



TO LET

**Piano Workshop, 34
Cremer Street, London,
E2 8HD**

4,534 sq ft

Piano Workshop self
contained building for
sale near Hoxton
Overground Station

stirlingackroyd.com



Description

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

Key points

- Modern lighting throughout
- 300 sq ft private terrace
- Air conditioning
- Fibre in situ
- Shower in situ
- Impressive natural daylight throughout
- Self-contained building with private courtyard
- Secure bike parking inside newly refurbished bike shed



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.

Transport Links



Hoxton 0.1 Miles



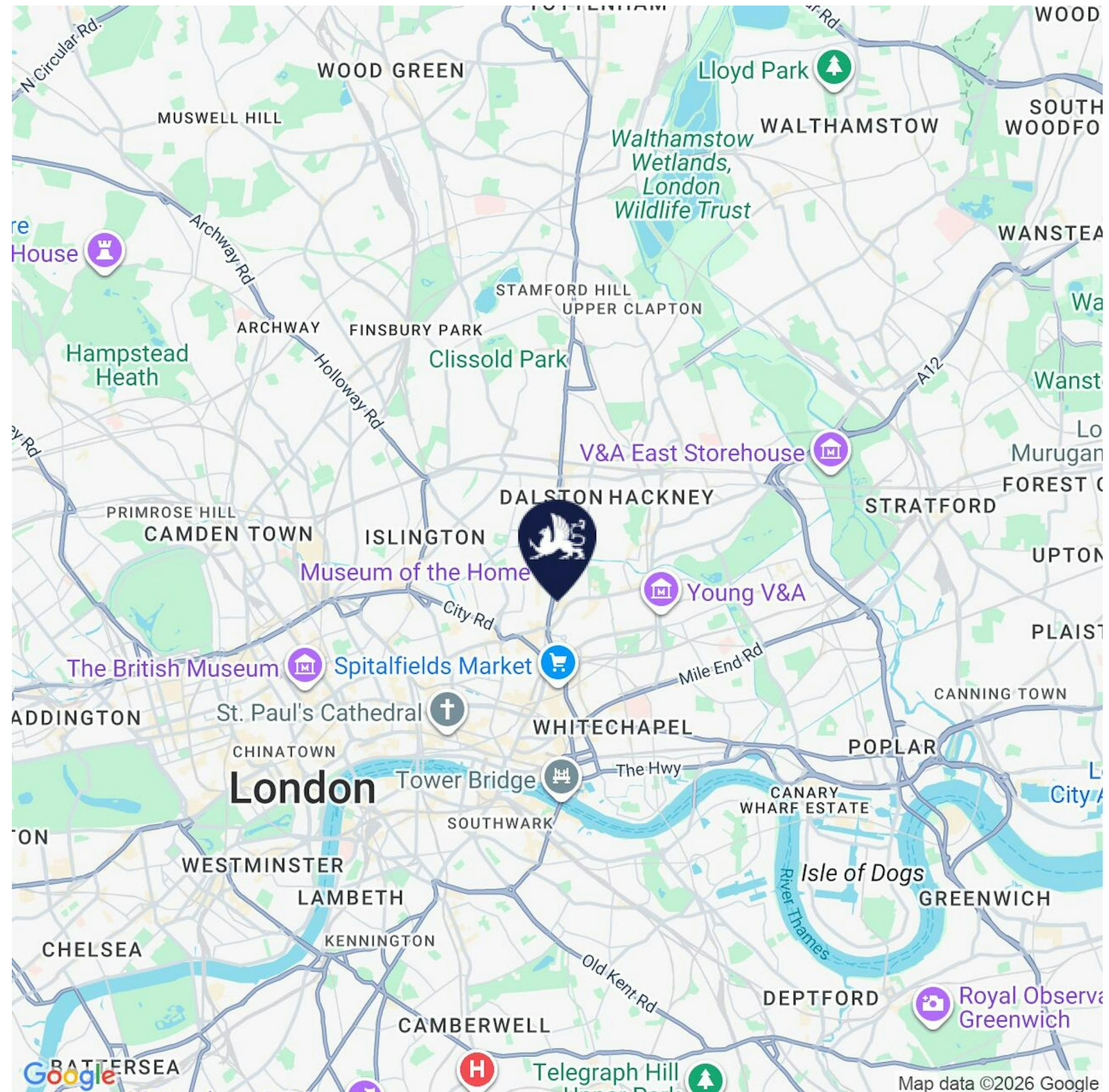
Shoreditch High Street 0.5 Miles

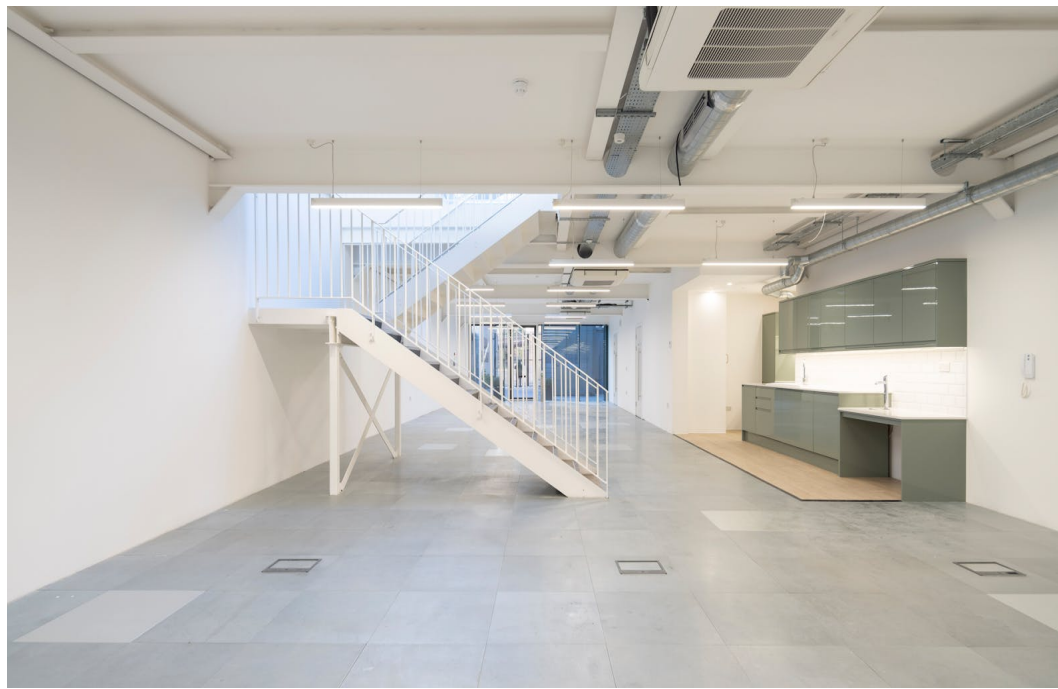


Haggerston 0.6 Miles



Old Street 0.6 Miles





Accommodation

Name	sq ft	sq m	Availability
Unit	4,534	421.22	Available

Rents, Rates & Charges

Lease	
Rent	£39.50 per sq ft
Rates	On application
Service Charge	On application
VAT	On application
EPC	B (36)

Viewing & Further Information



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