

THIRD FLOOR

91 BRICK LANE, E1

22,335 SQ FT

THE
OLD TRUMAN
BREWERY

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ABOUT

Set on the third floor of this former brewery headquarters building designed by Ove Arup, this is a rare opportunity to occupy 22,335 sq ft of open plan space in the Old Truman Brewery.

91 Brick Lane is positioned prominently in the heart of Brick Lane in one of London's most vibrant and energetic areas, comprised of the boutiques, cafes, events spaces and markets of The Old Truman Brewery

The building boasts high ceilings, made up on 3 sides for full height glazed curtain wall the unit is bathed in natural light and has spectacular views across Shoreditch over Box park and Shoreditch house to the North and Stratford and the Olympic park to the East.

The building benefits from close access to all forms of public transport. Shoreditch High Street station is a few minutes' walk, with Liverpool Street and Aldgate East less than ten minutes walking distance from the property, offering fast connections across London and beyond.

SERVICES

- 100 amp 3 phase power
- 3 passenger lifts
- 24 hour access to site
- 24 hour security
- Exclusive Male and Female toilets
- Onsite estate management team
- Fibre present

PLANNING

B1 Office.

LEASE TERM

- An initial term of 5 years
- Lease to be contracted outside of the security of tenure of Landlord and Tenant Act 1954
- Rent and service charge to be increased annually
- Rent £50 per sq ft per annum
- Service charge £5 per sq ft per annum

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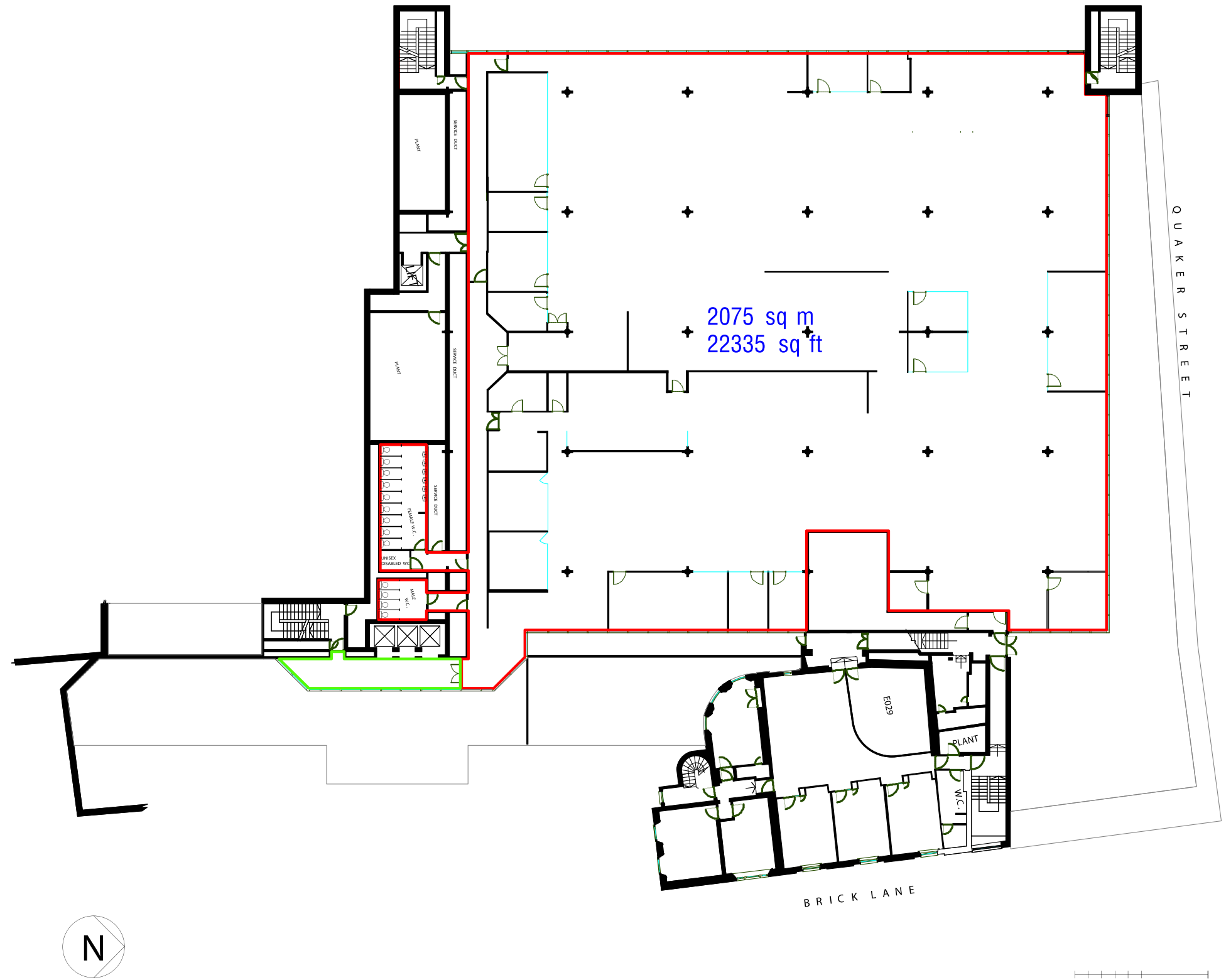


