

A wide-angle photograph of a modern, open-plan office space. The room features light-colored wooden flooring and white desks with integrated storage. Black ergonomic office chairs are positioned at the desks. The ceiling is white with several long, rectangular, recessed light fixtures. Large windows on the left wall provide natural light. A central area with a grey rug and a blue wall in the background adds to the modern aesthetic. The word "Susskind." is overlaid in large white text on the right side of the image.

Susskind.

11-29 Fashion Street E1

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Susskind.

Unit 1.3

11-29 Fashion Street is an attractive converted warehouse building situated in the heart of Spitalfields, moments from Liverpool Street, Aldgate East and Shoreditch High Street stations. The units are highly energy efficient with an EPC rating of A, and a low passing service charge.

Unit 1.3 is a fantastic 1st floor unit that has been refurbished to provide a charming, fully fitted, loft style workspace. The unit benefits from an open-plan layout with good ceiling heights, openable windows and a Juliette balcony which provides fantastic natural light.



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Unit 1.4

Unit 1.4 has also been recently refurbished and provides 1,350 sq ft of thoughtfully designed, fully fitted office space. The self-contained unit features 14 workstations, agile working areas, breakout space, ample natural light and a kitchenette - Unit 1.4 is ideal for the modern occupier looking to house themselves in The City Fringe. The wider development also features a private courtyard which offers cycle storage for tenants, and each office unit has a direct fibre line with 100mb included as standard, with more available by separate negotiations.



11-29 Fashion Street E1

Summary

Two 1st floor converted warehouse office unit, each with a EPC A rating.

Features

- Excellent transport links
- Recently refurbished
- Fully fitted
- Bike racks
- Prime location
- Excellent natural light
- Air conditioning
- Fibre optic, with 100mb broadband included
- Courtyard
- Both units are self-contained
- All electric

Transport

- Shoreditch High Street
- Liverpool Street
- Aldgate East

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

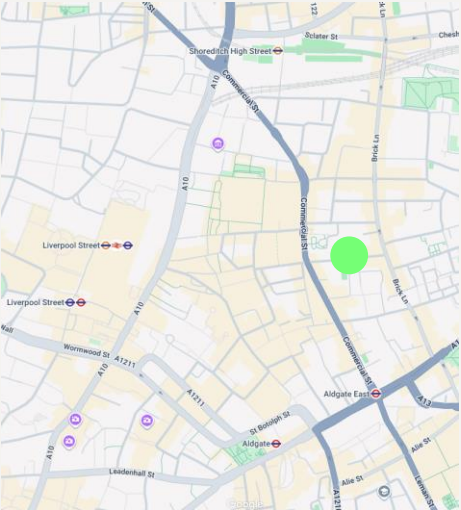
Each unit holds an EPC rating of A.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Unit 1.3	1,812	£52.50	£6.00	£12.66	£10,745	Available
Unit 1.4	1,350	£52.50	£6.00	£12.13	£7,945	Available
Total	3,162	£52.50	£6.00	-	£18,690	

*Interested parties should make enquiries with the local authority.

Map



11-29 Fashion Street E1

Viewing via joint agents

For further information and inspections please contact joint agents:

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Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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