

**WAREHOUSE STYLE
WORKSPACE**

**HANBURY STUDIOS
SPITALFIELDS
E1**

749 SQ FT

BELCOR

CITY FRINGE REAL ESTATE

DESCRIPTION

Forming part of an attractive modern mixed-use development, comprising of a ground 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.

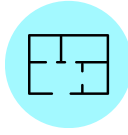
AMENITIES



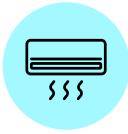
EXCELLENT NATURAL LIGHT



SELF-CONTAINED



OPEN PLAN



AIR CONDITIONING



24 HOUR ACCESS



E CLASS USE



EXCELLENT
TRANSPORT LINKS



FLOOR TO CEILING
GLAZING



GOOD FRONTAGE

FLEXIBLE GROUND FLOOR CREATIVE SPITALFIELDS WORKSPACE



BELCOR

HANBURY STUDIOS
SPITALFIELDS E1



TRANSPORT

Shoreditch High Street - 9 mins



Liverpool Street - 11 mins



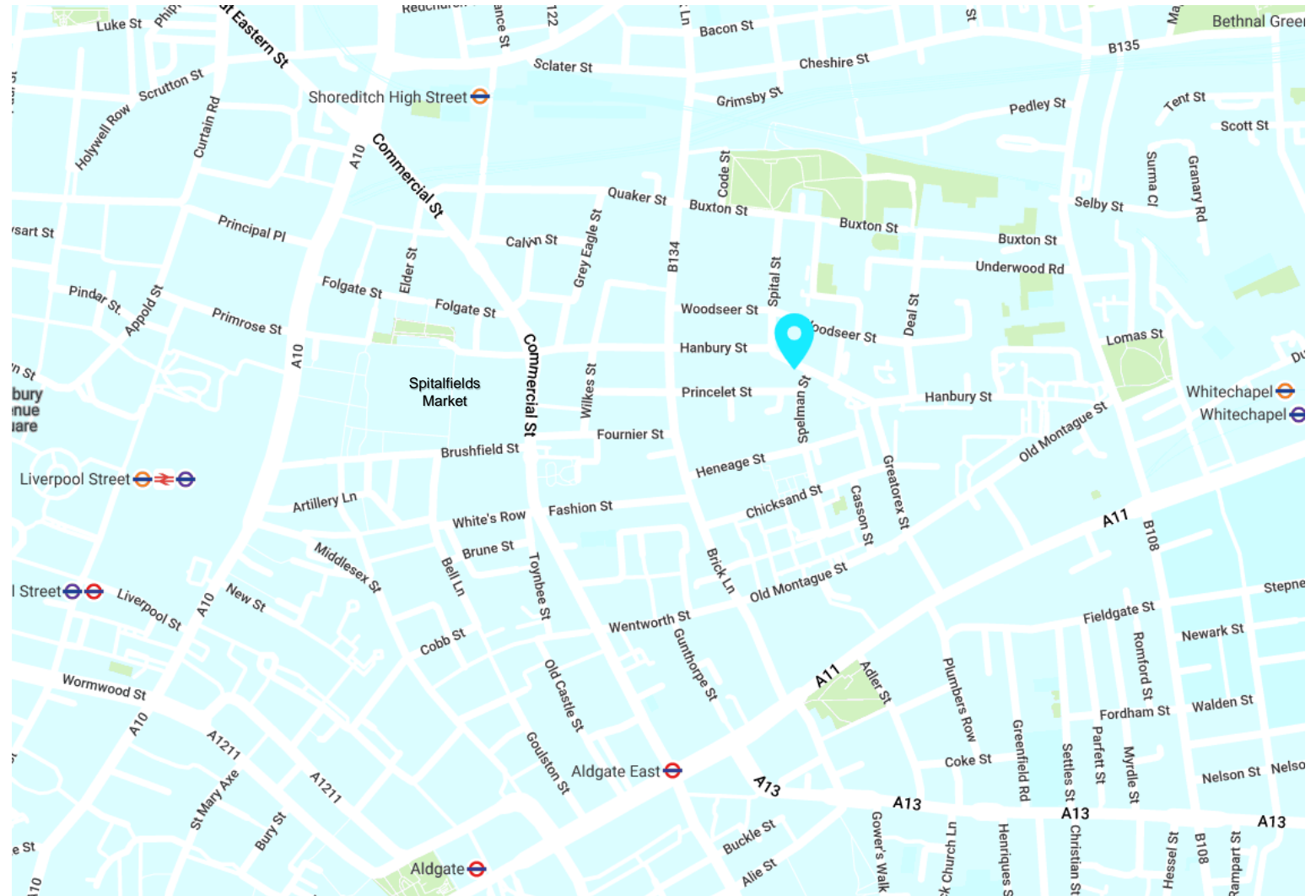
Whitechapel - 11 mins



AREA

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

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
GF Right	749	Under Offer	£45.00	£13.00	£3.00 est	£3,807

LEASE

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

TIMING

Available immediately.

CONTENT

View on our website



RATES

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

VAT

VAT is applicable.

VIEWINGS VIA SOLE AGENTS

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