

Est.1955

Tarn &Tarn

2ND FLOOR OFFICE, THE
TRUMAN BREWERY,
91 BRICK LANE,
SPITALFIELDS,
E1 6QL

FULLY FITTED SINGLE-
FLOOR WORKSPACE
AVAILABLE FROM Q2
2027
9,112 FT²



DESCRIPTION

Located within the renowned Truman Brewery estate, the second floor of Z Block offers a rare opportunity to occupy a fully fitted, open-plan workspace. The floor is configured with 88 desks, five meeting rooms, five edit suites, dedicated storage areas, and a kitchenette. Ideal for creative, media, and tech companies, the space is ready to accommodate teams seeking a plug-and-play solution in a vibrant East London setting.

SUMMARY

- Fully Fitted
- 88 Desks
- Multiple Meeting Rooms
- Great Natural Light
- A/C
- Large Breakout Area
- Bike Racks
- 24 Hour Reception
- 3x Passenger Lifts
- Excellent Transport Connectivity
- Iconic Shoreditch Building





LOCATION

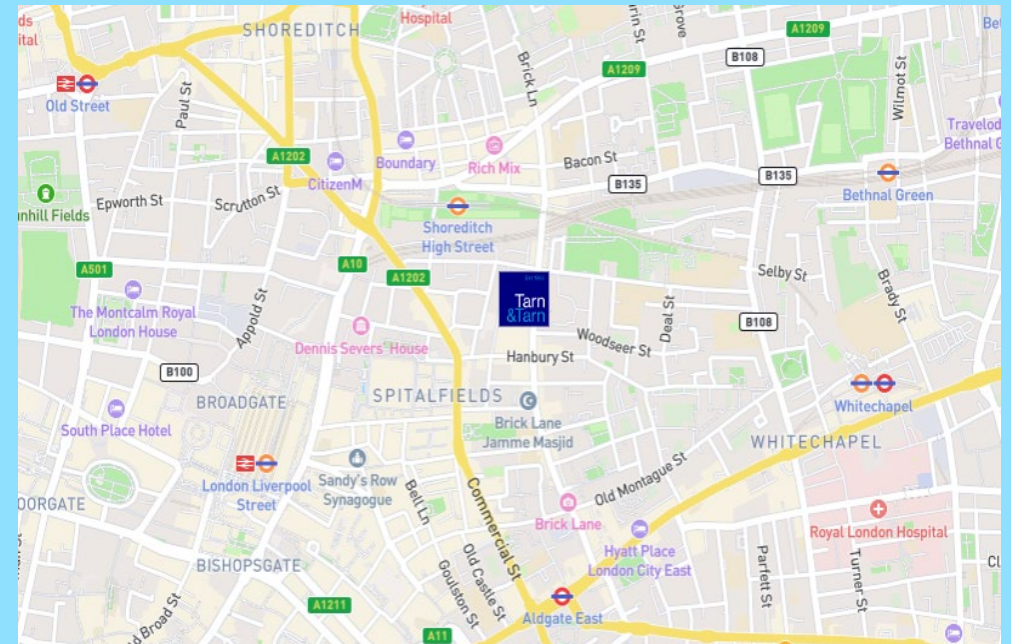
THE AREA

The Truman Brewery at 91 Brick Lane is a renowned creative and commercial hub in the heart of East London, surrounded by a thriving mix of independent retailers, food markets, and cultural venues. Positioned within walking distance of Shoreditch High Street (5 minutes), Liverpool Street (10 minutes), Aldgate East (10 minutes), and Old Street (15 minutes), it offers excellent transport connectivity. The area is a magnet for creative, media, and tech occupiers, with nearby attractions including Spitalfields Market and the Whitechapel Gallery.



TRANSPORT

-  Shoreditch High Street (6-minute walk) – **Overground Line**
-  Liverpool Street (10-minute walk) – **Hammersmith & City, Circle, Elizabeth Line, Metropolitan, Central, Overground** and National Rail Services
-  Old Street (15-minute walk) – **Northern Line** and National Rail



ACCOMMODATION

FLOOR	SQ FT	RENT (£ PSF)	SERVICE CHARGE (£ PSF)	BUSINESS RATES (£ PSF)	TOTAL MONTH	TOTAL YEAR
2 ND FLOOR	9,112	£45	£5.50	£17.20	£51,406.87	£616,882.40
TOTAL	9,112					

TERMS

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

Available Q1 - 2027

ANTI - MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

BUILDING INSURANCE

TBC

VAT

Applicable

LOCAL AUTHORITY

London Borough of Tower Hamlets



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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.