

Compton

**PIANO**  
*For Sale*  
**Piano Workshop**  
**Hoxton E2**



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

**For Sale**

Piano Workshop  
Hoxton E2

**Size**

4,543 Ft<sup>2</sup>

**Price**

Offers in excess of £3,000,000

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

**Fitout**

Not Fitted. 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

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Ground Floor

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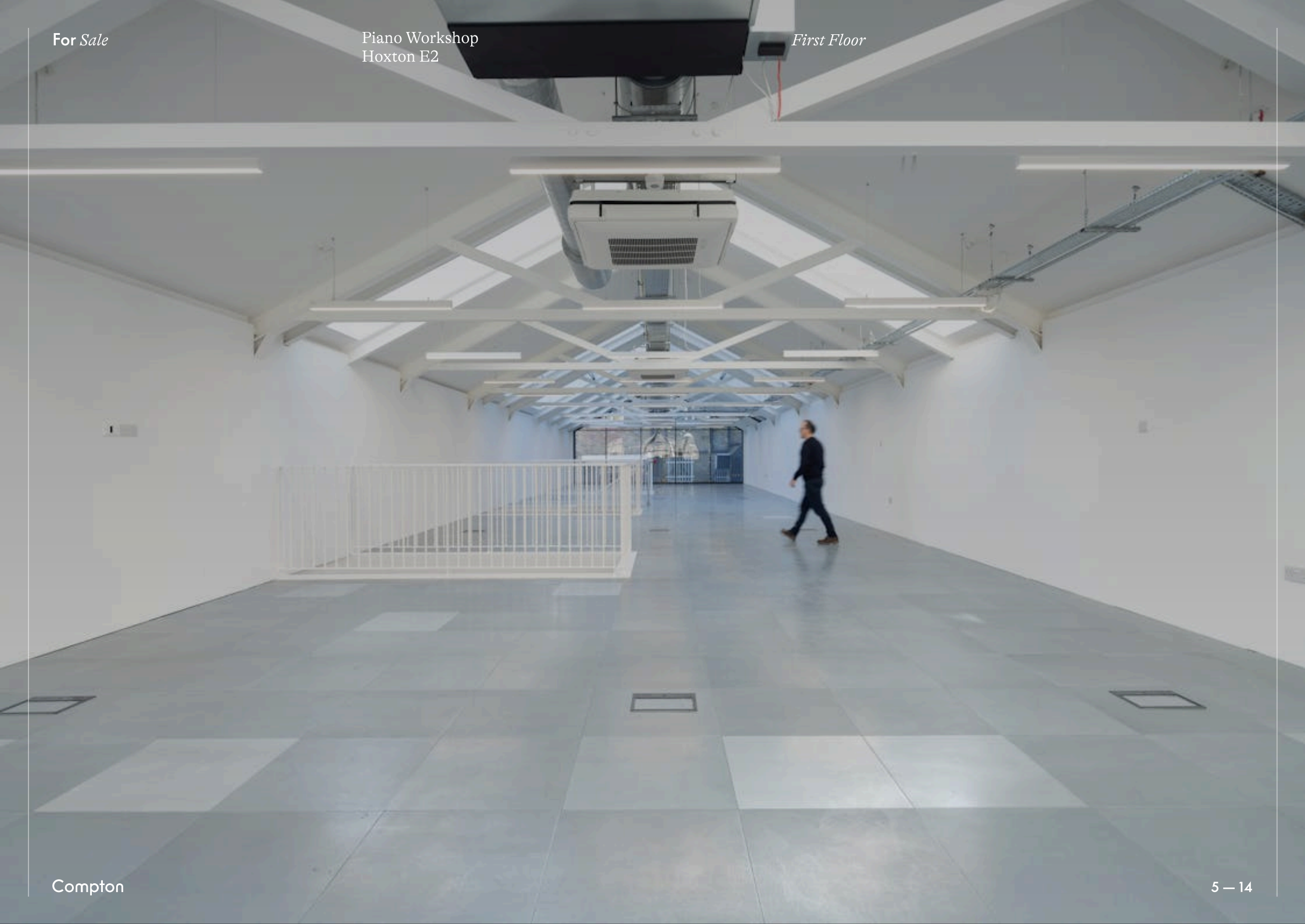


