

# HANBURY STREET

FRAMEWORKS



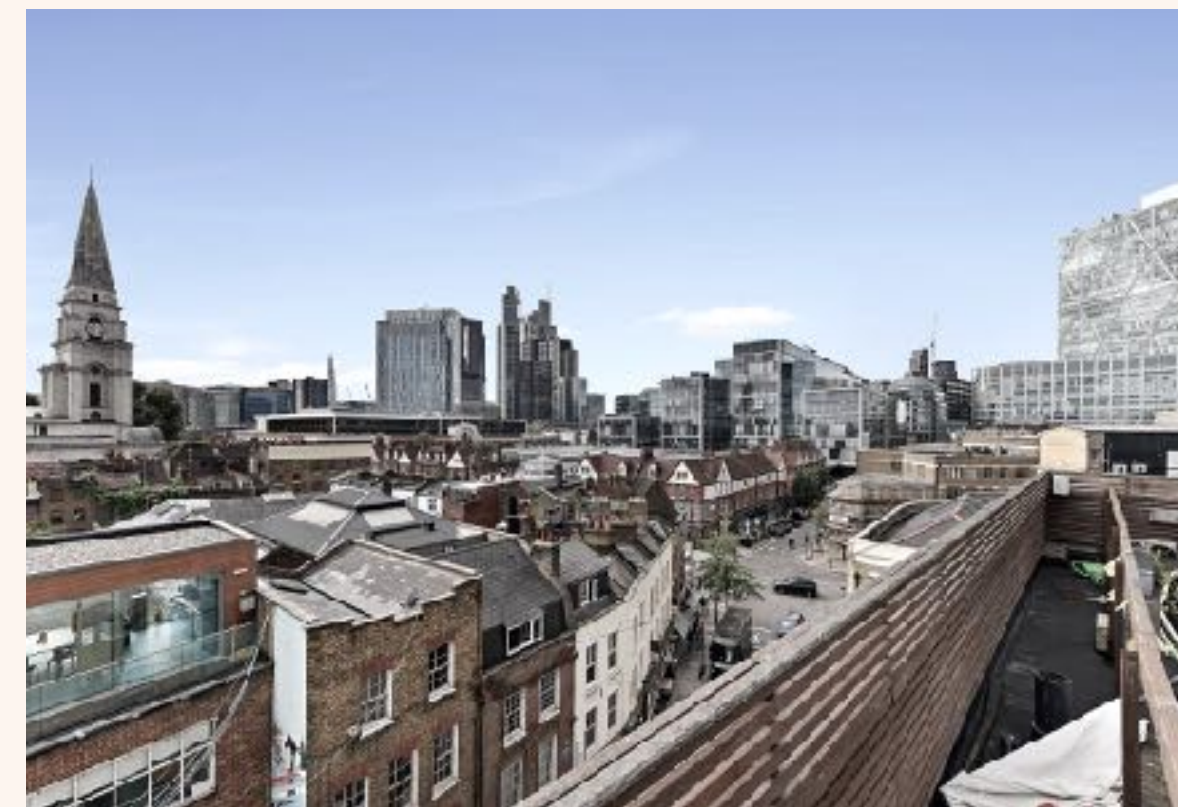
## A LANDMARK BUILDING IN SPITALFIELDS

**September 2024.** Frameworks are launching 3 managed studios in an iconic building near Shoreditch. Situated on the Truman Brewery Estate, Hanbury Street 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.

The 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. Frameworks will comprehensively refurbish the space, retaining its industrial pedigree and modernising all facilities to create 3 HQ workspaces without equal.



*Building exterior*



*Terrace views*



## DESIGN INTENT

We have taken a design-led approach in our plans for 17 Hanbury Street. The space is undergoing a comprehensive re-modelling to improve interior aesthetics and meet modern day performance standards. The visual identity of the space will revolve around a theme called 'Industrial Pop', which retains the industrial heritage of the site whilst introducing punches of colour to highlight notable features. Exposed brickwork, untreated steel balustrades and restored factory lighting will sit alongside bold tones of ultramarine blue and forest green.

From a layout perspective, the existing warren of kitchens, meeting rooms and open-plan spaces will be rationalised to ensure each studio features a mix of collaborative and focused space. Much of the building's charm lies in its irregular and unpredictable configuration - this unique character will be retained as much as possible. This sympathetic refurbishment of 17 Hanbury Street will accentuate the space's architectural gifts, whilst adding elements of play and intrigue that will suit Spitalfields' creative residents.



