

# 17 HANBURY STREET, E1 A Unique Opportunity

Self-contained offices/studios 11,098 sq ft gross

**T H E  
T R U M A N  
B R E W E R Y**

# The building





# About

**Light. Volume. Height. A self-contained office building in vibrant Spitalfields.**

Located in the heart of Spitalfields, 17 Hanbury Street was once an engine house on the historic Old Truman Brewery Estate, close to the landmark Truman Chimney. The building has been expertly converted into spacious working areas while preserving the original character.

Previously occupied by a major advertising agency, then a multi-platform video production company, the building offers eclectic space in keeping with the unusual character of the surrounding neighbourhood.

Positioned close to the corner of Hanbury Street and Commercial Street, 17 Hanbury Street offers a dedicated entrance hall and 2 upper floors of open plan workspace with generous mezzanine levels and high ceilings. The rooftop provides a panoramic view of East London and the City.

The Estate is a hub for innovative businesses, independent shops, galleries, markets, pubs, bars and restaurants, all within a carefully evolved campus.



**The available space would ideally suit a spectrum of commercial users, from designers and architects to finance and media companies.**

17 Hanbury Street is prominently positioned at one of the main entry points to The Truman Brewery, a short distance from the busy retail and catering outlets in Old Spitalfields. Combined with the boutiques, cafes, street food stalls, event spaces and markets of Ely's Yard and Dray Walk in the Estate itself, occupiers benefit from a full spectrum of shopping and entertainment.

From there it's a quick walk through to Brick Lane. This character-filled street attracts many thousands of international visitors each year and offers different themed events and markets on weekends, as well as eye-popping street art, vintage shops, and a truly global assortment of restaurants where you can takeaway a bagel from 24-hour Beigel Bake, or dine in on sundubu jjigae at Kinkao Korean.





### **Lease Terms:**

Flexible lease length with break option by negotiation. Contracted out of the Landlord & Tenant Act 1954

### **Services:**

Dedicated street entrance  
Part air conditioned  
Central Heating  
Underfloor trunking  
In situ fibre services  
Kitchenettes  
Male and female toilets  
Showers  
Stunning roof terrace with panoramic views of the City  
Bike storage area  
Estate management team and security

