

1,775 - 12,094 SQ FT

# PAXTON

## HOUSE

30 ARTILLERY LANE, E1





# BLENDING CONTEMPORARY WITH HERITAGE

Paxton House has been extensively refurbished to provide premium office space in the sought after location between the City of London and Shoreditch, next to the iconic Spitalfields Market.

This prominent corner building was once home to England's first distiller of essences. Taking influence from this rich history, Paxton House has been re-imagined by Emrys Architects to deliver 12,094 sq ft of new and contemporary office space, due for delivery in Q2 2025.







# AREA SCHEDULE

Paxton House provides 12,094 sq ft of 'best-in-class' office space arranged over Lower Ground\*, Ground and 5 upper floors. The building offers a mix of both 'Plug & Play' as well as traditional Category A provisions. The Ground and Lower Ground allow for a self-contained opportunity with an interconnected stairwell and a dedicated entrance from Artillery Lane.

FLOOR	SQ FT	SQ M	CONDITION
Fifth	1,775	165	Plug & Play
Fourth	1,926	179	Category A
Third	1,926	179	Category A
Second	1,915	178	Category A
First	1,915	178	Plug & Play
Ground	1,399	130	Fitted & Furnished
Lower Ground	1,237	115	Fitted & Furnished

\*Ground and Lower Ground provide self-contained duplex with interlinking staircase



TOTAL AREA: 12,094 SQ FT



An architectural rendering of a modern office space on the fifth floor. The room features a clean, minimalist design with light-colored walls and a wooden floor. A long wooden table with green metal legs is surrounded by green chairs. A large potted plant sits on the table. In the background, there are glass partitions with vertical blinds and a white pillar. The ceiling has exposed ductwork and modern lighting fixtures. The overall atmosphere is bright and inviting.

## CLASSIC & CONTRASTING.

Design-led finishes to the floors provide a clean 'exposed' ceiling with sandy and wooden tones throughout, creating a bright and inviting office space.

Indicative CGI of Fifth floor





## LIGHT & BRIGHT.

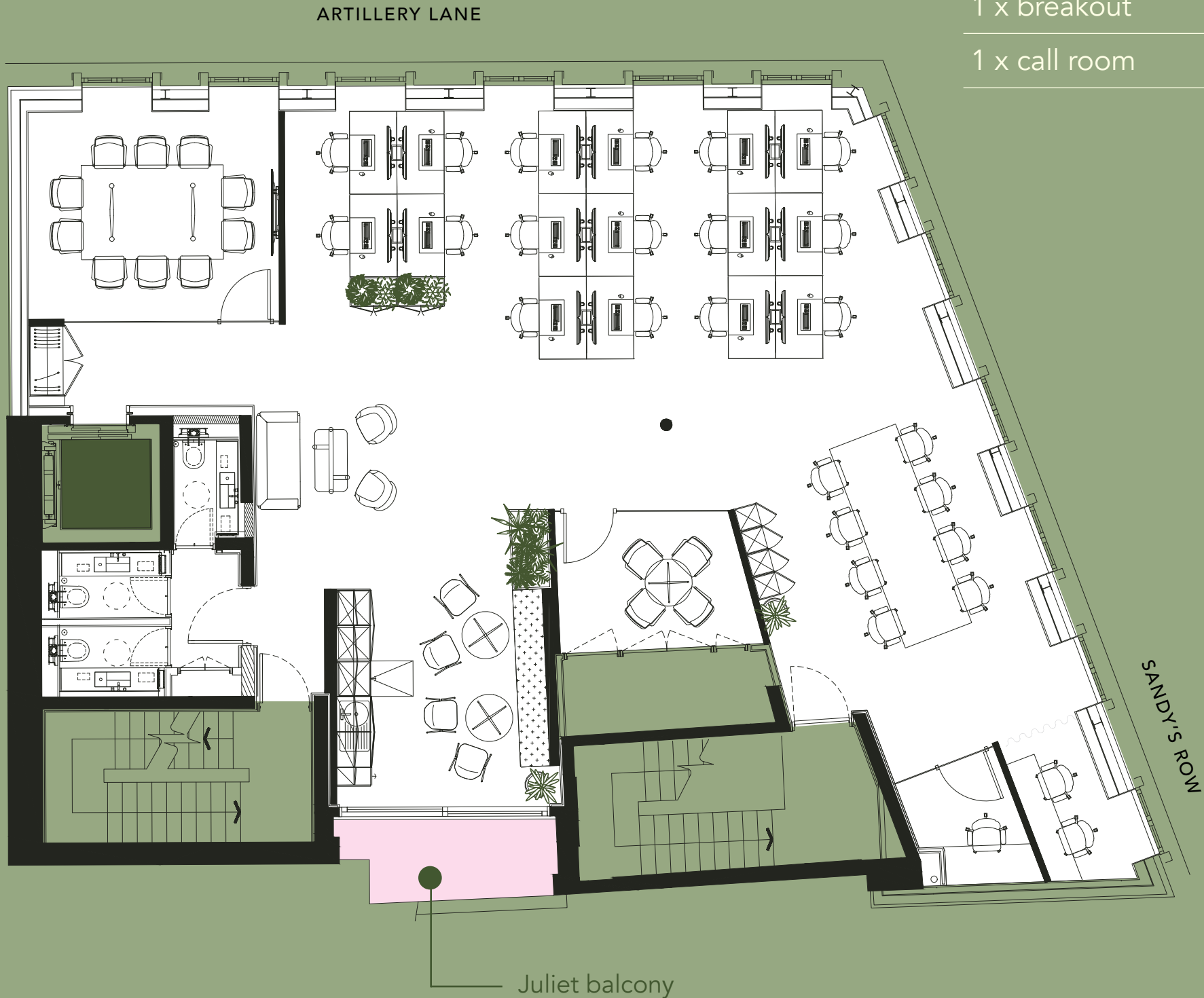
A new landlord 'Plug & Play' provision offers high-quality fit-out along with the added benefit of juliet balconies on all upper floors.