Unit A - 1st Floor





Unit B - 1st Floor



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# SPITALFIELDS CENTRAL

● TRANSPORT

- 1. Shoreditch High Street
- 2. Liverpool Street
- 3. Aldgate
- 4. Aldgate East

● FOOD AND BEVERAGE

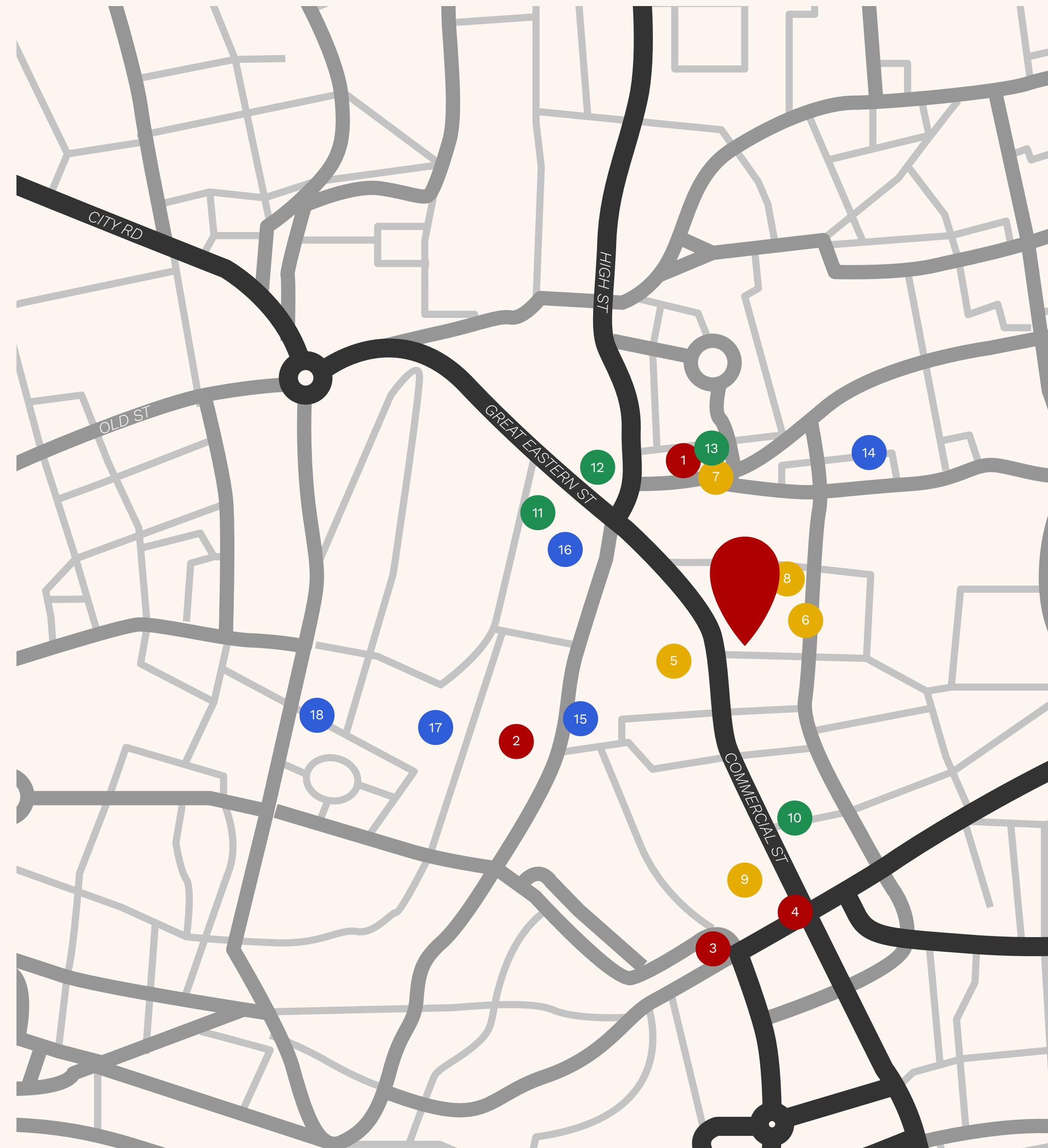
- 5. Spitalfields Market
- 6. Brick Lane
- 7. Boxpark Shoreditch
- 8. Truman Brewery Markets
- 9. Petticoat Lane Food Market

