

Compton

PIANO
For Sale
Piano Workshop
London E2



Newly refurbished self-contained
HQ building in the heart of Hoxton
suitable for owner occupiers and
investors

For Sale

Piano Workshop
34 Cremer Street
London E2

Size

4,543 Ft²

Price

Offers invited in excess of £3,000,000 reflecting a capital value of £660 psf, subject to contract and exclusive of VAT

Specification

Newly refurbished
CAT A condition with
new kitchenette

Description

Piano workshop comprises 4,534 sq ft over ground and first floor. The interior space offers regular, uniform floor plates providing flexibility for various layouts and uses. The building's exterior boasts a striking glazed frontage, which enhances its aesthetic appeal while allowing natural light to flood the interior spaces.

To the rear of the building, double doors open onto a private patio area that spans approximately 300 square feet. This outdoor space provides a perfect setting for relaxation, informal meetings, or social gatherings, offering a tranquil retreat from the hustle and bustle of the work environment.



For Sale

Piano Workshop
34 Cremer Street
London E2

Ground Floor

Size

4,543 Ft²

Price

Offers invited in excess of
£3,000,000 reflecting a capital
value of £660 psf, subject to
contract and exclusive of VAT



Compton

For Sale

Piano Workshop
34 Cremer Street
London E2

First Floor



For Sale

Piano Workshop
34 Cremer Street
London E2

Kitchen Ground Floor



First Floor

For Sale

Piano Workshop
34 Cremer Street
London E2

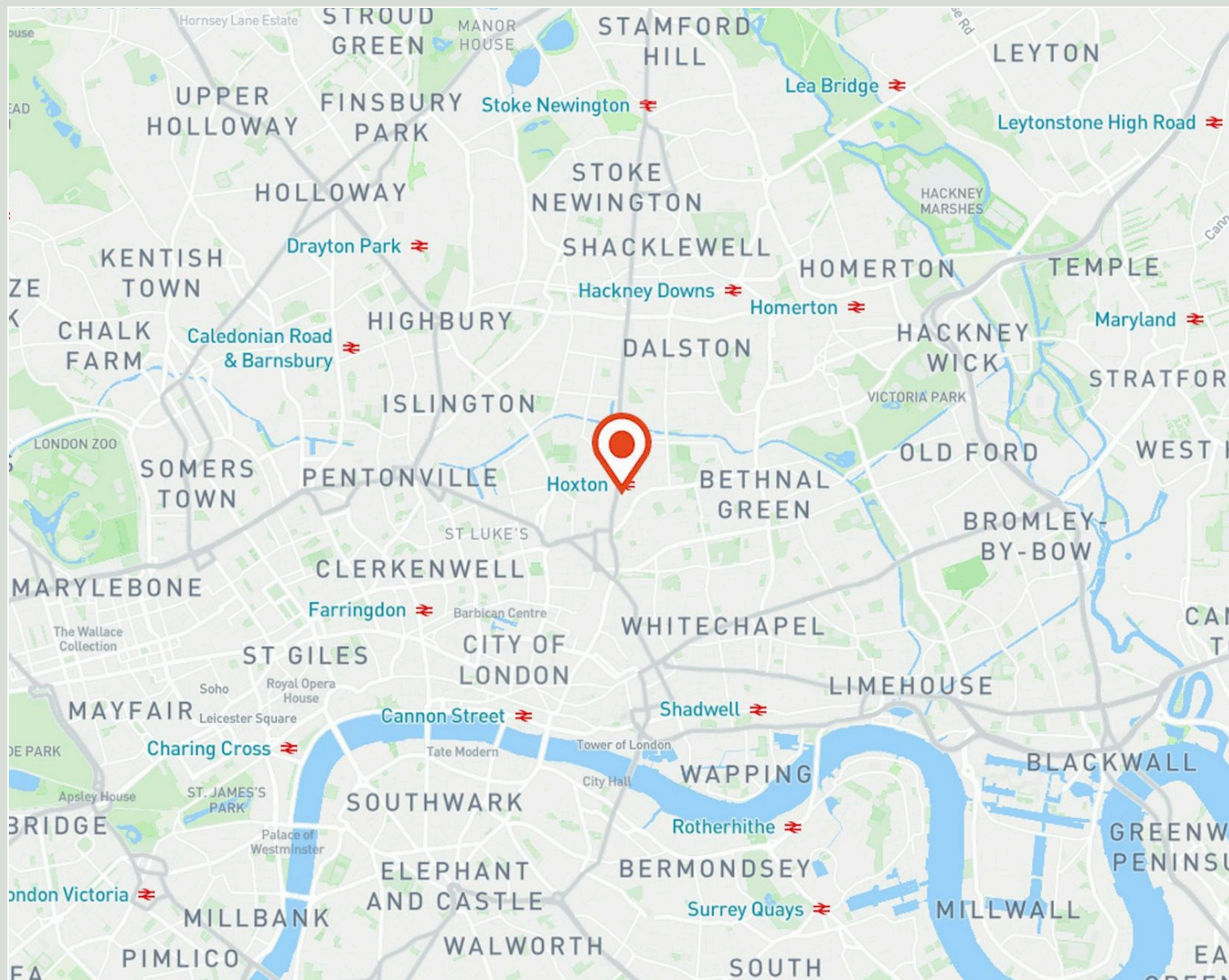
Location

Piano Workshop is conveniently located just a two minute walk from Hoxton Overground Station. This prime location offers easy access to both Old Street and Liverpool Street station.