Indicative CGI of Fifth floor



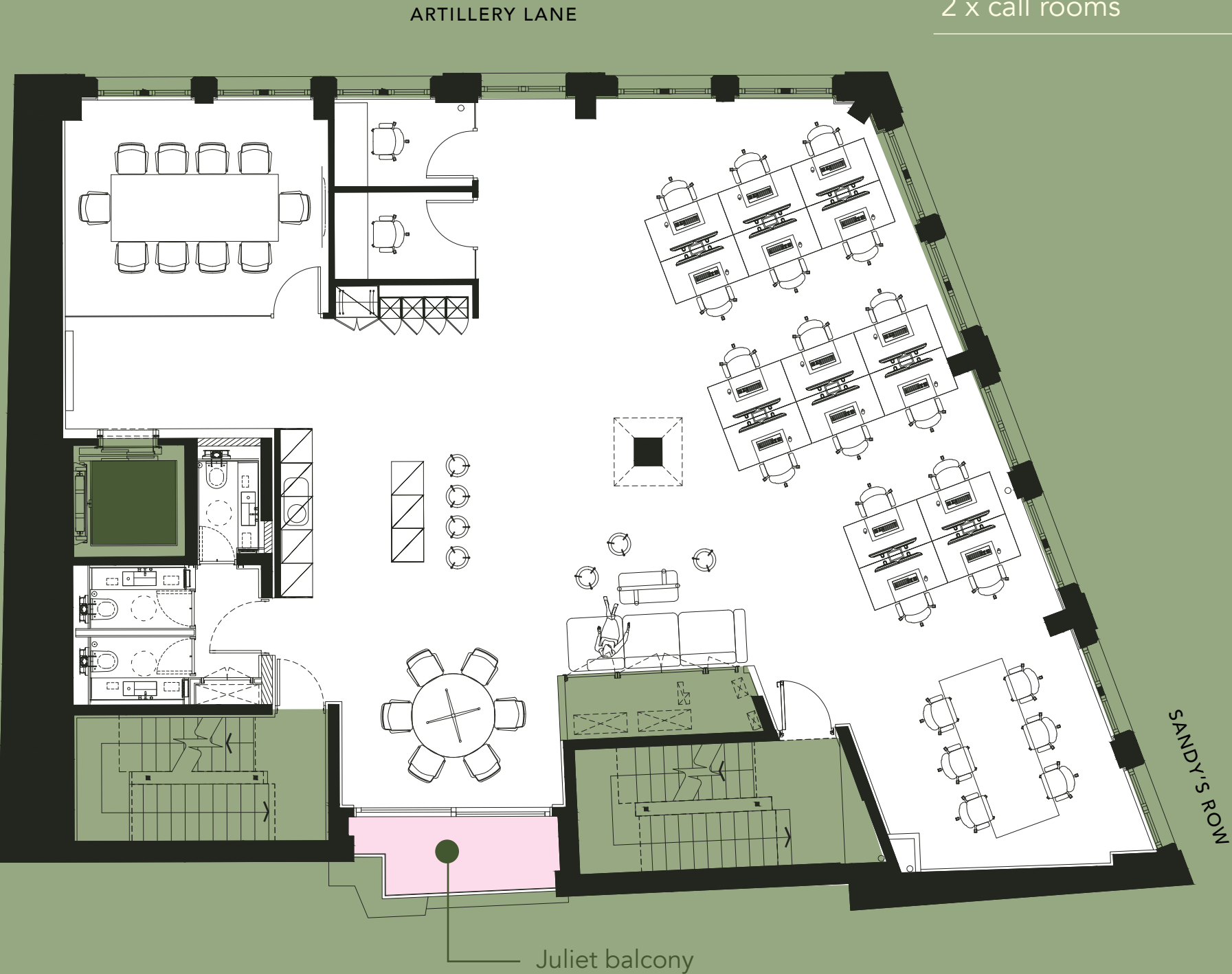
FIFTH FLOOR - 1,755 SQ FT / 165 SQ M

- 10-person meeting room
- 4-person meeting room
- 16 x desks (open plan)
- 1 x agile working area
- 1 x kitchen
- 1 x breakout
- 1 x call room



FIRST FLOOR - 1,915 SQ FT / 178 SQ M

- 10-person meeting room
- 16 x desks (open plan)
- 1 x agile working area
- 1 x kitchen
- 1 x breakout
- 2 x call rooms



Not drawn to scale. For indicative purposes only.

● Office ○ Common parts





Contemporary finishes on the Landlord Cat B floors providing a sought after working environment.