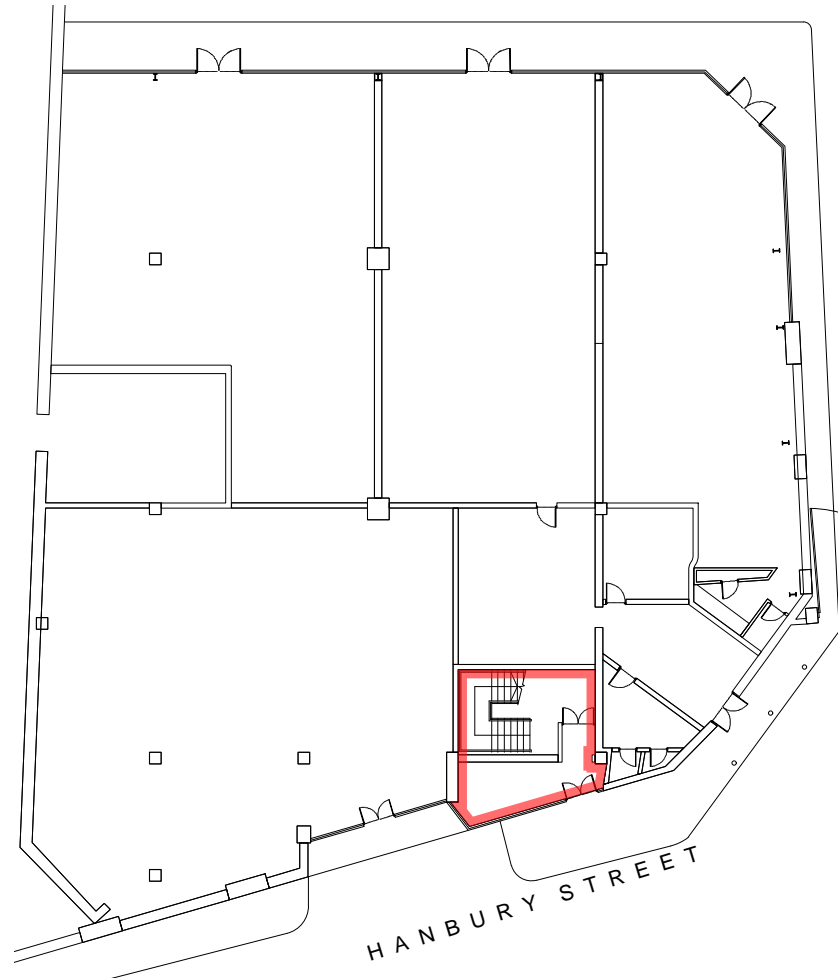




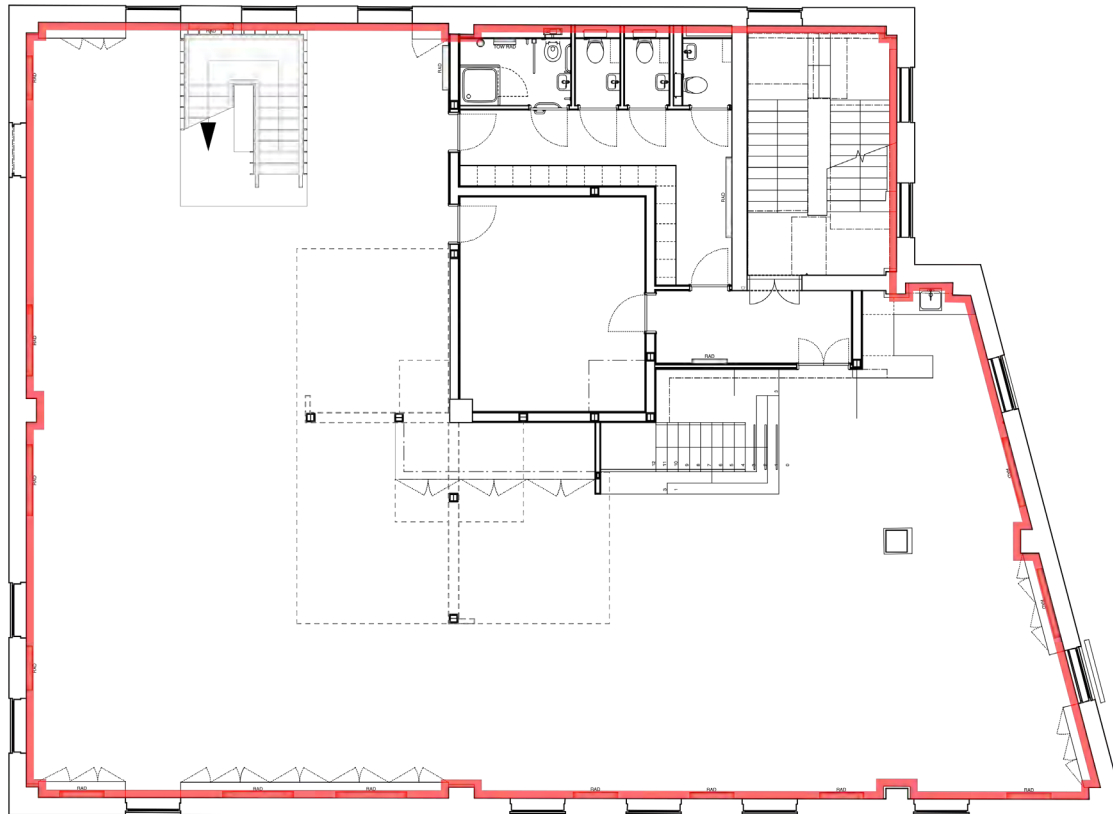
# Plans



Ground Floor  
317 sq ft



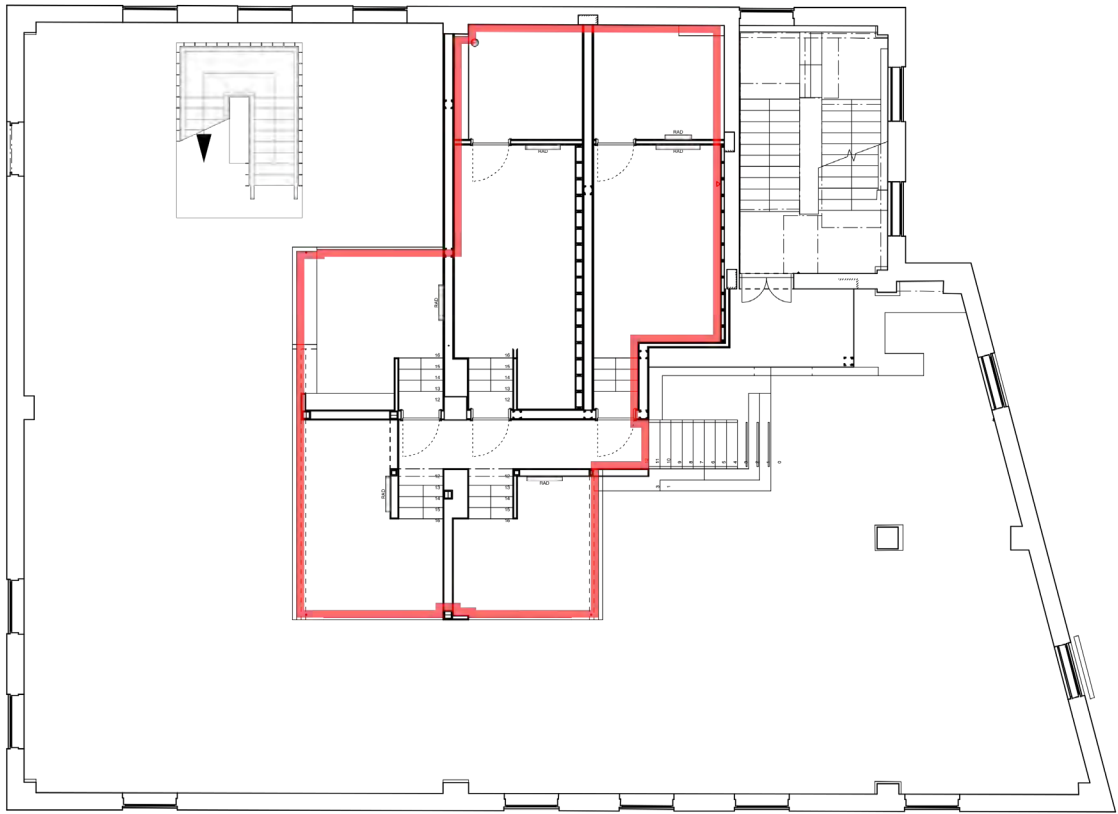
First Floor  
4012 sq ft



Hanbury Street



First Floor Mezzanine  
