



To Let

**Newly fitted, turnkey office located 2 mins from
Liverpool Street Station**

- Flexible lease available until January 2023
- Attractive, refurbished warehouse building with a new 'plug and play' office suite
- 20 desks, 1 board room, kitchenette and fibre - extra services available upon request
- 2 mins to Liverpool Street Crossrail Station

Paxton House

26-30, Artillery Lane, London, E1 7LS

1,895 sq ft

176.05 sq m

Reference: #9914

Paxton House

26-30, Artillery Lane, London, E1 7LS



Summary

Available Size	1,895 sq ft / 176.05 sq m
Rent	£35 per sq ft
Rates Payable	£18 per sq ft Estimated
Service Charge	£13.50 per sq ft Estimated
EPC	B (47)

Location

Paxton House is located on Artillery Lane, within the vibrant Spitalfields sub-market. The property occupies a highly prominent corner position on Artillery Lane and Sandy's Row, just off Bishopsgate, the principle arterial route linking Shoreditch and the 'tech belt' with the City core.

Accommodation

The 1st floor is available now

Floor/Unit	Sq ft	Availability
1st	1,895	Let
Total	1,895	

Specification

- * Plug and play suite
- * Fully cabled - WiFi available upon request (additional cost)
- * Kitchen and

break-out area

- * New LED lighting
- * Raised floor
- * Air conditioning and natural ventilation
- * Refurbished common parts
- * Large reception/ foyer
- * Shower facility
- * New secure bike store with separate street access
- * 20 x lockers
- * Male and female WCs
- * Accessible WC on G floor
- * 24 hour access

Alice Keogh

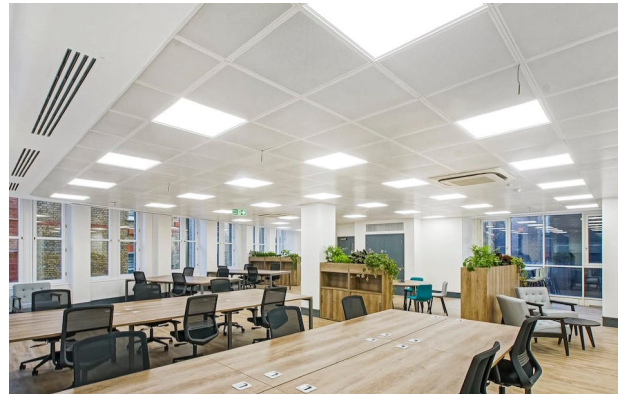
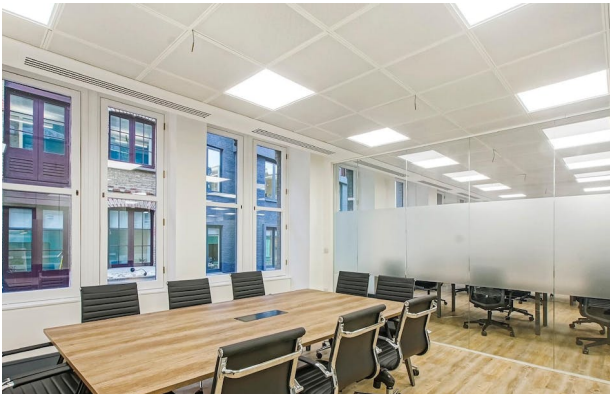
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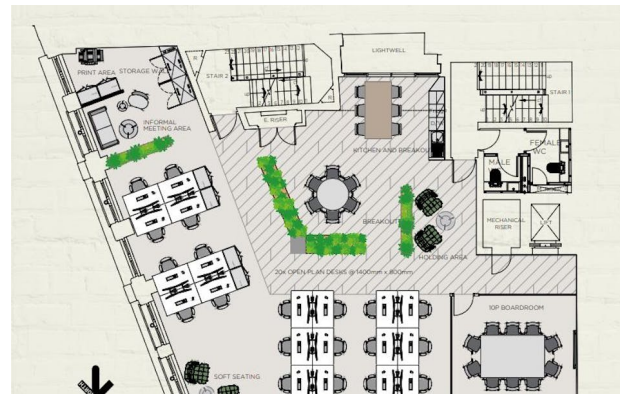
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1st FLOOR – INDICATIVE LAYOUT PLAN



SCALE | 1:50 @A1 | 1:100 @A3

DENSITY | 1:8

