

BELCOR

CITY FRINGE REAL ESTATE

LANDMARK
SPITALFIELDS BUILDING

THE TRUMAN BREWERY
E1

FULLY MANAGED

UNIT **A** – 39 DESKS

UNIT **B** – 50 DESKS

UNIT **C** – 80 DESKS



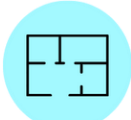
DESCRIPTION

The building provides media style managed offices over first and second floors with stunning roof top views across the City. The space has excellent light, volume and ceiling height with mezzanines on both floors. The premises is ideally suited for a media / tech company who are looking for a trendy office space.

AMENITIES



WAREHOUSE STYLE
FEATURES



OPEN PLAN



SELF-CONTAINED



ROOF TERRACE



GREAT CEILING HEIGHTS



PRIME LOCATION



EXCELLENT
TRANSPORT LINKS



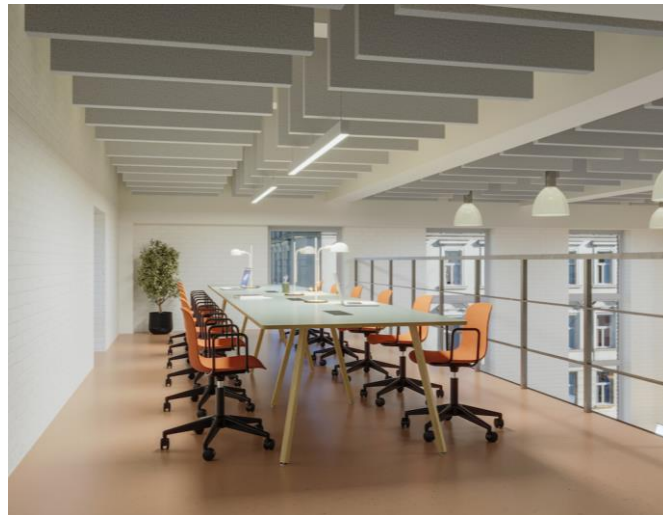
EXCELLENT NATURAL LIGHT



24 HOUR ACCESS

UNIQUE FULLY MANAGED OFFICES IN THE HEART OF SPITALFIELDS





TRANSPORT

Shoreditch High Street - 5 mins



Liverpool Street - 10 mins



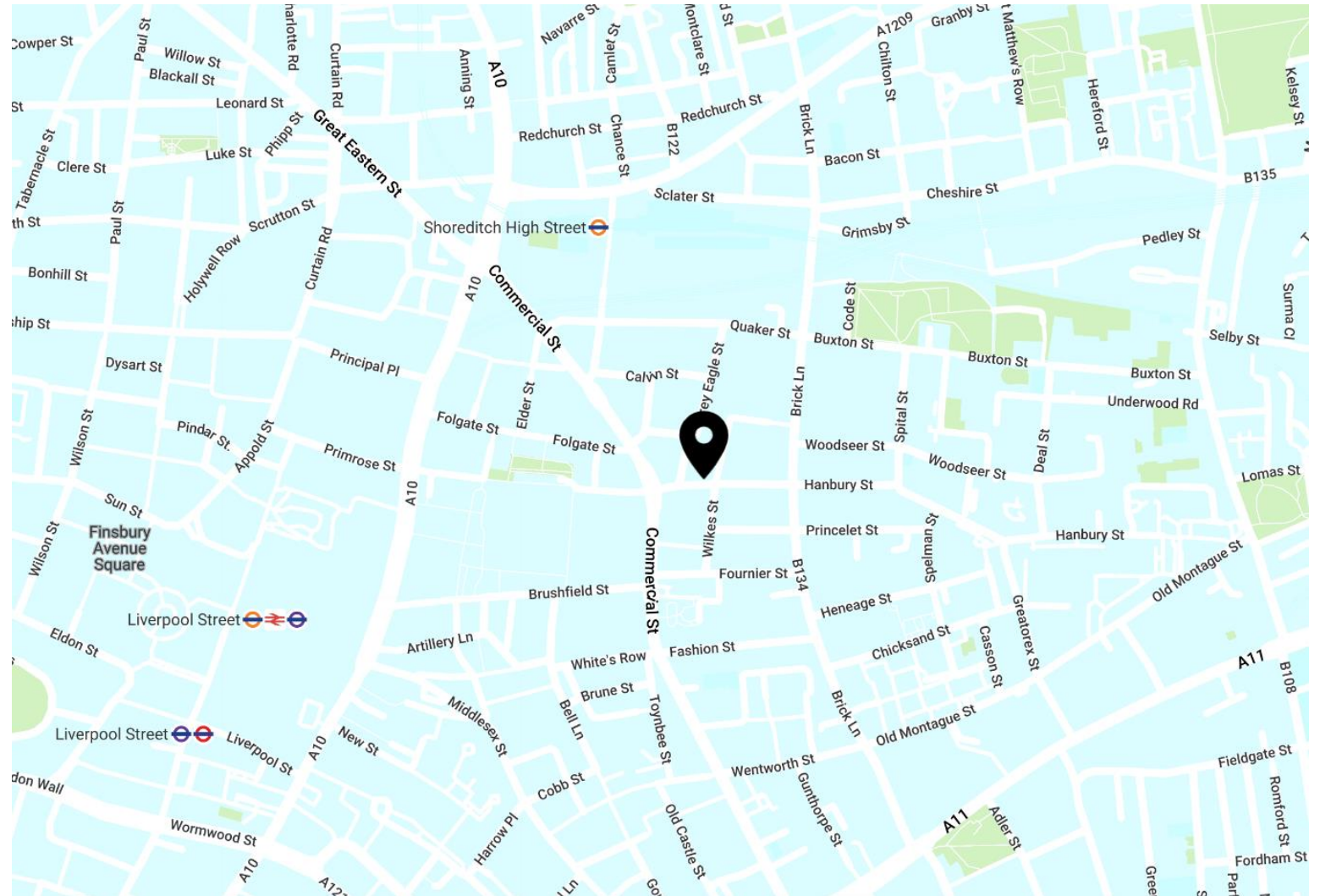
Old Street - 15 mins



AREA

Located in the heart of Spitalfields the building occupies a prominent position just off the junction with Commercial St and Hanbury St and directly diagonal from Spitalfields market. The area is also home to some of the world's leading tech and creative office occupiers. The area is well served by transport links being a short walk from both Liv St and Shoreditch High St

LOCATION



AVAILABILITY

DESKS	SIZE (SQ FT)	STATUS	COST PCM
39	2,183	AVAILABLE	£25,500