1052 sq ft

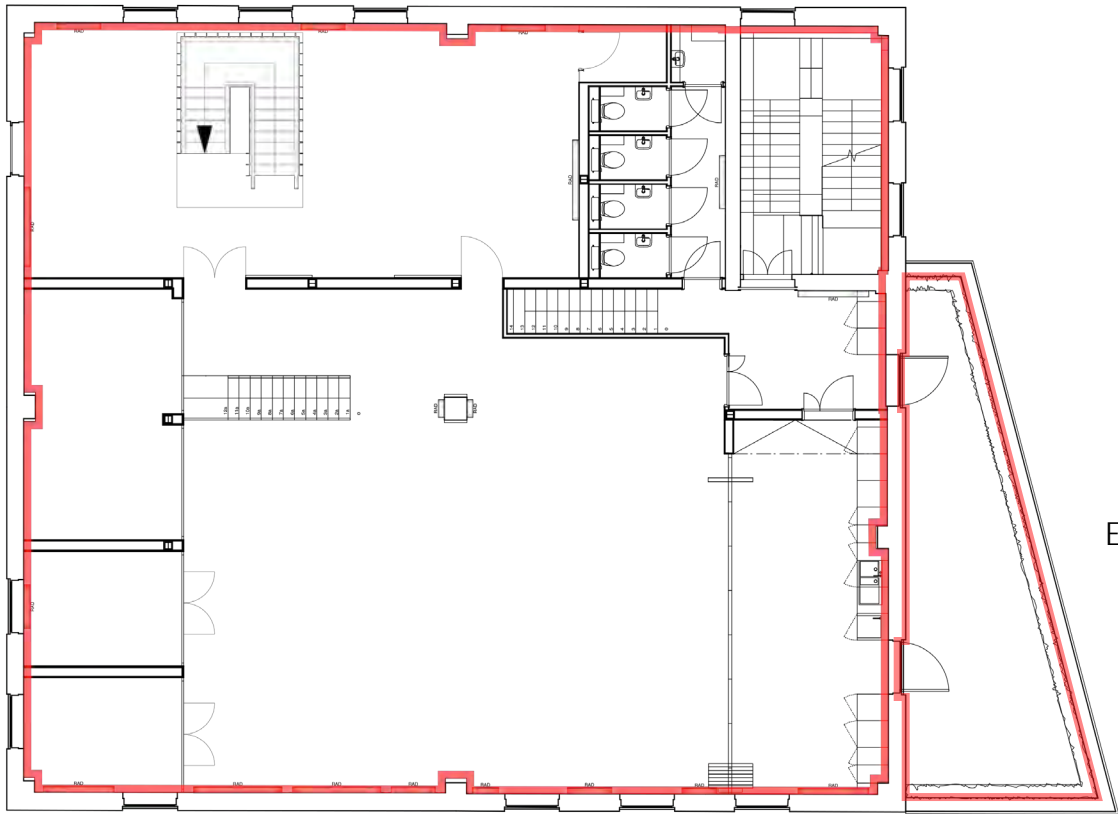


Hanbury Street





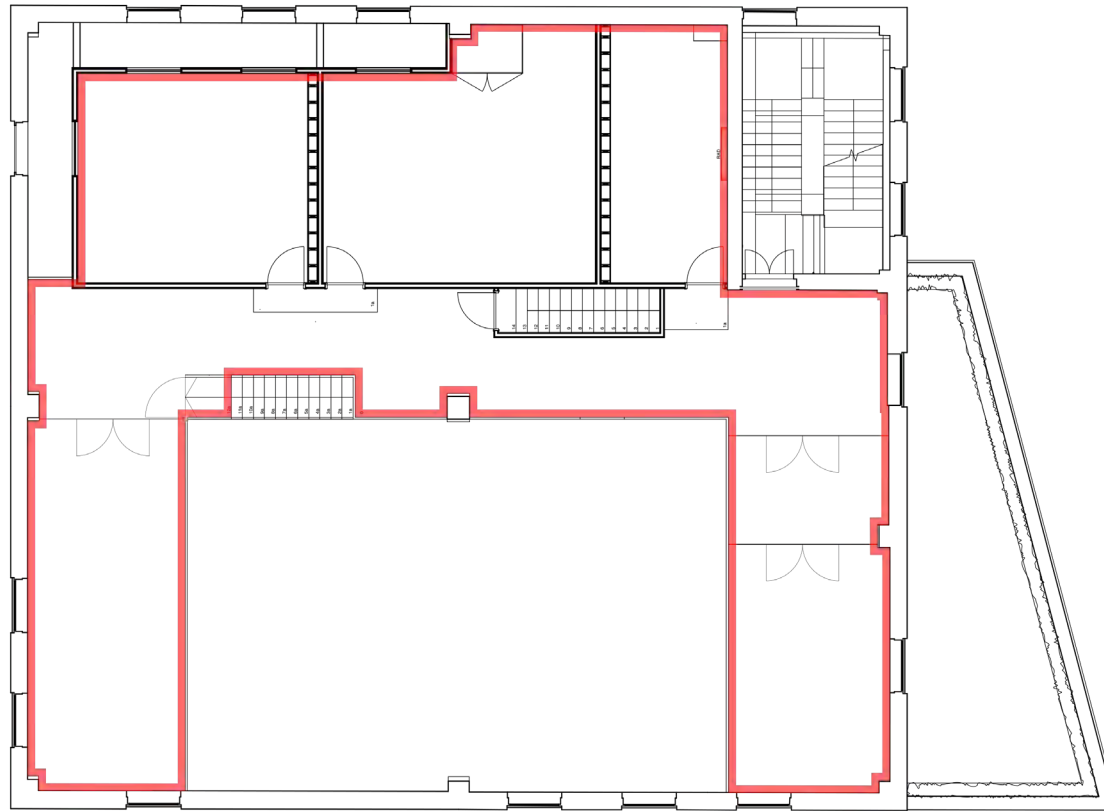
Second Floor  
3613 sq ft



Hanbury Street

## Second Floor Mezzanine

2104 sq ft



Hanbury Street

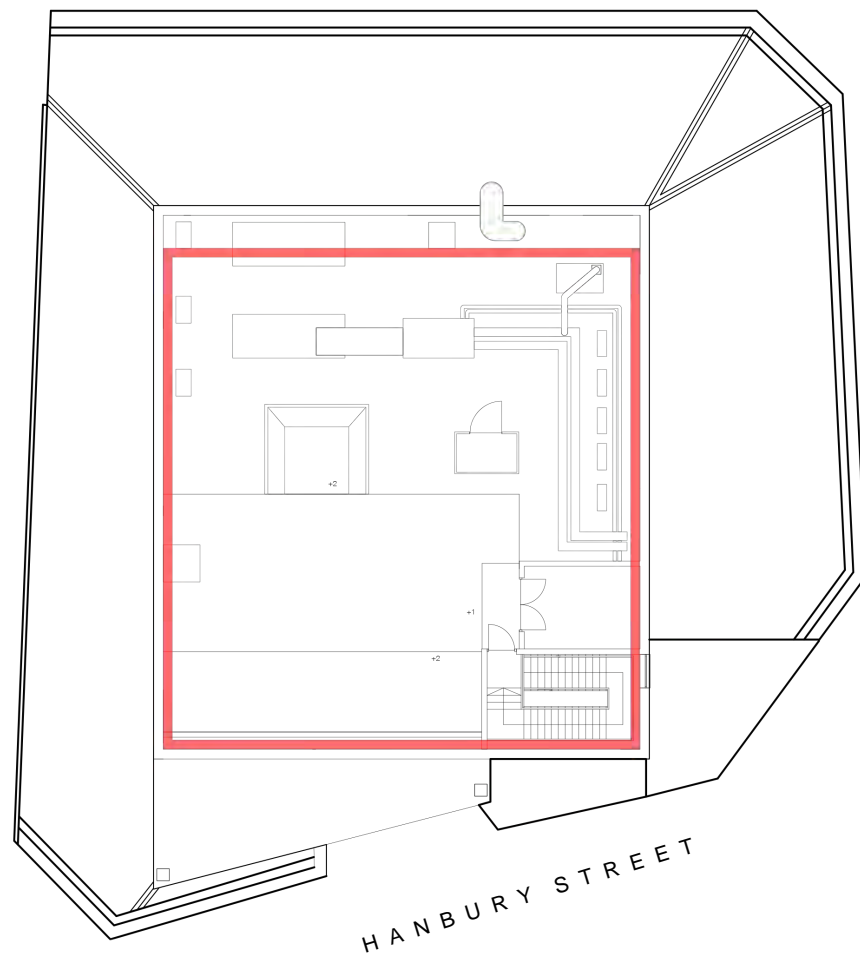


17 Hanbury Street  
A Unique Opportunity



The Truman Brewery

## Roof Terrace





17 Hanbury Street  
A Unique Opportunity



The Truman Brewery

Unit Ref	Floor	sq ft
TG-005	Ground	317
T1-001	1st	4012
T1-001M	1st Mezzanine	1052
T2-001	2nd	3613
T2-002M	2nd Mezzanine	2104
	Total Gross Internal	11,098
TR-001	Roof Terrace	

# Location





# Access

The Truman Brewery has a convenient location on Brick Lane, and is easily reached by tube, rail, bus or on foot.