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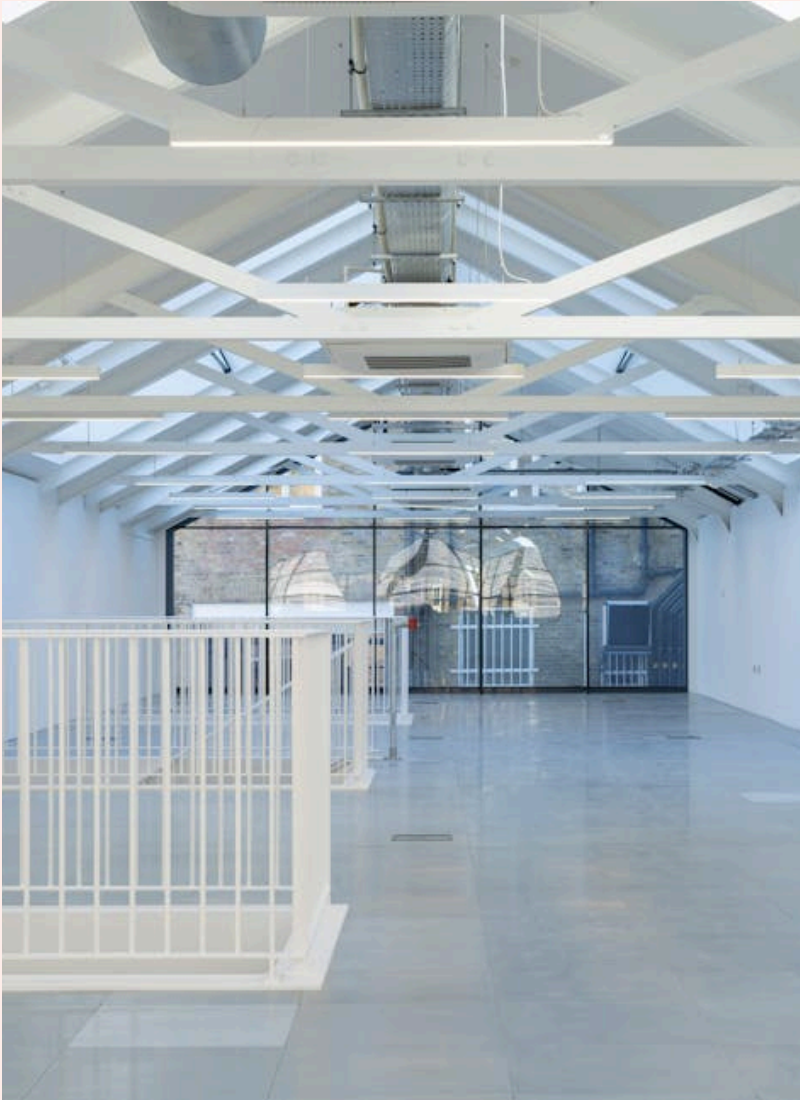
First Floor