● HOTELS

- 10. The Culpeper
- 11. Mondrian Shoreditch
- 12. Citizen M
- 13. Shoreditch House

● HEALTH AND WELLNESS

- 14. PureGym
- 15. Fitness First
- 16. BLOK Shoreditch
- 17. 1Rebel Broadgate
- 18. Third Space Moorgate





Unit A - 1st Floor

## SPECIFICATION

- **Our Licence Agreements** include a recurring monthly fee that covers the following items and spec:
- Occupation of a spectacular self-contained triple-aspect unit with double-height ceilings
- All building costs such as rent, business rates, utilities, etc.
- Design-led aesthetic with interior finishes by Workplace Creations
- Comprehensive furnishing with plug-and-play task areas, meeting room furniture, breakout and dining spaces
- Fitted kitchen with a boiling/filter water tap
- Private meeting rooms and phone booths where shown (acoustic rated to 40dB)
- Full fibre connectivity with 100MB allocated bandwidth (adjustable), ethernet provision and a dedicated cabinet
- Ongoing facilities management and client services via our Operations team
- Access to a roof terrace (public or private, as shown)
- 24/7 access via cards/fobs using a Net2 security system
- Daily cleaning and waste management
- Communal WC and shower facilities









Unit C - 2nd Floor





Unit C - 2nd Floor





Unit C - 2nd Floor



# UNIT A

Floor	1 + Mezz
Size	2,163 ft
Capacity (max)	39 desks
Meeting	3-5 rooms

## Also included:

Double-height ceiling

Kitchen and dining space

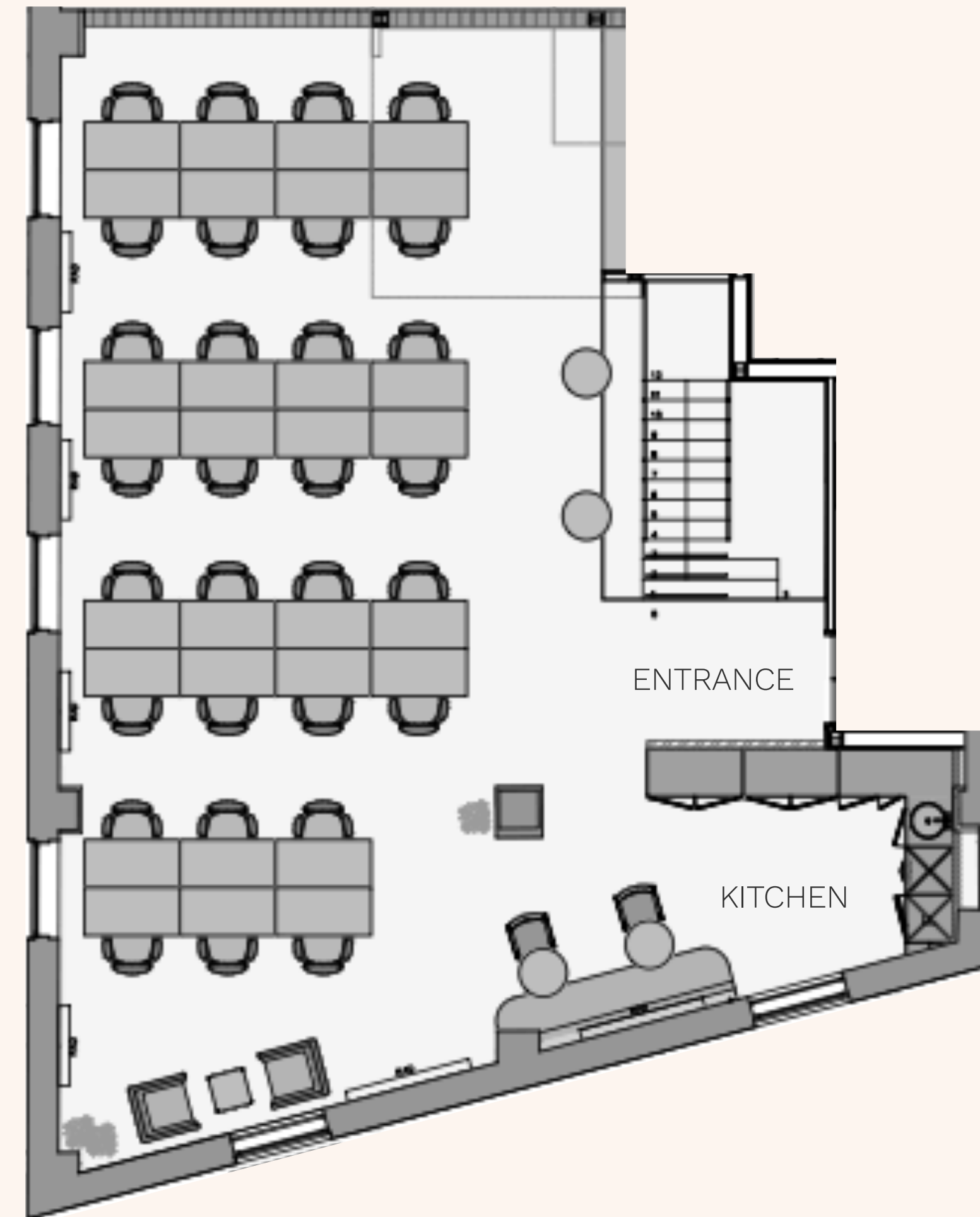
Breakout space

Focus room

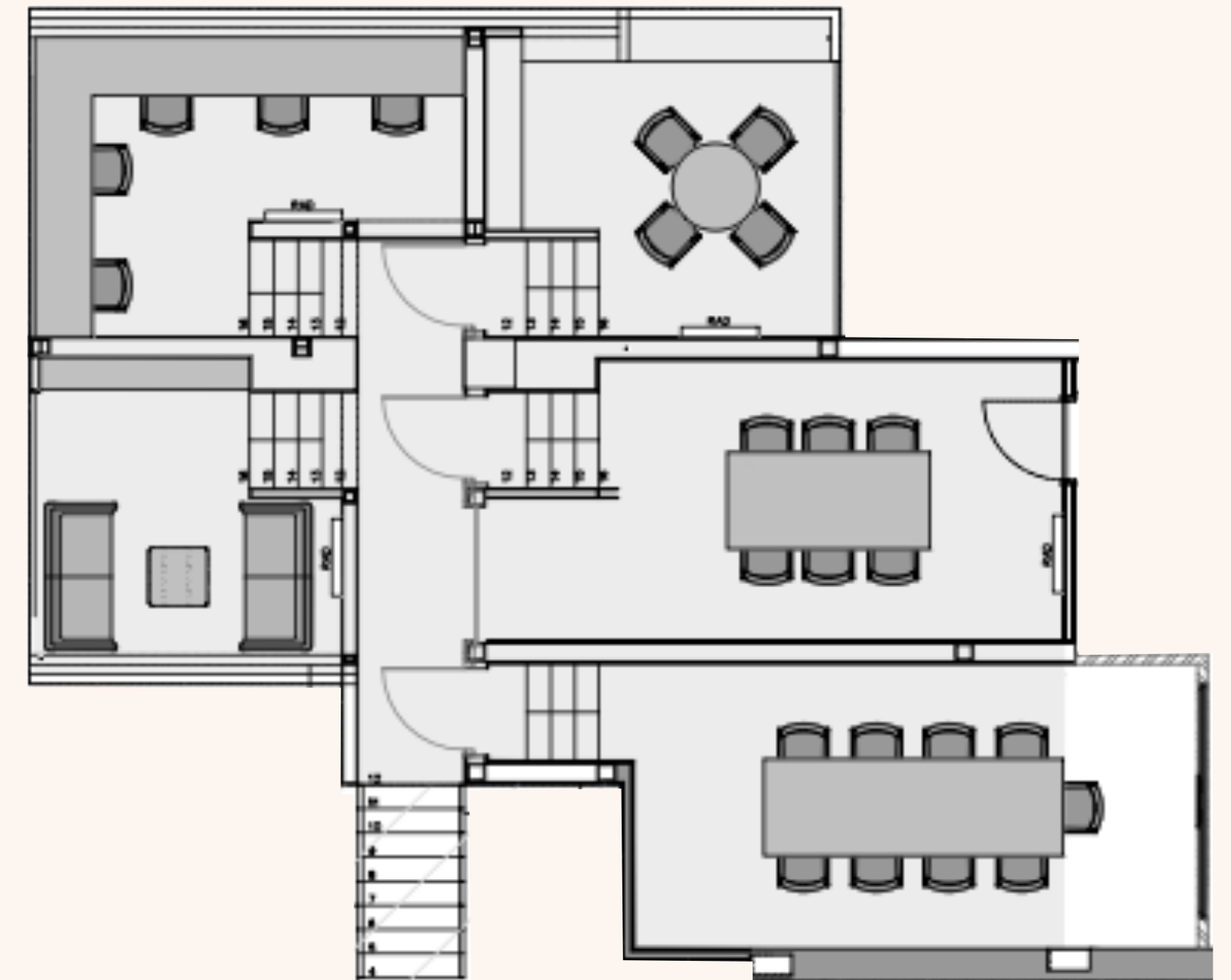
Roof terrace (communal)

