

Best in Class Office Space – Available Q1 2025

Paxton House, 26–30 Artillery Lane, E1



Transport Links

- 0.20 miles from Liverpool Street
- 0.40 miles from Aldgate
- 0.40 miles from Aldgate East
- 0.60 miles from Moorgate
- 0.60 miles from Bank

Lease

New lease available direct from the landlord.

Rent

CAT B – £79.50

CAT A – £73.50

Ground/Lower Ground – £57.50

Accommodation

5 th Floor	1,775 sq ft	(Cat B)
4 th Floor	1,926 sq ft	(Cat A+)
3 rd Floor	1,926 sq ft	(Cat A+)
2 nd Floor	1,905 sq ft	(Cat A+)
1 st Floor	1,905 sq ft	(Cat B)
Ground Floor	1,388 sq ft	(Cat A+)
Lower Ground Floor	1,237 sq ft	(Cat A+)
Total	12,062 sq ft	

Rates Payable

Estimated at £22.07 – £23.02 per sq ft.

Lower Ground estimated at £10.17 per sq ft.

However, all interested parties should make their own enquiries.

Service Charge

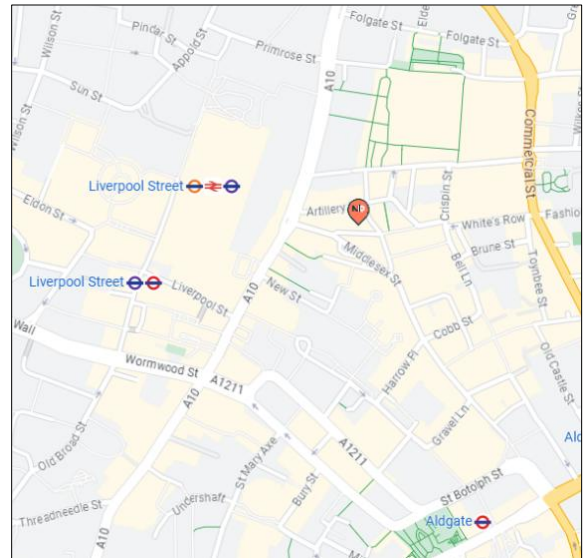
TBC

VAT

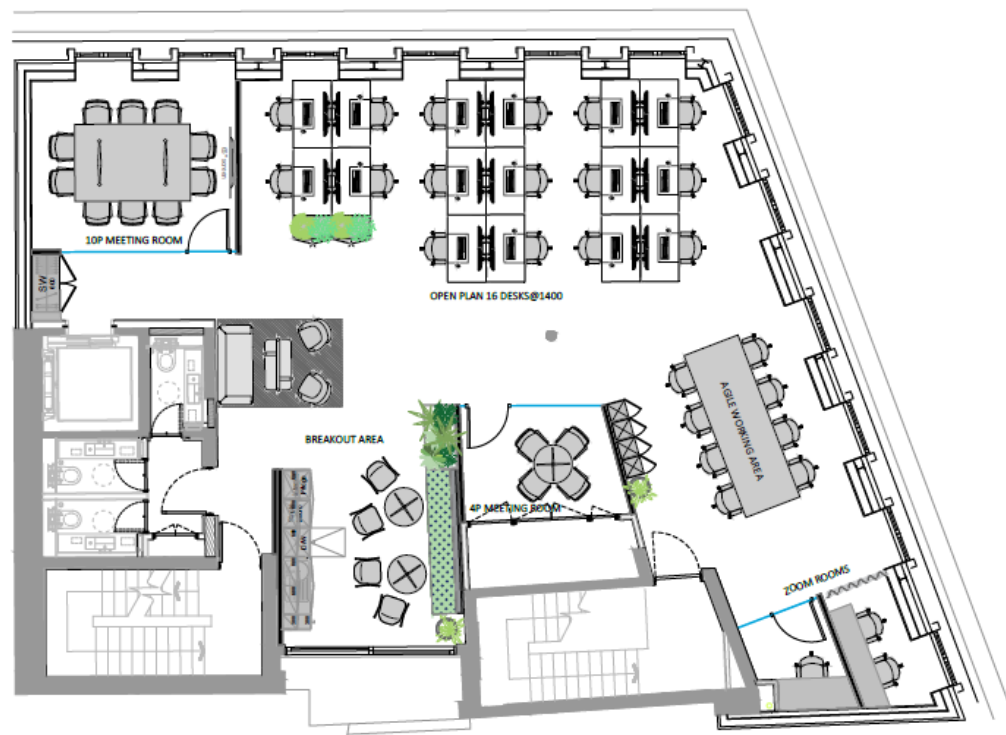
The building has been elected for VAT.

Amenities

- Plug and play suite on the 5th & 1st floors
- Juliet balconies on all floors
- All floors have been comprehensively refurbished to a Cat A+ condition
- Re-modelled statement building reception
- Raised access floors
- New exposed air conditioning
- Triple glazed openable windows
- Demised WCs
- Exposed concrete ceiling & columns
- Passenger lift
- DDA compliant
- 24 hour access



5th Floor Plan





Newton Perkins

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