

Commercial Office Space
4,543 sq. ft. / 422.05 sq. m.

Self-contained, private courtyard building beside Hoxton Station

TO LET

The Piano Workshop, 40 Cremer Street, London E2 8HR



LOCATION

The Piano Workshop is around a two-minute walk from Hoxton overground station, a fashionable part of East London with Old Street and Liverpool Street both easily accessible.

The area is popular with those in fashion and other creative businesses. The area is very well served by numerous independent coffee shops, bars, restaurants. The nightlife is also exceptional.

TRANSPORT

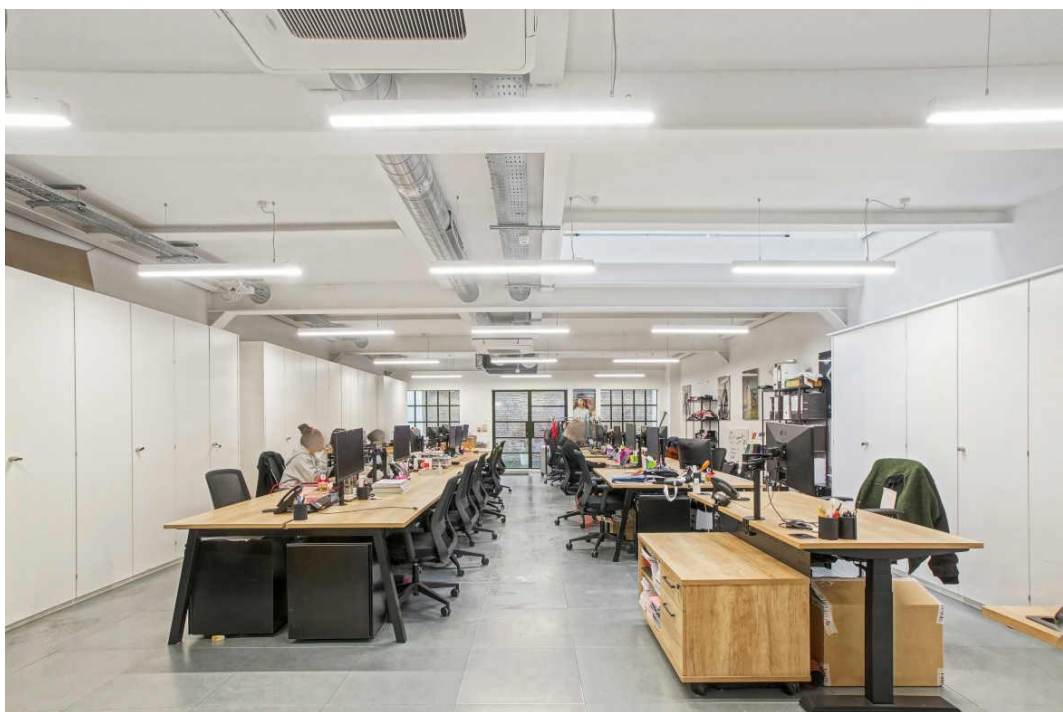
Hoxton (National Rail)

Shoreditch High Street (Overground)

Old Street (Northern Line and National Rail)

Liverpool Street (Central, Circle, Hammersmith & City and Metropolitan lines, Overground and National Rail)

Various bus routes available on Kingsland Road & Hackney Road





DESCRIPTION

The Piano Workshop is a modern, self-contained building set within a secure gated courtyard.

The space is arranged over two interconnected floors with regular floor plates. The glazed frontage, crittall style windows and 11 roof lights provide excellent natural daylight throughout.

Double doors provide access onto a private patio of around 300 sq. ft. to the rear.

HIGHLIGHTS

- Self-contained courtyard building constructed in 2019.
- Secure, gated courtyard environment.
- Glazed frontage & modern crittall style windows to the rear.
- 11 rooflights providing excellent natural daylight throughout both floors.
- Exposed eaves at first floor.
- Excellent floor to ceiling heights.
- Air-conditioning.
- Modern LED light fittings.
- Fully accessible raised access floor.
- Private patio (300 sq. ft.) with double doors.
- Fitted kitchen.
- 4 x W/C's & 1 x Shower.
- Bike Store.
- Entryphone system.

AVAILABILITY

Floor	Sq. Ft.	Sq. M.
First	2,268	210.70
Ground	2,275	211.35
Total	4,543	422.05

LEASE

A new lease is available, direct from the freeholder, for a term by arrangement.

RENT

Per Annum	Per Sq. Ft.
£250,000	£55.03

SERVICE CHARGE & INSURANCE

Per Annum	Per Sq. Ft.
£9,862.96	£2.17

BUSINESS RATES

Floor	Per Annum	Per Sq. Ft.
First & Ground	£92,568	£20.38

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£352,431	£29,370

EPC

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PLEASE CONTACT

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