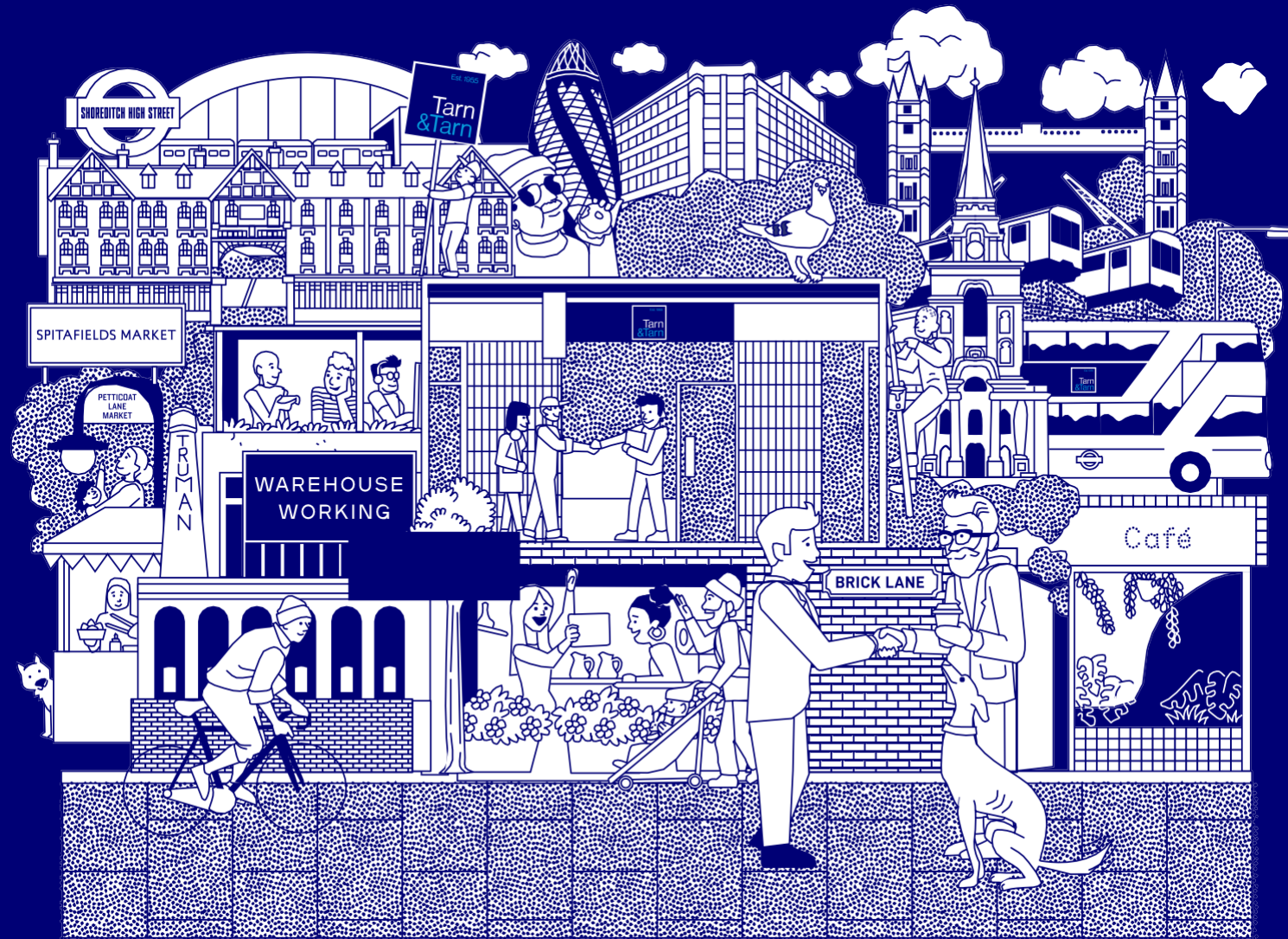


Est. 1955

Tarn &Tarn



**28 HANBURY STREET,
SPITALFIELDS,
E16QR**

**MEDIA-STYLE OFFICE
IN THE HEART OF
SPITALFIELDS
968 SQFT**

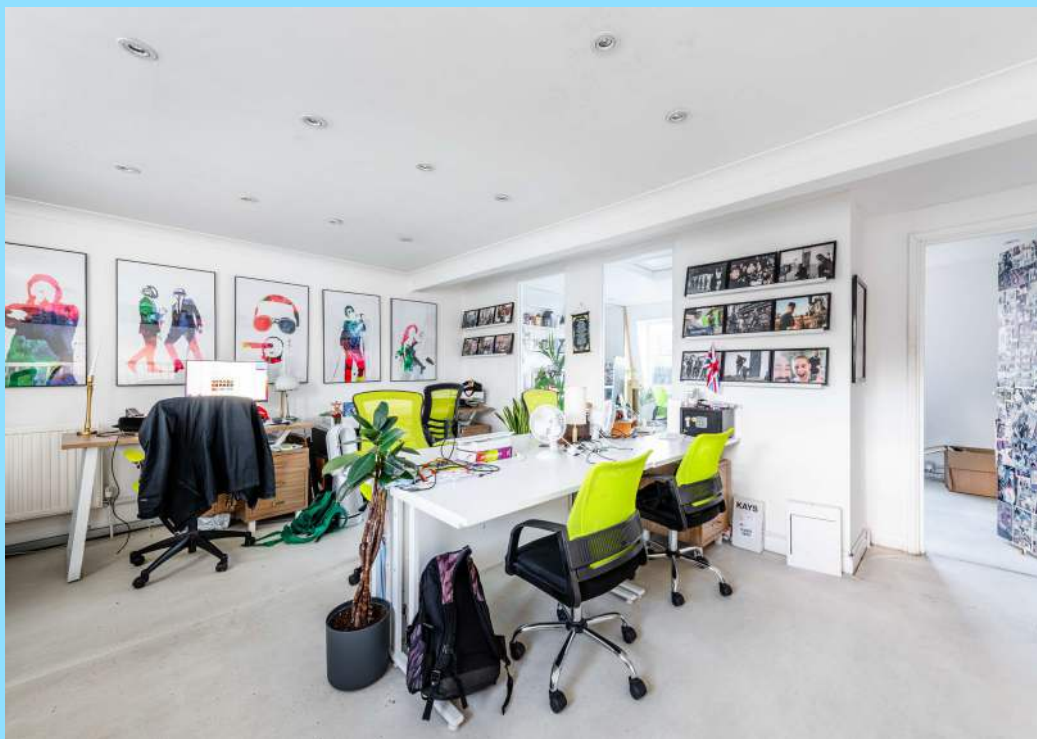
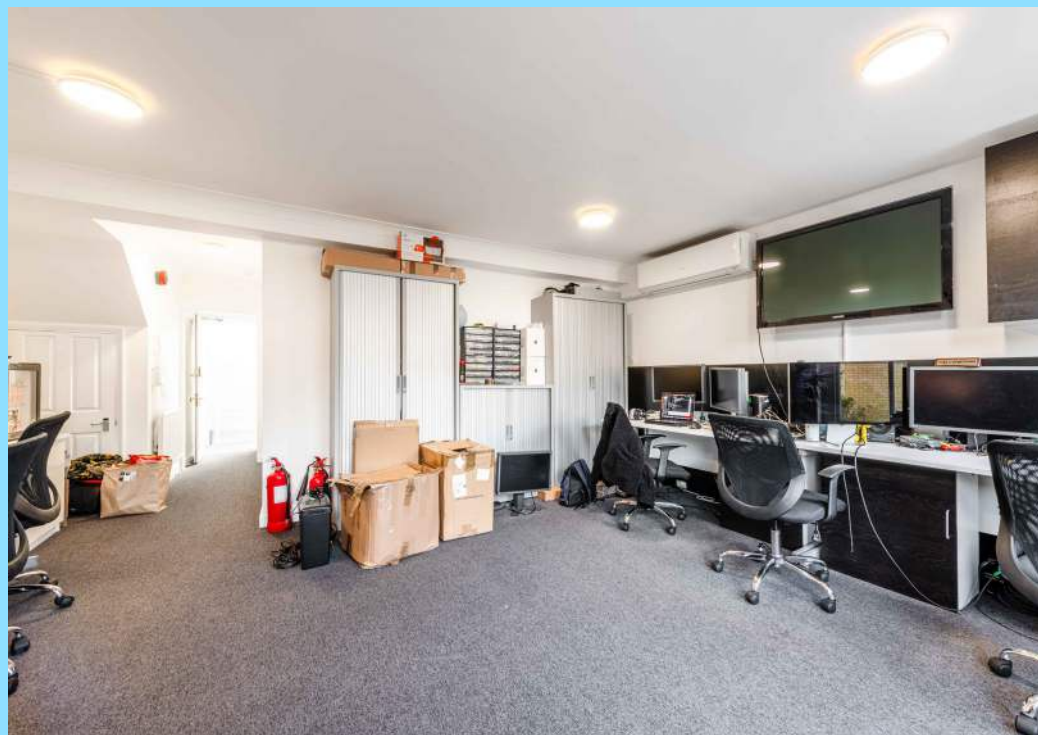
DESCRIPTION

This self-contained office is located on the 2nd and 3rd floors of this period building. Both floors of the office benefit from great natural light, wood-laminate and carpeted flooring, a kitchenette and air conditioning. The office would suit a variety of occupiers, from tech companies to creative media companies.