Showers (communal)

### 1ST FLOOR



### MEZZANINE LEVEL





# UNIT B

Floor	1 + 2
Size	2,777 ft
Capacity (max)	50 desks
Meeting	3 rooms

## Also included:

Double-height ceiling

Kitchen and dining space

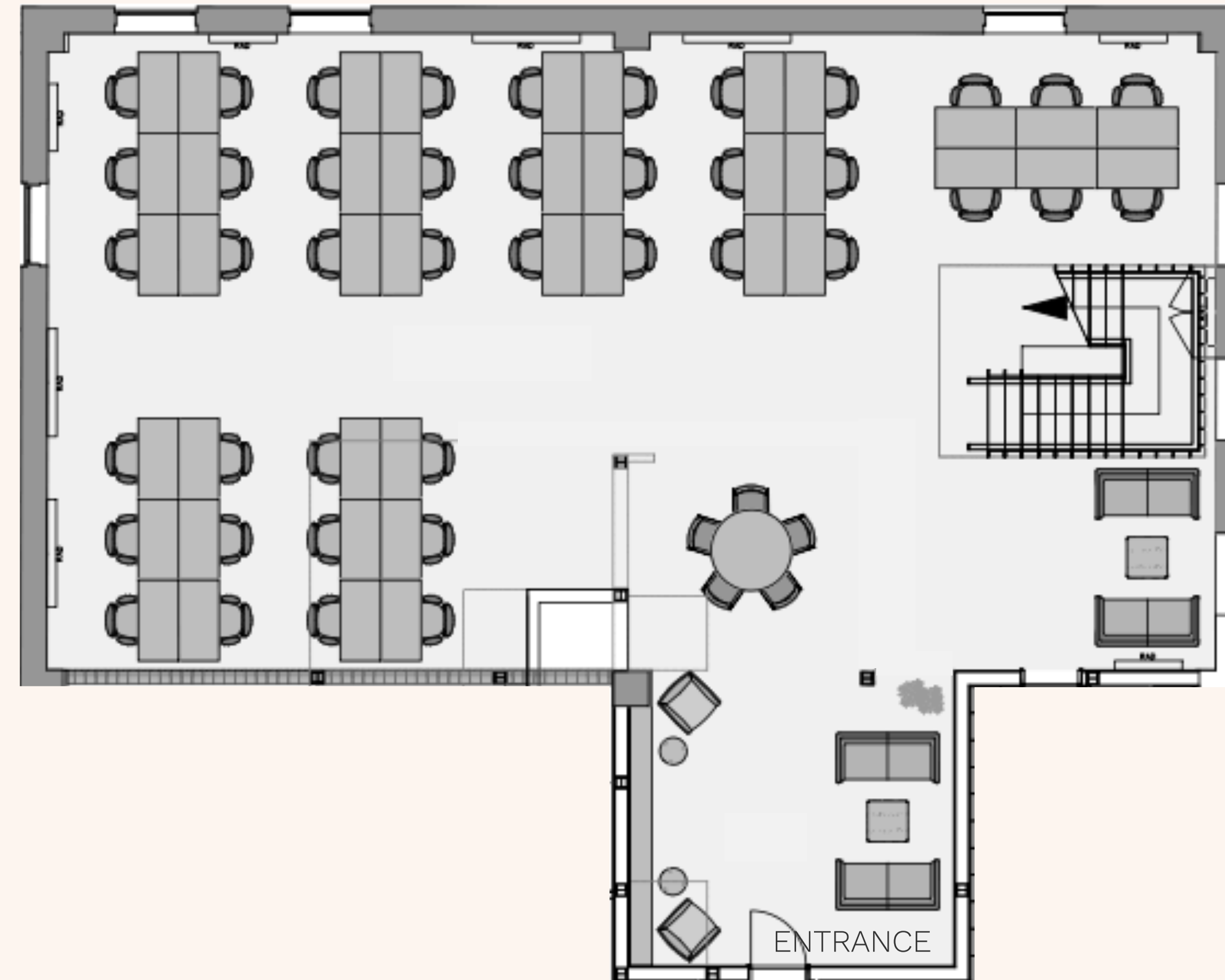
Breakout space

Internal connecting staircase

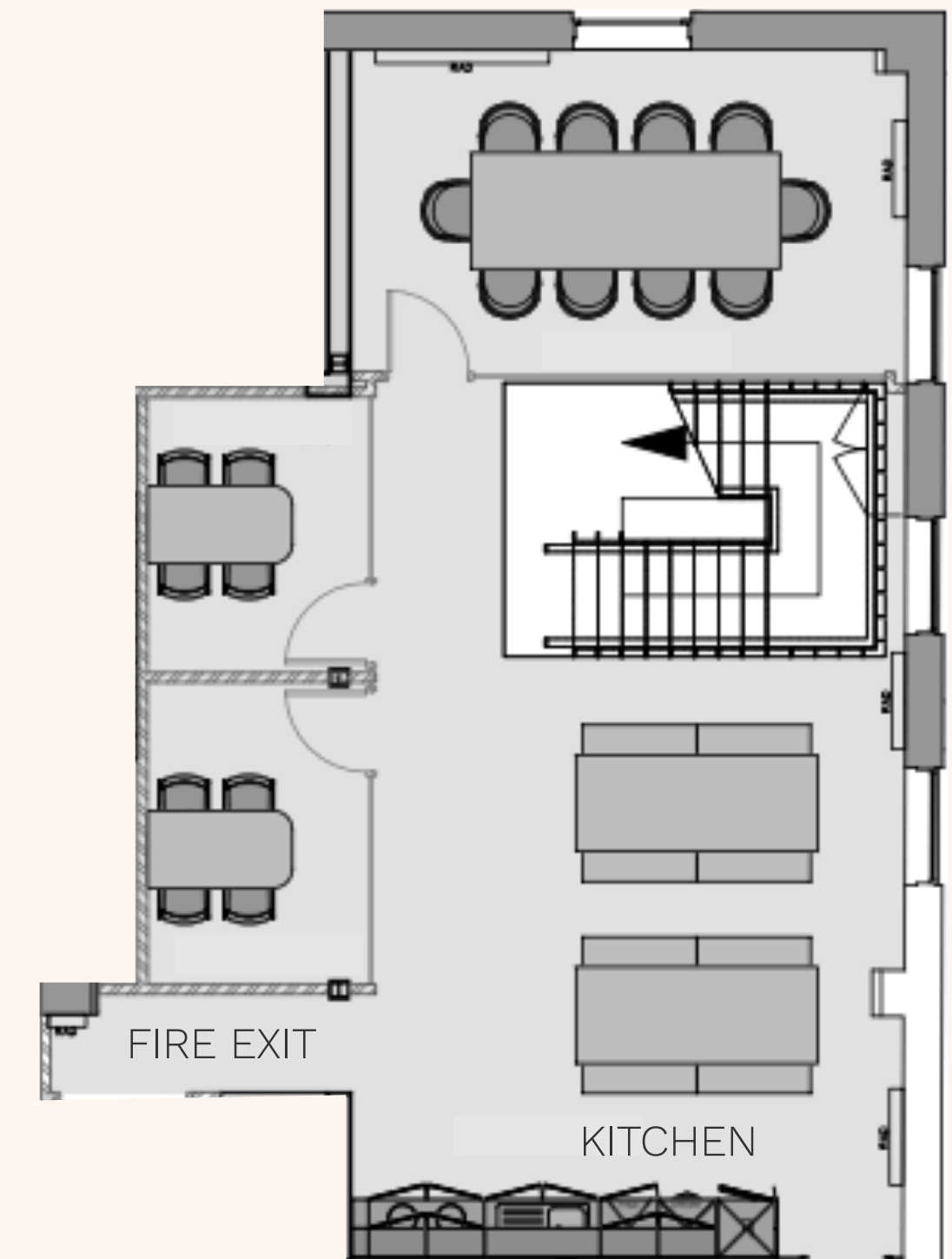
Roof terrace (communal)