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FLOOR AREA SCHEDULE



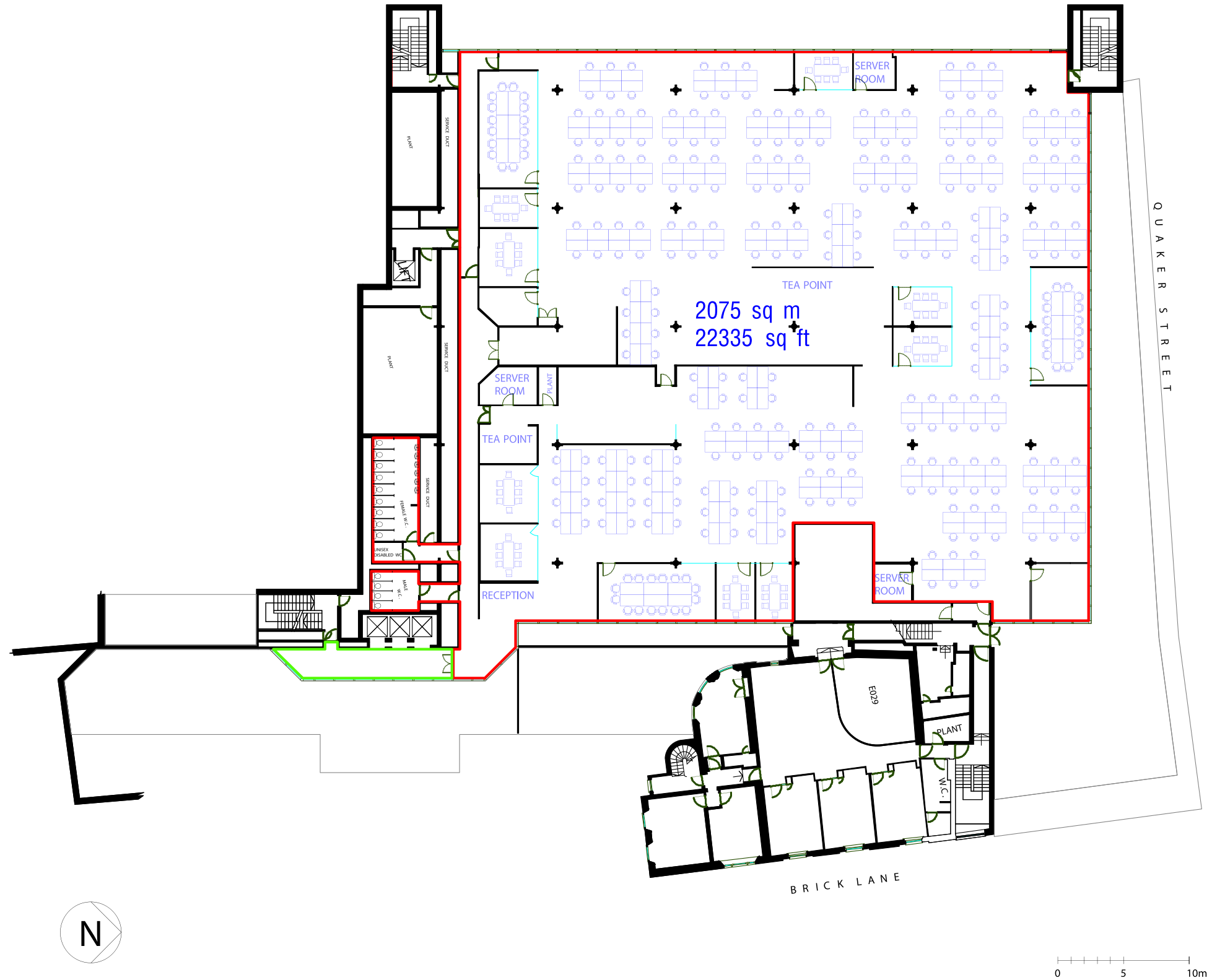
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INDICATIVE DESK LAYOUT