Hoxton has rapidly evolved into one of London's most dynamic and fashionable commercial districts. The area offers an eclectic mix of culture, creativity, and commerce, making it a sought-after destination for corporates and start up businesses.

A thriving café scene includes independent favourites such as Gram'n Degrees and The Grocery, while acclaimed dining venues like the Michelin-starred The Clove Club and local gem Sôns Rue Café further enhance the neighbourhood's vibrant appeal.

Compton



For Sale

Piano Workshop
34 Cremer Street
London E2

Piano Workshop

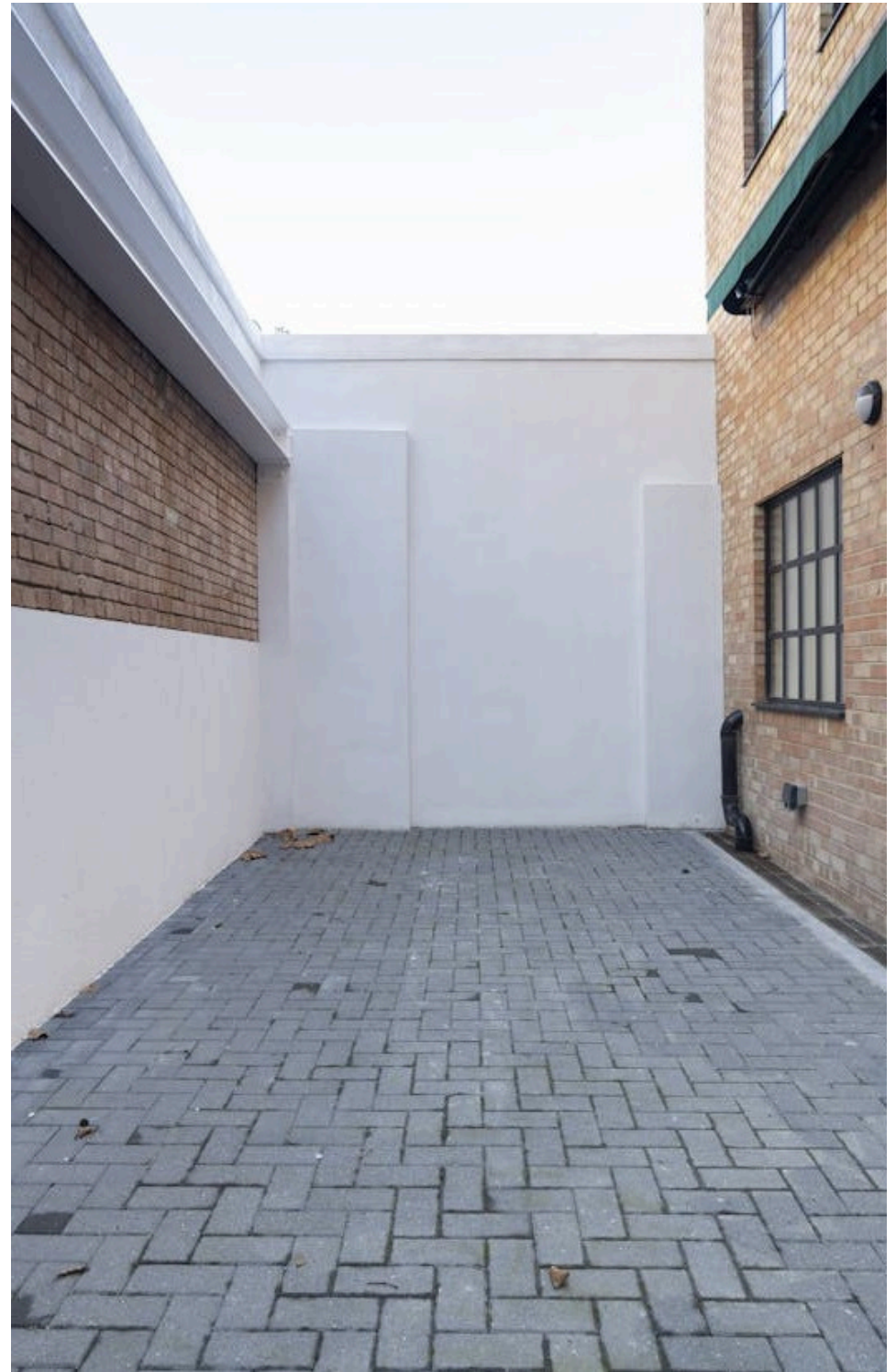
**PIANO
WORKSHOP**

For Sale

Piano Workshop
34 Cremer Street
London E2

Amenities

- New 999 year long leasehold at a peppercorn ground rent
- Rare self contained building
- Located in the heart of Hoxton, within 100m of Hoxton Station
- Comprises 4,543 sq ft of newly refurbished CAT A office accommodation over ground and first floor
- Offered with full vacant possession
- Constructed in 2019
- EPC B
- Benefits from 300 sq ft private courtyard at the rear
- Dedicated bike storage
- Car parking space available via separate negotiations with the freeholder

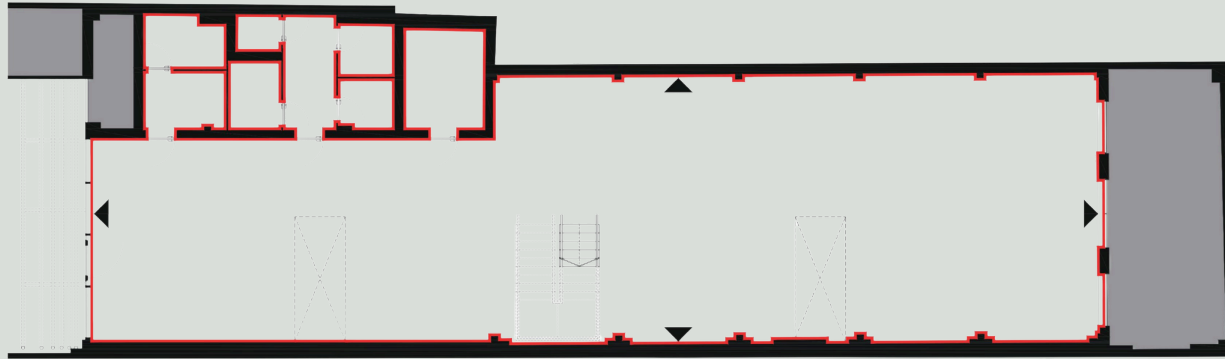


