

PAXTON HOUSE, 30 ARTILLERY LANE  
LONDON E1 7LS

1,885 - 1,885 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.

2nd floor remaining - fit out to be delivered - ready end of July.

## 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.

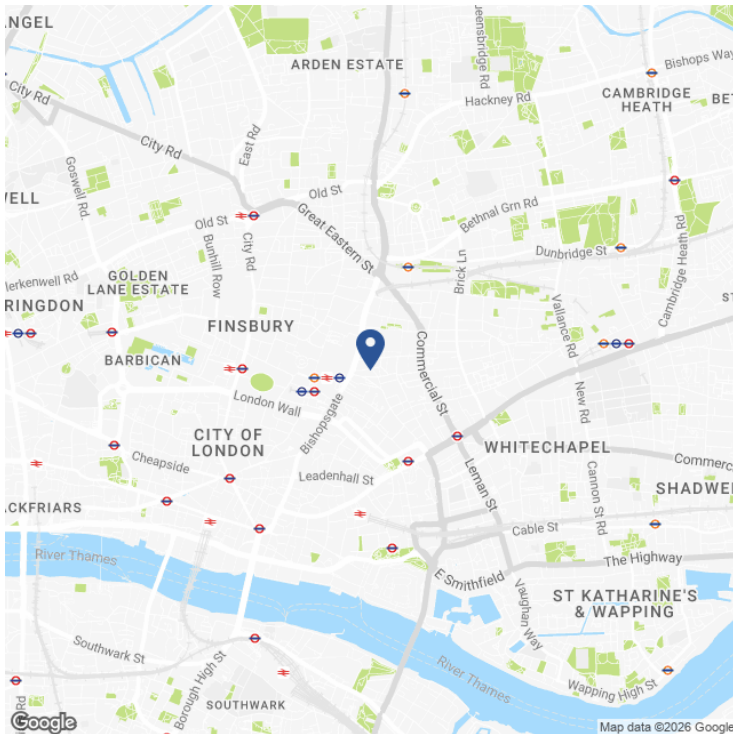


## SPECIFICATION

- Plug & play fit out - 2nd floor - ready end of July
- Juliet balcony
- 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
4TH CAT A - UNDER OFFER	1,904	177
3RD CAT A - UNDER OFFER	1,899	176
2ND PLUG & PLAY COMING SOON - AVAILABLE	1,885	175
<b>TOTAL</b>	<b>5,688</b>	<b>528</b>



## TENURE

**Guide Rent:** £79.50 per sq ft  
**Rates Estimate:** £25 per sq ft  
**Service Charge:** £12.94 per sq ft  
**EPC:** A

## CONTACT

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## FURTHER INFORMATION

