

HANBURY WORKS



17 Hanbury St
London, E1 6QS

Refurbished industrial space on the iconic Truman Brewery estate. Expansive, unobstructed, double-height warehouse spaces, filled with natural light. Each studio emanates character and delivers big on wow factor.



About

This characterful and imposing building is unique in almost every sense. Each floor features split-level workspaces with double height ceilings and unobstructed views across the City.

Much of the building's charm lies in its irregular and unpredictable configuration. Frameworks' sympathetic refurbishment accentuates the space's architectural gifts, whilst adding elements of play and intrigue that creative clients love.

All studios are available on a fully managed basis, with Frameworks handling everything for a single, all-inclusive monthly fee.



by FRAMEWORKS
30 Berwick Street, Soho
W1F 8RH, 0203 581 5752



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Topham Works

About

The design of the space is inspired by a theme called ‘Industrial Pop’. It retains the industrial heritage of the site whilst introducing pops of colour to highlight notable features. Exposed brickwork, untreated steel balustrades and refurbished factory lighting sit alongside bold tones of ultramarine blue and forest green.





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Hanbury Works

Three Studios

Studio A	1st floor + mezz	2,163 sqft	39 desks
Studio B	1st floor + 2nd floor	2,777 sqft	50 desks
Studio C	2nd floor + mezz	3,993 sqft	72 desks



Specification

Our Licence Agreements include a recurring monthly fee that covers the following items and spec:

- Occupation of a spectacular self-contained office unit with spectacular double-height ceilings.
- Ongoing facilities management and client services via our Operations team
- All building costs such as rent, business rates, utilities, etc.
-  Comprehensive furnishing with work-ready task areas and fully-equipped meeting, breakout and dining spaces
-  Dedicated air conditioning and air-handling system
-  Fitted kitchen with a boiling/filter water tap
-  Private meeting rooms and phone booths (where shown)
-  Full fibre connectivity with 100MB allocated bandwidth (adjustable), ethernet provision and a dedicated cabinet
-  24/7 access via cards/fobs using a Paxton security system
-  Daily cleaning and waste management
-  Communal WC, shower and bike facilities





