



DRON & WRIGHT

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MEDIA SPACE TO LET

55-59 Hanbury Street, London E1

8,447 sq ft (784.75 sq m)



(Up to 6.5 metre ceiling heights!)

Studio, Media or Showroom Accommodation

Subject to Contract

T: 020 7891 2345

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Disclaimer: The statements contained in these particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute any part of an offer. None of such statements is to be relied upon as a statement or representation of fact and intending purchasers/tenants must satisfy themselves as to their correctness by inspection or otherwise.

Location: Hanbury Street is located off Brick Lane, an exciting location just a short walk from the stylish and metropolitan area of Spitalfields Market. A large variety of shops, restaurants and bars are located in the immediate area.

Just a couple of minutes west of the property is Liverpool Street Station, offering connections on the underground network via the Central, Metropolitan, Circle and Hammersmith & City lines. Overground connections can be made to Essex and Stansted Airport. Bus routes connect you with all other parts of the City and West End of London.

Description: The accommodation is arranged over the ground and lower ground floors of a mixed-use property. Offering enormous potential, the accommodation is ideal for a media or studio style offices, a showroom or workshop. The ground floor offers excellent floor to ceiling heights ranging from 4 to 6.5 metres.

Floor Areas: The accommodation has the following approximate floor areas, which are subject to final measurement and verification.

Ground Floor	4,455 sq ft
Lower Ground Floor	3,992 sq ft
Total	8,447 sq ft (approx)

Terms: A new lease is available directly from the freeholder.

Rent: Upon application.

Viewing: Strictly by appointment through sole agents: -

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