**17 Hanbury Street** benefits from close access to all forms of transport, with a Public Transport Access Level (PTAL) score of 6b, the highest accessibility rating given by TfL. Liverpool Street, Shoreditch High Street and Aldgate East are within easy reach, offering fast connections across London and beyond

## Underground, Overground and Rail

### Shoreditch High Street Station

Walking distance: 5 min

Overground services to Dalston Junction, New Cross, Crystal Palace & West Croydon

### Liverpool Street Station

Walking distance: 10 min

Central, Metropolitan, Circle, Hammersmith & City lines and National Rail Services

### Aldgate East

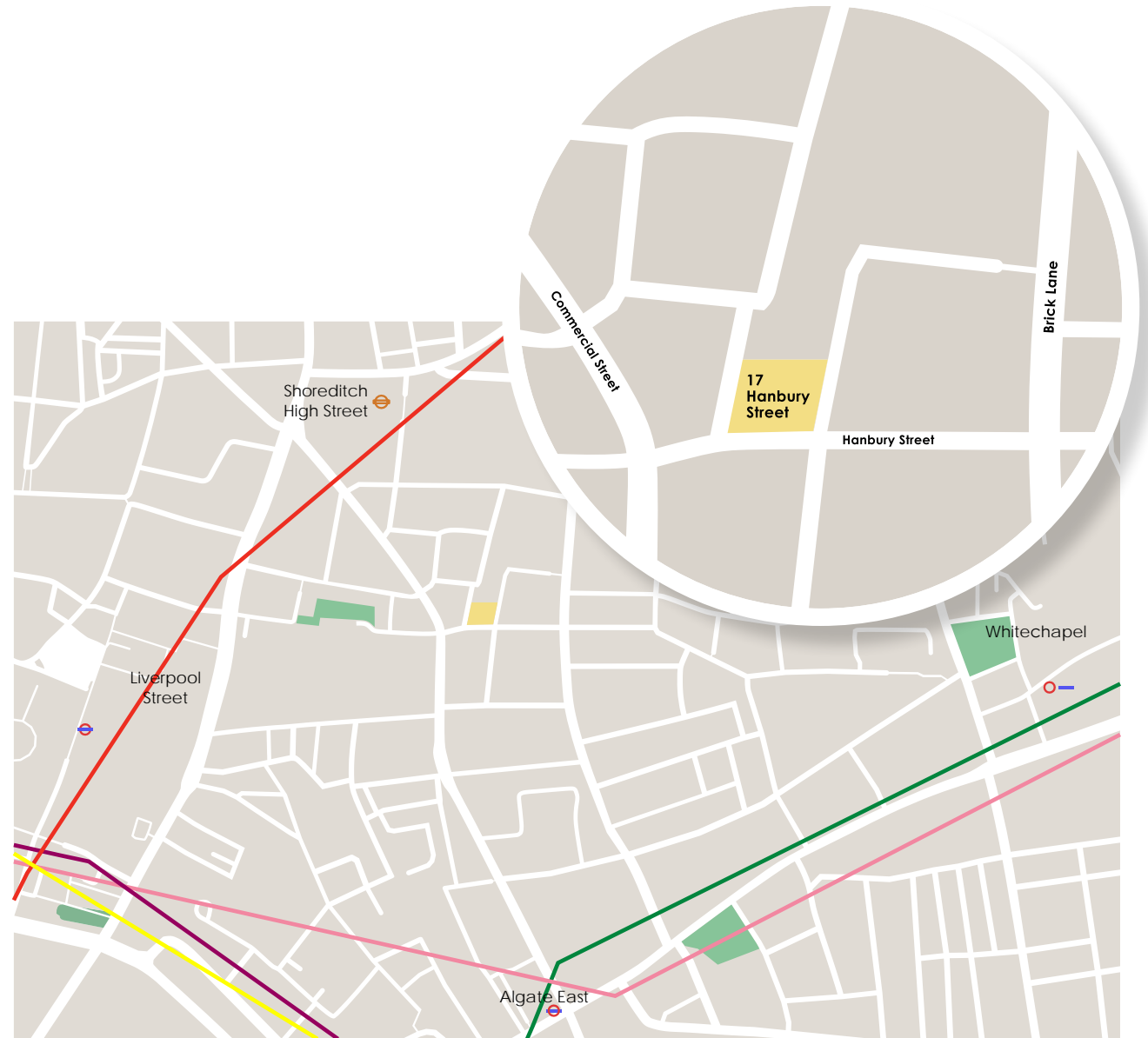
Walking distance: 15 min