For Sale

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*Kitchen Ground Floor*

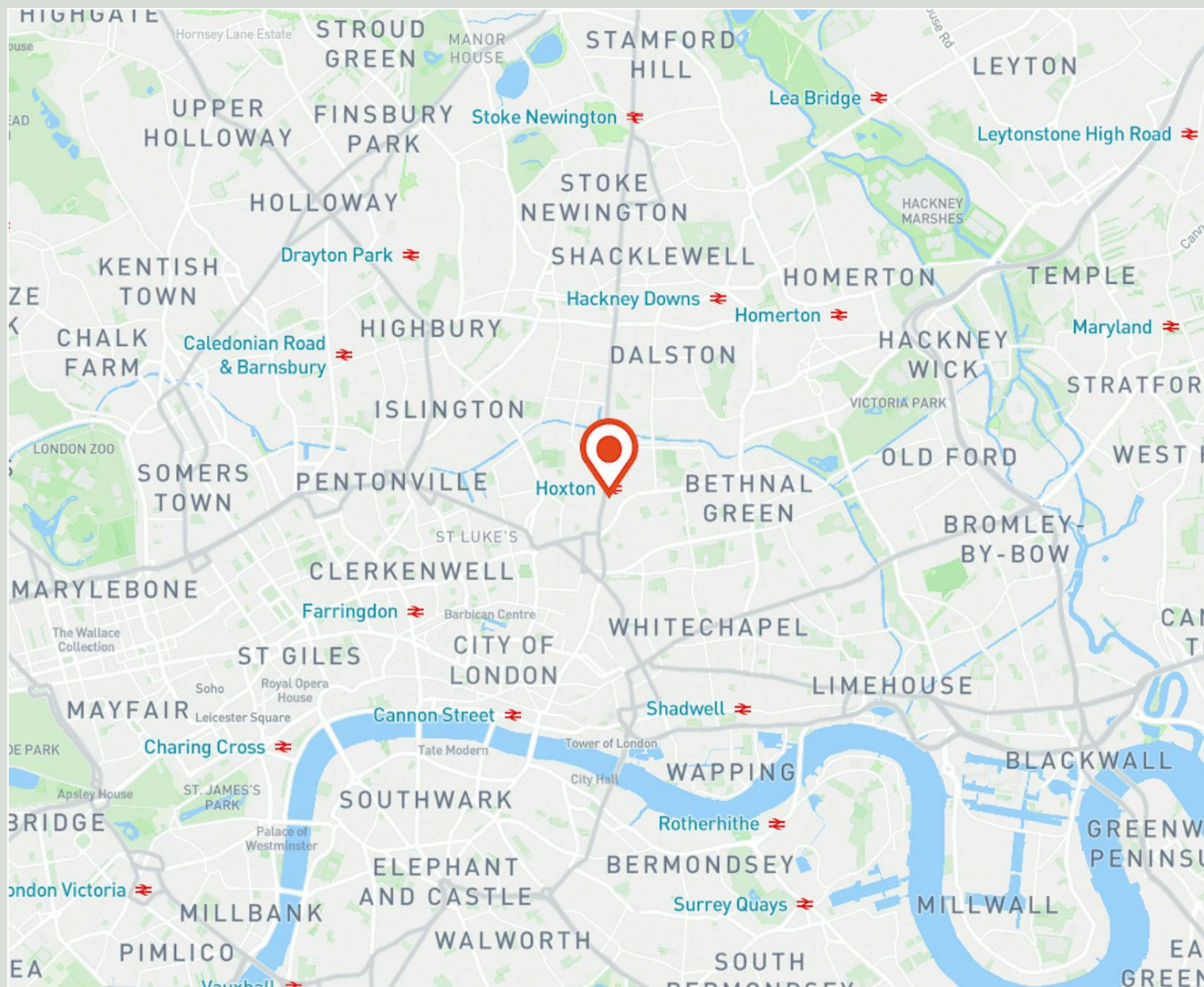


*First Floor*

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 cafe 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 Sons Rue Cafe further enhance the neighbourhood's vibrant appeal.