SUMMARY

- AC
- Entry Phone System
- G.C.H
- LED Lighting
- Kitchenette
- Good Natural Light
- Prime Spitalfields Location





LOCATION

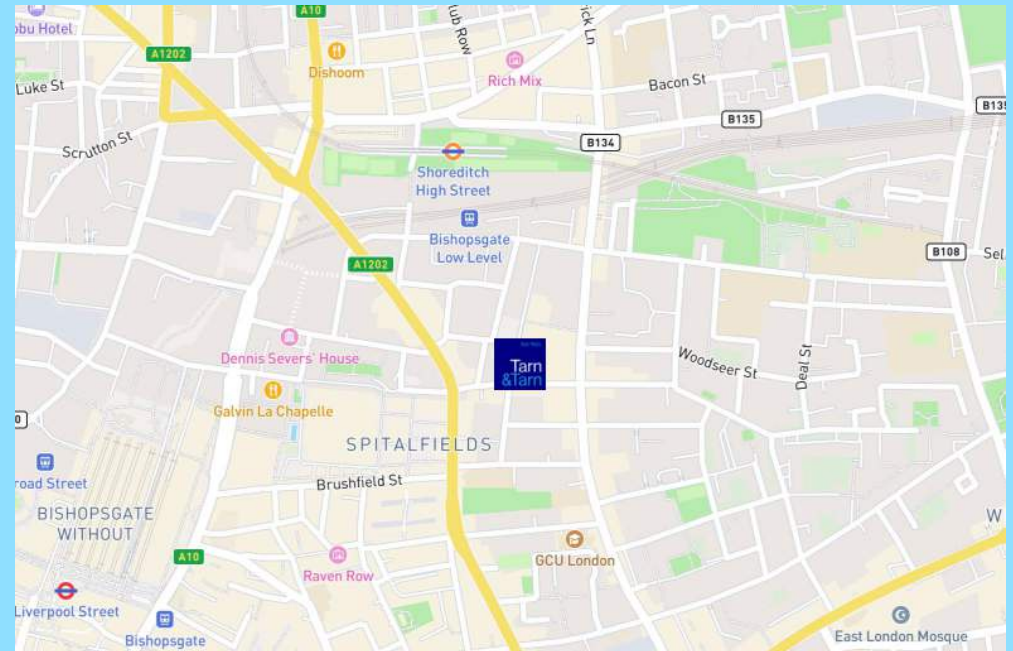
THE AREA

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.



TRANSPORT

- Shoreditch High Street (3-minute walk) – **Overground Line**
- Aldgate East (8-minute walk) – **Hammersmith & City** and **District Line**
- Liverpool Street (11-minute walk) – **Hammersmith & City**, **Circle**, **Elizabeth Line**, **Metropolitan**, **Central**, **Overground** and **National Rail Services**



ACCOMMODATION

FLOOR	FT ²	M ²
2 nd Floor	504	46.92
3 rd Floor	464	43.11
TOTAL	968	89.93

BUILDING INSURANCE

Current Cost: TBC

VAT

Not Applicable

SUMMARY

Available size	968 sqft
Rent	£35.12 per sqft
Business Rates	£13.31 per sqft
Service Charge	£3.55 per sqft
Legal Fees	Each party to bear their own costs.
EPC Rating	Upon Enquiry

TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

LOCAL AUTHORITY

London Borough of Tower Hamlets



Est. 1955

Tarn
&Tarn

VIEWINGS

TARN & TARN
53 COMMERCIAL STREET
LONDON E1 6BD

T 020 7377 8989
E INFO@TARN-TARN.CO.UK

TEAM

ARTHUR NOWICKI
T 07792 711461
E ARTHUR@TARN-TARN.CO.UK

OLLIE LAZARUS
T 07805 756620
E OLLIE@TARN-TARN.CO.UK

GASPER KOSCIK
T 07554 640000
E GASPER@TARN-TARN.CO.UK



**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE
SINCE 1955.**