Indicative CGI of First floor





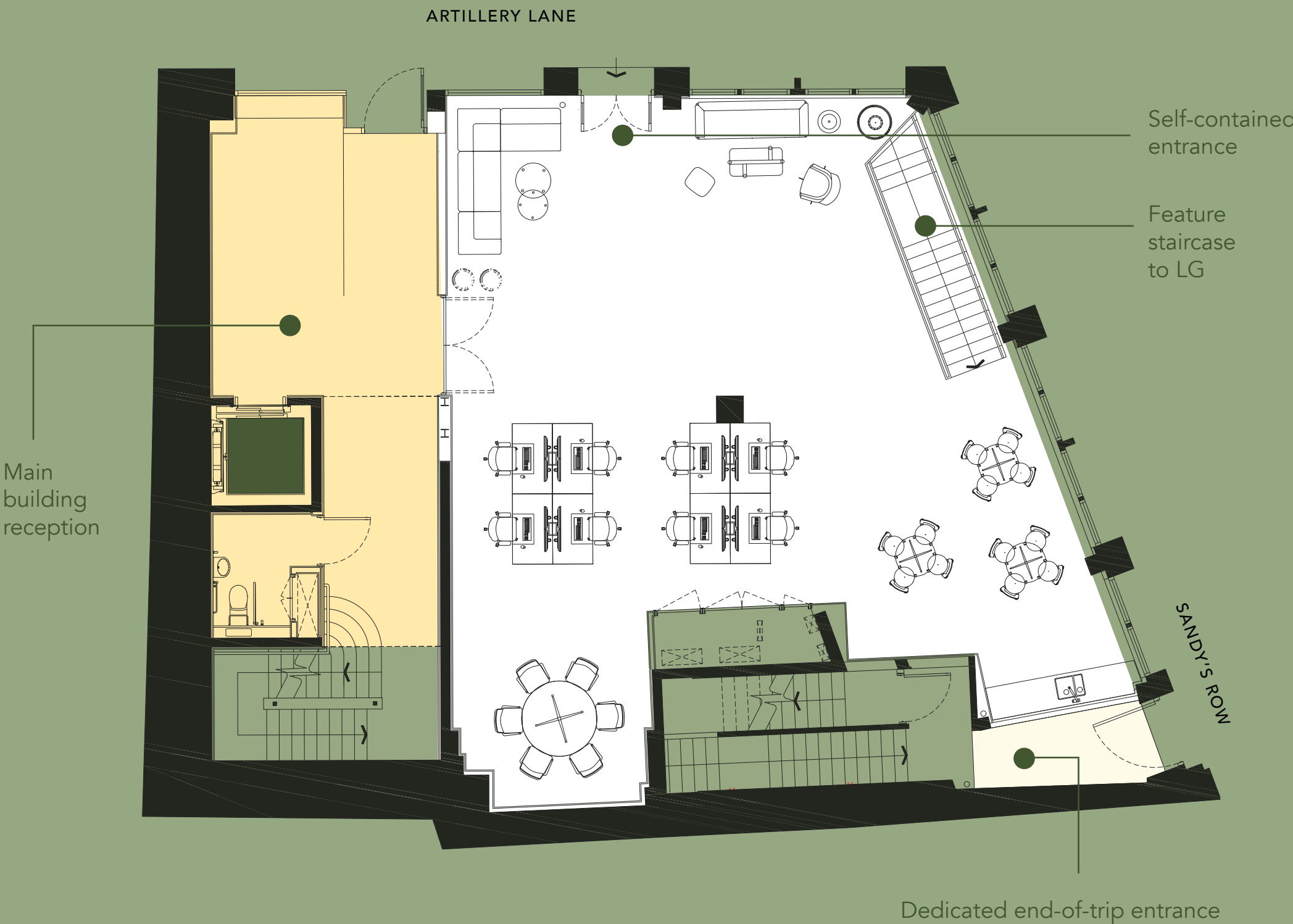
Concrete columns and clean ceiling finishes provide desirable features to the open-plan office space.