For Sale

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*Piano Workshop*

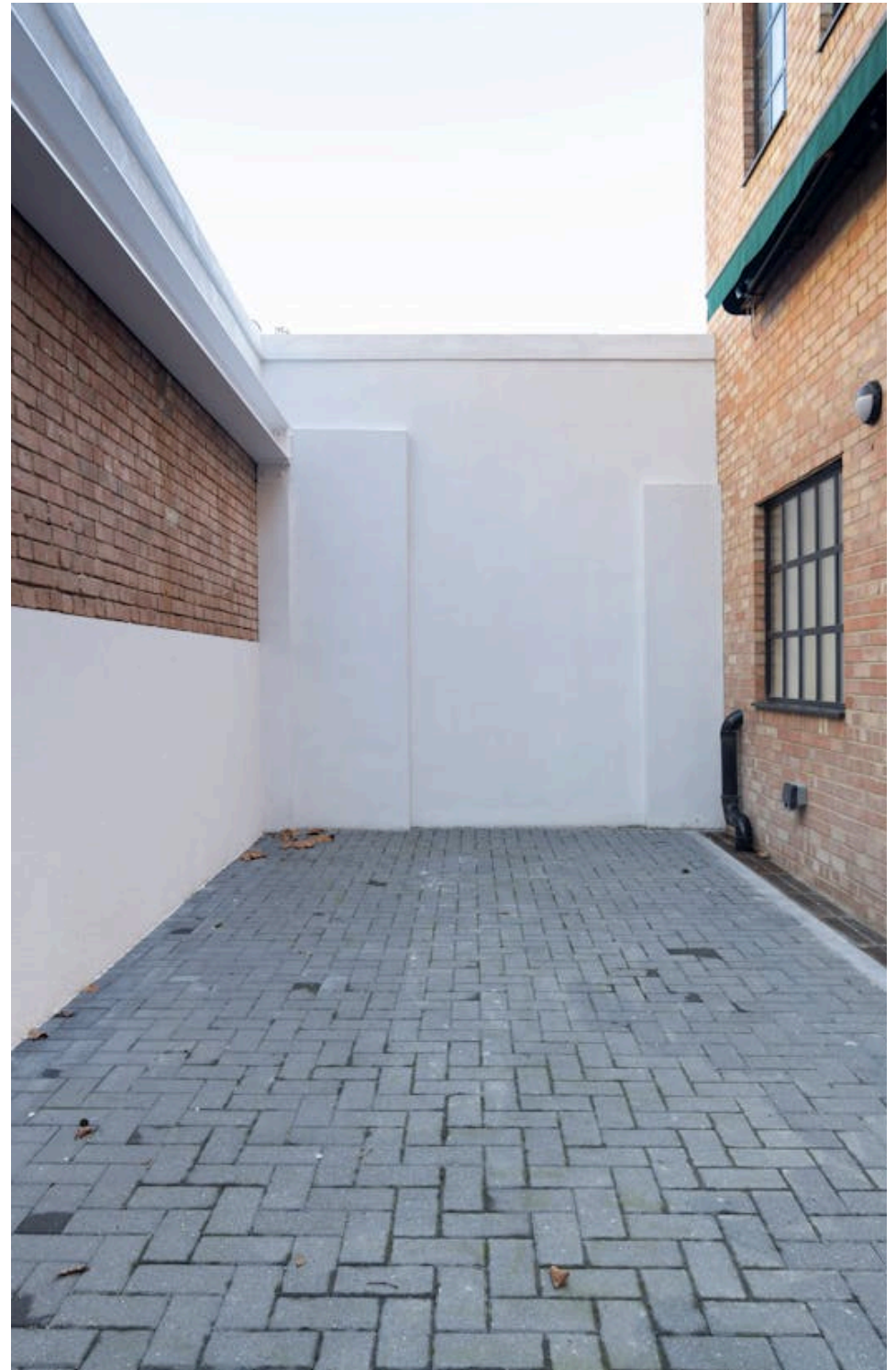
**PIANO  
WORKSHOP**

*For Sale*

Piano Workshop  
Hoxton 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
- Dedicated bike storage
- Car parking space available by separate negotiations



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Availability

Name	Sq Ft
Unit - Ground & First Floor	4,543
<b>Total</b>	<b>4,543</b>

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### 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.

