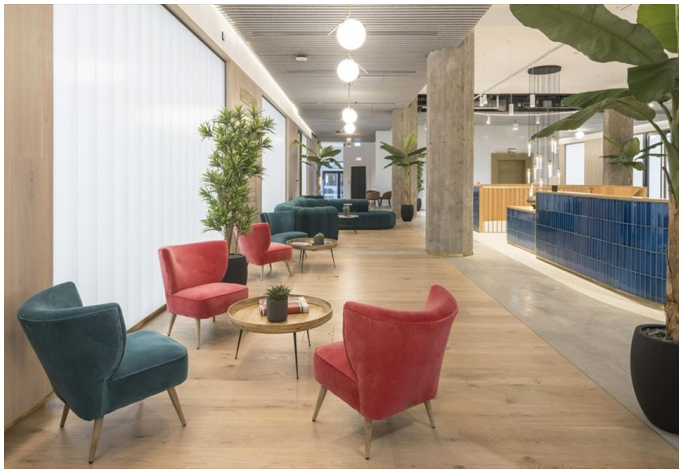


ARTESIAN, 9 PRESCOT STREET



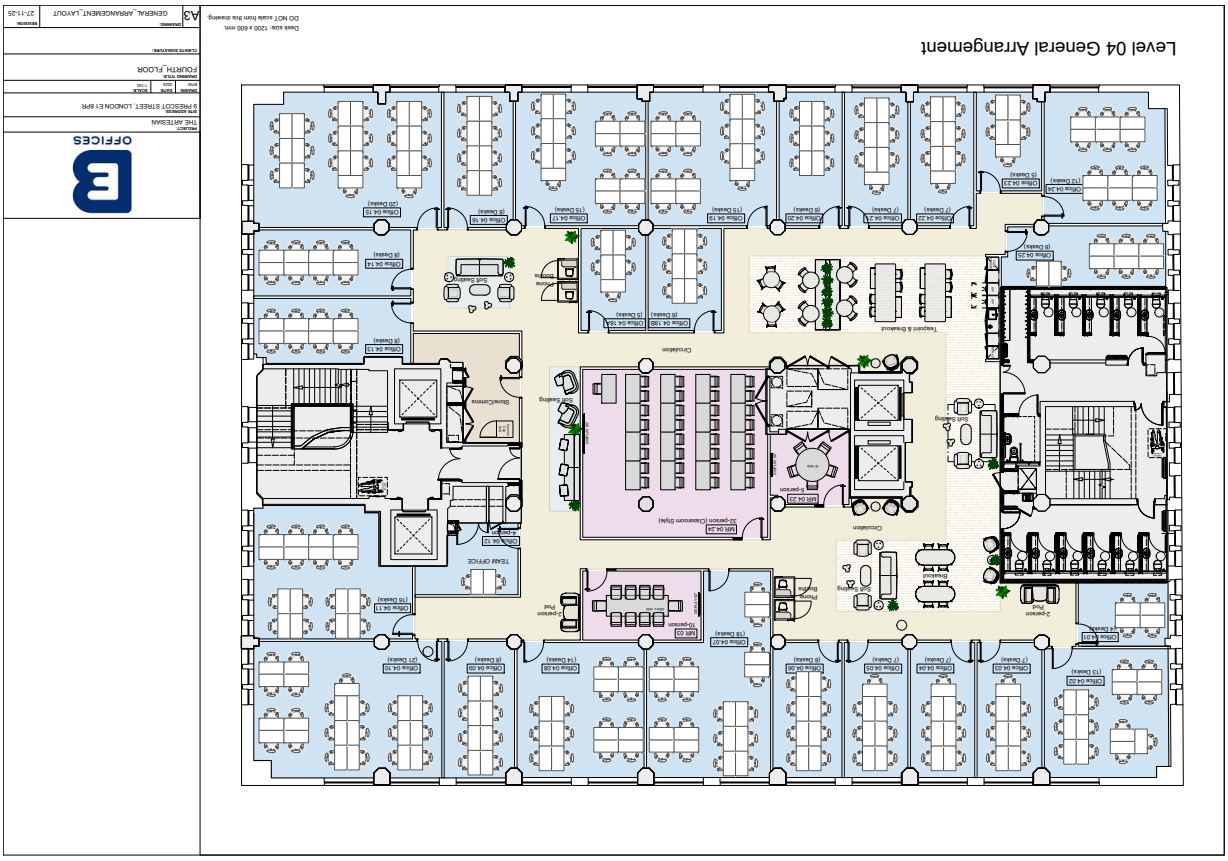


OVERVIEW

Sensitively refurbished to retain many of the building's distinctive 1930s Art Deco features, Artesian offers up to 91,000 sq ft of premium office space arranged over eight floors near Tower Hill. The building blends period character with contemporary design, creating an inspiring and highly functional working environment. Flexible floorplates provide the perfect canvas for occupiers to shape space around the way they work and, more importantly, to flourish. Flooded with natural light, the floors are supported by intelligent building systems designed to promote sustainability, enhance comfort and encourage productivity, delivering a workspace that balances heritage, performance and modern occupier needs.

AMENITIES

- Panoramic views across London
- 4,500 Sq ft roof terrace
- 163 bicycle spaces (including electric charging and oversize spaces)
- 16 showers and 181 lockers
- Collaboration and agile working spaces on the Ground Floor
- 3,500 Sq Ft wi-fi enabled reception / café space with on-site barista
- Highly efficient new LED lighting



TERMS

Flexible by arrangement

SUMMARY

Available Size	100 sq ft to 13,100 sq ft
Price	£450 per desk per month
Business Rates	Included in desk rate
VAT	Elected

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment with the sole agent:

CATHERINE ALEXANDER

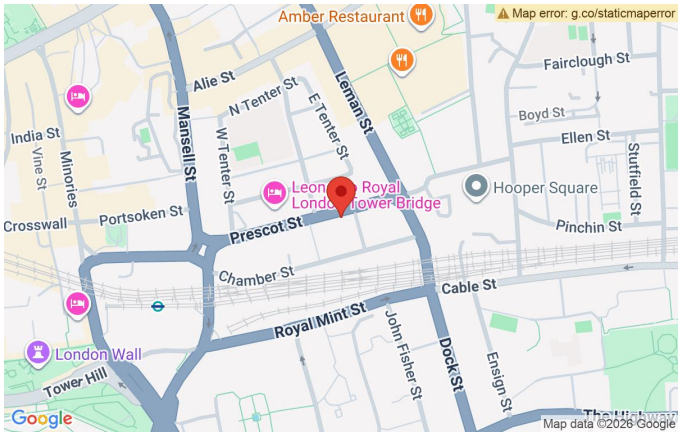
catherine@bureauoffice.co.uk

+44 (0)7811 111600

CHARLIE MILLER

Charlie@bureauoffice.co.uk

+44(0)7946 631482



LOCATION

The areas of Aldgate, Whitechapel and Tower Hill offer an eclectic mix of restaurants, bars and cafés - as well as a celebrated cultural destination including the Whitechapel Gallery.Spitalfields Market, St Katherine Docks and Truman Brewery are also within easy reach and occupiers have access to the best of the City's street food scene. Alternatively, why not relax in one of the many urban green spaces in the surrounding area.

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