Showers (communal)

### 1ST FLOOR



### 2ND FLOOR





# UNIT C

Floor 2 + Mezz

Size 3,993 ft

Capacity (max) 72 desks

Meeting 4 rooms

## Also included:

Private roof terrace

Wraparound mezzanine floor

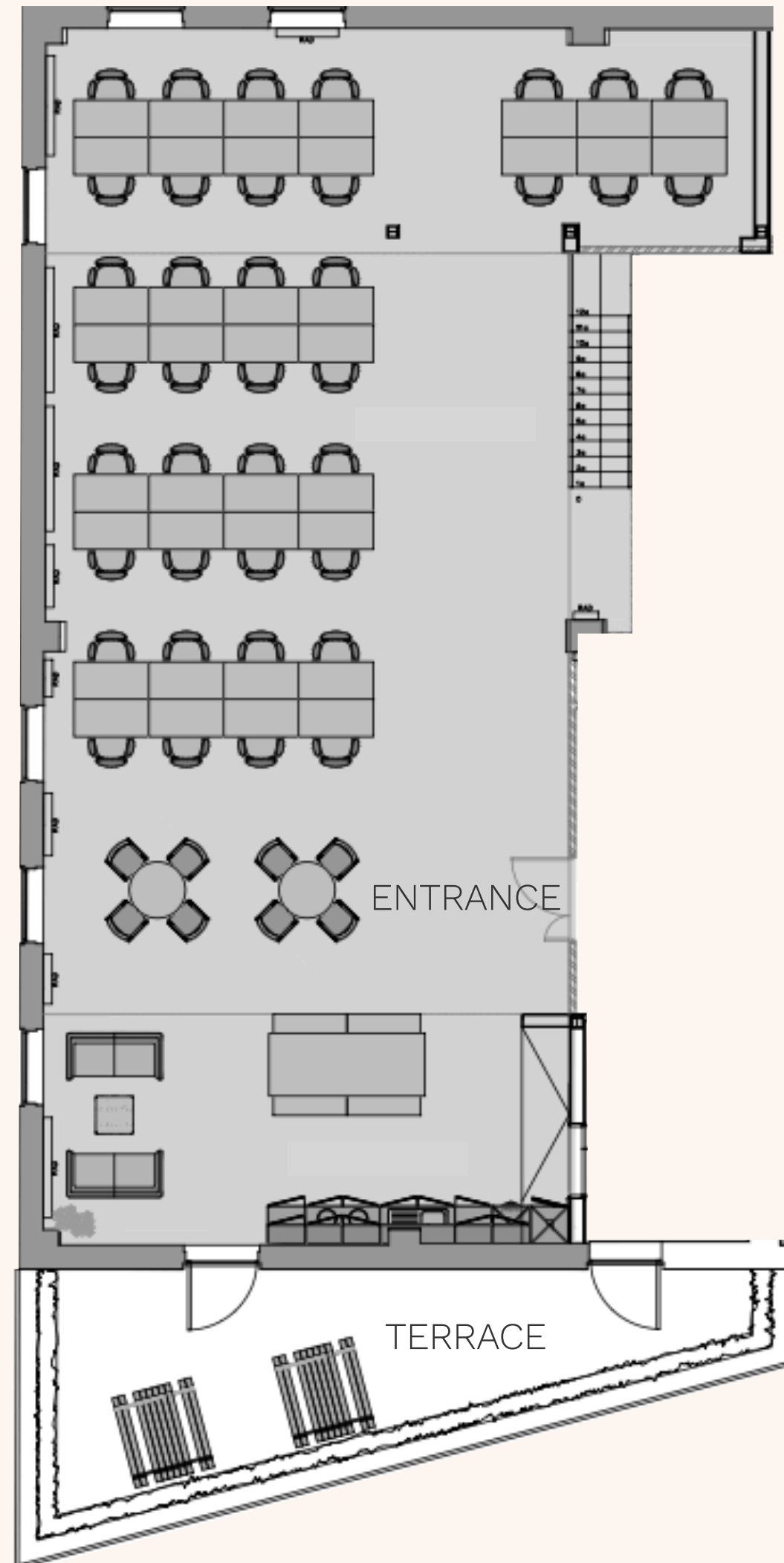
Double-height ceiling

Kitchen and dining space

Breakout space

Showers (communal)

### 2ND FLOOR



### MEZZANINE LEVEL