Indicative CGI of First floor



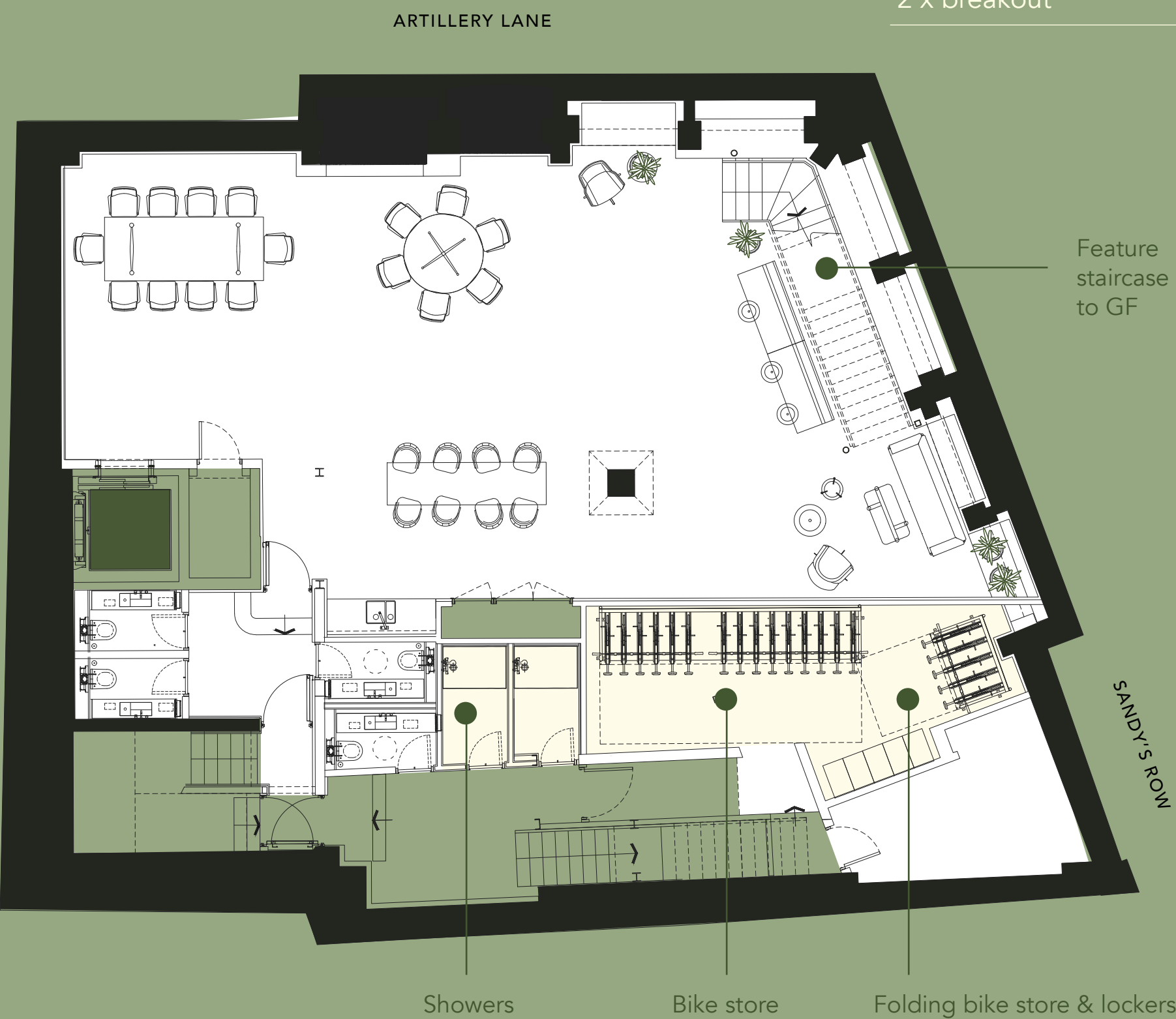
GROUND FLOOR - 1,399 SQ FT / 130 SQ M

- Welcome seating area
- 8 x desks (open plan)
- 1 x collaboration area
- 1 x kitchen



LOWER GROUND FLOOR - 1,237 SQ FT / 115 SQ M

- 10-person meeting space
- 6 person meeting space
- 1 x agile working area
- 1 x kitchen
- 2 x breakout



Not drawn to scale. For indicative purposes only.

● Reception ● End-of-trip ● Office ○ Common parts





The Ground and Lower Ground floors provide a unique opportunity for a self-contained unit with internal connectivity.

Indicative CGI of Ground floor





## FUNCTIONAL FEATURES.

The Lower Ground and Ground floor configuration and finishes lends itself to a variation of potential occupiers and uses.

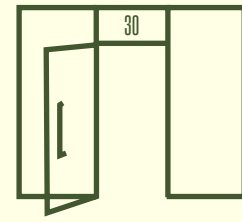
Indicative CGI of Lower Ground floor



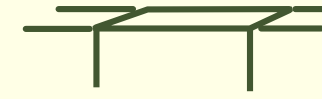
# THE PAXTON SPECIFICS

Well-considered design runs throughout every floor with plenty of open plan space, large bright windows and provision of outdoor connectivity via the juliet balconies.

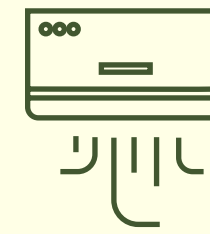
Using the dedicated entrance on Sandy's Row, cyclists can head down to the bike store where end-of trip facilities, ample bike spaces as well as folding bike lockers are available.



