



## 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

<b>Available Size</b>	464 sq ft
<b>Rent</b>	£32.32 per sq ft
<b>Business Rates</b>	To Be Assessed
<b>Service Charge</b>	£4,608 per annum Inclusive of Building Insurance and Heating
<b>Car Parking</b>	N/A
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	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:

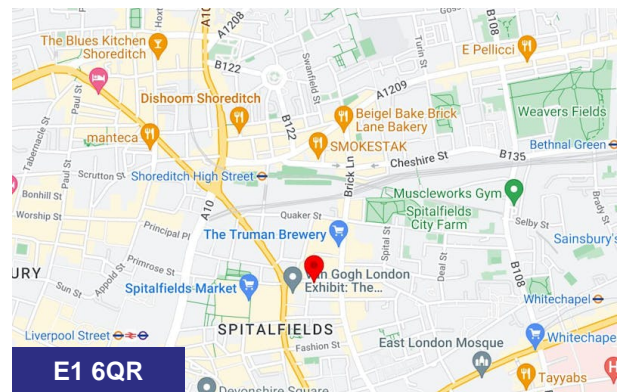
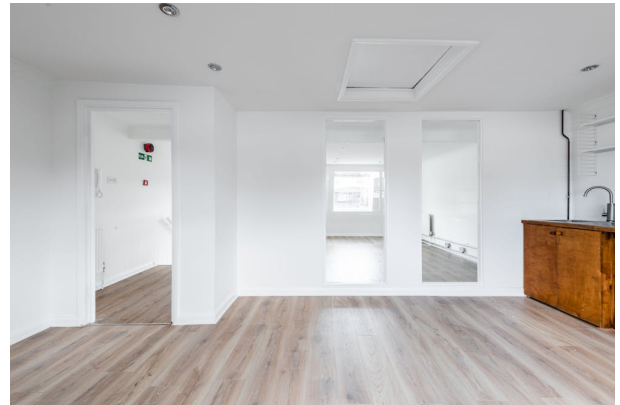
Name	sq ft	sq m
Unit - 3rd Floor	464	43.11

## 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

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