For Sale

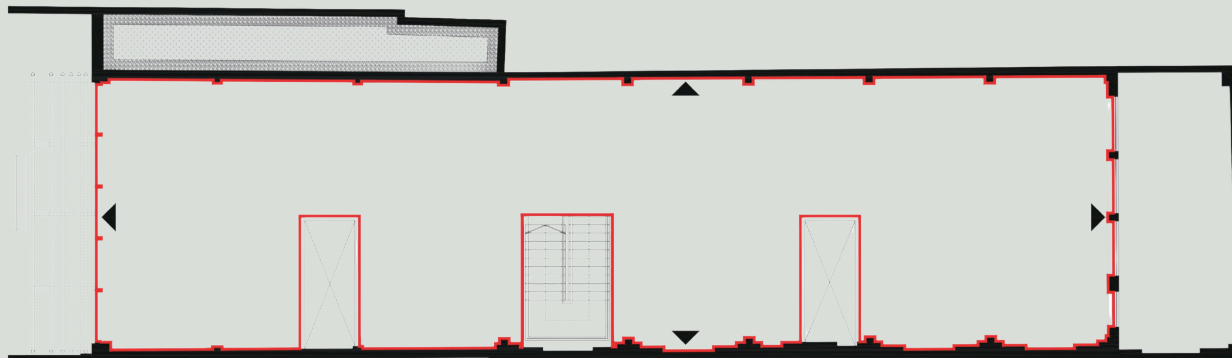
Piano Workshop
34 Cremer Street
London E2

Availability

Name	Sq Ft
Unit - Ground & First Floor	4,543
Total	4,543



Ground Floor Plan



First Floor Plan

For Sale

Piano Workshop
34 Cremer Street
London E2

VAT

The property is elected for VAT.

Planning

The property is located in the London Borough of Hackney in the Kingsland conservation area.

Tenure

New 999 year long leasehold at a peppercorn ground rent.



Contact Us

compton.london

020 7101 2020

enquiries@compton.london

JOINT AGENTS

Harry Mann (Stirling Ackroyd)

hmann@stirlingackroyd.com

020 3967 0103

Compton

All appointments to view must be arranged via Compton or Stirling Ackroyd, through:



Alice Thomas

at@compton.london

020 7101 2020 | 07769176645



Sonia Oberoi

so@compton.london

020 7101 2020 | 07483 882 598

Compton gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Compton has any authority to make any representation or warranty whatsoever in relation to this property. Compton is the licensed trading name of Compton RE Disposals Limited. Company registered in England & Wales no. Registered office: 47 St John's Square, Clerkenwell, London, EC1V 4JJ. October 2025