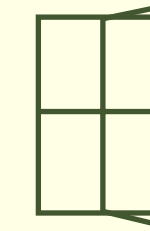
Re-modelled  
statement building  
reception



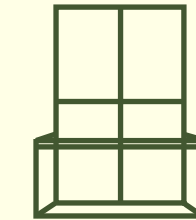
Raised access  
floors



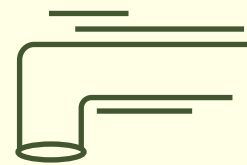
Ceiling mounted  
AC Units



Double glazed  
openable  
windows



Juliet  
balconies on  
upper floors



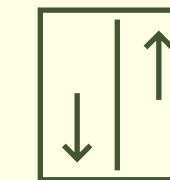
Exposed concrete  
ceiling & columns



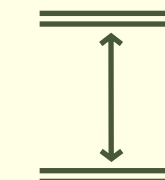
DDA compliant



Newly  
refurbished,  
demised WCs



New  
passenger lift



Over 2.75m  
floor-to-ceiling  
height throughout



20 cycle  
spaces



5 folding  
bike lockers



2 new showers &  
changing facilities



29 lockers



Dedicated  
cycle entrance



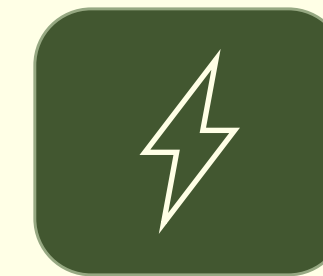


# SUSTAINABLY CONSCIOUS

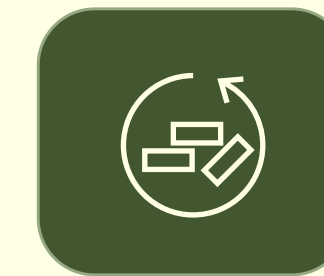
Restoring and re-purposing building features plays an important ingredient in the refurbishment as well as minimising carbon emissions where possible.



PV Roof panels



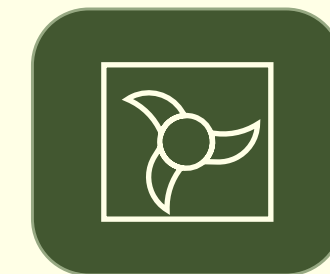
Fully electric building



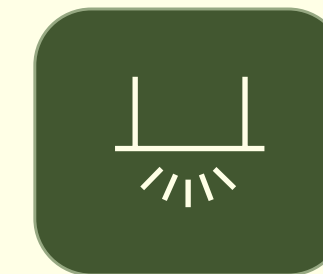
Restoration of building features



Targeting EPC A



Air Source Heat Pump & Mechanical Ventilation



Efficient LED lighting



Biophilia on fitted floors



Building is Zero Carbon Enabled



## ● FLAVOURFUL CONCOCTIONS

- 1 Brat
- 2 Canto Corvino
- 3 Cecconi's
- 4 Dishoom
- 5 Duck & Waffle
- 6 Eataly
- 7 Galvin La Chapelle
- 8 Gunpowder
- 9 Hawksmoor
- 10 Los Mochis London City
- 11 Ottolenghi
- 12 Padella
- 13 Roti King
- 14 Shiro
- 15 SMOKESTAK
- 16 Smoko Loko
- 17 som saa
- 18 St JOHN
- 19 Sushisamba
- 20 Yauatcha