District, Hammersmith & City lines

### Whitechapel Station

Walking distance: 15 min

Overground, District, Hammersmith & City Lines

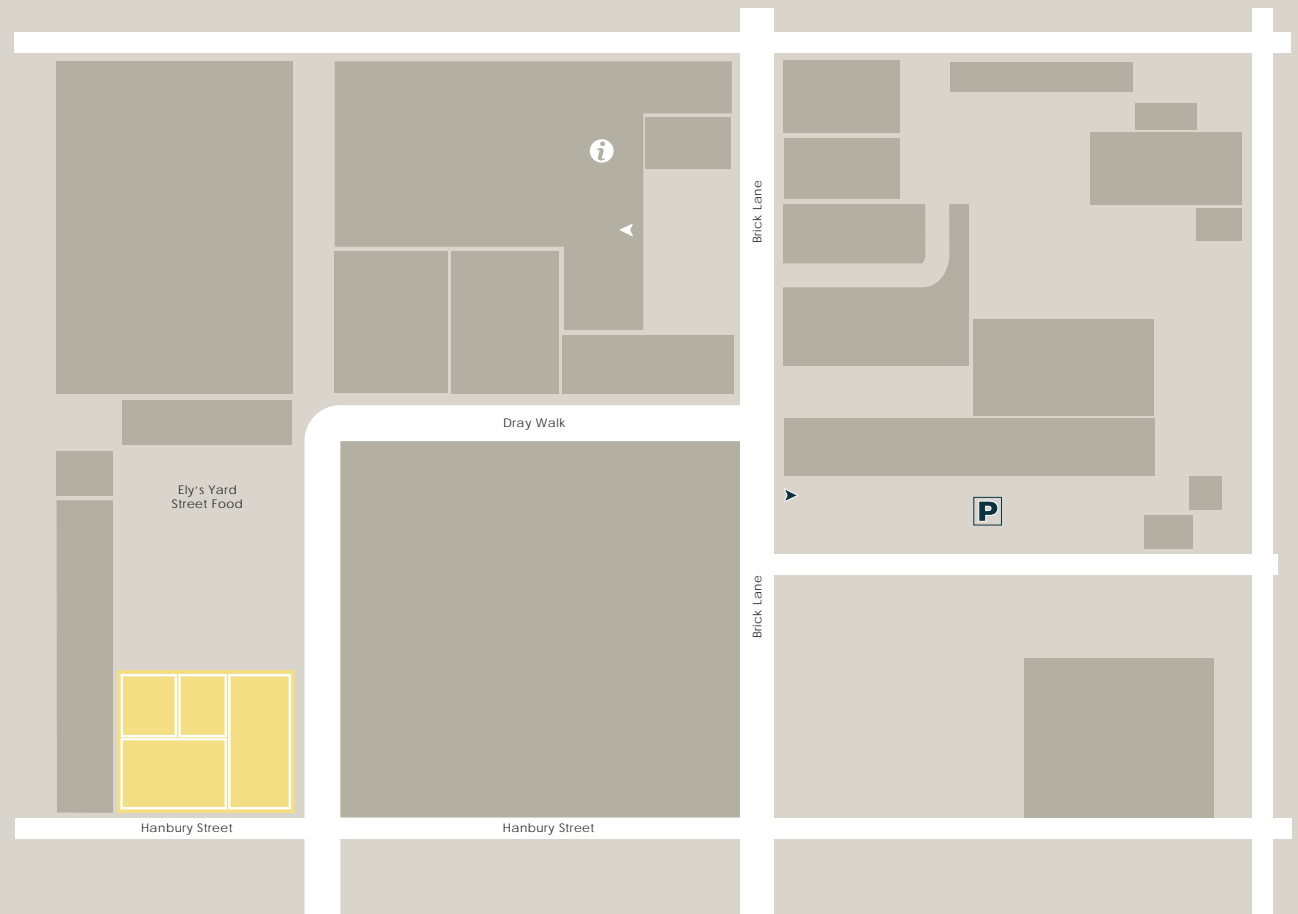


# Site

The Truman Brewery Estate is widely known as an integrated campus of arts, creative and digital activity.

Set over 11 acres, split almost equally either side of Brick Lane, the Brewery has an extensive and eclectic tenant mix, and is home to numerous tech, media, fashion, PR and related industries, and boasts more than a hundred flexible workspaces, markets, shops, event halls, cafes, bars and restaurants.

And it's pet friendly



# Contact us to arrange a viewing:

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