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Hanbury Works

Location



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Hanbury Works

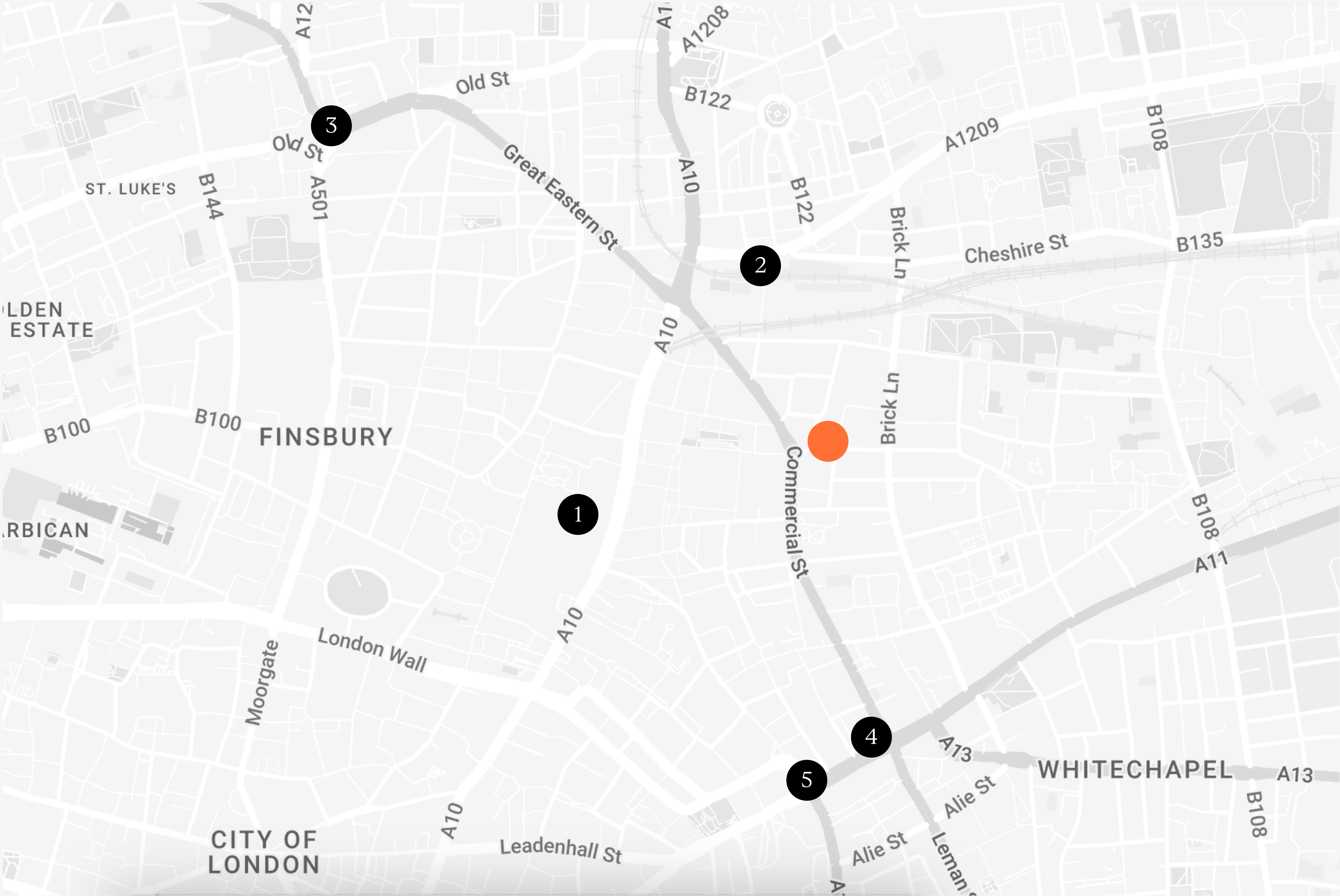
Location

Location

Situated on the Truman Brewery Estate, HANBURY WORKS sits between Spitalfields’ eponymous market and the bustling streets of Brick Lane. Its neighbours include a mix of cultural landmarks, social hubs and illustrious names from the creative industry.

Nearby Tube stations include Liverpool St and Shoreditch High St.

- 1. Liverpool St (9 mins)
- 2. Shoreditch (8 mins)
- 3. Old Street (17 mins)
- 4. Aldgate East (8 mins)
- 5. Aldgate (9 mins)