50	2,777	AVAILABLE	£32,400
80	3,993	AVAILABLE	£46,600

LICENSE

On terms to be agreed

TIMING

Available September 2024

CONTENT

View on our website



MANAGED

The space will be managed by the provider Frameworks

VAT

VAT is applicable.

MANAGED BENEFITS

The Space is fully managed by Frameworks,

- Our License Agreements include a recurring monthly fee that covers the following items and spec:
 - Occupation of a spectacular self-contained triple-aspect unit with double-height ceilings
 - All building costs such as rent, business rates, utilities, etc. •Design-led aesthetic with interior finishes by Workplace Creations
 - Comprehensive furnishing with plug-and-play task areas, meeting room furniture, breakout and dining spaces
 - Fitted kitchen with a boiling/filter water tap
 - Private meeting rooms and phone booths where shown (acoustic rated to 40dB)
 - Full fibre connectivity with 100MB allocated bandwidth (adjustable), ethernet provision and a dedicated cabinet
 - Ongoing facilities management and client services via our Operations team
 - Access to a roof terrace (public or private, as shown)
 - 24/7 access via cards/fobs using a Net2 security system
 - Daily cleaning and waste management
 - Communal WC and shower facilities
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VIEWINGS VIA SOLE AGENTS

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TEAM

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