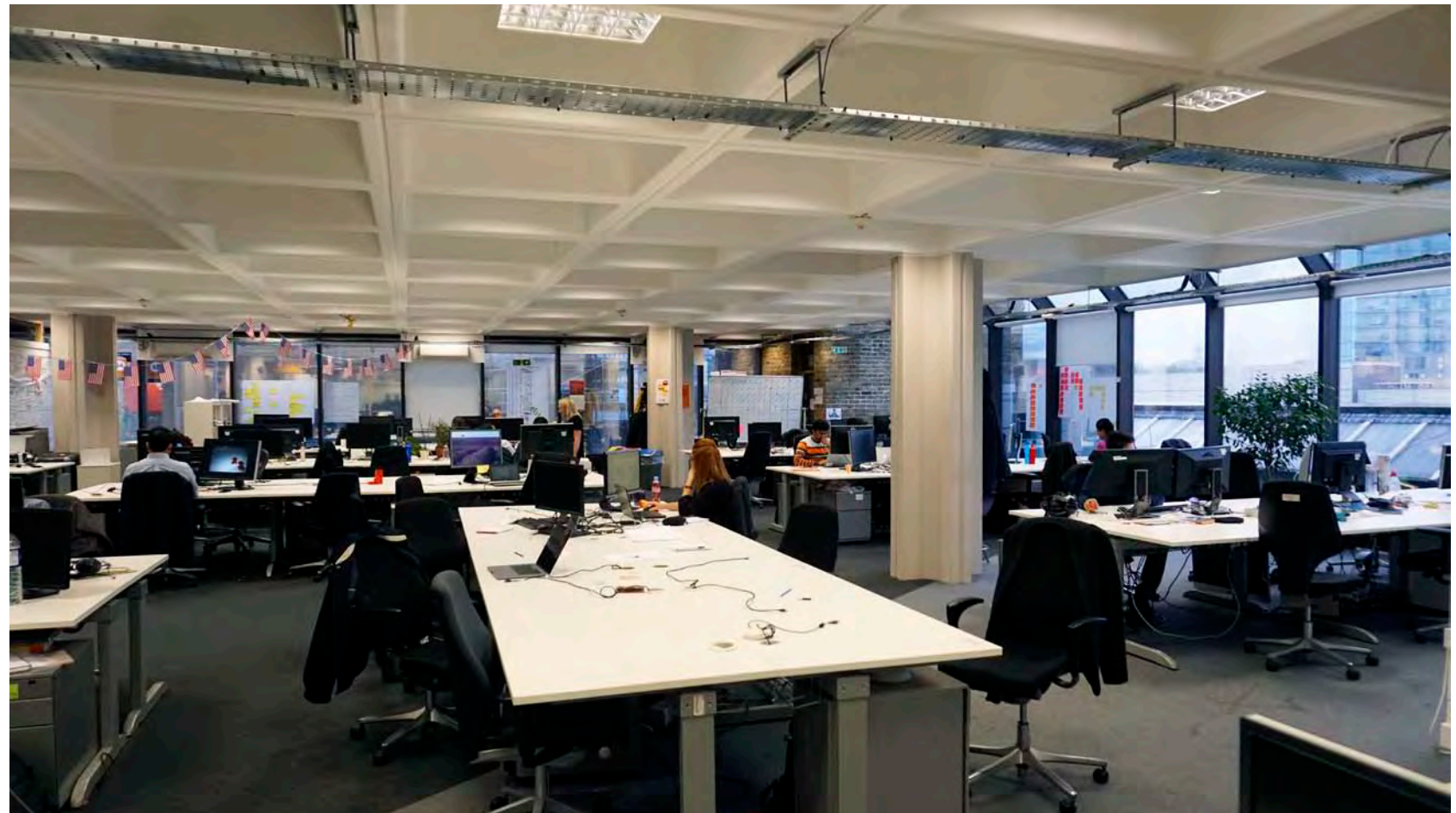


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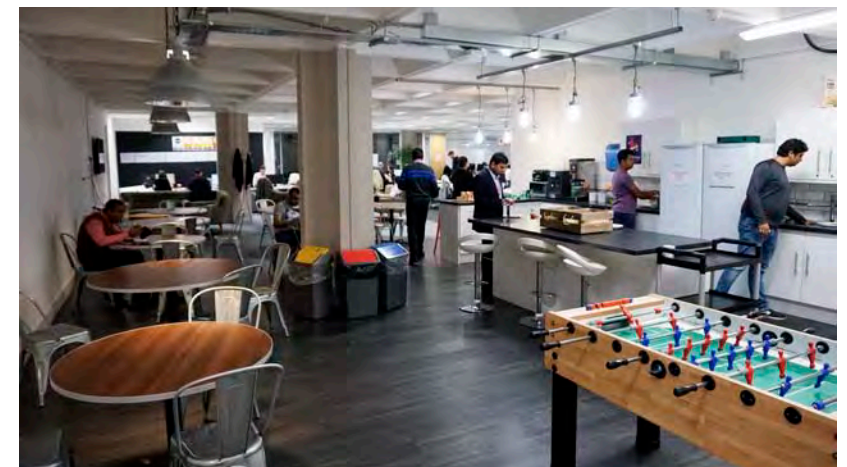
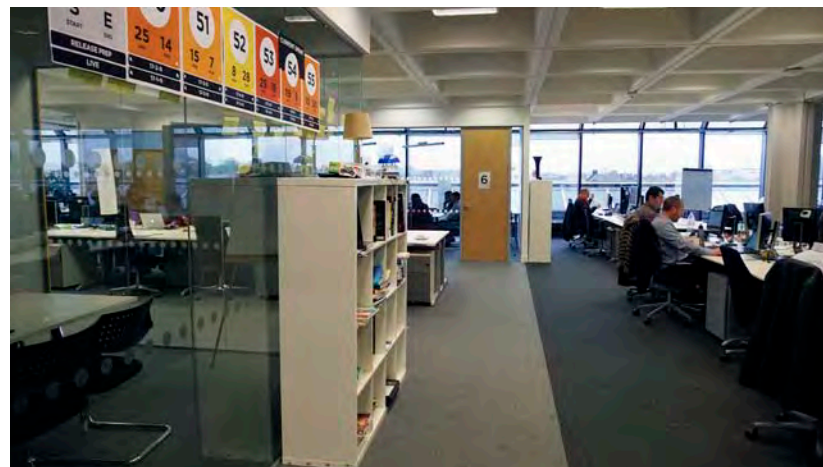
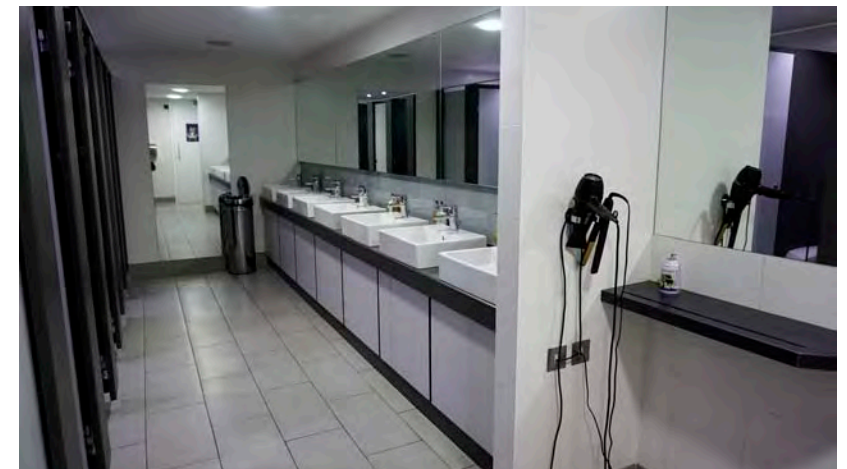
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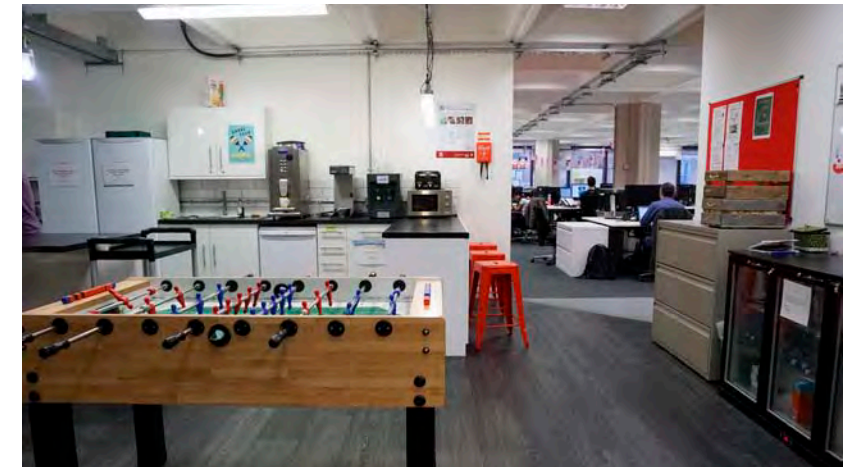
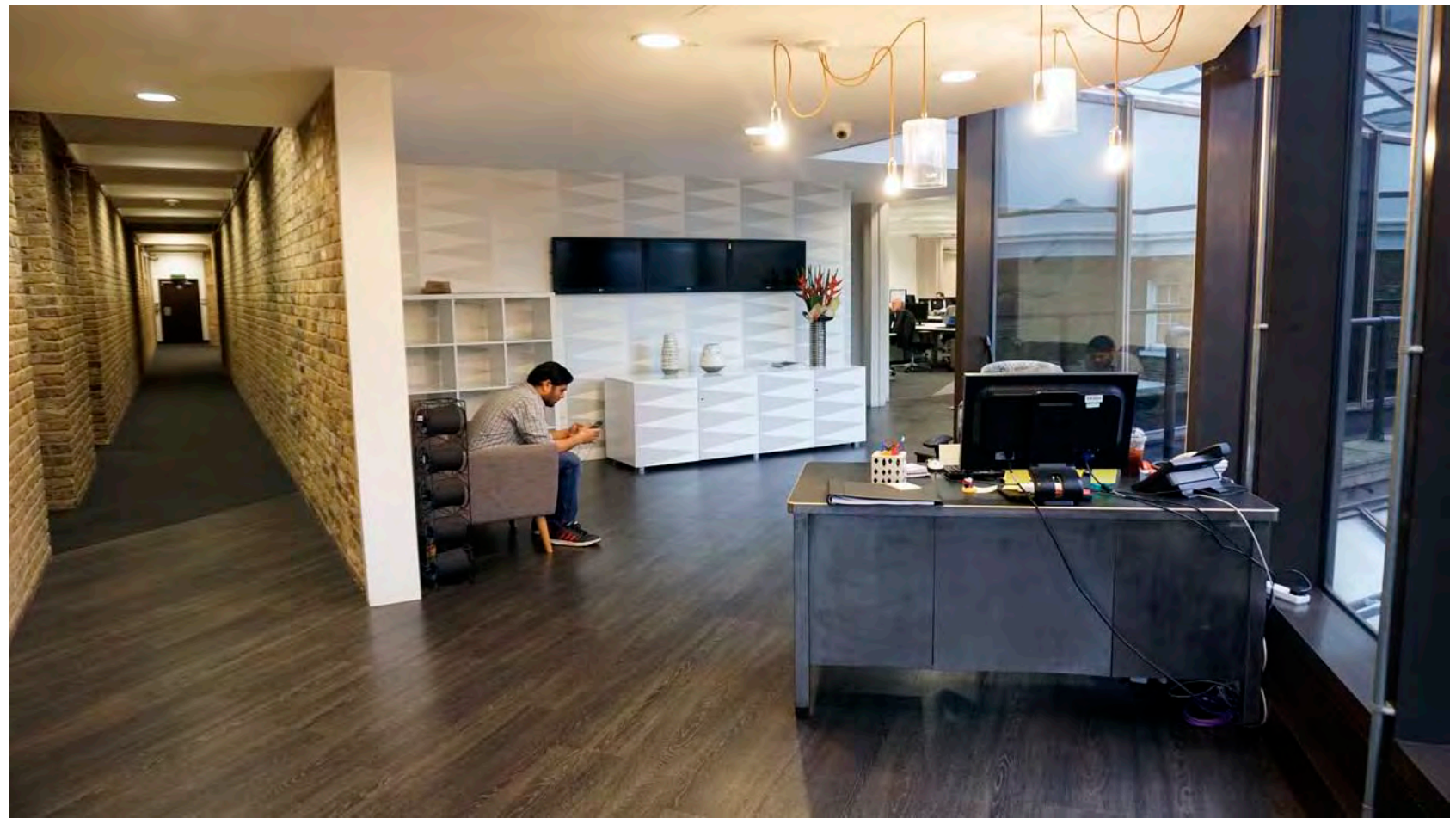
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Transport Links
Shoreditch High Street Station (3 minutes)
Aldgate East Station (5 minutes)
Liverpool Street Station (8 minutes)
Old Street Station (15 minutes)
Bus routes - 8/35/149/67/243/242/55

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Contact

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Disclaimer

- a) These particulars are prepared in good faith for the guidance only of intended purchasers/lessees/occupiers and do not constitute, nor constitute part of, any offer or contract.
- b) Nothing in these particulars shall be deemed to be a statement that the property is in a good condition or otherwise, nor that any services, plant, equipment or facilities are in good working order.
- c) All descriptions, floor areas, dimensions, photographs, images, plans, references to condition and necessary permissions for use and occupation, and other details are indicative only, given without responsibility and intended lessees should not rely upon them as statements or representations of fact but must satisfy themselves by inspection, appropriate due diligence, or otherwise as to the correctness of each of them.
- d) Unless otherwise stated, all rents, outgoing and other costs are quoted exclusive of VAT and SDLT in respect of any transaction.

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment or correction without notice.

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