## ● SIP & SAVOUR

- 1 Nagare
- 2 Noxy Brothers
- 3 Store Street
- 4 Trade
- 5 WatchHouse

## ● BY THE MEASURE

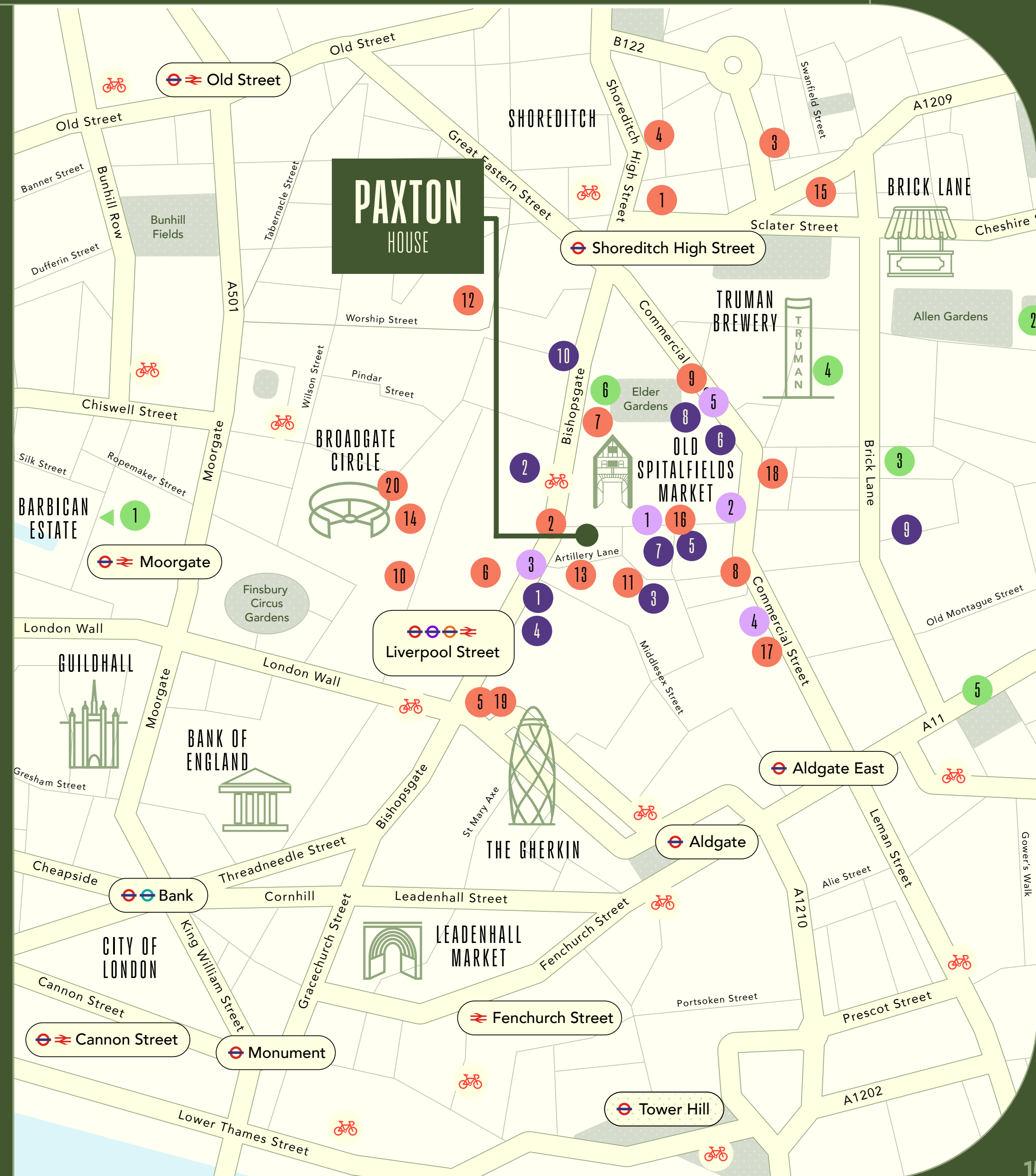
- 1 Bishop's Vault
- 2 Davy's Wine Bar
- 3 Grapeshots
- 4 Humble Grape
- 5 The Gun
- 6 The Loft
- 7 The Market Coffee House & Bar
- 8 The Merchant & Weaver
- 9 The Pride of Spitalfields
- 10 Vagabond

## ● PACKED WITH CULTURE

- 1 Barbican Conservatory
- 2 Spitalfields City Farm
- 3 The Gilbert & George Centre
- 4 The Truman Brewery Markets
- 5 Whitechapel Gallery
- 6 Dennis Severs' House



