

UNIT 1.3, 11-29 FASHION STREET, EI

1,812 GIA SQ FT

CONVERTED WAREHOUSE OFFICE

ENERGY EFFICIENT A-RATED EPC ALL ELECTRIC

SPITALFIELDS, EI



110-112
BILDOR

WHJE

WHJE

11028



DESCRIPTION

A fantastic 1st floor unit that has been comprehensively refurbished to provide a stunning loft style office space within an attractive period warehouse building. The unit is a bright, light office that benefits from an open-plan layout with good ceiling heights, openable windows & Juliette balcony, 100mb fibre broadband with static IP and Wi-Fi 6 included & pre-wired to the unit, generous kitchenette, and a communal courtyard for bike parking and partying. The unit should be of strong interest to media, tech and creative occupiers.

AMENITIES



EXCELLENT
TRANSPORT LINKS



MEETING ROOMS



FULLY FITTED



BIKE RACKS



PRIME
LOCATION



EXCELLENT
NATURAL LIGHT



AIR
CONDITIONING



FIBRE OPTIC



COURTYARD

SPITALFIELDS CONVERTED WAREHOUSE OFFICE





AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)	TOTAL MANAGED (PCM)
1.3	1,812	Available	£52.50	£12.66	£6.00	£10,745.16	£17,743

LEASE

New lease to be contracted outside the Landlord & Tenant Act.

TIMING

Available January 2026

CONTENT

View on our website



EPC

EPC Rating: A

RATES

The rates given are a guide and Interested parties should make their own enquiries with the local authority.

VAT

VAT is applicable.

MANAGED

The premises can be offered on a managed basis.

VIEWINGS VIA JOINT SOLE AGENTS

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