

# 1st Floor, Artillery House, 35 Artillery Lane

City of London

Sq Ft: 931

Monthly Price: £490,300





# About This Workspace

35 Artillery Lane offers a superb first-floor office space within a mixed-use development in the heart of Spitalfields.

The office is recently refurbished and boasts good natural light, an open-plan layout, and a separate meeting room.

Additional features include secure 24-hour access via an entry phone system, a passenger lift, shared WC facilities, air conditioning, and a demised kitchenette. This well-appointed space is ideal for businesses seeking a modern and convenient workspace in a vibrant location.

# Workspace Amenities



Access Control



Air Conditioning



Excellent Natural Light



Lift



Meeting Rooms



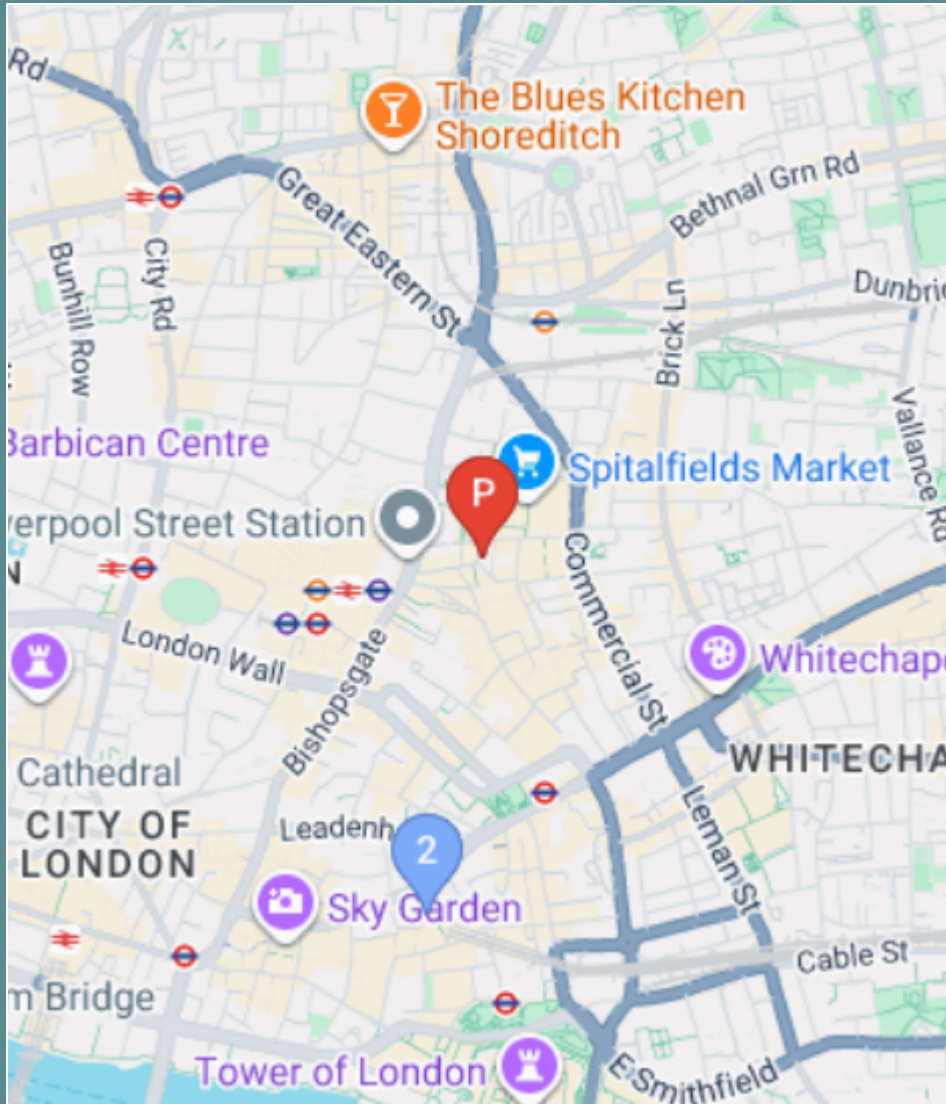
Shower

# Workspace Specification

Floor/Unit	Status	Size	Price	Term
1st Floor	Available	931	£490,300	24 months

# Connectivity

35 Artillery Lane offers a superb first-floor office space within a mixed-use development in the heart of Spitalfields. The office is recently refurbished and boasts good natural light, an open-plan layout, and a separate meeting room. Additional fea...



 Fenchurch Street – 15 mins walk

 Farringdon – 32 mins walk

 Gloucester Road – 1 hour 59 mins walk



# Workspace Services

Included in your sub800 workspace



## Remote Concierge Service

Our remote concierge team is on hand to support you. From sourcing catering for important meeting, to planning wellness workshops, and everything in between...



## Food & Beverage Deliveries

Enjoy a tailored choice of food and beverages delivered to your office. Our selections are carefully curated by our team to offer your business delightful options.



## Internet & Technology

Select from a variety of internet bandwidth options, along with access to other technology products to upgrade your space



## Cleaning & Waste Services

Access to allocated cleaning slots, reporting and products to suit your team's needs. Our cleaning saves you time arranging cleaning or doing it yourself.



## Furniture & Fit-Out

Browse on the sub800 shop for our extensive range of furniture items, meeting room installations, have a bespoke consultation with our team.



## Health & Safety Onboarding

A comprehensive health and safety onboarding pack that details how you can ensure your workspace is safe, as well as a list of preferred suppliers and rates



## Repairs & Support

sub800 provide your business with light repairs and the option to source specialist works with preferred suppliers and rates



## Member's Club Access

Access to exclusive member's clubs for the C-Suite level of your team, giving them access to external meeting space, events and networking opportunities





[Make An Enquiry](#)

[Book A Viewing](#)

[enquiries@sub800.com](mailto:enquiries@sub800.com) | [0207 052 3025](tel:02070523025) | [www.sub800.com](http://www.sub800.com)