

PAXTON HOUSE, 30 ARTILLERY LANE
LONDON E1 7LS

1,775 - 12,093 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, due for delivery in Q2 2025.

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.

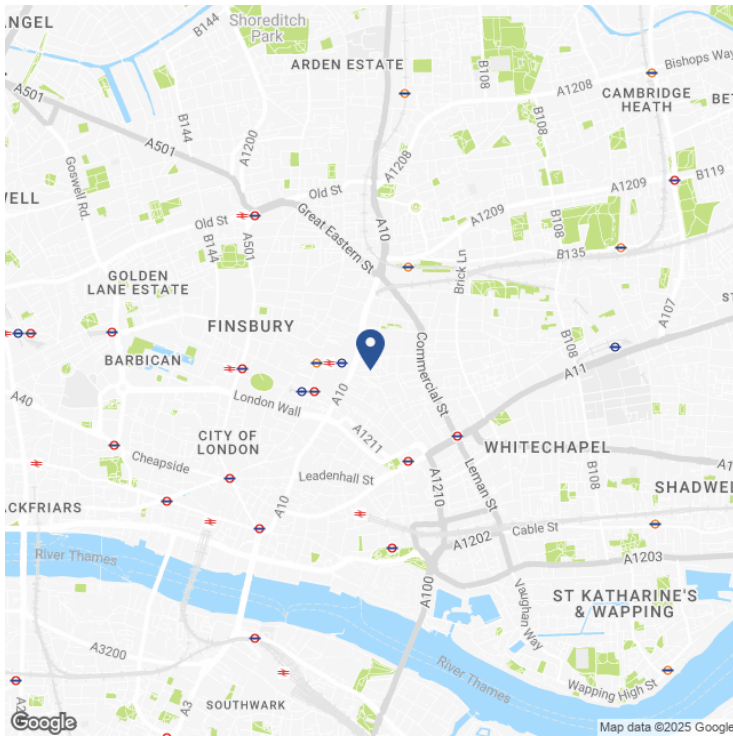
LOCATION

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	1,775	165
4TH CAT A	1,926	179
3RD CAT A	1,926	179
2ND CAT A	1,915	178
1ST PLUG & PLAY	1,915	178
GROUND G/LG DUPLEX	1,399	130
LOWER GROUND G/LG DUPLEX	1,237	115
TOTAL	12,093	1,123

TENURE

Guide Rent: On Application

Rates Estimate:TBC

Service Charge:

CONTACT

Monique Kelliher
02071005555
monique@hk-london.com

Tom Kemp
0207 100 5555
tom@hk-london.com

FURTHER INFORMATION

