

PAXTON HOUSE, 30 ARTILLERY LANE
LONDON E1 7LS

1,885 - 3,784 SQ FT



DESCRIPTION

Paxton House has been extensively refurbished to provide premium office space in the sought after location between the City of London and Shoreditch in close proximity to Liverpool Street station and the iconic Spitalfields Market.

This prominent corner building was once home to England's first distiller of essences. Taking influence from this rich history, Paxton House has been re-imagined by Emrys Architects to deliver 12,093 sq ft of new and contemporary office space.

The building offers a mix of 'Plug & Play' and Category A spaces on the upper floors. The 1st floor has a balcony and 2nd-5th floors feature juliet balconies.

LOCATION

With Liverpool Street a mere 2 minute walk away, travelling to any corner of London could not be easier. The fifth busiest station in London, it includes four different Underground lines (Central, Circle, Hammersmith & City & Metropolitan), the Overground, National Rail and the convenient Elizabeth Line.

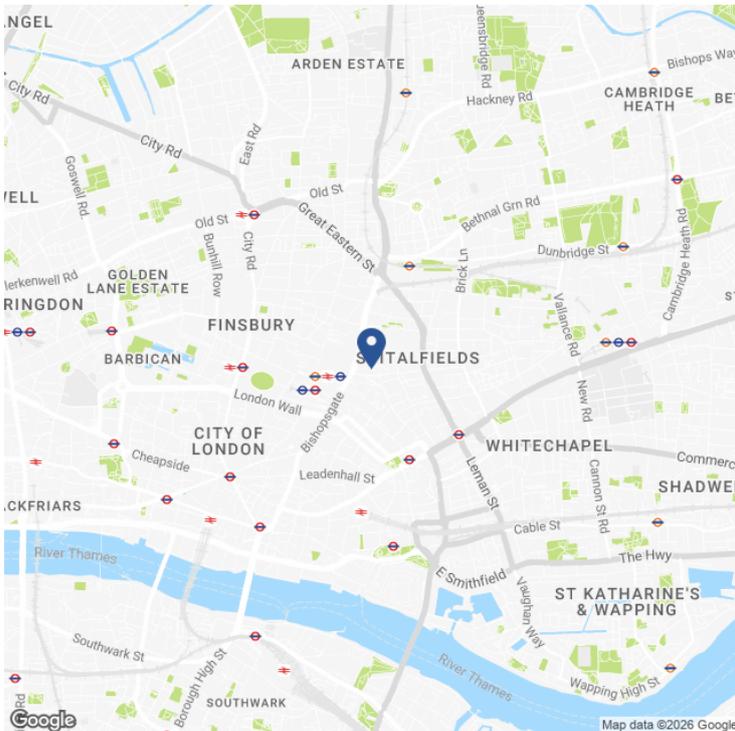


SPECIFICATION

- Plug & Play fitted space - 1st with terrace
- Cat A or turnkey fit out - 2nd and 3rd
- Juliet balconies on 2nd - 3rd floors
- Fully electric building
- Double glazed openable windows
- Exposed concrete ceiling & columns
- Over 2.75m floor to ceiling height throughout
- Air conditioning
- Demised WC's
- Passenger lift
- DDA compliant
- Dedicated cycle entrance with cycle spaces, showers and lockers

AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
5TH PLUG & PLAY - LET	1,658	154
4TH CAT A - UNDER OFFER	1,904	177
3RD CAT A - AVAILABLE	1,899	176
2ND CAT A - AVAILABLE	1,885	175
1ST PLUG & PLAY - UNDER OFFER	1,885	175
GROUND G/LG DUPLEX - LET	1,386	129
LOWER GROUND G/LG DUPLEX - LET	1,261	117
TOTAL	11,878	1,104



TENURE

- Guide Rent:** £72.50 - £79.50 per sq ft Plug and Play
£79.50psf, CAT A £72.50psf
- Rates Estimate:** £22.07 per sq ft
- Service Charge:** £12.94 per sq ft
- EPC:** A

CONTACT

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FURTHER INFORMATION

