



## 28 Hanbury Street

London, E1 6QR

### Smart Office in Prime Location

**968 sq ft**  
(89.93 sq m)

- AC
- Entry Phone System
- GCH
- LED Lights
- Kitchen
- Good Natural Light
- Prime Spitalfields Location

# 28 Hanbury Street, London, E1 6QR

## Summary

|                |                                    |
|----------------|------------------------------------|
| Available Size | 968 sq ft                          |
| Rent           | £34,000 per annum                  |
| Rates Payable  | £12,888 per annum                  |
| Service Charge | £3,436.40 per annum                |
| VAT            | Not applicable                     |
| Legal Fees     | Each party to bear their own costs |
| EPC Rating     | Upon Enquiry                       |

## Description

This self-contained office is located on the 2nd & 3rd floors of this period building. Both floors of the office benefit from good natural light with wood-laminate & carpeted flooring, character-full fit-out. The office would suit a variety of occupiers, from tech companies to creative 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:

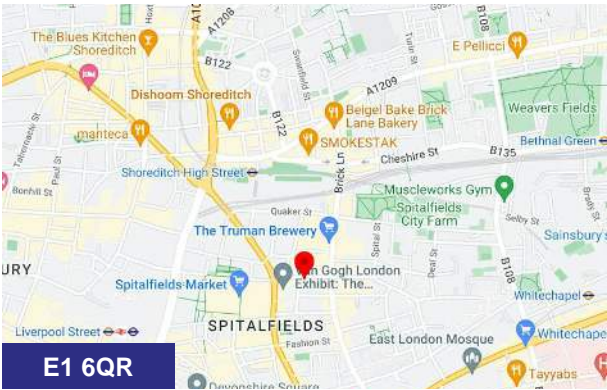
| Name  | sq ft | sq m  |
|-------|-------|-------|
| 2nd   | 504   | 46.82 |
| 3rd   | 464   | 43.11 |
| Total | 968   | 89.93 |

## 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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