Floorplans



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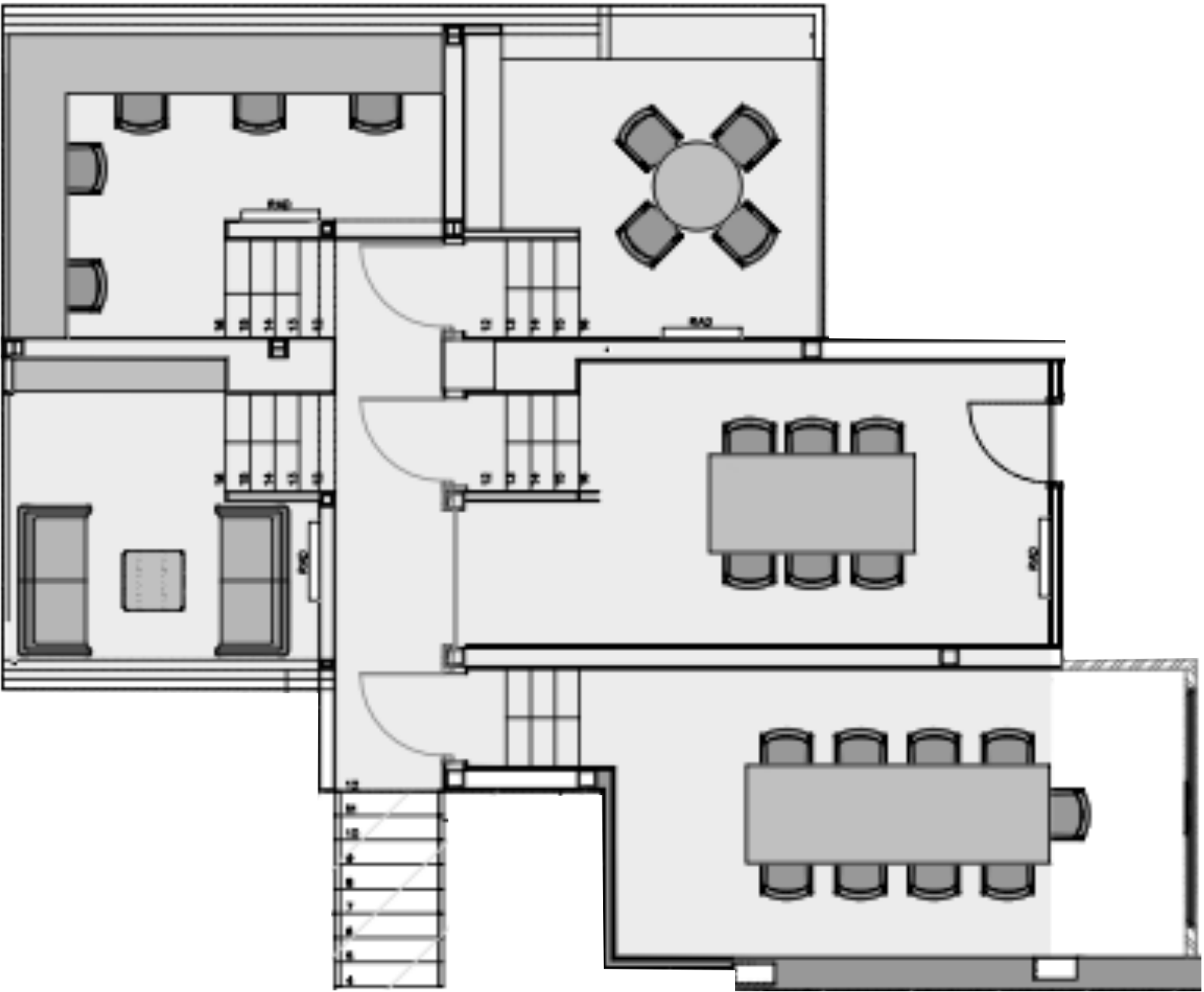
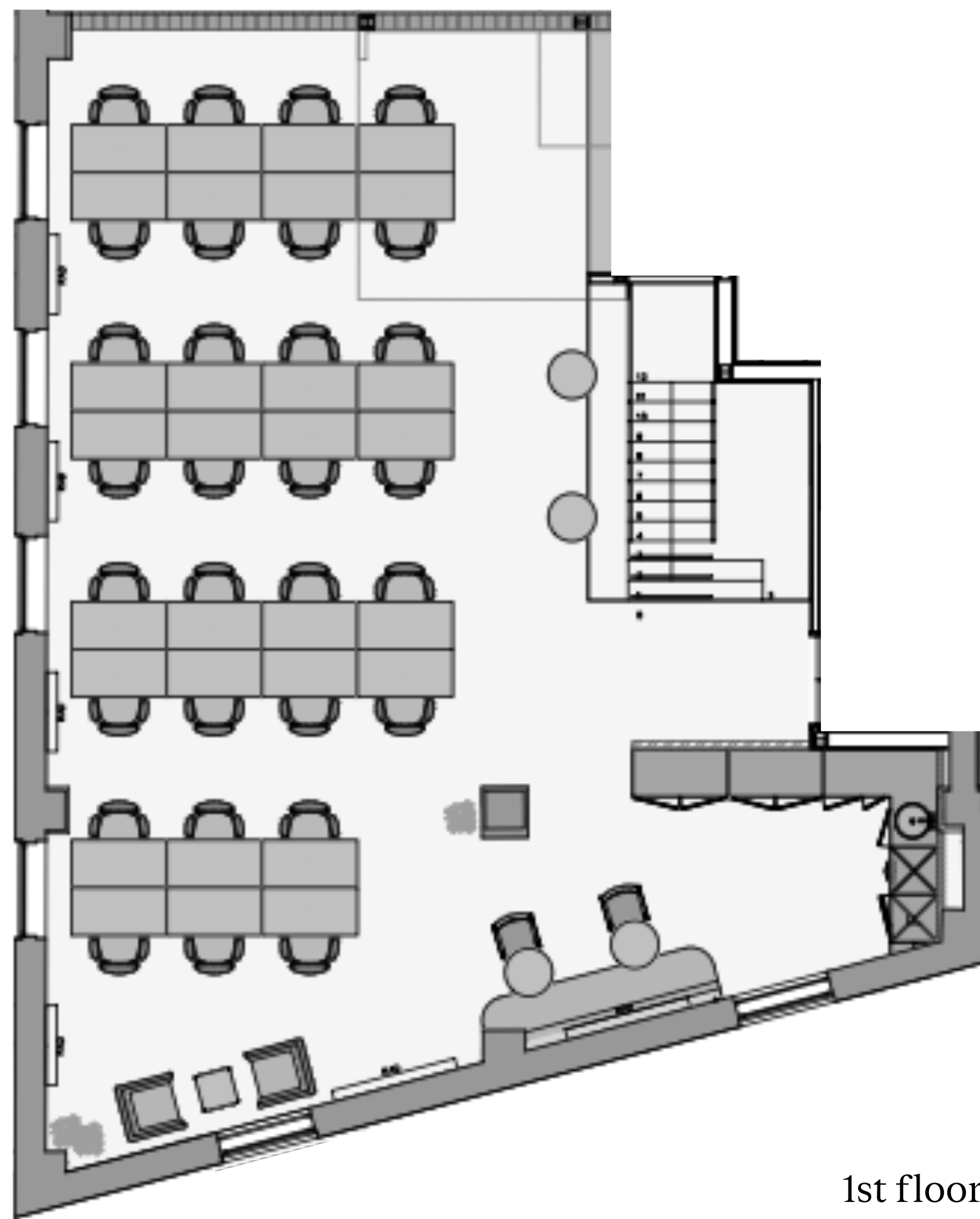
Hanbury Works