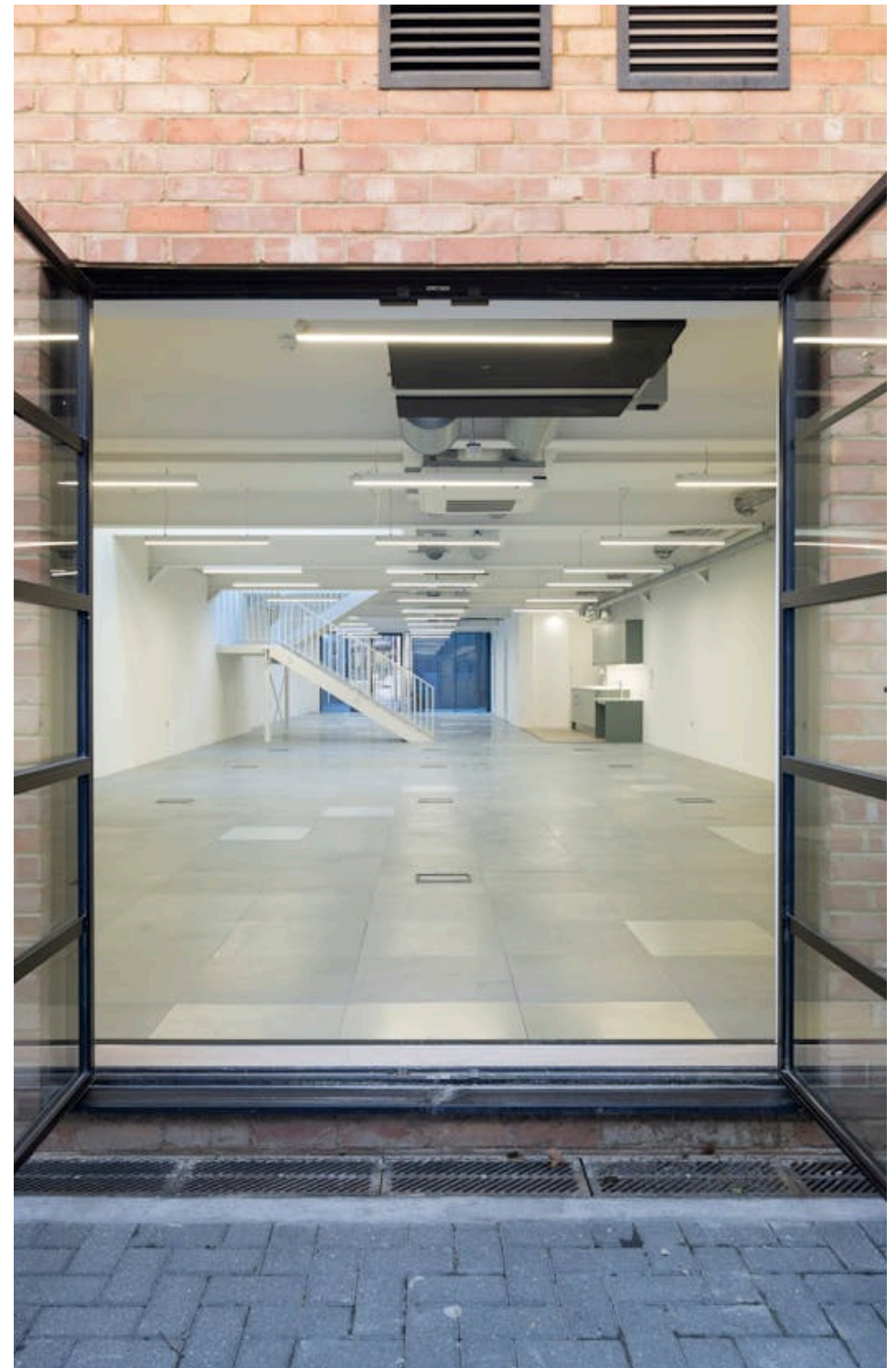
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All appointments to view must be arranged via sole agents, Compton, through:



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