that continues to attract some of the capital's most forward-thinking businesses. The area benefits from excellent public transport connectivity, with Liverpool Street, Shoreditch High Street and Aldgate East stations all within comfortable walking distance, providing swift access to the City, the West End and beyond.

Accommodation

The accommodation comprises the following areas:

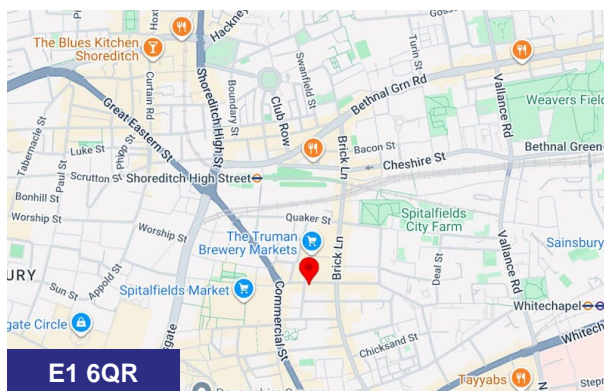
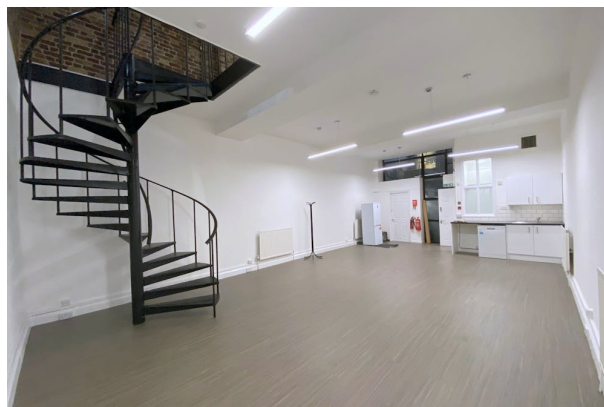
Name	sq ft	sq m	Availability
Unit - GF & 1st floor	1,100	102.19	Available
Total	1,100	102.19	

Viewings

Strictly by appointment only

Terms

A new FRI Lease to be contracted Outside the LTA 1954



Viewing & Further Information

Gasper Koscik

0207 377 8989 | 07802453663

gasper@tarn-tarn.co.uk

Arthur Nowicki

0207 377 8989 | 07792711461

arthur@tarn-tarn.co.uk

Luke Marioni

0207 377 8989 | 07734601111

luke@tarn-tarn.co.uk