Floorplans

Unit A

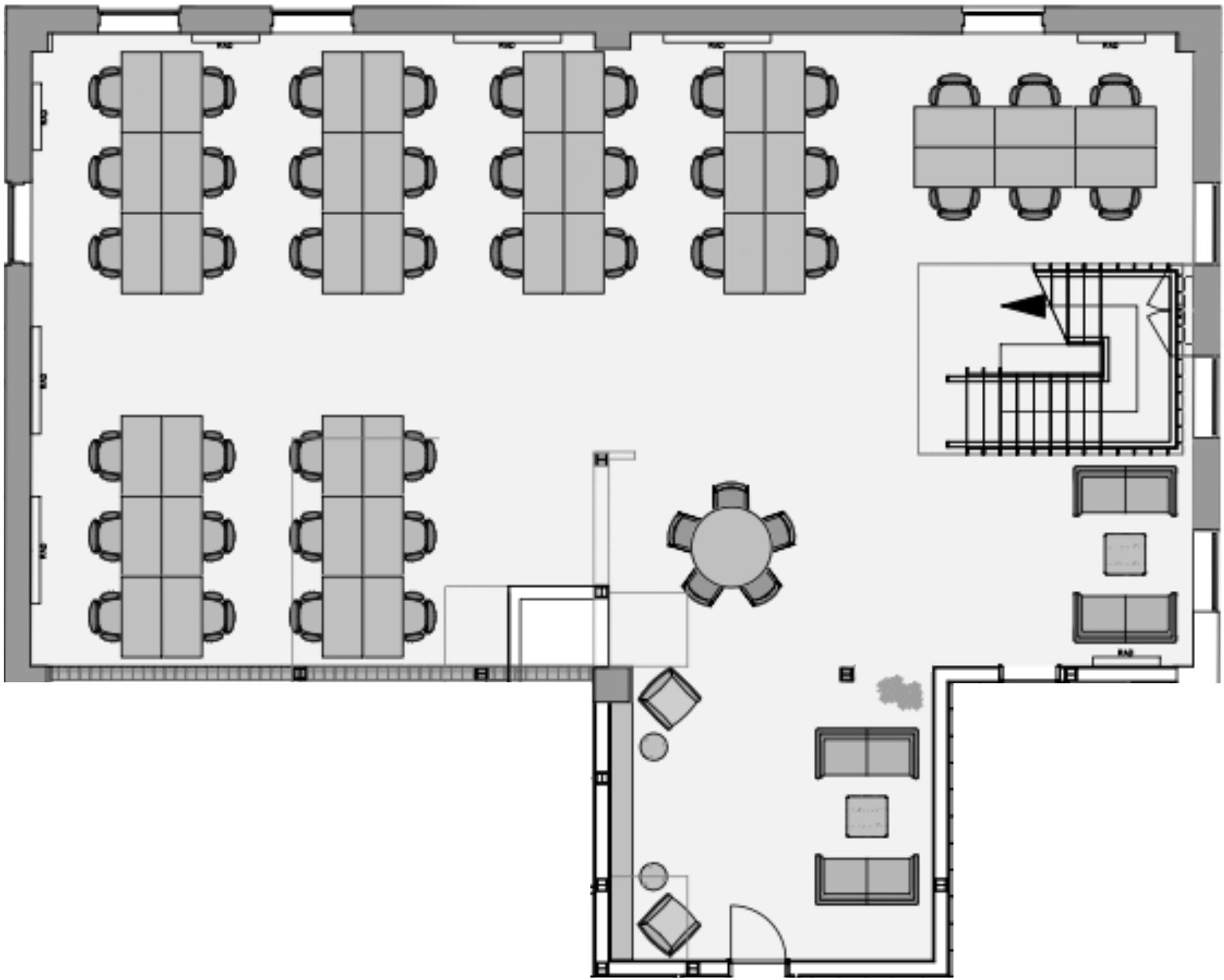
- Floor 1 + mezzanine
- 2,163 sqft
- 39 desk capacity
- 3-5 meeting rooms

