

**WAREHOUSE STYLE
WORKSPACE**

**HANBURY STUDIOS
SPITALFIELDS
E1**

720 — 1,441 SQ FT

BELCOR

CITY FRINGE REAL ESTATE



DESCRIPTION

Forming part of an attractive modern mixed-use development, comprising of a first-floor media style self contained workspace. The available accommodation benefits from excellent natural light, wooden floor and exposed concrete features. Both units benefit from a demised kitchenette and WC facilities.

AMENITIES

🚲 Bike Spaces

🕒 E Class Use

🕒 24 Hour Access

☀️ Excellent Natural Light

🌬️ Air Conditioning

🏠 Open Plan Space

FLEXIBLE CREATIVE SPITALFIELDS WORKSPACE



BELCOR

HANBURY STUDIOS
SPITALFIELDS E1



LOCATION

Located close to its junction with Brick Lane. Hanbury Street is the main thoroughfare from Spitalfields Market leading to the Truman Brewery. The area has fast become a thriving and sought-after commercial location, with excellent local amenities.

AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT(PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PSF)
4A	720	Available	£49.00	£13.20	£2.68	£64.88
5A	721	Available	£49.00	£13.20	£2.68	£64.88

TRANSPORT

SHOREDITCH HIGH STREET
Overground

LIVERPOOL STREET
Metropolitan
Hammersmith & City
Central Line

LEASE

A new lease to be contracted outside the Landlord & Tenant Act

TIMING

Ready

RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable

VIEWINGS

BELCOR

020 7375 3444
agency@belcor.london
www.belcor.london

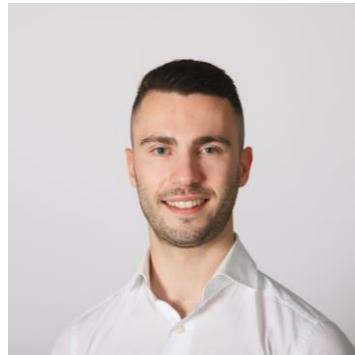
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