# THE SPIRIT OF SPITALFIELDS



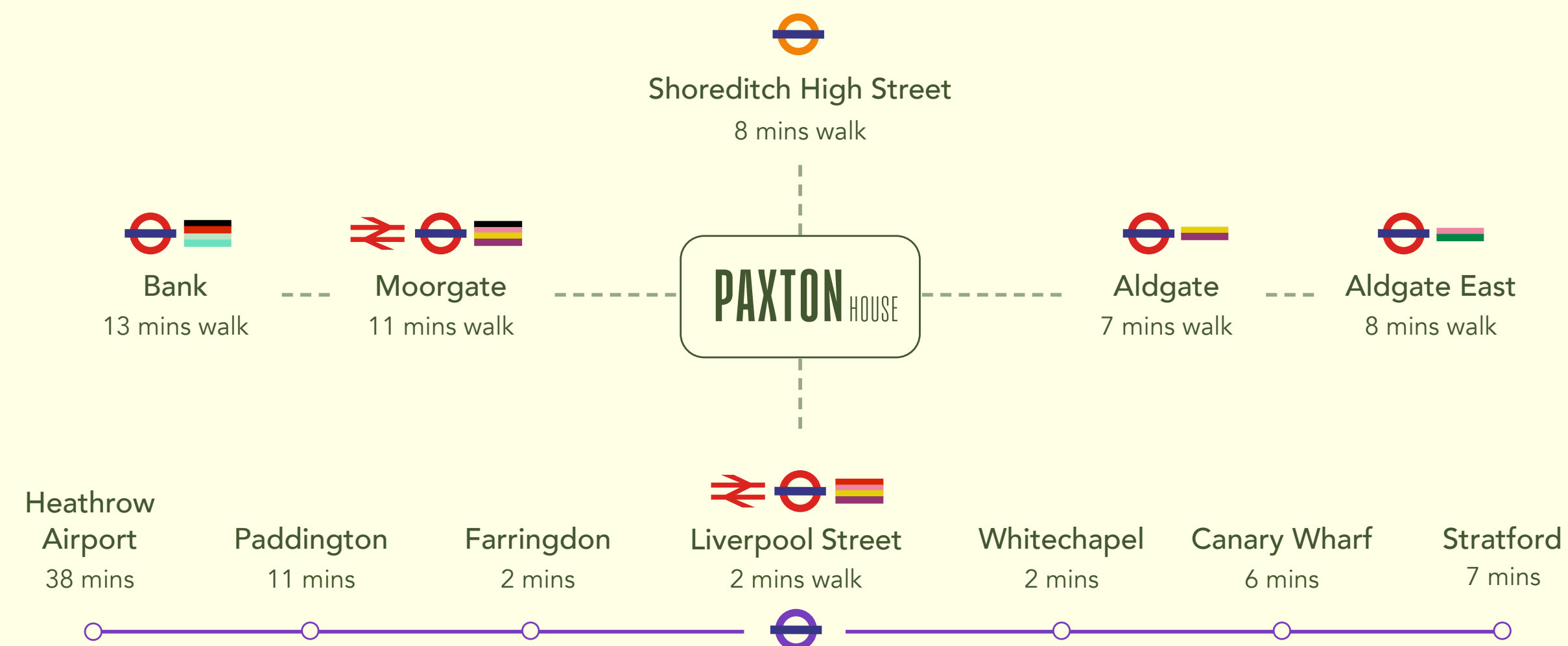


# A SENSE OF PLACE



## TRAVEL MADE EFFORTLESS.

With Liverpool Street a mere 2 minute walk away, travelling to any corner of London could not be easier. The fifth busiest station in London, it includes four different Underground lines, the Overground, National Rail and the convenient Elizabeth Line.



## KEY TIMINGS FROM LIVERPOOL STREET

- Bank - 2 mins
- Barbican - 2 mins
- Cambridge Heath - 5 mins
- King's Cross St Pancras - 7 mins
- Holborn - 7 mins
- London Waterloo - 11 mins
- Baker Street - 11 mins
- Paddington - 11 mins
- Bond Street - 12 mins
- Heathrow Airport - 38 mins





- 1 Bishop's Square - 1 min walk
- 2 Spitalfields Market - 2 mins walk
- 3 Eataly London - 2 mins walk
- 4 Lamb Street - 4 mins walk
- 5 Truman Brewery - 5 mins walk
- 6 Broadgate Circle - 6 mins walk
- 7 Brick Lane - 8 mins walk
- 8 Shoreditch High Street - 8 mins walk
- 9 Whitechapel Gallery - 9 mins walk



# IMMERSE YOURSELF





# PAXTON HOUSE

## GET IN TOUCH

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Designed by Graphicks. February 2025.