- Also included:
- Kitchen and dining space
 - Breakout space
 - Showers
 - Roof terrace

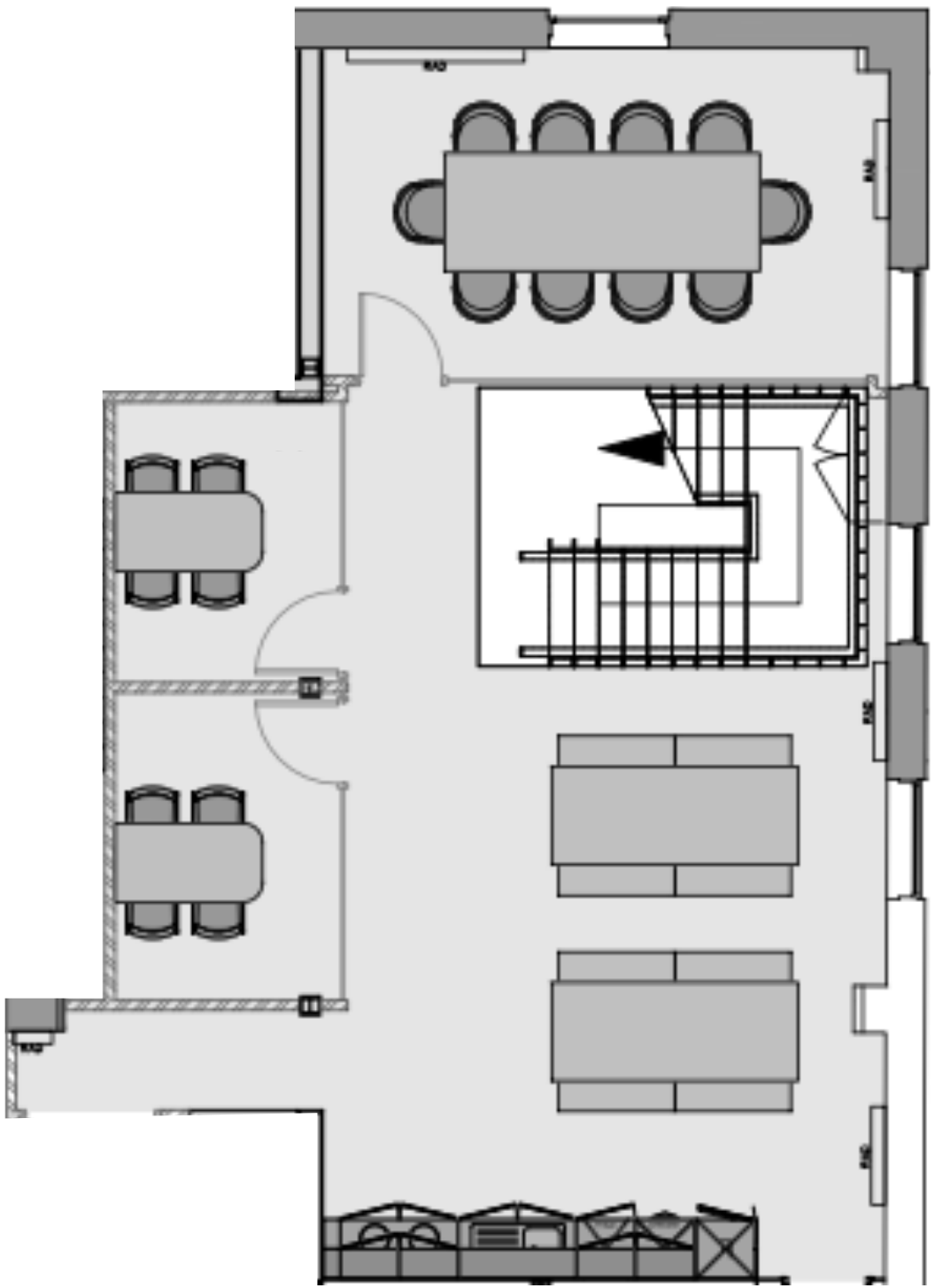


Unit B

- Floors 1 and 2
- 2,777 sqft
- 50 desk capacity
- 3 meeting rooms
- Also included:
- Kitchen and dining space
- Breakout space
- Showers (private)
- Roof terrace



1st floor



2nd floor

Unit C

- Floor 2 + mezzanine
- 3,993 sqft
- 72 desk capacity
- 4 meeting rooms
- Also included:
- Kitchen and dining space
- Breakout space
- Showers
- Private roof terrace

