

PAXTON HOUSE, 30 ARTILLERY LANE
LONDON E1 7LS

1,658 - 11,878 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.

The G & LG duplex offers a self-contained opportunity with an interconnected stair and a dedicated entrance from Artillery Lane.

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.

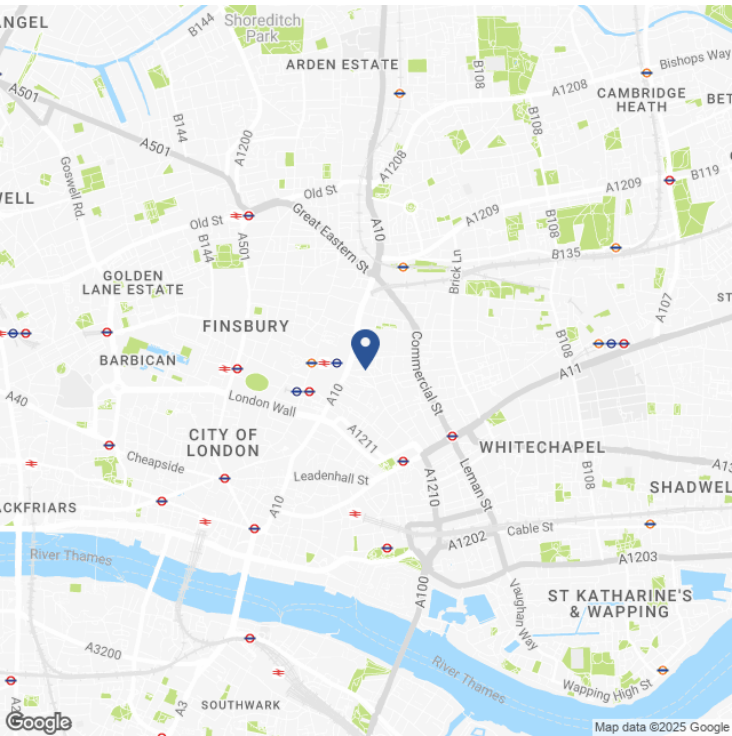


SPECIFICATION

- Plug & Play fitted space - 1st and 5th
- Cat A space - 2nd, 3rd and 4th
- Self-contained G/LG duplex with interlinking staircase
- Balcony on 1st floor & Juliet balconies on 2nd - 5th 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	1,658	154
4TH CAT A	1,904	177
3RD CAT A	1,899	176
2ND CAT A	1,885	175
1ST PLUG & PLAY	1,885	175
GROUND G/LG DUPLEX	1,386	129
LOWER GROUND G/LG DUPLEX	1,261	117
TOTAL	11,878	1,104



TENURE

- Guide Rent:

£57.50 - £79.50 per sq ft Plug and Play
£79.50psf, CAT A £72.50psf, G/LG Blended
£57.50psf
- Rates Estimate:

£22.07 per sq ft
- Service Charge:

£12.02 per sq ft
- EPC:

A

CONTACT

Monique Kelliher

02071005555

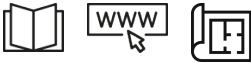
monique@hk-london.com

Tom Kemp

0207 100 5555

tom@hk-london.com

FURTHER INFORMATION



MISREPRESENTATION ACT 1967 - HK Property Services Ltd for themselves and for the Vendor. Lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers, and do not constitute the whole or any part of an offer or contract. (ii) HK Property Services Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective Purchasers or Lessors must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. (iii) no employee of HK Property Services Ltd has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property. (iv) prices/rents quoted in these particulars may be subject to VAT; and (v) HK Property Services Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.